

For Sale: \$135,000
1828 Harrisburg Pike
Grove City, OH 43123



PROPERTY FEATURES:

- Former service station and then automotive repair shop for sale
- Highly visible corner lot at the corner of Frank Rd and Harrisburg Pike
- Two service bays and office area
- This building is 1,260 SF located on a 0.23 acre lot
- Sale is “As-Is” with no repairs or inspection provided by the seller
- Buyer may conduct their own environmental review

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Customer Full**Commercial-Automotive**

List Number: 219045620 **Status:** Active **List Price:** \$135,000
Listing Service: **Showing Start Date:** 12/18/2019
Original List Price: \$135,000 **List Price Sqft:** \$107.14
VT:

Parcel #: 140-005502 **Previous Use:** Automotive
Use Code: 452 - AUTO SERVICE STATION **Tax District:** 140 **Zoning:**
For Sale: Yes **For Lease:** No **Exchange:** No
Occupancy Rate: **Mortgage Balance:**
Gross Income: 0 **Assoc/Condo Fee:**
Total Op Expenses: 0 **Addl Acc Cond:** None Known
NOI: 0

Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): 3,132 **Tax Year:** 2019 **Possession:** closing
Assessment:

General Information

Address: 1828 Harrisburg Pike **Unit/Suite #:** **Zip Code:** 43123 **Tax District:** 140
Between Street: Frank Rd & Bohnburg Avenue **City:** Grove City **Corp Limit:** None
Complex: **County:** Franklin **Township:** Franklin
Dist To Interchange: 1.2 **Multi Parcels/Sch Dis:** **Near Interchange:** I-270 Harrisburg Pk

Building Information

Total SqFt Available: 1,260 **Minimum Sqft Avail:** 1,260 **Max Cont Sqft Avail:** 1,260
Bldg Sq Ft: 1,260 **Acreage:** 0.23 **Lot Size:**
Floors Above Ground: 1 **# Units:** 1 **Parking Ratio/1000:**
of Docks: 0 **# Drive-In Doors:** 2 **Total Parking:**
Year Built: 1954 **Year Remodeled:** **Bay Size:**
Traffic Count/PerDay: **Ceiling Height Ft:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 0 **Term Desired:**
Expenses Paid by L: **Will LL Remodel:**
T Reimburses L: Curr Yr Est \$/SF TRL: 0 **Finish Allow/SQFT \$:**
T Contracts Directly: **Pass Exp Over BaseYr:**
Curr Yr Est \$/SF TRL: 0 **Exp Stop \$:**
Curr Yr Est \$/SF LL:

Features

Heat Fuel: **Electric:**
Heat Type: **Misc Int & Ext Info:**
Electric:
Services Available: Electric; Gas; Sanitary Sewer; Storm Sewer; Water
Construction:
Sprinkler: None
Multi Use: Automotive
New Financing: **MLS Primary PhotoSrc:** Realtor Provided

Property Description

Former service station and then used for automotive repair, available for sale. This is a highly visible corner lot at the corner of Frank Rd and Harrisburg Pike, with 2 service bays and office area. The building is 1,260 Sf sitting on a .23 acre lot. Sale is "as-is" with no repairs or inspections provided by the seller. Buyer may conduct their own environmental review.

