



1945 Jackson Road

Columbus, Ohio 43223

Property Highlights

- Industrial Investment Opportunity
- 18,444 SF Industrial Warehouse
- 3.25 Acres Total
- 3 Drive-In Doors
- 1 Dock-High Door
- 14' Clear Height
- Ample Parking
- Convenient Highway Access

Sale Price: \$1,495,000



For More Information

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Property Address: 1945 Jackson Rd
 Property Size: 18,444

Date Prepared: 03/26/25

Occupancy: 85.9%
 Vacancy: 14.1%

Rent Roll

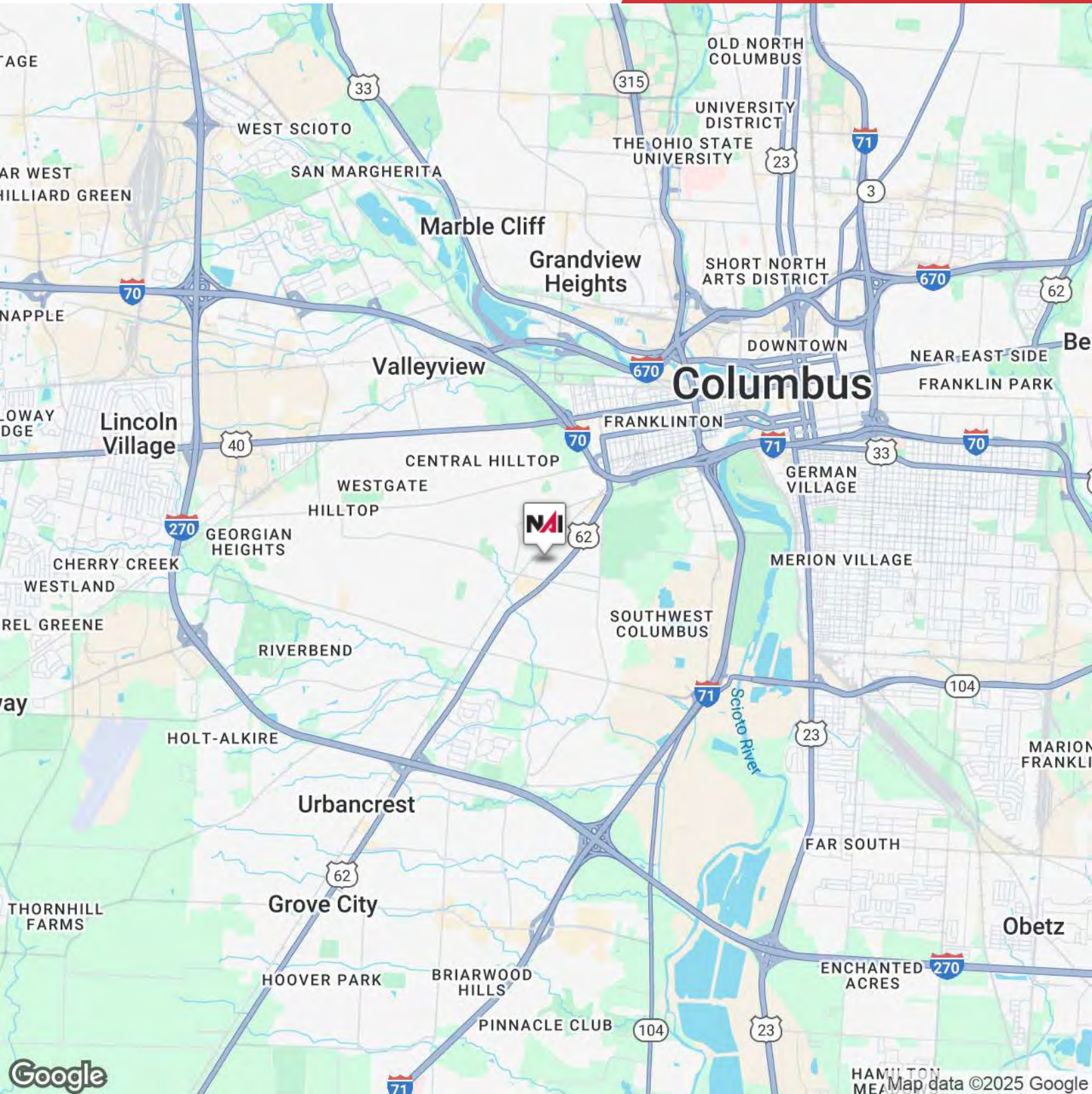
Tenant	Square Feet	Monthly Rent	Annual Rent	Tenant Since	Lease Exp Date	Unit
Suite A	5,400	\$ 2,000.00	\$ 31,200.00	2025	2028	A
Suite A1	3,000	\$ 1,500.00				A1
Suite B	2,600	\$ 2,000.00	\$ 18,000.00	2025	2028	B
Suite C	3,400	\$ 2,000.00	\$ 24,000.00	2025	2028	C
Suite C1	800	\$ 500.00	\$ 12,000.00		MTM	C1
Suite D	2,400	\$ 2,000.00	\$ 24,000.00	2021	MTM	D
Suite E	2,600	\$ 2,000.00	\$ 24,000.00		MTM	E
Suite F	1,200	\$ 800.00	\$ 7,200.00	2012	MTM	F
Storage	1.5 Acres	\$ 2,000.00	\$ 36,000.00	2025	2028	Land
Totals	21,400	\$ 14,800.00	\$ 177,600.00			

