

**FOR LEASE**



**\$1,000-3,000/MONTH**

## **1391 Brice Rd, Reynoldsburg, OH 43068**

### ***Existing car lot in Reynoldsburg for lease***

#### Unit A:

- 900+/- SF office and lot for approximately 10+ cars for lease at \$2,000/ month full service gross including utilities
- Lot includes a 1,000+/- SF shop with 2 drive-in doors and small fenced area

#### Unit B:

- 200 SF Office with exterior Lot for lease at \$1,000/Month Full Service Gross including Utilities



BEST CORPORATE REAL ESTATE  
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## Aerial



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## Parcel View

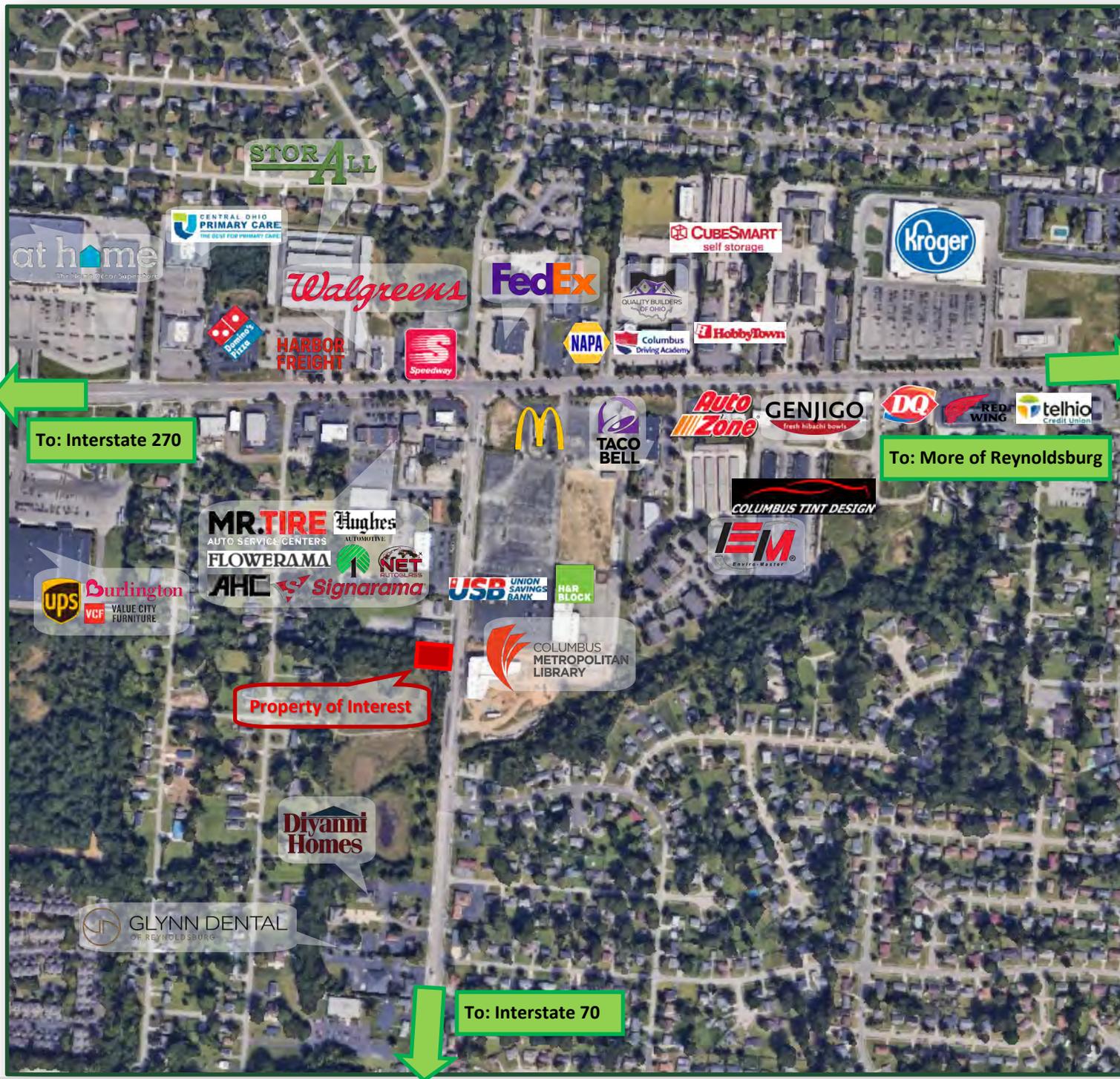


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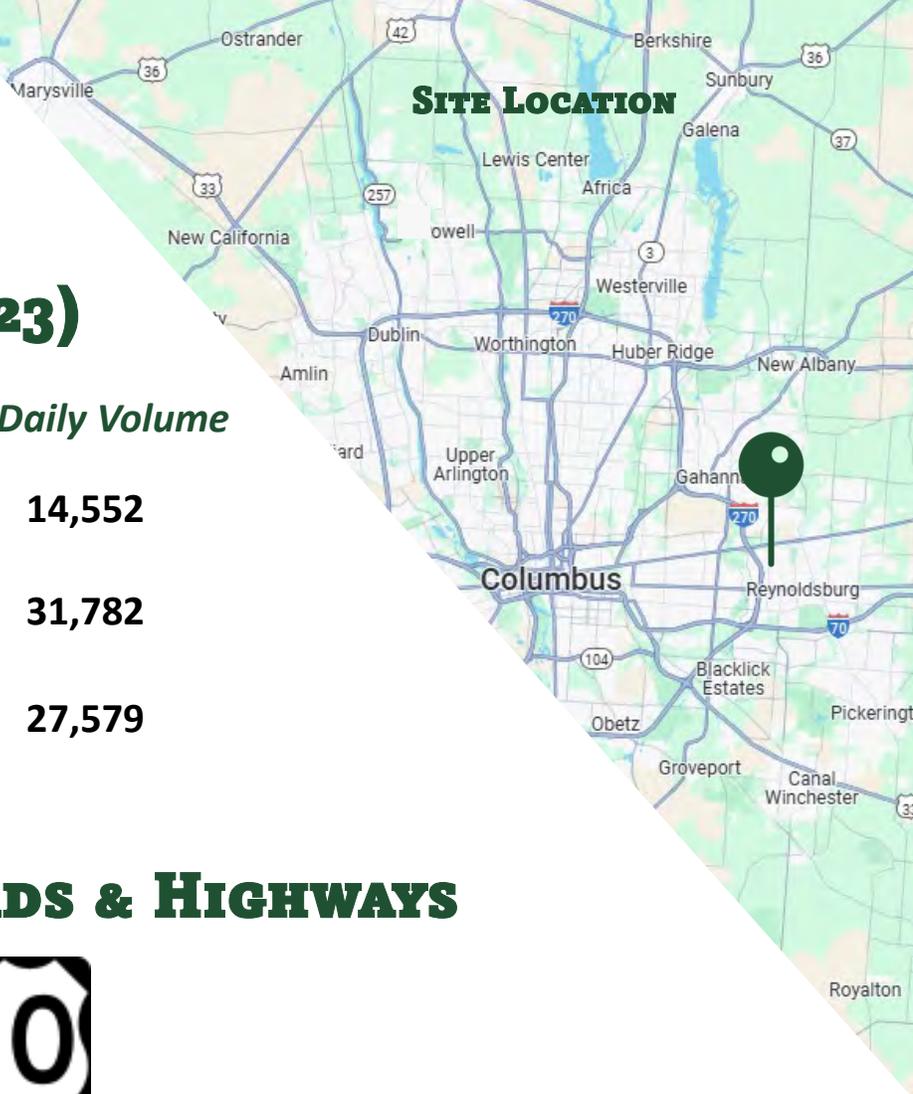
## Trade Aerial



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## SITE LOCATION



## TRAFFIC COUNT (2023)

Street	Avg Daily Volume
Brice Rd - E Main St	14,552
E Main St - Brice Rd	31,782
E Main St - Idlewild Dr	27,579

## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		8,026	65,997	169,909
Households (2023)		7,419	40,549	87,037
Avg Household Income (2023)		\$53,302	\$53,333	\$54,800

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# **Disclaimer And Confidentiality Agreement**

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

# **Disclaimer And Confidentiality Agreement - Continued -**

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By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

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