

725 Bellows Ave



Location: Columbus: Franklinton
West Cluster
West Submarket
Franklin County
Columbus, OH 43222

Building Type: Historic Former School Office/Medical

Status: Built 1905, Renov Jul 2014

Stories: 4

RBA: 40,000 SF

Typical Floor: 10,000 SF

Total Avail: **All** Currently Available

% Leased: **0%**

Developer: -
Management: -
Recorded Owner: 68, LLC

Expenses: 2017 Tax @ \$0.11/sf
Parcel Number: 010-066726

Prime Development Opportunity For Sale, Lease, or Co-Development

40,000+ Square Feet

1.6+ Acres (Partially Paved)

Historical Building Recently Stabilized and Ready For Development: New Roof, Boiler and Asbestos Removal, Additional Interior Framing, Exterior Fenced and Secured.

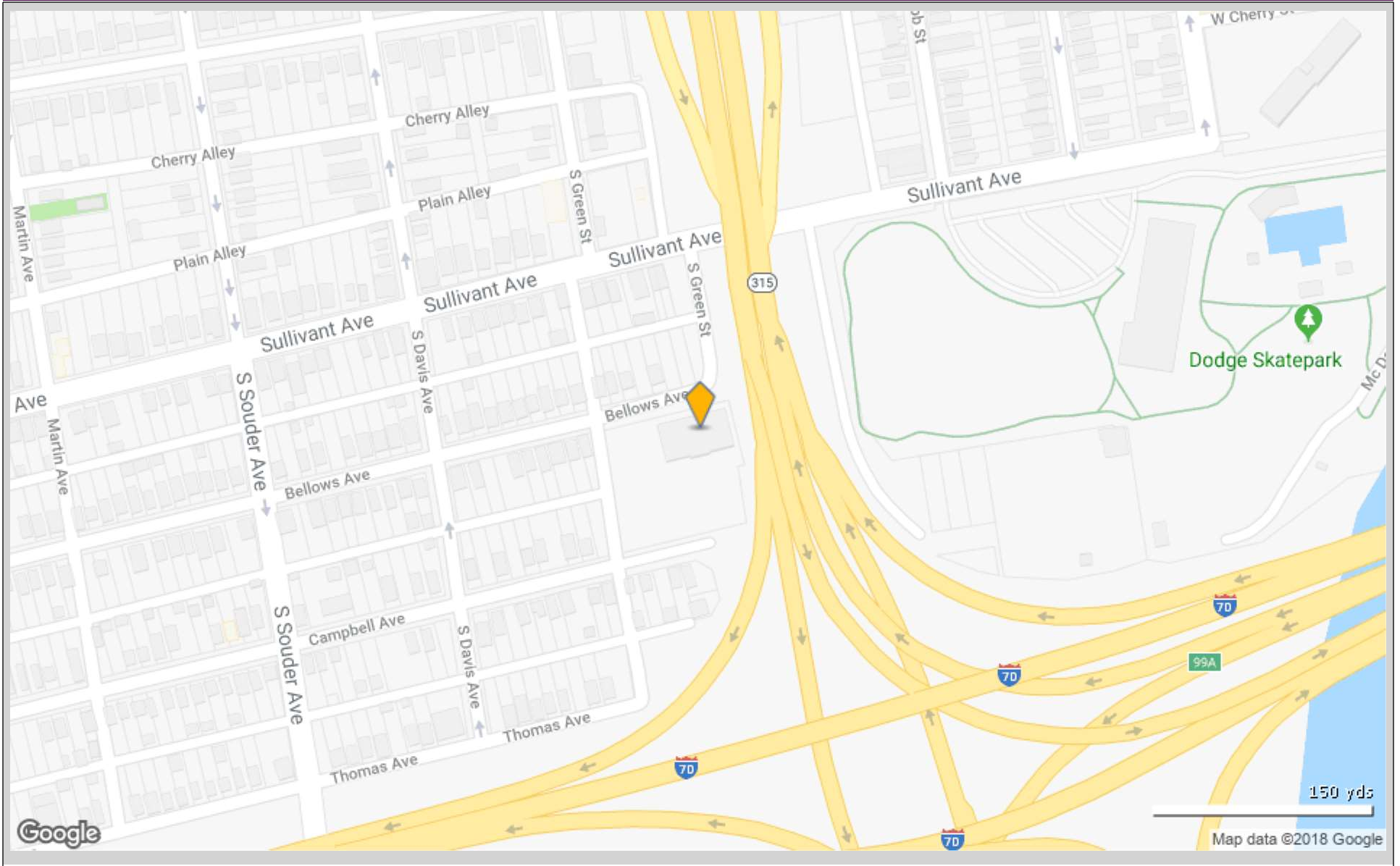
Historic Former School Located in Franklinton

