

For Lease: \$1500 per month
2611 Parsons Ave
Columbus OH 43207



PROPERTY FEATURES;

- Lot for lease with approximately 0.25 Acre
- Great location with many different purposes including a car lot
- This land includes a manufactured home that is available for lease
- Across from intersection of Corr Rd and Parsons

BEST CORPORATE REAL ESTATE
VALERIE TIVIN
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT.10
VTIVIN@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.

Status: Active
List Number: 219030739

List Price: \$1,500
Original List Price: 1,500
Showing Start Date: 08/15/2019
VT:



Parcel #: 010-190407
Addl Parcel Numbers:
Previous Use:
Tax District: 010

Traffic Count PerDay:
Zoning: Commercial

Acreage: 0.25
Minimum Acreage: 0.2
Minimum SF Avail:
Tillable Acres:
Lot Size (Front):

Lot Size (Side):
Lot Characteristics:
Max Contiguous SF Av:
Road Frontage:
Useable Acres:

Res Dwelling/Other Structure: No
of Dwellings: 0
Year Built: 0
Building Sq Ft:

Year Remodeled:
of Buildings: 0
Built Prior to 1978: No
Possession: closing

General Information

Address: 2611 Parsons Avenue
Between Street: Southard Drive & Dering Ave
Subdiv/Cmplx/Comm:
Dist To Intersxn:

Unit/Suite #:
City: Columbus
County: Franklin
Multiple Parcels:

Zip Code: 43207
Corp Limit: Columbus
Township: None
School District: COLUMBUS CSD 2503 FRA CO.

Financials

Gross Income:
Tax Abatement: No
Taxes (Yrly): 3,124
For Sale: No
For Lease: Yes
For Exchange: No

Tax Incentive:
Abatement End Date:
Tax Year: 2019
Price Per Acre:
Addl Acceptance Cond: None Known

Net Operating Income:
Total Expenses:
Assessment:
Mortgage Balance:

Features

Services Available:
Construction:
Miscellaneous:
MLS Primary PhotoSrc: Realtor Provided

Property Description

Total of approximately 0.25 acre for lease at \$1500 per month. Great location for many different uses including a car lot. This lease can include access to manufactured home that is currently on site. The existing home to the back of the lot is not included in this lease. Tenant to pay utilities.

Sold Info

Sold Date:

DOM: 1

SP:

Sold Non-MLS: No

Selling Brokerage Lic #:

SlrCns:

SlrAst:

