

OFFICE INVESTMENT CENTER

For Sale: \$1,200,000

15 Norton Rd

Columbus OH 43228



PROPERTY FEATURES

- Fully Leased Office Center
- Busy Corner of W. Broad and Norton Rd
- Across from Doctors Hospital West
- Long Term Tenants, mostly medical offices
- High Traffic Location
- Five Units with Total SF 8,531
- Curb Offers Only
- Many Mechanical Upgrades!

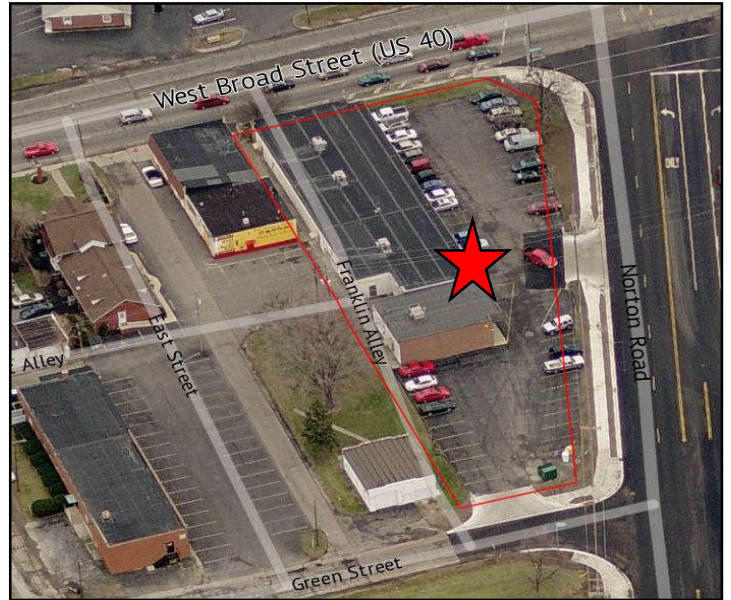
BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
FAX: 614-559-3390
EMAIL: RBEST@BESTCORPORATEREALSTATE.COM



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.