Sold Info

Sold Date: **DOM:** 1 **SP:**
Sold Non-MLS: No
SrCns: **SrAst:**

Sold Non-MLS: No
December 18, 2019

Prepared by: Randy J Best

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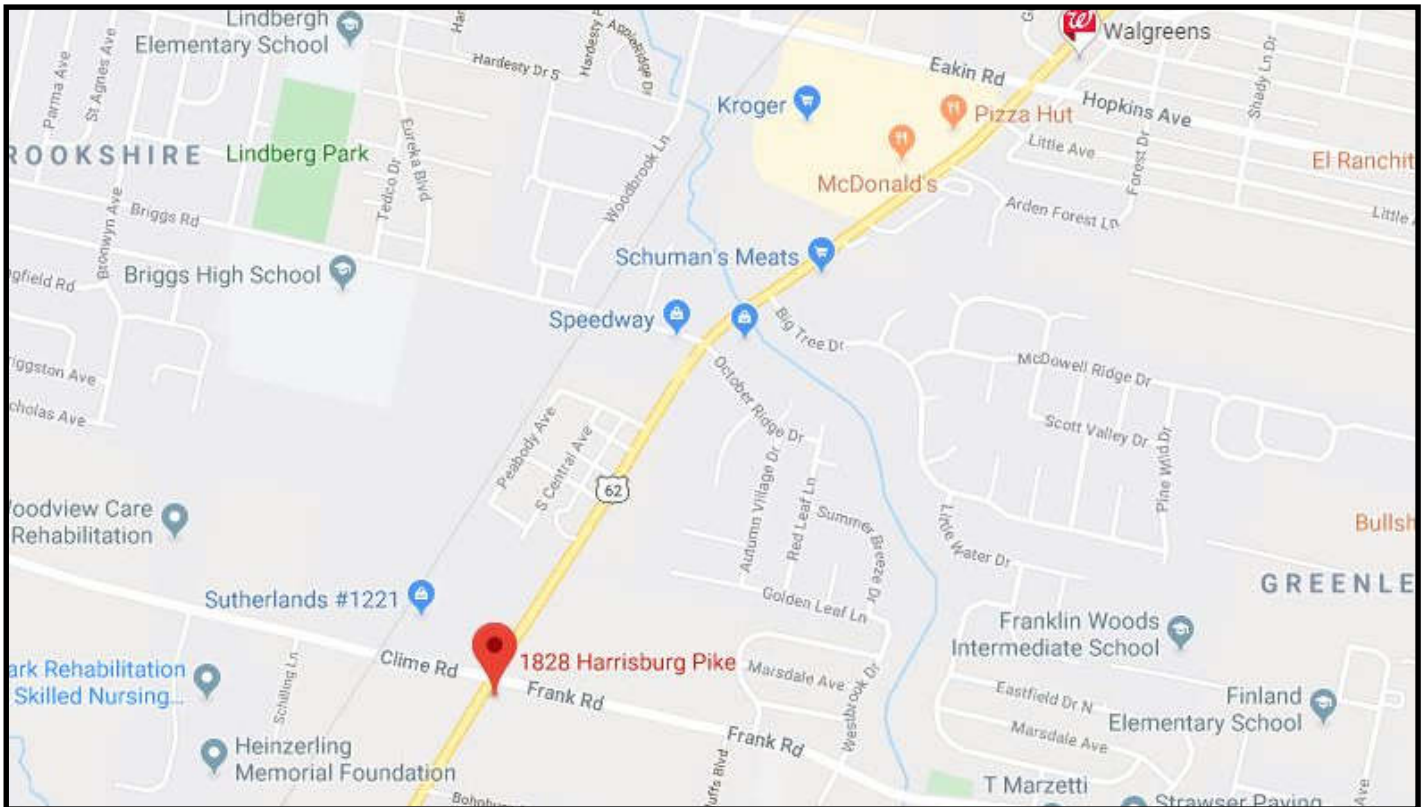


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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

