

1.5 Acre
Redevelopment Opportunity
in the Brewery District



966 S High Street
Columbus, Ohio 43206

Presented By

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For more information, please
visit the marketing web site
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Property Overview

Address:	966 S High Street and 968 S. High Street, Columbus, OH 43206
Building Size:	Includes 19,330 SF building and historical house on the corner.
Lot Size:	1.5± Acres Site (380' x 187.5') on 11 Parcels
Year Built:	966 S High St was built approximately 1848. 968 S High St was built approximately 1930 and was reportedly remodeled in the 1970's.
Zoning:	C4
Ceiling Heights:	9' to 14'
Construction:	Masonry
Parking:	Property has 93 parking spaces
Location:	Located at the corner of S High Street and E Stewart Street
Comments:	<ul style="list-style-type: none">▪ Excellent Redevelopment Opportunity!▪ Currently owned by the Columbus Maennerhor (German Club) who will vacate, or consider leasing part of the redevelopment space.▪ Does not include FF&E▪ May subdivide property – may be purchased or owners may consider leasing.▪ Club may be redeveloped▪ Historical house can be redeveloped or moved to other end of lot.▪ Excellent site for restaurant, retail/offices, hotel or mixed use.
Listing Price:	Negotiable

Property Overview (Continued)

- Zoning:** The subject property is Zoned C-4, Commercial District, under City of Columbus Zoning. The subject is also found within the boundaries of the Brewery District. The Commission controls the razing, renovation and rehabilitation of buildings within its boundaries.
- Utilities:** All public utilities are available and connected to the subject.
- Access:** The subject has frontage on S. High Street, Stewart Street, and Pearl Street. High Street is the major road, being 4 lanes, with on-street parking. It has concrete curbs, gutters, sidewalks and street lighting. Physical access from High Street is into the parking lot. There is a central entrance close to the building, and a central exit which is controlled by a gate. The site has 2 access points from Stewart Street, and one access point from Pearl Street.
- Land Size and Configuration:** The site is mostly rectangular in configuration and has about 380' of frontage on S. High Street, and 187.5' of depth, 1.513 acres. This is based upon the County Engineer's GIS Maps and should be verified by survey.
- Improvements Description:** The property has two sets of improvements. The Maennerchor is located at 966 S. High Street and is a mixture of building types and styles. The original structure was a 2 ½ story brick residence, reportedly built in 1848. It has been added onto with a bi-level brick structure on the front, with an attached one-story lower level structure. Attached to the back is a 2-story concrete block structure.
- The structure has an approximate gross building area of 19,330 SF, exclusive of the frame garage and the 3rd floor storage attic.
- Attached to the rear of the building is a frame structure that is currently used as a storage garage. This is a former carriage house that is in poor condition, as the slates are falling off of the roof, and it has not been painted. This is an old building, maybe equal to that of the original residence.
- The primary entrance is from the front of the building through an airlock entry. This lobby area has a coat room and a small office. Access is then directed either up a flight of stairs to the upper level restaurant and concert hall, or down a flight of stairs to the restaurant and bar.
- The entire lower level is devoted to a large bar and a full dining room. There is also access by a 1500 lb. elevator. In the lower level is found the main dining room and bar. In addition, there are two banquet rooms for private parties. Towards the front of the building are two restrooms.
- At the rear of the lower level is a full commercial kitchen with hearth tile flooring, ceramic tile walls. The permanent items include a built-in cooler and freezer, two sets of stainless steel 3-hole sinks and range hoods with suppression system. There is a wide variety of stainless steel preparation tables, automatic dishwashing center, commercial sized gas range and ovens, broilers, etc. These are considered personal property. The kitchen area is serviced by 2 restrooms and a janitor's room.

Property Overview (Continued)

Improvements Description: On the upper level at the rear is found the Concert Hall. It is reported the Concert Hall will seat approximately 300. Off to one side are a serving pantry, and a Men's Restroom. The front portion of the upper level is a full bar and seating area.

The third floor contains 3 offices and a conference room.

The roofs are a mix of rubber membrane on the flat areas, and asphalt single on the pitched roofs.

