

LUCRATIVE DRIVE THRU BUSINESS FOR SALE

PRICE JUST REDUCED!
Owner wants to sell



Dynamic retail location on Granville St in Gahanna

210 Granville Street
Gahanna, OH 43230

Sales Price:
\$150,000 plus inventory

- 24,000+ VPD at property and just 1/2 mile to Granville St/Hamilton Rd intersection with over 29,555 VPD
- Highly visible building and monument signage on Granville St
- Current sales over \$70,000 per month and trending higher
- New LED lighting, POS station, shelving, security cameras and security system
- Liquor licenses C1, C2 and D6

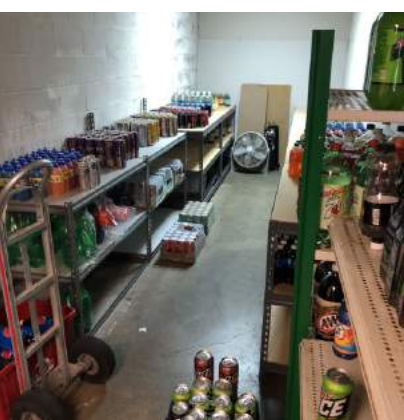


Allen Faires, CCIIM
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Alterra Real Estate
614.365.9000
www.AltterraRE.com

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Gahanna, OH 43230

Business For Sale



Drive Thru Business For Sale

\$150,000 plus inventory

- Current owner purchased November 2017
- Sales at \$70,000 per month trending toward \$100,000 by early 2019
- 3,200 SF leased through 9/2019 with 3 year renewal option
- Current monthly lease payment \$4,100
- FF&E included in the sales price
- Business hours of operation are 9 a.m. to 10 p.m., 7 days a week
- Cigarette rebates per month = \$2,600
- Cigarette wholesale supplier income per month = \$700
- Lottery commission per month = \$1,350
- No money transfers or money order sales
- Liquor licenses C1, C2 and D6

