

RETAIL/RESTAURANT BUILDING FOR SALE AND LEASE

**4720 Reed Road
Upper Arlington, Ohio 43220**



4,800 +/- SF Building on 0.943 +/- Acre



Appraisal Brokerage Consulting Development

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Property Description

RETAIL/RESTAURANT BUILDING IN UPPER ARLINGTON!

4,800+/- SF freestanding retail/restaurant building near Reed Rd and Henderson Rd available. Great Upper Arlington location. High traffic retail corridor!
~100' frontage on Reed Rd. Approximately 40 parking spaces.

Address: 4720 Reed Rd
Upper Arlington, OH 43220

County: Franklin

PID: 070-011048-00

Location: Between Henderson Rd
& Lane Rd

Building Size: 4,800 +/- SF

Year Built: 1983

Year Remodeled: 1996

Levels: 1 Story

Acreage: 0.943 +/- ac

Sale Price: \$1,600,000

Sale Price/SF: \$333.33

Lease Rate: \$20/SF NNN

Taxes 2020: \$25,470.82

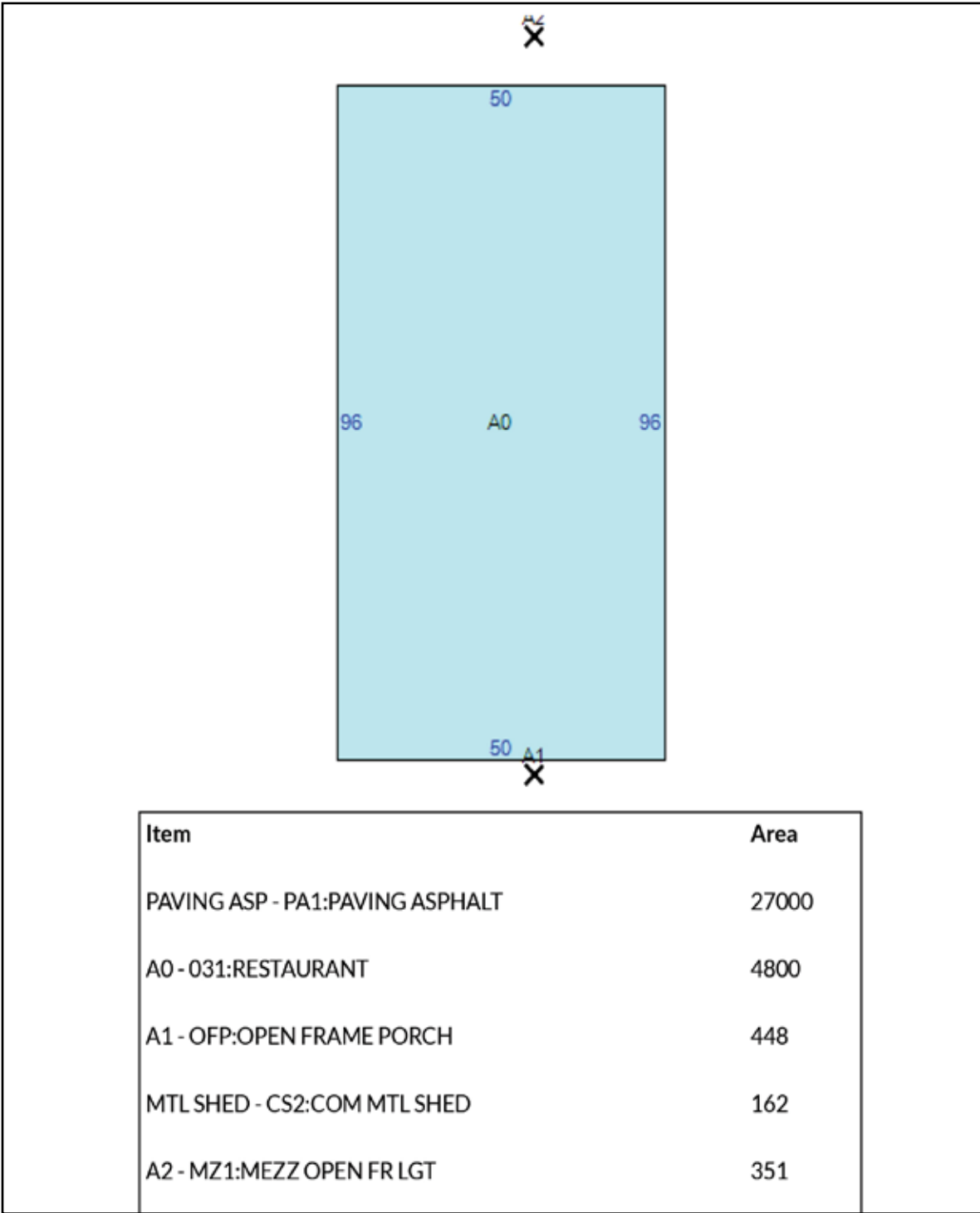
Zoning: PMUD - Planned
Mixed-Use Districts



