

Investment Property for Sale

9,320 +/- Sq. Ft. Retail Center
SPRINT CENTER

2363-67 S Hamilton Rd, Columbus, Ohio 43232



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

Offered By:

G. Franklin Hinkle, II
10 N. High St. Suite 401
Columbus, Ohio 43215

614-204-4358

www.rweiler.com

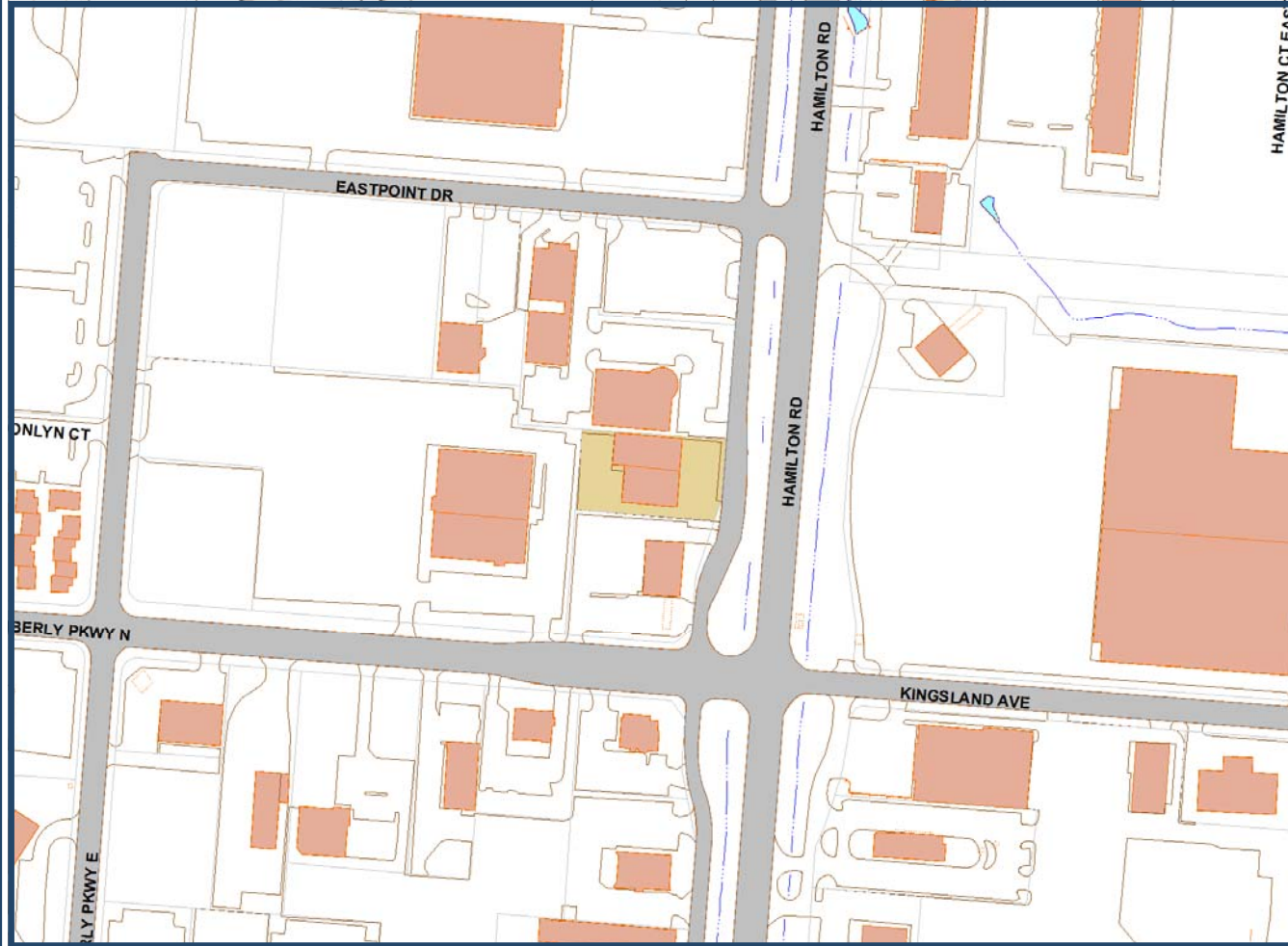
This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, 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 of 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.

Table of Contents

| | |
|-------------------------------|-----------|
| Offering Memorandum | 4 |
| Executive Summary | 4 |
| Property Description | 5 |
| Investment Description | 6 |
| Site Plan | 7 |
| Property Location | 9 |
| Ariel Map | 9 |
| Street Map | 10 |
| City Highlights | 11 |
| Demographics | 12 |
| Traffic Counts | 14 |



OFFERING MEMORANDUM

EXECUTIVE SUMMARY:

9,320± Sq. Ft. Retail Center available on S Hamilton Road. The Sprint Center, located on the west side of Hamilton Road, features three tenant spaces and great signage, perfect for the investment savvy. This center is in a high traffic area, just north of Eastland Mall, with excellent visibility on S Hamilton Road.

