

PROPOSAL
5239 Columbus Rd,
Suite B

5239 COLUMBUS RD, SUITE B

Granville, OH 43023

PRESENTED BY:

BETH LONG

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OH #2004021322



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

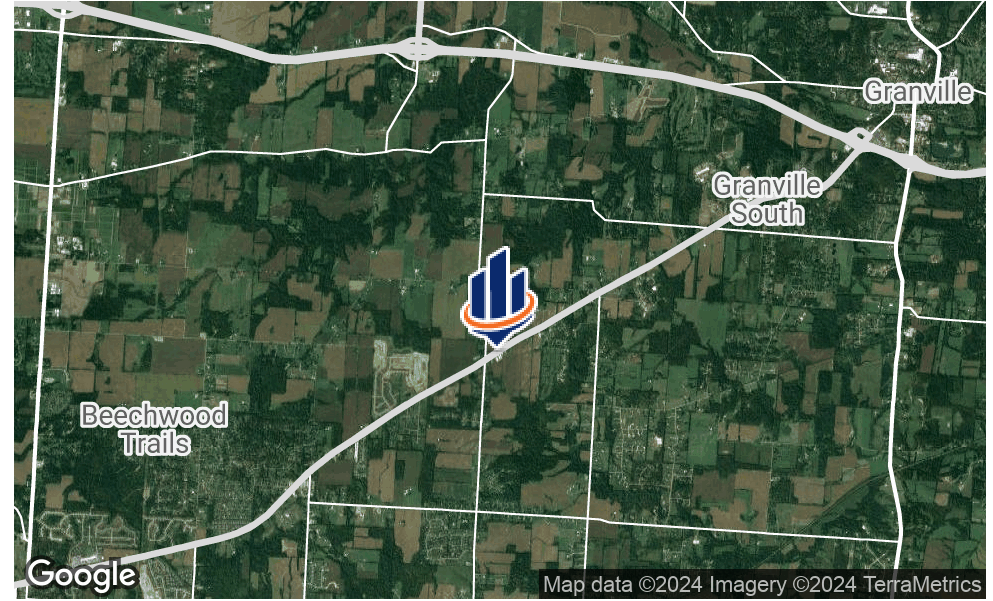
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,975.00 SF/yr (MG)
BUILDING SIZE:	2,250 SF
AVAILABLE SF:	2,250 SF
YEAR BUILT:	2023
APN:	025-069108-00.000

PROPERTY OVERVIEW

This brand-new contemporary office and warehouse space opportunity encompasses approximately 167 sq ft of modern office space complemented by an attached 30X75 heated warehouse. The facility is gated, equipped with access controls, and features comprehensive camera surveillance throughout.

The office space is thoughtfully designed for optimal functionality, while the attached warehouse boasts a convenient 12x14 overhead door with a remote opener for seamless access. This versatile warehouse space can serve various purposes, whether for product storage or secure vehicle parking, making it an ideal solution for a range of business needs.

Additionally, for those with expanded requirements, we offer the flexibility of leasing additional warehouse/garage space, either attached or standalone. With multiple configurations and leasing options available, this new office/warehouse complex presents a prime opportunity to establish your business presence in close proximity to the bustling Intel facilities.

