



Former Charter School Building

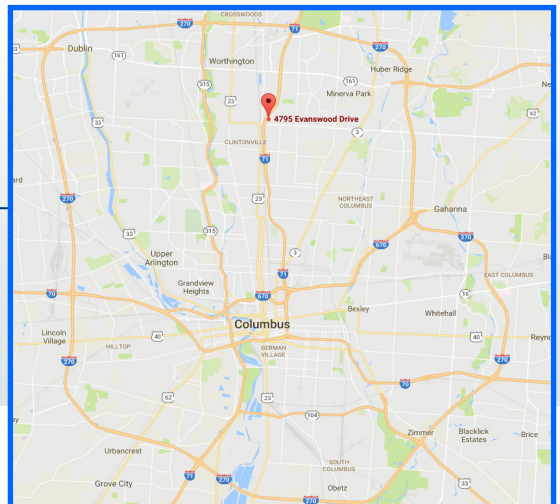
4795 Evanswood Drive
Columbus, Ohio 43229

- 28,320 sf; 3 story brick building (9,440 sf per floor)
- Built in 1973 on 2.075 acres with visibility from I-71
- Building renovated with new mechanical upgrades
- New boiler, 29 new air handling units, entrance tile and paint, new Pella windows and all bathrooms remodeled in finished condition.
- Two elevators, 120+ parking spaces with easy egress
- Traffic Count 115,660 (I-71) and 2,300 (Evanswood Drive)
- Parcel ID # 010-005470-00
- Property Taxes- \$11,589 (2/3rd of RE taxes are exempt per the charter school)
- Located in the MSA of Columbus, Franklin County at the Morse Road exit off I-71, one block south to Evanswood Drive
- For Sale \$1.625 Million

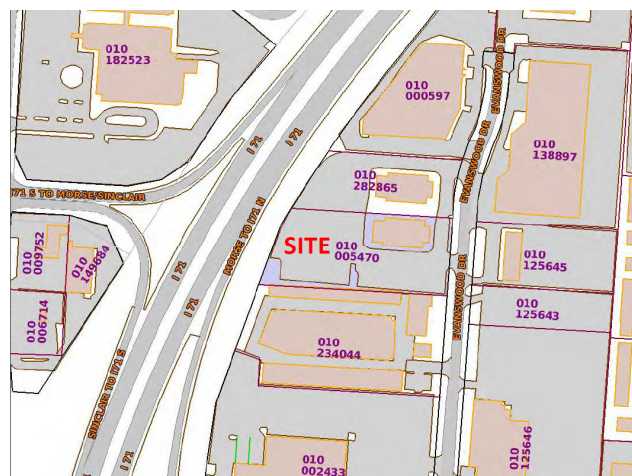


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The past tenant was a Charter School located in an area of other private schools. The next door building's tenants are Focus North High School, a state-funded charter schools that help teens and young adults, earn their high school diploma while preparing for the workforce or higher education and Extended Child Care with Kindergarten Readiness (ages 4&5 entering KG), Summer Camp (grades K through 6th) and after school programs.

After the charter school vacated the building, a frozen water pipe caused water damage in one area on the first floor of the building. The damaged walls were removed and the building's main mechanical systems upgraded. The interior of the building has unfinished, typical classroom size rooms on all three floors. The interior layout was not modified but walls could be relocated to use the building as an office or medical facility. The developer invested in the remodel to bring everything up to code to make the facility buildout ready and minimize the future owner's remodeling expense.

Demographics	1 mi.	3 mi.	5 mi.
Population (2017 est.)	13,254	113,924	351,487
Avg. HH Income (2013 est.)	\$56,281	\$65,749	\$67,268
Daytime Population	5,139	57,423	260,053