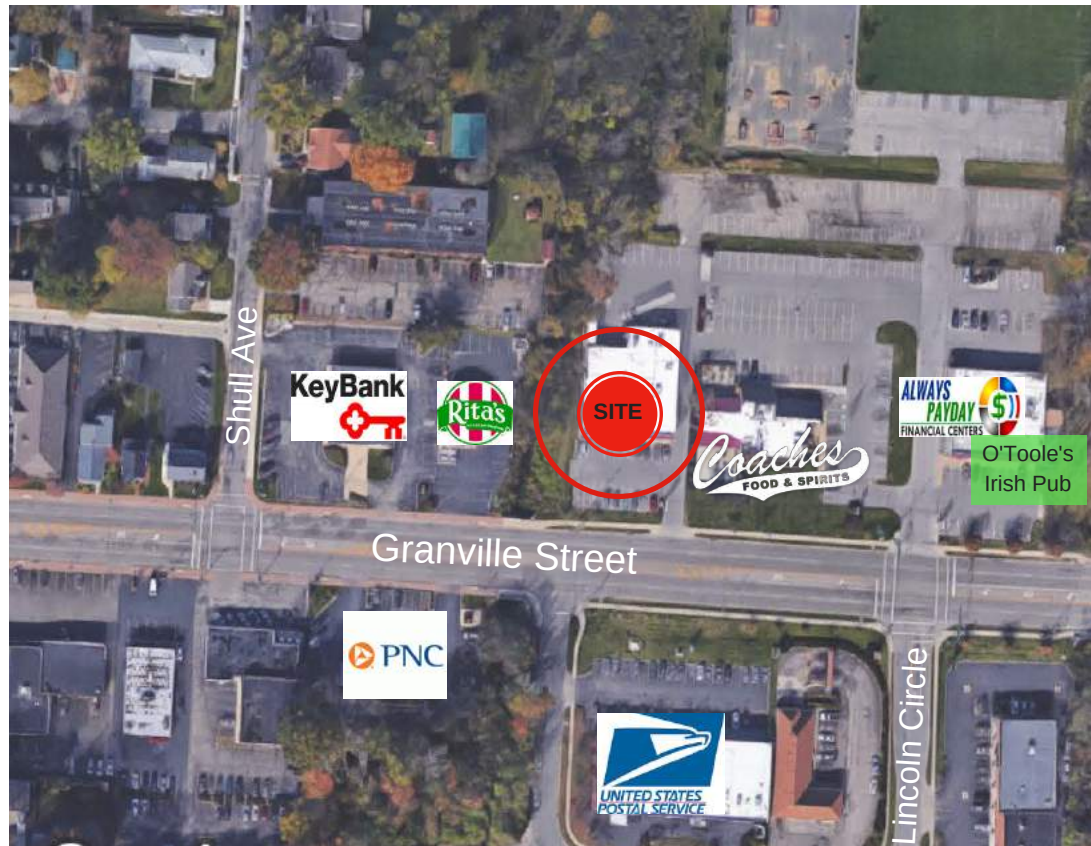
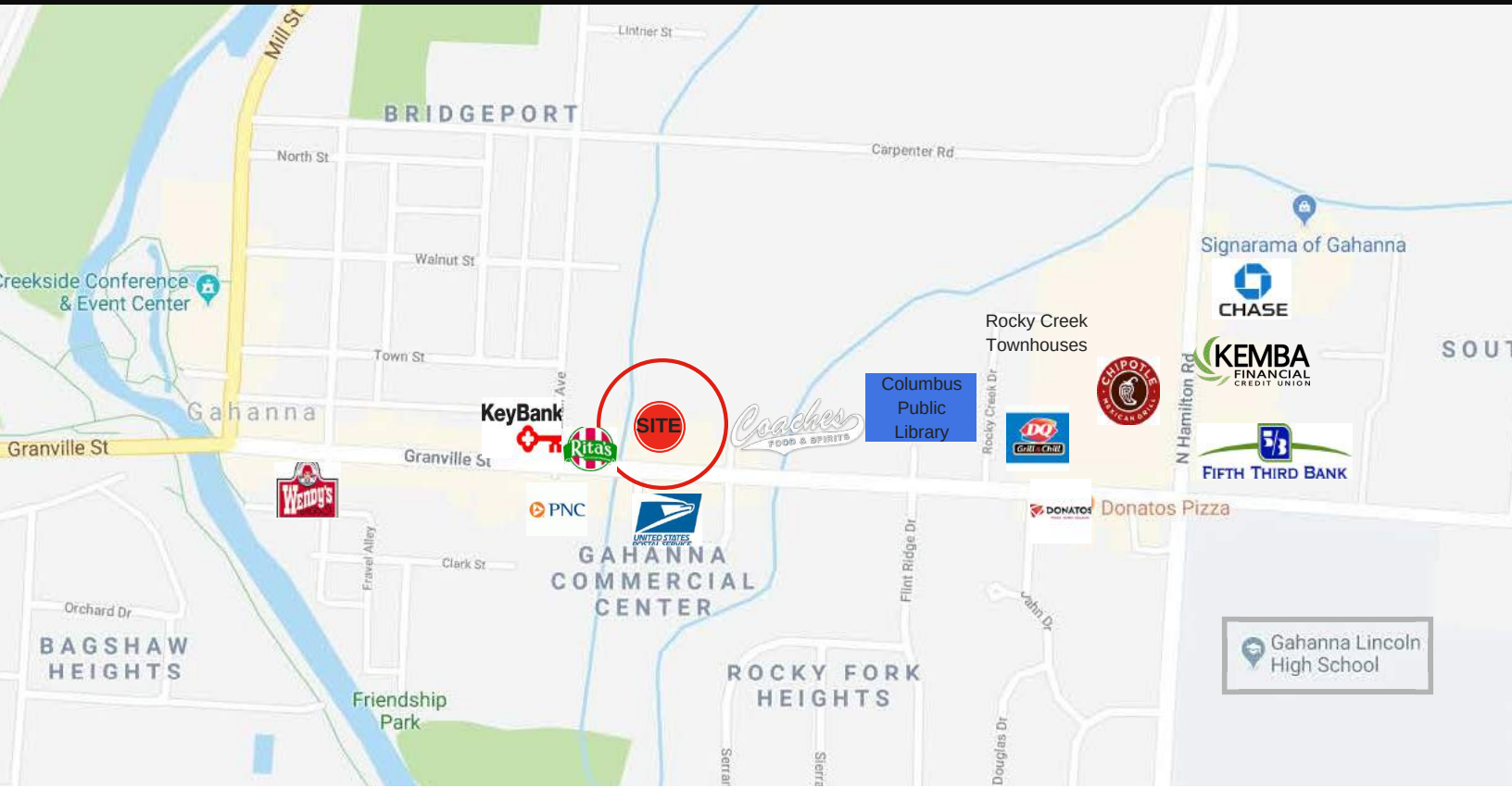


