



**OFFICE/WAREHOUSE FOR SALE/LEASE:**  
**1349 DELASHMUT AVE**  
**COLUMBUS, OH 43212**

**PROPERTY OVERVIEW**

**LOCATION:** **1349 DELASHMUT AVE**  
**COLUMBUS, OH 43212**

**SQUARE FEET:** **24,200 SF AVAILABLE**  
**3,900 SF OFFICE**

**COMMENTS:** **18 PARKING SPACES**  
**32.5' X 40' COLUMN SPACING**  
**14' CLEAR HEIGHT**  
**2 DOCKS (10' X 12' DOORS)**  
**200 AMP SERVICE**  
**LOCATED BETWEEN W. FIFTH AVENUE AND W. THIRD AVE.**  
**BASEMENT STORAGE (900 SF)**

**CONTACT:** **FOR MORE INFORMATION, PLEASE CONTACT CURT BERLIN, SIOR @**  
**614-629-5221 OR JIM MERKEL, SIOR, CCIM @ 614-629-5214**

**AGENT: CURT BERLIN, SIOR / JIM MERKEL, SIOR, CCIM**  
**605 S. FRONT STREET / STE 200 / COLUMBUS, OH 43215**  
**614-224-2400 / WWW.OHIOEQUITIES.COM**



