



8305 TAYLOR RD, REYNOLDSBURG OH 43068

FOR LEASE: \$9.50 NNN PER SQUARE FEET



Property Features:

- Two Suites available for lease.
- Beautiful Building perfect for office, retail or a medical provider.
- Excellent high density Reynoldsburg location!
- 2,461 SF Unit, ready for custom build-out for long term tenant.
- Adjacent 2157 SF Unit available.
- 5 Year lease term desired.
- Operating Expenses are estimated at \$6.31 per SF
- Between Broad St and Main Street
- Plenty of parking



**BEST CORPORATE REAL ESTATE
JAMES MANGAS
2121 RIVERSIDE DR.
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT. 15
FAX: 614-559-3390
EMAIL: JMANGAS@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.

Customer Full**Commercial-Retail**

List Number: 218004702
Status: Active
Listing Service:
Original List Price: \$10.25
List Price: \$9.5
Showing Start Date: 02/21/2018
List Price Sqft: \$0
VT:
Parcel #: 013-027588-00.275
Use Code:
Tax District: 013
Previous Use:
Zoning:
For Sale: No
For Lease: Yes
Exchange: No
Occupancy Rate:
Mortgage Balance:
Gross Income:
Assoc/Condo Fee:
Total Op Expenses:
Addl Acc Cond: None Known
NOI:
Tax Abatement: No
Abatement End Date:
Tax Incentive:
Taxes (Yrly): 26,725
Tax Year: 2017
Possession: immediate
Assessment:

General Information

Address: 8305 Taylor Road SW
Unit/Suite #:
Between Street: Broad Street & Main Street
City: Reynoldsburg
Complex:
County: Licking
Dist To Interchange: 3
Zip Code: 43068
Tax District: 013
Corp Limit: Reynoldsburg
Township: Etna
Mult Parcels/Sch Dis:
Near Interchange: I-270

Building Information

Total SqFt Available: 2,461
Bldg Sq Ft: 10,656
Floors AboveGround: 1
of Docks: 0
Year Built: 2007
Traffic CountPerDay:
Minimum Sqft Avail: 2,157
Acreage: 1.6
Units: 2
Drive-In Doors: 0
Year Remodeled:
Ceiling Height Ft:
Max Cont Sqft Avail: 2,461
Lot Size:
Parking Ratio/1000:
Total Parking: 73
Bay Size:

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1: 102	2,461	02/21/2018	3:		
2: 103	2,157	02/21/2018	4:		

Financials

Lease Rate \$/Sq Ft: 10.25
Expenses Paid by L:
T Reimburses L: Building Insurance; Cam; Maint/Repairs; RE Taxes; Curr Yr Est \$/SF TRL: 6.31
T Contracts Directly:
Curr Yr Est \$/SF TRL: 6.31
Curr Yr Est \$/SF LL:
Term Desired: 5 year
Will LL Remodel:
Finish Allow/SQFT \$:
Pass Exp Over BaseYr:
Exp Stop \$:

Features

Heat Fuel: Gas
Heat Type: Forced Air
Electric: Single Phase
Services Available: Electric; Gas; Sanitary Sewer; Storm Sewer; Water
Construction: Frame
Sprinkler: None
Mult Use: Church; Office; Restaurant; Retail
New Financing:
Electric: Single Phase
Misc Int & Ext Info:
MLS Primary PhotoSrc: Realtor Provided

Property Description

Two retail/office suites available for lease. First unit has 2461 Sf in shell condition and ready for custom build-out for a long term tenant. The existing unit has 2157 SF.