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LOCATION: CORNER OF W BROAD STREET AND NORTON ROAD

COUNTY: FRANKLIN

TAX DISTRICT : 240

BUILDING SF: 8,531

ACREAGE: 0.37

YEAR BUILT: 1974

TAXES: \$25,950

LIST PRICE: \$1,200,000

% LEASED: 100%

NUMBER OF UNITS: FIVE

USE CODE: OFF BLDG 1 STORY

TRAFFIC COUNT : 27,803 AVG DAILY VOLUME

PARCEL: 240-006749

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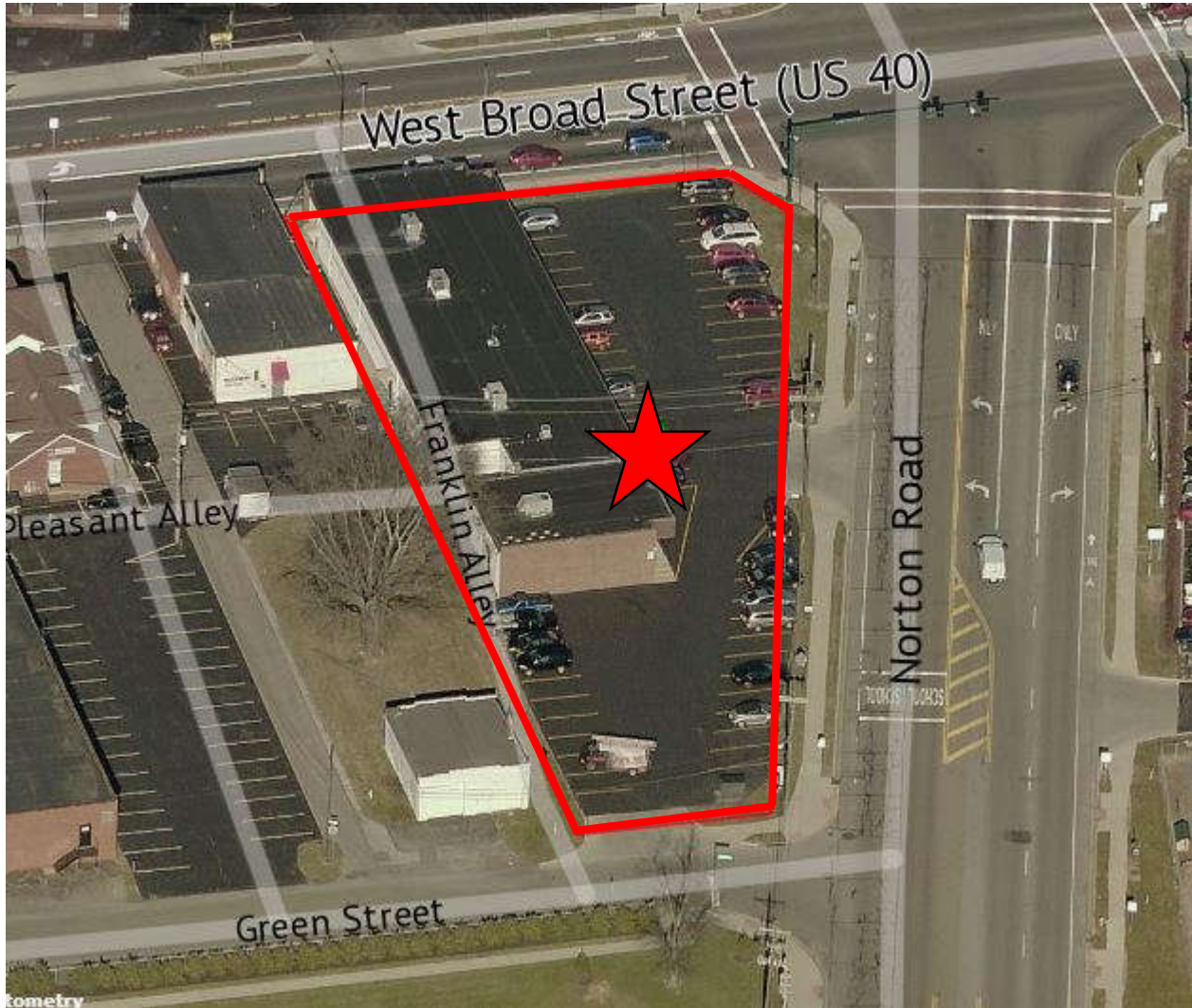
