



## 1394 Courtright Rd

Columbus, Ohio 43227

### Property Features

- 4,900-15,300 SF Available
- Optional 4,900 SF of Education or Office Space in Front
- Ceiling Heights up to 15'
- 12' Drive-in Doors
- Floor Drains
- Partial Fenced & Gated Yard Totaling 3.1 Acres
- 55 Parking Spaces
- Zoned M
- Available Q2 2025

**Lease Rate: \$8.00 - 12.00 SF/Yr (MG)**

**Sale Price: \$2,695,000**

**[www.myfuturewarehouse.com](http://www.myfuturewarehouse.com)**



For more information:

**Dan Sheeran, Jr.**

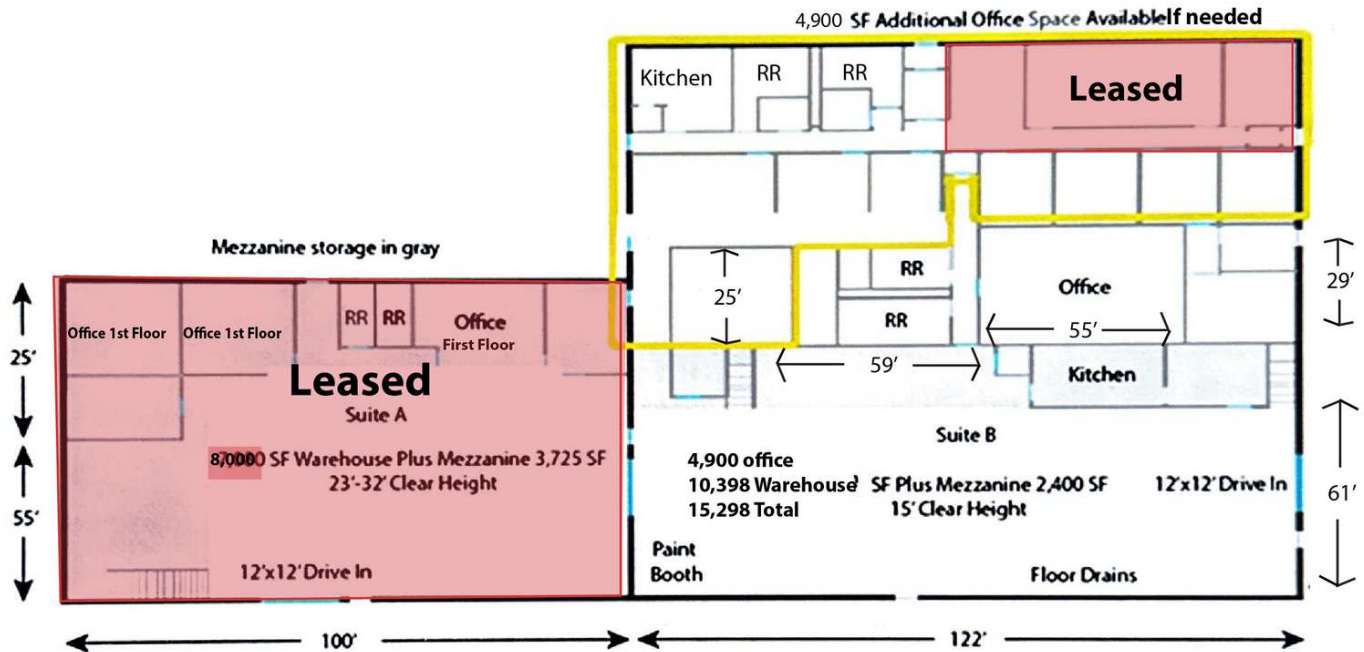
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SPACE	SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
1394 Courtright Rd	Suite B	Flex Space	\$8.00 - 12.00 SF/YR	Modified Gross	10,398 SF	Q2 2025
*1394 Courtright Rd	Office Space	Flex Space	\$8.00 - 12.00 SF/YR	Modified Gross	5,000 SF	Q2 2025

