

Warehouse
For Lease: \$13.50/SF NNN
1541 Walcutt Rd
Columbus OH 43228



PROPERTY FEATURES

- Former body shop available for lease, zoned M
- Recently renovated interior ready for occupancy
- High visibility location on Walcutt Road just North of the traffic light at Trabue Rd.
- Lease rate is \$13.50/SF NNN
- NNN charges \$2.75 +/- per SF

BEST CORPORATE REAL ESTATE
JAMES MANGAS
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
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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.

Customer Full**Industrial-Other Ind****List Number:** 219025558
Status: Active
Original List Price: \$2,900

List Price: \$3,250
Showing Start Date: 07/12/2019
List Price Sqft: \$1.35
VT:
Parcel #: 560-154698**Use Code:****Tax District:** 560**Previous Use:** Body shop**Zoning:****For Sale:** No**For Lease:** Yes**Exchange:** No**Occupancy Rate:** 0**Mortgage Balance:****Gross Rental Income:****Assoc/Condo Fee:****Total Op Expenses:****NOI:****Taxes (Yrly):** 4,875.38**Tax Year:** 2018**Tax Incentive:****Assessment:****Addl Acc Cond:** None Known**Possession:** immediate**General Information**
Address: 1541 Walcutt Road
Between Street: Trabue & Transamerica
Subdiv/Cmplx/Comm:
Dist to Interchange:
Building Information
Unit/Suite #:
City: Columbus
County: Franklin
Mult Parcels/Sch Dis:
Zip Code: 43228
Corp Limit: Columbus
Township: None
Near Interchange:
Sq Ft ATFLS: 2,400
Bldg Sq Ft: 2,400
Floors Above Grnd: 1
of Docks: 0
Year Built: 1999
Ceiling Height Ft:
Minimum Sqft Avail: 2,400
Acreage: 0.39
Units: 1
Drive-In Doors: 2
Year Remodeled: 2019
Max Ceiling Ht Feet:
Max Cont Sqft Avail: 2,400
Lot Size: 130' 145'
Parking Ratio/1000:
Total Parking:
Bay Size: x
Office Sq Ft: 100
Tax Abatement: No
Abatement End Date:

