



# FOR LEASE

Retail & Industrial Services Groups

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5800 Chantry Drive  
Columbus, OH 43232

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**RETAIL SERVICES:**

JON LEFFLER  
614 410 5638  
[jon.leffler@colliers.com](mailto:jon.leffler@colliers.com)

**INDUSTRIAL SERVICES:**

JONATHAN SCHUEN  
614 437 4495  
[jonathan.schuen@colliers.com](mailto:jonathan.schuen@colliers.com)

SHANE WOLOSHAN, SIOR  
614 410 5624  
[shane.woloshan@colliers.com](mailto:shane.woloshan@colliers.com)

JOEL YAKOVAC, SIOR  
614 410 5654  
[joel.yakovac@colliers.com](mailto:joel.yakovac@colliers.com)

MICHAEL LINDER, SIOR  
614 410 5628  
[michael.linder@colliers.com](mailto:michael.linder@colliers.com)

# EXECUTIVE SUMMARY

This stand-alone 210,341 SF building is located in a redeveloping market with immediate access to I-70. The property is located a 0.5 mile from I-70 and 1.5 miles from I-270.

The owner of this property has been a driver in the enhancement of neighboring properties and is offering this building for use to an industrial, retail, or office user. The property offers considerable flexibility including:

- Divisibility
- • Up to 3 acres of paved outdoor storage
- Can be leased as-is or owner will contribute significant capital to redevelop
- Fully air conditioned if desired
- Dock doors and drive-in doors
- Heavy parking (1,000 spots) for retail, pick and pack or call center
- Easy on/off access to I-70
- Front Room Furnishings occupies 129,341 SF of the building
- Generator back-up for entire building
- Access to 2 bus stops, one on the north end and one on south end of building
- Adjacent to one of the largest Honda dealerships in the country
- Tremendous signage opportunity and 3 entrances/access points to building

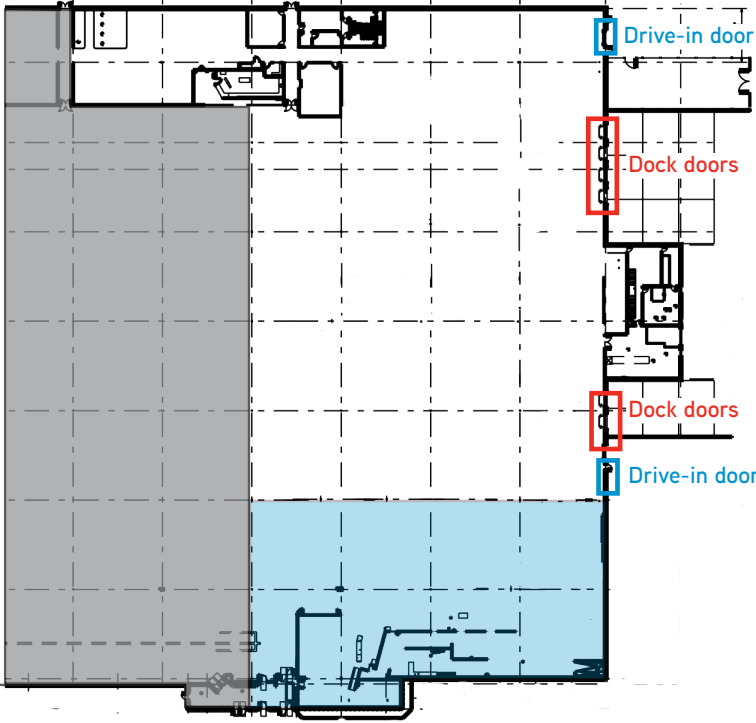
Address	5800 Chantry Drive, Columbus, OH 43232
Property Size	210,341 SF
Total SF Available	81,000+/- SF (divisible to 20,000 SF)
Ceiling Height	20'
Year Built	1986
Base Rental	\$3.50/SF NNN <del>\$3.25/SF NNN</del>
Operating Expenses	\$0.45 SF est.
Parcel ID	010-198708-00
Zoning City of Columbus	C-4, Commercial
Parking	1,000 +/- available, plus trailer parking
Traffic Count	53,333 per day on Brice Rd
CNG	Compressed Natural Gas station located on the premises and operated by landlord
Electricity	3 phase, 4 wire, 480/277 volt, 10,000 Amps
Column Width	49' x 49'
Drive in Doors	2 drive-in doors in available space
Dock Doors	6 (8'x8') dock doors (pit levelers on all 6 doors)
HVAC	Space is fully climate controlled with all new high efficiency HVAC systems and controls. 480V new HE HVAC
Sprinkler	Wet sprinkler system, 100 static psi, 85 residual psi
Lighting	Fluorescent lighting 277V T8 HE lighting

