

496-504 HAVENS CORNERS RD.  
GAHANNA, OH 43230



OFFICE FOR SALE

100% LEASED INVESTMENT



For more information, please contact:

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# 496-504 HAVENS CORNERS ROAD

## Confidential Memorandum & Disclaimer

Continental Realty, Ltd. (“Agent”) has been engaged as the exclusive agent for the sale of the property located at 496-504 Havens Corners Road, Gahanna, Ohio (the “Property”), by the owner of the Property (“Seller”).

The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or make available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Additional information may be obtained from:



150 E. Broad Street, Suite 500  
Columbus, OH 43215

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# 496-504 HAVENS CORNERS ROAD

## Property Profile

### BUILDING DATA

Location:	496-504 Havens Corners Road Gahanna, OH 43230
Size:	16,179 RSF (2 Buildings – 8,700 RSF & 7,479 RSF)
Percentage Leased:	100%
Year Built:	1997
Roof Type:	Asphalt Shingle
Signage:	Monument Sign at Lot Entrance

### SITE DATA

Size:	1.429 Acres
Parking Spaces:	108 surface parking spaces (57 by easement)
Traffic Count:	VPD (Havens Corners) 31,857 VPD (N. Hamilton)
1 Mile Population:	8,048
3 Mile Population:	52,449
5 Mile Population:	208,219
Zoning Classification:	Suburban Office (SO)
Franklin County Parcel ID:	025-003869

