

For Sale: \$1,595,000

98 Commerce Park Drive

Westerville OH 43082



PROPERTY FEATURES:

- Free standing brick office building in Westerville, OH
- High end finishes throughout building, 9,120 +/- SF including finished 2nd floor
- Property offers combination of private and open space
- Large conference room permitted to hold up to 151 people with room for expansion
- Two parcels included in this sale totaling 1.47 acres
- Large parking lot with 75 parking spaces (8.22/1,000 SF)
- 1,700 +/- SF patio

BEST CORPORATE REAL ESTATE
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Customer Full

Office-Office


List Number:
218043300

Status: Active
Original List Price:
\$1,595,000

List Price: \$1,595,000
Showing Start Date:
11/28/2018
VT:
Parcel #: 317-334-03-006-007

Previous Use:
Use Code: 447 - OFFICE BLDG 1 AND 2 STORY

Tax District: 18 **Zoning:**
For Sale: Yes

For Lease: No

Exchange: No

Occupancy Rate:
Mortgage Balance:
Gross Income: 0

Assoc/Condo Fee:
Total Op Expenses: 0

NOI: 0

Tax Abatement: No
Taxes (Yrly): 29,279.75
Assessment:
Abatement End Date:
Tax Year: 2017
Addl Acceptance Cond: None Known

Tax Incentive: No
Possession: closing

General Information

Address: 98 Commerce Park Drive
Between Street: Hoff Rd & Ashbrooke Drive
Complex:
Dist To Intersxn: 2

Unit/Suite #:
City: Westerville
County: Delaware
Mult Parcels/Sch Dis: Yes

Zip Code: 43082
Corp Limit: Westerville
Township: None
Near Interchange: I71 & Polaris Parkwa

Building Information

Total Available Sqft: 9,120
Building Sqft: 9,120
of Floors Above Gr: 2
of Docks: 0
Year Built:
Common Area Factor:
Minimum Sqft Avail: 9,120
Acreage: 1.47
of Elevators: 0
Drive-In Doors: 0
Year Remodeled:
Ceiling Height Ft:
Max Cont Sqft Avail: 9,120
Lot Size:
Parking Ratio:
Total Parking: 75
Basement: No

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

Financials

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

Features

Heat Fuel: Gas
Heat Type: Forced Air
Electric:
Services Available: Electric; Gas; Sanitary Sewer; Storm Sewer; Water
Building Type:
Construction:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description

Free standing office building in Westerville with high end finishes. The property offers a combination of private offices and open space with a large conference room permitted to hold up to 151 people. Two parcels included in sale with 1.467 total acres that includes a large parking lot with 75 spaces.

Sold Info

Sold Date: **DOM:** 2 **SP:**
Sold Non-MLS: No
SlrCns: **SlrAst:**
Sold Non-MLS: No
November 29, 2018
Prepared by: Randy J Best

