



1730 S HIGH STREET, COLUMBUS, OHIO 43207

FOR LEASE: \$8.00 PER SQ FT MODIFIED GROSS



Property Features:

- 3,750 Sq Ft Office Building with additional space in lower level
- 1st Floor—2,143 sq ft
- 2nd Floor—1,607 sq ft
- Lower Level—2,143 sq ft
- Plenty of Parking
- Excellent Signage on High Traffic South High Street
- Zoning is Office
- Between Innis Ave and Woodrow Avenue
- Immediate Possession
- Built in 1999



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
OFFICE: 614-559-3350 EXT. 12
FAX: 614-559-3390
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM

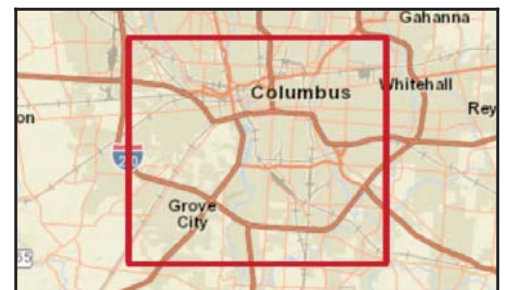
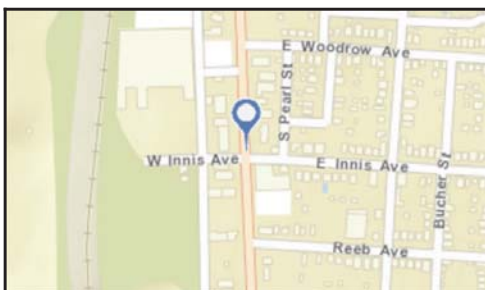
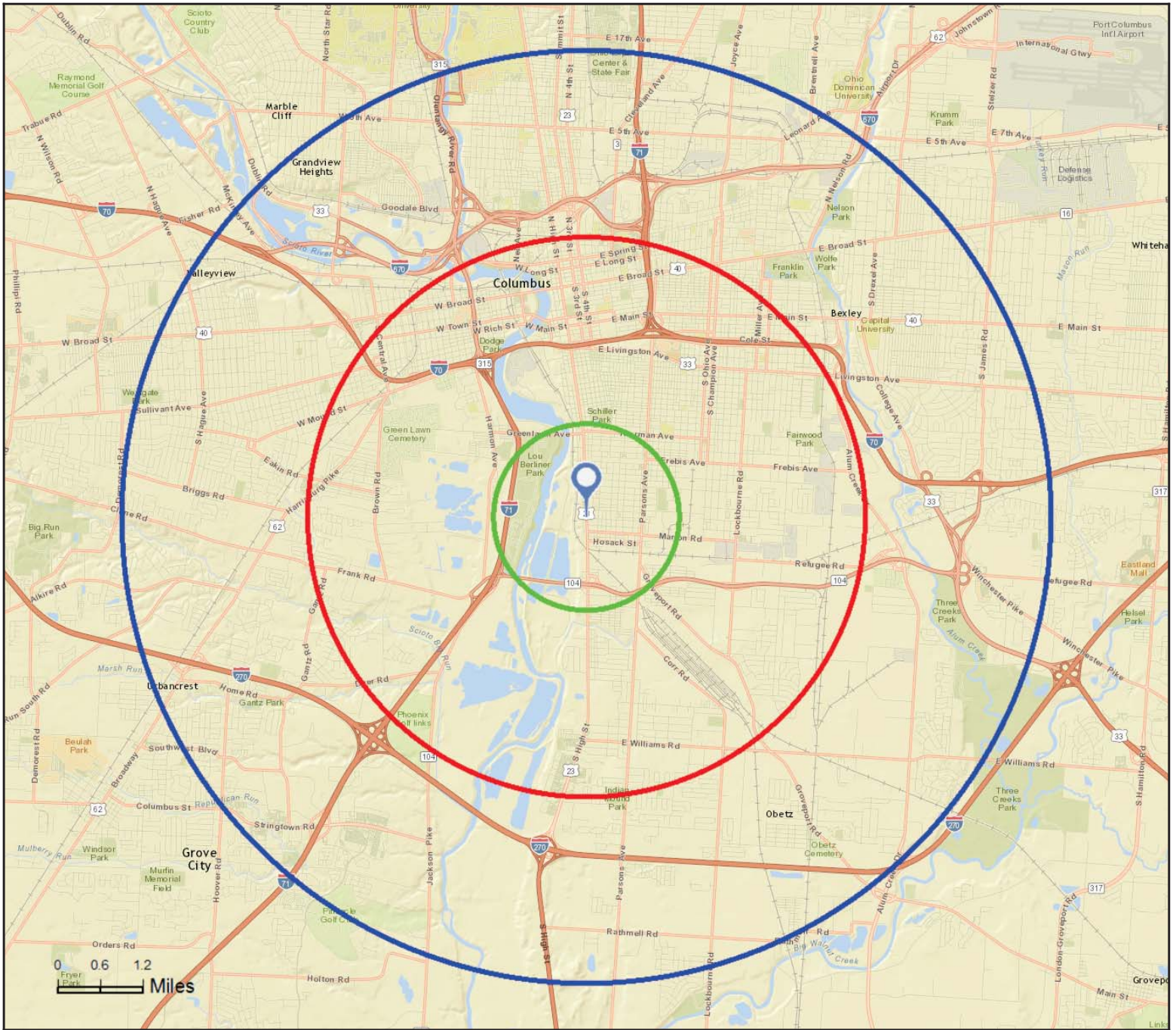
This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



