

**FOR LEASE**  
**RESTAURANT BUILDING**



4545 E. Broad Street  
Whitehall, OH 43213

For more information about this  
property visit: [www.mosowski.com](http://www.mosowski.com)

**Exclusively Listed By:**

**NAI** Ohio Equities<sup>REALTORS®</sup>  
Commercial Real Estate Services, Worldwide.

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Section I	Property Overview and Property Photographs
Section II	Plot Map
Section III	Location Maps and Aerial Imagery
Section IV	Location Overview
Section V	Traffic Counts and Demographics

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# Property Overview

<b>Address:</b>	4545 E. Broad Street, Whitehall, OH 43213
<b>Location:</b>	Located near the intersection of Broad Street and Santa Maria Lane
<b>Previous Use:</b>	Restaurant Building
<b>Building:</b>	4,638± SF Building
<b>Available SF:</b>	4,638± SF Building
<b>Land:</b>	1.372± Acre
<b>Year Built:</b>	1979
<b>Parcel No's:</b>	090-008200
<b>Zoning:</b>	GCD
<b>Parking:</b>	86 Spaces
<b>Comments:</b>	Signage on E. Broad Street On Bus-Line Across from COTA Park and Ride Some Equipment Available
<b>Operating Expenses:</b>	\$3.36 PSF Tax (2008). Tenant Is Responsible For Their Own Insurance And Maintenance
<b>Lease Rate:</b>	\$12.00 PSF NNN



# Property Photographs





# Location Maps

## DIRECTIONS TO:

**4545 E Broad St  
Whitehall, OH 43213**

### From the north (on I-270 S)

1. At exit 33, take ramp right toward Easton
2. Turn left onto Easton Way
3. Make a U-turn at Stelzer Rd
4. Take ramp right for I-270 South toward Wheeling
5. At exit 37, take ramp right and follow signs for Oh-317 / Hamilton Rd
6. Turn right onto SR-317 South / S Hamilton Rd
7. Turn right onto SR-16 / E Broad St
8. Arrive at property