Heating and cooling are by rooftop, gas forced air furnaces, and central air conditioners.

It is reported that there is a full security system with video cameras. There are spotlights on the exterior of the building over the parking area, and the outdoor patio. The parking lot is asphalt paved, chain-link fenced, with three strands of barbed wire.

The property located at 978 S. High Street, which is the corner of Stewart and High, is a 2 ½ story, brick, single-family home, plus a one-story addition. This structure has been used in the past as offices on the first floor and apartment on the second. It is commonly known as the "Dutch House".

This structure has a gross building area, excluding the attic and basement, of 3,308 SF. It was originally built in 1930, and was reportedly remodeled in the 1970's.

The residential part of the building has a former office on the first floor and an apartment on the second floor. The first floor has effectively been gutted and is not currently usable.

The second floor apartment has 3 bedrooms, kitchen, and bathroom. This is an older unit, and in fair condition.

The exterior is still in reasonably good condition, being 2 ½ story brick, with a one-story brick addition. It has been original windows, slate roof, with galvanized iron cup gutters and downspouts.

Property Photographs



Property Photographs (Continued)



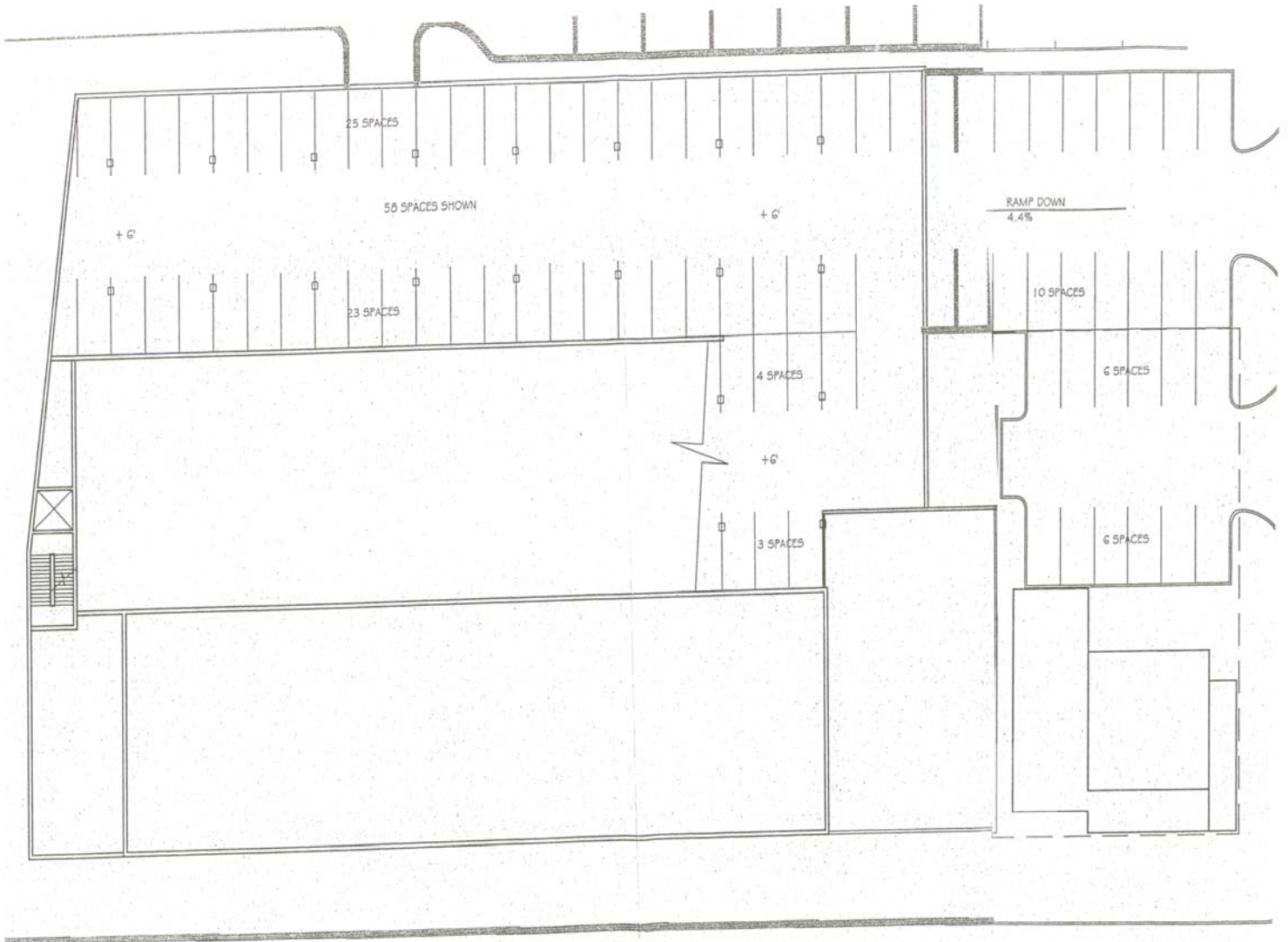
Property Photographs (Continued)