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Demographic and Income Profile

210 Granville St, Columbus, Ohio, 43230
Ring Band: 0 - 1 mile radius

Prepared by Esri
Latitude: 40.01867
Longitude: -82.87388

Summary	Census 2010	2018	2023
Population	7,478	8,352	8,878
Households	3,161	3,531	3,754
Families	2,024	2,211	2,331
Average Household Size	2.33	2.33	2.33
Owner Occupied Housing Units	2,088	2,101	2,271
Renter Occupied Housing Units	1,073	1,430	1,483
Median Age	41.3	43.5	44.2
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.23%	0.25%	0.83%
Households	1.23%	0.27%	0.79%
Families	1.06%	0.13%	0.71%
Owner HHs	1.57%	0.45%	1.16%
Median Household Income	2.12%	2.15%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	233	6.6%	206	5.5%
\$15,000 - \$24,999	224	6.3%	196	5.2%
\$25,000 - \$34,999	310	8.8%	271	7.2%
\$35,000 - \$49,999	543	15.4%	526	14.0%
\$50,000 - \$74,999	750	21.2%	804	21.4%
\$75,000 - \$99,999	389	11.0%	434	11.6%
\$100,000 - \$149,999	703	19.9%	860	22.9%
\$150,000 - \$199,999	232	6.6%	277	7.4%
\$200,000+	147	4.2%	180	4.8%
Median Household Income	\$62,671		\$69,611	
Average Household Income	\$82,916		\$93,649	
Per Capita Income	\$34,625		\$39,065	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	393	5.3%	404	4.8%	428	4.8%
5 - 9	459	6.1%	436	5.2%	454	5.1%
10 - 14	519	6.9%	499	6.0%	504	5.7%
15 - 19	499	6.7%	490	5.9%	486	5.5%
20 - 24	389	5.2%	437	5.2%	402	4.5%
25 - 34	891	11.9%	1,022	12.2%	1,089	12.3%
35 - 44	983	13.1%	1,032	12.4%	1,174	13.2%
45 - 54	1,163	15.6%	1,101	13.2%	1,071	12.1%
55 - 64	973	13.0%	1,232	14.7%	1,230	13.9%
65 - 74	651	8.7%	936	11.2%	1,136	12.8%
75 - 84	386	5.2%	533	6.4%	655	7.4%
85+	173	2.3%	231	2.8%	250	2.8%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,261	83.7%	6,706	80.3%	6,886	77.6%
Black Alone	771	10.3%	1,010	12.1%	1,196	13.5%
American Indian Alone	19	0.3%	23	0.3%	23	0.3%
Asian Alone	148	2.0%	228	2.7%	298	3.4%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	77	1.0%	103	1.2%	127	1.4%
Two or More Races	200	2.7%	281	3.4%	346	3.9%
Hispanic Origin (Any Race)	177	2.4%	243	2.9%	304	3.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