### From the south (on I-70 W)

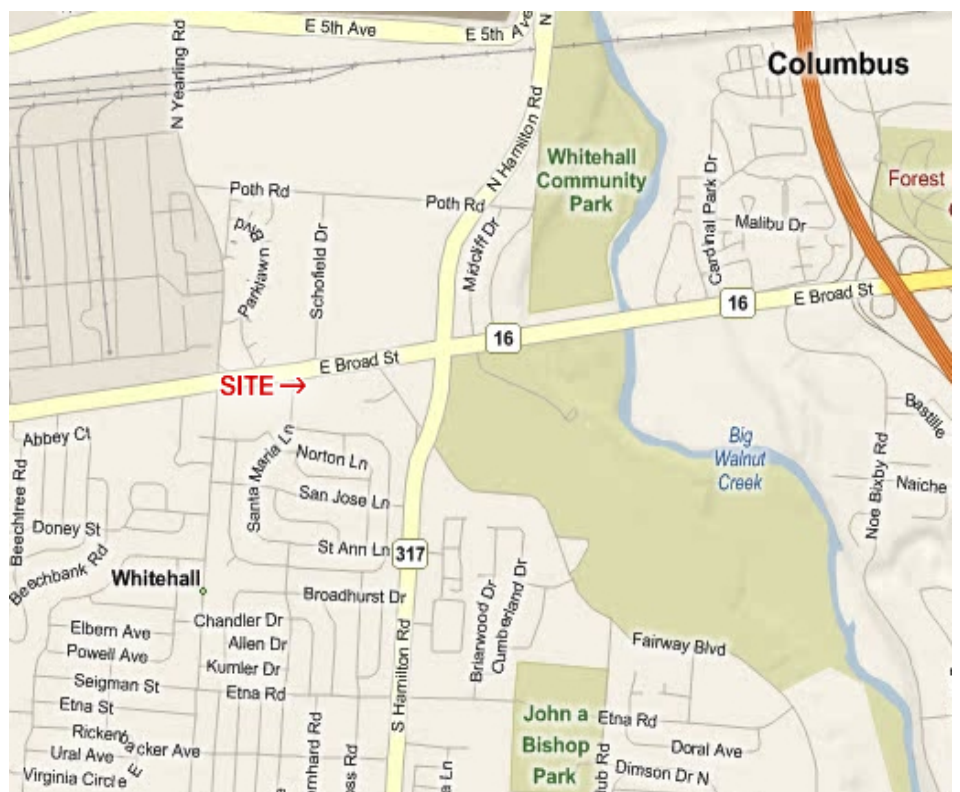
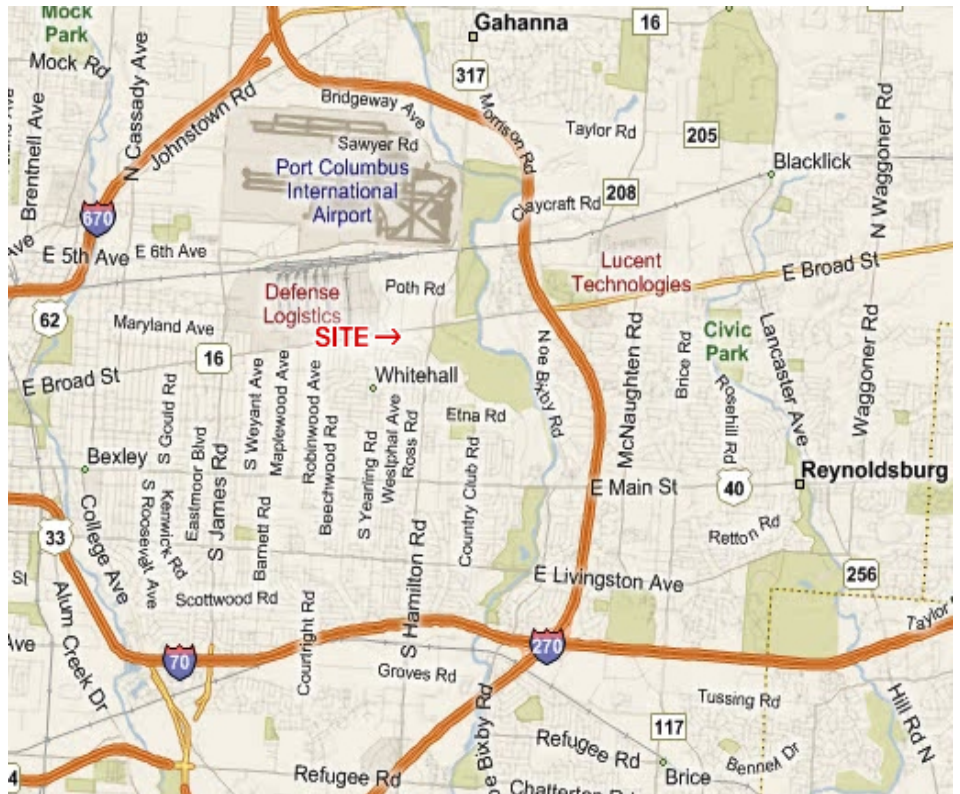
1. At exit 39, take ramp right for Broad St / Oh-16 West toward Columbus
2. Bear right onto SR-16 / E Broad St
3. Arrive at property

### From the east (on SR-16 / E Broad St)

1. Continue straight on SR-16 / E Broad St
2. Arrive at property

### From the west (on I-670 E / US-62 E)

1. Take ramp right for I-270 South toward Wheeling
2. At exit 37, take ramp right and follow signs for Oh-317 / Hamilton Rd
3. Turn right onto SR-317 South / S Hamilton Rd
4. Turn right onto SR-16 / E Broad St
5. Arrive at property



# Aerial Imagery



# Location Overview

## Whitehall, Ohio

The Village of Whitehall is a suburban community of Columbus, Ohio in Franklin County. It is located six miles due east of downtown Columbus, in close proximity to the Port Columbus International Airport. According to the United States Census Bureau, the city has a total area of 5.2 square miles, all of it land. Today the population holds steady at around 20,500 residents. Whitehall's residents share a strong sense of community, and the city has a nurturing, family-friendly feeling.