Plat Map



Site Plan



Permitted Uses

The following are uses permitted in the C-4, Commercial District; however these are not meant to be exhaustive nor an exclusive listing. The Director has the authority to decide if an unnamed use is of similar enough character and nature to warrant inclusion into the C-4 district.

The North American Industry Classification System, or its successor document, is the reference document used to provide use families for this chapter. The Director may use the current NAICS or its successor, as one document in making decisions as to the appropriateness of any future use permitted to be in the C-4, district.

A. All uses listed in C.C. 3351, C.C. 3353 and C.C. 3355.

B. Commercial uses allowing dwelling units above the primary use, including:

Appliance Stores

Automotive Accessories, Parts and Tire Stores

Automobile and Light Truck Dealers

Automobile Driving Training Facility

Automotive Sales, Leasing and Rental

Bars, Cabarets and Nightclubs

Blood and Organ Banks

Building Material and Supplies Dealers

Caterers

Check Cashing and Loans

Community Food Pantry

Consumer Goods Rental

Discount Department Stores

Electronics Stores

Floor Covering Stores

Furniture and Home Furnishings Stores

General Merchandise Stores

Home Centers

Household and Personal Goods Maintenance and Repair

Linen and Uniform Supply

Missions/Temporary Shelters

Motorcycle, Boat, and Other Motor Vehicle Dealers

Motor Vehicle Accessories and Parts Dealers

Outdoor Power Equipment Stores

Permitted Uses (Continued)

Parking Lots and Parking Garages as allowed in C.C. 3356.05

Pawn Brokers

Recreational Vehicle Dealers

Reupholster and Furniture Repair

Sporting Goods and Outfitters Stores

Supermarkets

Truck, Utility Trailer, and RV (Recreational Vehicle) Sales, Rental and Leasing

Used Merchandise Stores

Vending Machine Operators

Warehouse Clubs and Super Centers

C. Commercial uses not allowing dwelling units above the primary use, including:

Automotive Maintenance and Repair

Bowling Centers

Carpet and Upholstery Cleaning Services

Drive-In Motion Picture Theaters

Exterminating and Pest Control Services

Farm Equipment and Supply Stores

Garden, Landscaping and Nursery Centers and Sales

Hotels and Motels

Hospitals

Janitorial Services

Lawn and Garden Equipment and Supplies Stores

Limousine and Taxi Service

Paint and Wallpaper Stores

Performing Arts, Spectator Sports and Related Industries

Theaters, Dance Companies and Dinner Theaters

D. Commercial uses not allowing dwelling units above the primary use and subject to the additional provisions of C.C. 3356.05, including:

Animal Shelter

Amusement Arcade

Halfway House

Veterinarians (Unlimited practice)

E. Dwelling units, as allowed under C.C. 3356.05.

(Ord. 236-03 § 4; Ord. 1014-2008 § 3.)