**W. Fifth Ave.**

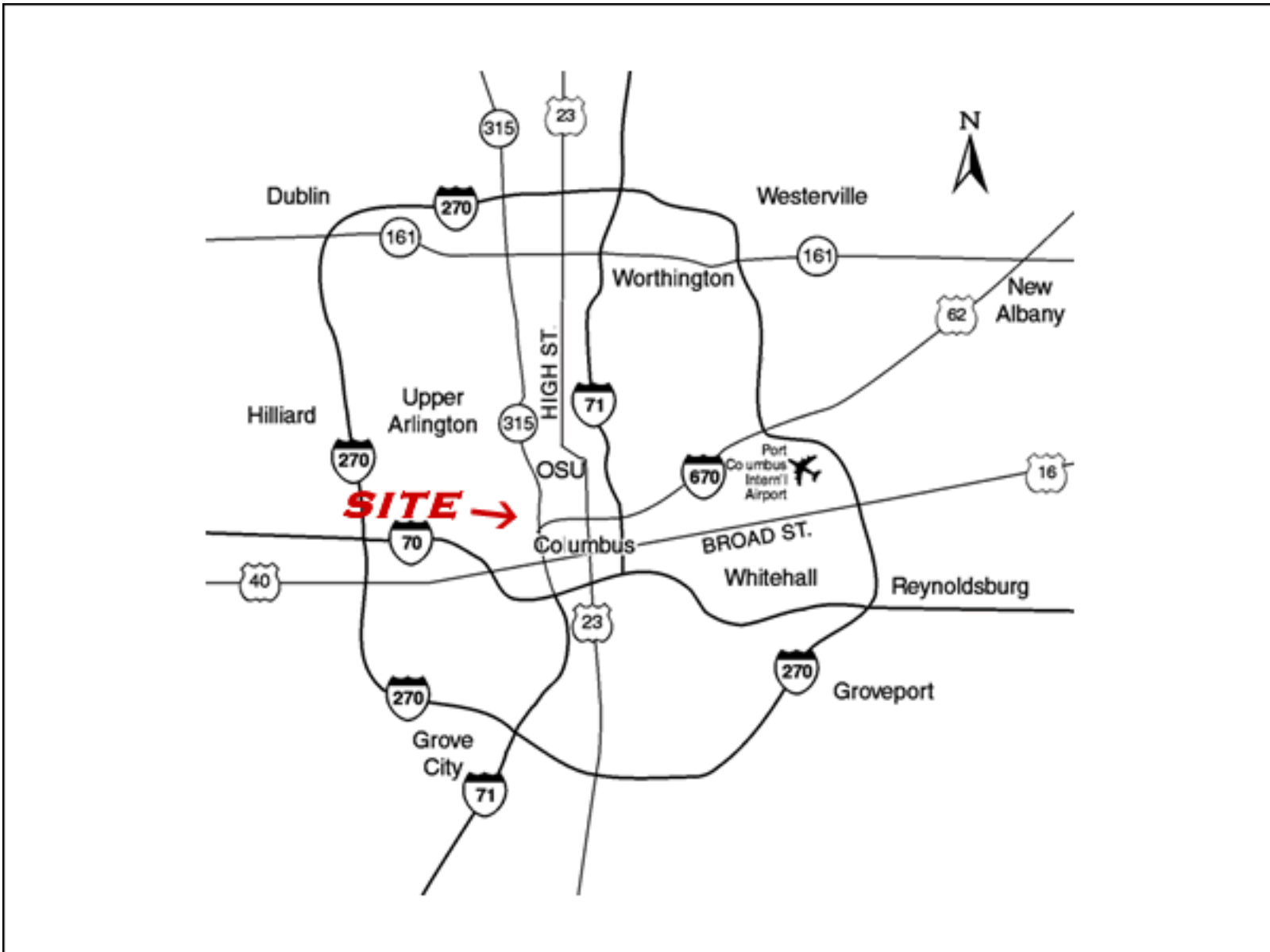
**Delashmut**

**SITE →**



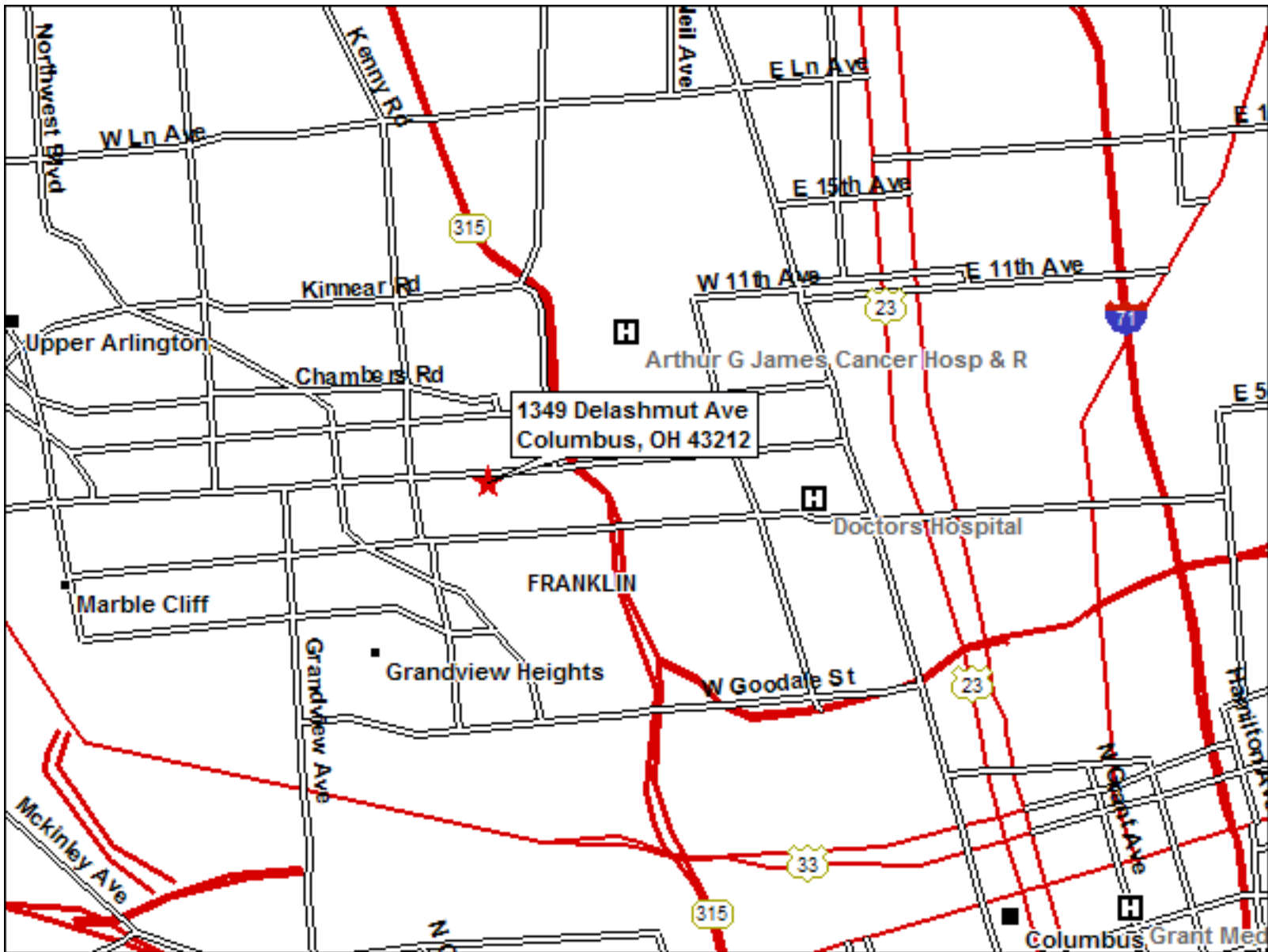


**MAP 1**





**MAP 2**



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# 1994 - 2003 Average Daily Traffic

