

For Sale : \$350,000
3813 Westerville Rd.
Columbus OH 43224



PROPERTY FEATURES

- Two building and fenced storage lot.
- Located in Mifflin township
- 2,800 SF and 1,800 SF buildings are leased with most of the lot for \$3,700/ month in income
- AEP, Columbia Gas, and Columbus water on site.
- Property has septic system



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Customer Full**Commercial-Multiple Use**

List Number: 219044416 **Status:** Active **List Price:** \$350,000
Listing Service: **Showing Start Date:** 12/04/2019
Original List Price: \$350,000 **List Price Sqft:** \$76.09
VT:

Parcel #: 190-000460 **Previous Use:** Storage
Use Code: **Tax District:** 190 **Zoning:** Rural
For Sale: Yes **For Lease:** No **Exchange:** No
Occupancy Rate: 100 **Mortgage Balance:**

Gross Income: 0 **Assoc/Condo Fee:**
Total Op Expenses: 0 **Add Acc Cond:** None Known
NOI: 0

Tax Abatement: No **Abatement End Date:** **Tax Incentive:** No
Taxes (Yrly): 2,690 **Tax Year:** 2019 **Possession:** Closing
Assessment:

General Information

Address: 3813 Westerville Road **Unit/Suite #:** **Zip Code:** 43224 **Tax District:** 190
Between Street: On Ferris Rd & Value Way Dr **City:** Columbus **Corp Limit:** None
Complex: **County:** Franklin **Township:** Mifflin
Dist To Interchange: **Mult Parcels/Sch Dis:** No **Near Interchange:**

Building Information

Total SqFt Available: 4,600 **Minimum Sqft Avail:** 1,800 **Max Cont Sqft Avail:** 4,600
Bldg Sq Ft: 4,600 **Acreage:** 1.75 **Lot Size:**
Floors Above Ground: 1 **# Units:** 2 **Parking Ratio/1000:**
of Docks: 0 **# Drive-In Doors:** 0 **Total Parking:**
Year Built: **Year Remodeled:** **Bay Size:**
Traffic Count/Day: **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:
Construction:
Sprinkler:
Mult Use:
New Financing: **MLS Primary PhotoSrc:** Realtor Provided

Property Description

Two building and fenced storage lot located in Mifflin township. AEP, Columbia Gas, and Columbus water on site. 2,800 SF and 1,800 SF buildings are leased with most of the lot for \$3,700/month in income.

Sold Info

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

Sold Non-MLS: No

December 04, 2019

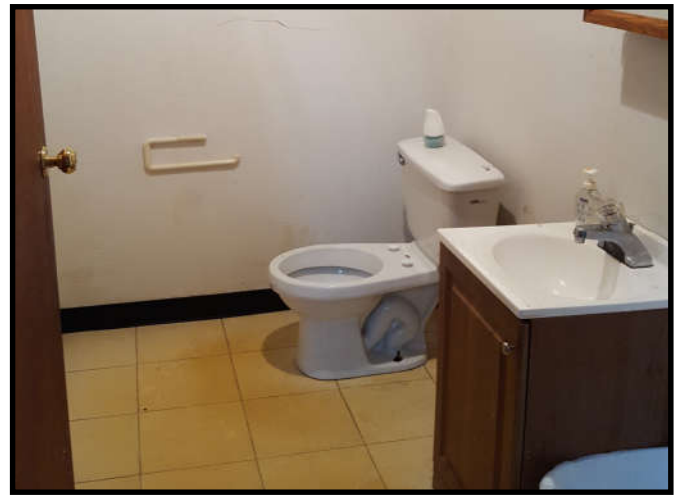
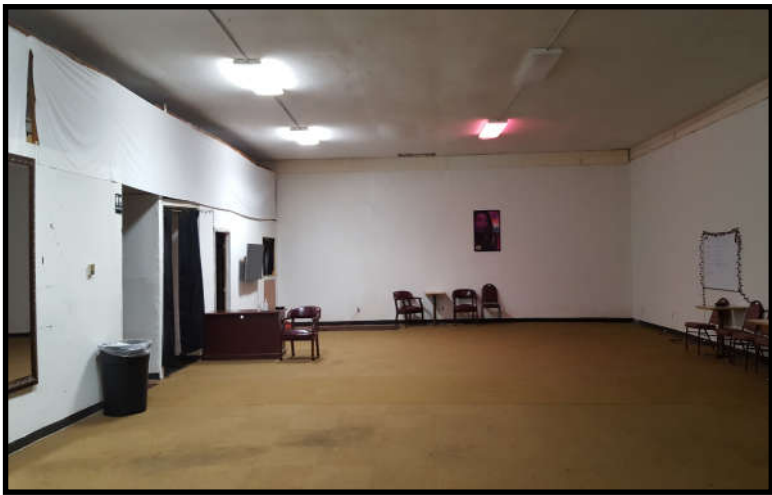
Prepared by: Randy J Best