For more information contact:
G. Franklin Hinkle, II at 614-204-4358



PROPERTY DESCRIPTION



Address: Sprint Center
2363-2367 S Hamilton Road
Columbus, Ohio 43232

Year Built: 1974

Frontage: 95 Feet on S Hamilton Road

PID: 010-038278

Parking: 29 Free Surface Spaces

Location: West side of S Hamilton Road
North of Kimberly Drive
East Columbus

Sale Price: \$700,000

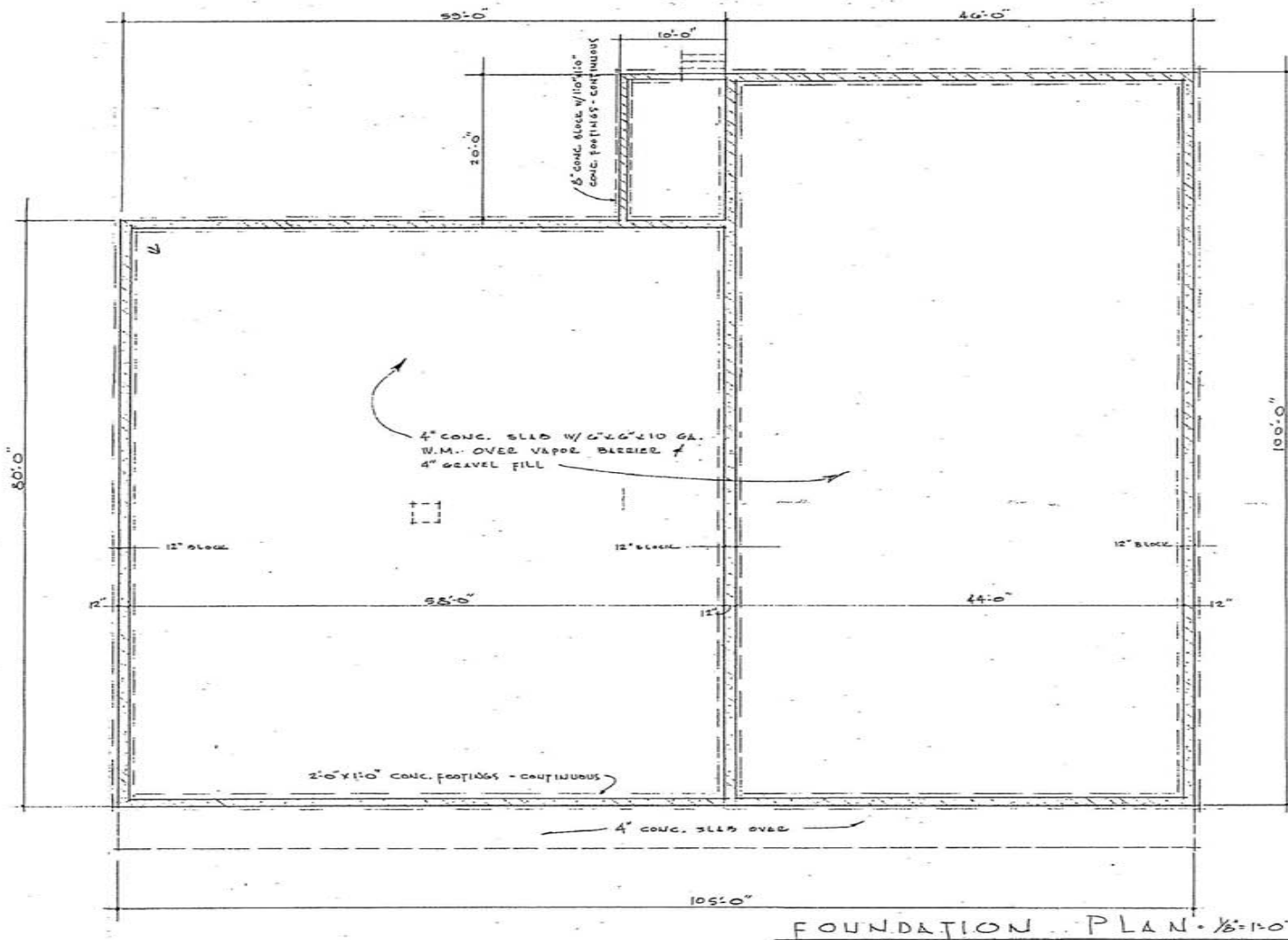
Zoning: C4—Commercial

Building Size: 9,320 +/-Sq. Ft.

Signage: Facia and Pylon Signage Available

Unit Breakdown:
2363 S Hamilton Rd.: 4,600 Sq. Ft.
2365 S Hamilton Rd.: 2,360 Sq. Ft.
2367 S Hamilton Rd.: 2,360 Sq. Ft.