## How to Read the Maps

The average daily traffic (ADT, 24-hour, non-directional seasonal adjusted traffic count) is at the approximate location at which the count was taken. The counts are coded so that the last digit reflects the year of the count.

**Example: 22,002 reads 22,000 ADT in 2002.**

## Data Source

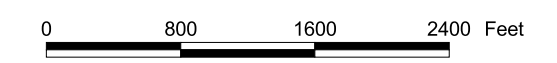
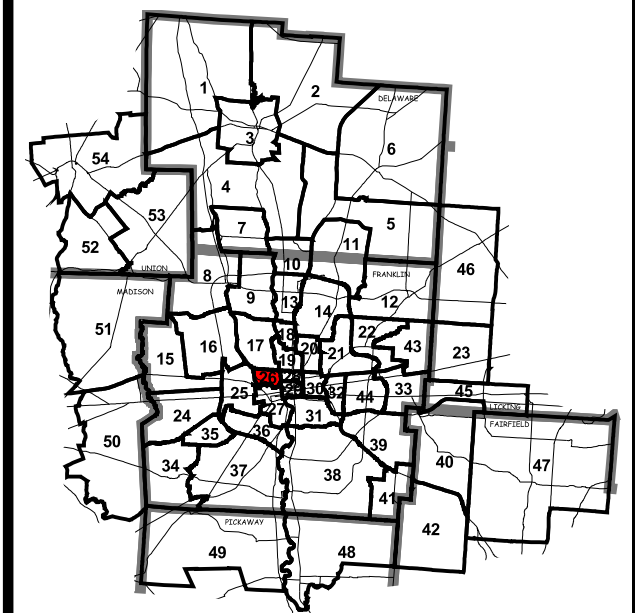
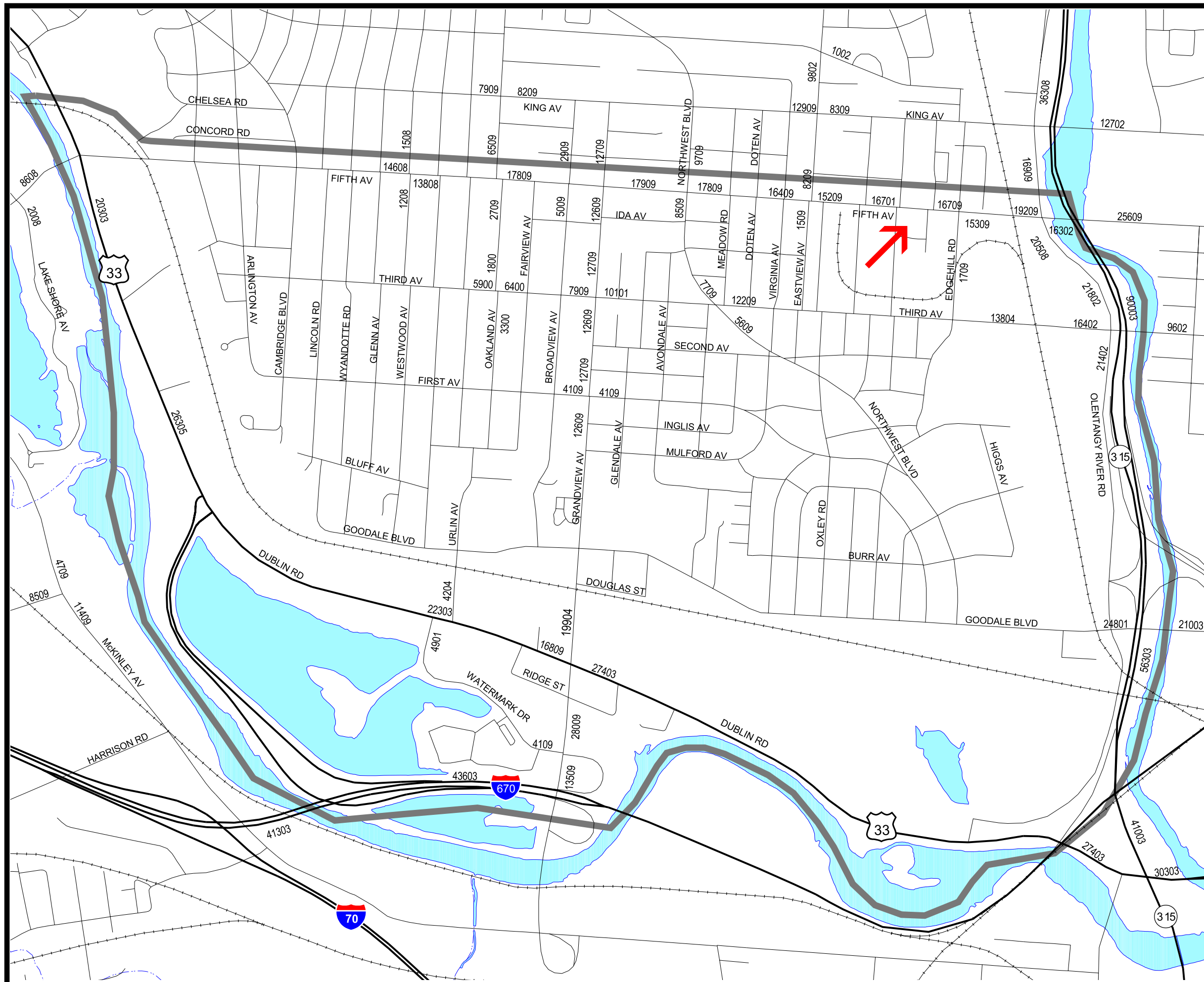
Traffic Counts reported on this map were collected from the following government agencies: ODOT, County Engineers, the City of Columbus and suburban communities, and their consultants. Counts are from 1994 - 2003 inclusively.

