

PROPOSAL

13410 Worthington Rd

13410 WORTHINGTON RD

New Albany, OH 43054

PRESENTED BY:

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Mbj Holdings llc

Phyllis C
Foor

Phyllis C
Foor

Mbj Holdings llc

Worthington Rd

Luella Lynd Rd

Worthington Rd

Holdings llc

Mbj Holdings llc

Mbj Holdings llc





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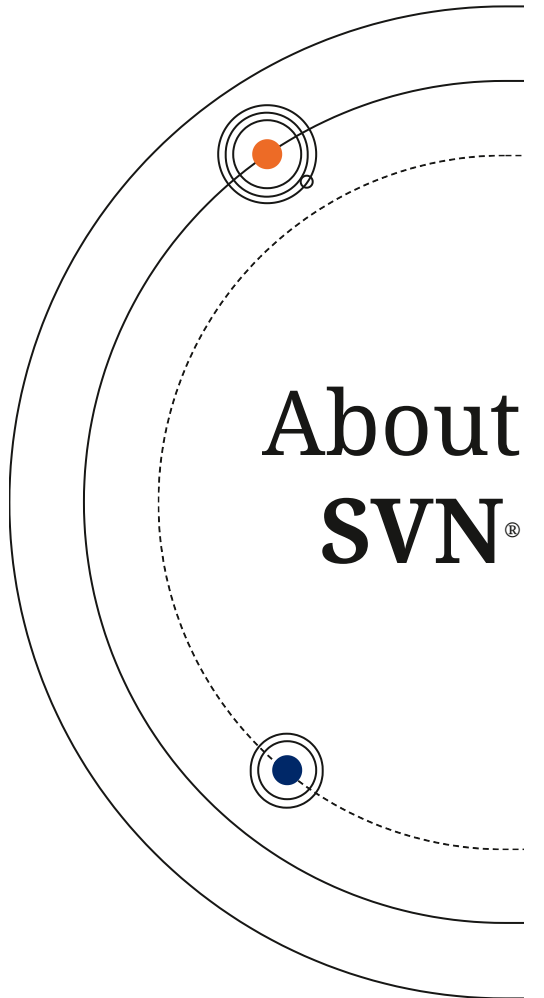
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind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

ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

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(SR 161)



SECTION 1
Property
Information

Worthington Road

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7,500,000
LOT SIZE:	15 Acres
PRICE / ACRE:	\$500,000
YEAR BUILT:	1964
ZONING:	Storage and Agricultural
MARKET:	Jersey Township

PROPERTY OVERVIEW

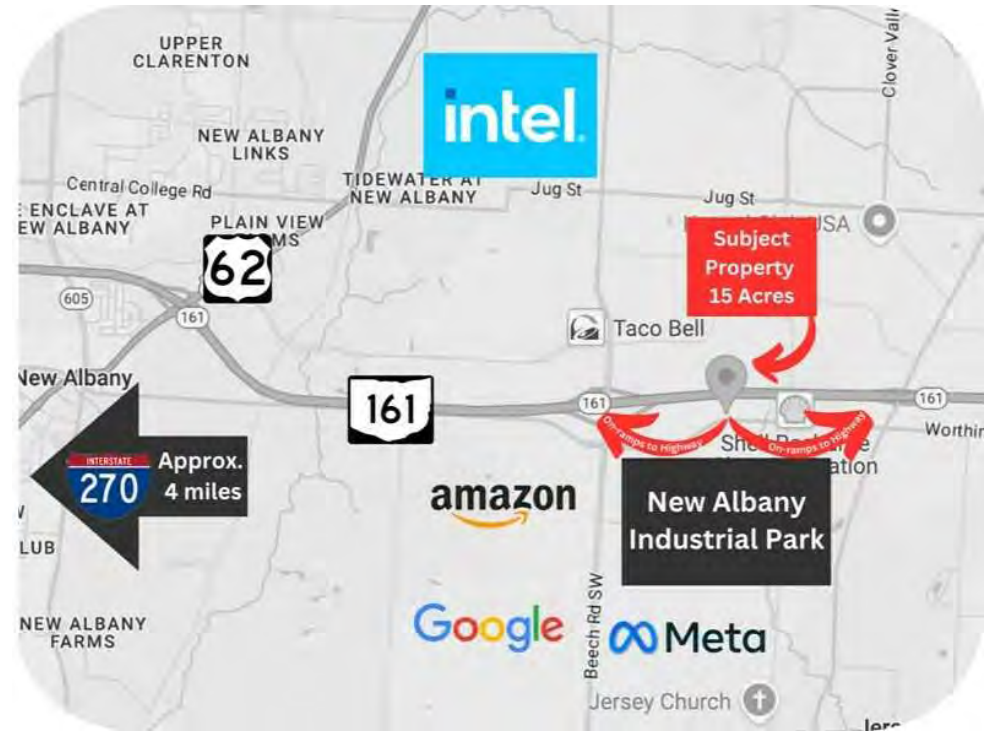
Excellent development site next to New Albany's industrial park and the new Intel Chip Fabrication Campus. Site is ideal for industrial, retail and/or hospitality use. Site currently is zoned for mini-storage and agricultural, but has jurisdiction support for rezoning and potential annexation. Best offers will be considered.