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Location Overview

Columbus, Ohio

The City of Columbus is the capital of the State of Ohio, the largest city in the state in both population and area, and the 15th largest in the nation. It is located in the heart of the seven-county Greater Columbus region. But despite its size, Columbus is easy to get around, more than half of commuters travel fewer than ten minutes to work. Columbus offers housing of every type, at every price level. Residents enjoy outstanding dining and entertainment venues, sports opportunities, exciting downtown festivals, and an abundance of cultural offerings at the city's many fine museums and theaters. Educational opportunities are plentiful with presence of The Ohio State University and 18 other institutions of higher education in the area. Leading companies in insurance, banking, and technology also call Columbus home.

The Brewery District is a neighborhood of Columbus, Ohio located just south of the central business district. It is bounded by Interstate 70 on the north, Pearl Street on the east, Greenlawn Avenue on the south, and the Scioto River on the west. The Brewery District is easily accessible to freeway interchanges and major streets. The District has ample parking and is within walking distance to downtown Columbus and German Village. The Brewery District is the home of some of the areas finest restaurants and retail establishments with a host of year round entertainment, special events and holiday traditions.

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

State of Ohio

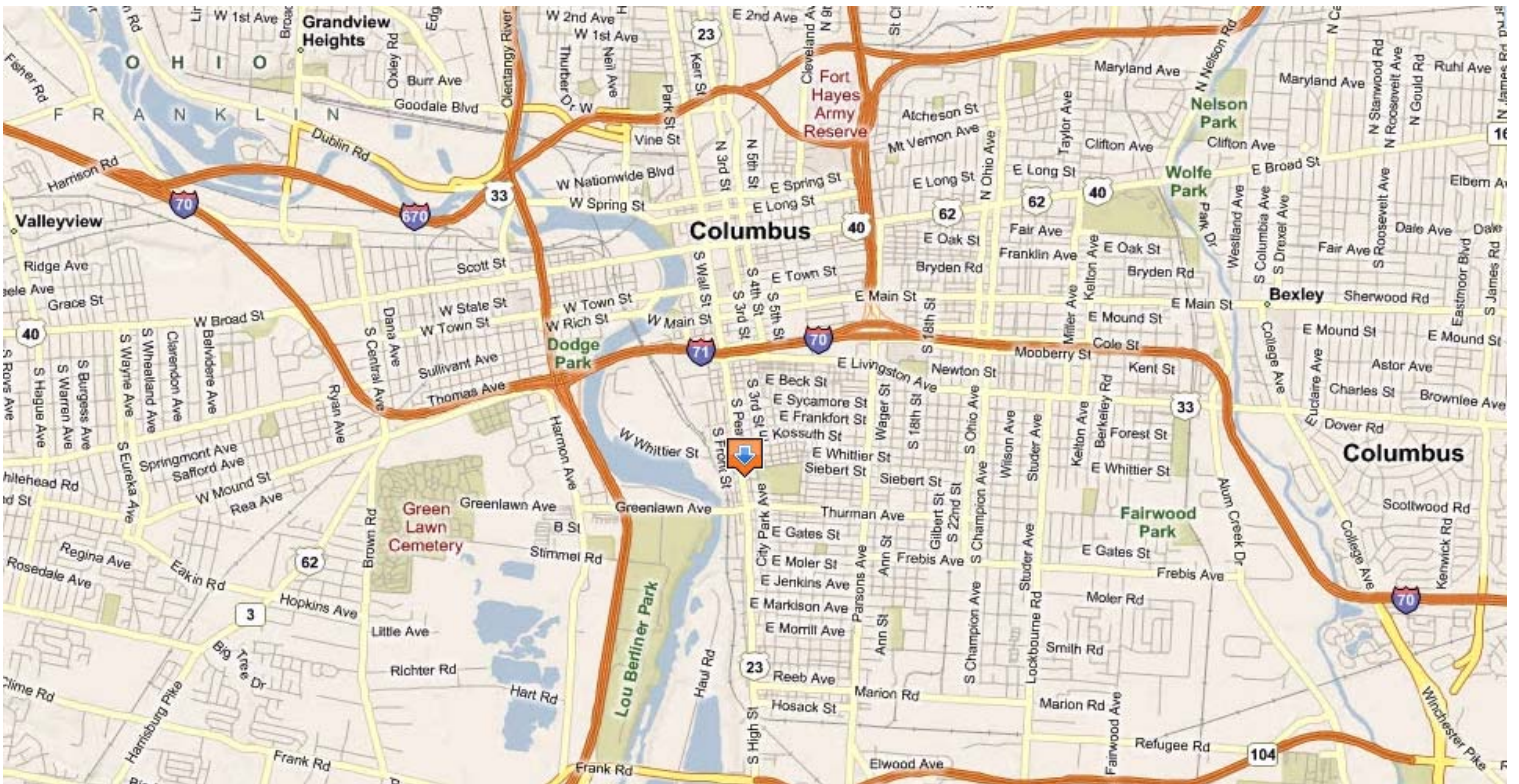
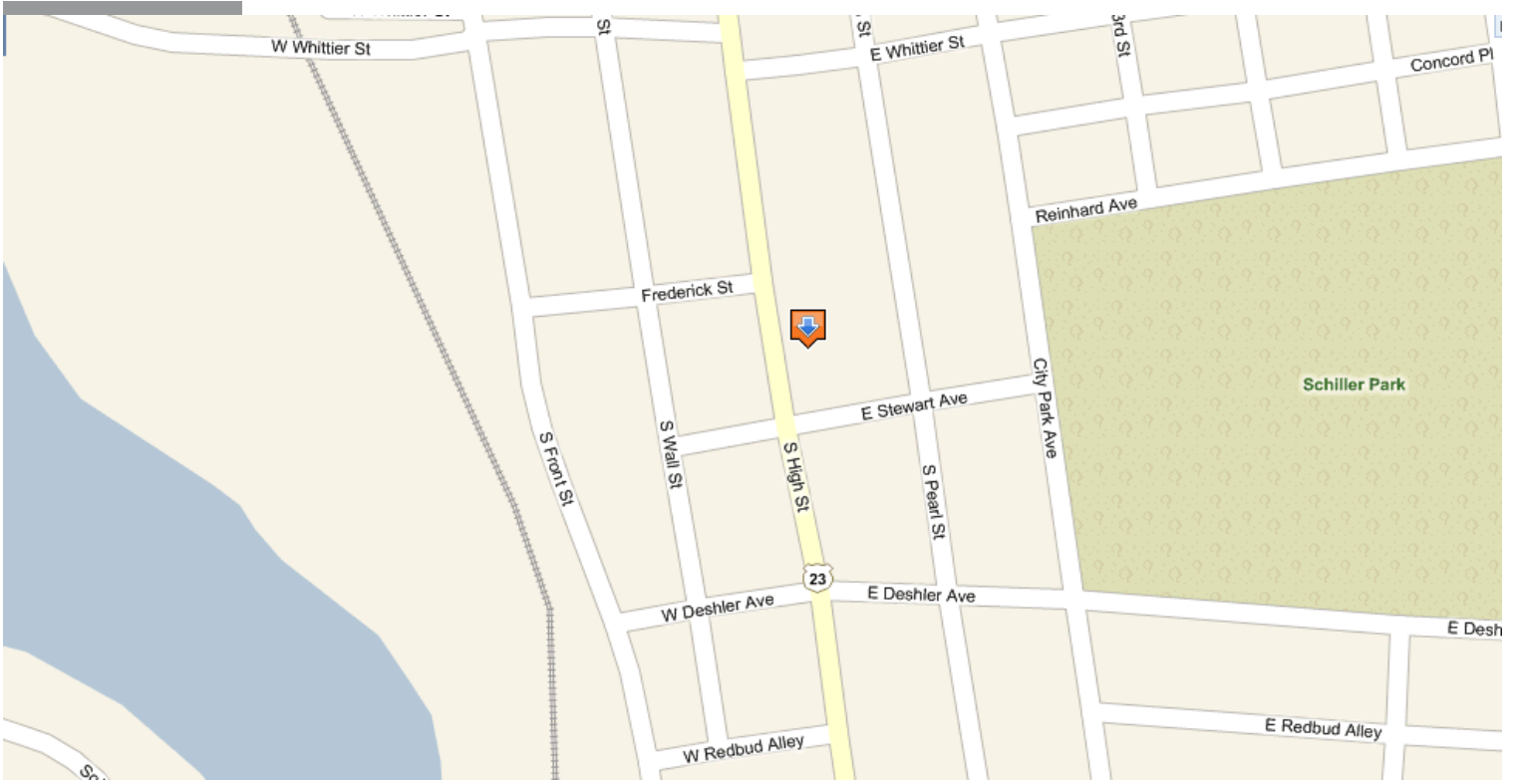
Ohio is a Midwestern state of the United States. The thirty-fourth largest state by area in the U.S., it is the seventh-most populous with nearly 11.5 million residents. Ohio's geographic location has proved to be an asset for economic growth and expansion. Because Ohio links the Northeast to the Midwest, 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 Office of Business Development can provide further information on business incentives to help you expand or locate your business in Ohio, please visit www.odod.state.oh.us/EconomicDevelopment.htm.