## Funding Source

These maps were financed by appropriations from Delaware, Fairfield, Franklin and Licking counties, municipalities within these counties, and planning funds from agencies of the United States Department of Transportation and the Ohio Department of Transportation.

## Base Mapping Source

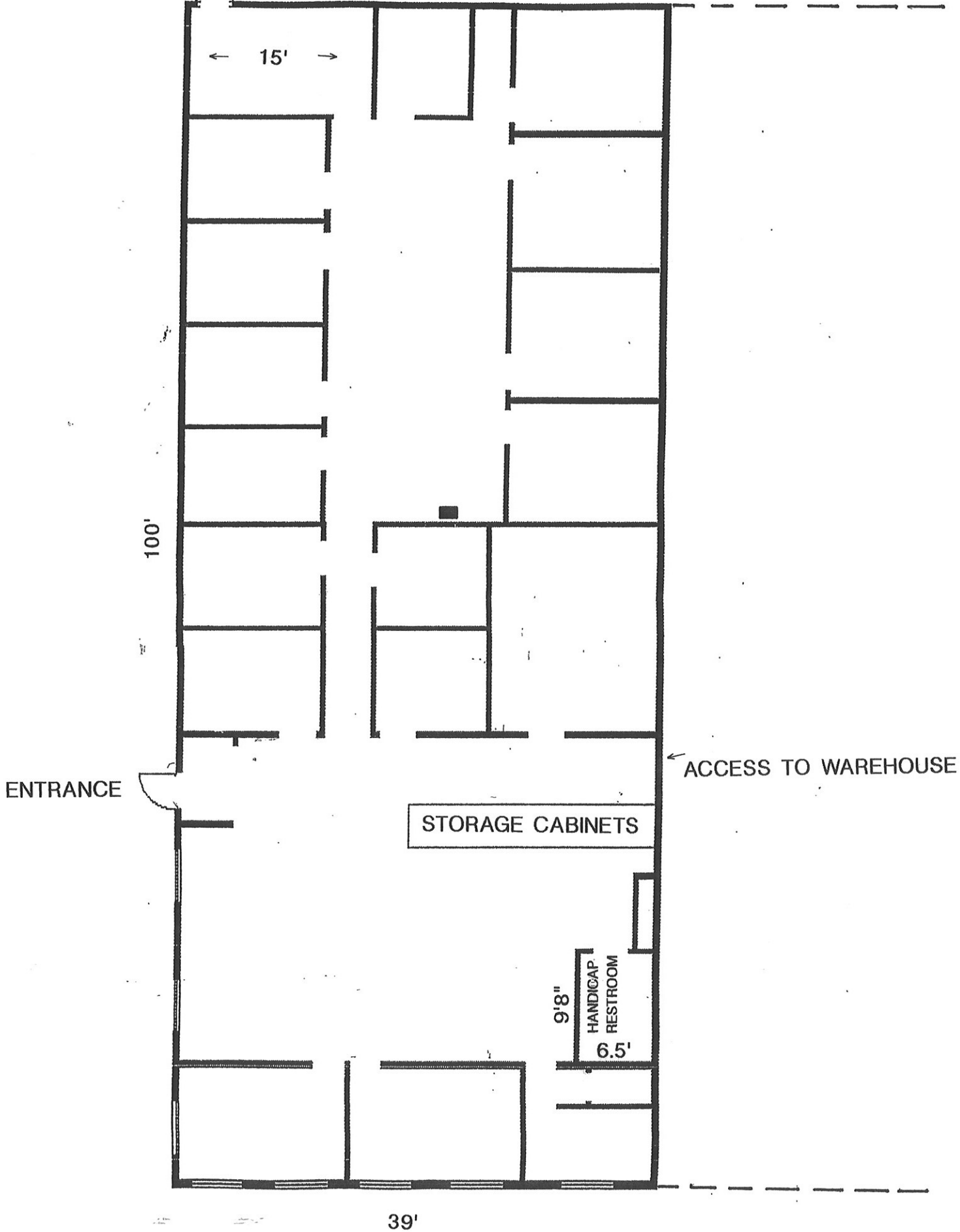
The base mapping used was provided by ODOT and all the County Auditor offices.