Sold Info

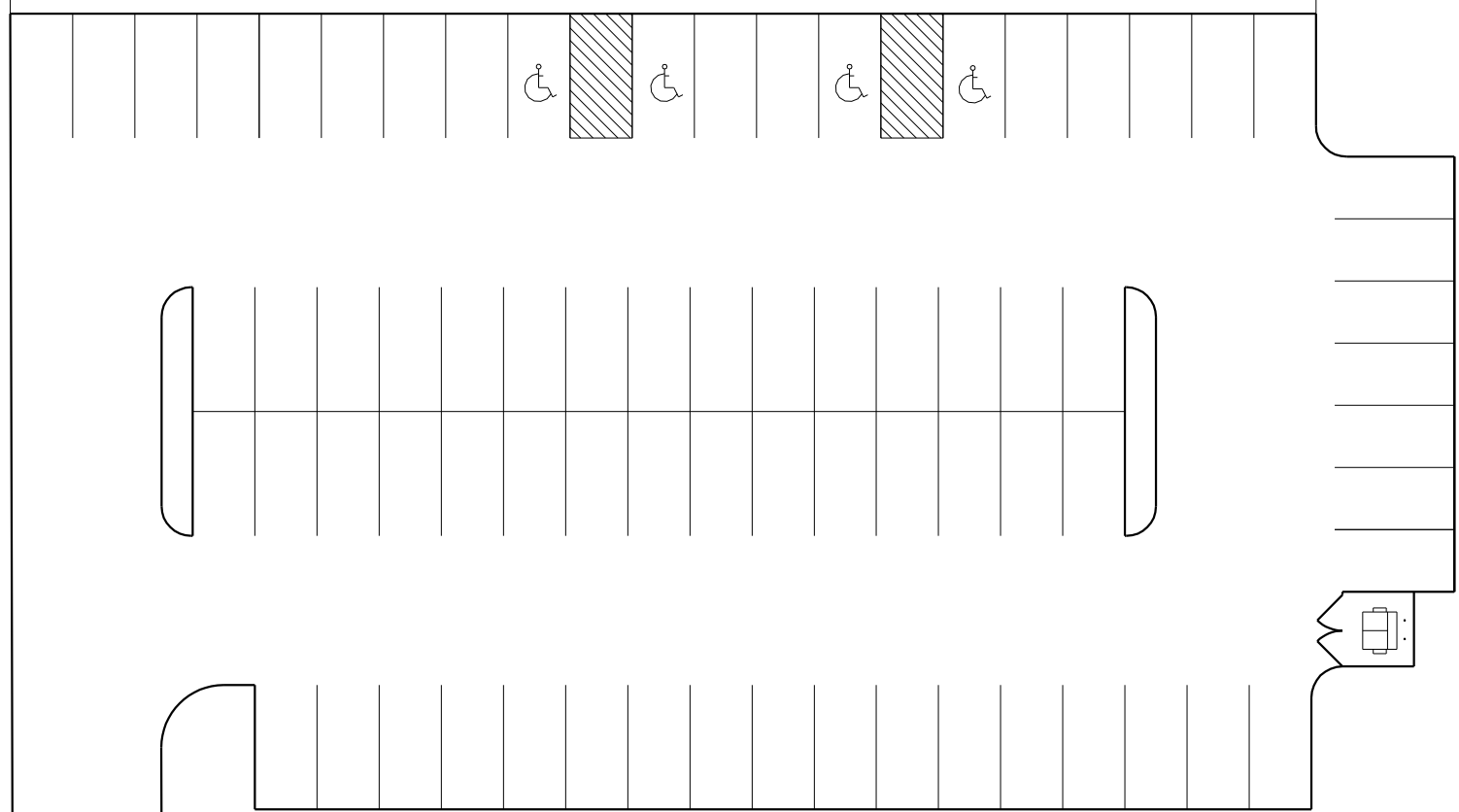
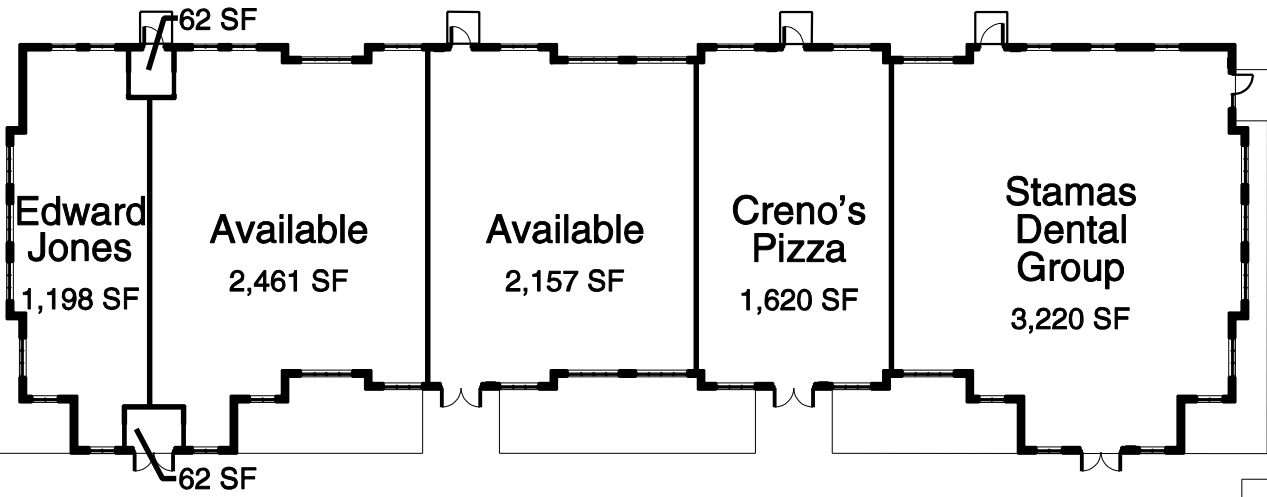
Sold Date:
DOM: 370
SP:
Sold Non-MLS: No
SrCns:
SrAst:

