

# FOR LEASE



**\$2,000/ MONTH GROSS**

## 972 Galloway Rd, Galloway, OH 43119

- Approximately 1,200 SQ FT of retail/office space available in the popular Galloway Square Shopping Center.
- Previously used as an office space located on a high visible corner with 6,863 cars per day.
- Nice open floor plan
- Tenant is responsible for gas, electricity, water, sewage and trash.
- Located at the corner of Hall & Galloway Rd.



**Click Here for Video**

BEST CORPORATE REAL ESTATE  
NOAH KAHKONEN  
2121 RIVERSIDE DRIVE  
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PHONE: 614-559-3350 EXT 17  
EMAIL: NKAHKONEN@BESTCORPORATEREAL ESTATE.COM



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**Agent Full****Commercial-Retail**

**List Number:** 223002708  
**Status:** Active  
**Listing Agreement Type:** Exclusive Right to Sell  
**Listing Service:**  
**Original List Price:** \$2,000  
**List Price:** \$2,000  
**List Price Sqft:** \$1.67  
**VT:**  
**Parcel #:** 248241  
**Use Code:**  
**Tax District:** 010  
**Previous Use:** office  
**Zoning:** Commercial  
**For Sale:** No  
**For Lease:** Yes  
**Exchange:** No  
**Mortgage Balance:**  
**Occupancy Rate:**  
**Gross Income:** 0  
**Assoc/Condo Fee:**  
**Total Op Expenses:** 0  
**Addl Acc Cond:** None Known  
**NOI:** 0  
**Tax Abatement:** No  
**Abatement End Date:**  
**Taxes (Yrly):**  
**Tax Year:**  
**Assessment:**  
**Tax Incentive:**  
**Possession:**

**General Information**

**Address:** 972 Galloway Road  
**Between Street:** Hall Rd & Galloway  
**Complex:**  
**Dist To Interchange:**  
**Building Information**  
**Unit/Suite #:**  
**City:** Galloway  
**County:** Franklin  
**Mult Parcels/Sch Dis:**  
**Zip Code:** 43119  
**Corp Limit:** Columbus  
**Township:** None  
**Near Interchange:**  
**Tax District:** 010

**Building Information**

**Total SqFt Available:** 1,200  
**Bldg Sq Ft:** 16,124  
**# Floors AboveGround:** 1  
**# of Docks:** 0  
**Year Built:** 2001  
**Traffic CountPerDay:**  
**Minimum Sqft Avail:** 1,200  
**Acreage:** 4.58  
**# Units:**  
**# Drive-In Doors:** 0  
**Year Remodeled:**  
**Ceiling Height Ft:**  
**Max Cont Sqft Avail:** 1,200  
**Lot Size:**  
**Parking Ratio/1000:**  
**Total Parking:**  
**Bay Size:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1: 972	1,200	02/02/2023	3:		
2:			4:		

**Financials**

**Lease Rate \$/Sq Ft:** 20  
**Expenses Paid by L:**  
**T Reimburses L:** Curr Yr Est \$/SF TRL: 0  
**T Contracts Directly:** Janitorial; Utilities  
**Curr Yr Est \$/SF TRL:** 0  
**Curr Yr Est \$/SF LL:**  
**Term Desired:** 3-5  
**Will LL Remodel:**  
**Finish Allow/SQFT \$:**  
**Pass Exp Over BaseYr:**  
**Exp Stop \$:**

**Features**

**Heat Fuel:**  
**Heat Type:**  
**Electric:**  
**Services Available:**  
**Construction:**  
**Sprinkler:**  
**Mult Use:**  
**New Financing:**  
**MLS Primary PhotoSrc:** Realtor Provided

**Property Description**

Approximately 1,200 SQ FT of retail/office space available in the popular Galloway Square Shopping Center. Previously used as an office space located on a high visible corner with 6,863 cars per day. Nice open floor plan Tenant is responsible for gas, electricity, water, sewage and trash. Located at the corner of Hall & Galloway Rd.

**Agent to Agent Remarks**

Current Tenant is vacating 3-31-22.