# SITE PLAN

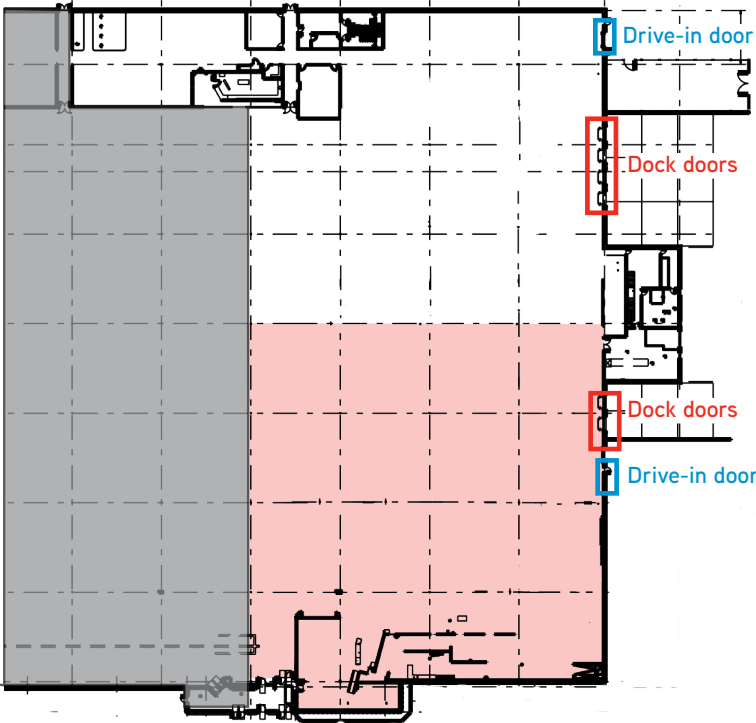


# SITE PLAN

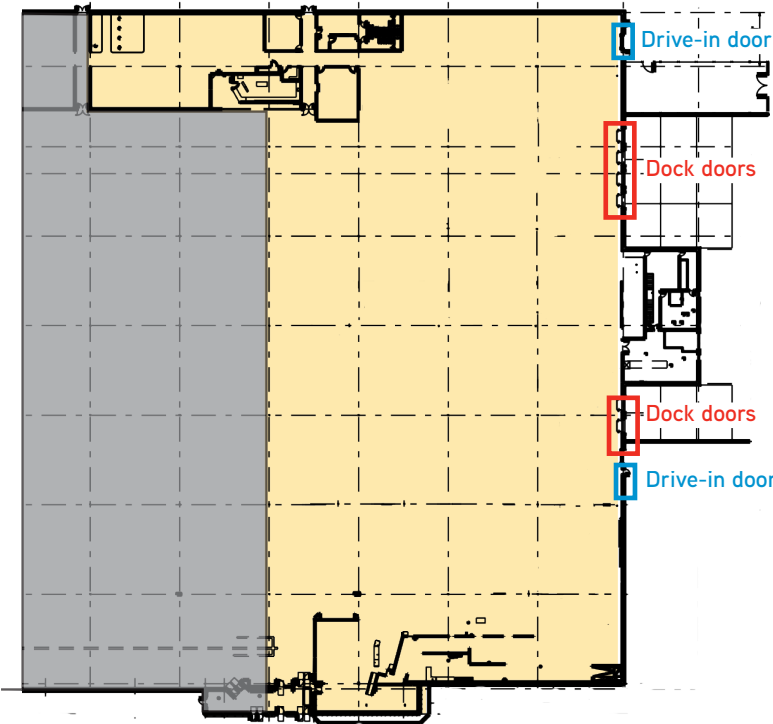