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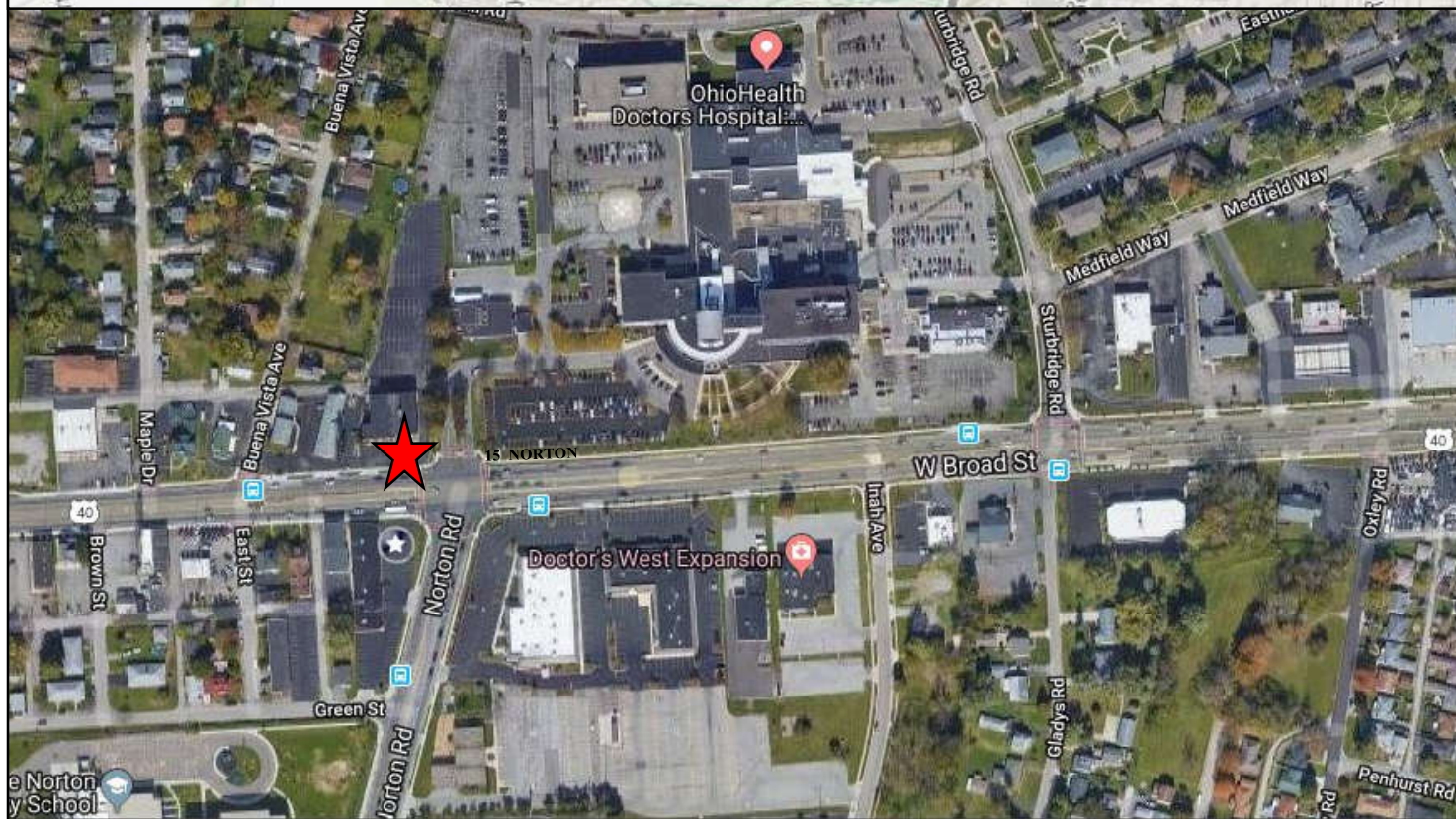
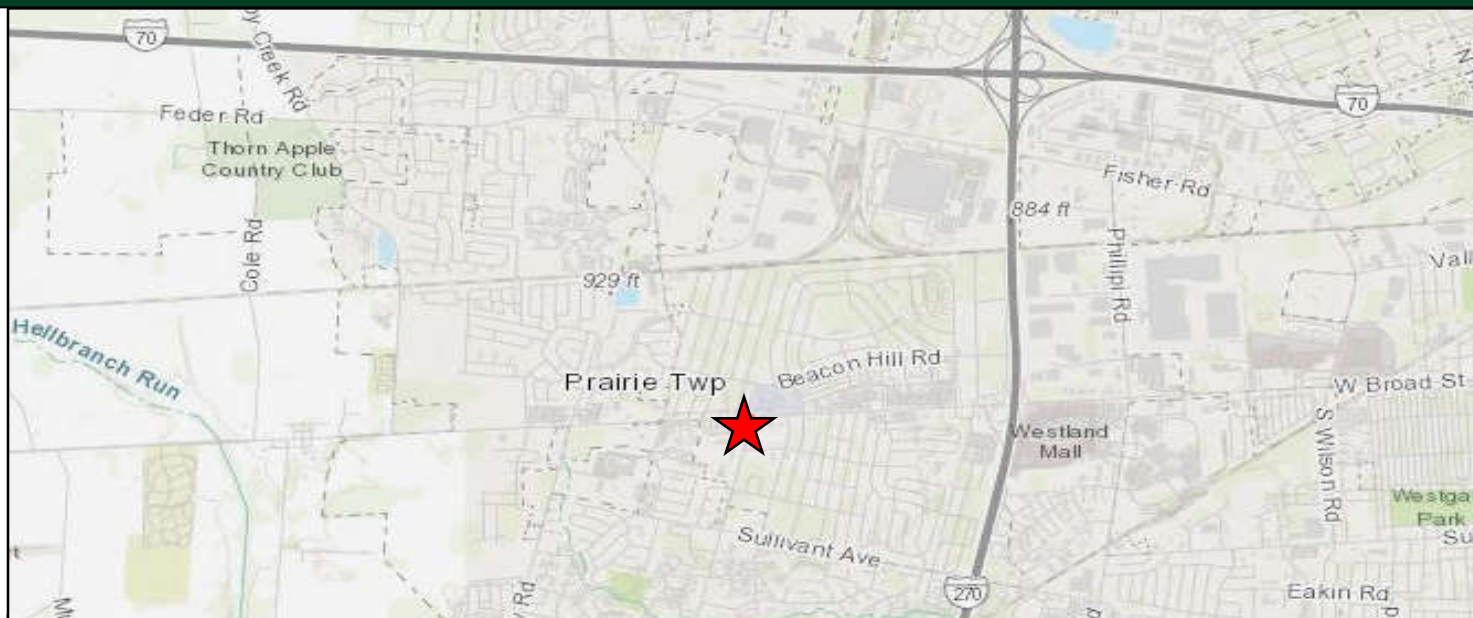
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NORTON ROAD CENTER

