

1344 Parsons Ave
Columbus, Ohio
43206

Free standing retail building with 3720 total square foot and off street parking in an ever growing Parsons avenue corridor. Tall ceiling height, envision the exposed rafters!

- Commercial zoning
- 429 Land use - Other commercial structure
- 3720 total SF
- 4 off street parking spaces
- New roof in 2019
- 200 Amp Service
- Gas Furnace
- \$7/SF/Year NNN
- Tenants pay insurance and utilities
- Build-to-suite available in addition to base rent



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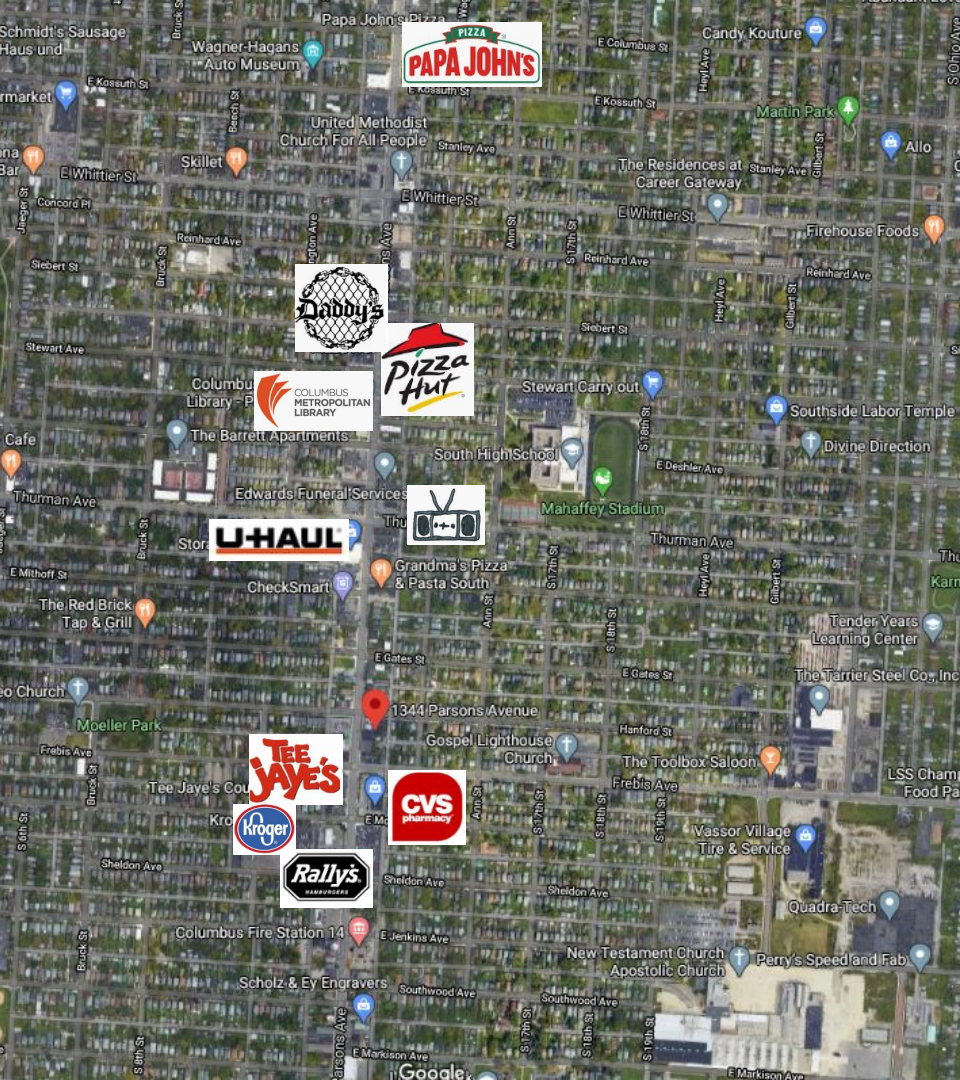
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Annual Consumer Spending	Aggregate (in thousands)					
	2019			2024		
Radius	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	231,834	949,963	2,649,188	273,704	1,127,750	3,111,165
Apparel:						
Total Apparel	14,824	61,576	171,056	16,888	70,551	193,569
Women's Apparel	5,718	23,594	65,405	6,493	26,785	73,208
Men's Apparel	3,131	12,987	35,650	3,559	14,827	40,061
Girl's Apparel	1,186	4,939	13,749	1,383	5,856	16,269
Boy's Apparel	798	3,322	9,320	933	3,958	11,102
Infant Apparel	775	3,294	9,394	868	3,777	10,772
Footwear	3,217	13,441	37,537	3,652	15,346	42,337
Entertainment, Hobbies & Pets:						
Total Entertainment, Hobbies & Pets	19,074	77,210	213,756	21,154	86,171	236,111
Entertainment	2,734	11,852	33,707	3,043	13,295	37,434
Audio & Visual Equipment/Service	9,288	38,950	105,700	10,324	43,576	116,981
Reading Materials	952	3,852	10,430	1,051	4,259	11,414
Pets, Toys, Hobbies	6,100	22,556	63,919	6,736	25,040	70,281
Personal Items	18,852	78,360	211,569	22,070	91,870	245,716
Food & Alcohol:						
Total Food & Alcohol	67,098	272,373	758,161	78,981	322,487	887,865
Food at Home	37,523	154,975	432,571	44,458	184,421	509,723
Food Away From Home	24,801	98,550	273,582	29,218	117,002	320,736
Alcoholic Beverages	4,775	18,847	52,008	5,305	21,064	57,406
Household:						
Total Household	32,065	131,155	358,561	36,125	148,917	403,529
House Maintenance & Repair	5,294	20,537	59,585	5,912	22,969	65,861
Household Equipment & Furnishings	13,310	55,672	150,783	14,656	61,682	165,206
Household Operations	10,205	41,548	113,385	11,864	49,019	133,292
Housing Costs	3,256	13,399	34,808	3,692	15,247	39,170
Transportation and Maintenance:						
Total Transportation and Maintenance	52,925	220,355	635,993	66,286	278,060	792,839
Vehicle Purchases	20,494	84,929	259,018	24,453	102,441	308,829
Vehicle Expenses	1,890	8,666	19,774	2,345	10,812	24,361
Gasoline	19,481	79,576	227,945	26,419	108,623	307,634
Transportation	4,079	18,584	47,412	5,014	23,014	58,089
Automotive Repair & Maintenance	6,981	28,600	81,845	8,056	33,170	93,927
Health Care:						
Total Health Care	12,090	48,641	134,829	14,750	59,164	162,538
Medical Services	6,847	26,921	75,711	8,300	32,620	90,821
Prescription Drugs	4,071	16,787	45,845	5,011	20,498	55,541
Medical Supplies	1,173	4,934	13,273	1,439	6,047	16,176
Education & Day Care:						
Total Education & Day Care	14,904	60,292	165,263	17,449	70,531	188,997
Education	9,996	40,933	113,285	11,924	48,582	130,624
Fees & Admissions	4,909	19,360	51,978	5,525	21,949	58,373



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