OPTION 1  
20,000± SF

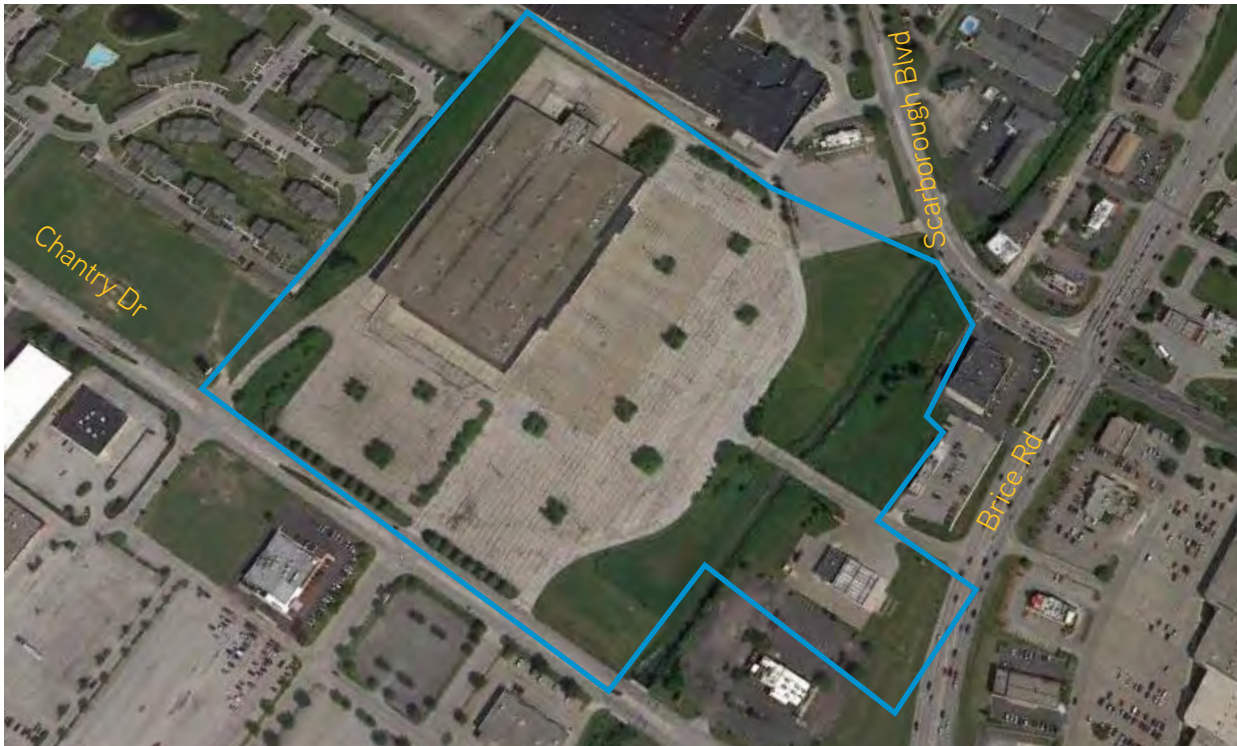


OPTION 2  