BUILDING PLAN



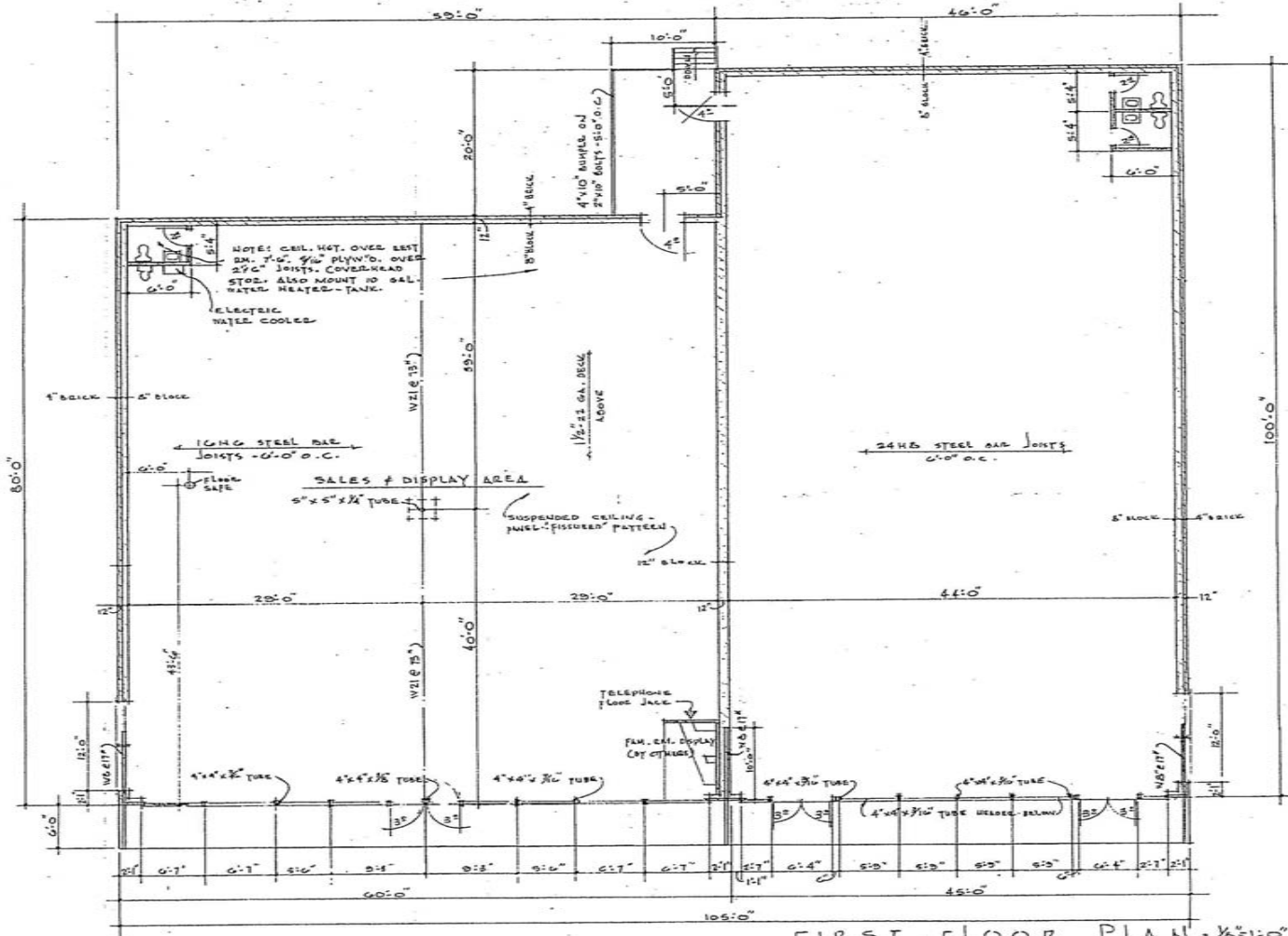
FOUNDATION PLAN - 1/8" = 1'-0"

SPRINT CENTER
 9,320± Total Square Footage

| | | | |
|---------------------------|--|---------------------|---------------------|
| A. COLOR TILE STORE FOR: | | 10-23-2-COMM | BUILDER |
| DRAWN BY: J.M.H. & R.L.M. | | SCALE: 1/8" = 1'-0" | THE YOUNG COMPANIES |
| | | DATE: OCT. 23, 1972 | SET OF |