**Dir Neg w/Sell Perm:** No

**Listing Info**

**Auction/Online Bidding Y/N:** No  
**Sub Property Type:** Retail  
**Listing Office:** 01970  
**Listing Member:** 658030061 Lic #: 2020001513  
**Agent Email:** nkahkonen@bestcorporaterealestate.com  
**Brokerage License #:** 390701  
**Contact Name:**  
**Contact Phone:**  
**Auction Date:**  
**Sub Agency:** No  
**SA Amount:**  
**BB/TR Amount:** 3 Percent  
**VRC:** No  
**LD:** 02/02/2023  
**XD:** 02/02/2024  
**Best Corporate Real Estate**  
**Noah C Kahkonen**  
**Noah Kahkonen**  
**Showing Phone #:** 614-559-3350  
**Ofc Fax:**  
**Agent Other Phone:**  
**Pref Agt Fax:** 614-559-3390  
**Addl Contact Info:**

**Sold Info**

**Under Contract Date:**  
**Selling Office:** -  
**Selling Member:** - - Lic#  
**Selling Brokerage Lic #:**  
**Sold Date:**  
**Sold Terms:**  
**DOM:** 1  
**CDOM:** 1  
**SrCns:**  
**Concession Comments:**  
**SP:**  
**Sold Non-MLS:** No  
**SrAst:**

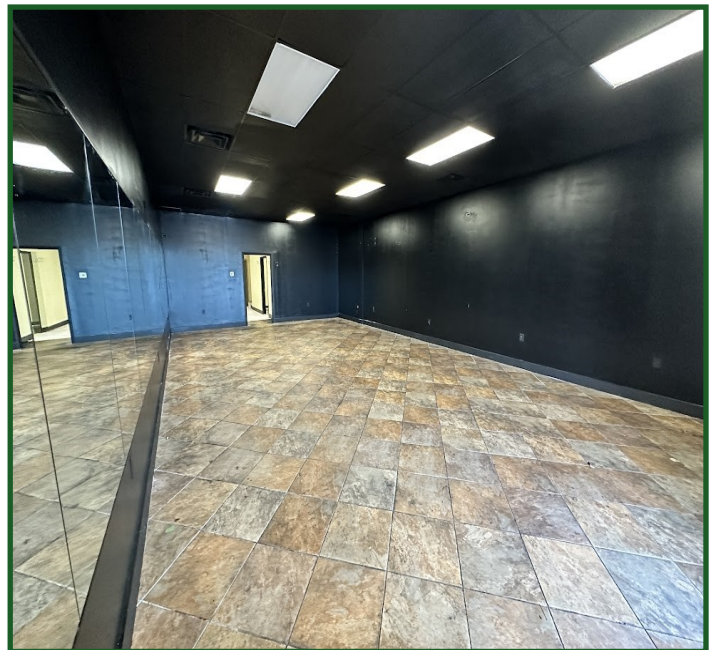
**Sold Non-MLS:** No

**February 02, 2023**

**Prepared by:** Randy J Best

**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2023 [MLS](#) and [FBS](#). Prepared by Randy J Best on Thursday, February 02, 2023 1:23 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