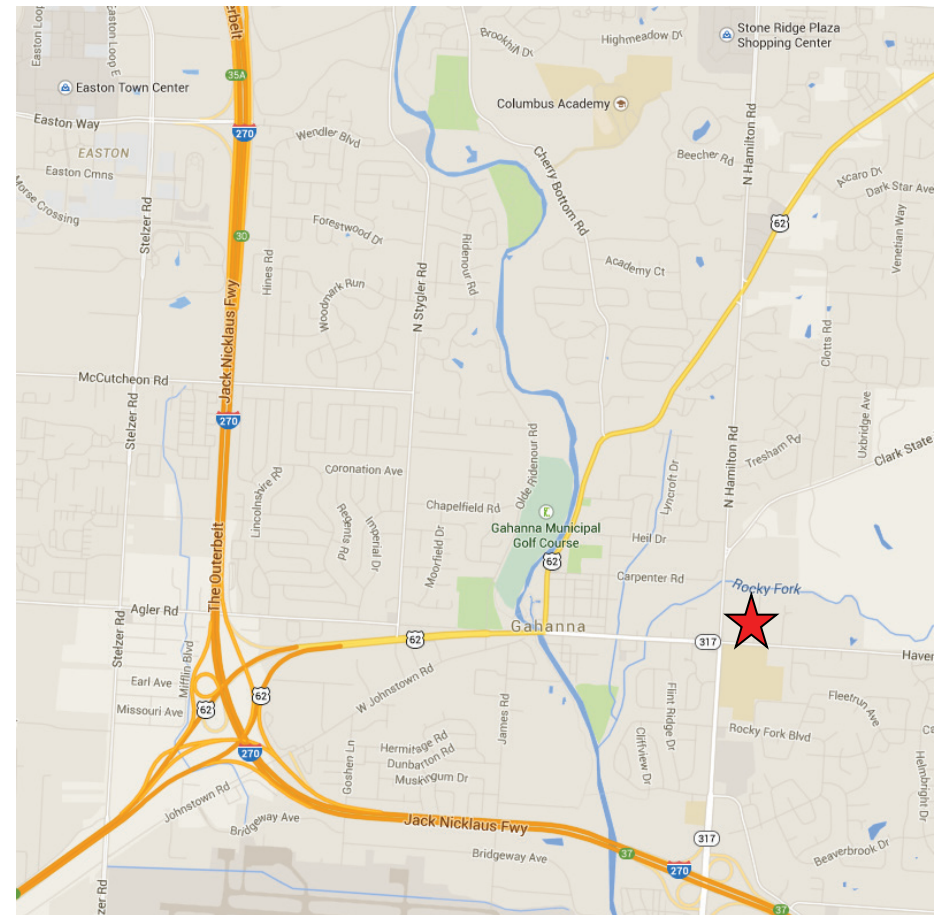
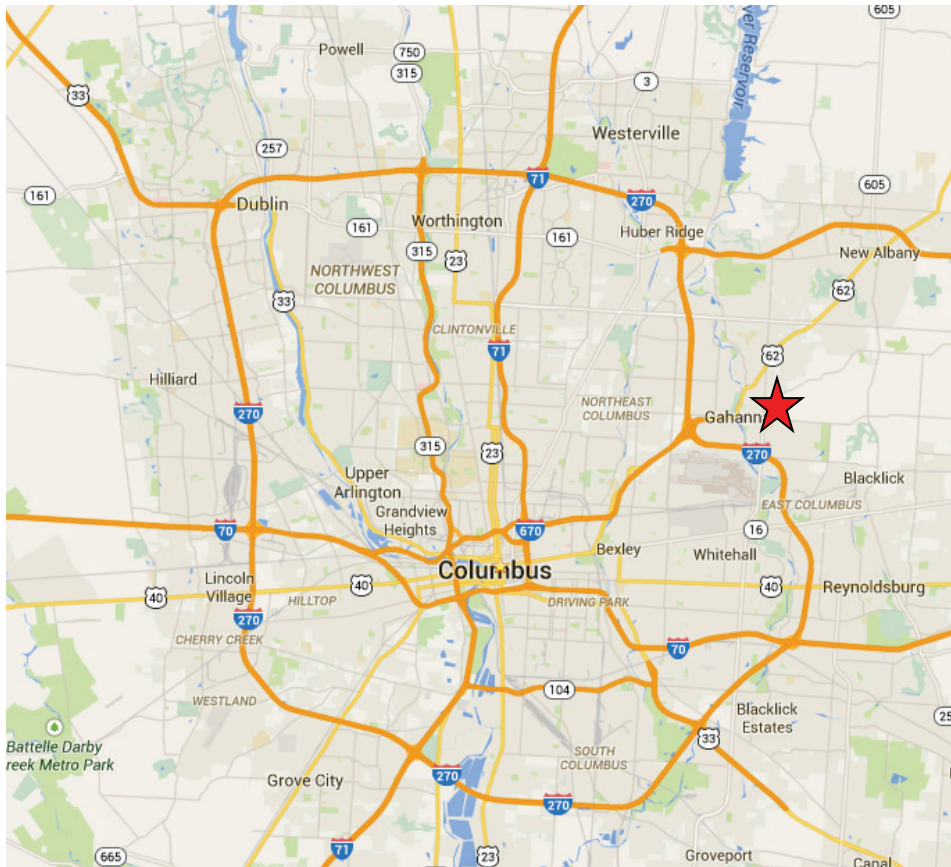
### OFFERING SUMMARY

Offering Price:	\$2,795,000
Net Operating Income:	\$214,564
Cap Rate:	7.68%



# 496-504 HAVENS CORNERS ROAD

## Location Maps





# 496-504 HAVENS CORNERS ROAD

Aerial





# 496-504 HAVENS CORNERS ROAD

## Building Photos





# 496-504 HAVENS CORNERS ROAD

## Building Photos





# 496-504 HAVENS CORNERS ROAD

## Tenant Profiles

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Ohio Health  
[www.ohiohealth.com](http://www.ohiohealth.com)

Ohio Health is a faith-based, not-for-profit, family of leading healthcare providers that shares an unwavering commitment to deliver quality, convenient and timely healthcare to all members of the community, regardless of their ability to pay. Their hospitals regularly receive national recognition for excellence in clinical quality, patient safety and technological innovation.

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Iftin Childcare  
<http://iftingroup.com>

IFTIN Childcare Center was established to provide quality, loving care for children ages 6wks – 12 years old. The staff recognizes the importance of balanced growth so they provide opportunities for mental, physical, and emotional growth through a variety of creative experiences. Children are encouraged to learn and explore at their own speed in the areas that interest them most. IFTIN Childcare currently has 3 locations in Central Ohio.