The Office of Economic & Community Development strives to keep existing Whitehall business growing and to bring new business and jobs to the city. For business assistance or development project information, contact the Office of Economic & Community Development of the City of Whitehall (614) 338-3103.

## Franklin County, Ohio

Franklin County, at the heart of the Columbus region, is home to more than one million of the region's 1.7 million residents. Most of the area's largest cities, including the state capital Columbus, are located in Franklin County. Franklin County offers a metropolitan lifestyle with many of the area's major educational, shopping, dining, and cultural attractions. In addition to government, other major industries in the county include business services, retail trade, financial services, and healthcare. Research is a major focus in Franklin County with the presence of research centers such as The Ohio State University, Battelle, Chemical Abstracts Service, and Online Computer Library Center (OCLC). The Ohio State University Hospitals and Children's Hospital are both centers for primary medical research and clinical trials.

Major Highways: I-70 (east-west through Columbus to Indianapolis and Pittsburgh), I-71 (north-south through Columbus to Cleveland and Cincinnati), I-270 (outer belt encircling Columbus), I-670 (freeway connecting the airport and downtown), U.S. 23 (north-south through Columbus to Detroit and southern Ohio)

Air: Port Columbus International Airport, passenger service, Rickenbacker International Airport, cargo service, General aviation services available at Port Columbus and Rickenbacker, Two other general aviation airports: Bolton Field and The Ohio State University Airport

Rail: CSX, Norfolk Southern, Chesapeake and Ohio, Two intermodal yards

Franklin County may offer several programs consisting tax incentives, loans and grants. To learn more visit [www.co.franklin.oh.us](http://www.co.franklin.oh.us) or contact the Economic Development Department at 614-462-5631.

## State of Ohio

Ohio is a Midwestern state of the United States. The thirty-fourth largest state by area in the U.S., it is the seventh-most populous with nearly 11.5 million residents. Ohio's geographic location has proved to be an asset for economic growth and expansion. Because Ohio links the Northeast to the Midwest, much cargo and business traffic passes through its borders along its well-developed highways. Ohio has the nation's 10th largest highway network, and is within a one-day drive of 50% of North America's population and 70% of North America's manufacturing capacity. There are 399 corporations based in the United States and around the world that chose to invest more than \$7.1 billion in Ohio for their business expansion. As a result, Ohio is now the top U.S. market for new and expanded business facilities.

The State of Ohio may offer business incentives to help you expand or locate your business in Ohio. To learn more visit [www.ohiomeansbusiness.com](http://www.ohiomeansbusiness.com) or contact the Regional Economic Development Director for Columbus & Central Ohio at (614) 466-9627.