Sold Non-MLS: No

February 25, 2019

Prepared by: Randy J Best

Information is deemed to be reliable, but is not guaranteed. © 2019 MLS and FBS. Prepared by Randy J Best on Monday, February 25, 2019 4:06 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



8305 Taylor Road
Reynoldsburg, Ohio



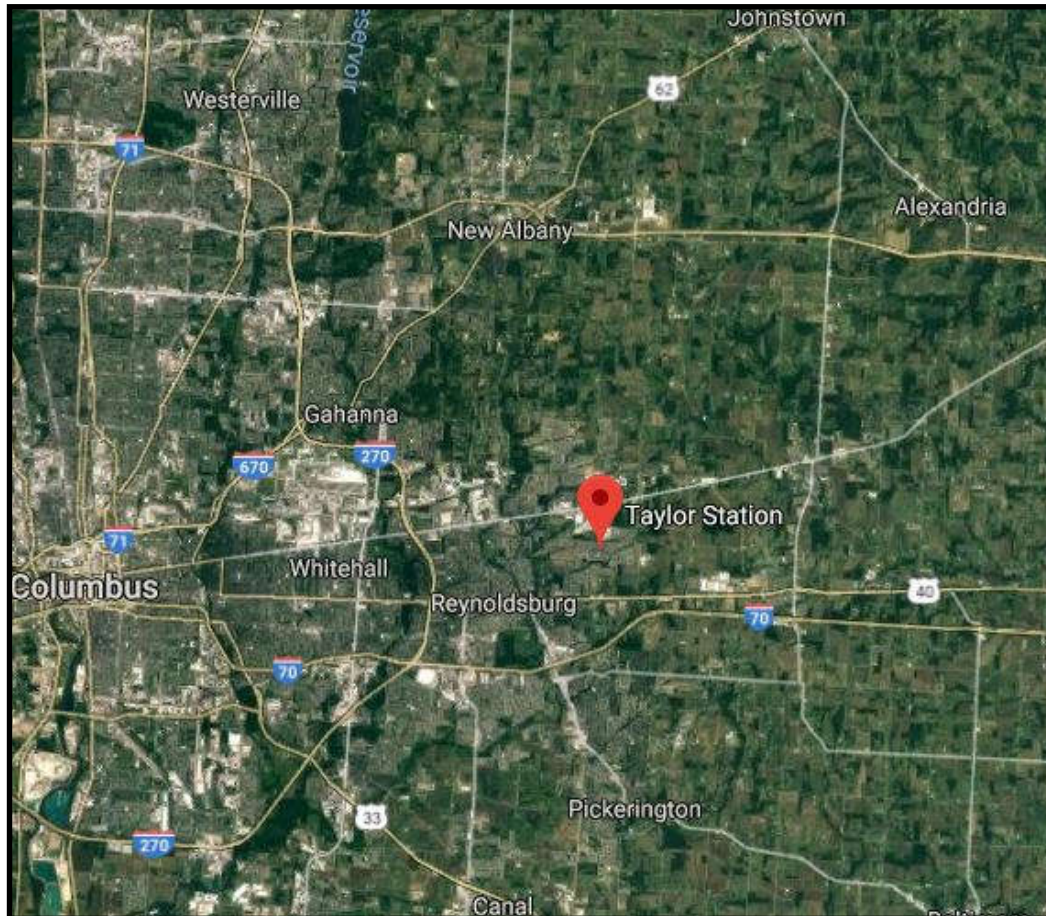
8305 TAYLOR RD
REYNOLDSBURG OH 43068



8305 TAYLOR RD
REYNOLDSBURG OH 43068

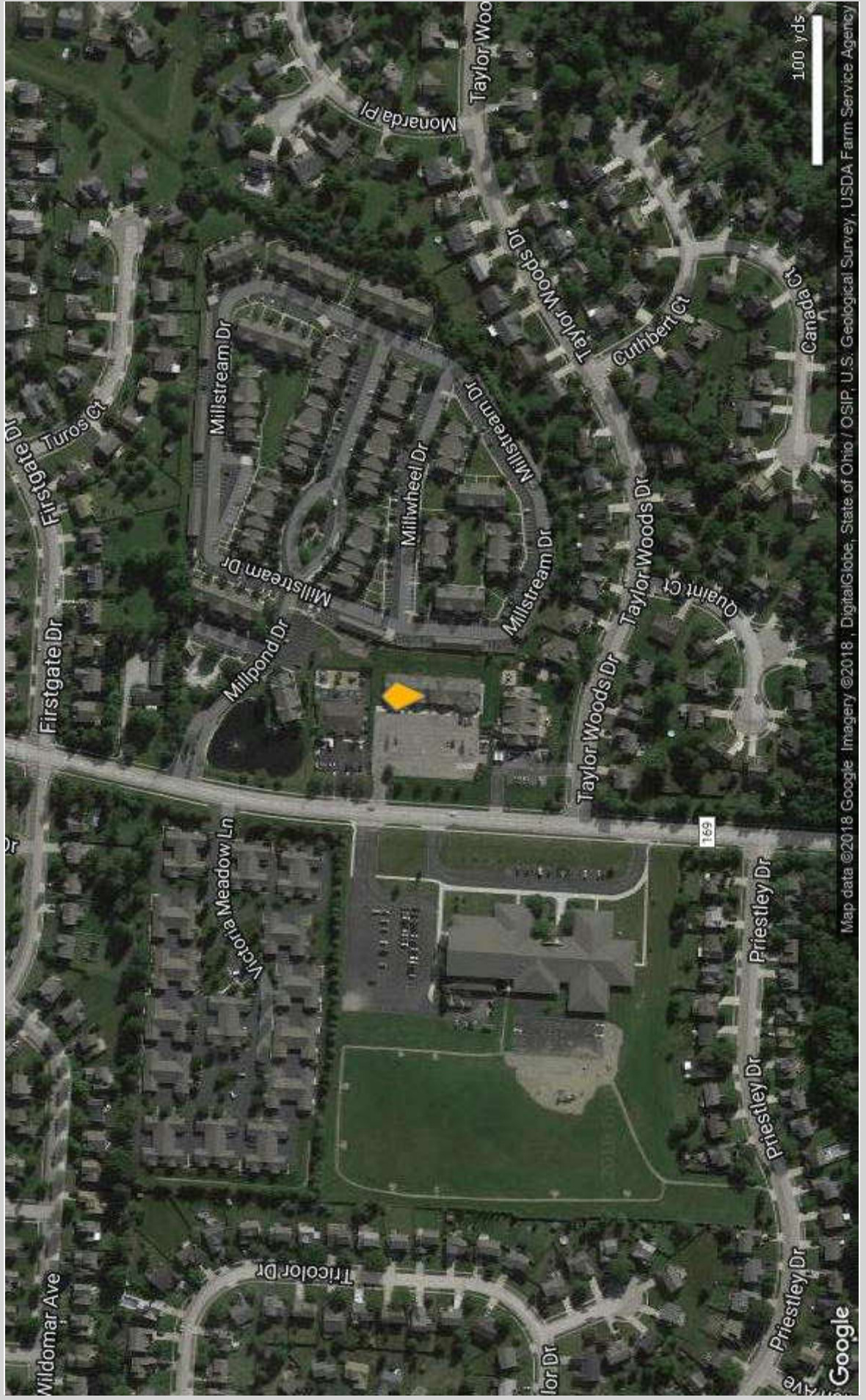


8305 TAYLOR RD, REYNOLDSBURG OH 43068



Taylor Station

8305 Taylor Rd SW - Reynoldsburg, OH 43068



Demographic Detail Report

Taylor Station

8305 Taylor Rd SW, Reynoldsburg, OH 43068

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **10,780 SF** Rent/SF/Yr: **-**
 Typical Floor: **10,780 SF**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	7,967		65,151		145,797	
2017 Estimate	7,865		61,909		138,735	
2010 Census	8,307		57,933		130,556	
Growth 2017 - 2022	1.30%		5.24%		5.09%	
Growth 2010 - 2017	-5.32%		6.86%		6.26%	