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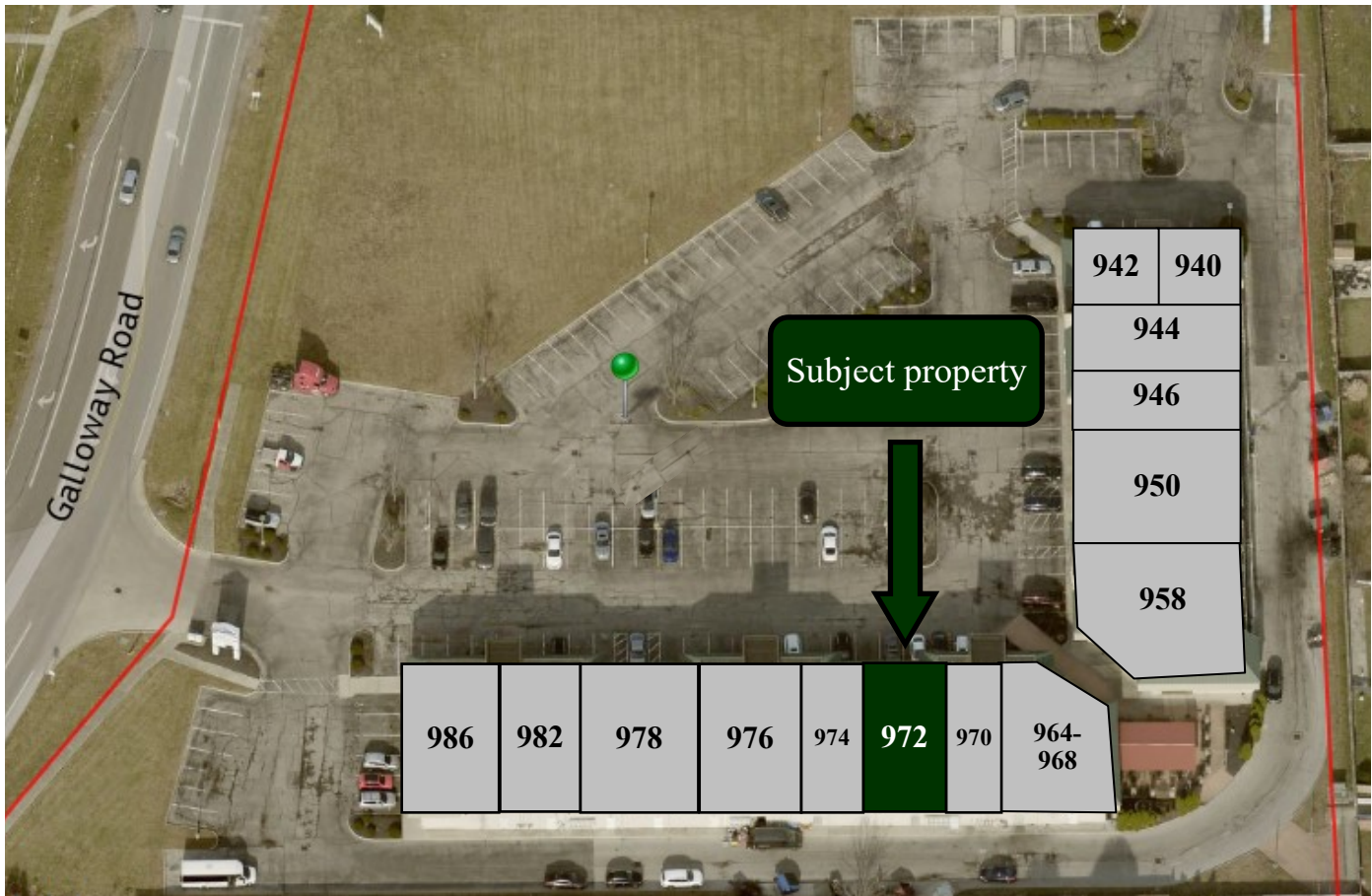


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- 986-990 - Ohio Health
- 982 - Prairie Kid Dentist
- 978 - Old Village Pharmacy
- 976 - La Herradura
- **972 - Available (1,200 Sqft)**
- 970 - Euro Deli
- 970 - Smoker's Zone
- 968 - Tres Portillos
- 958 - Dragon House
- 950 - Galloway Wine And Spirits
- 946 - Ohio Pizza & Wings
- 944 - Allstate Insurance
- 942 - Dolce Barber Shop
- 938 - 940 - LaMariposa Bridal