Features:

- (2) Walk-in coolers
- Range Hood
- Prep Stations
- Serving Station
- Bar with Seating
- Reception Counter
- (2) Private Party Rooms with Moveable Divider
- Large Dining Area
- Booth Seating
- Mens/Womens Restrooms
- Front Patio
- Outdoor Storage Building
- Trash Enclosure

Sketch



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Exterior Photos



Exterior North Side



Exterior North Side



Exterior Rear



Exterior Rear



Exterior Rear



Exterior South



Front Patio



Monument Sign



Exterior Rear

Interior Photos



Entrance Hallway



Bar-Reception



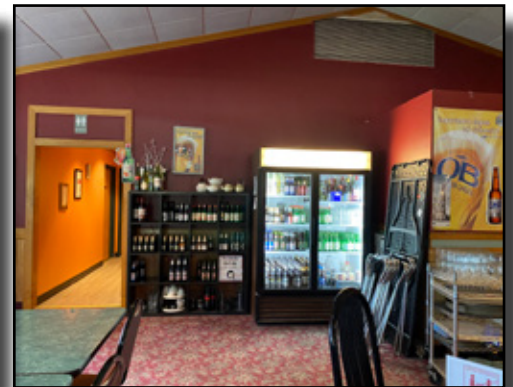
Bar-Reception



Bar-Reception



Bar-Reception



Dining Area



Dining Area



Dining Area



Dining Area

Interior Photos



Waiting Area



Serving Area



Serving Area



Private Party Room



Private Party Room



Restroom Hallway



Mechanicals



Mechanicals



Mechanicals

Interior Photos



Restroom Hallway



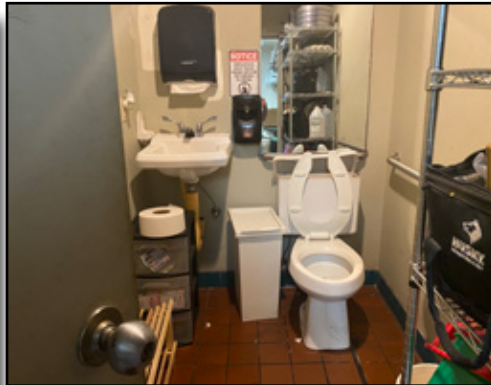
Restroom



Restroom



Restroom



Kitchen Restroom



Kitchen Dishwashing Area



Kitchen

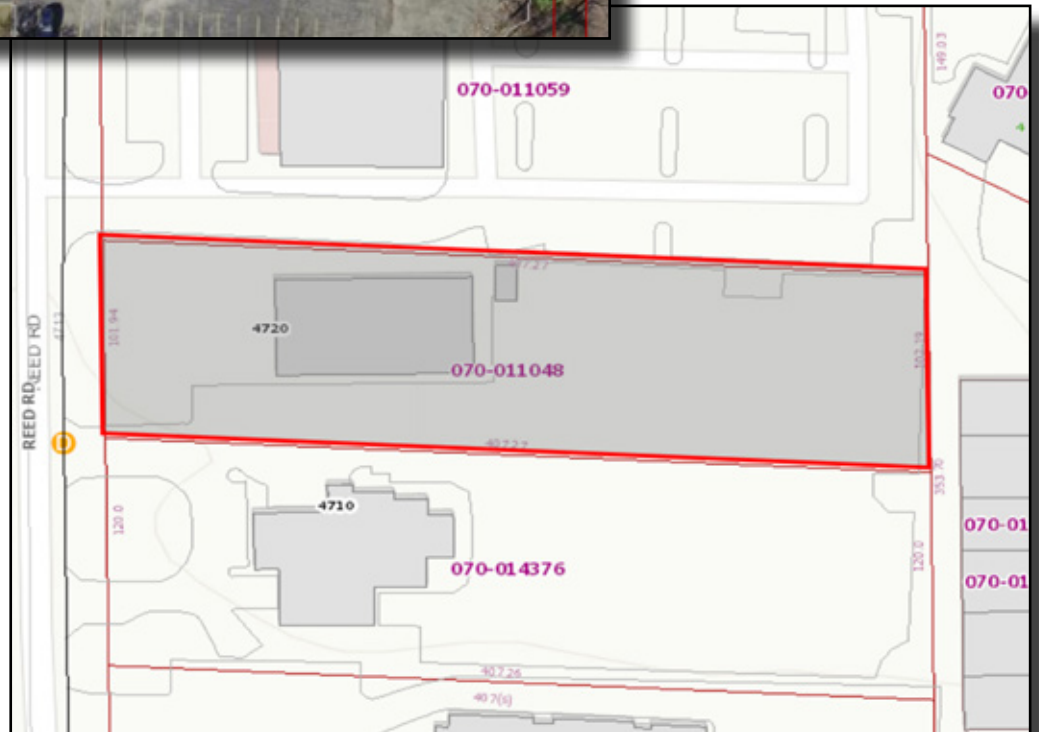


Kitchen



Walk-in Cooler

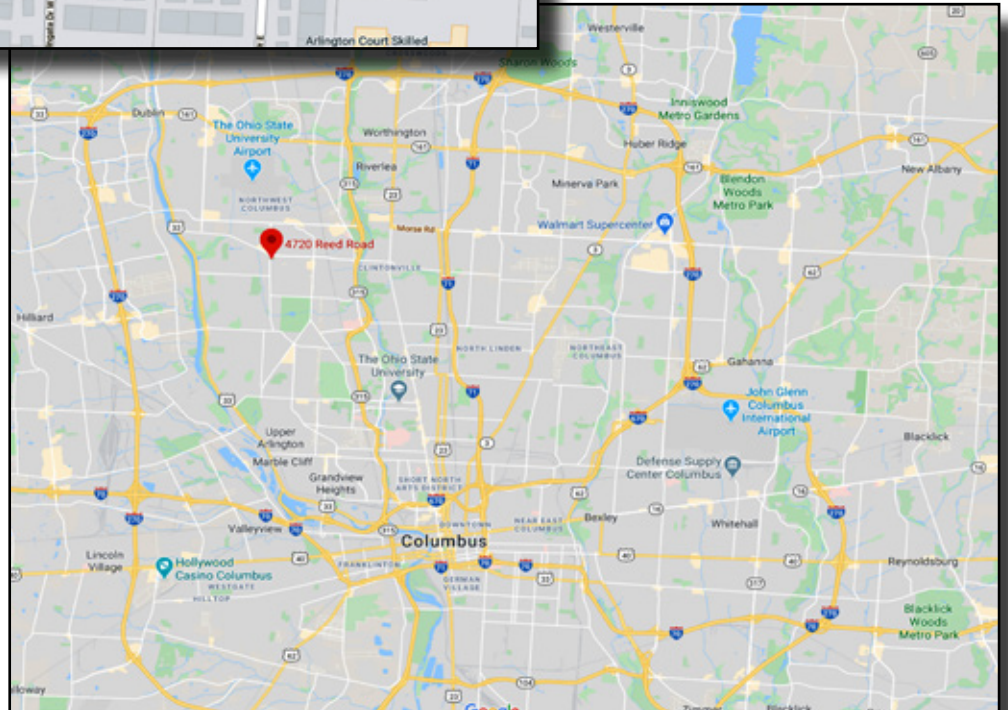
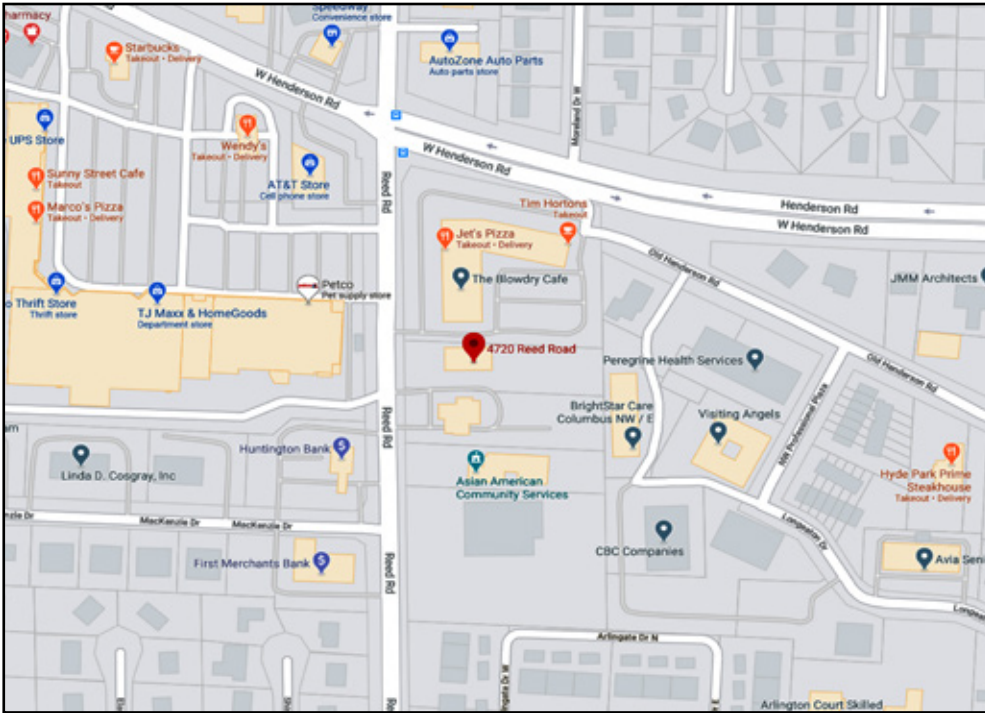
Aerial & Plat Maps