40,000± SF

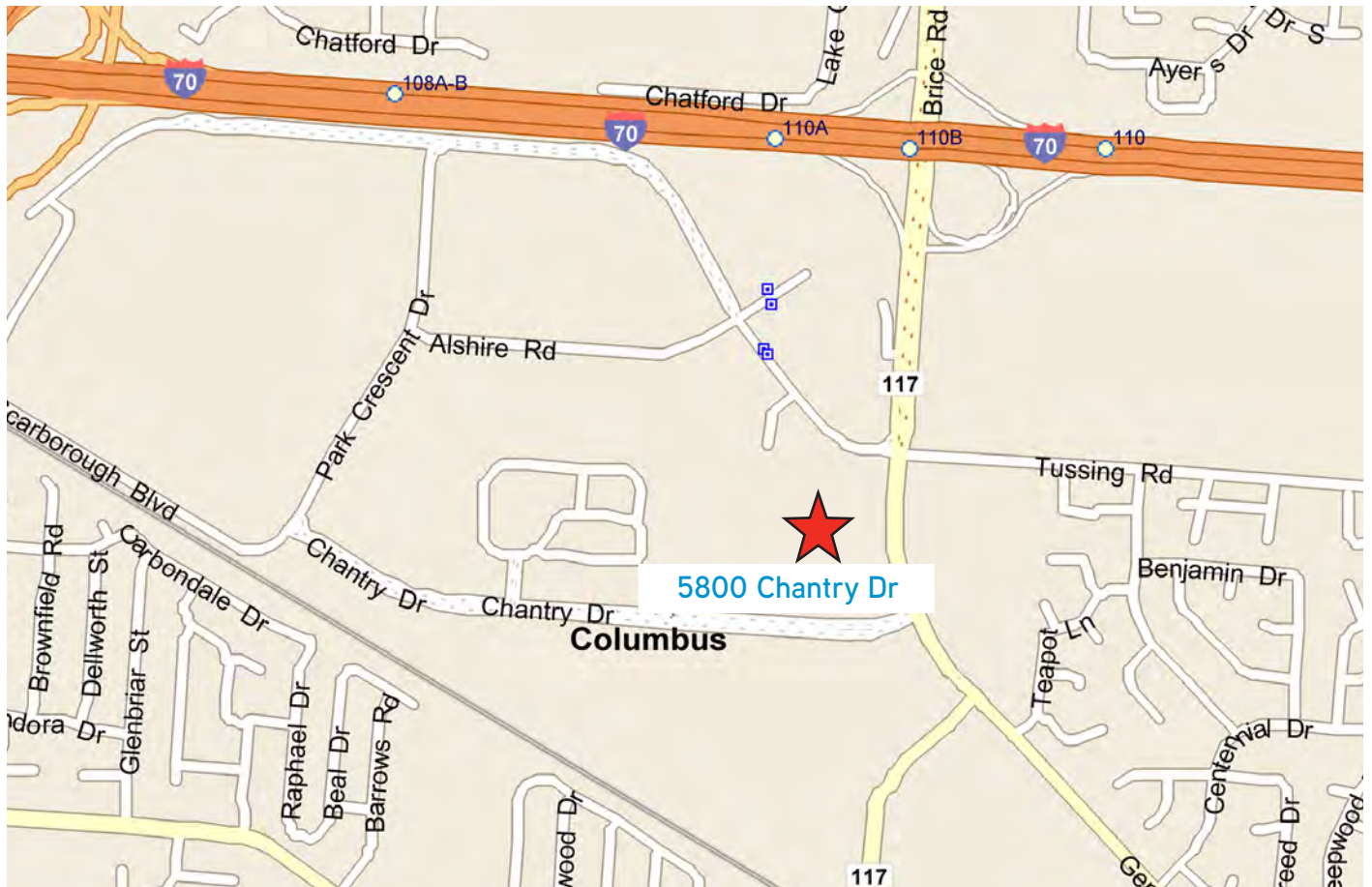
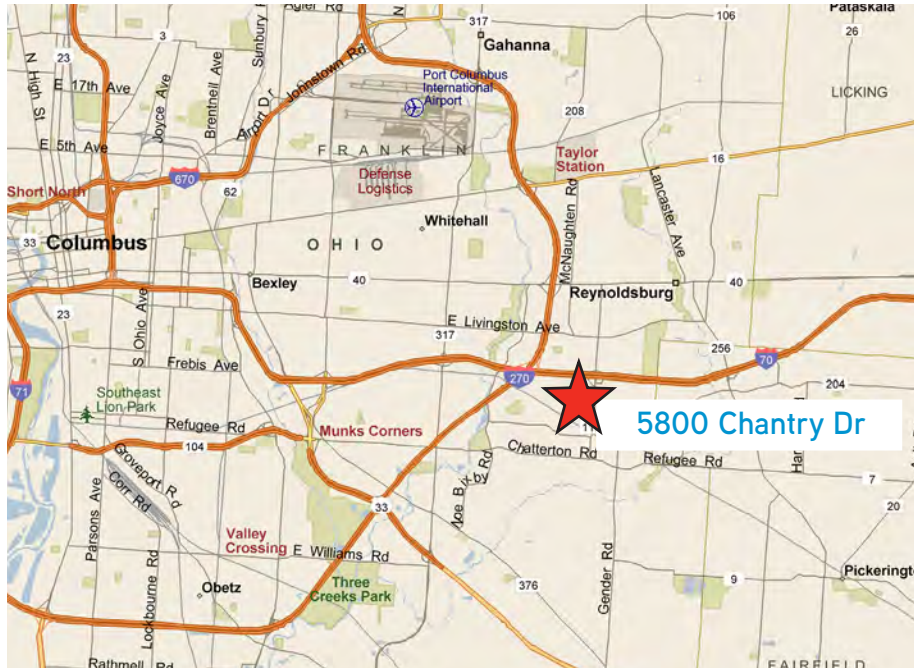