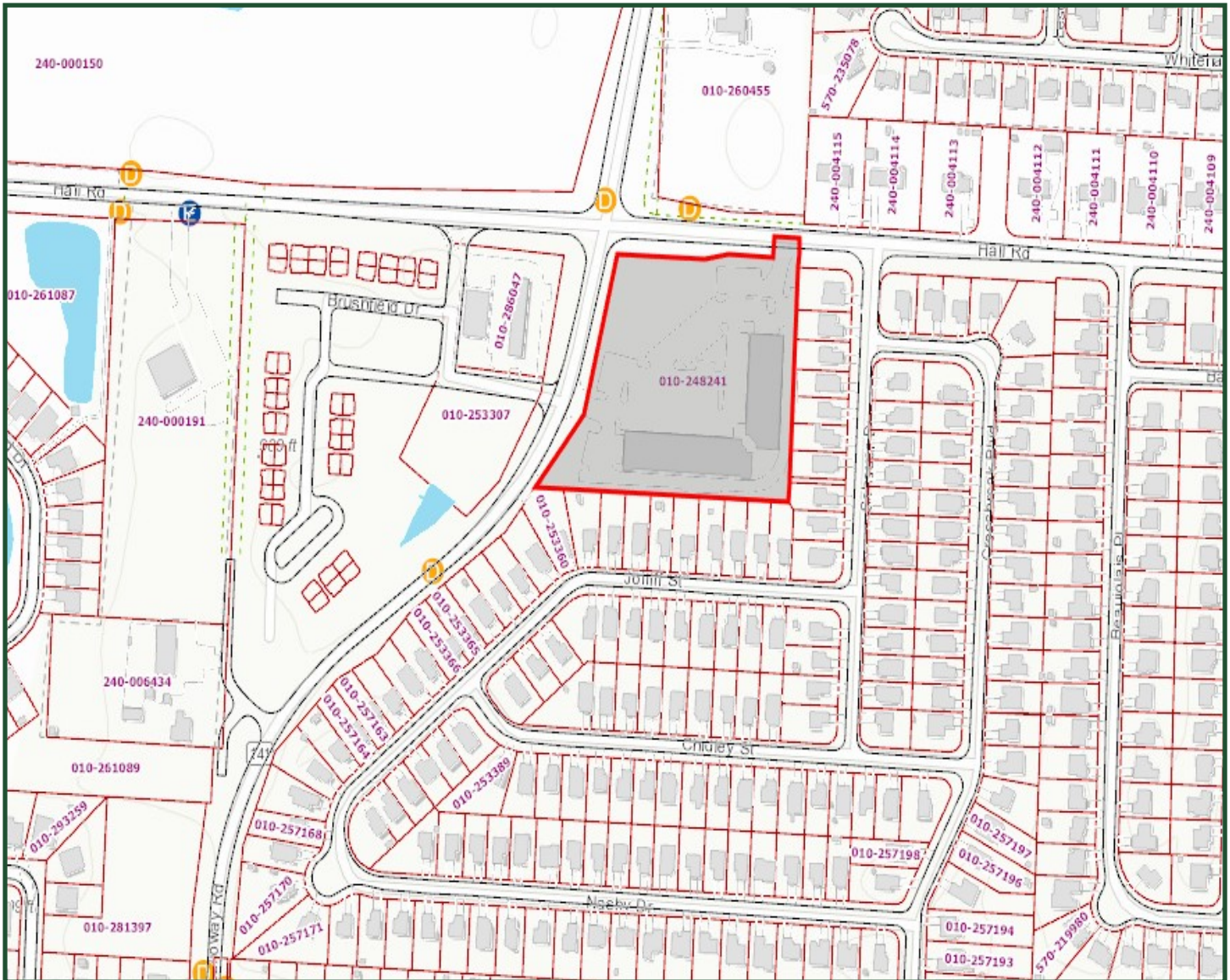
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## Parcel View