Short Walk to Downtown

Federal Opportunity Zone For Possible Capital Gains Off-Sets

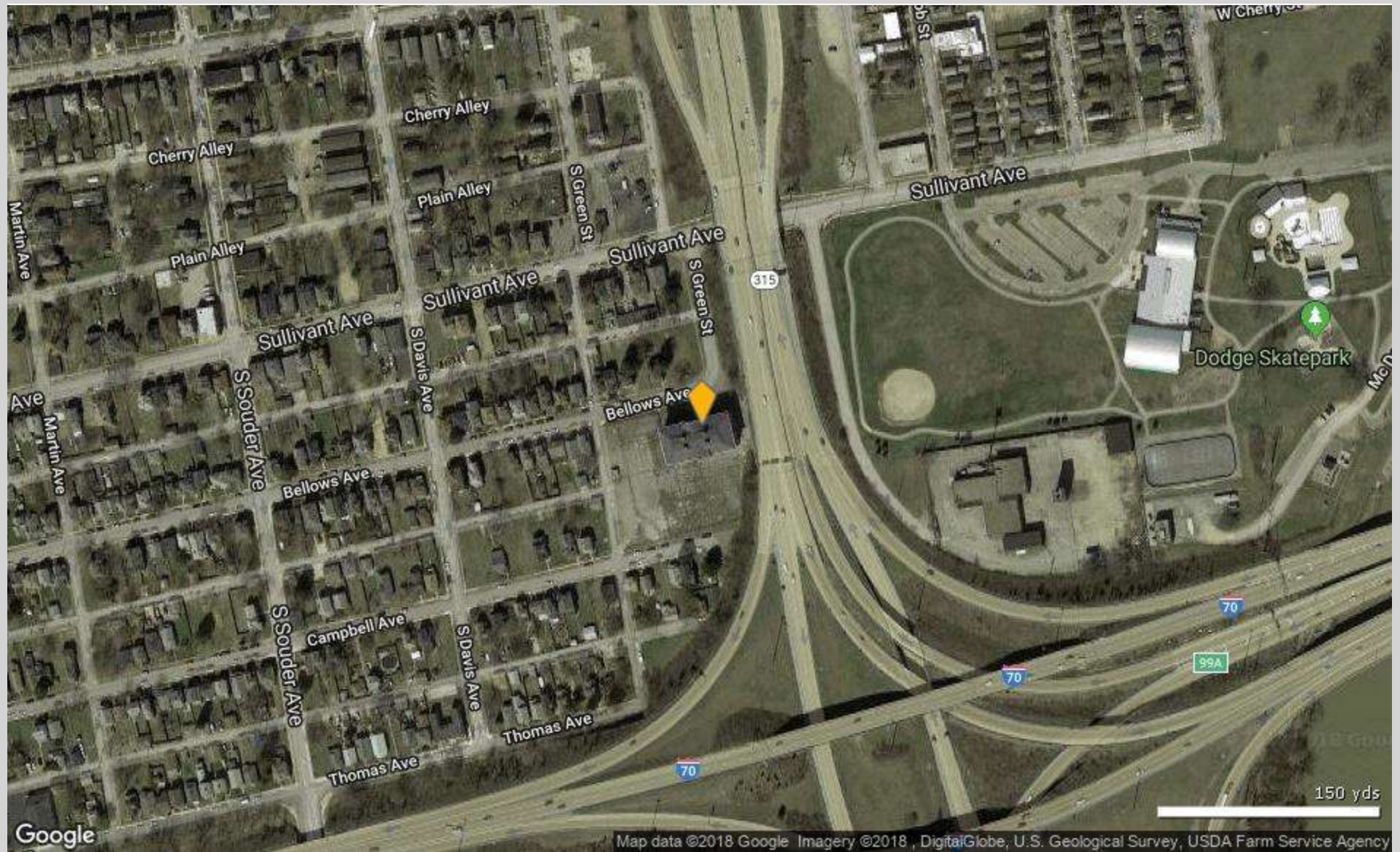
Aerial / Map Report

725 Bellows Ave - Columbus, OH 43222



Aerial / Map Report

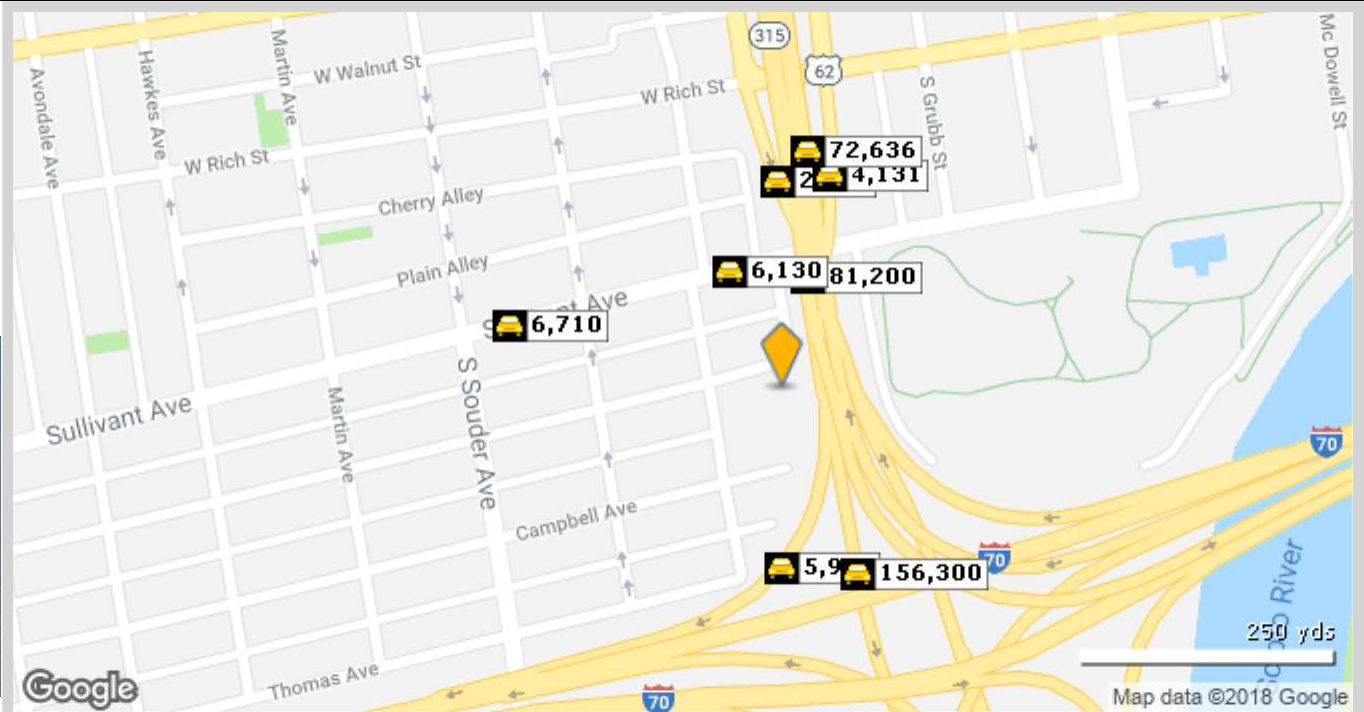
725 Bellows Ave - Columbus, OH 43222



Traffic Count Report

725 Bellows Ave, Columbus, OH 43222

Building Type: Class C Office
 Class: C
 RBA: 40,000 SF
