

3764 INDIANOLA AVENUE, COLUMBUS, OH 43214



VIDEO

PROPERTY DESCRIPTION

Fee simple sale supporting construction of an approximately 8,400 SF pad site. The site work for ingress/egress and parking is completed. Parking is shared with The Ave Apartments and other outlots. Sanitary is to the site, water is across Indianola, at Buyer's expense to bring to the site.

PROPERTY HIGHLIGHTS

- Uses include Retail, Medical, Dental & Office.
- High visibility with over 15,000 cars per day.
- There are 301 Class A apartments behind the outlot.
- The outlot to the south is a Primrose School to be constructed.

OFFERING SUMMARY

Sale Price: \$595,000	\$595,000
Lot Size: Pad-7,200 SF	14,252 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,880	31,273	66,944
Total Population	14,558	68,224	159,038
Average HH Income	\$86,390	\$69,541	\$59,864

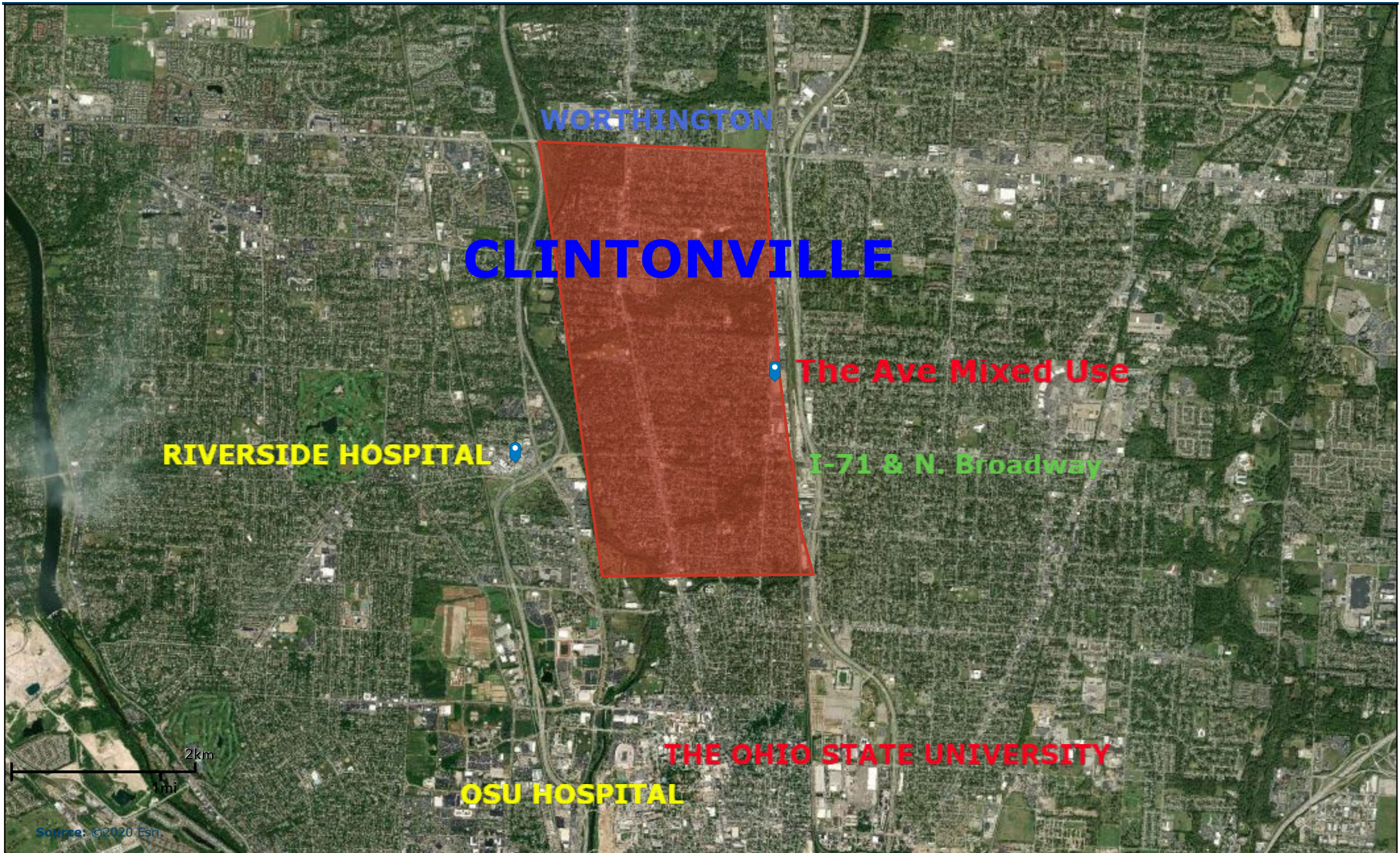
BOB LONG

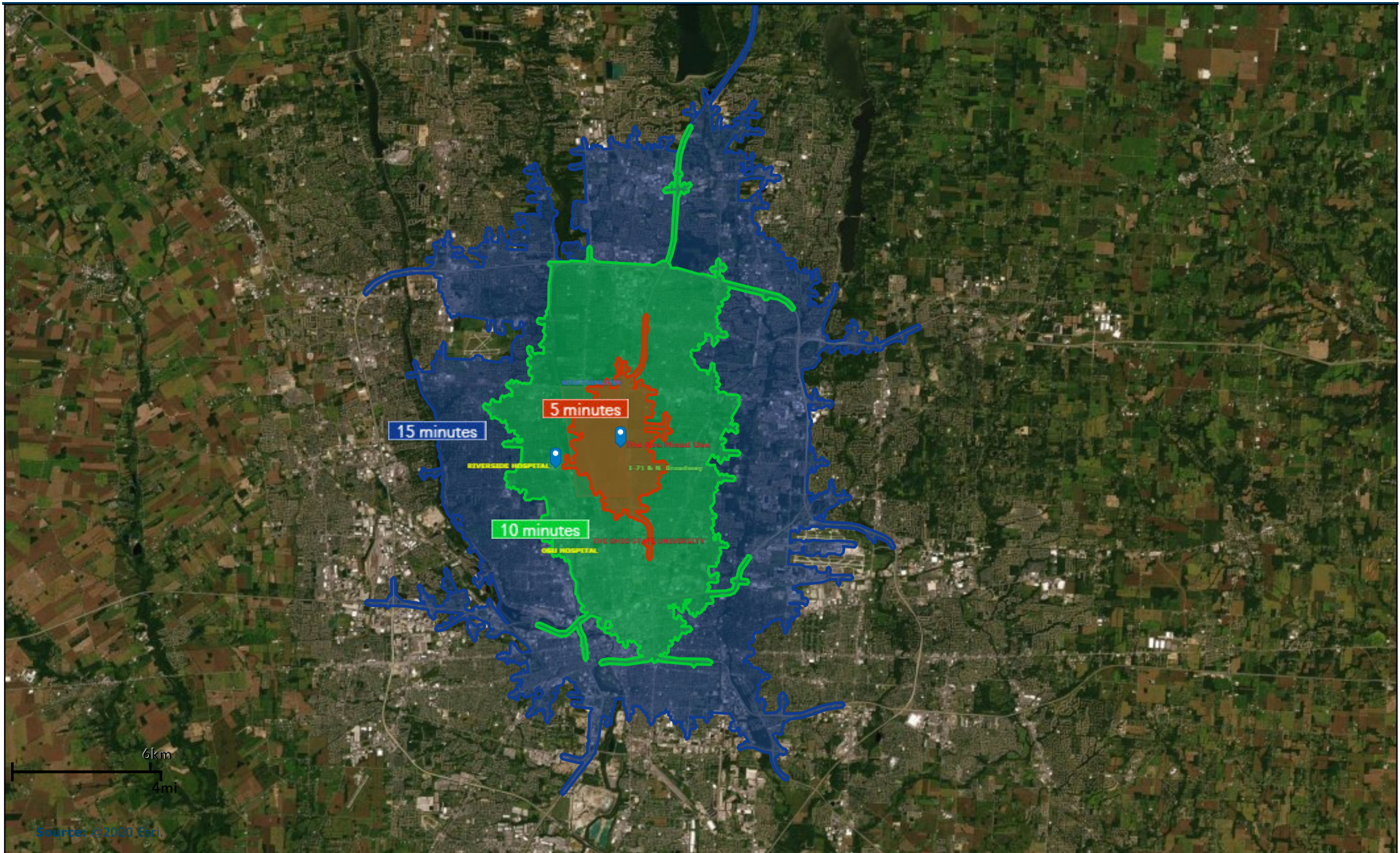
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KELSEY WRIGHTSEL