## Grandview & Marblecliff (26)

1349 DELASHNUT AVENUE

OFFICE LAYOUT



← 15' →

100'

ENTRANCE

← ACCESS TO WAREHOUSE

STORAGE CABINETS

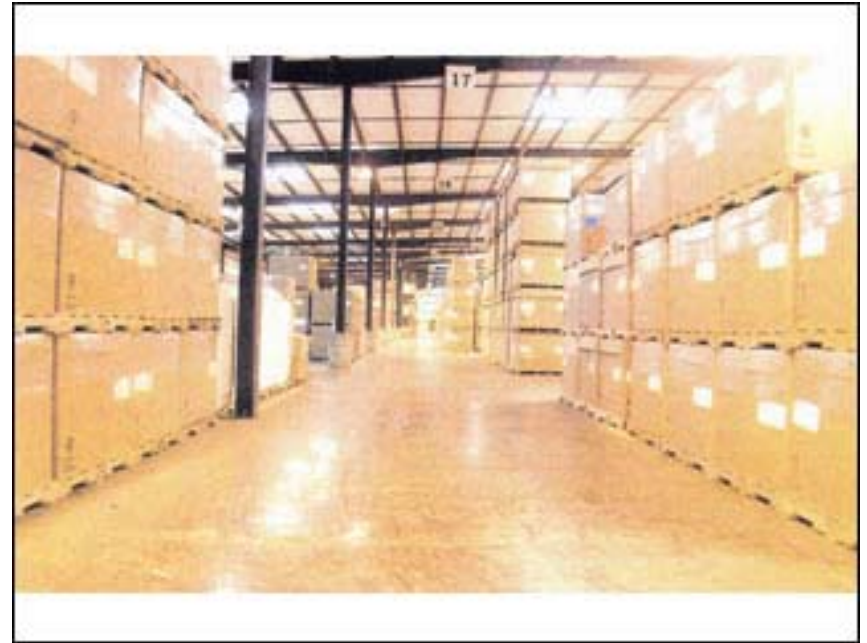
9'8"  
HANDICAP  
RESTROOM  
6.5'

39'