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Location Maps



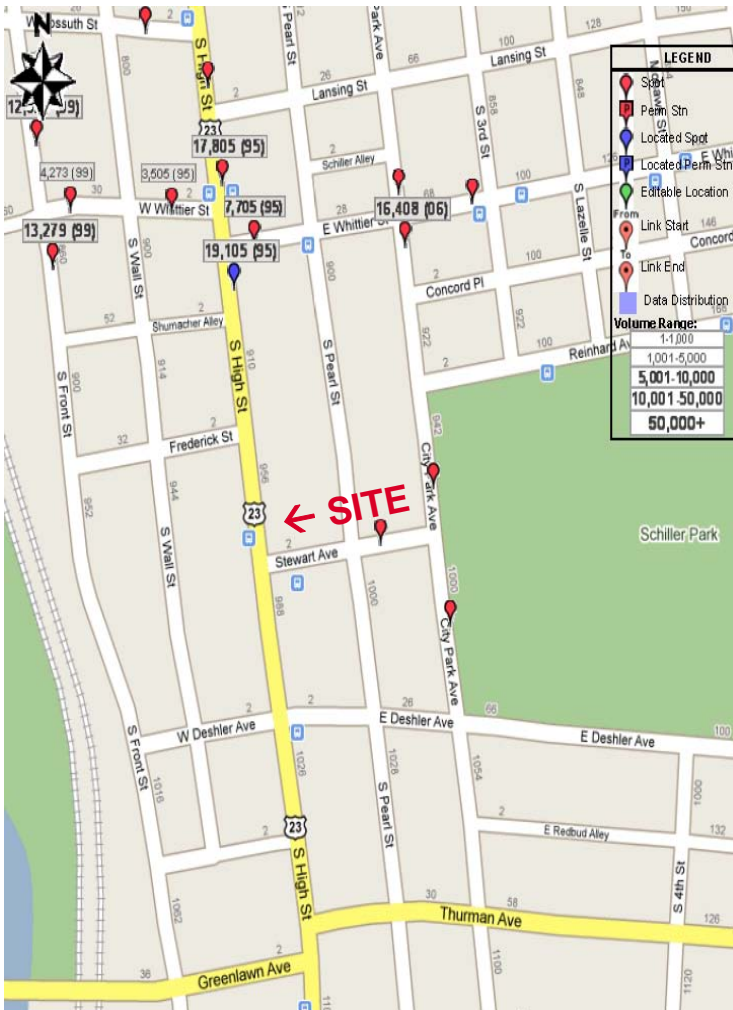
Aerials



Traffic Count and Intersection Data

966 S High St, Columbus, OH 43206-2524

TRAFFIC COUNT



INTERSECTION



TRAFFIC COUNT / INTERSECTION DATA

Year	AADT		
	2 Way	North Bound	South Bound
1995	19,105	NA	NA

Demographics



Date: 06/22/2009

Lat: 39.942527

Long: -82.996671

Current Geography Selection: (3 Selected) 1, 3, 5 mile radii:
966 S HIGH ST, COLUMBUS, OH 43206