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kelsey@vision1rea.com







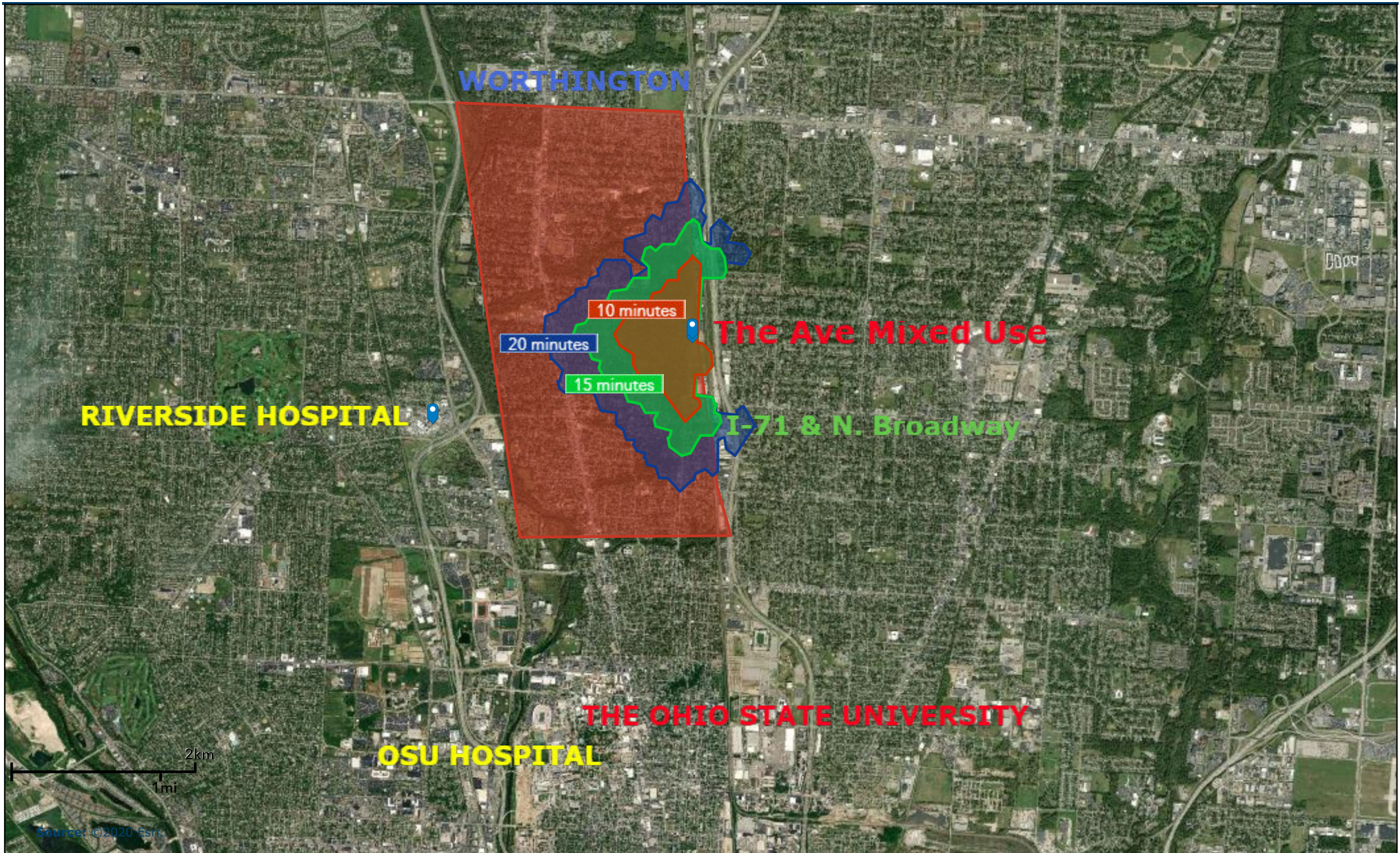


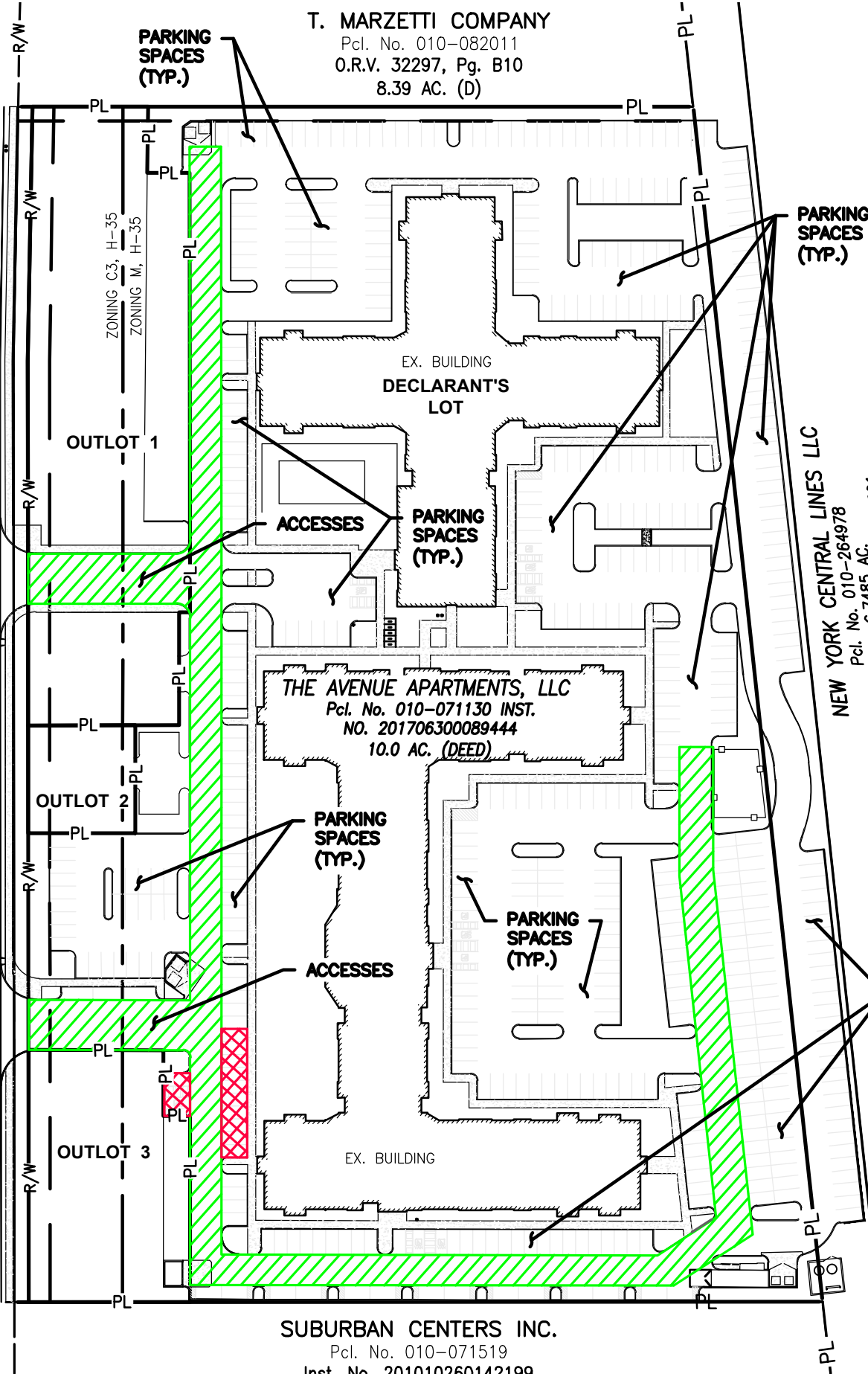
EXHIBIT "C" ACCESS EASEMENT & PARKING EASEMENT

T. MARZETTI COMPANY
Pcl. No. 010-082011
O.R.V. 32297, Pg. B10
8.39 AC. (D)

THE AVENUE APARTMENTS, LLC
Pcl. No. 010-071130 INST.
NO. 201706300089444
10.0 AC. (DEED)

SUBURBAN CENTERS INC.
Pcl. No. 010-071519
Inst. No. 201010260142199
4.835 AC. (D)

NEW YORK CENTRAL LINES LLC
Pcl. No. 010-264978
6.7485 AC.
INST. NO. 200212180325201 (AFFIDAVITS OF MERGER)
PREDECESSOR OF NYC NEWCO, INC.
NO. 200711080194030
NOW KNOWN AS CSX TRANSPORTATION, INC.
INST. NO. 200507210144733 & INST. NO. 200507210144738 (AFFIDAVIT OF MERGER)



LEGEND

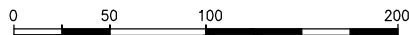
- PL Property Line
- R/W Right-of-Way
- Area Not Subject to Parking Easement
- Access Easement

E. P. FERRIS
AND
ASSOCIATES
INC.

Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

Scale: 1" = 100'