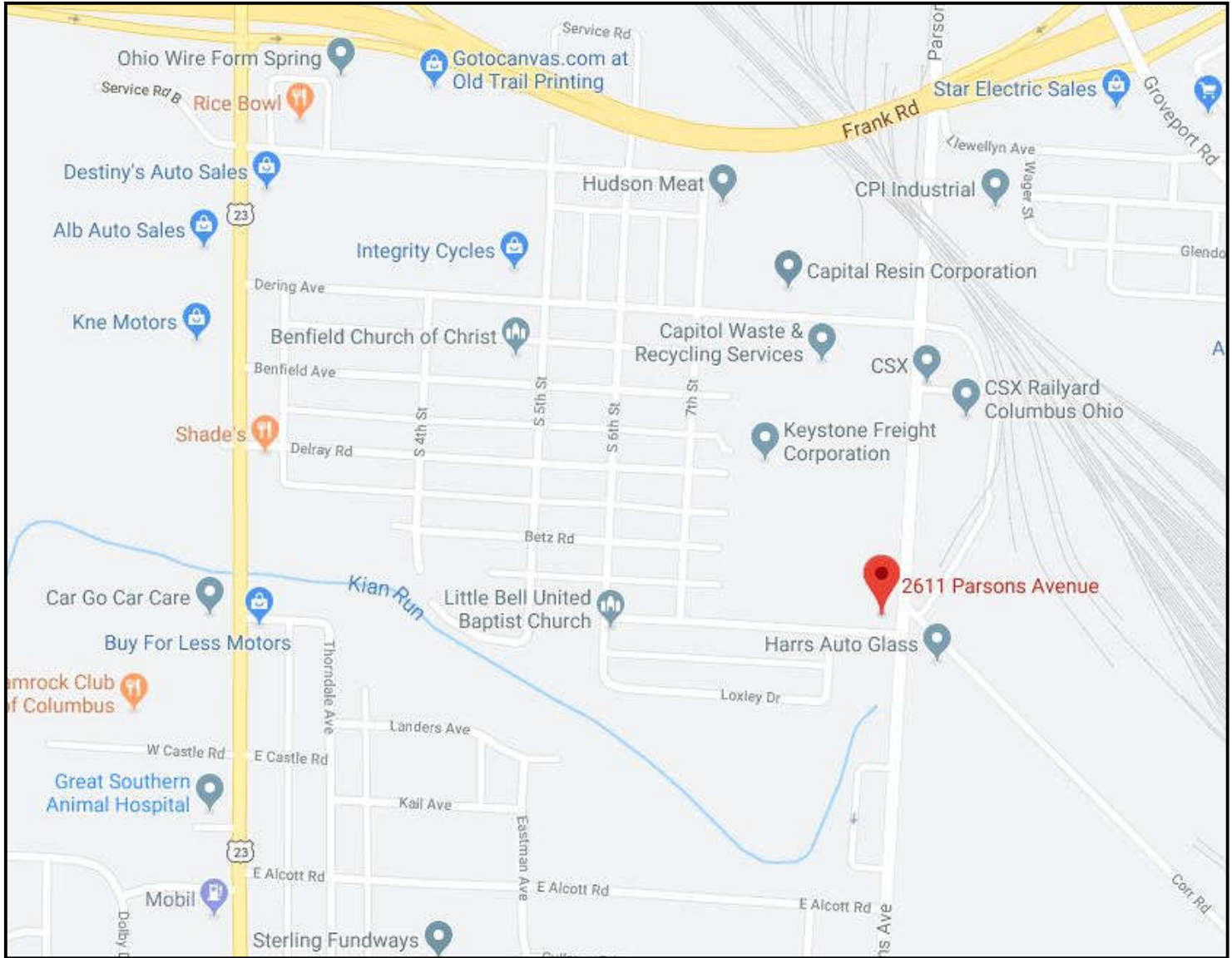
Sold Non-MLS: No

August 15, 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 Thursday, August 15, 2019 1:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