Property Address: 1394 Courtright Road

Date Prepared: 05/30/25

Property Size: 24,682 SF

Occupancy: 56%

Vacancy: 44%

### Rent Roll

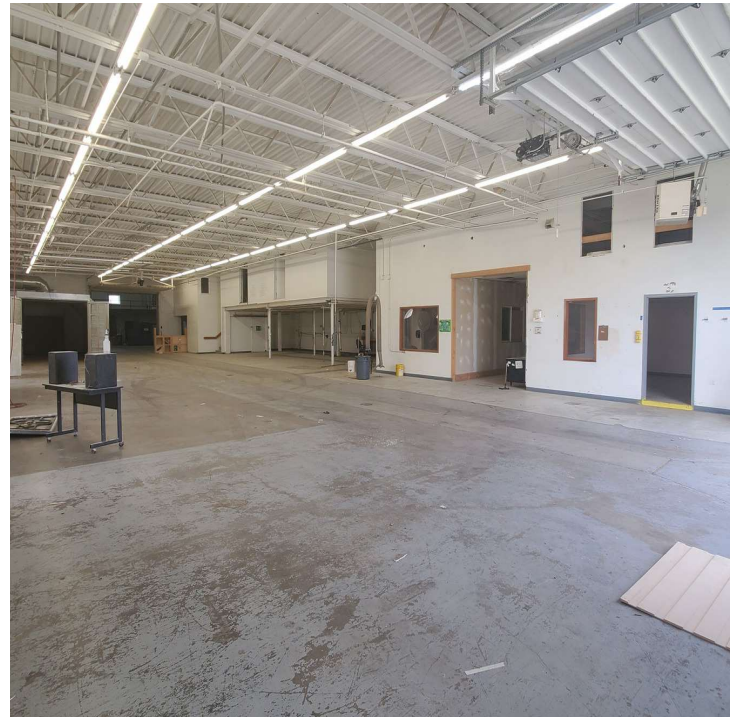
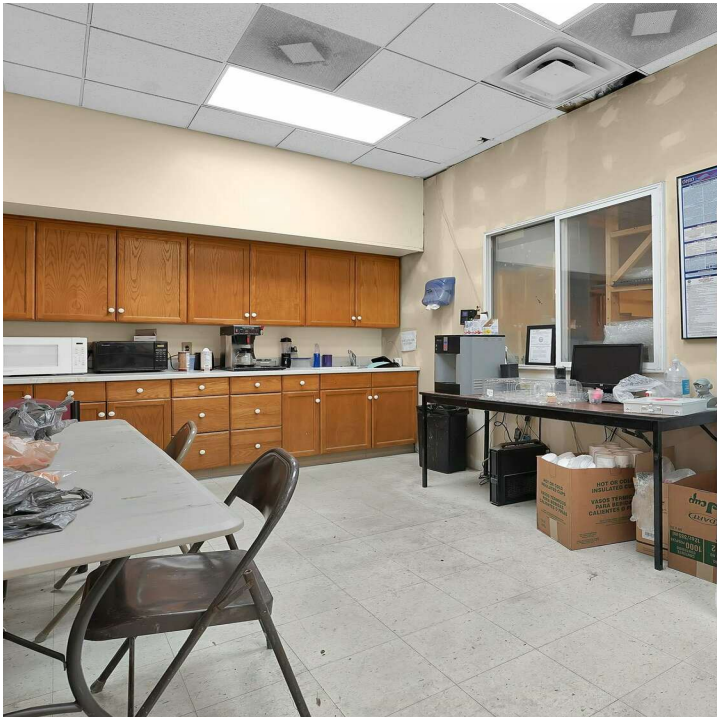
Tenant	Square Feet	Monthly Rent	Annual Rent	Tenant Since	Lease Exp Date	Unit
*Sports Academy	8,000	\$4,000	\$48,000	2025	2028	A
Mecca Auto Sales	2,000	\$1,750	\$21,000	2021	2027	Front Office
CLC Works	4,000	\$2,800	\$33,600	2022	MTM	Front Office
Suite B	Vacant	-	-	-	-	-
Totals	14,000	\$ 8,550.00	\$ 102,600.00			