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# 496-504 HAVENS CORNERS ROAD

## Market Overview - Gahanna



Gahanna was founded along the Big Walnut Creek in 1849 by John Clark of Ross County from 800 acres of land that his father, Joseph Clark, had purchased from Governor Worthington in 1814. Clark named his property the Gahanna Plantation, from which the City of Gahanna derives its name. The name Gahanna is derived from a Native American word for three creeks joining into one and is the former name of the Big Walnut Creek. The City of Gahanna's Official Seal refers to this confluence of three creeks with the inscription "Three In One".

Gahanna is located in northeast Franklin County approximately 8 miles from downtown Columbus. Situated next to Port Columbus International Airport, Gahanna also provides easy access to many major highways including I-270, I-70, I-670 and others.



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## Market Overview - Columbus



Columbus, Ohio is a thriving metropolitan area of 1.75 million people, the 15<sup>th</sup> largest city in the U.S., and encompasses the heart of the largest concentration of population and economic activity in the Midwest. Named after Christopher Columbus, the city was founded in 1812 at the confluence of the Scioto and Olentangy rivers, and became the state capital in 1816. The city has a diverse economy based on education, insurance, healthcare, retail and technology.

Columbus is the state capital and home to many great institutions including the Ohio State University, which has the largest campus enrollment in the United States. Columbus is among the more economically stable metropolitan areas in the United States and is one of just a handful of cities in the northeastern quadrant of the country whose economy and population both grew steadily through the past few decades. Greater Columbus encompasses eight counties with the greatest concentration focused in Franklin County, where 1.1 million people reside. As the second fastest growing major metropolitan area in the Midwest, the Columbus region is experiencing an annual growth rate of 1.1%. The key driving forces behind the fast-paced growth include the 20 colleges and universities, which account for over 110,000 students, as well as accommodating 15 Fortune 1,000 headquarters.

# 496-504 HAVENS CORNERS ROAD

## Confidentiality & Non-Reliance Agreement

\_\_\_\_\_ (herein referred to as the “Prospective Purchaser”), contemplating the purchase of 496-504 Havens Corners Road, Gahanna, Ohio (hereinafter referred to as the “Property”), and desiring to review certain Property information in the possession of Contrapuntal Properties LLC. or its affiliated entities (hereinafter individually and collectively referred to as the “Provider”), hereby agrees and covenants that Prospective Purchaser will maintain the confidentiality of the documents by assuring that, except as required by law, the documents, including all copies of all information contained therein, will not be viewed by, or otherwise conveyed in any manner to, a third party other than legal counsel or an employee or agent of Prospective Purchaser from whom advise is required in connection with the purchase of the Property and who also agrees to maintain the confidentiality of the documents in accordance with the terms of this Agreement. Prospective Purchase also agrees and covenants that, if at any time it decides not to purchase the Property, the documents, and all copies thereof, which the Prospective Purchaser, its employees and agents know to exist, will be immediately returned to Provider.

Prospective Purchaser acknowledges that the documents provided pursuant to this Agreement are provided for information purposes only and that the documents provided may have been obtained from various sources, and, while assumed to be true, correct and reliable, Provider makes no warranty or representation of any kind, express or implied, as to the accuracy or comprehensiveness of any of the information contained within the documents. The Prospective Purchaser acknowledges that, as to all matters addressed in the documents, including, but not limited to, environmental matters and the applicability of environmental laws, regulations, codes, ordinances and requirements to the Property or any part thereof or any improvements thereon, the judgments or the truth, accuracy or completeness of any information given or statement made by Provider or any of its employees or agents. Prospective Purchaser further acknowledges that it must negotiate any reliance upon the documents directly with the entity or entities, which prepared the document.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Phone: \_\_\_\_\_

**Fax or E-Mail Signed Agreement to Attention Brent Stamm: [bstamm@continental-realty.com](mailto:bstamm@continental-realty.com) / Fax: (614) 221-9162**



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