County: Franklin County
Zip: 43206

Pop: 1,099,047
Pop: 21,732

2008 Demographic Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Total Population	13,564	90,466	277,186
Total Households	6,869	38,902	113,865
Female Population	6,440	45,267	139,092
% Female	47.5%	50.0%	50.2%
Male Population	7,124	45,199	138,095
% Male	52.5%	50.0%	49.8%
Population Density (per Sq. Mi.)	4,317.4	3,199.6	3,529.2
Age:			
Age 0 - 4	6.1%	7.4%	7.1%
Age 5 - 14	9.8%	14.5%	13.4%
Age 15 - 19	4.1%	6.3%	8.3%
Age 20 - 24	7.1%	6.4%	10.1%
Age 25 - 34	19.7%	14.3%	13.7%
Age 35 - 44	16.2%	14.9%	13.8%
Age 45 - 54	15.5%	13.5%	12.8%
Age 55 - 64	11.1%	10.8%	10.1%
Age 65 - 74	5.9%	6.6%	5.8%
Age 75 - 84	3.3%	3.7%	3.5%
Age 85 +	1.3%	1.7%	1.6%
Median Age	36.8	35.8	33.1
Housing Units			
Total Housing Units	8,392	49,459	138,978
Owner Occupied Housing Units	38.2%	33.2%	40.0%
Renter Occupied Housing Units	43.7%	45.4%	42.0%
Vacant Housing Units	18.1%	21.4%	18.1%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.1%	0.2%	0.1%
Asian	2.2%	2.1%	3.2%
Black	14.2%	44.1%	33.1%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
White	80.9%	50.5%	60.6%
Other	0.7%	0.6%	0.8%

Demographics (continued)