2017 Population by Age						
	7,865		61,909		138,735	
Age 0 - 4	490	6.23%	4,343	7.02%	9,584	6.91%
Age 5 - 9	555	7.06%	4,353	7.03%	9,579	6.90%
Age 10 - 14	599	7.62%	4,268	6.89%	9,552	6.89%
Age 15 - 19	616	7.83%	4,158	6.72%	9,463	6.82%
Age 20 - 24	517	6.57%	3,814	6.16%	8,847	6.38%
Age 25 - 29	432	5.49%	4,359	7.04%	9,959	7.18%
Age 30 - 34	454	5.77%	4,495	7.26%	9,906	7.14%
Age 35 - 39	505	6.42%	4,446	7.18%	9,600	6.92%
Age 40 - 44	581	7.39%	4,372	7.06%	9,452	6.81%
Age 45 - 49	643	8.18%	4,259	6.88%	9,412	6.78%
Age 50 - 54	653	8.30%	4,200	6.78%	9,542	6.88%
Age 55 - 59	582	7.40%	3,972	6.42%	9,122	6.58%
Age 60 - 64	443	5.63%	3,368	5.44%	7,737	5.58%
Age 65 - 69	331	4.21%	2,737	4.42%	6,201	4.47%
Age 70 - 74	205	2.61%	1,879	3.04%	4,212	3.04%
Age 75 - 79	122	1.55%	1,264	2.04%	2,799	2.02%
Age 80 - 84	77	0.98%	836	1.35%	1,872	1.35%
Age 85+	60	0.76%	788	1.27%	1,897	1.37%
Age 65+	795	10.11%	7,504	12.12%	16,981	12.24%
Median Age	37.70		36.30		36.30	
Average Age	36.40		36.60		36.70	