OPTION 3  
81,000± SF





# LOCATION MAPS





	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,581	80,992	179,432
2010 Population	11,460	90,032	206,327
2013 Population	11,601	92,380	211,280
2018 Population	12,075	97,112	221,325
2000-2010 Annual Rate	1.81%	1.06%	1.41%
2010-2013 Annual Rate	0.38%	0.80%	0.73%
2013-2018 Annual Rate	0.80%	1.00%	0.93%
2013 Male Population	46.8%	47.0%	47.3%
2013 Female Population	53.2%	53.0%	52.7%
2013 Median Age	30.5	33.7	34.7

In the identified area, the current year population is 211,280. In 2010, the Census count in the area was 206,327. The rate of change since 2010 was 0.73% annually. The five-year projection for the population in the area is 221,325 representing a change of 0.93% annually from 2013 to 2018. Currently, the population is 47.3% male and 52.7% female.

#### Median Age

The median age in this area is 34.7, compared to U.S. median age of 37.3.

#### Race and Ethnicity

2013 White Alone	34.6%	49.5%	54.4%
2013 Black Alone	56.1%	41.3%	36.6%
2013 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2013 Asian Alone	1.5%	1.7%	2.1%
2013 Pacific Islander Alone	0.1%	0.1%	0.1%
2013 Other Race	3.0%	3.1%	2.7%
2013 Two or More Races	4.4%	4.1%	3.9%
2013 Hispanic Origin (Any Race)	6.2%	6.0%	5.6%

Persons of Hispanic origin represent 5.6% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.5 in the identified area, compared to 62.1 for the U.S. as a whole.

#### Households

2000 Households	3,744	33,787	73,829
2010 Households	4,597	37,181	83,707
2013 Total Households	4,646	38,215	85,809
2018 Total Households	4,811	40,167	89,866
2000-2010 Annual Rate	2.07%	0.96%	1.26%
2010-2013 Annual Rate	0.33%	0.85%	0.77%
2013-2018 Annual Rate	0.70%	1.00%	0.93%
2013 Average Household Size	2.50	2.41	2.45

The household count in this area has changed from 83,707 in 2010 to 85,809 in the current year, a change of 0.77% annually. The five-year projection of households is 89,866, a change of 0.93% annually from the current year total. Average household size is currently 2.45, compared to 2.46 in the year 2010. The number of families in the current year is 53,318 in the specified area.



# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2013 Median Household Income	\$44,015	\$42,232	\$44,721
2018 Median Household Income	\$53,969	\$52,465	\$54,194
2013-2018 Annual Rate	4.16%	4.44%	3.92%
<b>Average Household Income</b>			
2013 Average Household Income	\$54,369	\$53,416	\$57,666
2018 Average Household Income	\$62,151	\$61,422	\$65,845
2013-2018 Annual Rate	2.71%	2.83%	2.69%
<b>Per Capita Income</b>			
2013 Per Capita Income	\$21,855	\$22,055	\$23,516
2018 Per Capita Income	\$24,878	\$25,336	\$26,833
2013-2018 Annual Rate	2.62%	2.81%	2.67%

## Households by Income

Current median household income is \$44,721 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$54,194 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$57,666 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$65,845 in five years, compared to \$83,667 for all U.S. households