### Income & Expense Summary

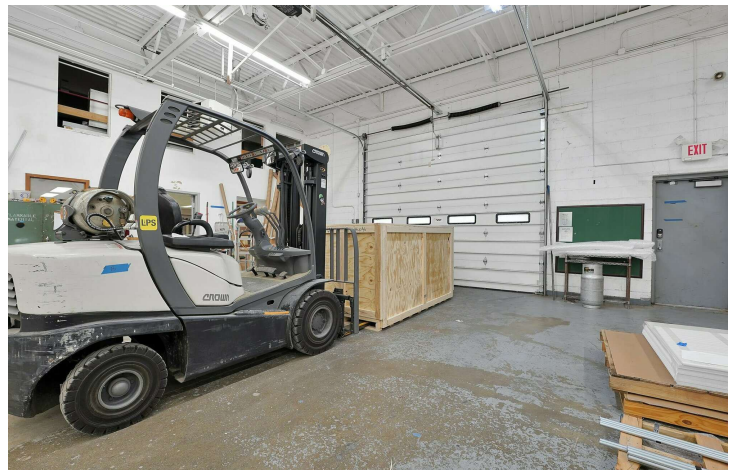
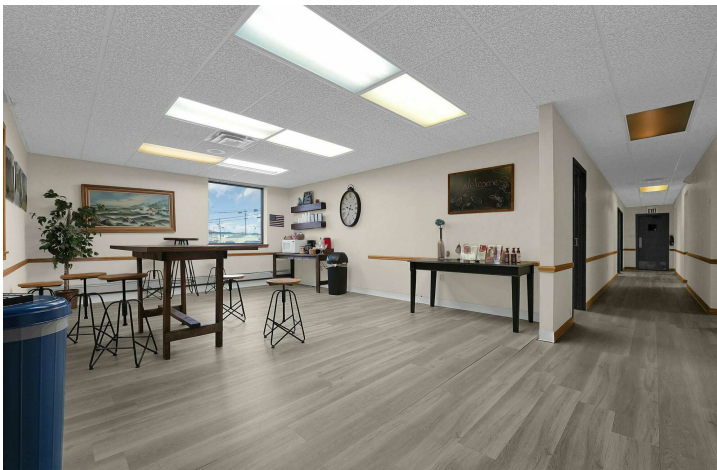
Income	PSF	Total	Summary	PSF	Total
Base Rent	\$	102,600.00	Total Income	\$	102,600.00
Additional Rent Reimbursement	\$	-	Total Expenses		(\$37,095.00)
Total Income	\$	102,600.00	Net Operating Income	\$	65,505.00
Expenses (Prior 12 Months)	PSF	Total	Assumptions		
Insurance		\$6,500.00	Downpayment		
Taxes		\$20,595.00	Financed		
Maintenance		\$10,000.00	Interest Rate		
			Amortization		
			Debt Service		
Total Expenses		\$37,095.00	Cash on Cash		