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

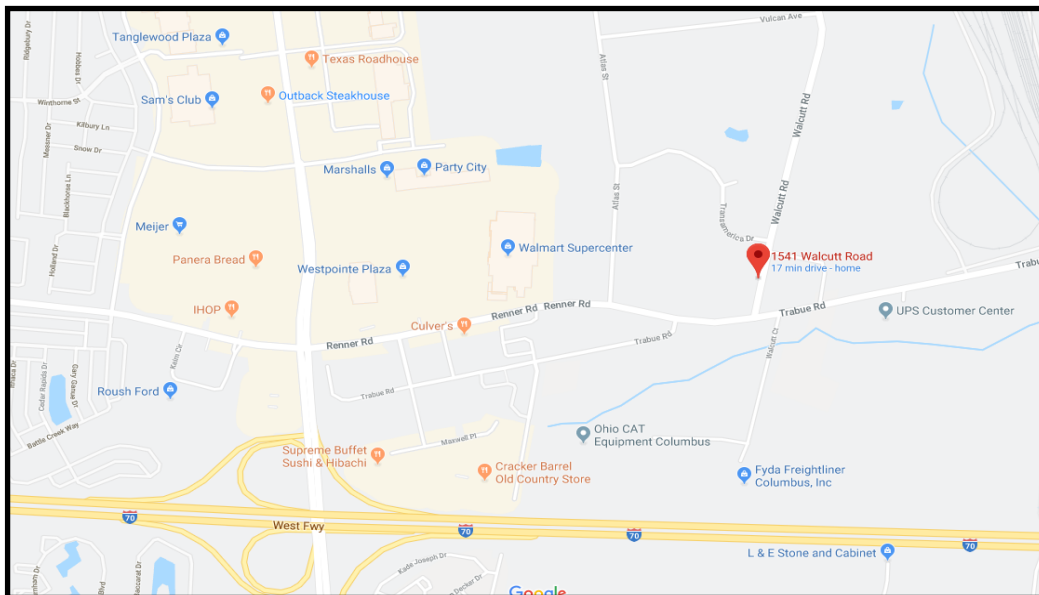
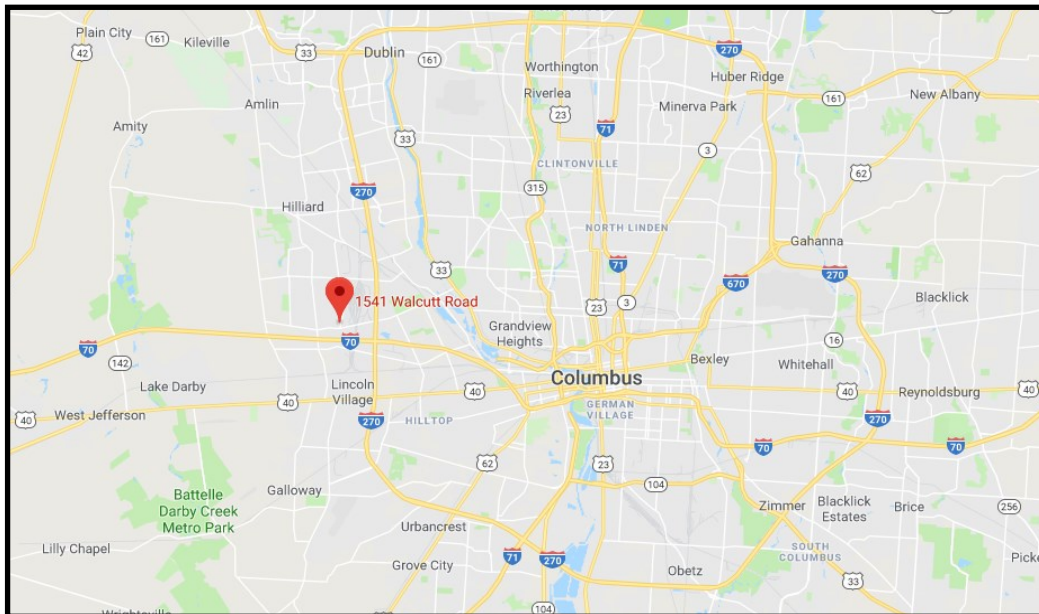
Financials
Lease Rate \$/Sq Ft: 13.5
Expenses Paid by L:
T Reimburses L: Curr Yr Est \$/SF TRL: 2.75
T Contracts Directly:
Curr Yr Est \$/SF TRL: 2.75
Curr Yr Est \$/SF LL:
Term Desired:
 Will LL Remodel:
Finish Allow/SQFT \$:
Pass Exp Over BaseYr:
 Exp Stop \$:
Features
Heat Fuel:
Heat Type:
Electric:
Services Available:
Construction:
Sprinkler:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided
Property Description

Former body shop available for lease, zoned M. Recently renovated interior ready for occupancy. High visibility location on Walcutt Road just North of the traffic light at Trabue Rd. Lease rate is \$13.50/SF plus NNN or \$3250 per month

Sold Info
Sold Date: **DOM:** 99 **SP:**
Sold Non-MLS: No
SrCns: **SrAst:**
Sold Non-MLS: No
October 18, 2019
Prepared by: Randy J Best
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1541 Walcutt Rd COLUMBUS OH 43228

Maps



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Subject Property

1541 Walcutt Rd

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Columbus, OH 43228 - Hilliard



OWNER

Macdonald David J

TRAFFIC COUNTS

Walcutt Rd/Transamerica Dr	7.9K
Trabue Rd/Renner Rd	20.3K
Walcutt Ct/Trabue Rd	661
Trabue Rd/Walcutt Ct	10.5K

LOCATION

Location Score:	Good Location (54)
Walk Score®:	Car-Dependent (29)
Transit Score®:	Some Transit (35)

PROPERTY

Type:	Auto Repair	Tenancy:	1 Tenant
Center:	-	Construction:	Masonry
GLA:	2,400 SF	Land Acres:	0.39 AC
Yr Blt/Renov:	1950	Building FAR:	0.14
Floors:	1	Total Expenses:	-
Docks:	None		
Parking:	7 free Surface Spaces are available; Ratio of 3.07/1,000 SF		
Features:	Pylon Sign		
Frontage:	70' on Walcutt Rd (with 1 curb cut)		