August 17, 2018

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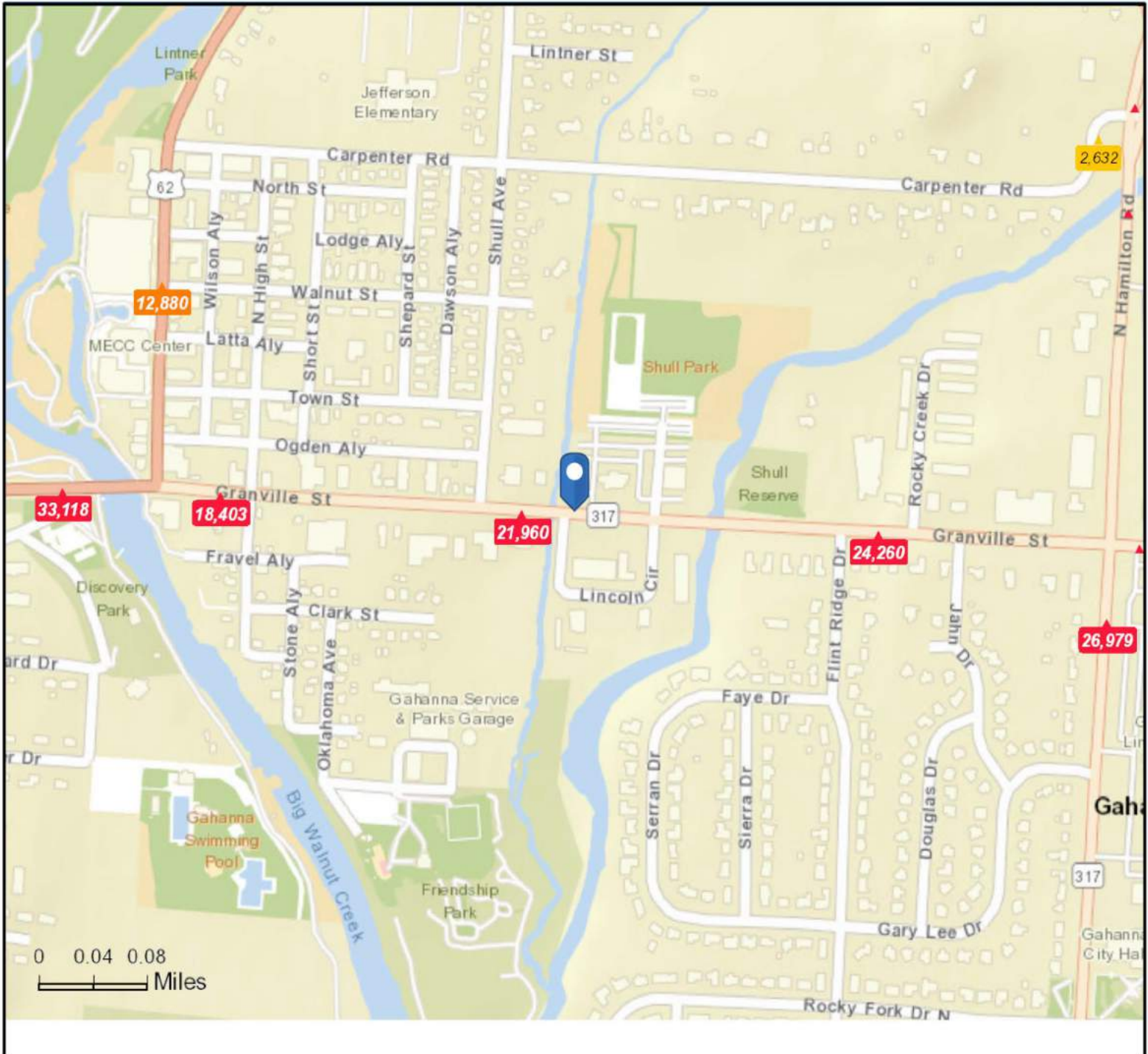
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Traffic Count Map - Close Up

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Ring Bands: 0-1, 1-2 mile radii

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