PROPERTY HIGHLIGHTS

- Prime development land in the New Albany Industrial Business Park Area
- Prime location - less than 1 mile to Intel Chip Fabrication Campus
- Excellent Highway Visibility with 40,000+ VPD traffic counts (MORPC)
- Possibility to incorporate into New Albany / Jersey Twp JEDD
- Water/Sewer at neighboring parcel
- Easy access to highway infrastructure, John Glenn & Rickenbacker Airports and other Central Ohio businesses.

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- Mini-Storage grosses \$4000/mo on 86 units and can potentially be split out. Has submarket rents.
- Geotech and Environmental reports available in the DD Folder



ADDITIONAL PHOTOS



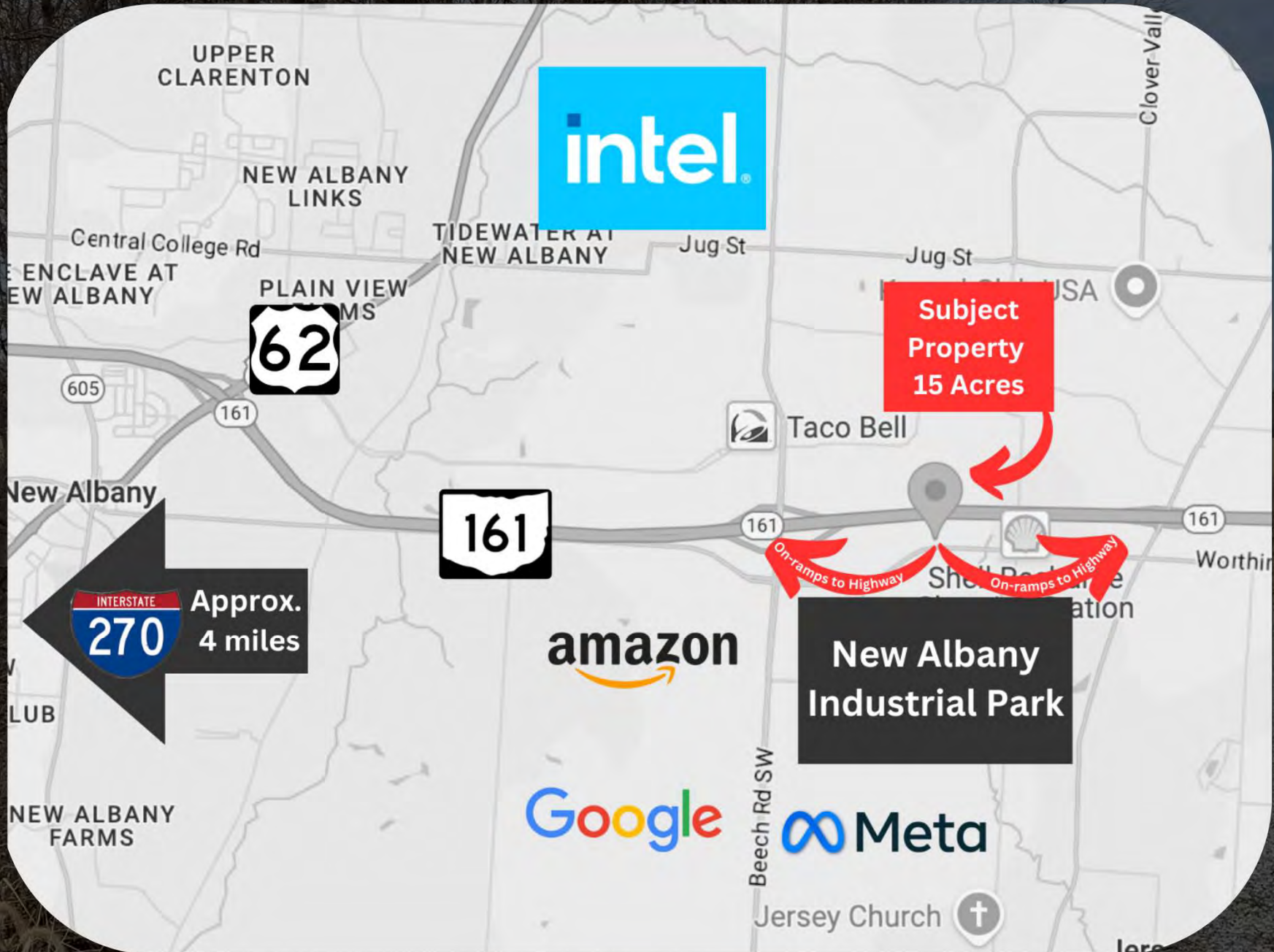
ADDITIONAL PHOTOS





SECTION 2
Location
Information

Location Map



Licking County Overview

The perfect mix of small-town charm and big-city benefits, Licking County offers a high quality of life and low cost of living with exemplary infrastructure, exciting amenities, top-notch schools, friendly neighbors, and uncommon natural beauty.

Licking County is home to 17 public schools, four private schools, three universities, and two technical schools. The strong education landscape yields a stable, diverse, talented, and highly motivated workforce.

source:- columbusregion.com

METRO HIGHLIGHTS:

- The New Albany suburb is one of the wealthiest and desirable suburbs in the Columbus MSA.
- The Columbus MSA is the Top Metro in the Midwest and has seen unprecedented economic growth.
- Home to major corporate players: 16 Fortune 1000 Headquarters, and easily recognizable brands such as Meta, Google, Facebook, Victoria's Secret, Bob Evans, Wendys and more.
- A diverse economy - no major industry sector represents more than 17% of Columbus' economy. Also Columbus is more diverse today than a decade ago, a very respectable accomplishment.
- Unmatched Market Access - This site's location gives companies access to 45% of the United States population within 1 day's drive.
- Quality of Life - Columbus is a top city for young professionals (and #1 in the Midwest), with attractive wages, housing and lifestyle including: festivals, nature preserves, world-class shopping, cultural venues, sporting activities, and more.