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# Traffic Counts

## TRAFFIC COUNT



## INTERSECTION



## TRAFFIC COUNT / INTERSECTION DATA

Year	AADT		
	2 Way	East Bound	West Bound
1995	27,505	NA	NA

Data Provided By MORPC  
Transportation Management System





**Date:** 12/17/09

**Current Geography Selection:** (3 Selected) 1, 3, 5 mile radii:  
4545 E BROAD ST, COLUMBUS, OH 43213

**Lat:** 39.975374  
**City:** Whitehall  
**County:** Franklin County  
**Zip:** 43213

**Long:** -82.880241  
**Pop:** 18,522  
**Pop:** 1,160,202  
**Pop:** 29,053

## 2009 Demographic Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>Total Population</b>	9,869	83,996	238,892
<b>Total Households</b>	4,108	34,642	93,838
<b>Female Population</b>	5,068	43,613	124,683
% Female	51.4%	51.9%	52.2%
<b>Male Population</b>	4,801	40,384	114,208
% Male	48.7%	48.1%	47.8%
<b>Population Density (per Sq. Mi.)</b>	3,141.4	2,970.8	3,041.7
<b>Age:</b>			
Age 0 - 4	7.3%	6.9%	7.4%
Age 5 - 14	13.2%	13.3%	14.6%
Age 15 - 19	6.4%	6.5%	7.1%
Age 20 - 24	6.5%	5.7%	6.0%
Age 25 - 34	14.2%	12.3%	12.4%
Age 35 - 44	14.9%	14.7%	14.6%
Age 45 - 54	14.1%	15.1%	14.6%
Age 55 - 64	10.8%	11.8%	11.5%
Age 65 - 74	7.2%	7.3%	6.6%
Age 75 - 84	4.4%	4.8%	3.9%
Age 85 +	1.0%	1.6%	1.4%
Median Age	36.7	38.8	36.9
<b>Housing Units</b>			
Total Housing Units	4,844	40,277	110,898
Owner Occupied Housing Units	35.2%	47.9%	49.2%
Renter Occupied Housing Units	49.7%	38.2%	35.5%
Vacant Housing Units	15.2%	14.0%	15.4%
<b>Race and Ethnicity</b>			
American Indian, Eskimo, Aleut	0.2%	0.1%	0.1%
Asian	3.3%	2.9%	2.4%
Black	19.0%	28.8%	35.8%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
White	71.3%	62.3%	56.1%
Other	1.9%	2.0%	1.5%



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# Demographics (Continued)

Date: 12/17/09

2009 Demographic Detail: 4545 E BROAD ST, COLUMBUS, OH 43213

	1 Miles:	3 Miles:	5 Miles:
Multi-Race	4.4%	3.8%	4.0%
Hispanic Ethnicity	5.9%	5.3%	4.0%
Not of Hispanic Ethnicity	94.1%	94.8%	96.0%
<b>Marital Status:</b>			
Age 15 + Population	7,845	67,021	186,561
Divorced	16.8%	14.8%	13.6%
Never Married	32.4%	29.8%	31.4%
Now Married	39.5%	44.1%	44.1%
Separated	4.5%	4.4%	4.4%
Widowed	6.7%	6.9%	6.6%
<b>Educational Attainment:</b>			
Total Population Age 25+	6,576	56,746	155,354
Grade K - 8	3.7%	3.2%	3.0%
Grade 9 - 12	10.5%	8.2%	8.4%
High School Graduate	37.6%	31.7%	31.8%
Associates Degree	6.1%	6.3%	6.7%
Bachelor's Degree	12.8%	18.4%	18.6%
Graduate Degree	8.3%	12.1%	11.0%
Some College, No Degree	21.1%	20.2%	20.6%
<b>Household Income:</b>			
Income \$ 0 - \$9,999	9.7%	7.3%	8.7%
Income \$ 10,000 - \$14,999	5.0%	4.5%	4.8%
Income \$ 15,000 - \$24,999	13.7%	11.0%	10.4%
Income \$ 25,000 - \$34,999	14.7%	12.3%	11.3%
Income \$ 35,000 - \$49,999	20.8%	18.1%	16.8%
Income \$ 50,000 - \$74,999	18.5%	19.9%	20.0%
Income \$ 75,000 - \$99,999	10.1%	11.4%	11.9%
Income \$100,000 - \$124,999	4.3%	6.2%	6.9%
Income \$125,000 - \$149,999	1.4%	3.2%	3.5%
Income \$150,000 +	1.7%	6.2%	5.6%
Average Household Income	\$42,079	\$56,932	\$56,194
Median Household Income	\$39,691	\$46,782	\$47,836
Per Capita Income	\$18,247	\$23,881	\$22,569
<b>Vehicles Available:</b>			
0 Vehicles Available	11.9%	9.8%	10.1%
1 Vehicle Available	46.5%	43.0%	41.1%