\*Sports Academy lease increases \$300 monthly in years 2 and 3

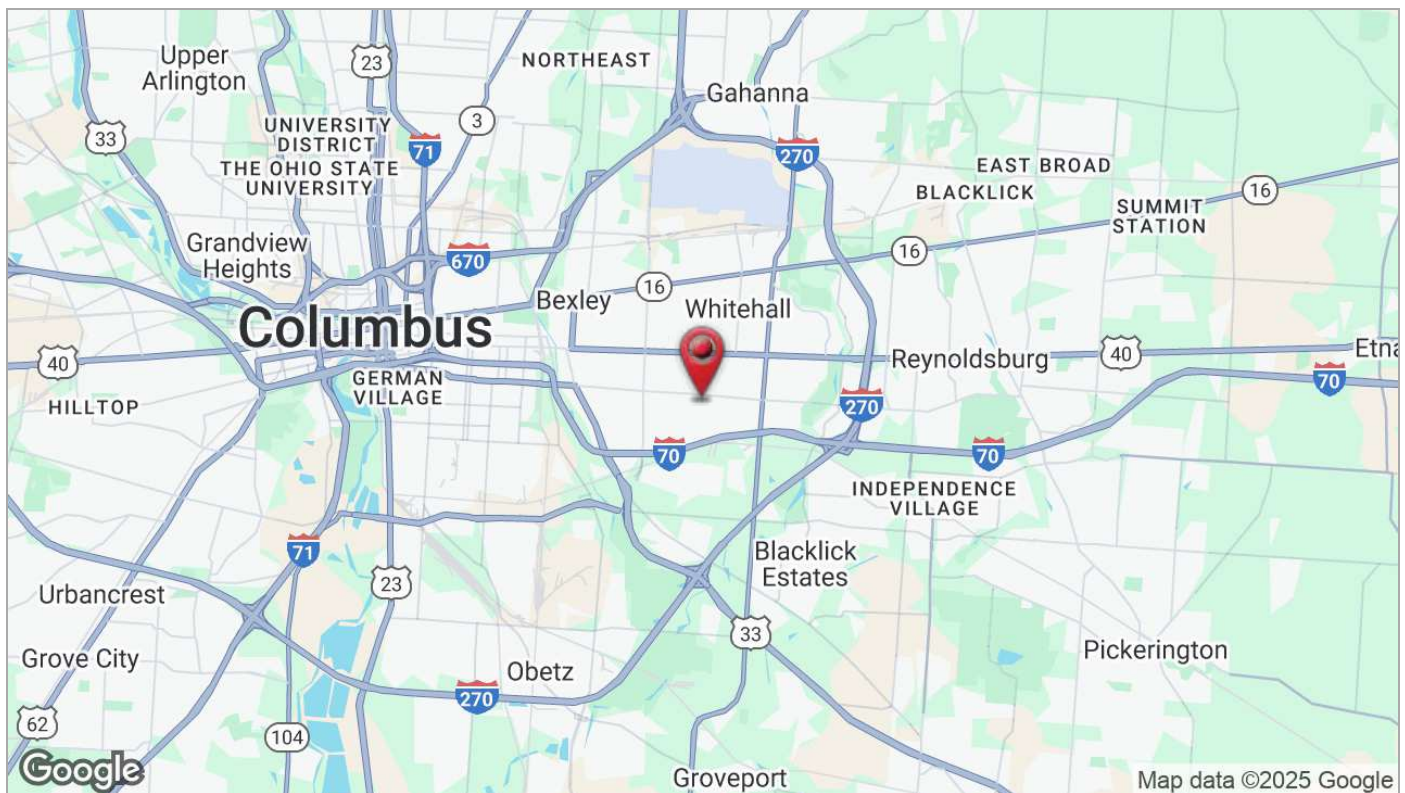
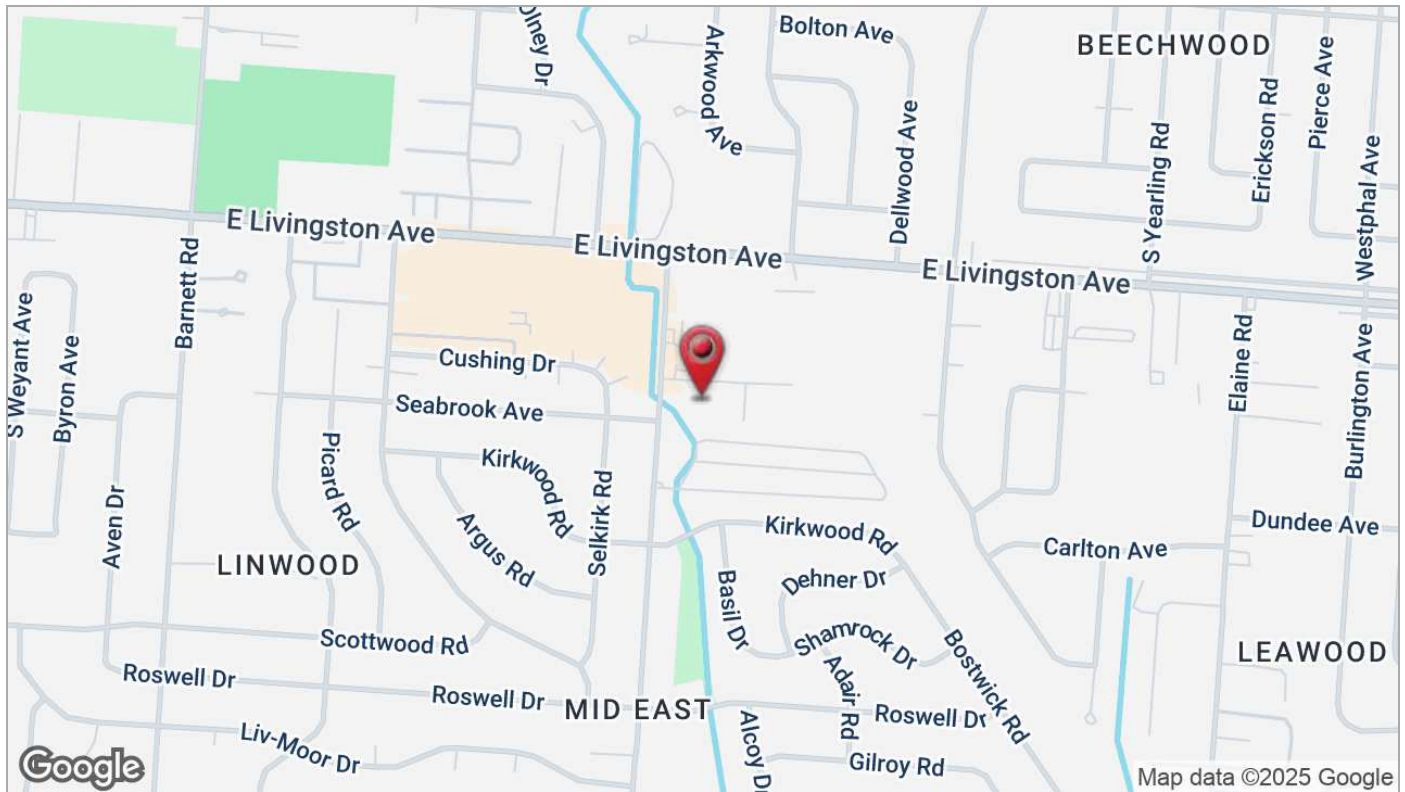