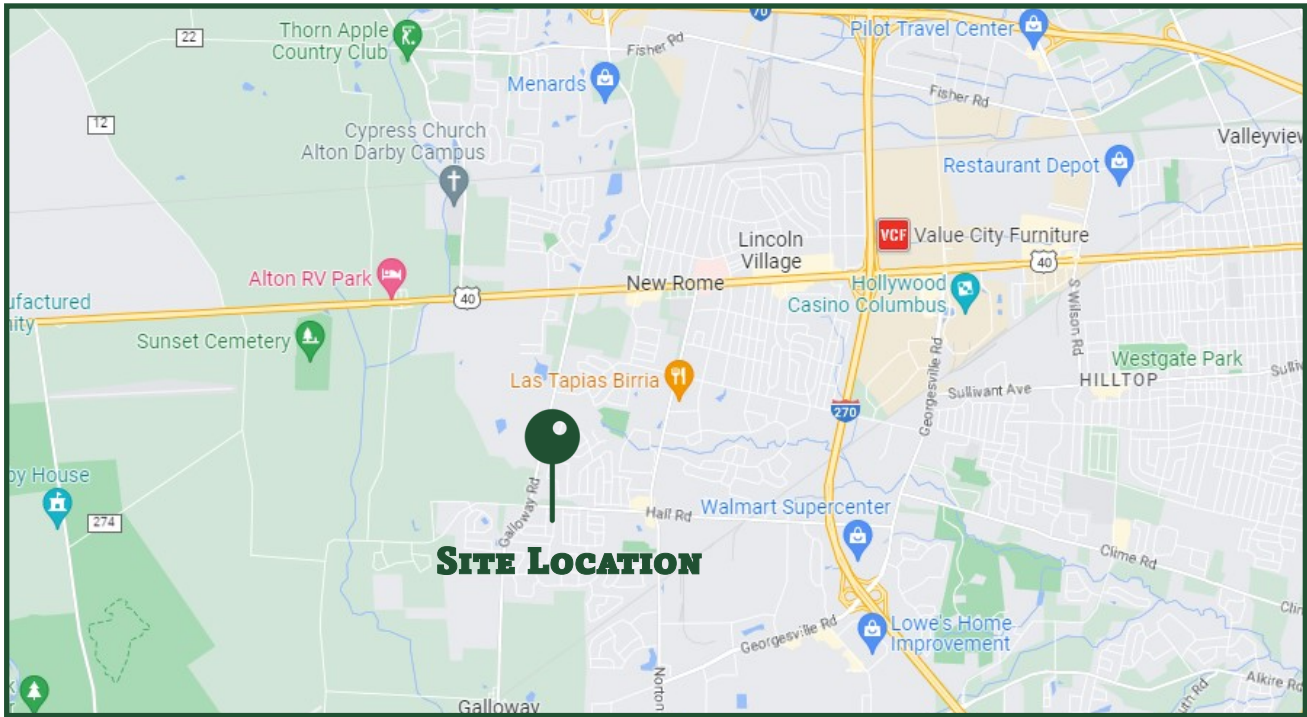


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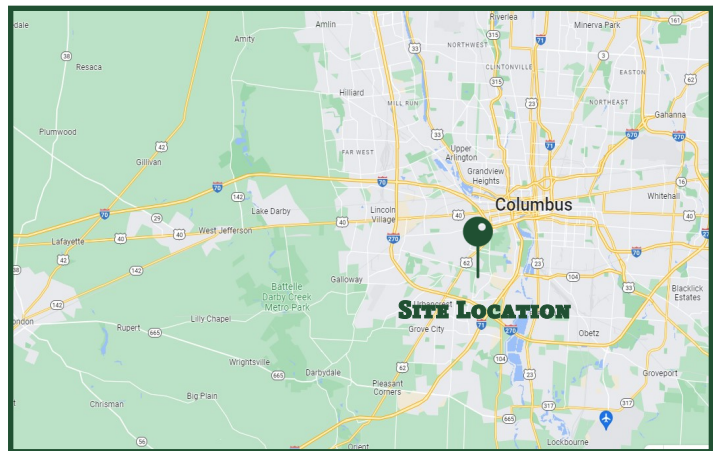
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## TRAFFIC COUNT

Street	Avg Daily Volume
GALLOWAY RD - HALL RD	6,863
HALL RD - MUIRWOOD VILLAGE	10,850
HALL RD - SCHAUER DR	5,062



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022) 	14,114	64,403	152,135
Households (2022) 	5,321	24,539	57,588
Avg Household Income (2022) 	\$70,030	\$67,434	\$71,592

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# COLUMBUS

## Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960  
residents



826,729  
households



\$63,498  
median household  
income

**#1**

Opportunity  
City

**#4**

City to Start  
a Business

**#5**

City for  
Entrepreneurs  
& Startups

**"Columbus is the #1 rising city for startups and the top remerging city for venture capital"**

FORBES MAGAZINE

## Top Employers

 **WORTHINGTON**  
INDUSTRIES

 **FedEx**

 **Nationwide**

 **XPO**  
Logistics

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN**  
**ELECTRIC**  
**POWER**

 **Huntington**

 **Whirlpool**  
CORPORATION

 **DSW**  
DESIGNER SHOE WAREHOUSE

 **VERTIV**

 **HYPERION**  
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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