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Exterior Brick



Exterior



Exterior



Exterior



Exterior



Exterior

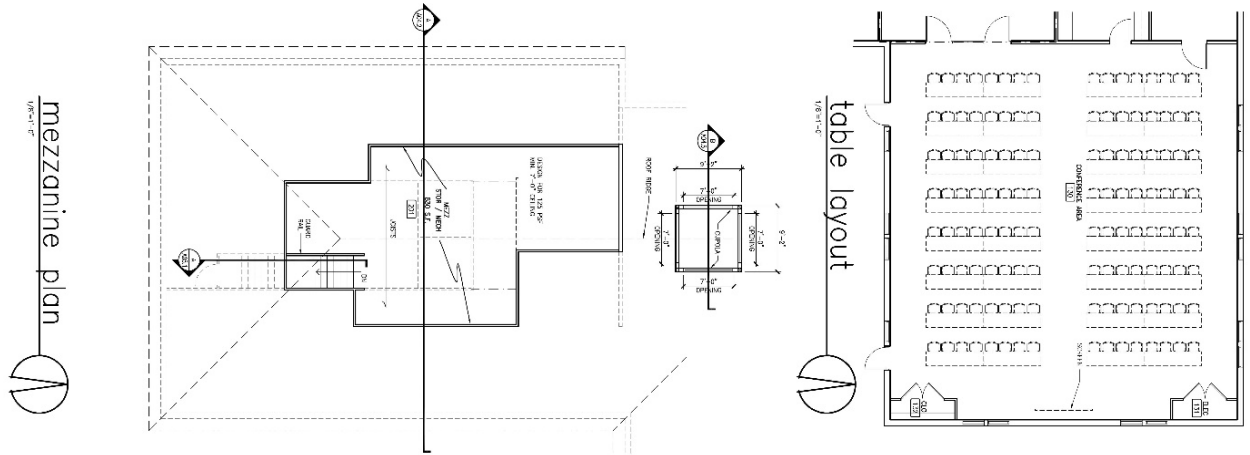
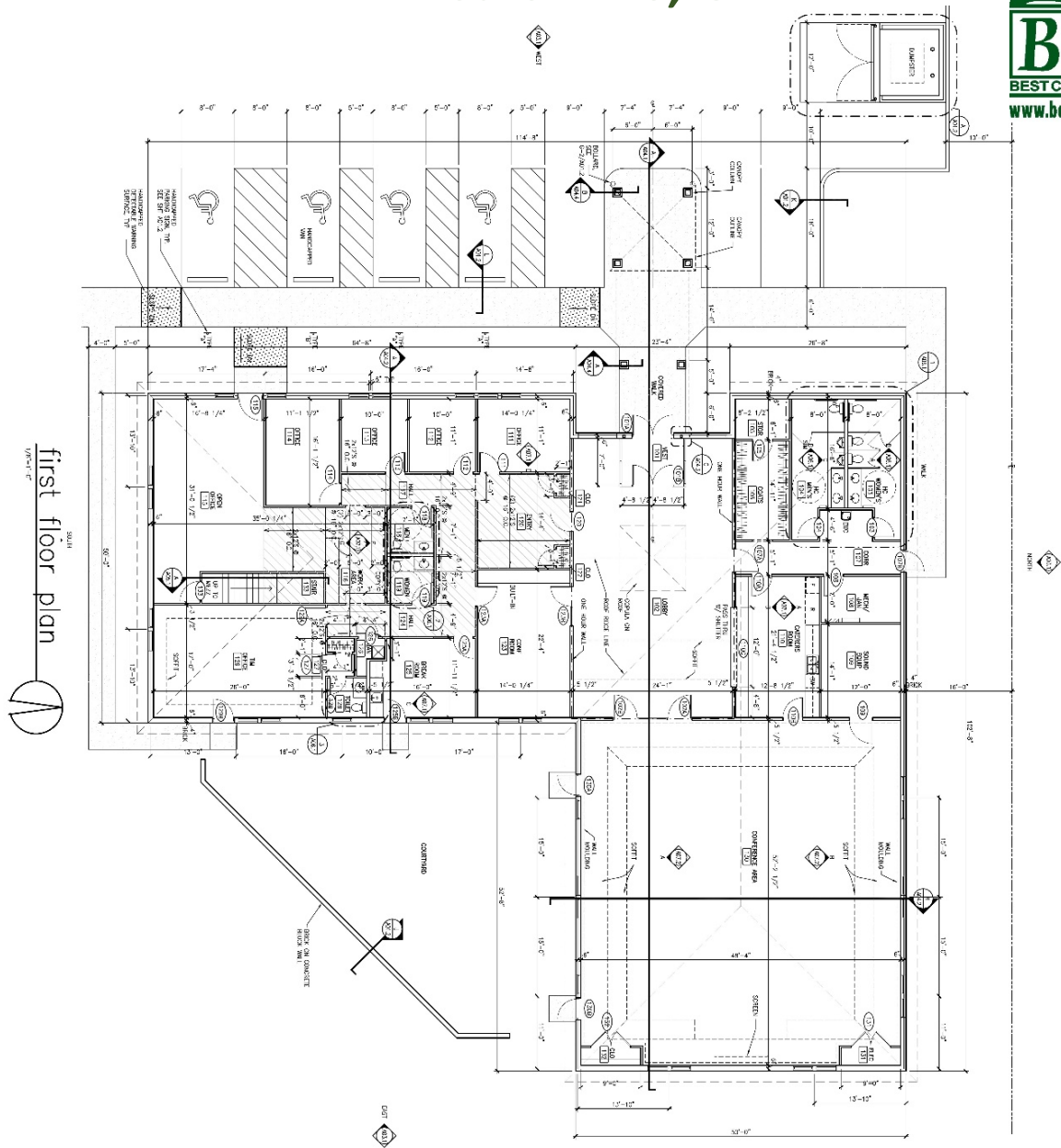