INCOME:	\$124,188
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EXPENSES:

RE TAXES	\$25,950
INSURANCE	\$2500
MOWING/SNOW	\$5900
REPAIRS/MAINT.	\$9,130
UTILITIES ELECTRIC	\$12,034
WATER/SEWER	\$5,692
TRASH	<u>\$897</u>
TOTAL EXPENSES	\$62,103

NOI	\$62,085
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CAP RATE	5.0%
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OFFICE INVESTMENT CENTER

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WEST BROAD STREET (US 40)

NEW LIFE MEDICAL CENTER

15 NORTON RD

EMPLOYMENT AGENCY

21 NORTON RD

SMILE MAKERS DENTAL CARE

17 NORTON RD

BARBER SHOP

23 NORTON RD

BUCKEYE PHARMACY

27 NORTON RD

PARKING LOT

NORTON ROAD

Rent Roll 15 Norton Rd

Address	Tenant	Monthly Rent
27 Norton Rd	Buckeye Pharmacy	\$1,800
23 Norton Rd	His & MS.	\$637
21 Norton RD	Safe Staffing	\$1,200
17 Norton Rd	SmileMaker	\$3,075
15 Norton Rd	Paul Harris, DO	\$3,637
Monthly Total Rent		\$10,349

Traffic Count Report

Norton Plaza

17-27 Norton Rd, Columbus, OH 43228

Building Type: **General Retail**

Secondary: -

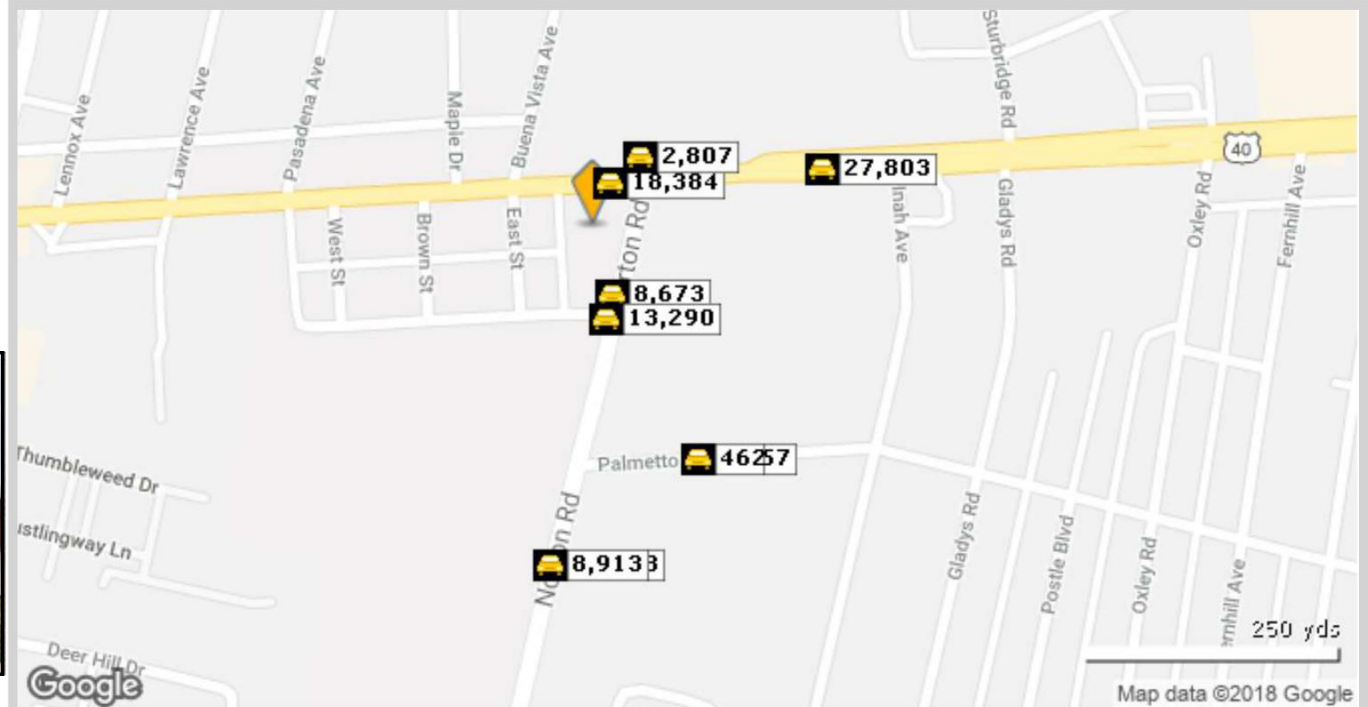
GLA: **9,202 SF**

Year Built: **1974**

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	W Broad St	Franklin Aly	0.02 W	2017	18,384	MPSI	.03
2	Norton Rd	Green St	0.01 S	2017	8,673	MPSI	.04
3	W Broad St	Norton Rd	0.01 S	2017	2,807	MPSI	.05
4	Norton Rd	Green St	0.00 N	2015	16,495	MPSI	.05
5	Norton Rd	W Broad St	0.08 N	2011	13,290	MPSI	.05
6	W Broad St	Inah Ave	0.04 E	2017	27,803	MPSI	.14
7	Palmetto St	Norton Rd	0.07 W	2017	1,157	MPSI	.14
8	Palmetto St	Gladys Rd	0.16 E	2011	462	MPSI	.14
9	Norton Rd	W Broad St	0.22 N	2011	14,168	MPSI	.19
10	Norton Rd	Palmetto St	0.06 N	2017	8,913	MPSI	.19