BUILDING PLAN

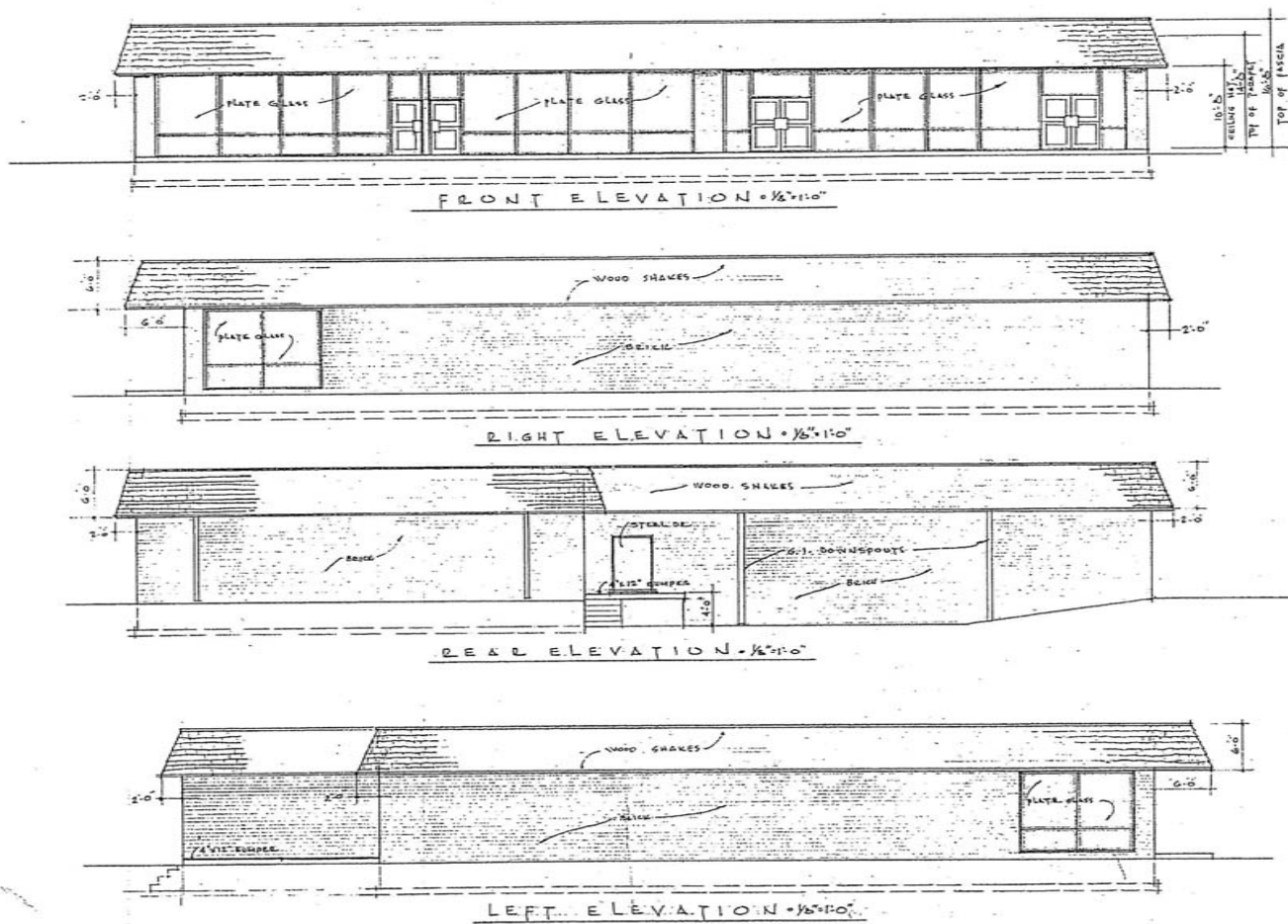
SPRINT CENTER
9,320± Total Square Footage



FIRST FLOOR PLAN - 1/8" = 1'-0"

| | | | |
|---|-------------------------------------|---------------------------------|-------------|
| A COLOR TILE STORE FOR: DRAWN BY: J.H.F. & R.L.H. SCALE: 1/8" = 1'-0" | 10-23-2-COMM DATE: OCT. 23, 1972 | BUILDER: THE YOUNG COMPANIES | 2 SET OF |
|---|-------------------------------------|---------------------------------|-------------|

BUILDING PLAN



... REVISIO JAN. 23, 1952

| | | | |
|--------------------------|-----------------------|---------------------|---------------------|
| A COLOR TILE STORE FOR | 10-23-2-COMM | BUILDER | THE YOUNG COMPANIES |
| DRAWN BY J.H.H. & E.L.M. | SCALE: $1/8" = 1'-0"$ | DATE: OCT. 24, 1972 | |