 Typical Floor: 10,000 SF
 Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Innerbelt	Sullivant Ave	0.01 N	2017	81,200	MPSI	.07
2	Sullivant Ave	S Green St	0.01 W	2017	6,130	MPSI	.07
3	Thomas Ave	S Davis Ave	0.09 W	2014	5,978	AADT	.10
4	I- 70	I- 71	0.13 SE	2014	5,978	AADT	.10
5	I-70	I-71	0.09 SE	2011	158,577	MPSI	.11
6	I- 70	I- 71	0.09 SE	2017	156,300	MPSI	.11
7	W Innerbelt	Sullivant Ave	0.04 SE	2014	2,298	AADT	.12
8	W Innerbelt	Sullivant Ave	0.04 S	2014	4,131	AADT	.13
9	West Innerbelt	W Rich St	0.04 N	2011	72,636	MPSI	.14
10	Sullivant Ave	S Souder Ave	0.03 W	2017	6,710	MPSI	.16

Demographic Market Comparison Report

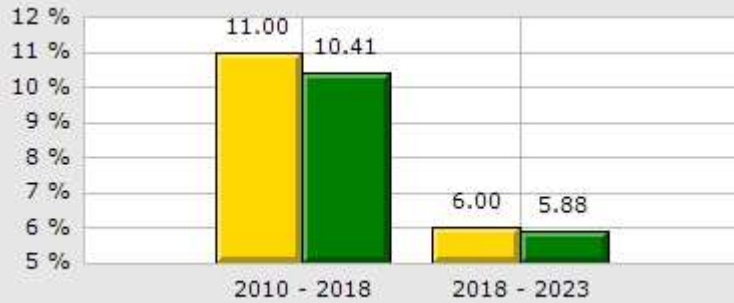
1 mile radius

725 Bellows Ave, Columbus, OH 43222

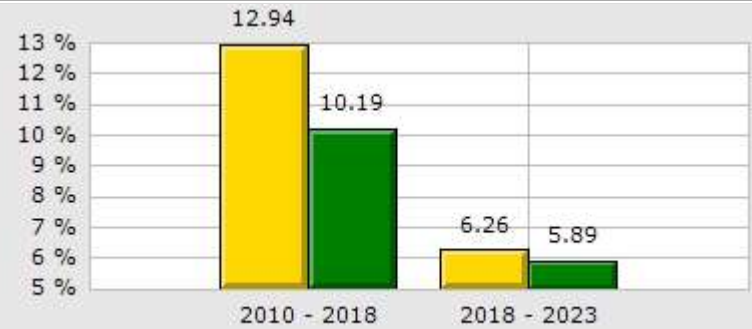
Type: Class C Office/Medical
County: Franklin