For Sale: 1828 Harrisburg Pike Grove City, OH 43123



Traffic Count Report

1828 Harrisburg Pike, Grove City, OH 43123

Building Type: **General Retail**

Secondary: **Auto Repair**

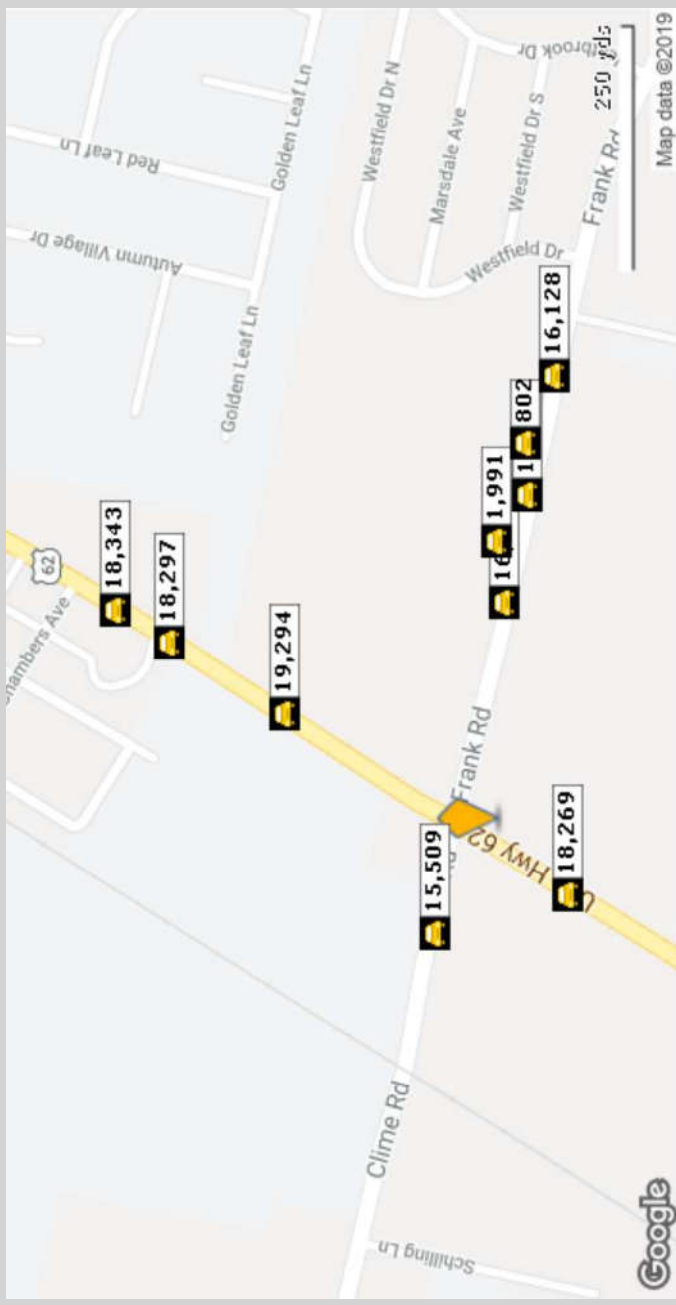
GLA: **1,260 SF**

Year Built: **1954**

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 Harrisburg Pike	Clime Rd	0.08 NE	2018	18,269	MPSI	.06
2 Clime Rd	Harrisburg Pike	0.07 E	2018	15,509	MPSI	.08
3 Frank Rd	Harrisburg Pike	0.13 W	2018	16,291	MPSI	.13
4 Harrisburg Pike	Franklin Ave	0.07 NE	2018	19,294	MPSI	.14
5 Frank Rd	Big Run Bluffs Blvd	0.14 E	2018	1,991	MPSI	.17
6 Frank Rd	Big Run Bluffs Blvd	0.11 E	2012	16,263	AADT	.19
7 Harrisburg Pike	Franklin Ave	0.01 SW	2015	18,297	AADT	.22
8 Frank Rd	Big Run Bluffs Blvd	0.08 E	2018	802	MPSI	.22
9 Harrisburg Pike	Chambers Ave	0.03 NE	2015	18,343	AADT	.26
10 Frank Rd	Big Run Bluffs Blvd	0.04 E	2012	16,128	AADT	.26



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12/18/2019

Demographic Summary Report

1828 Harrisburg Pike, Grove City, OH 43123

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Auto Repair** % Leased: **100%**
 GLA: **1,260 SF** Rent/SF/Yr: **-**
 Year Built: **1954**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	12,197	113,792	275,556
2019 Estimate	11,723	107,685	258,715
2010 Census	11,811	97,705	223,320
Growth 2019 - 2024	4.04%	5.67%	6.51%
Growth 2010 - 2019	-0.75%	10.21%	15.85%
2019 Population by Hispanic Origin	567	7,089	19,181
2019 Population	11,723	107,685	258,715
White	9,781 83.43%	81,007 75.23%	201,027 77.70%
Black	1,171 9.99%	18,831 17.49%	39,932 15.43%
Am. Indian & Alaskan	57 0.49%	588 0.55%	1,254 0.48%
Asian	393 3.35%	2,885 2.68%	7,050 2.73%
Hawaiian & Pacific Island	1 0.01%	159 0.15%	251 0.10%
Other	320 2.73%	4,215 3.91%	9,202 3.56%
U.S. Armed Forces	7	19	64
Households			
2024 Projection	4,511	41,908	113,388
2019 Estimate	4,361	39,671	106,355
2010 Census	4,543	36,371	91,589
Growth 2019 - 2024	3.44%	5.64%	6.61%
Growth 2010 - 2019	-4.01%	9.07%	16.12%
Owner Occupied	3,210 73.61%	21,375 53.88%	51,846 48.75%
Renter Occupied	1,151 26.39%	18,296 46.12%	54,509 51.25%
2019 Households by HH Income	4,362	39,670	106,356
Income: <\$25,000	768 17.61%	12,291 30.98%	26,530 24.94%
Income: \$25,000 - \$50,000	1,246 28.56%	10,422 26.27%	25,911 24.36%
Income: \$50,000 - \$75,000	1,196 27.42%	8,202 20.68%	21,081 19.82%
Income: \$75,000 - \$100,000	670 15.36%	4,747 11.97%	12,576 11.82%
Income: \$100,000 - \$125,000	325 7.45%	2,298 5.79%	8,167 7.68%
Income: \$125,000 - \$150,000	67 1.54%	867 2.19%	3,902 3.67%
Income: \$150,000 - \$200,000	64 1.47%	624 1.57%	4,188 3.94%
Income: \$200,000+	26 0.60%	219 0.55%	4,001 3.76%
2019 Avg Household Income	\$58,515	\$51,062	\$67,262
2019 Med Household Income	\$53,211	\$42,411	\$50,793



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!

Source: Columbus Chamber of Commerce

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