VACANCY

Current:	0%
Last Quarter:	0%
Year Ago:	0%
Peers:	5.7%
Submarket:	3.7%

NNN ASKING RENTS PER SF

Current:	\$13.50
Last Quarter:	\$14.50
Year Ago:	-
Peers (Market Rent):	\$13.43
Submarket (Market Rent):	\$16.06

12 MO. LEASING SF ACTIVITY

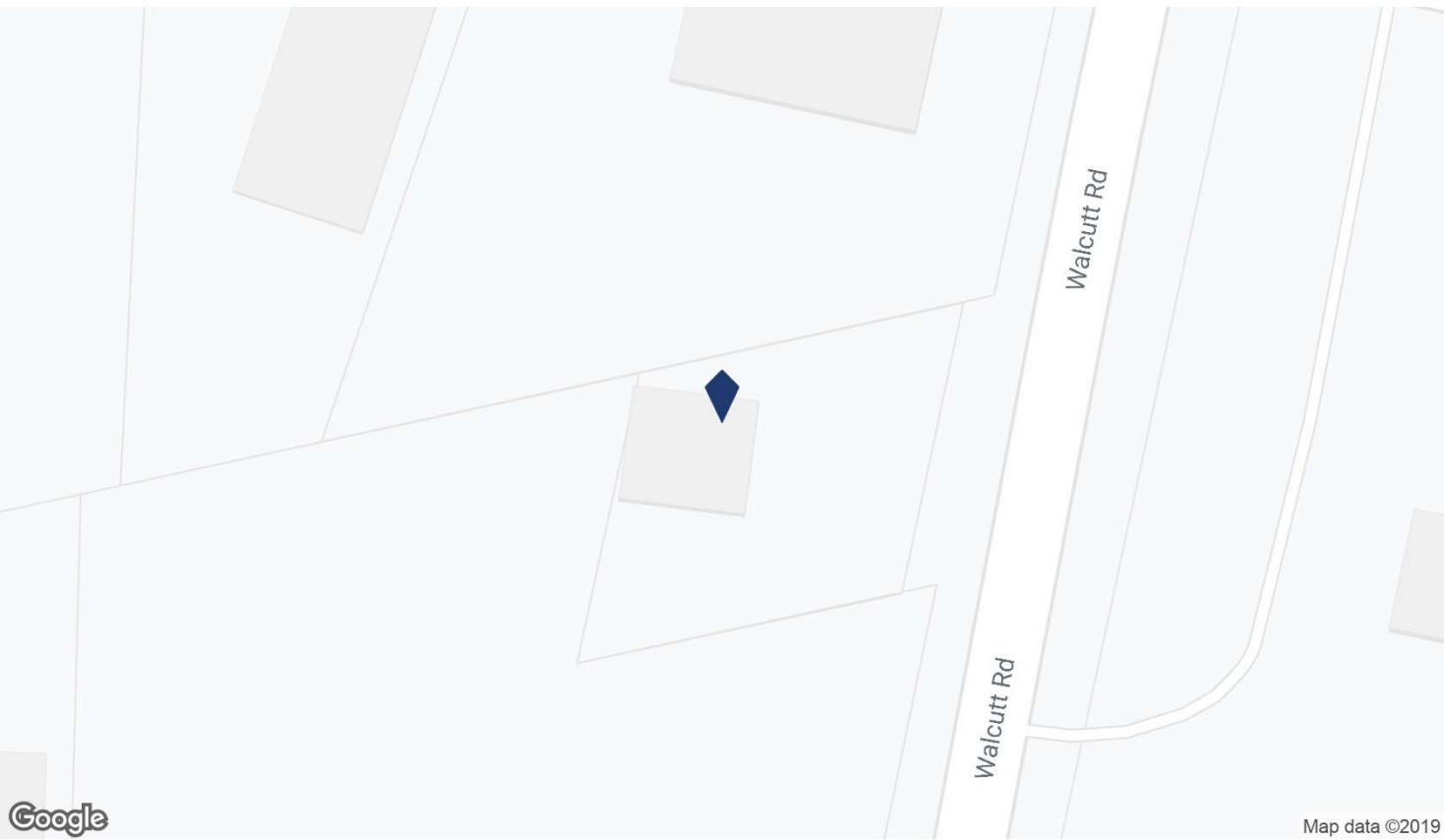
Property:	-
Peers Total:	-
Peers Count:	17
Peers Avg:	-
Submarket:	133,511