Income & Expense Summary

Income	PSF	Total	Summary	PSF	Total
Base Rent	\$ 9.63	\$ 177,600.00	Total Income	\$ 9.63	\$ 177,600.00
Additional Rent Reimbursement	\$ -	\$ -	Total Expenses	\$ (2.07)	(\$38,100.00)
Total Income	\$ 9.63	\$ 177,600.00	Net Operating Income	\$ 7.56	\$ 139,500.00

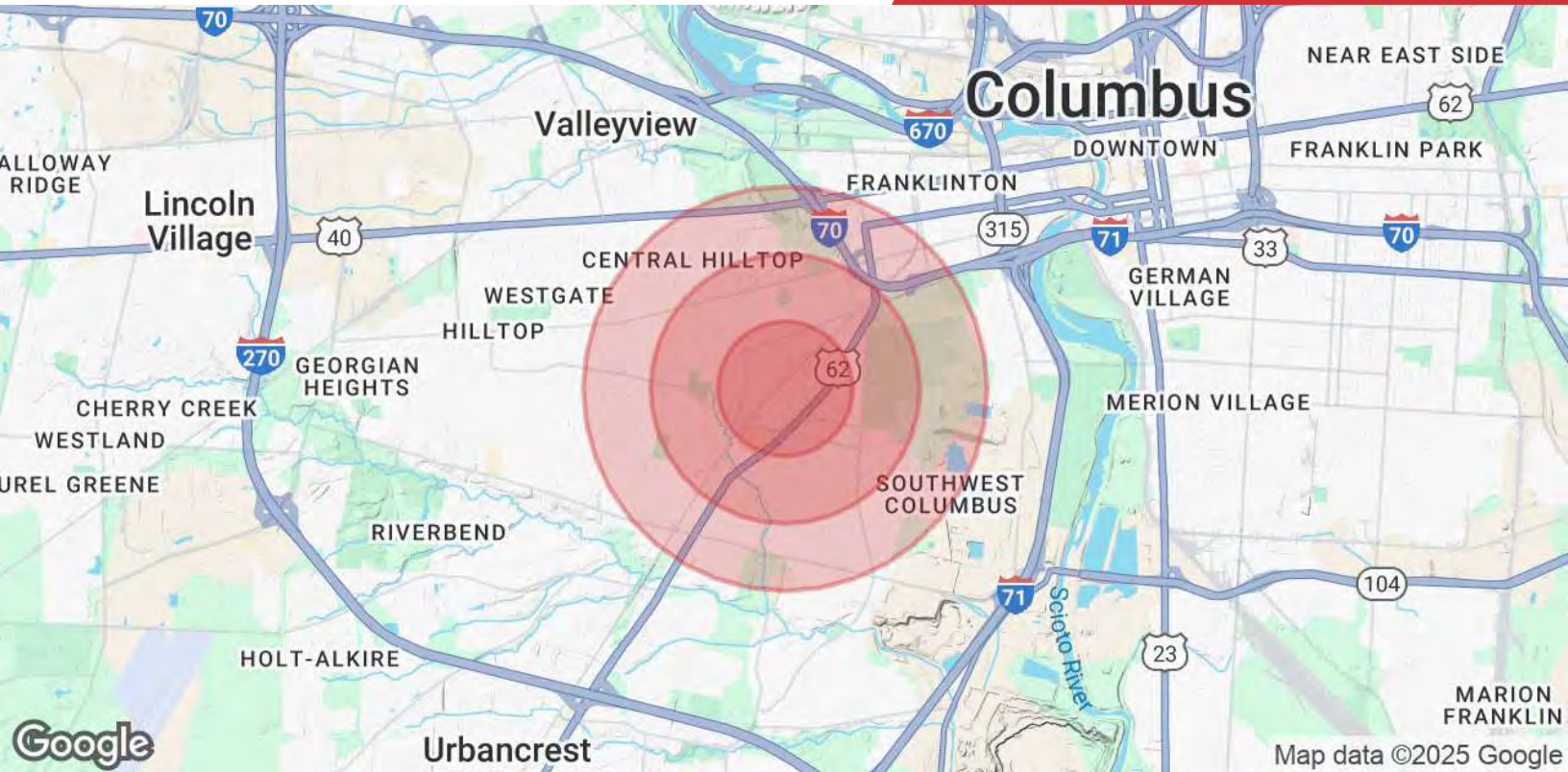
Expenses (Prior 12 Months)	PSF	Total
Taxes	\$ 0.71	\$13,100.00
Insurance (estimated)	\$ 0.11	\$2,000.00
Maintenance (estimate)	\$ 0.27	\$5,000.00
Utilities	\$ 0.98	\$18,000.00
Total Expenses	\$ 2.07	\$38,100.00

Valuation	CAP%	PSF	Total
Our Valuation	9.3%	\$81.06	\$1,495,000



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Population

	0.5 Miles	1 Mile	1.5 Miles
Total Population	3,361	13,931	32,272
Average Age	36.2	35.7	35.1
Average Age (Male)	36.1	34.8	34.3
Average Age (Female)	38.2	39.4	37.9

Households & Income

	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,265	5,830	13,685
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$50,576	\$47,459	\$45,646
Average House Value	\$74,012	\$72,198	\$75,320

* Demographic data derived from 2020 ACS - US Census