Demographic Trend Report

1 Mile Radius

Norton Plaza

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Secondary: -

GLA: **9,202 SF**

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Rent/SF/Yr: -



Description	2010		2018		2023	
Population	16,595		17,726		18,679	
Age 0 - 4	1,500	9.04%	1,364	7.69%	1,350	7.23%
Age 5 - 9	1,207	7.27%	1,321	7.45%	1,360	7.28%
Age 10 - 14	1,041	6.27%	1,216	6.86%	1,312	7.02%
Age 15 - 19	1,019	6.14%	1,130	6.37%	1,230	6.58%
Age 20 - 24	1,287	7.76%	1,148	6.48%	1,179	6.31%
Age 25 - 29	1,498	9.03%	1,479	8.34%	1,276	6.83%
Age 30 - 34	1,418	8.54%	1,529	8.63%	1,429	7.65%
Age 35 - 39	1,243	7.49%	1,381	7.79%	1,464	7.84%
Age 40 - 44	1,008	6.07%	1,206	6.80%	1,366	7.31%
Age 45 - 49	1,034	6.23%	1,069	6.03%	1,216	6.51%
Age 50 - 54	1,090	6.57%	1,022	5.77%	1,091	5.84%
Age 55 - 59	814	4.91%	981	5.53%	1,010	5.41%
Age 60 - 64	772	4.65%	854	4.82%	922	4.94%
Age 65 - 69	556	3.35%	703	3.97%	795	4.26%
Age 70 - 74	426	2.57%	509	2.87%	629	3.37%
Age 75 - 79	305	1.84%	353	1.99%	453	2.43%
Age 80 - 84	213	1.28%	233	1.31%	295	1.58%
Age 85+	164	0.99%	228	1.29%	301	1.61%
Age 15+	12,847	77.41%	13,825	77.99%	14,656	78.46%
Age 20+	11,828	71.27%	12,695	71.62%	13,426	71.88%
Age 65+	1,664	10.03%	2,026	11.43%	2,473	13.24%
Median Age	33		34		36	
Average Age	34.20		35.30		36.40	
Population By Race	16,595		17,726		18,679	
White	13,911	83.83%	14,477	81.67%	15,041	80.52%
Black	1,712	10.32%	2,016	11.37%	2,229	11.93%
Am. Indian & Alaskan	147	0.89%	153	0.86%	151	0.81%
Asian	309	1.86%	468	2.64%	560	3.00%
Hawaiian & Pacific Islander	5	0.03%	5	0.03%	6	0.03%
Other	484	2.92%	607	3.42%	692	3.70%



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7/18/2018

Norton Plaza

17-27 Norton Rd, Columbus, OH 43228

Description	2010		2018		2023	
Population by Race (Hispanic)	2,353		2,796		3,131	
White	1,963	83.43%	2,320	82.98%	2,612	83.42%
Black	193	8.20%	252	9.01%	285	9.10%
Am. Indian & Alaskan	99	4.21%	101	3.61%	100	3.19%
Asian	26	1.10%	29	1.04%	28	0.89%
Hawaiian & Pacific Islander	2	0.08%	2	0.07%	2	0.06%
Other	71	3.02%	91	3.25%	105	3.35%
Household by Household Income	6,671		7,075		7,452	
<\$25,000	2,130	31.93%	1,761	24.89%	1,828	24.53%
\$25,000 - \$50,000	1,896	28.42%	2,269	32.07%	2,398	32.18%
\$50,000 - \$75,000	1,487	22.29%	1,357	19.18%	1,384	18.57%
\$75,000 - \$100,000	762	11.42%	778	11.00%	804	10.79%
\$100,000 - \$125,000	203	3.04%	565	7.99%	641	8.60%
\$125,000 - \$150,000	75	1.12%	171	2.42%	195	2.62%
\$150,000 - \$200,000	98	1.47%	103	1.46%	118	1.58%
\$200,000+	20	0.30%	71	1.00%	84	1.13%
Average Household Income	\$47,915		\$55,052		\$55,988	
Median Household Income	\$40,712		\$42,676		\$42,748	



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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