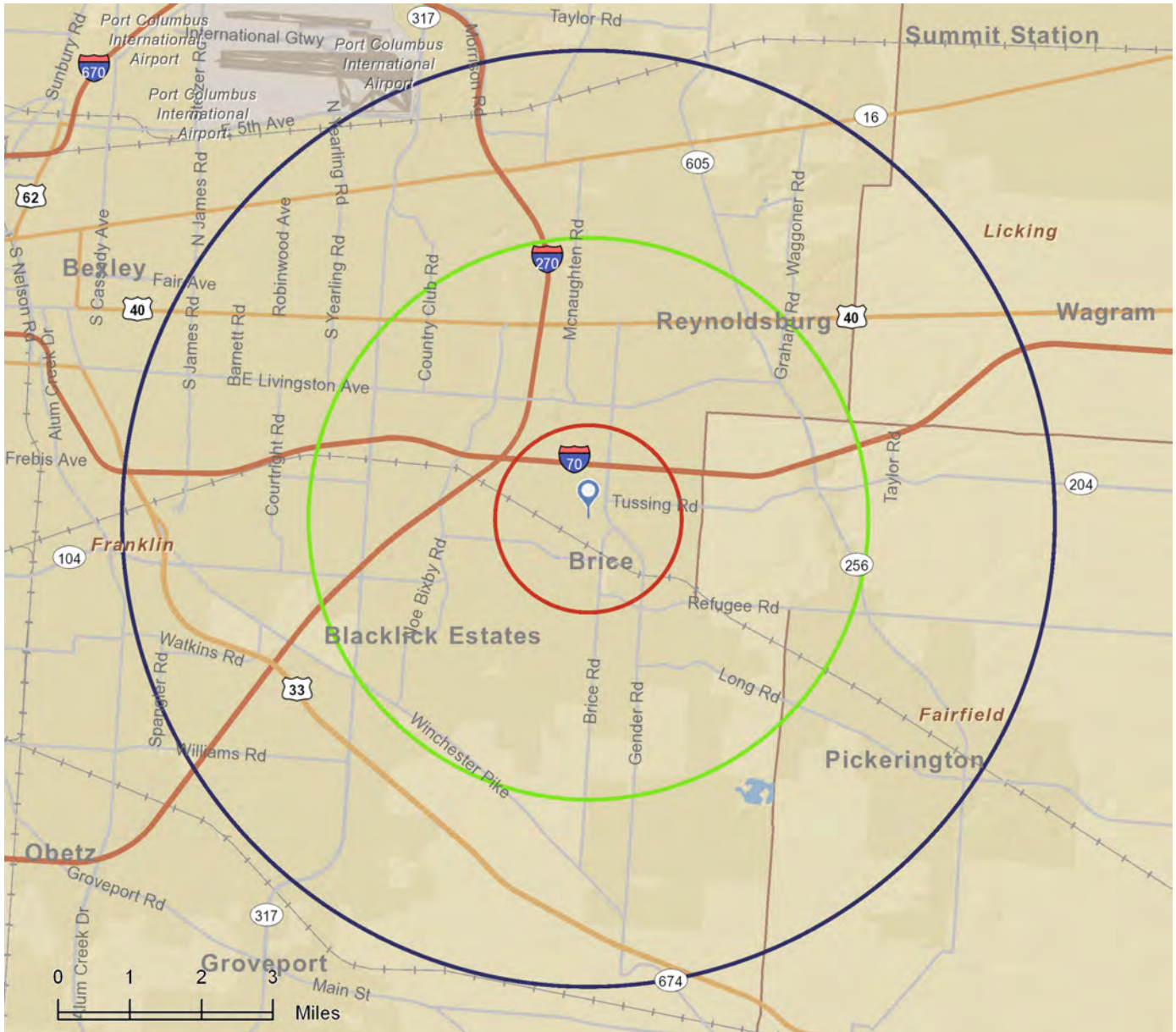
Current per capita income is \$23,516 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$26,833 in five years, compared to \$32,073 for all U.S. households