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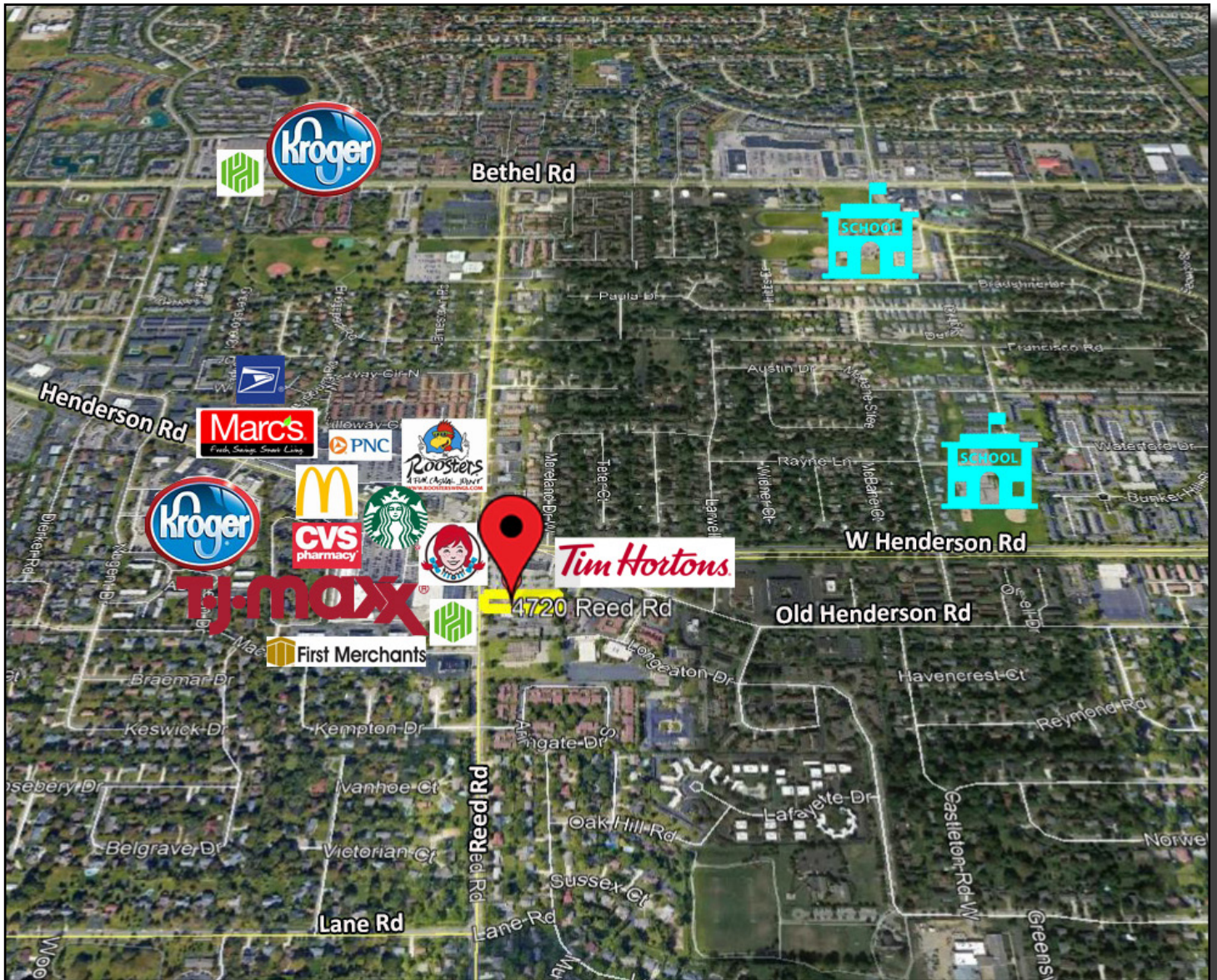
Street Maps



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Property Location



Great Location!