REV OF 3

PROPERTY LOCATION



PROPERTY LOCATION

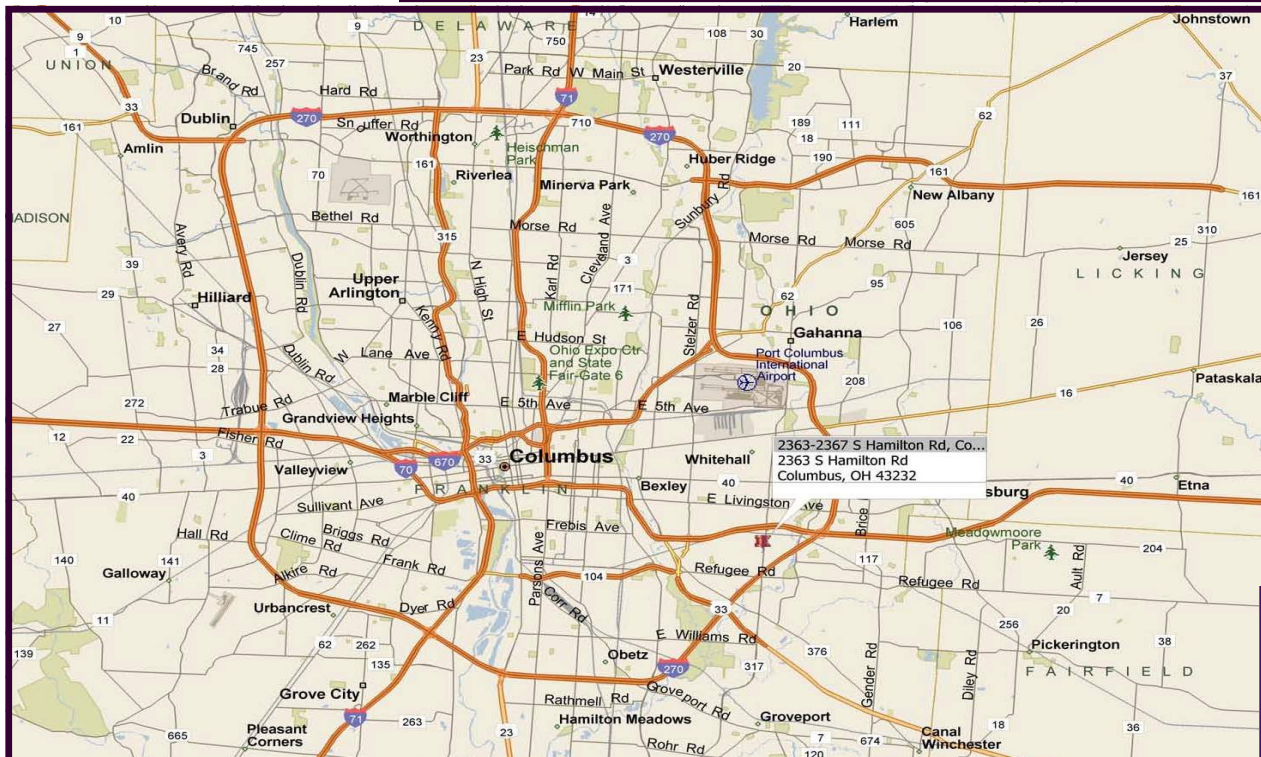
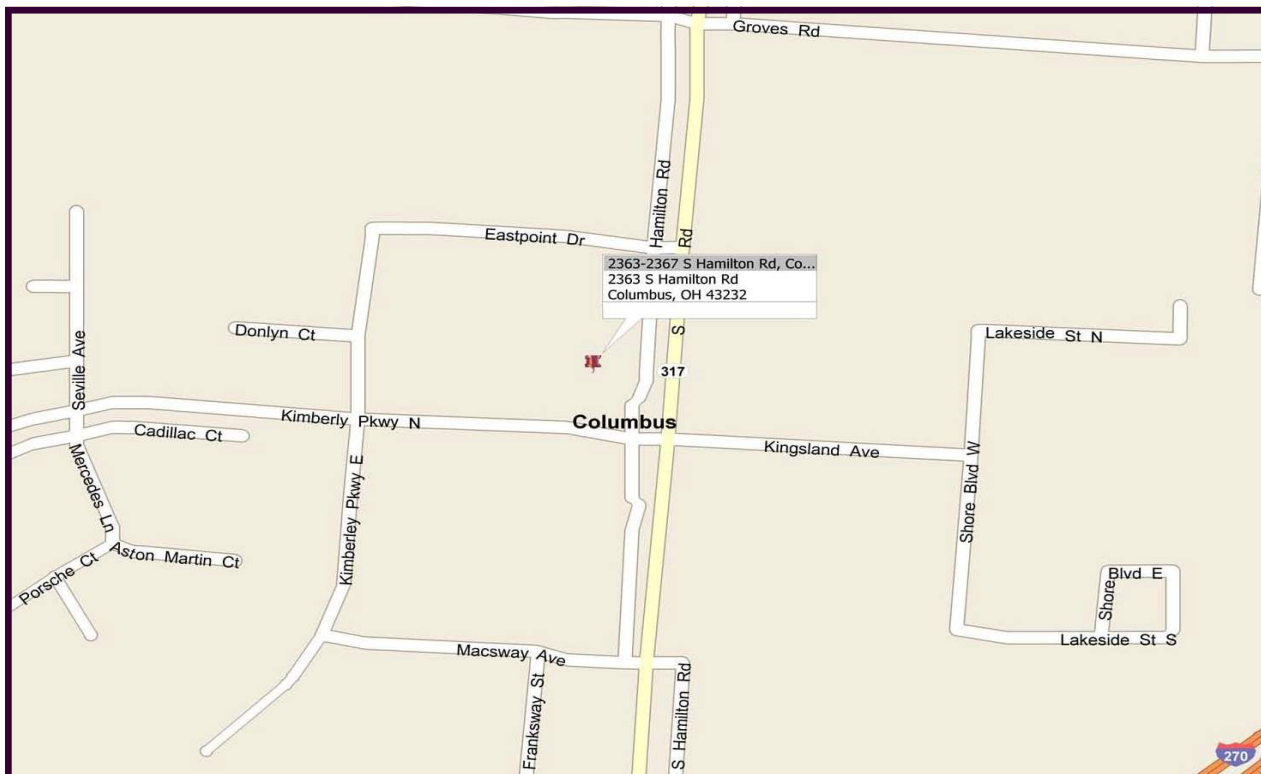
Great Location!

**15 minutes to
Columbus Airport**

**15 minutes to
Easton**

**20 minutes to
Polaris**

**Minutes to
Freeways!**



**Sprint Center
Freestanding Retail Center
2363-2367 S Hamilton Rd
Columbus, Ohio 43232**



CITY HIGHLIGHTS

REGIONAL OVERVIEW

THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties. This Region represents the coverage area of Columbus 2020's economic development activities.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). Wherever possible, the information and data in this document covers the 11-county region. However, some data is only available at the MSA level and is identified as such in the text, title or source.