Demographic Detail Report

Taylor Station						
8305 Taylor Rd SW, Reynoldsburg, OH 43068						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population By Race	7,865		61,909		138,735	
White	5,516	70.13%	43,675	70.55%	91,291	65.80%
Black	1,808	22.99%	14,468	23.37%	38,885	28.03%
Am. Indian & Alaskan	27	0.34%	153	0.25%	381	0.27%
Asian	259	3.29%	1,527	2.47%	3,472	2.50%
Hawaiian & Pacific Island	3	0.04%	27	0.04%	71	0.05%
Other	251	3.19%	2,059	3.33%	4,635	3.34%
Population by Hispanic Origin	7,865		61,909		138,735	
Non-Hispanic Origin	7,599	96.62%	59,702	96.44%	133,111	95.95%
Hispanic Origin	265	3.37%	2,207	3.56%	5,624	4.05%
2017 Median Age, Male	36.20		34.90		34.90	
2017 Average Age, Male	35.40		35.30		35.50	
2017 Median Age, Female	39.10		37.60		37.60	
2017 Average Age, Female	37.40		37.80		37.80	
2017 Population by Occupation Classification	6,097		48,113		108,121	
Civilian Employed	4,729	77.56%	34,251	71.19%	74,887	69.26%
Civilian Unemployed	160	2.62%	1,159	2.41%	2,786	2.58%
Civilian Non-Labor Force	1,198	19.65%	12,571	26.13%	30,244	27.97%
Armed Forces	10	0.16%	132	0.27%	204	0.19%
Households by Marital Status						
Married	1,707		12,056		25,825	
Married No Children	812		6,646		14,129	
Married w/Children	895		5,410		11,696	
2017 Population by Education	5,326		43,637		97,891	
Some High School, No Diploma	221	4.15%	2,825	6.47%	6,417	6.56%
High School Grad (Incl Equivalency)	1,328	24.93%	11,755	26.94%	25,368	25.91%
Some College, No Degree	1,693	31.79%	12,871	29.50%	29,655	30.29%
Associate Degree	237	4.45%	2,662	6.10%	6,179	6.31%
Bachelor Degree	1,400	26.29%	9,242	21.18%	20,220	20.66%
Advanced Degree	447	8.39%	4,282	9.81%	10,052	10.27%

Demographic Detail Report

Taylor Station						
8305 Taylor Rd SW, Reynoldsburg, OH 43068						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	9,136		64,716		141,544	
Real Estate & Finance	635	6.95%	4,044	6.25%	8,634	6.10%
Professional & Management	2,391	26.17%	16,500	25.50%	36,029	25.45%
Public Administration	458	5.01%	2,724	4.21%	5,133	3.63%
Education & Health	949	10.39%	7,091	10.96%	16,725	11.82%
Services	596	6.52%	5,084	7.86%	12,179	8.60%
Information	127	1.39%	683	1.06%	1,399	0.99%
Sales	1,379	15.09%	10,249	15.84%	21,669	15.31%
Transportation	57	0.62%	325	0.50%	802	0.57%
Retail	617	6.75%	5,140	7.94%	10,653	7.53%
Wholesale	192	2.10%	1,165	1.80%	2,380	1.68%
Manufacturing	460	5.04%	2,862	4.42%	5,798	4.10%
Production	599	6.56%	3,570	5.52%	8,022	5.67%
Construction	294	3.22%	1,934	2.99%	4,112	2.91%
Utilities	282	3.09%	2,089	3.23%	4,732	3.34%
Agriculture & Mining	10	0.11%	86	0.13%	180	0.13%
Farming, Fishing, Forestry	0	0.00%	31	0.05%	80	0.06%
Other Services	90	0.99%	1,139	1.76%	3,017	2.13%
2017 Worker Travel Time to Job	4,584		32,878		71,767	
<30 Minutes	2,504	54.62%	19,767	60.12%	45,780	63.79%
30-60 Minutes	1,893	41.30%	11,764	35.78%	23,472	32.71%
60+ Minutes	187	4.08%	1,347	4.10%	2,515	3.50%
2010 Households by HH Size	2,952		22,985		52,196	
1-Person Households	576	19.51%	6,055	26.34%	14,542	27.86%
2-Person Households	892	30.22%	7,671	33.37%	16,890	32.36%
3-Person Households	547	18.53%	3,856	16.78%	8,701	16.67%
4-Person Households	565	19.14%	3,247	14.13%	7,308	14.00%
5-Person Households	250	8.47%	1,424	6.20%	3,104	5.95%
6-Person Households	79	2.68%	481	2.09%	1,095	2.10%
7 or more Person Households	43	1.46%	251	1.09%	556	1.07%
2017 Average Household Size	2.80		2.50		2.50	
Households						
2022 Projection	2,817		25,895		58,411	
2017 Estimate	2,781		24,577		55,504	
2010 Census	2,952		22,985		52,195	
Growth 2017 - 2022	1.29%		5.36%		5.24%	
Growth 2010 - 2017	-5.79%		6.93%		6.34%	