Easy access to main arteries

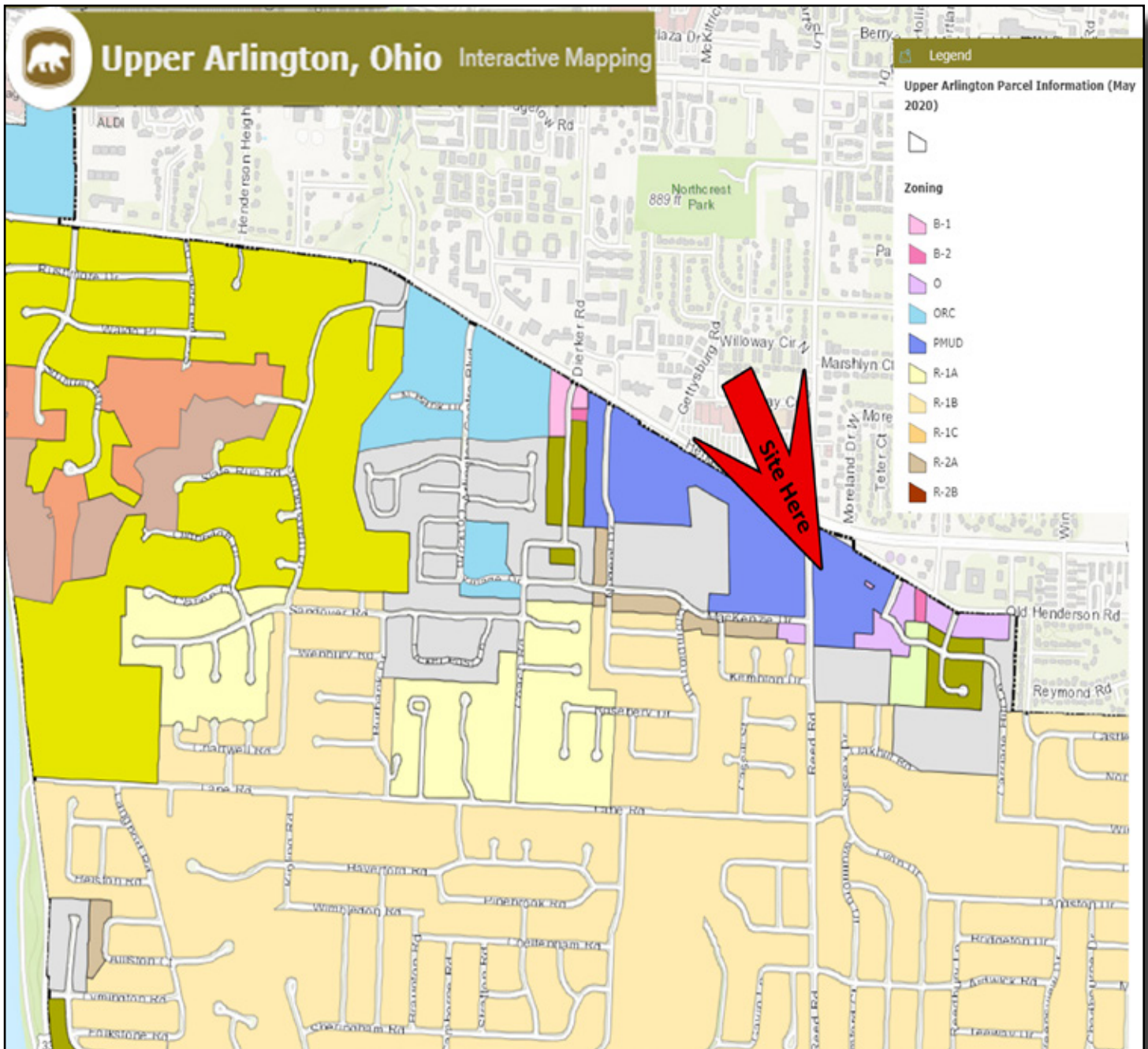
15 minutes to Downtown Columbus

20 minutes to John Glenn Airport