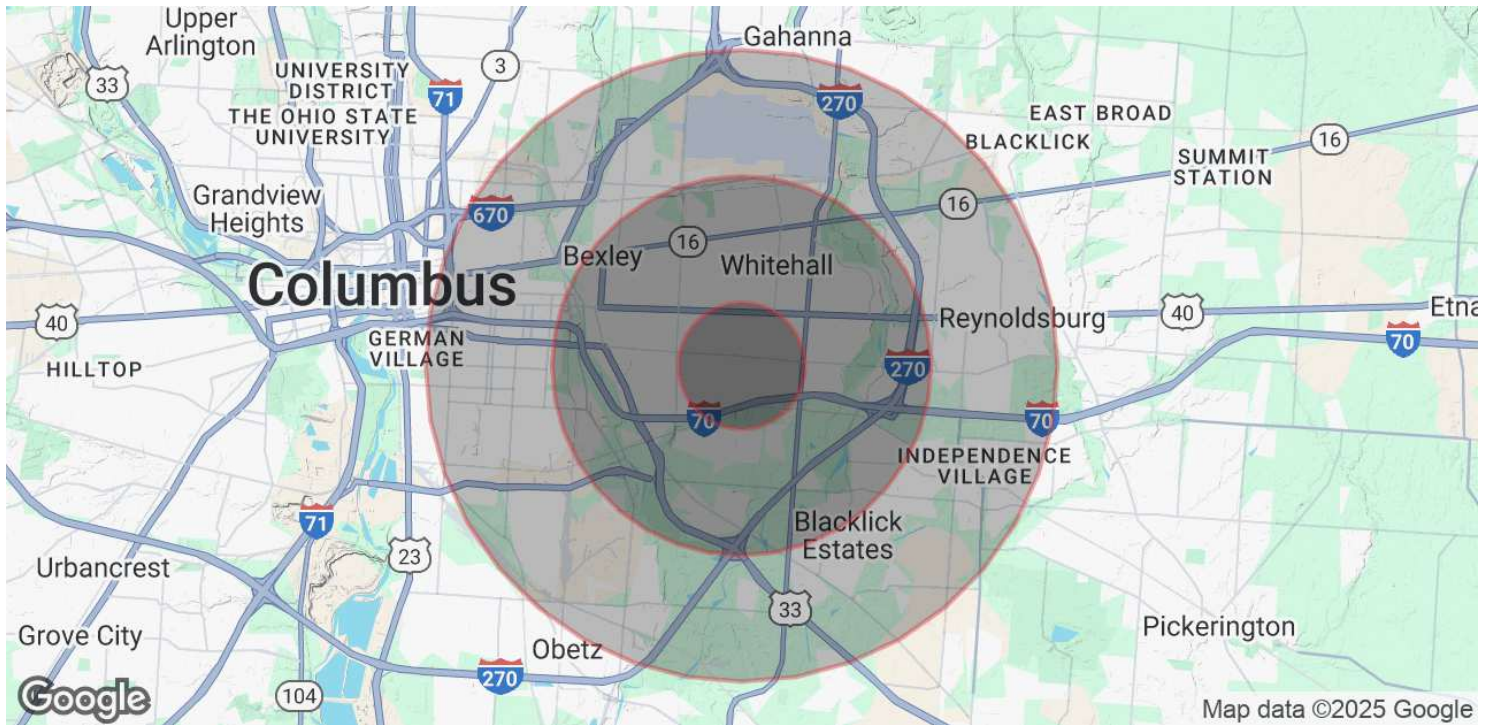












### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,641	112,840	255,539
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,643	46,368	106,268
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$56,256	\$72,411	\$73,457
Average House Value	\$159,322	\$245,497	\$254,450

Demographics data derived from AlphaMap