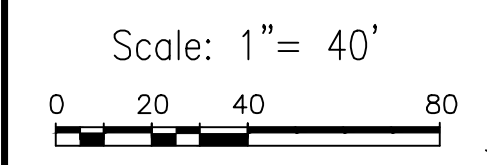
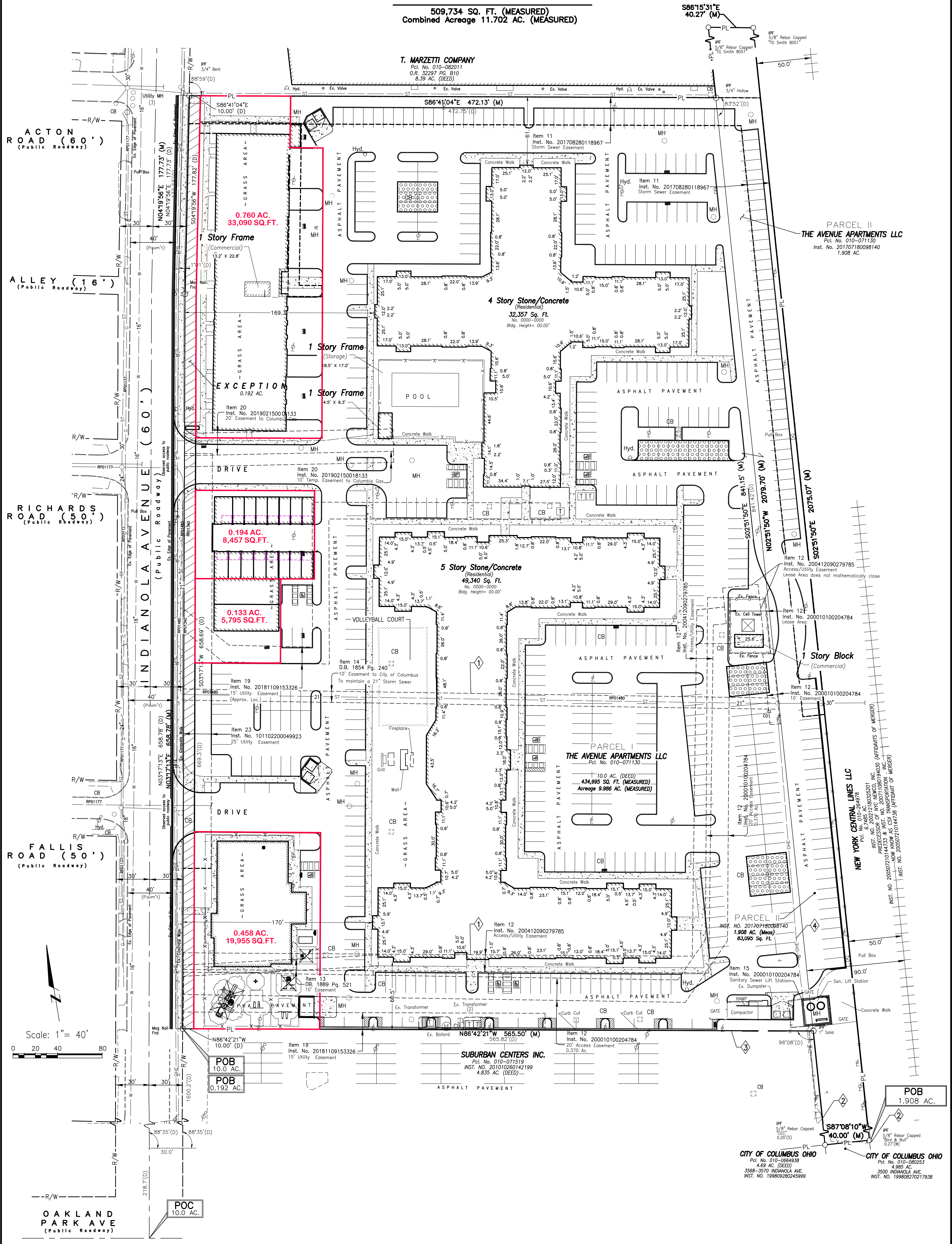


ALTA / NSPS LAND TITLE SURVEY 3632-3640 INDIANOLA AVENUE

EXHIBIT A

SECTION 1, TOWNSHIP 1, RANGE 18
UNITED STATES MILITARY SURVEY
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
10.0 AC. (DEED) PARCEL 1
434,995 SQ. FT. (MEASURED)
Acreage 9.986 AC. (MEASURED)
1.908 AC. (DEED) PARCEL 2
83,095 SQ. FT. (MEASURED)
Acreage 1.908 AC. (MEASURED)
EXCEPTION
8,365 SQ. FT. (MEASURED)
Acreage 0.192 AC. (MEASURED)

509,734 SQ. FT. (MEASURED)
Combined Acreage 11.702 AC. (MEASURED)



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