## Housing

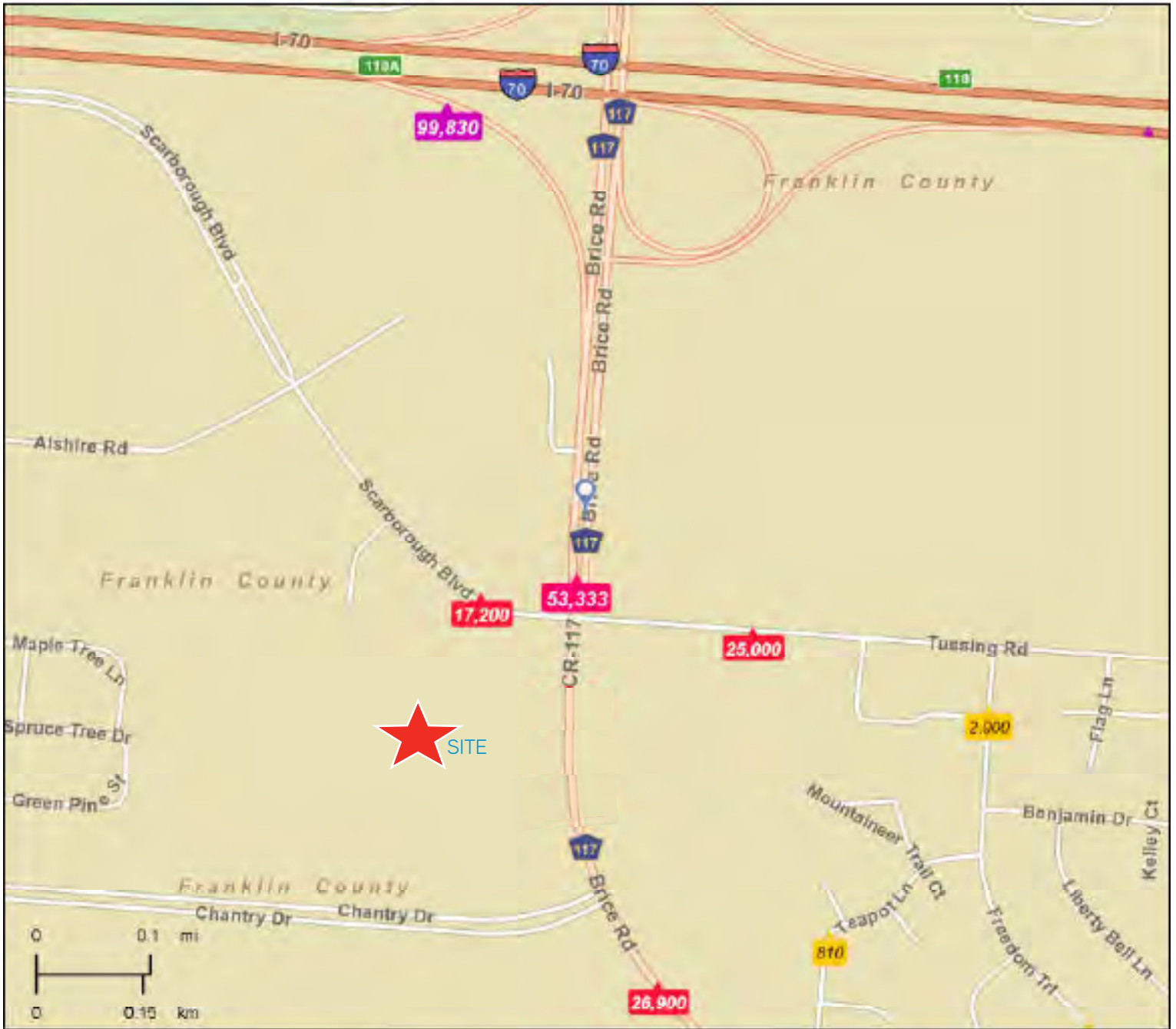
2000 Total Housing Units	4,013	35,847	78,433
2000 Owner Occupied Housing Units	2,218	18,232	42,397
2000 Owner Occupied Housing Units	1,526	15,555	31,432
2000 Vacant Housing Units	269	2,060	4,604
2010 Total Housing Units	4,992	41,687	92,971
2010 Owner Occupied Housing Units	2,242	18,218	45,607
2010 Renter Occupied Housing Units	2,355	18,963	38,100
2010 Vacant Housing Units	395	4,506	9,264
2013 Total Housing Units	5,054	42,406	94,700
2013 Owner Occupied Housing Units	2,201	17,921	45,096
2013 Renter Occupied Housing Units	2,445	20,293	40,713
2013 Vacant Housing Units	408	4,191	8,891
2018 Total Housing Units	5,236	43,784	97,805
2018 Owner Occupied Housing Units	2,344	19,173	48,017
2018 Renter Occupied Housing Units	2,467	20,993	41,849
2018 Vacant Housing Units	425	3,617	7,939

Currently, 47.6% of the 94,700 housing units in the area are owner occupied; 43.0%, renter occupied; and 9.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 92,971 housing units in the area - 49.1% owner occupied, 41.0% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 0.82%. Median home value in the area is \$139,836, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 3.09% annually to \$162,821.

# DEMOGRAPHICS



# DEMOGRAPHICS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day





Colliers International  
Greater Columbus Region

Two Miranova Place  
Suite 900  
Columbus, Ohio 43215

+1 614 436 9800

[www.colliers.com](http://www.colliers.com)

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