1 Mile
County

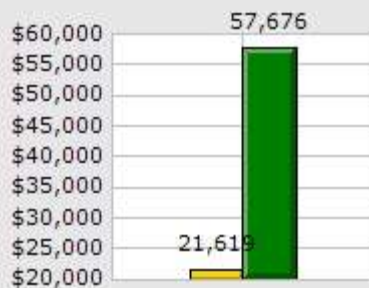
Population Growth



Household Growth



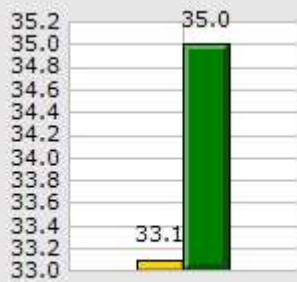
2018 Med Household Inc



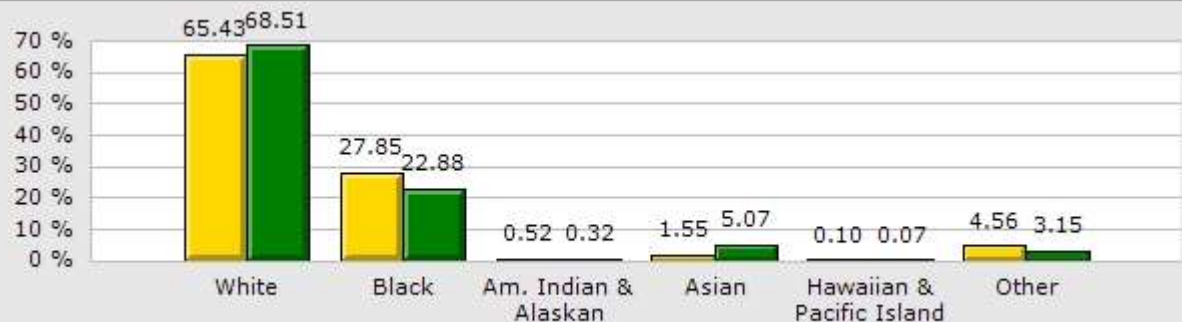
2018 Households by Household Income



2018 Median Age



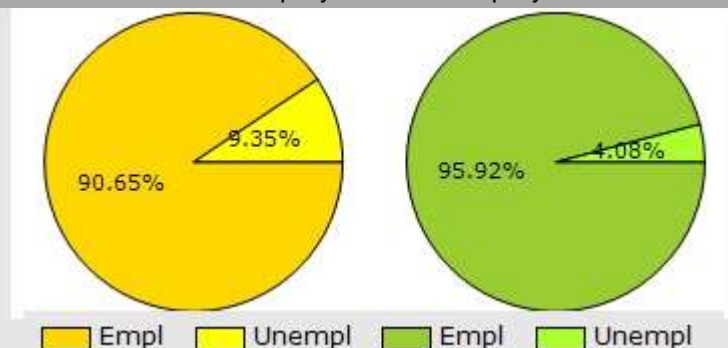
2018 Population by Race



2018 Renter vs. Owner



2018 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

725 Bellows Ave, Columbus, OH 43222				
Type: Class C Office/Medical				
County: Franklin				
	1 Mile		County	
Population Growth				
Growth 2010 - 2018	11.00%		10.41%	
Growth 2018 - 2023	6.00%		5.88%	
Empl	4,074	90.65%	667,562	95.92%
Unempl	420	9.35%	28,424	4.08%
2018 Population by Race				
White	6,859	65.43%	880,062	68.51%
Black	2,919	27.85%	293,862	22.88%
Am. Indian & Alaskan	55	0.52%	4,143	0.32%
Asian	162	1.55%	65,154	5.07%
Hawaiian & Pacific Island	10	0.10%	849	0.07%
Other	478	4.56%	40,417	3.15%
Household Growth				
Growth 2010 - 2018	12.94%		10.19%	
Growth 2018 - 2023	6.26%		5.89%	
Renter Occupied	3,012	73.39%	236,468	44.97%
Owner Occupied	1,092	26.61%	289,402	55.03%
2018 Households by Household Income				
Income <\$25K	2,194	53.46%	108,461	20.63%
Income \$25K - \$50K	609	14.84%	120,712	22.95%
Income \$50K - \$75K	506	12.33%	100,815	19.17%
Income \$75K - \$100K	236	5.75%	68,509	13.03%
Income \$100K - \$125K	205	5.00%	47,430	9.02%
Income \$125K - \$150K	66	1.61%	25,271	4.81%
Income \$150K - \$200K	124	3.02%	28,409	5.40%
Income \$200K+	164	4.00%	26,263	4.99%
2018 Med Household Inc				
2018 Median Age	\$21,619		\$57,676	
	33.10		35.00	