Patio 1,700 SF +/-**Lobby****Interior****Conference Room****Conference Room****Break Room**

Kitchen**Bathroom****Interior****Interior****Executive Office****Executive Office**

2nd Floor**2nd Floor****Interior****Office****Office****Office**

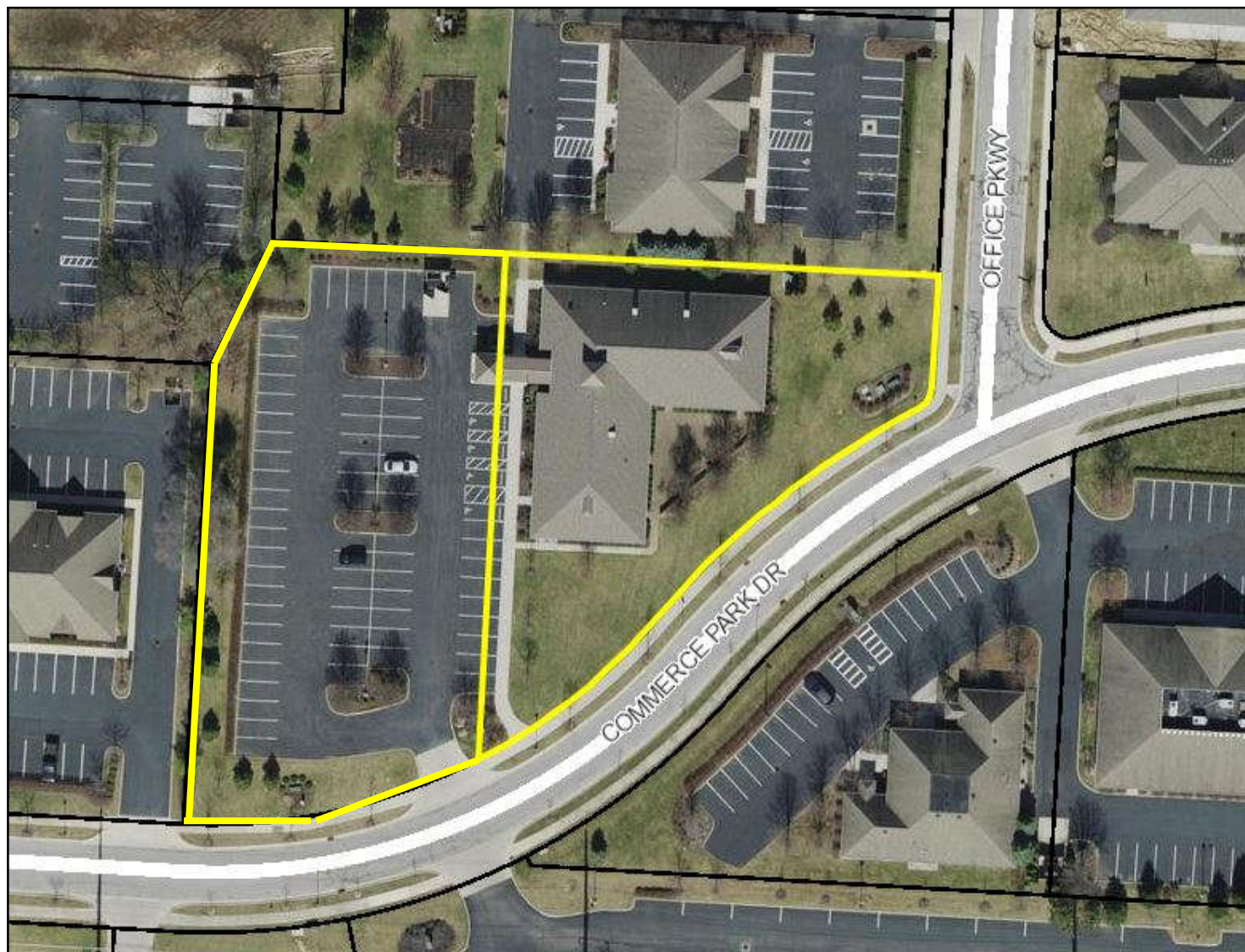
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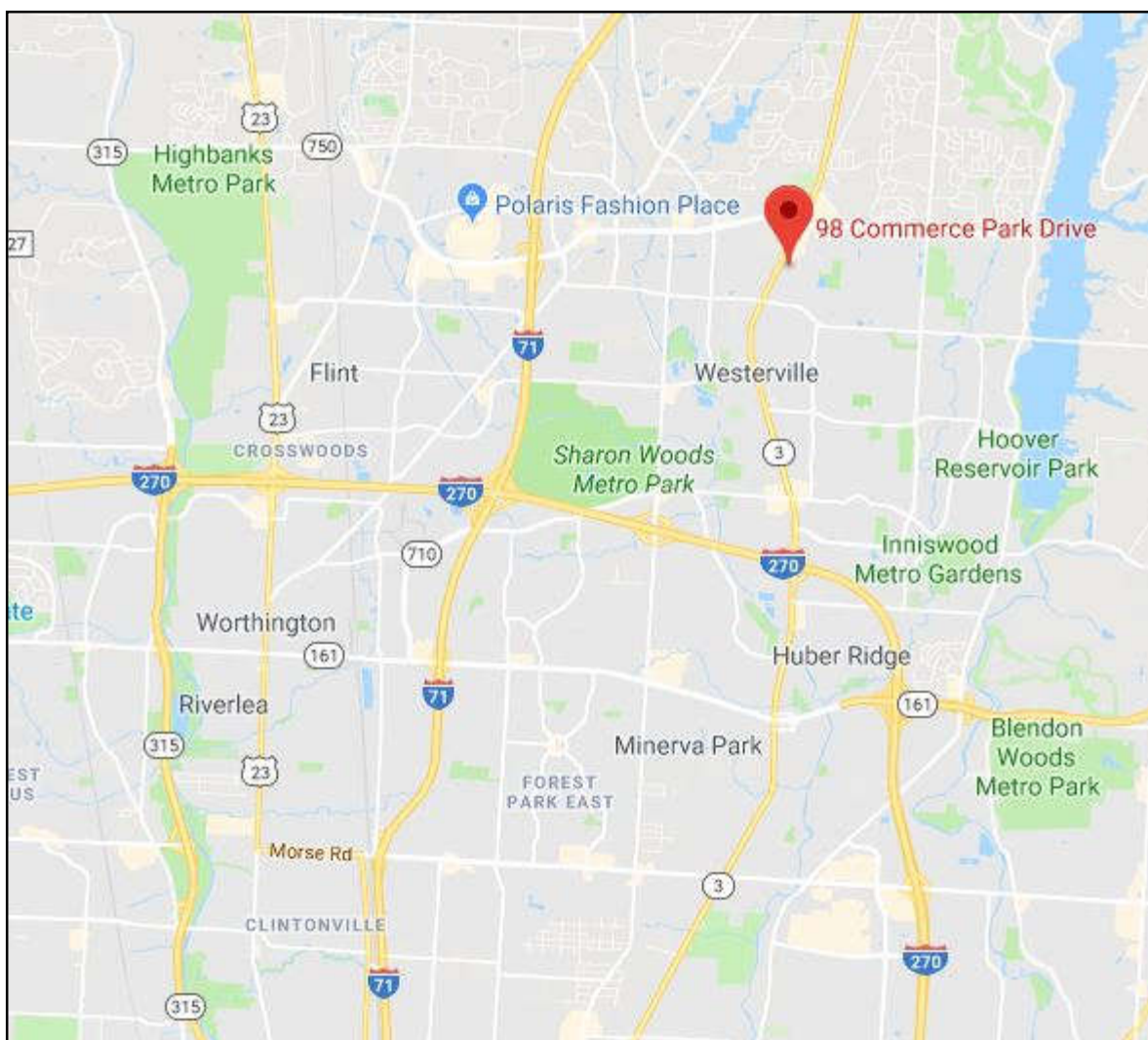