For Lease: 2611 Parsons Ave Columbus OH 43207

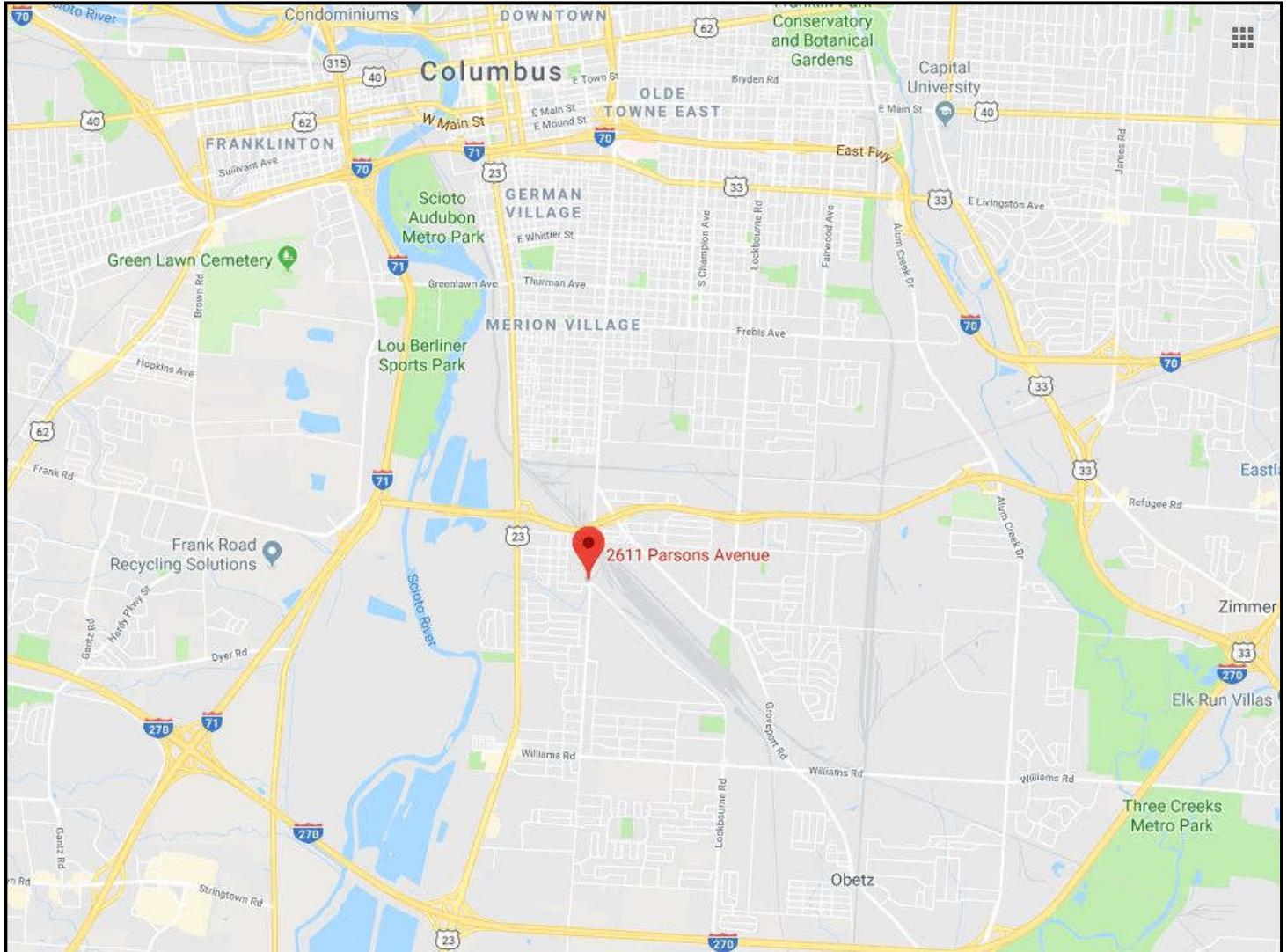


BEST CORPORATE REAL ESTATE
VALERIE TIVIN
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT.10
VTIVIN@BESTCORPORATEREALESTATE.COM



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.

For Lease: 2611 Parsons Ave Columbus OH 43207



BEST CORPORATE REAL ESTATE
VALERIE TIVIN
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT.10
VTIVIN@BESTCORPORATEREALESTATE.COM