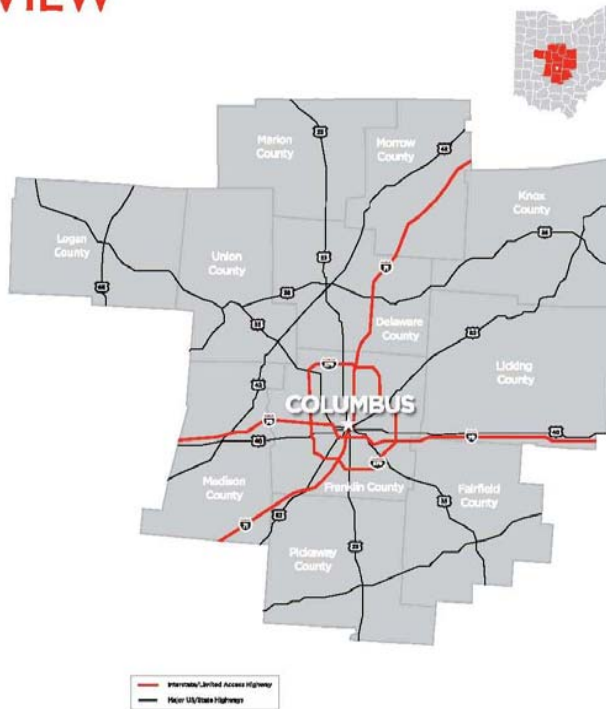
- **Eleven-county** region located in Central Ohio
- Population of **2 million** people
- Population growth rate of 1.3 percent annually
- Ten-county Columbus MSA, **2nd fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- **62** college and university campuses
- More than 140,000 college students
- Home to **15** Fortune 1000 headquarters

COLUMBUS AND FRANKLIN COUNTY

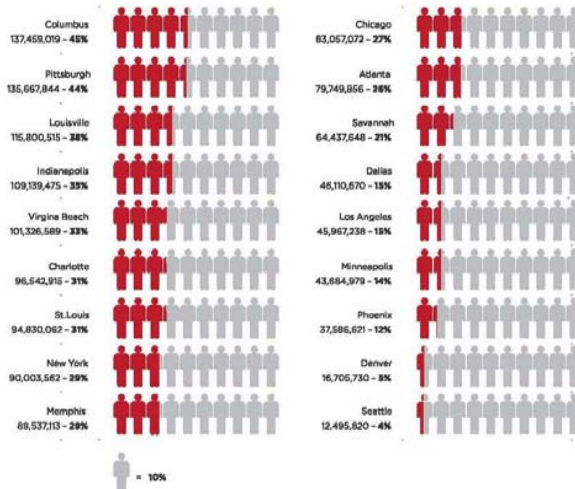
- State capital and **largest Ohio city**
- **15th largest city** in the U.S.

COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- Port Columbus International Airport: **31** destination airports with more than **120** daily flights
- Enhanced freight rail connections to East Coast ports in Norfolk, VA, Baltimore, MD, and Wilmington, NC
- Columbus is within 500 miles of 45 percent of the U.S. population, higher than other major distribution centers in the U.S. (Source: ESRI Business Analyst, 2011)



U.S. Population within 500 miles



KEY SECTORS: HEADQUARTERS & BUSINESS SERVICES

FAST FACTS

- The Columbus Region is home to the headquarters of **15 Fortune 1000 companies**, five of which are Fortune 500 companies.
- More than 30,000 workers employed directly in 353 corporate managing offices in the Columbus Region, yielding a location quotient of 2.12 (QCEW 2012).
- Large back office companies and operations include: Teleperformance USA, Verizon Wireless, Time Warner Cable, JPMorgan Chase, Nationwide Insurance, State Farm Insurance, Aetna.
- Insurance carriers are a particularly important segment of the Region's back office operations. These firms employ more than 26,500, giving a location quotient of 1.77 (QCEW, 2012).
- The Columbus Region has the **most competitive corporate tax climate in the Midwest**.
- More than 300,000 in occupations in management, business and finance, office and administrative support, and IT in the MSA, giving an overall location quotient of 1.14 (OES, 2012).
- Ample business service support is available in the Region, with 56,287 employed in more than 5,700 professional and technical establishments and 65,379 in more than 2,700 administrative support establishments (QCEW 2012).
- Home to **62 college and university campus locations** with a total enrollment of more than 140,000 undergraduate and graduate students.
- More than 8,300 people in the Columbus MSA are employed in apparel retail company headquarters, office, and distribution facilities. The Columbus location quotient of 8.1 compared to the U.S. is higher than both the New York and Los Angeles MSAs, each at 3.5 (ESRI 2012).