Site Map

1730 S High St, Columbus, Ohio, 43207
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.92641
Longitude: -82.99557



January 05, 2017

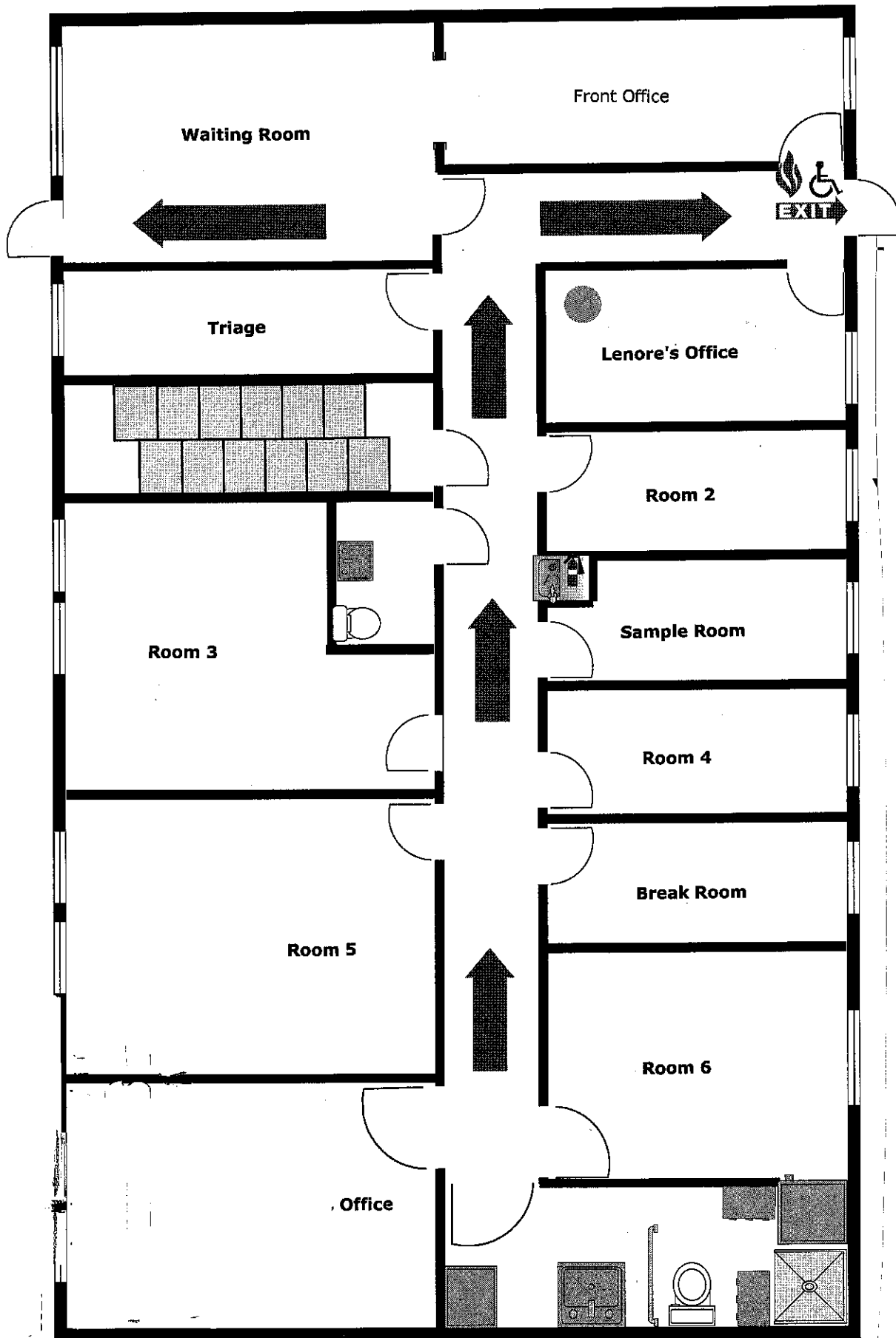
★ 1730 South High Street, Columbus, Ohio 43207