Demographic Summary Report

725 Bellows Ave, Columbus, OH 43222

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Total Available: 0 SF
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Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	11,112	144,582	347,066
2018 Estimate	10,483	136,482	328,325
2010 Census	9,444	121,910	298,231
Growth 2018 - 2023	6.00%	5.93%	5.71%
Growth 2010 - 2018	11.00%	11.95%	10.09%
2018 Population by Hispanic Origin	303	6,168	15,058
2018 Population	10,483	136,482	328,325
White	6,859 65.43%	89,632 65.67%	216,038 65.80%
Black	2,919 27.85%	36,382 26.66%	86,432 26.33%
Am. Indian & Alaskan	55 0.52%	609 0.45%	1,357 0.41%
Asian	162 1.55%	4,747 3.48%	13,635 4.15%
Hawaiian & Pacific Island	10 0.10%	114 0.08%	300 0.09%
Other	478 4.56%	4,999 3.66%	10,564 3.22%
U.S. Armed Forces	3	68	124
Households			
2023 Projection	4,360	61,239	142,485
2018 Estimate	4,103	57,691	134,628
2010 Census	3,633	51,478	122,528
Growth 2018 - 2023	6.26%	6.15%	5.84%
Growth 2010 - 2018	12.94%	12.07%	9.88%
Owner Occupied	1,092 26.61%	20,031 34.72%	56,892 42.26%
Renter Occupied	3,012 73.41%	37,660 65.28%	77,735 57.74%
2018 Households by HH Income	4,104	57,691	134,626
Income: <\$25,000	2,194 53.46%	19,254 33.37%	42,412 31.50%
Income: \$25,000 - \$50,000	609 14.84%	12,686 21.99%	32,888 24.43%
Income: \$50,000 - \$75,000	506 12.33%	10,005 17.34%	23,365 17.36%
Income: \$75,000 - \$100,000	236 5.75%	5,298 9.18%	12,543 9.32%
Income: \$100,000 - \$125,000	205 5.00%	3,783 6.56%	8,297 6.16%
Income: \$125,000 - \$150,000	66 1.61%	1,765 3.06%	4,334 3.22%
Income: \$150,000 - \$200,000	124 3.02%	2,329 4.04%	4,620 3.43%
Income: \$200,000+	164 4.00%	2,571 4.46%	6,167 4.58%
2018 Avg Household Income	\$50,136	\$63,259	\$63,292
2018 Med Household Income	\$21,619	\$42,861	\$43,086

Daytime Employment Report

1 Mile Radius

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 Rent/SF/Yr: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,132	21,632	19
Retail & Wholesale Trade	68	1,081	16
Hospitality & Food Service	36	605	17
Real Estate, Renting, Leasing	31	1,061	34
Finance & Insurance	61	270	4
Information	13	342	26
Scientific & Technology Services	203	1,760	9
Management of Companies	0	0	0
Health Care & Social Assistance	396	6,351	16
Educational Services	9	369	41
Public Administration & Sales	162	6,148	38
Arts, Entertainment, Recreation	11	453	41
Utilities & Waste Management	13	1,664	128
Construction	39	603	15
Manufacturing	22	417	19
Agriculture, Mining, Fishing	1	1	1
Other Services	67	507	8

Consumer Spending Report

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2018 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$74,228	\$1,170,997	\$2,810,738
Total Apparel	\$5,261	\$74,162	\$176,967
Women's Apparel	1,917	28,078	67,553
Men's Apparel	1,032	15,656	37,245
Girl's Apparel	499	6,058	14,250
Boy's Apparel	329	4,130	9,653
Infant Apparel	305	4,221	9,765
Footwear	1,179	16,020	38,500
Total Entertainment & Hobbies	\$6,192	\$95,790	\$226,416
Entertainment	963	14,761	35,692
Audio & Visual Equipment/Service	2,962	46,304	109,032
Reading Materials	299	4,999	11,678
Pets, Toys, & Hobbies	1,967	29,726	70,015
Personal Items	6,452	94,647	223,698
Total Food and Alcohol	\$22,514	\$338,417	\$801,069
Food At Home	13,337	187,347	449,972
Food Away From Home	7,629	125,849	293,468
Alcoholic Beverages	1,548	25,220	57,629
Total Household	\$9,449	\$158,599	\$383,638
House Maintenance & Repair	1,218	22,274	61,586
Household Equip & Furnishings	4,081	66,869	158,947
Household Operations	3,227	52,348	123,580
Housing Costs	923	17,108	39,525

Consumer Spending Report

725 Bellows Ave, Columbus, OH 43222

2018 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$15,769	\$272,731	\$672,998
Vehicle Purchases	5,545	107,472	275,513
Gasoline	5,995	97,211	237,030
Vehicle Expenses	744	9,081	20,409
Transportation	1,449	22,873	52,375
Automotive Repair & Maintenance	2,037	36,094	87,670
Total Health Care	\$4,129	\$59,688	\$145,558
Medical Services	2,242	34,138	82,803
Prescription Drugs	1,500	19,692	48,643
Medical Supplies	387	5,858	14,112
Total Education/Day Care	\$4,462	\$76,963	\$180,394
Education	2,938	51,261	121,263
Fees & Admissions	1,524	25,702	59,131