FORTUNE 1000 COMPANIES HEADQUARTERED IN THE REGION

| COMPANY NAME | FORTUNE 1000 RANKING |
|-------------------------------------|----------------------|
| Cardinal Health, Inc. | 19 |
| Nationwide Mutual Insurance Company | 100 |
| American Electric Power Co. | 185 |
| L Brands, Inc. | 258 |
| Big Lots, Inc. | 466 |
| Momentive Specialty Chemicals Inc. | 505 |
| Abercrombie & Fitch Co. | 529 |
| Greif, Inc. | 555 |
| Huntington Bancshares Incorporated | 707 |
| The Scotts Miracle-Gro Company | 739 |
| Worthington Industries, Inc. | 801 |
| The Wendy's Company | 809 |
| Mettler-Toledo International Inc. | 849 |
| DSW Inc. | 862 |
| Express, Inc. | 901 |

Latest as of 2013

ASSETS

- Job Creation Tax Credit is a refundable tax credit to companies creating at least 25 full-time jobs (within three years) in Ohio.
- Workforce Guarantee Program provides **100 percent reimbursable training grants** to employers that are creating at least 20 job positions. Projects can be funded up to \$750,000.
- Enterprise Zones/Community Reinvestment Areas provide property tax abatements for businesses that invest in designated areas of Ohio.
- The Ohio State University's Fisher College of Business **ranks 27th** in the U.S. for its MBA program and 18th for its undergraduate program (U.S. News and World Report, 2014 and 2015).

DEMOGRAPHICS

Demographic Trend Report

1 Mile Radius

Sprint Center

2363-2367 S Hamilton Rd, Columbus, OH 43232

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **9,600 SF**
 Year Built: **1974**



| Description | 2010 | 2014 | 2019 |
|--------------------|---------------------|---------------------|----------------------|
| Population | 11,178 | 12,233 | 13,134 |
| Age 0 - 4 | 1,120 10.02% | 1,045 8.54% | 1,007 7.67% |
| Age 5 - 9 | 884 7.91% | 1,009 8.25% | 1,034 7.87% |
| Age 10 - 14 | 756 6.76% | 892 7.29% | 993 7.56% |
| Age 15 - 19 | 759 6.79% | 806 6.59% | 910 6.93% |
| Age 20 - 24 | 940 8.41% | 904 7.39% | 887 6.75% |
| Age 25 - 29 | 964 8.62% | 1,005 8.22% | 948 7.22% |
| Age 30 - 34 | 809 7.24% | 958 7.83% | 994 7.57% |
| Age 35 - 39 | 799 7.15% | 855 6.99% | 955 7.27% |
| Age 40 - 44 | 742 6.64% | 802 6.56% | 881 6.71% |
| Age 45 - 49 | 788 7.05% | 785 6.42% | 823 6.27% |
| Age 50 - 54 | 691 6.18% | 757 6.19% | 784 5.97% |
| Age 55 - 59 | 555 4.97% | 667 5.45% | 727 5.54% |
| Age 60 - 64 | 442 3.95% | 552 4.51% | 642 4.89% |
| Age 65 - 69 | 304 2.72% | 408 3.34% | 520 3.96% |
| Age 70 - 74 | 225 2.01% | 288 2.35% | 385 2.93% |
| Age 75 - 79 | 195 1.74% | 214 1.75% | 272 2.07% |
| Age 80 - 84 | 125 1.12% | 154 1.26% | 182 1.39% |
| Age 85+ | 80 0.72% | 133 1.09% | 189 1.44% |
| Age 15+ | 8,418 75.31% | 9,288 75.93% | 10,099 76.89% |
| Age 20+ | 7,659 68.52% | 8,482 69.34% | 9,189 69.96% |
| Age 65+ | 929 8.31% | 1,197 9.79% | 1,548 11.79% |
| Median Age | 31 | 32 | 34 |
| Average Age | 33 | 34 | 35 |

| Population By Race | 11,178 | 12,233 | 13,134 |
|-----------------------------|--------------|--------------|--------------|
| White | 3,423 30.62% | 3,933 32.15% | 4,284 32.62% |
| Black | 7,167 64.12% | 7,620 62.29% | 8,120 61.82% |
| Am. Indian & Alaskan | 34 0.30% | 36 0.29% | 37 0.28% |
| Asian | 161 1.44% | 209 1.71% | 225 1.71% |
| Hawaiian & Pacific Islander | 24 0.21% | 26 0.21% | 27 0.21% |
| Other | 355 3.18% | 410 3.35% | 441 3.36% |

Demographic Trend Report

1 Mile Radius

Sprint Center

2363-2367 S Hamilton Rd, Columbus, OH 43232

| Description | 2010 | 2014 | 2019 |
|--------------------------------------|-----------------|-----------------|-----------------|
| Population by Race (Hispanic) | 1,094 | 1,217 | 1,300 |
| White | 833 76.14% | 929 76.34% | 999 76.85% |
| Black | 188 17.18% | 205 16.84% | 217 16.69% |
| Am. Indian & Alaskan | 11 1.01% | 11 0.90% | 11 0.85% |
| Asian | 13 1.19% | 16 1.31% | 15 1.15% |
| Hawaiian & Pacific Islander | 1 0.09% | 2 0.16% | 2 0.15% |
| Other | 48 4.39% | 53 4.35% | 56 4.31% |
| Household by Household Income | 4,792 | 5,255 | 5,648 |
| <\$25,000 | 2,298 47.95% | 2,261 43.03% | 2,377 42.09% |
| \$25,000 - \$50,000 | 1,355 28.28% | 1,626 30.94% | 1,777 31.46% |
| \$50,000 - \$75,000 | 748 15.61% | 897 17.07% | 974 17.25% |
| \$75,000 - \$100,000 | 257 5.36% | 321 6.11% | 354 6.27% |
| \$100,000 - \$125,000 | 107 2.23% | 90 1.71% | 94 1.66% |
| \$125,000 - \$150,000 | 15 0.31% | 43 0.82% | 52 0.92% |
| \$150,000 - \$200,000 | 8 0.17% | 9 0.17% | 10 0.18% |
| \$200,000+ | 4 0.08% | 8 0.15% | 10 0.18% |
| Average Household Income | \$35,029 | \$36,769 | \$37,180 |
| Median Household Income | \$26,441 | \$29,154 | \$29,588 |