Date: 06/22/2009

2008 Demographics: 966 S HIGH ST, COLUMBUS, OH 43206

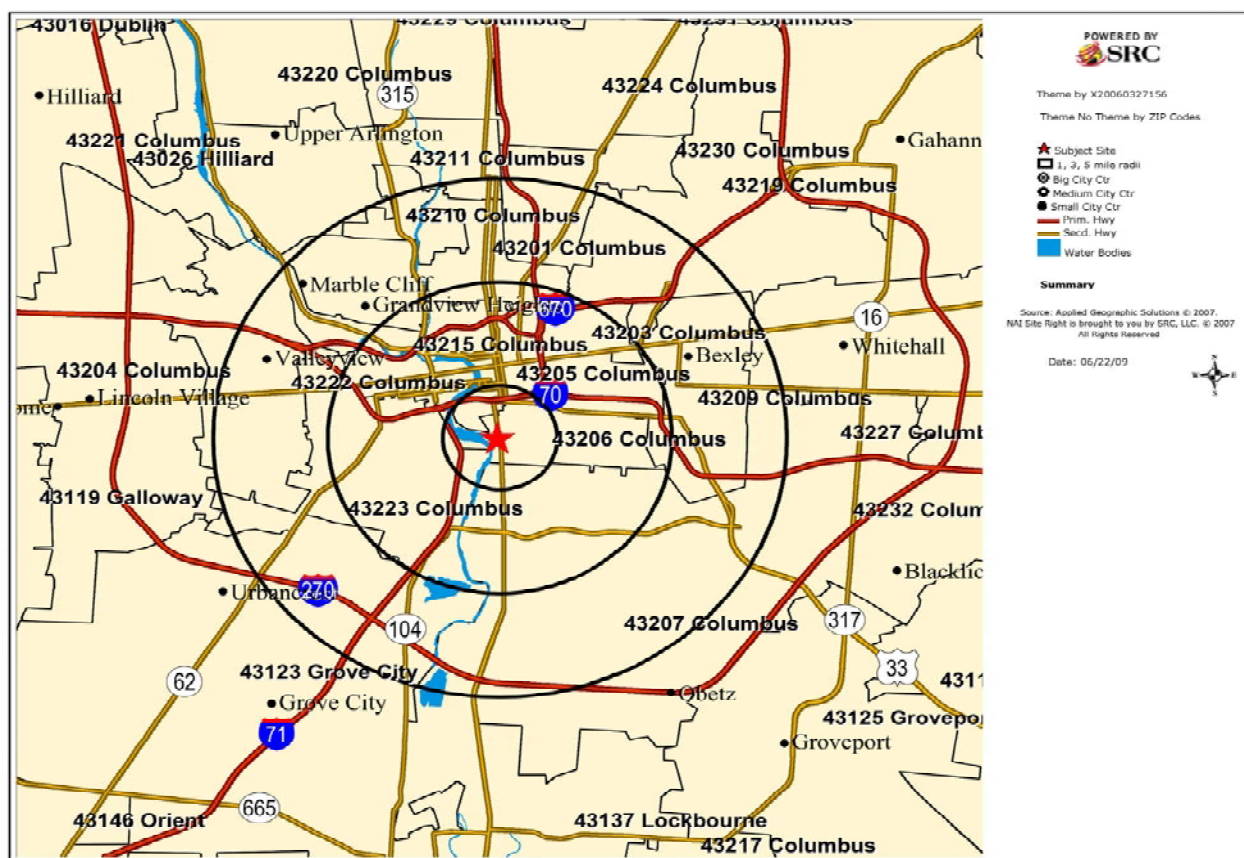
	1 Miles:	3 Miles:	5 Miles:
Multi-Race	1.8%	2.4%	2.1%
Hispanic Ethnicity	3.4%	3.2%	3.4%
Not of Hispanic Ethnicity	96.6%	96.8%	96.6%
Marital Status:			
Age 15 + Population	11,409	70,656	220,739
Divorced	13.5%	14.7%	12.2%
Never Married	43.7%	41.8%	43.4%
Now Married	30.8%	28.4%	33.1%
Separated	5.8%	6.7%	5.0%
Widowed	6.2%	8.5%	6.4%
Educational Attainment:			
Total Population Age 25+	9,892	59,204	169,732
Grade K - 8	3.2%	6.3%	4.8%
Grade 9 - 12	11.5%	17.5%	13.4%
High School Graduate	25.8%	33.5%	32.5%
Associates Degree	4.9%	4.1%	4.7%
Bachelor's Degree	24.2%	14.3%	16.4%
Graduate Degree	16.2%	8.5%	10.9%
Some College, No Degree	14.1%	15.7%	17.2%
Household Income:			
Income \$ 0 - \$9,999	8.0%	18.0%	13.3%
Income \$ 10,000 - \$14,999	5.0%	7.2%	6.2%
Income \$ 15,000 - \$24,999	11.3%	14.5%	13.4%
Income \$ 25,000 - \$34,999	13.2%	13.3%	13.0%
Income \$ 35,000 - \$49,999	16.2%	15.7%	16.2%
Income \$ 50,000 - \$74,999	18.9%	15.5%	17.8%
Income \$ 75,000 - \$99,999	9.8%	6.9%	8.9%
Income \$100,000 - \$124,999	6.2%	3.6%	4.7%
Income \$125,000 - \$149,999	3.3%	1.9%	2.4%
Income \$150,000 +	8.1%	3.5%	4.2%
Average Household Income	\$55,608	\$40,008	\$45,066
Median Household Income	\$46,574	\$32,696	\$38,676
Per Capita Income	\$29,253	\$19,160	\$20,347
Vehicles Available:			
0 Vehicles Available	12.7%	20.9%	14.5%
1 Vehicle Available	47.4%	44.5%	43.1%

Demographics (continued)

Date: 06/22/2009

2008 Demographics: 966 S HIGH ST, COLUMBUS, OH 43206

	1 Miles:	3 Miles:	5 Miles:
2+ Vehicles Available	39.9%	34.6%	42.3%
Average Vehicles Per Household	1.40	1.30	1.60
Total Vehicles Available	9,694	50,521	177,288
Business and Employment:			
Number of Employees	33,546	180,909	300,308
Number of Establishments	1,869	8,308	14,740



Current year data is for the year 2008. More About Our Data. Demographic data © 2008 by Experian/Applied Geographic Solutions. Traffic Count data © 2008 by DataMetrix. All rights reserved. The consumer behavior/product potential Data used on this site is licensed by Mediamark Research, Inc. © 2008 Mediamark Research, Inc. All rights reserved.

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