AVAILABLE SPACES

Floor	Suite	Space Type			Square Feet		Rent	On Market	Vacant
		Use	Type	Occupancy	SF Avail	Bldg Contig			
P 1st	1541	Retail	Direct	30 Days	2,400	2,400	\$13.50/NNN	3 mo	-
All Spaces					2,400	2,400	\$13.50/SF/Yr		



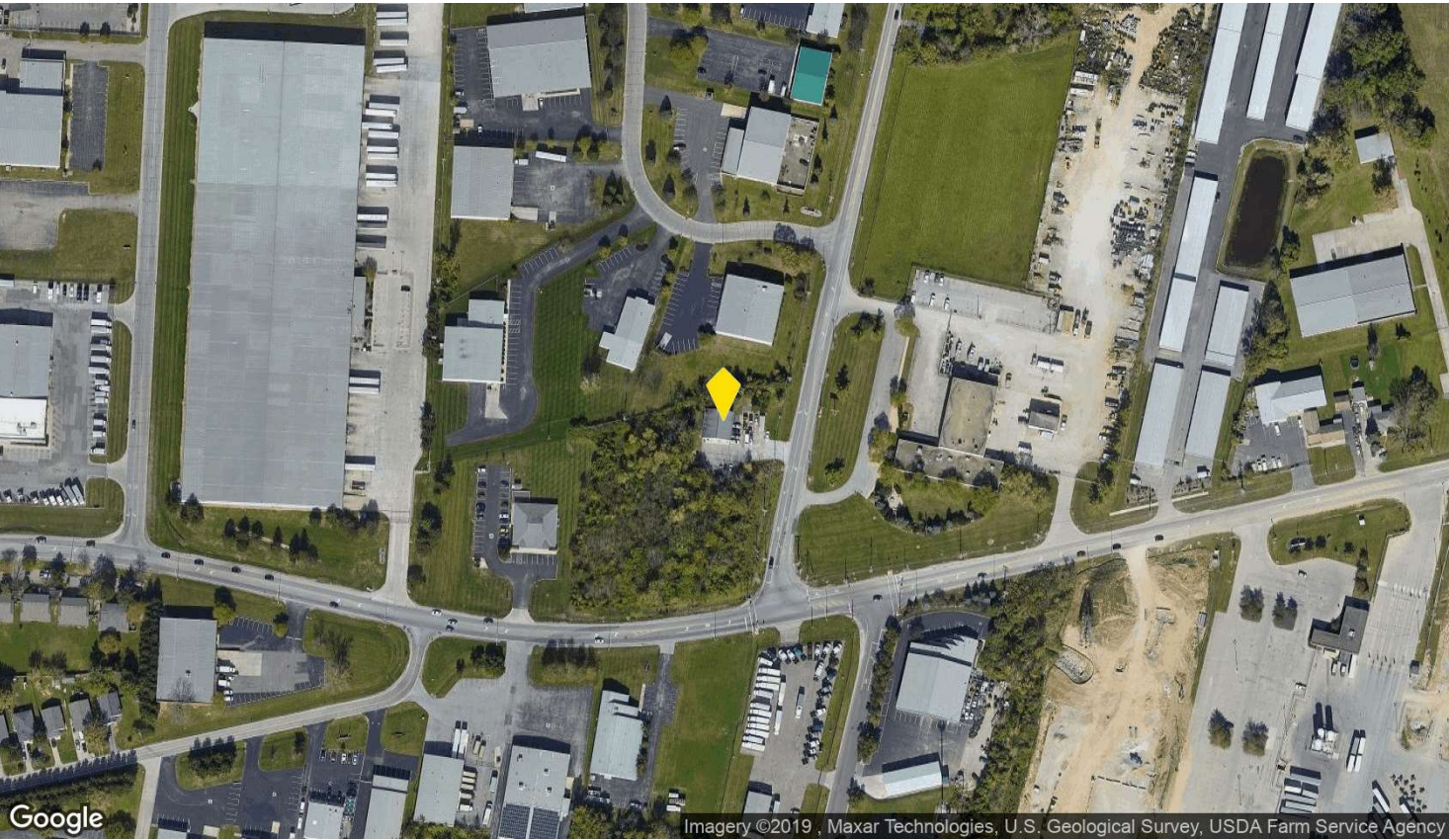
SITE PLAN



TENANTS

Tenant		Store Type	SF Occupied	Chain	Move Date	Exp Date
Macdonald's Auto Body Repair		-	500	No	Jul 2009	-

