

# Investment Property For Sale



1274 N. Court St. Circleville, Ohio 43113 Offering Price: \$459,000.00

Scott Hrabcak, SVP/Director Commercial Real Estate (614) 545-1432

Julie Woodson, Commercial & Investment Real Estate Specialist (614) 506-0476

# Long Term Tenant with a NNN Lease

1274 N. Court St. Circleville, Ohio 43113

## PROPERTY INFORMATION

- Free Standing Office/Retail Building
- Located in Yamarick TWP
- Built in 1961
- Large Parking Lot

## SPACE

- Approx. 4,800 (+-) Sq. Ft.
- 0.641 (+-) Acres

## RATE

Offering Price: \$459,000.00 This property may also be purchased as part of a portfolio package

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## DEMOGRAPHIC SUMMARY

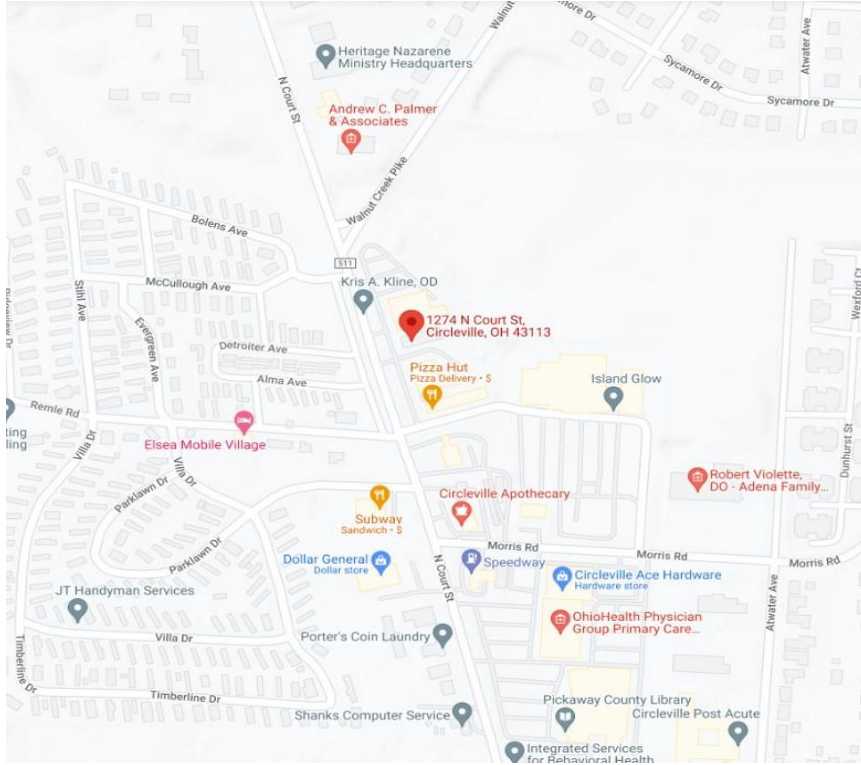
Population	1 Mile	3 Mile	5 Mile
2024 Population	5,553	16,945	22,171
2029 Population	5,975	18,323	23,886
Pop Growth 2024-2029	7.6%	8.1%	7.7%
2024 Average Age	43	41	42
<b>Households</b>			
2024 Households	2,214	6,926	8,909
2029 Households	2,384	7,493	9,604
Household Growth 2024-2029	7.7%	8.2%	7.8%
Median Household Income	\$56,742	\$48,206	\$51,569
Average Household Size	2.3	2.3	2.3
Average HH Vehicles	2	2	2
<b>Housing</b>			
Median Home Value	\$185,226	\$171,790	\$186,734
Median Year Built	1968	1967	1970





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# Part of a 5 Property Investment Portfolio or can be purchased individually



**583 S. Third St. Columbus  
1274 N. Court St. Circleville  
190 E. Broad St. Columbus  
1450 Tussing Rd. Pickerington  
4261 Morse Rd. Gahanna**

**Please call for more information**

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