Demographics

within a 3-mile radius

\$536,621



Median Home Value



Average Household Income

\$183,915



2.4%

Five Year Projected Growth



41

Average Age

11,335

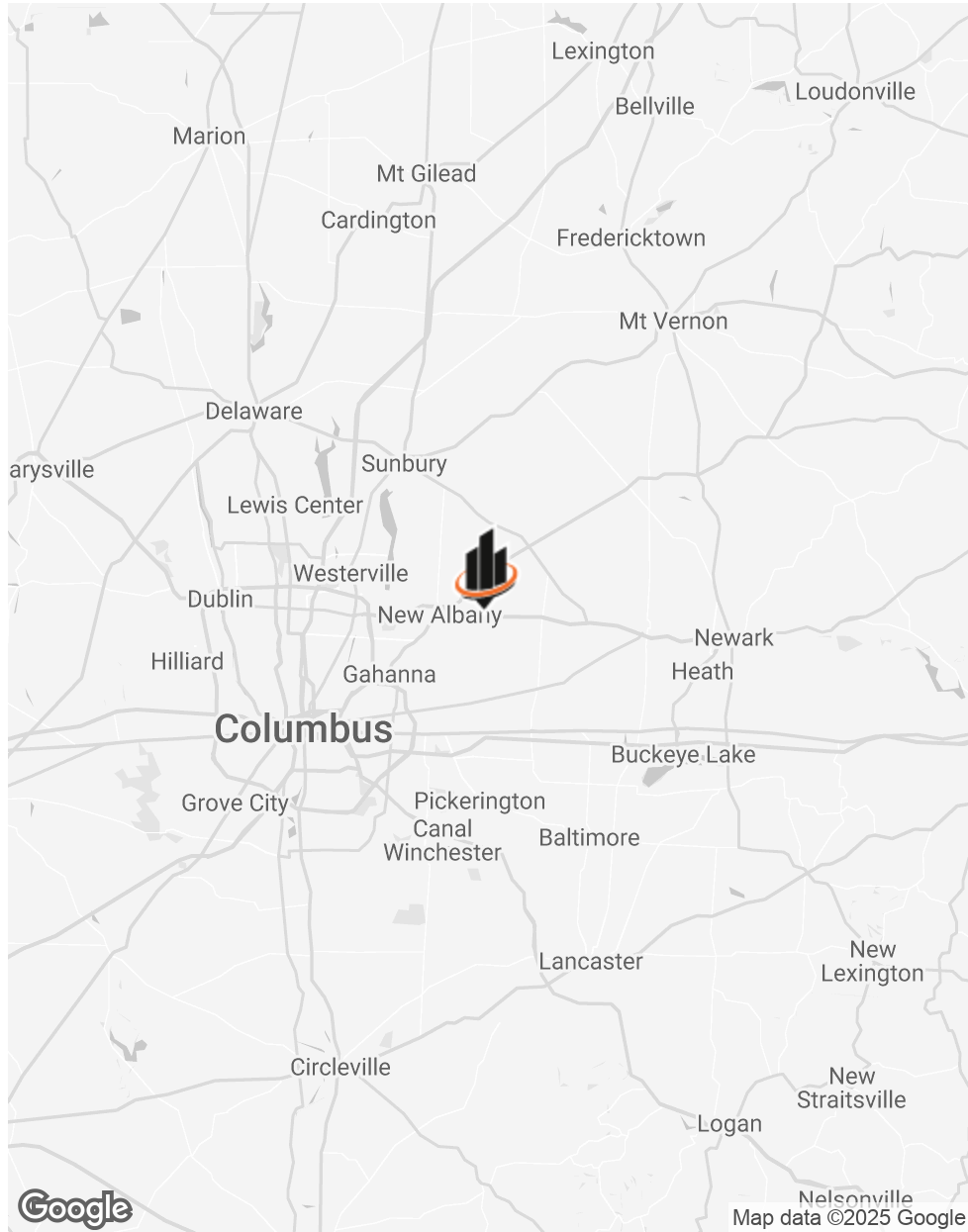


Total Population

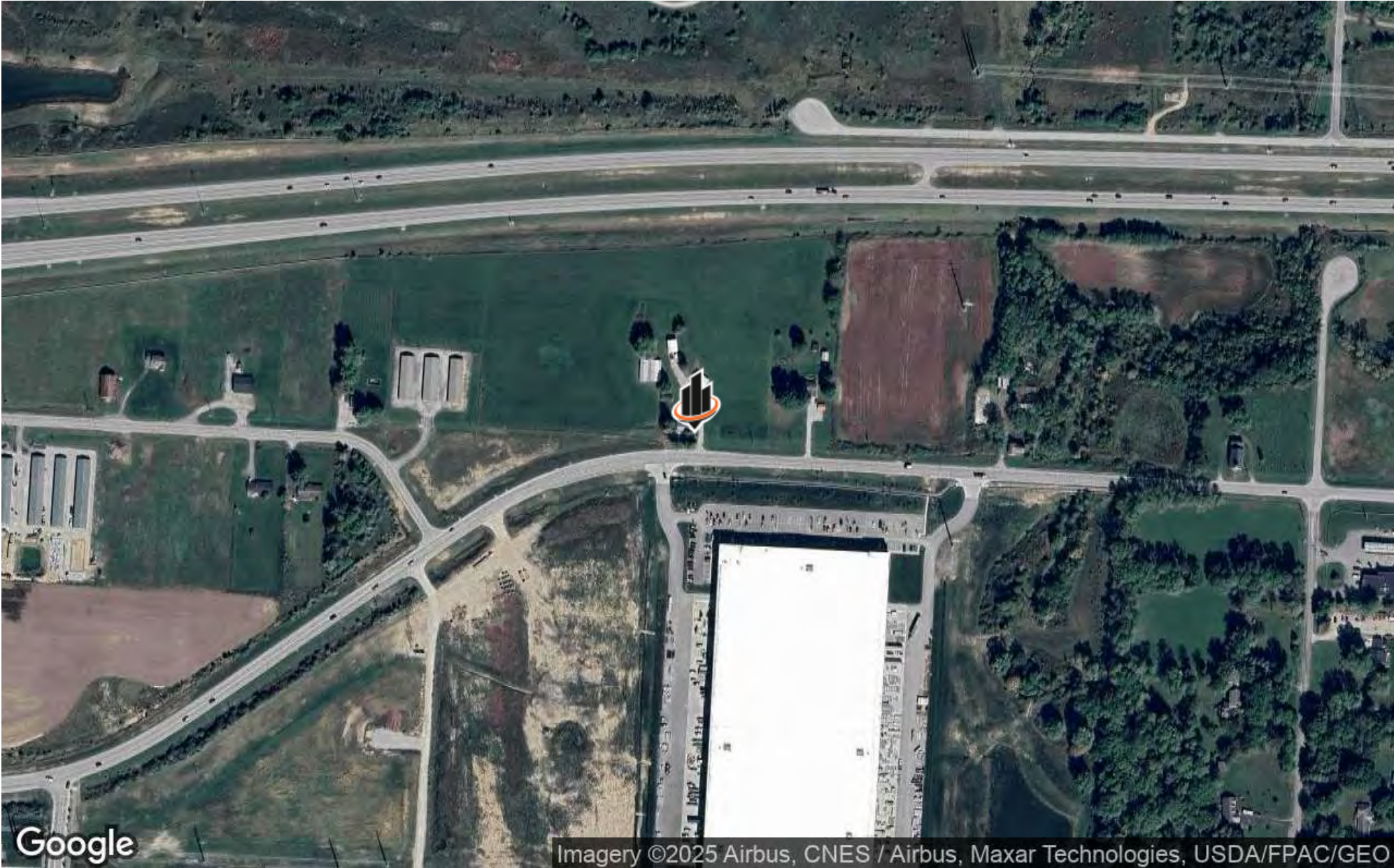
Total **3,297** Households



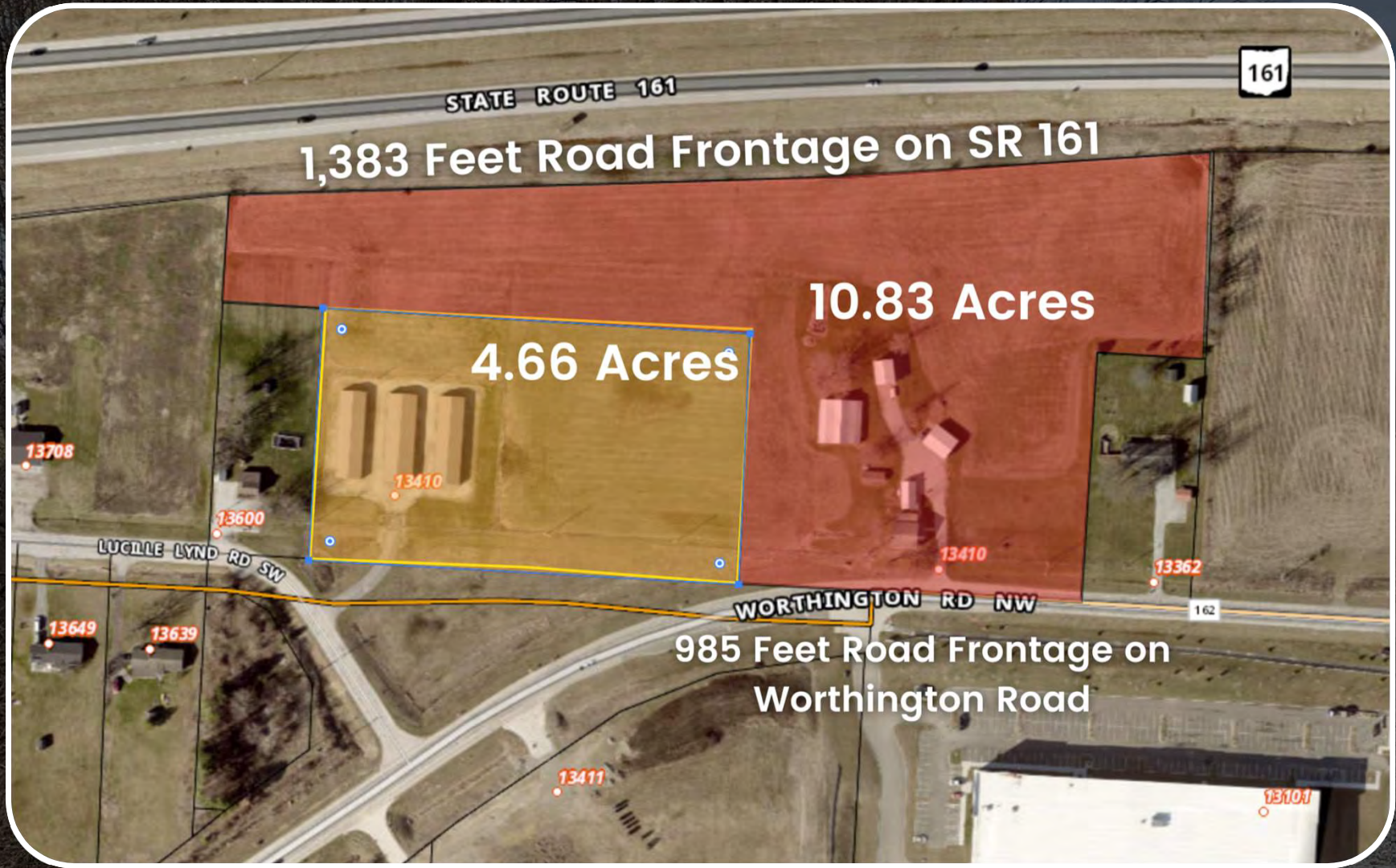
LOCATION MAP



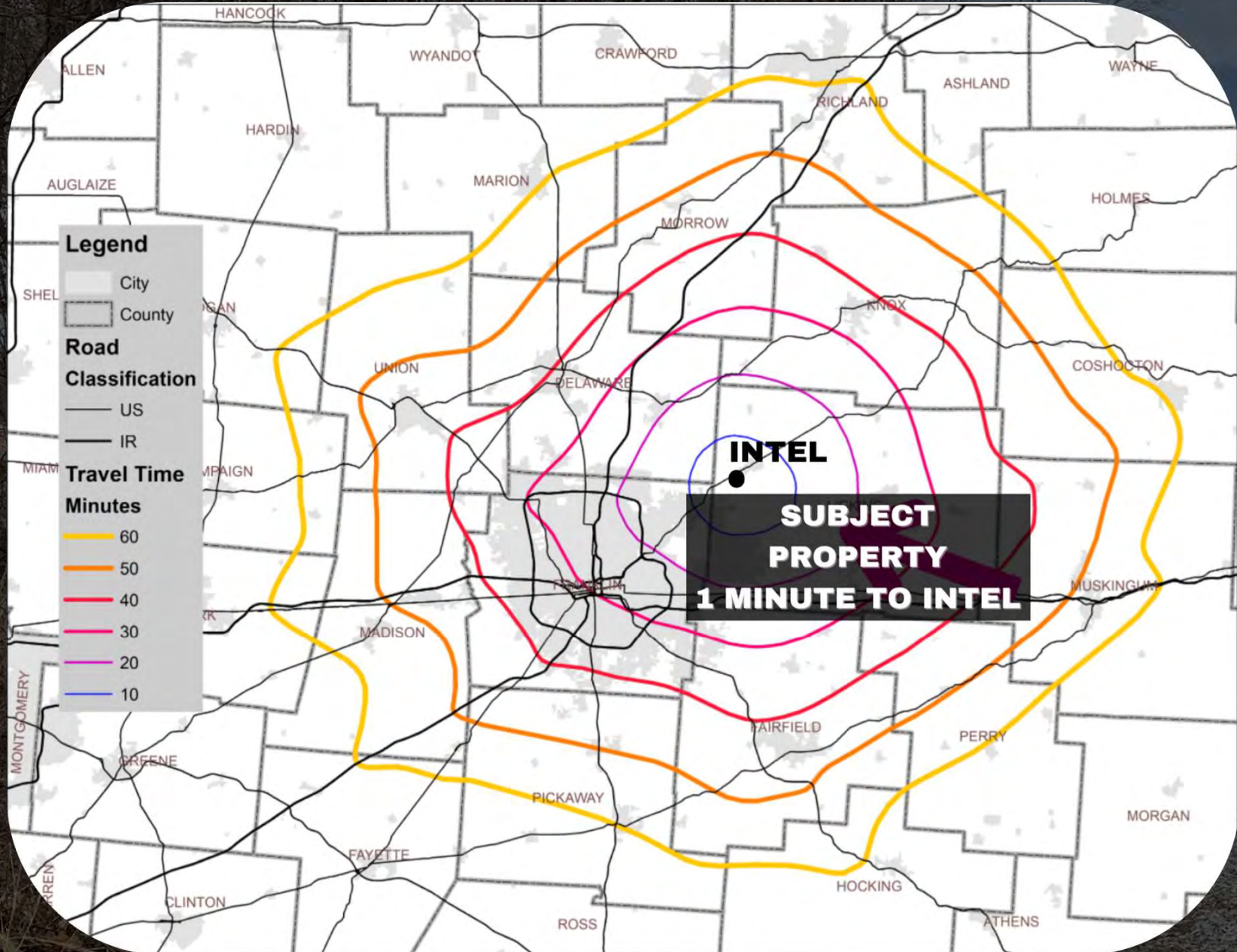
AERIAL MAP



Parcel Map



Travel Time Map





SECTION 3
Advisor Bios

ADVISOR BIO 1



SETH ASMAN

Senior Advisor

seth.asman@svn.com