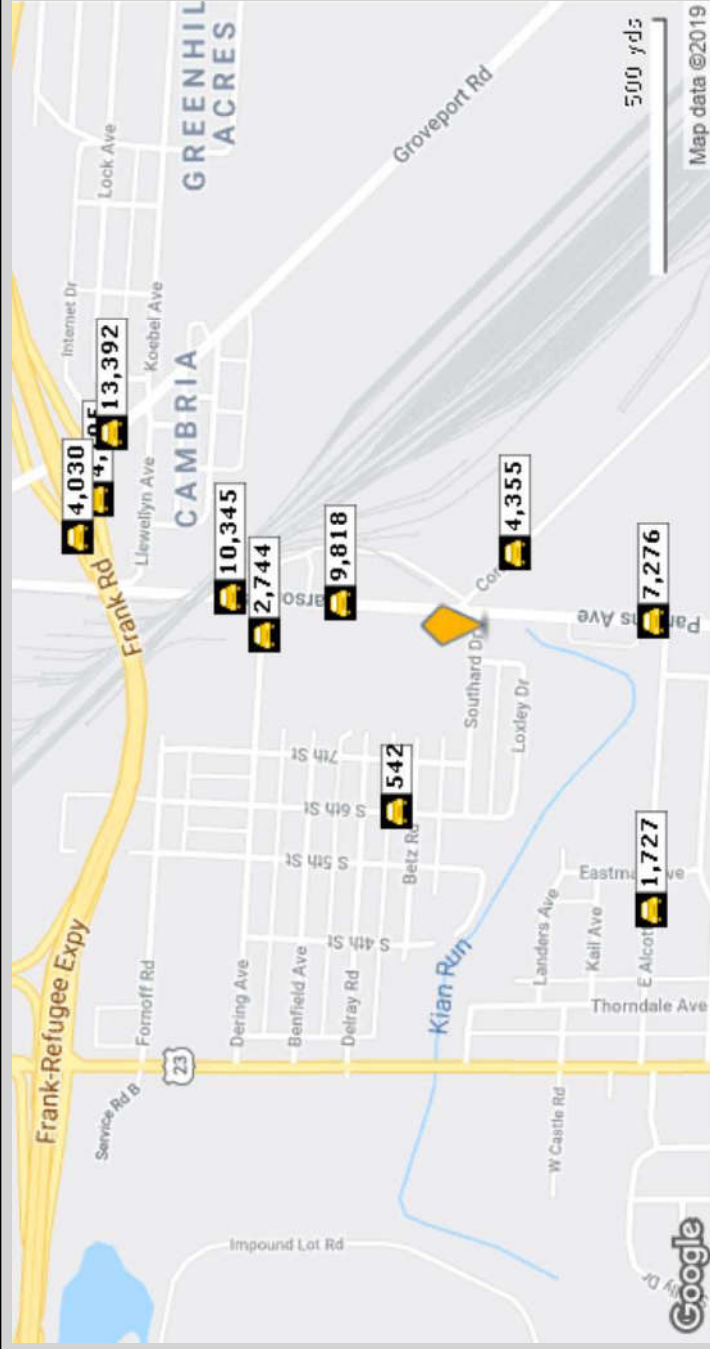


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Traffic Count Report

Budget Truck Rental
 2625 Parsons Ave, Columbus, OH 43207

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **7,406 SF**
 Year Built: **1966**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Corr Rd	Parsons Ave	0.09 NW	2018	4,355	MPSI	.09
2 Parsons Ave	Dering Ave	0.09 N	2012	9,818	Converte	.17
3 Parsons Ave	E Alcott Rd	0.02 S	2018	7,276	MPSI	.18
4 S 6th St	Betz Rd	0.02 S	2018	542	MPSI	.23
5 Dering Ave	Parsons Ave	0.04 E	2012	2,744	Converte	.26
6 Parsons Ave	Dering Ave	0.04 S	2012	10,345	Converte	.30
7 E Alcott Rd	Eastman Ave	0.04 E	2018	1,727	MPSI	.37
8 Frank Rd	Groveport Rd	0.06 NE	2014	4,105	AADT	.47
9 Frank Rd	Parsons Ave	0.07 SW	2018	4,030	MPSI	.48
10 Groveport Rd	Llewellyn Ave	0.06 SE	2018	13,392	MPSI	.48



Demographic Summary Report

Budget Truck Rental

2625 Parsons Ave, Columbus, OH 43207

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **7,406 SF**
 Year Built: **1966**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	6,047	77,969	247,073
2019 Estimate	5,716	72,969	230,708
2010 Census	5,191	61,025	191,267
Growth 2019 - 2024	5.79%	6.85%	7.09%
Growth 2010 - 2019	10.11%	19.57%	20.62%
2019 Population by Hispanic Origin	126	2,568	8,923
2019 Population	5,716	72,969	230,708
White	4,894 85.62%	44,171 60.53%	135,223 58.61%
Black	612 10.71%	24,482 33.55%	81,189 35.19%
Am. Indian & Alaskan	12 0.21%	301 0.41%	862 0.37%
Asian	54 0.94%	1,398 1.92%	5,119 2.22%
Hawaiian & Pacific Island	2 0.03%	15 0.02%	140 0.06%
Other	142 2.48%	2,602 3.57%	8,174 3.54%
U.S. Armed Forces	0	9	70
Households			
2024 Projection	2,374	30,930	103,294
2019 Estimate	2,251	28,911	96,265
2010 Census	2,086	24,291	79,106
Growth 2019 - 2024	5.46%	6.98%	7.30%
Growth 2010 - 2019	7.91%	19.02%	21.69%
Owner Occupied	1,464 65.04%	15,227 52.67%	45,487 47.25%
Renter Occupied	787 34.96%	13,684 47.33%	50,778 52.75%
2019 Households by HH Income	2,251	28,911	96,264
Income: <\$25,000	736 32.70%	8,189 28.32%	28,177 29.27%
Income: \$25,000 - \$50,000	674 29.94%	7,299 25.25%	23,546 24.46%
Income: \$50,000 - \$75,000	494 21.95%	6,343 21.94%	18,207 18.91%
Income: \$75,000 - \$100,000	187 8.31%	3,014 10.43%	10,222 10.62%
Income: \$100,000 - \$125,000	65 2.89%	1,565 5.41%	6,772 7.03%
Income: \$125,000 - \$150,000	88 3.91%	779 2.69%	3,100 3.22%
Income: \$150,000 - \$200,000	7 0.31%	761 2.63%	2,824 2.93%
Income: \$200,000+	0 0.00%	961 3.32%	3,416 3.55%
2019 Avg Household Income	\$45,688	\$60,366	\$62,135
2019 Med Household Income	\$37,865	\$45,651	\$45,149



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.