PROPERTY DESCRIPTION

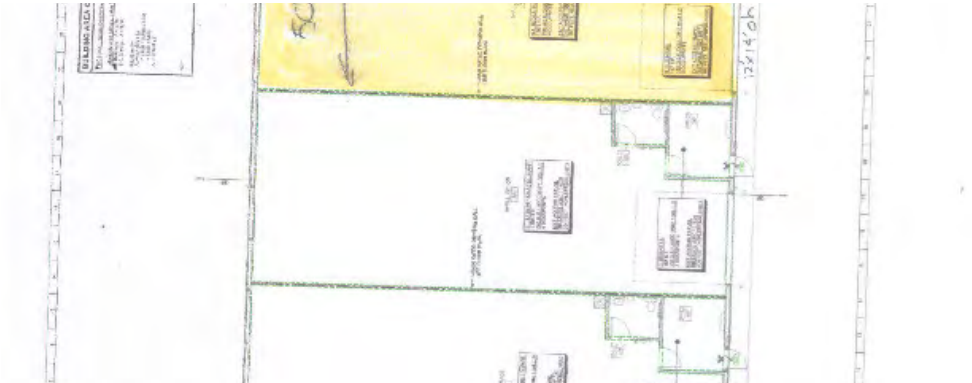
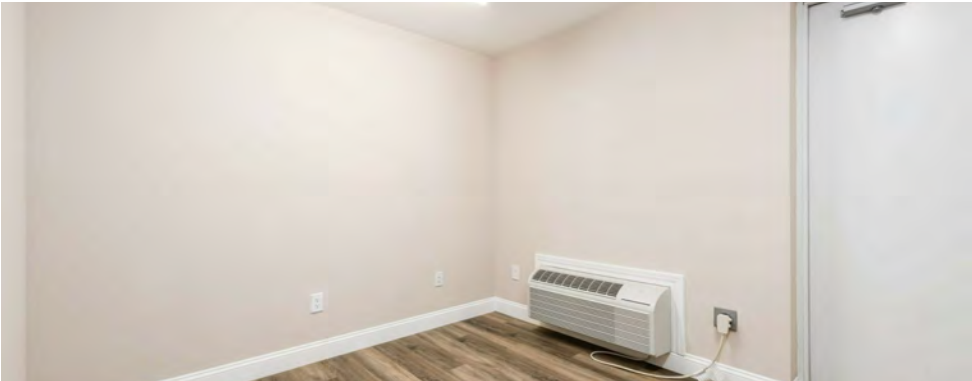


★ Designed by TownMapsUSA.com

LOCATION DESCRIPTION

The office warehouse is conveniently located within 15 miles of new intel facility at the corner of rt 158 and rt 16. Nestled in Licking County, Ohio, Granville exudes small-town charm with its historic architecture, vibrant community, and natural allure. Home to Denison University, the village boasts a dynamic atmosphere and intellectual energy.