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Zoning Map



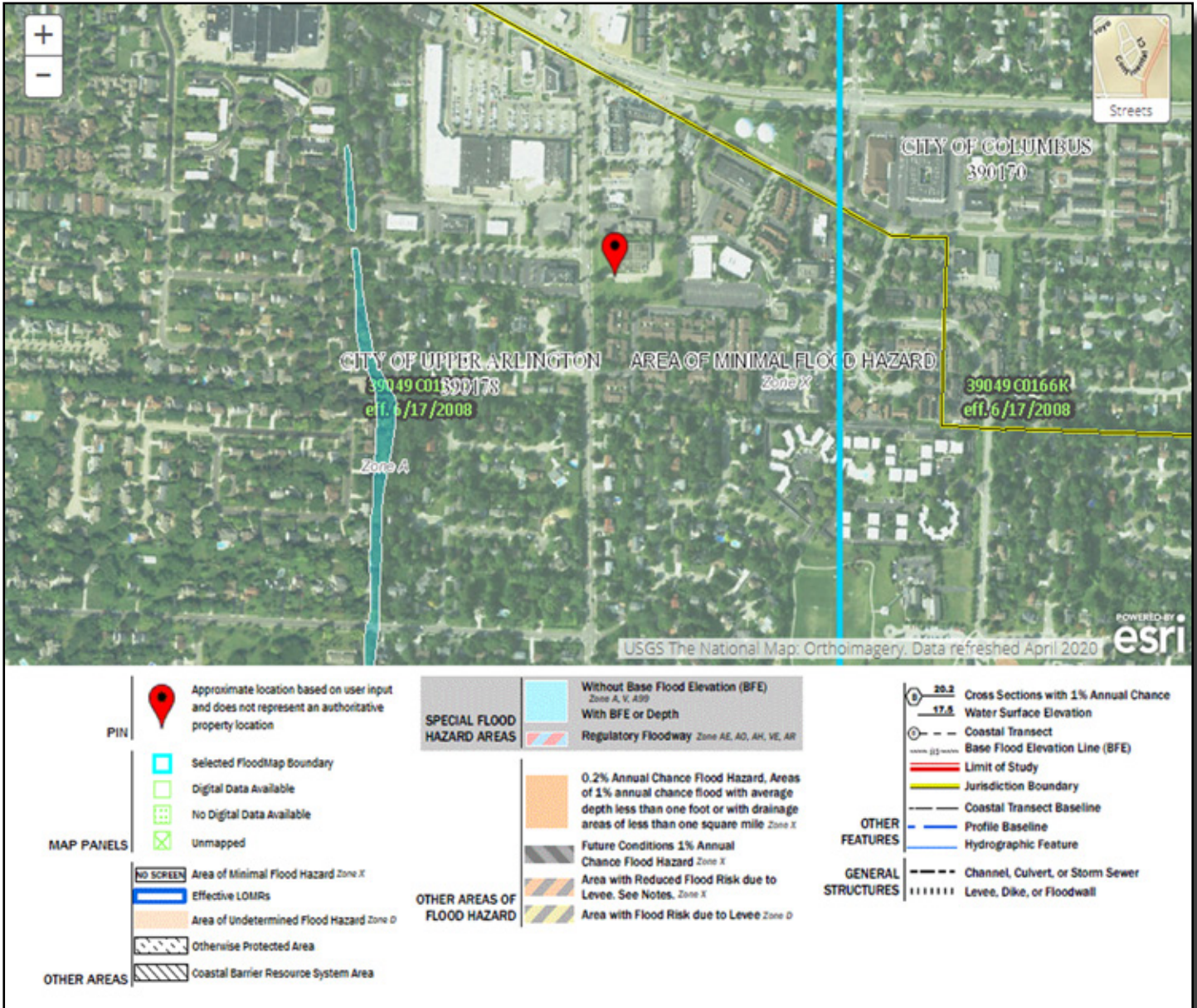
[Click here to see zoning text](#)