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Traffic Count Report

98 Commerce Park Dr, Westerville, OH 43082

Building Type: **Class B Office**

Class: **B**

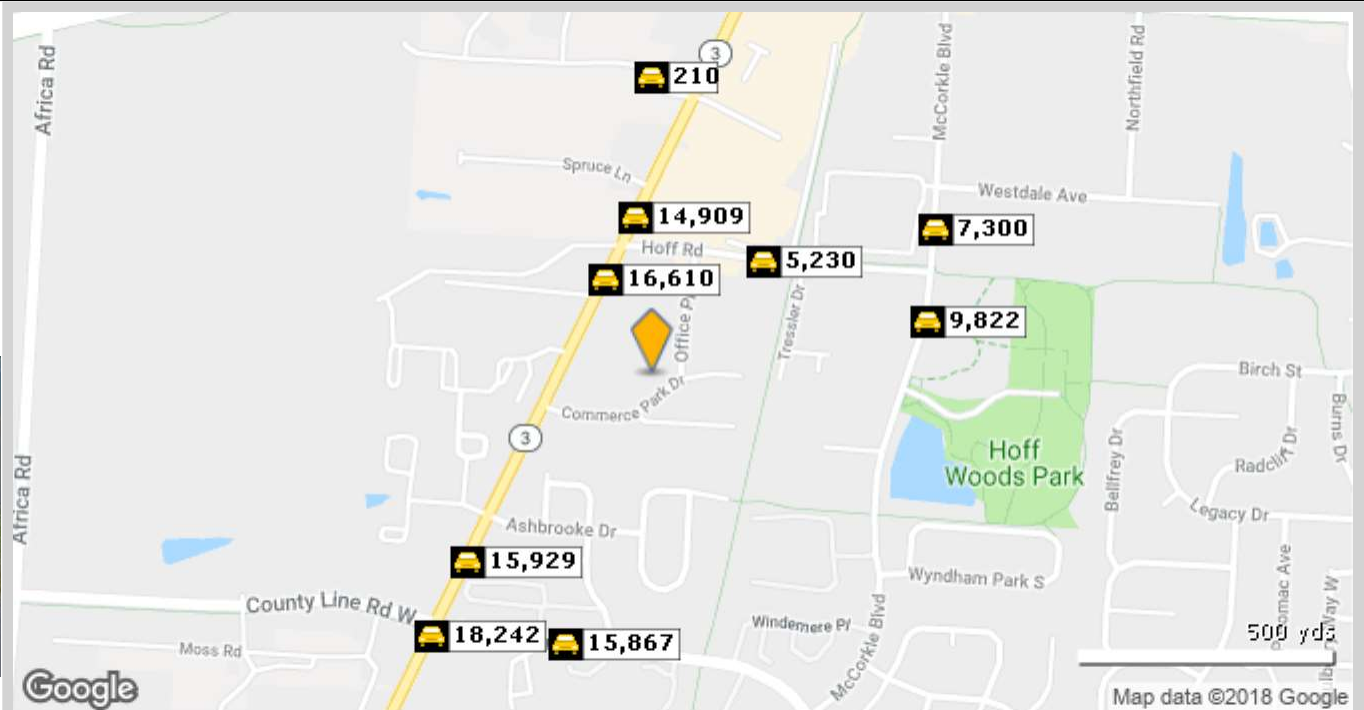
RBA: **7,863 SF**

Typical Floor: **7,863 SF**

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	N State St	Hoff Rd	0.04 NE	2017	16,610	MPSI	.12
2	N State St	Hoff Rd	0.04 SW	2017	14,909	MPSI	.18
3	Hoff Rd	Tressler Dr	0.05 E	2017	5,230	MPSI	.18
4	N State St	Ashbrooke Dr	0.06 NE	2017	15,929	MPSI	.29
5	County Line Rd	Crossings Dr	0.05 E	2015	14,032	MPSI	.32
6	County Line Rd	Abbeycross Ln	0.03 W	2017	15,867	MPSI	.32
7	McCorkle Blvd	Hoff Rd	0.06 N	2017	9,822	MPSI	.32
8	Ruckmoor Dr	N State St	0.05 SE	2017	210	MPSI	.34
9	McCorkle Blvd	Westdale Ave	0.05 N	2017	7,300	MPSI	.37
10	N State St	County Line Rd	0.02 NE	2017	18,242	MPSI	.38



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11/27/2018

Demographic Summary Report

98 Commerce Park Dr, Westerville, OH 43082

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 Class: **B**
 RBA: **7,863 SF**
 Typical Floor: **7,863 SF**

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



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	7,895		72,598		196,098	
2018 Estimate	7,394		67,714		183,674	
2010 Census	7,027		61,238		167,004	
Growth 2018 - 2023	6.78%		7.21%		6.76%	
Growth 2010 - 2018	5.22%		10.58%		9.98%	
2018 Population by Hispanic Origin	186		1,782		9,279	