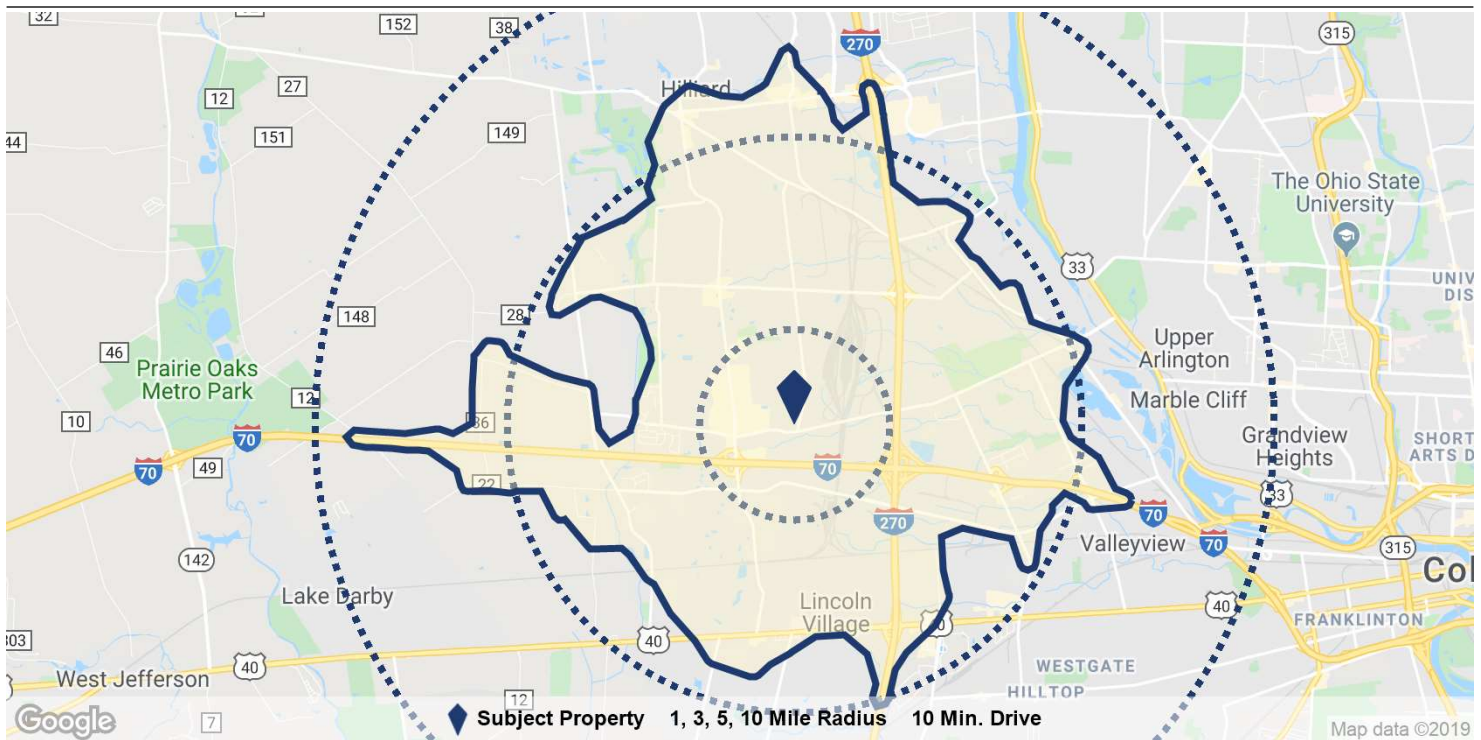
AERIAL VIEW



Subject Property

1541 Walcutt Rd

DEMOGRAPHICS



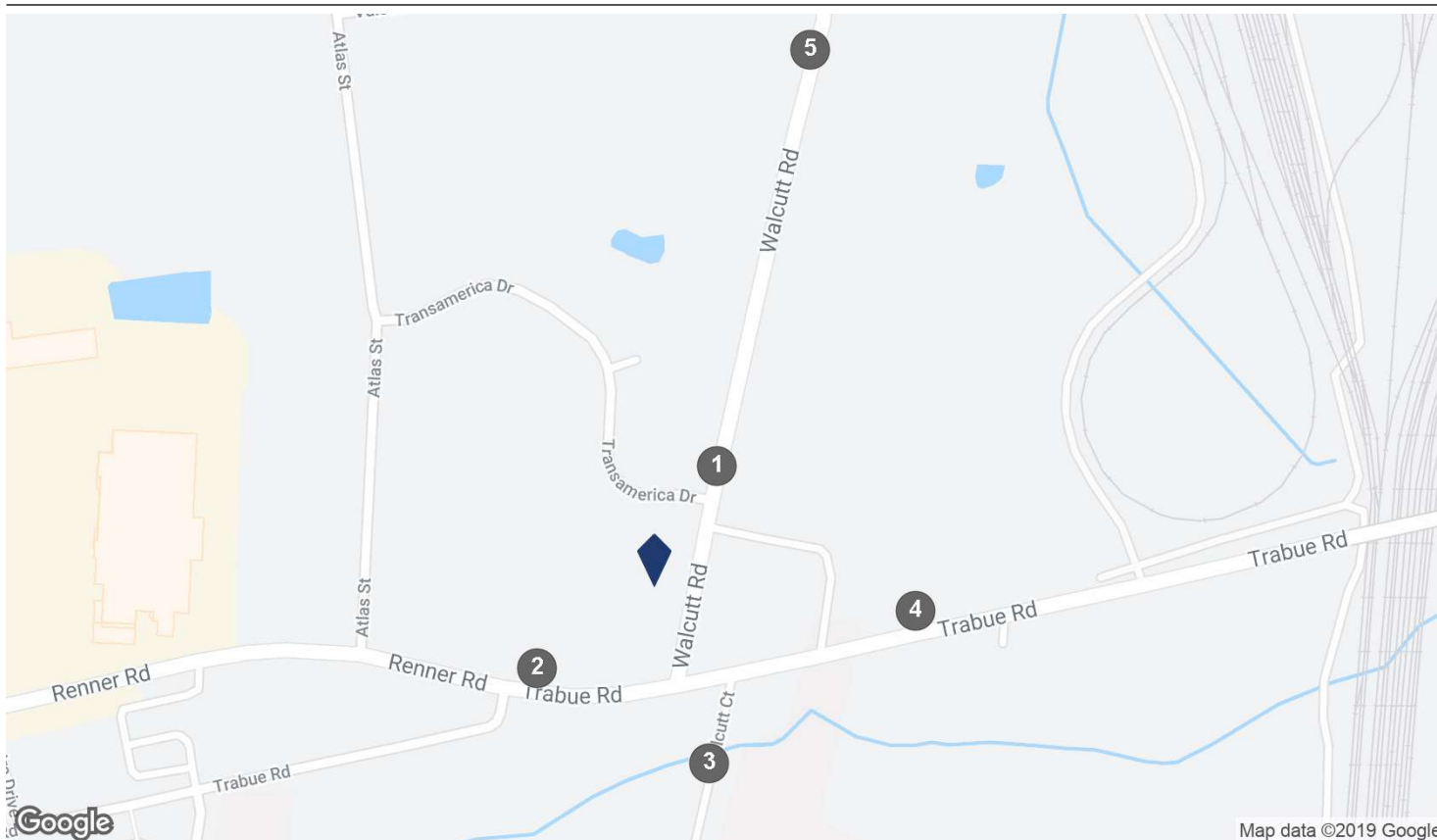
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	5,379	79,806	217,292	714,177	73,225
5 Yr Growth	8.4%	5.8%	5.9%	6.2%	5.2%
Median Age	31	33	34	34	34
5 Yr Forecast	34	35	35	36	36
White / Black / Hispanic	76% / 11% / 12%	80% / 9% / 10%	81% / 11% / 9%	74% / 16% / 5%	81% / 8% / 8%
5 Yr Forecast	75% / 12% / 13%	79% / 10% / 11%	79% / 11% / 9%	72% / 16% / 6%	80% / 9% / 9%
Employment	8,041	37,304	86,254	597,483	42,027
Buying Power	\$136.3 M	\$2.0 B	\$5.4 B	\$17.3 B	\$2.1 B
5 Yr Growth	10.3%	7.0%	7.7%	8.3%	7.8%
College Graduates	36.7%	31.4%	33.2%	36.6%	47.3%
Household					
Households	2,093	30,968	85,509	294,647	28,806
5 Yr Growth	7.8%	5.6%	5.7%	6.3%	5.1%
Median Household Income	\$65,125	\$64,531	\$62,789	\$58,614	\$71,905
5 Yr Forecast	\$66,610	\$65,396	\$63,962	\$59,711	\$73,749
Average Household Income	\$72,386	\$77,481	\$81,673	\$78,131	\$83,503
5 Yr Forecast	\$73,161	\$78,552	\$83,150	\$79,592	\$85,153
% High Income (>\$75k)	42%	42%	41%	39%	48%
Housing					
Median Home Value	\$146,728	\$160,479	\$171,697	\$182,624	\$169,458
Median Year Built	1995	1992	1980	1972	1993
Owner / Renter Occupied	55% / 45%	59% / 41%	58% / 42%	52% / 48%	63% / 37%