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PROFESSIONAL BACKGROUND

Seth Asman is a Top 50 / Top 3% nationally ranked SVN advisor. His office is a Top 10 Commercial Real Estate Firm based in Columbus, Ohio and is ranked in the top 25% of over 200 national SVN Franchise Offices. He is a 2021 Partners Circle recipient, and in 2022 Mr. Asman was named as one of 5 Top Commercial Producers by the Columbus Board of Realtors.

With 20+ Years of business and consulting experience, Mr. Asman specializes in complex real estate transactions involving Investors, Businessowners, Bank-Owned and Estate interests. His team has helped clients evaluate and transact Multifamily Housing, Land Development, Storage, SFRP/BFR, Office Investment, Manufacturing/Industrial, and Retail. Mr. Asman has been recognized with the SVN Achiever's Award, and most recently received Partner's Circle recognition, SVN's highest honor for its advisors.

Current projects for Mr. Asman include multifamily, land, and development. His team also has several ongoing assignments in Retail, Storage and Office.

Mr. Asman earned a B.S. in Business Administration from Susquehanna University. He is a licensed real estate agent, a member of the Columbus Board of Realtors, the Ohio Association of Realtors, and a member of the National Association of Realtors.

EDUCATION

Bachelor of Science Susquehanna University, Selinsgrove, PA.

Business Management

SVN | Wilson Commercial Group, LLC

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Columbus, OH 43219

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