2018 Population	7,394		67,714		183,674	
White	6,594	89.18%	58,207	85.96%	137,120	74.65%
Black	356	4.81%	4,677	6.91%	29,216	15.91%
Am. Indian & Alaskan	10	0.14%	106	0.16%	431	0.23%
Asian	299	4.04%	3,263	4.82%	11,621	6.33%
Hawaiian & Pacific Island	0	0.00%	12	0.02%	94	0.05%
Other	135	1.83%	1,449	2.14%	5,192	2.83%
U.S. Armed Forces	0		72		162	
Households						
2023 Projection	2,994		26,862		77,211	
2018 Estimate	2,804		25,091		72,471	
2010 Census	2,673		22,747		66,252	
Growth 2018 - 2023	6.78%		7.06%		6.54%	
Growth 2010 - 2018	4.90%		10.30%		9.39%	
Owner Occupied	2,210	78.82%	20,069	79.98%	46,206	63.76%
Renter Occupied	594	21.18%	5,021	20.01%	26,266	36.24%
2018 Households by HH Income	2,804		25,090		72,472	
Income: <\$25,000	396	14.12%	2,015	8.03%	8,936	12.33%
Income: \$25,000 - \$50,000	412	14.69%	3,419	13.63%	14,031	19.36%
Income: \$50,000 - \$75,000	403	14.37%	3,657	14.58%	13,509	18.64%
Income: \$75,000 - \$100,000	341	12.16%	3,625	14.45%	10,257	14.15%
Income: \$100,000 - \$125,000	368	13.12%	3,370	13.43%	8,404	11.60%
Income: \$125,000 - \$150,000	298	10.63%	2,526	10.07%	5,297	7.31%
Income: \$150,000 - \$200,000	304	10.84%	3,031	12.08%	5,807	8.01%
Income: \$200,000+	282	10.06%	3,447	13.74%	6,231	8.60%
2018 Avg Household Income	\$106,824		\$120,882		\$96,913	
2018 Med Household Income	\$89,002		\$98,820		\$74,548	



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!

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