Demographic Detail Report

Taylor Station					
8305 Taylor Rd SW, Reynoldsburg, OH 43068					
Radius	1 Mile		3 Mile		5 Mile
2017 Households by HH Income	2,782		24,580		55,505
<\$25,000	264	9.49%	3,279	13.34%	8,691 15.66%
\$25,000 - \$50,000	377	13.55%	4,979	20.26%	12,595 22.69%
\$50,000 - \$75,000	350	12.58%	5,537	22.53%	11,403 20.54%
\$75,000 - \$100,000	464	16.68%	4,004	16.29%	8,079 14.56%
\$100,000 - \$125,000	681	24.48%	2,838	11.55%	6,068 10.93%
\$125,000 - \$150,000	317	11.39%	1,649	6.71%	3,093 5.57%
\$150,000 - \$200,000	232	8.34%	1,509	6.14%	3,304 5.95%
\$200,000+	97	3.49%	785	3.19%	2,272 4.09%
2017 Avg Household Income	\$97,900		\$81,011		\$79,523
2017 Med Household Income	\$96,551		\$68,690		\$64,141
2017 Occupied Housing	2,781		24,578		55,504
Owner Occupied	2,307	82.96%	17,294	70.36%	34,914 62.90%
Renter Occupied	474	17.04%	7,284	29.64%	20,590 37.10%
2010 Housing Units	2,739		24,863		56,714
1 Unit	2,460	89.81%	18,518	74.48%	37,752 66.57%
2 - 4 Units	39	1.42%	1,216	4.89%	4,264 7.52%
5 - 19 Units	214	7.81%	4,110	16.53%	11,255 19.85%
20+ Units	26	0.95%	1,019	4.10%	3,443 6.07%
2017 Housing Value	2,307		17,294		34,913
<\$100,000	226	9.80%	3,159	18.27%	5,766 16.52%
\$100,000 - \$200,000	1,673	72.52%	9,800	56.67%	18,648 53.41%
\$200,000 - \$300,000	400	17.34%	3,241	18.74%	6,777 19.41%
\$300,000 - \$400,000	0	0.00%	691	4.00%	1,976 5.66%
\$400,000 - \$500,000	0	0.00%	145	0.84%	673 1.93%
\$500,000 - \$1,000,000	8	0.35%	247	1.43%	1,024 2.93%
\$1,000,000+	0	0.00%	11	0.06%	49 0.14%
2017 Median Home Value	\$155,439		\$155,999		\$162,690
2017 Housing Units by Yr Built	2,875		25,343		57,474
Built 2010+	7	0.24%	1,075	4.24%	2,142 3.73%
Built 2000 - 2010	752	26.16%	7,354	29.02%	14,622 25.44%
Built 1990 - 1999	1,439	50.05%	6,765	26.69%	14,201 24.71%
Built 1980 - 1989	172	5.98%	2,406	9.49%	7,831 13.63%
Built 1970 - 1979	288	10.02%	3,208	12.66%	8,840 15.38%
Built 1960 - 1969	125	4.35%	2,193	8.65%	5,317 9.25%
Built 1950 - 1959	46	1.60%	1,645	6.49%	2,988 5.20%
Built <1949	46	1.60%	697	2.75%	1,533 2.67%
2017 Median Year Built	1994		1993		1991

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!

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.