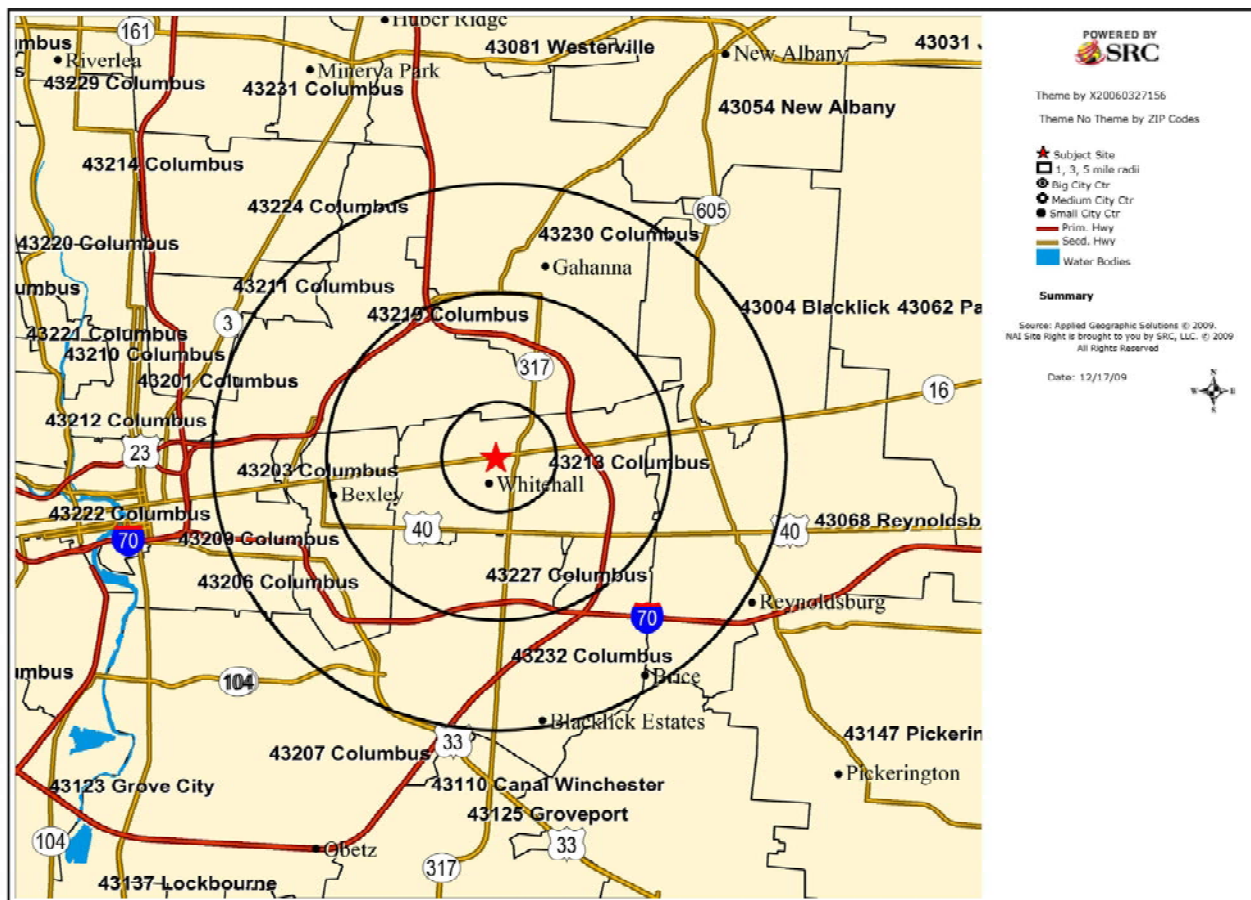


# Demographics (Continued)

Date: 12/17/09

2009 Demographic Detail: 4545 E BROAD ST, COLUMBUS, OH 43213

	1 Miles:	3 Miles:	5 Miles:
2+ Vehicles Available	41.6%	47.3%	48.8%
Average Vehicles Per Household	1.40	1.60	1.60
Total Vehicles Available	5,841	54,476	151,384
<b>Business and Employment:</b>			
Number of Employees	8,317	53,984	134,931
Number of Establishments	334	3,558	8,291



Current year data is for the year **2009**, 5 year projected data is for the year **2014**. More About Our Data.  
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