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Flood Map



Demographics

Demographic Summary Report

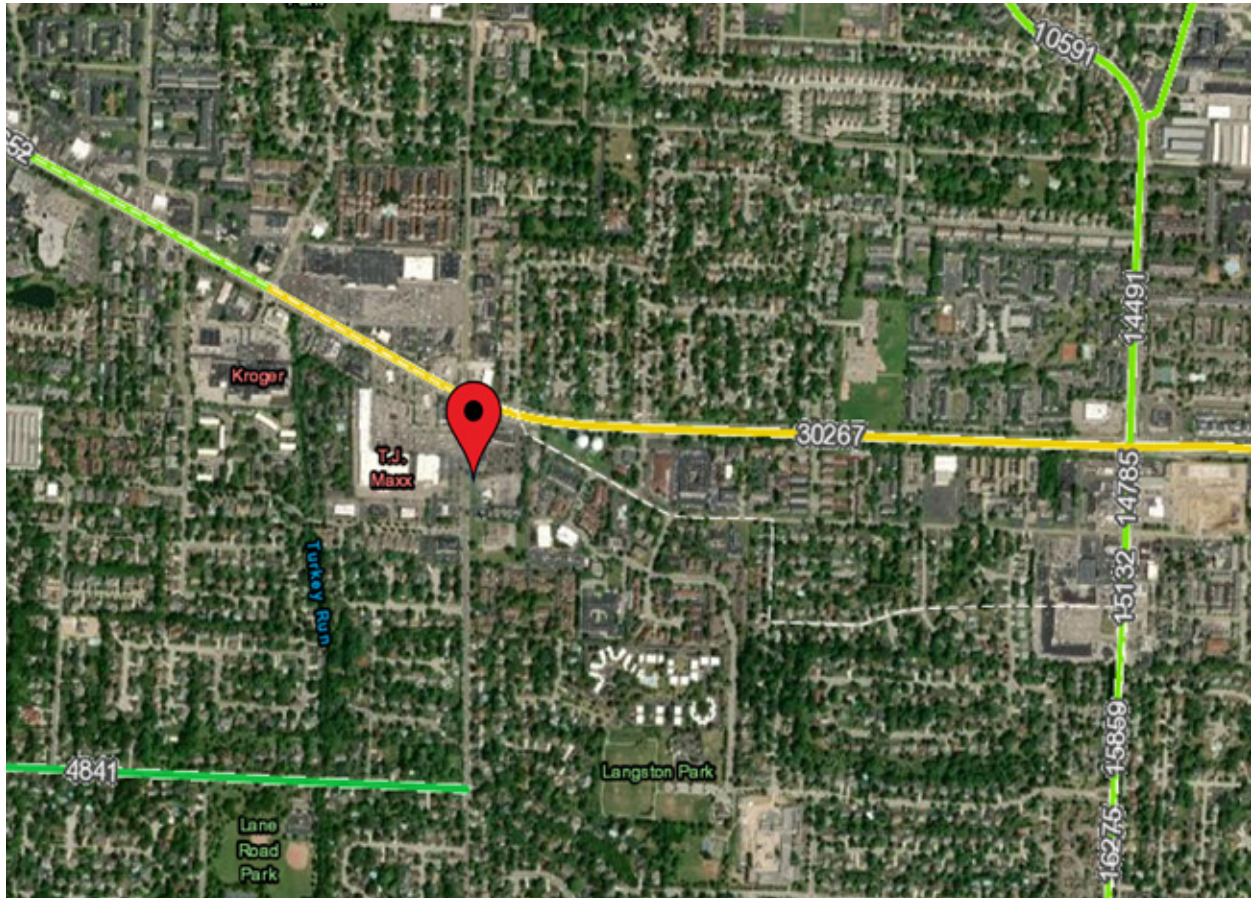
Spring Of China				
4720 Reed Rd, Upper Arlington, OH 43220				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2026 Projection	14,690	101,972	314,328	
2021 Estimate	14,429	98,711	302,747	
2010 Census	14,644	91,523	268,583	
Growth 2021 - 2026	1.81%	3.30%	3.83%	
Growth 2010 - 2021	-1.47%	7.85%	12.72%	
2021 Population by Hispanic Origin	897	4,261	14,540	
2021 Population	14,429	98,711	302,747	
White	11,027 76.42%	80,094 81.14%	240,056 79.29%	
Black	664 4.60%	4,831 4.89%	23,292 7.69%	
Am. Indian & Alaskan	25 0.17%	145 0.15%	624 0.21%	
Asian	2,313 16.03%	10,979 11.12%	30,313 10.01%	
Hawaiian & Pacific Island	2 0.01%	26 0.03%	85 0.03%	
Other	399 2.77%	2,637 2.67%	8,376 2.77%	
U.S. Armed Forces	13	85	253	
Households				
2026 Projection	6,936	46,487	136,194	
2021 Estimate	6,824	45,065	131,106	
2010 Census	6,988	42,211	117,301	
Growth 2021 - 2026	1.64%	3.16%	3.88%	
Growth 2010 - 2021	-2.35%	6.76%	11.77%	
Owner Occupied	3,455 50.63%	26,385 58.55%	69,191 52.77%	
Renter Occupied	3,369 49.37%	18,680 41.45%	61,916 47.23%	
2021 Households by HH Income	6,823	45,066	131,106	
Income: <\$25,000	1,007 14.76%	5,398 11.98%	18,592 14.18%	
Income: \$25,000 - \$50,000	1,477 21.65%	7,606 16.88%	22,538 17.19%	
Income: \$50,000 - \$75,000	1,319 19.33%	7,964 17.67%	23,948 18.27%	
Income: \$75,000 - \$100,000	682 10.00%	5,918 13.13%	17,148 13.08%	
Income: \$100,000 - \$125,000	558 8.18%	4,956 11.00%	14,421 11.00%	
Income: \$125,000 - \$150,000	365 5.35%	3,115 6.91%	8,887 6.78%	
Income: \$150,000 - \$200,000	478 7.01%	4,755 10.55%	12,383 9.45%	
Income: \$200,000+	937 13.73%	5,354 11.88%	13,189 10.06%	
2021 Avg Household Income	\$102,483	\$107,813	\$100,651	
2021 Med Household Income	\$67,933	\$81,611	\$75,692	