Area Map



(MAIN FLOOR)





Executive Summary

1730 S High St, Columbus, Ohio, 43207
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.92641
Longitude: -82.99557

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 11,278 | 88,008 | 249,340 |
| 2010 Population | 9,602 | 82,723 | 247,302 |
| 2016 Population | 10,237 | 87,857 | 265,274 |
| 2021 Population | 10,831 | 92,638 | 281,157 |
| 2000-2010 Annual Rate | -1.60% | -0.62% | -0.08% |
| 2010-2016 Annual Rate | 1.03% | 0.97% | 1.13% |
| 2016-2021 Annual Rate | 1.13% | 1.07% | 1.17% |
| 2016 Male Population | 50.1% | 50.4% | 49.7% |
| 2016 Female Population | 49.9% | 49.7% | 50.3% |
| 2016 Median Age | 35.5 | 36.1 | 33.2 |

In the identified area, the current year population is 265,274. In 2010, the Census count in the area was 247,302. The rate of change since 2010 was 1.13% annually. The five-year projection for the population in the area is 281,157 representing a change of 1.17% annually from 2016 to 2021. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 35.5, compared to U.S. median age of 38.0.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2016 White Alone | 76.9% | 55.0% | 61.9% |
| 2016 Black Alone | 16.5% | 37.7% | 29.6% |
| 2016 American Indian/Alaska Native Alone | 0.5% | 0.4% | 0.3% |
| 2016 Asian Alone | 1.2% | 1.7% | 2.6% |
| 2016 Pacific Islander Alone | 0.0% | 0.0% | 0.1% |
| 2016 Other Race | 0.9% | 1.4% | 1.9% |
| 2016 Two or More Races | 4.0% | 3.8% | 3.6% |
| 2016 Hispanic Origin (Any Race) | 3.2% | 3.5% | 4.1% |

Persons of Hispanic origin represent 4.1% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 56.6 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|--------|---------|
| 2000 Households | 4,294 | 35,666 | 101,042 |
| 2010 Households | 3,938 | 34,188 | 101,166 |
| 2016 Total Households | 4,184 | 36,457 | 108,463 |
| 2021 Total Households | 4,431 | 38,633 | 115,296 |
| 2000-2010 Annual Rate | -0.86% | -0.42% | 0.01% |
| 2010-2016 Annual Rate | 0.97% | 1.03% | 1.12% |
| 2016-2021 Annual Rate | 1.15% | 1.17% | 1.23% |
| 2016 Average Household Size | 2.39 | 2.26 | 2.31 |