Subject Property

1541 Walcutt Rd

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Walcutt Rd	Transamerica Dr - S	7,850	2018	0.08 mi
2 Trabue Rd	Renner Rd - W	20,301	2018	0.10 mi
3 Walcutt Ct	Trabue Rd - N	661	2018	0.14 mi
4 Trabue Rd	Walcutt Ct - W	10,537	2018	0.18 mi
5 Walcutt Rd	Vulcan Ave - N	6,420	2018	0.36 mi



Demographics

1541 Walcutt Rd

2,400 SF Retail Auto Repair

Columbus, Ohio - Hilliard Submarket

PREPARED BY



James Mangas

Commercial & Investments



Income & Spending Demographics

1541 Walcutt Rd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2019 Households by HH Income	2,094		30,969		85,509		28,806	
<\$25,000	314	15.00%	4,913	15.86%	15,602	18.25%	3,670	12.74%
\$25,000 - \$50,000	443	21.16%	6,933	22.39%	18,750	21.93%	5,839	20.27%
\$50,000 - \$75,000	448	21.39%	6,149	19.86%	16,027	18.74%	5,523	19.17%
\$75,000 - \$100,000	370	17.67%	4,438	14.33%	11,719	13.70%	4,421	15.35%
\$100,000 - \$125,000	244	11.65%	3,656	11.81%	8,445	9.88%	3,837	13.32%
\$125,000 - \$150,000	188	8.98%	2,162	6.98%	4,825	5.64%	2,790	9.69%
\$150,000 - \$200,000	71	3.39%	1,852	5.98%	5,264	6.16%	1,885	6.54%
\$200,000+	16	0.76%	866	2.80%	4,877	5.70%	841	2.92%
2019 Avg Household Income	\$72,386		\$77,481		\$81,673		\$83,503	
2019 Med Household Income	\$65,125		\$64,531		\$62,789		\$71,905	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$49.5 M		\$768.7 M		\$2.2 B		\$740.6 M	
Total Apparel	\$3.2 M	6.38%	\$47.5 M	6.17%	\$131.0 M	6.09%	\$45.0 M	6.08%
Women's Apparel	\$1.2 M	2.41%	\$18.4 M	2.40%	\$51.7 M	2.40%	\$17.7 M	2.38%
Men's Apparel	\$659.0 K	1.33%	\$10.0 M	1.30%	\$27.6 M	1.28%	\$9.5 M	1.29%
Girl's Apparel	\$272.0 K	0.55%	\$3.9 M	0.51%	\$10.6 M	0.49%	\$3.6 M	0.49%
Boy's Apparel	\$191.7 K	0.39%	\$2.7 M	0.35%	\$7.2 M	0.33%	\$2.5 M	0.34%
Infant Apparel	\$172.6 K	0.35%	\$2.4 M	0.31%	\$6.4 M	0.30%	\$2.3 M	0.30%
Footwear	\$669.3 K	1.35%	\$10.0 M	1.31%	\$27.7 M	1.28%	\$9.4 M	1.27%