WAREHOUSE

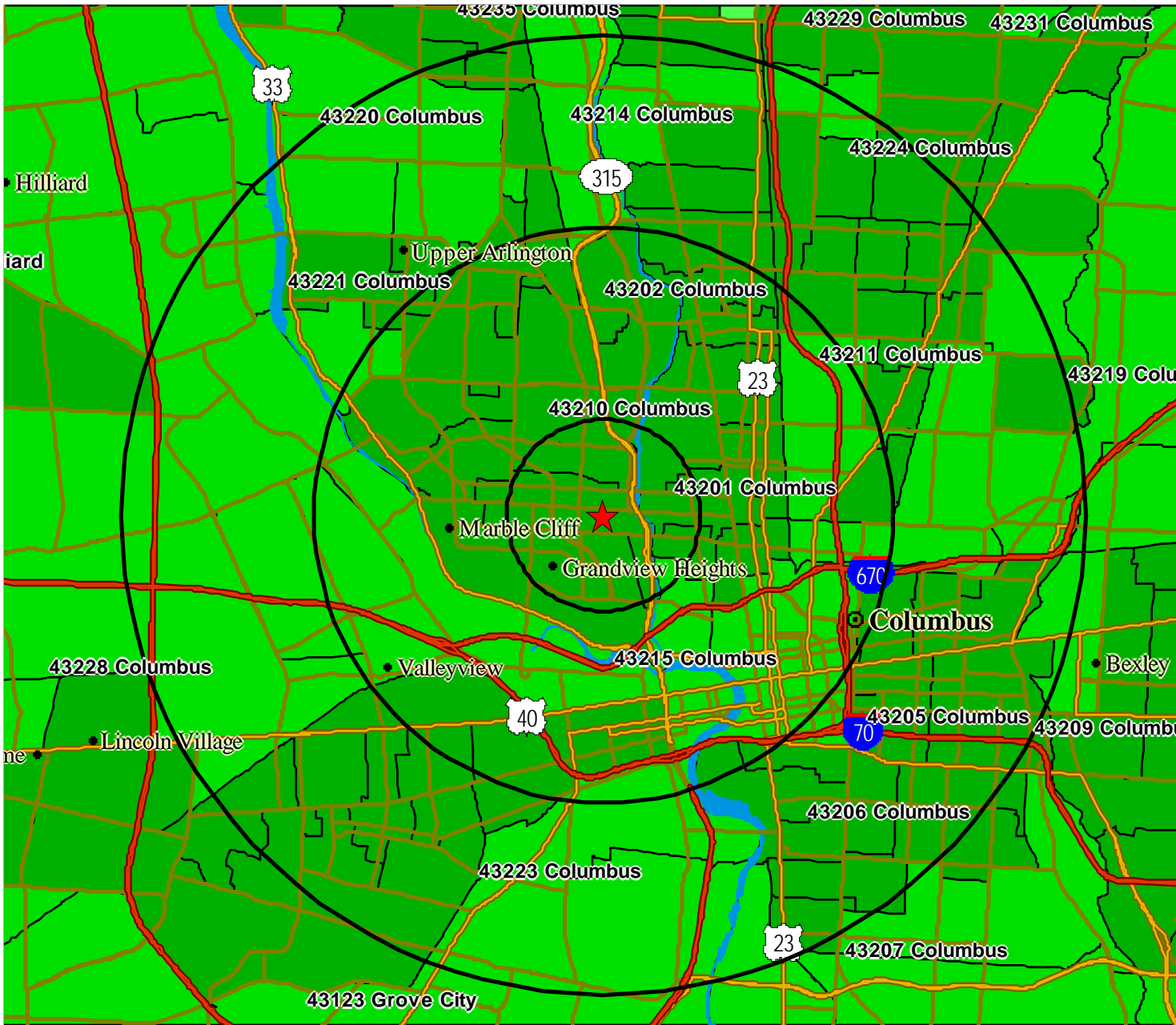


WAREHOUSE



RECEIVING

**Basic Variables (2004) Population Density**



**1349 DELASHMUT AVE,  
COLUMBUS, OH 43212**

**Legend**

- Census Tracts**
- Above 32,000
  - 3,400 to 32,000
  - 365 to 3,400
  - 39 to 365
  - Below 39
  - No Data

- ★ Subject Site
- 1, 3, 5 mile radii
- Census Tract Bndry
- Big City Ctr
- Medium City Ctr
- Small City Ctr
- Prim. Hwy
- Secd. Hwy
- Maj. Rds
- Water Bodies

Source: Applied Geographic Solutions © 2004.  
DemographicsNow is brought to you by SRC,  
LLC. © 2004 All Rights Reserved

Date: 06/27/05





**Date:** 06/27/05

**Current Geography Selection:** (3 Selected) 1, 3, 5 mile radii: 1349  
DELASHMUT AVE, COLUMBUS, OH 43212

**Lat:** 39.987237 **Long:** -83.030759  
**City:** Columbus city **Pop:** 729,396  
**County:** Franklin County **Pop:** 1,094,721  
**Zip:** 43212 **Pop:** 17,937