The household count in this area has changed from 101,166 in 2010 to 108,463 in the current year, a change of 1.12% annually. The five-year projection of households is 115,296, a change of 1.23% annually from the current year total. Average household size is currently 2.31, compared to 2.31 in the year 2010. The number of families in the current year is 54,325 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Executive Summary

1730 S High St, Columbus, Ohio, 43207
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.92641
Longitude: -82.99557

| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|----------|----------|
| Median Household Income | | | |
| 2016 Median Household Income | \$35,257 | \$31,473 | \$37,174 |
| 2021 Median Household Income | \$35,000 | \$30,928 | \$38,210 |
| 2016-2021 Annual Rate | -0.15% | -0.35% | 0.55% |
| Average Household Income | | | |
| 2016 Average Household Income | \$47,976 | \$48,787 | \$55,844 |
| 2021 Average Household Income | \$51,622 | \$52,812 | \$60,832 |
| 2016-2021 Annual Rate | 1.48% | 1.60% | 1.73% |
| Per Capita Income | | | |
| 2016 Per Capita Income | \$20,645 | \$21,035 | \$23,441 |
| 2021 Per Capita Income | \$22,162 | \$22,781 | \$25,511 |
| 2016-2021 Annual Rate | 1.43% | 1.61% | 1.71% |

Households by Income

Current median household income is \$37,174 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$38,210 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$55,844 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$60,832 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$23,441 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$25,511 in five years, compared to \$32,025 for all U.S. households

| Housing | | | |
|------------------------------------|-------|--------|---------|
| 2000 Total Housing Units | 4,867 | 40,861 | 112,356 |
| 2000 Owner Occupied Housing Units | 1,951 | 17,444 | 51,129 |
| 2000 Renter Occupied Housing Units | 2,342 | 18,222 | 49,912 |
| 2000 Vacant Housing Units | 574 | 5,195 | 11,315 |
| 2010 Total Housing Units | 4,782 | 41,922 | 117,811 |
| 2010 Owner Occupied Housing Units | 1,735 | 15,561 | 48,410 |
| 2010 Renter Occupied Housing Units | 2,203 | 18,627 | 52,756 |
| 2010 Vacant Housing Units | 844 | 7,734 | 16,645 |
| 2016 Total Housing Units | 5,113 | 44,892 | 126,652 |
| 2016 Owner Occupied Housing Units | 1,661 | 14,940 | 47,216 |
| 2016 Renter Occupied Housing Units | 2,523 | 21,517 | 61,247 |
| 2016 Vacant Housing Units | 929 | 8,435 | 18,189 |
| 2021 Total Housing Units | 5,423 | 47,620 | 134,704 |
| 2021 Owner Occupied Housing Units | 1,752 | 15,574 | 49,533 |
| 2021 Renter Occupied Housing Units | 2,679 | 23,059 | 65,762 |
| 2021 Vacant Housing Units | 992 | 8,987 | 19,408 |

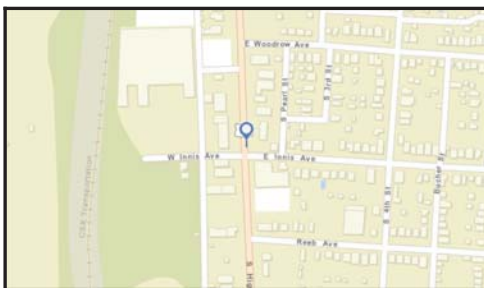
Currently, 37.3% of the 126,652 housing units in the area are owner occupied; 48.4%, renter occupied; and 14.4% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 117,811 housing units in the area - 41.1% owner occupied, 44.8% renter occupied, and 14.1% vacant. The annual rate of change in housing units since 2010 is 3.27%. Median home value in the area is \$113,434, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.32% annually to \$133,563.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

1730 S High St, Columbus, Ohio, 43207
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 39.92641
 Longitude: -82.99557



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

January 05, 2017

Disclaimer And Confidentiality Agreement

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.