Total Entertainment & Hobbies	\$3.9 M	7.94%	\$61.1 M	7.95%	\$169.9 M	7.90%	\$114.4 M	15.44%
Entertainment	\$556.7 K	1.12%	\$9.6 M	1.25%	\$26.5 M	1.23%	\$9.3 M	1.26%
Audio & Visual Equipment/Service	\$1.9 M	3.85%	\$28.6 M	3.71%	\$78.9 M	3.67%	\$27.6 M	3.72%
Reading Materials	\$188.0 K	0.38%	\$3.0 M	0.39%	\$8.9 M	0.41%	\$3.0 M	0.40%
Pets, Toys, & Hobbies	\$1.3 M	2.59%	\$19.9 M	2.59%	\$55.6 M	2.58%	\$19.4 M	2.62%
Personal Items	\$3.6 M	7.28%	\$57.0 M	7.41%	\$165.1 M	7.67%	\$55.1 M	7.44%

Total Food and Alcohol	\$14.5 M	29.22%	\$217.4 M	28.28%	\$600.9 M	27.93%	\$206.9 M	27.94%
Food At Home	\$7.9 M	15.89%	\$119.1 M	15.50%	\$329.0 M	15.29%	\$112.2 M	15.14%
Food Away From Home	\$5.6 M	11.28%	\$83.0 M	10.80%	\$229.1 M	10.65%	\$80.2 M	10.82%
Alcoholic Beverages	\$1.0 M	2.05%	\$15.3 M	1.99%	\$42.9 M	1.99%	\$14.6 M	1.97%

Total Household	\$7.0 M	14.05%	\$107.4 M	13.97%	\$307.0 M	14.26%	\$105.2 M	14.20%
House Maintenance & Repair	\$1.2 M	2.48%	\$19.6 M	2.55%	\$55.0 M	2.55%	\$19.2 M	2.59%
Household Equip & Furnishings	\$2.9 M	5.95%	\$44.8 M	5.82%	\$125.1 M	5.81%	\$43.6 M	5.89%
Household Operations	\$2.1 M	4.29%	\$32.5 M	4.23%	\$94.7 M	4.40%	\$31.8 M	4.30%
Housing Costs	\$662.5 K	1.34%	\$10.5 M	1.37%	\$32.2 M	1.50%	\$10.5 M	1.42%



Income & Spending Demographics

1541 Walcutt Rd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$11.7 M	23.71%	\$188.8 M	24.57%	\$518.2 M	24.08%	\$182.4 M	24.63%
Vehicle Purchases	\$4.7 M	9.50%	\$81.4 M	10.59%	\$220.0 M	10.22%	\$79.1 M	10.69%
Gasoline	\$4.3 M	8.75%	\$65.6 M	8.54%	\$177.7 M	8.26%	\$62.5 M	8.44%
Vehicle Expenses	\$299.8 K	0.61%	\$4.9 M	0.64%	\$15.1 M	0.70%	\$4.8 M	0.65%
Transportation	\$871.4 K	1.76%	\$13.2 M	1.71%	\$39.1 M	1.82%	\$12.9 M	1.75%
Automotive Repair & Maintenance	\$1.5 M	3.10%	\$23.8 M	3.09%	\$66.3 M	3.08%	\$23.0 M	3.11%
Total Health Care	\$2.4 M	4.92%	\$40.0 M	5.21%	\$115.1 M	5.35%	\$38.7 M	5.23%
Medical Services	\$1.5 M	2.99%	\$23.6 M	3.07%	\$67.2 M	3.12%	\$23.0 M	3.11%
Prescription Drugs	\$725.1 K	1.46%	\$12.7 M	1.65%	\$37.2 M	1.73%	\$12.1 M	1.63%
Medical Supplies	\$231.4 K	0.47%	\$3.7 M	0.48%	\$10.7 M	0.50%	\$3.6 M	0.49%
Total Education/Day Care	\$3.2 M	6.49%	\$49.4 M	6.43%	\$144.6 M	6.72%	\$48.0 M	6.48%
Education	\$2.1 M	4.32%	\$32.9 M	4.28%	\$95.5 M	4.44%	\$31.7 M	4.28%
Fees & Admissions	\$1.1 M	2.17%	\$16.5 M	2.15%	\$49.0 M	2.28%	\$16.3 M	2.20%



COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

Source: Columbus Chamber of Commerce

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