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Photos



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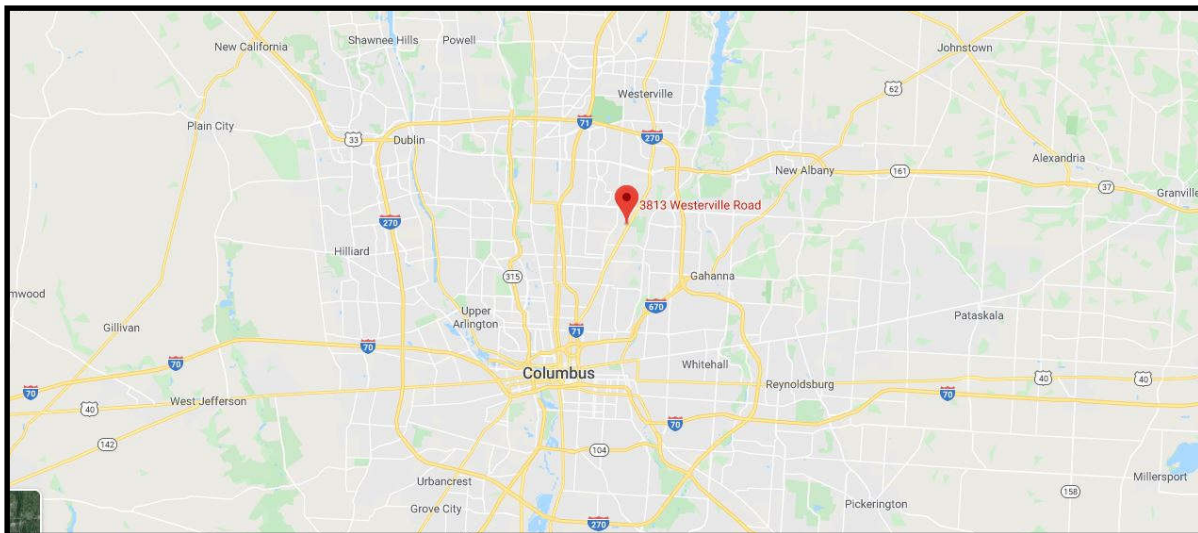
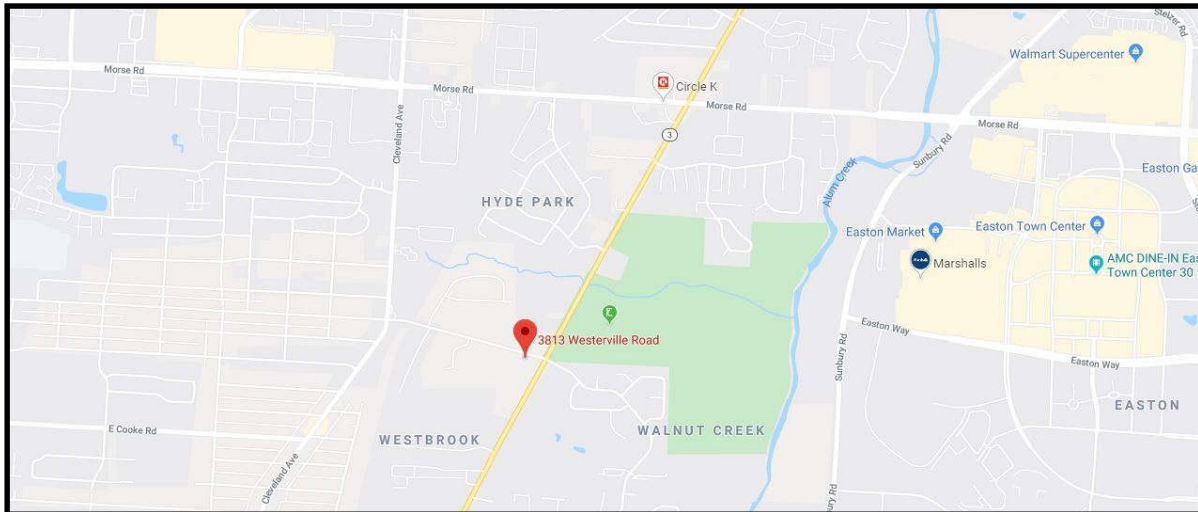


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
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Map