Appraisal Brokerage Consulting Development

DEMOGRAPHICS

Demographic Summary Report

Sprint Center

2363-2367 S Hamilton Rd, Columbus, OH 43232

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **9,600 SF**
 Year Built: **1974**



| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|--------------|---------------|----------------|
| Population | | | |
| 2019 Projection | 13,134 | 110,879 | 246,480 |
| 2014 Estimate | 12,233 | 104,016 | 231,349 |
| 2010 Census | 11,178 | 97,450 | 216,167 |
| Growth 2014 - 2019 | 7.37% | 6.60% | 6.54% |
| Growth 2010 - 2014 | 9.44% | 6.74% | 7.02% |
| 2014 Population by Hispanic Origin | 1,216 | 5,808 | 12,431 |
| 2014 Population By Race | 12,233 | 104,016 | 231,349 |
| White | 3,933 32.15% | 46,648 44.85% | 117,326 50.71% |
| Black | 7,620 62.29% | 51,395 49.41% | 100,526 43.45% |
| Am. Indian & Alaskan | 36 0.29% | 386 0.37% | 847 0.37% |
| Asian | 209 1.71% | 1,858 1.79% | 4,379 1.89% |
| Hawaiian & Pacific Island | 26 0.21% | 82 0.08% | 166 0.07% |
| Other | 410 3.35% | 3,647 3.51% | 8,105 3.50% |
| Households | | | |
| 2019 Projection | 5,649 | 46,644 | 102,269 |
| 2014 Estimate | 5,256 | 43,715 | 95,865 |
| 2010 Census | 4,792 | 40,900 | 89,356 |
| Growth 2014 - 2019 | 7.48% | 6.70% | 6.68% |
| Growth 2010 - 2014 | 4.06% | 2.76% | 2.30% |
| Owner Occupied | 1,183 22.51% | 20,759 47.49% | 47,047 49.08% |
| Renter Occupied | 4,074 77.51% | 22,956 52.51% | 48,818 50.92% |
| 2014 Households by HH Income | 5,255 | 43,714 | 95,865 |
| Income: <\$25,000 | 2,261 43.03% | 13,362 30.57% | 28,498 29.73% |
| Income: \$25,000 - \$50,000 | 1,626 30.94% | 13,581 31.07% | 28,751 29.99% |
| Income: \$50,000 - \$75,000 | 897 17.07% | 8,889 20.33% | 17,794 18.56% |
| Income: \$75,000 - \$100,000 | 321 6.11% | 4,256 9.74% | 9,697 10.12% |
| Income: \$100,000 - \$125,000 | 90 1.71% | 2,040 4.67% | 4,875 5.09% |
| Income: \$125,000 - \$150,000 | 43 0.82% | 674 1.54% | 2,318 2.42% |
| Income: \$150,000 - \$200,000 | 9 0.17% | 539 1.23% | 1,892 1.97% |
| Income: \$200,000+ | 8 0.15% | 373 0.85% | 2,040 2.13% |
| 2014 Avg Household Income | \$36,769 | \$49,088 | \$54,628 |
| 2014 Med Household Income | \$29,154 | \$39,580 | \$40,653 |

TRAFFIC COUNTS

Traffic Count Report

Sprint Center

2363-2367 S Hamilton Rd, Columbus, OH 43232

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **9,600 SF**
 Year Built: **1974**



| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|------------------|-----------------|----------------|------------|------------------|-------------|-------------------------|
| 1 S Hamilton Rd | Kingsland Ave | 0.06 S | 2012 | 28,179 | MPSI | .04 |
| 2 Kimberly Pkwy | Kimberly Pkwy E | 0.15 W | 2012 | 1,236 | MPSI | .05 |
| 3 Kimberly Pkwy | Kimberly Pkwy E | 0.16 W | 2010 | 8,667 | AADT | .06 |
| 4 Kimberly Pkwy | Kimberly Pkwy E | 0.18 W | 2010 | 7,923 | AADT | .07 |
| 5 Kimberly Pkwy | Kimberly Pkwy E | 0.15 W | 2012 | 786 | MPSI | .08 |
| 6 Kimberly Pky | | 0.00 | 2011 | 6,747 | MPSI | .10 |
| 7 Kimberly Pkwy | Kimberly Pkwy E | 0.08 W | 2012 | 8,148 | MPSI | .10 |
| 8 S Hamilton Rd | Kingsland Ave | 0.03 N | 2012 | 22,641 | MPSI | .10 |
| 9 S Hamilton Rd | Eastpoint Dr | 0.03 S | 2012 | 38,603 | MPSI | .12 |
| 10 Kingsland Ave | S Hamilton Rd | 0.07 W | 2012 | 3,978 | MPSI | .12 |