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Traffic Map



Traffic Count Report



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County Highlights

FRANKLIN COUNTY

DEMOGRAPHICS

 1,264,597
RESIDENTS

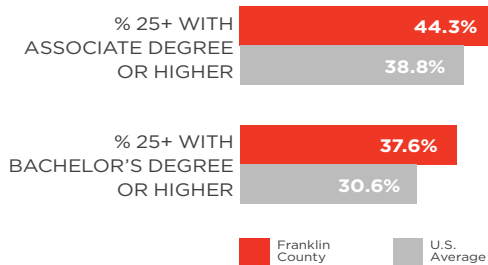
 33.8
MEDIAN AGE

 480,946
HOUSEHOLDS

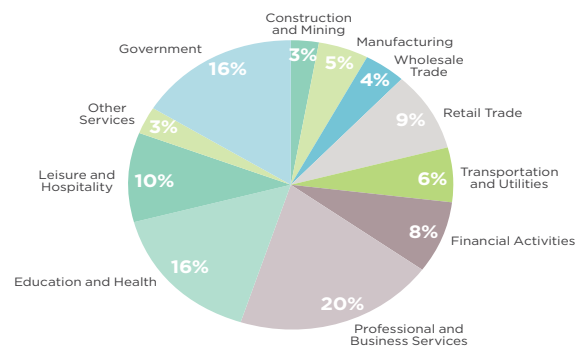
 \$52,341
MEDIAN HOUSEHOLD INCOME

WORKFORCE

4.1% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

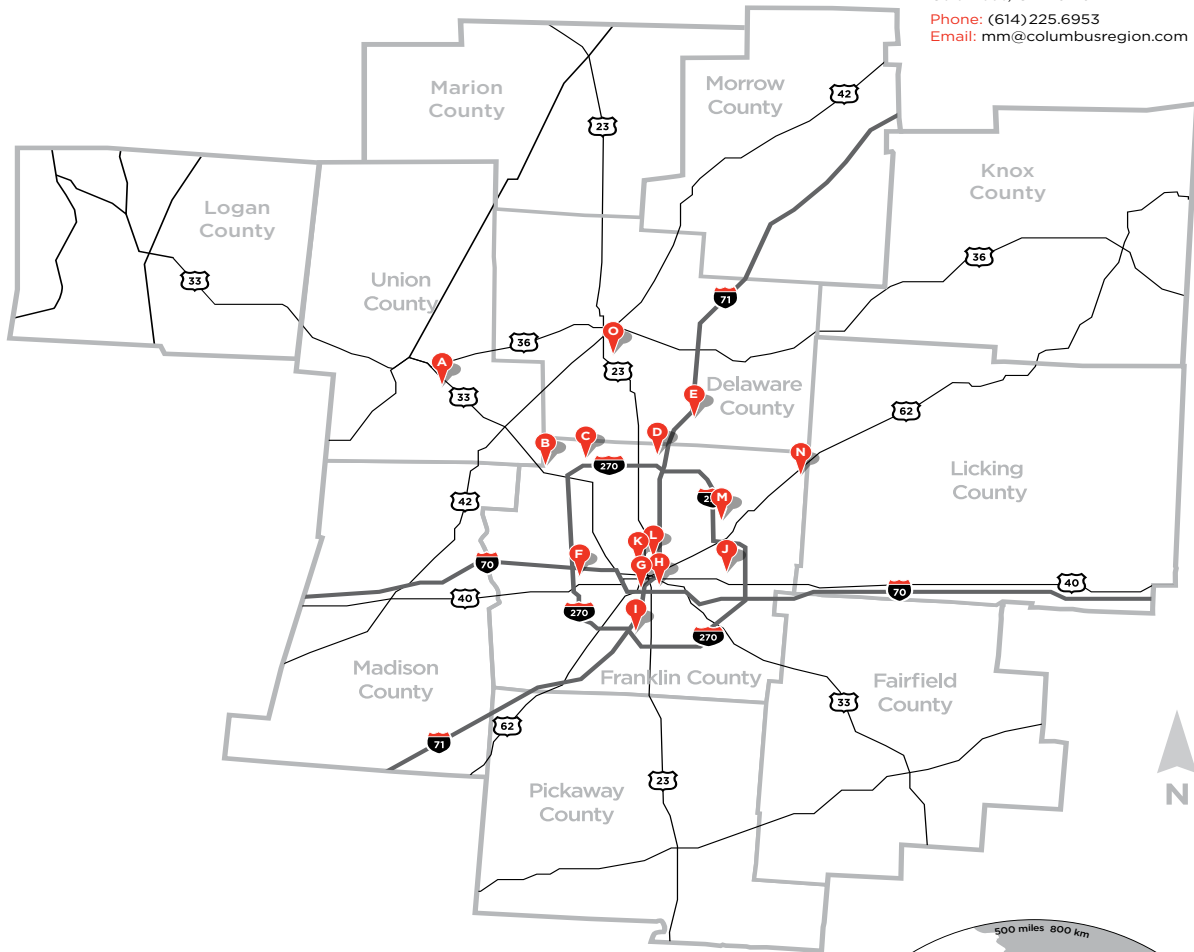
Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

Market Highlights

COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

THE COLUMBUS REGION

MATT McCOLLISTER
Vice President, Economic Development
150 South Front ST, Suite 200
Columbus, OH 43215
Phone: (614) 225.6953
Email: mm@columbusregion.com



— Interstate/Limited Access Highway
— Major US/State Highways

- | | |
|--|-----------------------------|
| A - Scotts Miracle-Gro Co. | I - Bob Evans Farms |
| B - Pacer | J - Retail Ventures Inc. |
| C - Cardinal Health | K - American Electric Power |
| D - Worthington Industries | L - Nationwide |
| E - Mettler-Toledo International, Inc. | M - Limited Brands |
| F - Big Lots | N - Abercrombie & Fitch |
| G - Huntington Bancshares | O - Greif |
| H - Hexion Specialty Chemicals/Momentive Performance Materials | |



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Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk.



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