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Demographic Summary Report

3813 Westerville Rd, Columbus, OH 43224

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	17,670	144,922	355,986
2019 Estimate	16,123	136,379	336,179
2010 Census	11,105	120,005	300,490
Growth 2019 - 2024	9.59%	6.26%	5.89%
Growth 2010 - 2019	45.19%	13.64%	11.88%
2019 Population by Hispanic Origin	2,077	10,176	19,891
2019 Population	16,123	136,379	336,179
White	6,114 37.92%	60,496 44.36%	199,469 59.33%
Black	8,948 55.50%	65,850 48.28%	109,947 32.70%
Am. Indian & Alaskan	103 0.64%	509 0.37%	1,085 0.32%
Asian	345 2.14%	4,207 3.08%	14,305 4.26%
Hawaiian & Pacific Island	2 0.01%	103 0.08%	214 0.06%
Other	611 3.79%	5,213 3.82%	11,160 3.32%
U.S. Armed Forces	0	61	111
Households			
2024 Projection	7,012	57,741	145,547
2019 Estimate	6,409	54,413	137,571
2010 Census	4,491	48,421	124,917
Growth 2019 - 2024	9.41%	6.12%	5.80%
Growth 2010 - 2019	42.71%	12.37%	10.13%
Owner Occupied	2,567 40.05%	26,600 48.89%	65,999 47.97%
Renter Occupied	3,842 59.95%	27,814 51.12%	71,573 52.03%
2019 Households by HH Income	6,409	54,413	137,570
Income: <\$25,000	2,099 32.75%	15,665 28.79%	35,742 25.98%
Income: \$25,000 - \$50,000	2,197 34.28%	15,657 28.77%	35,069 25.49%
Income: \$50,000 - \$75,000	1,141 17.80%	10,052 18.47%	25,569 18.59%
Income: \$75,000 - \$100,000	508 7.93%	6,238 11.46%	16,034 11.66%
Income: \$100,000 - \$125,000	193 3.01%	3,885 7.14%	10,929 7.94%
Income: \$125,000 - \$150,000	163 2.54%	1,429 2.63%	5,118 3.72%
Income: \$150,000 - \$200,000	9 0.14%	797 1.46%	5,345 3.89%
Income: \$200,000+	99 1.54%	690 1.27%	3,764 2.74%
2019 Avg Household Income	\$46,497	\$53,989	\$63,844
2019 Med Household Income	\$37,828	\$42,464	\$48,311





Traffic Count Profile

3813 Westerville Rd, Columbus, Ohio, 43224
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.04763
Longitude: -82.94628

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	Westerville Rd	Ferris Rd (0.06 miles NE)	2014	15,467
0.09	Westerville Rd	Ferris Rd (0.02 miles SW)	2014	15,227
0.15	Walnut Creek Dr	Springwood Dr (0.0 miles SE)	1998	2,000
0.20	Westerville Rd	Ferris Rd (0.14 miles SW)	2006	15,300
0.34	Walnut Creek Dr	Woodcutter Ave (0.03 miles NW)	2015	1,076
0.34	Westerville Rd	3rd St (0.01 miles SW)	2010	16,610
0.36	Ferris Rd	N Ferris Park Dr (0.06 miles E)	2011	8,029
0.40	Milverton Way	Grayfriars Ln (0.07 miles SE)	1997	198
0.42	Cleveland Ave	Co 75 (0.03 miles N)	2011	17,316
0.44	Cleveland Ave	Ward Rd (0.01 miles N)	2014	15,901
0.45	Westerville Rd	2nd St (0.04 miles NE)	2015	18,895
0.46	Woodsedge Rd	Red Clover Pl (0.04 miles E)	2015	1,160
0.47	Westerville Rd	Saville Row (0.05 miles SW)	2010	17,110
0.48	Brandon St	Radnor Ave (0.02 miles S)	1998	350
0.48	Ferris Rd	Olen Ave (0.11 miles W)	2011	5,206
0.51	Cleveland Ave	Case Rd (0.04 miles NE)	2014	17,929
0.51	Woodsedge Rd	Winding Hills Ct (0.01 miles E)	1998	2,900
0.52	Brandon St	Pegg Rd (0.02 miles S)	1999	390
0.52	Cleveland Ave	Ormond Ave (0.01 miles SW)	2011	213
0.56	Radnor Ave	Cleveland Ave (0.02 miles W)	2004	120
0.56	Cleveland Ave	Radnor Ave (0.03 miles SW)	2014	17,948
0.57	Lehner Rd	Olen Ave (0.08 miles W)	1997	2,807
0.57	Cleveland Ave	Timbertrail Dr N (0.02 miles S)	2008	21,615
0.58	Case Rd	Cleveland Ave (0.1 miles E)	1997	515
0.61	Pegg Rd	Cleveland Ave (0.05 miles W)	2010	230
0.61	Chesford Rd	Arbury Ct (0.05 miles NW)	1997	717
0.62	Cleveland Ave	Radnor Ave (0.03 miles NE)	2010	17,337
0.66	Westerville Rd	Innis Rd (0.14 miles SW)	2010	16,610
0.68	Alwine Rd	Westerville Rd (0.09 miles E)	1997	131
0.69	Ormond Ave	Cleveland Ave (0.16 miles E)	2014	270

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2019 to 1963. Over 25% of the counts were taken between 2010 and 2019 and over 77% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2019 Kalibrate Technologies (Q2 2019).

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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