## Demographic Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>2004 Demographics</b>			
Total Population	14,394	128,429	327,495
Total Households	8,699	59,397	149,504
Female Population	7,096	62,001	165,521
% Female	49.3%	48.3%	50.5%
Male Population	7,298	66,428	161,974
% Male	50.7%	51.7%	49.5%
Population Density (per Sq. Mi.)	4,581.9	4,542.3	4,169.8
<b>Age:</b>			
Age 0 - 4	4.8%	6.0%	6.7%
Age 5 - 14	7.1%	10.2%	12.9%
Age 15 - 19	4.3%	9.8%	7.6%
Age 20 - 24	13.6%	17.3%	10.2%
Age 25 - 34	29.1%	18.8%	16.2%
Age 35 - 44	15.0%	12.8%	14.4%
Age 45 - 54	12.1%	10.3%	12.5%
Age 55 - 64	6.6%	6.5%	8.3%
Age 65 - 74	3.5%	3.9%	5.5%
Age 75 - 84	2.7%	2.9%	4.0%
Age 85 +	1.1%	1.4%	1.6%
Median Age	31.3	28.0	32.7
<b>Housing Units</b>			
Total Housing Units	9,051	64,990	163,629
Owner Occupied Housing Units	27.9%	29.3%	44.6%
Renter Occupied Housing Units	68.2%	62.1%	46.8%
Vacant Housing Units	3.9%	8.6%	8.6%
<b>Race and Ethnicity</b>			
American Indian, Eskimo, Aleut	0.2%	0.3%	0.3%
Asian or Pacific Islander	4.1%	5.2%	3.4%
Black	5.5%	16.0%	24.7%
Hawaiian/Pacific Islander	0.0%	0.1%	0.1%

White	87.3%	75.0%	68.2%
Other	1.0%	1.1%	0.9%
Multi-Race	1.8%	2.4%	2.4%
Hispanic Ethnicity	2.7%	2.7%	2.3%
Not of Hispanic Ethnicity	97.3%	97.3%	97.7%

**Marital Status:**

Age 15 + Population	12,669	108,195	263,598
Divorced	3.8%	4.5%	6.2%
Never Married	54.0%	55.9%	42.8%
Now Married	27.4%	25.8%	34.2%
Separated	3.5%	4.4%	4.9%
Widowed	11.4%	9.4%	11.9%

**Educational Attainment:**

Total Population Age 25+	10,091	72,780	204,994
Grade K - 8	2.7%	4.5%	4.9%
Grade 9 - 12	6.1%	13.1%	15.6%
High School Graduate	15.2%	17.6%	25.0%
Associates Degree	4.4%	4.0%	4.2%
Bachelor's Degree	33.7%	25.2%	19.3%
Graduate Degree	18.0%	17.3%	12.2%
Some College, No Degree	19.9%	18.3%	18.8%

**Household Income:**

Income \$ 0 - \$9,999	10.2%	17.8%	14.6%
Income \$ 10,000 - \$14,999	6.7%	8.5%	7.3%
Income \$ 15,000 - \$24,999	13.9%	15.3%	14.2%
Income \$ 25,000 - \$34,999	15.8%	13.4%	13.5%
Income \$ 35,000 - \$49,999	19.0%	14.9%	15.8%
Income \$ 50,000 - \$74,999	17.1%	13.9%	16.5%
Income \$ 75,000 - \$99,999	8.5%	7.0%	8.4%
Income \$100,000 - \$124,999	4.3%	3.7%	4.2%
Income \$125,000 - \$149,999	1.9%	1.9%	2.0%
Income \$150,000 +	2.6%	3.5%	3.5%
Average Household Income	\$48,569	\$46,872	\$49,308
Median Household Income	\$37,044	\$31,066	\$35,346
Per Capita Income	\$29,459	\$22,327	\$22,849

**Vehicles Available:**

0 Vehicles Available	7.6%	15.1%	14.2%
1 Vehicle Available	55.8%	45.7%	42.9%
2+ Vehicles Available	36.7%	39.1%	42.9%
Average Vehicles Per Household	1.60	1.60	1.50
Total Vehicles Available	13,835	93,040	227,536

**Business and Employment:**

Number of Employees	46,972	212,434	308,581
Number of Establishments	1,343	9,999	17,475

1 Miles:

3 Miles:

5 Miles:

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