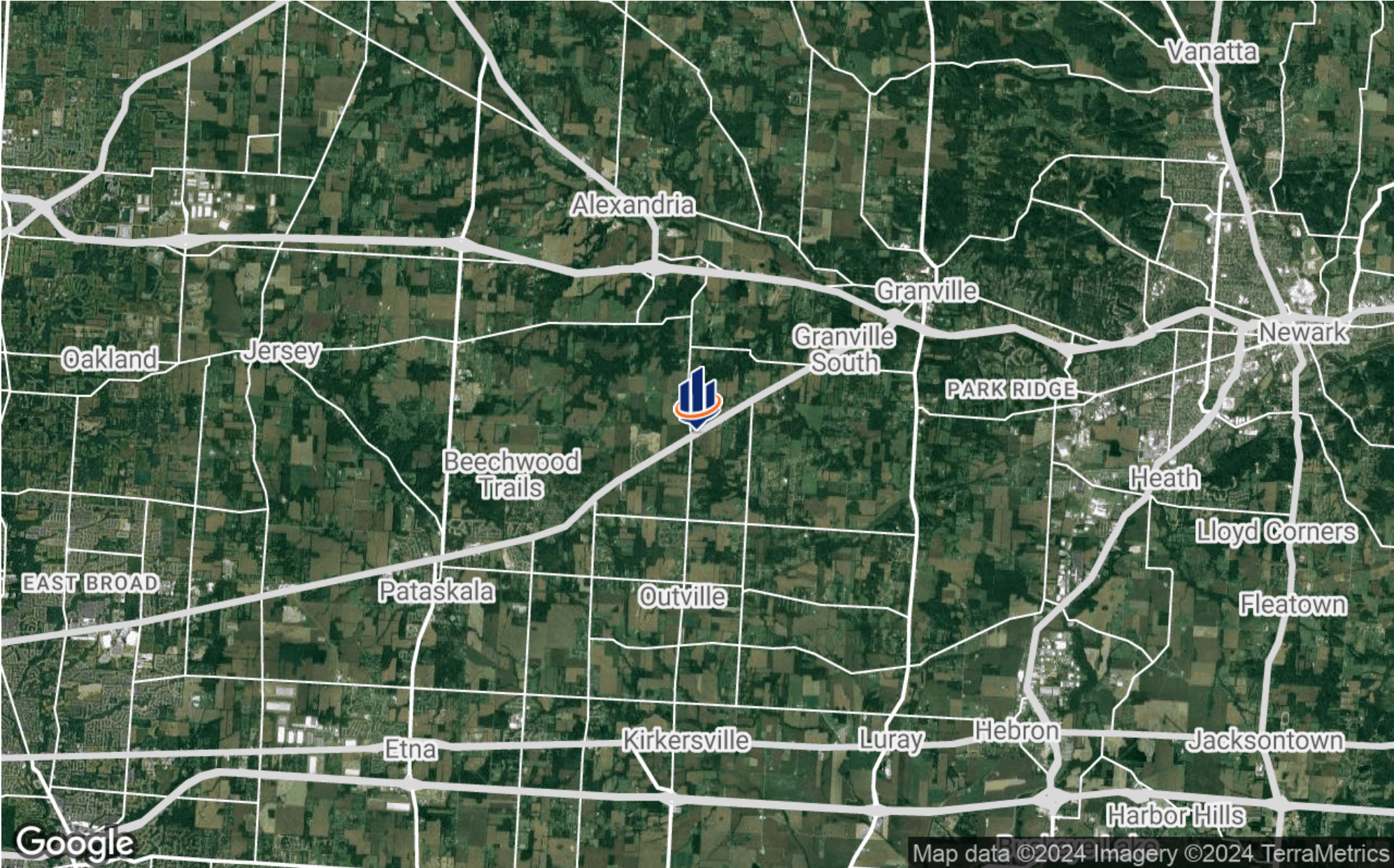
ADDITIONAL PHOTOS

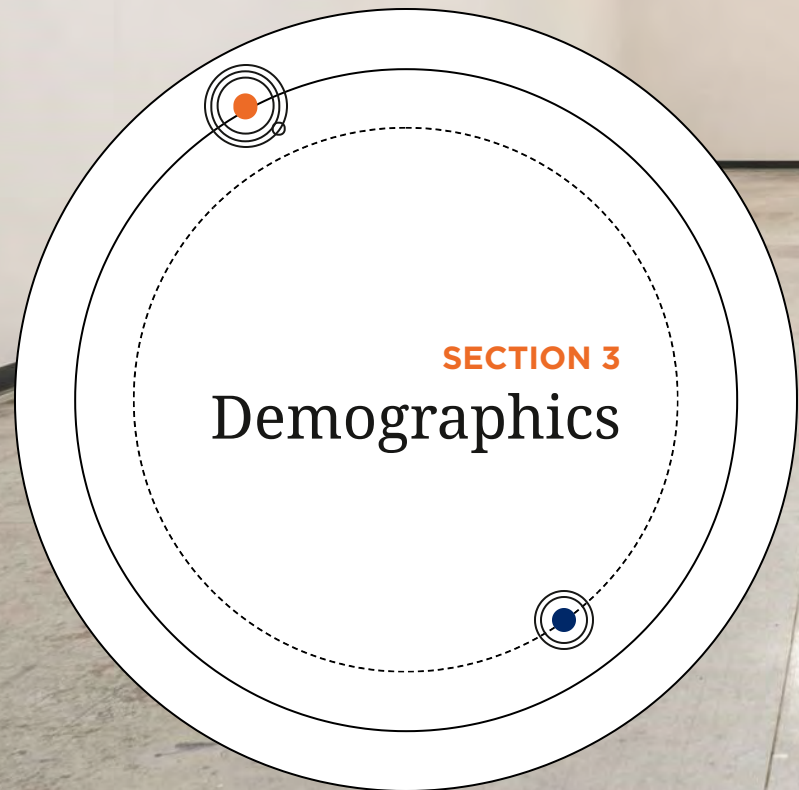




SECTION 2
Location
Information

LOCATION MAP





SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

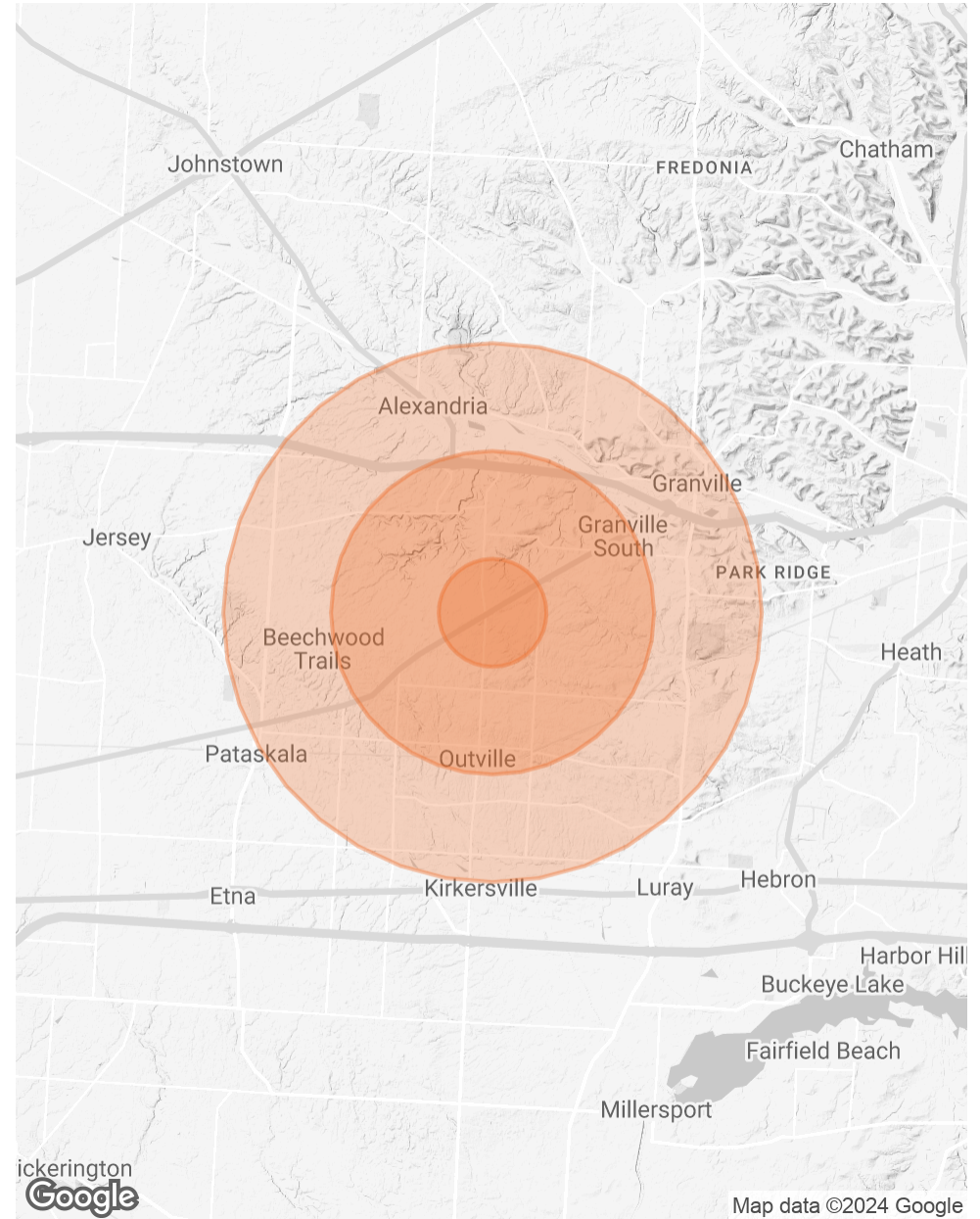
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	879	7,088	21,517
AVERAGE AGE	38.7	41.0	40.2
AVERAGE AGE (MALE)	36.4	40.6	39.9
AVERAGE AGE (FEMALE)	40.4	39.8	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	284	2,462	7,749
# OF PERSONS PER HH	3.1	2.9	2.8
AVERAGE HH INCOME	\$110,045	\$128,194	\$117,251
AVERAGE HOUSE VALUE	\$260,230	\$278,565	\$275,822

* Demographic data derived from 2020 ACS - US Census





SECTION 4
Advisor Bios

ADVISOR BIO 1

BETH LONG

Advisor

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PROFESSIONAL BACKGROUND

Beth Long is a member of the SVN/Wilson Commercial team in Columbus Ohio. Beth specializes in investment property as well as self storage facilities. In addition to property management she is well versed in the acquisition and sale of income producing property. She started her real estate career in the fast-paced urban area known as Short North District in Columbus Ohio. She quickly broadened her scope to include buying, selling and managing commercial properties and self storage facilities ranging from individual commercial and residential units to self storage facilities with over 500 units.

EDUCATION

BS, Psychology - University of Toledo
MS, Environmental Management - University of Findlay

MEMBERSHIPS

Columbus Board of Realtors, Self Storage Council

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