

**Standard Realtors**

**FOR SALE \$2,400,000**

**12477 E. Broad St SW, Pataskala, Ohio 43062**

**17,200 sq. ft. Retail Showroom on 9.774 Acres**

**Zoned GB – General Business**



**Harley Davidson Showroom Set to Vacate April 2, 2020.**

**Prime Development Potential With 526 Feet Frontage on Broad Street.**

**Located 1,500 Feet East of Recently Installed Traffic Light At**

**Intersection of Mink Street and Broad Street.**

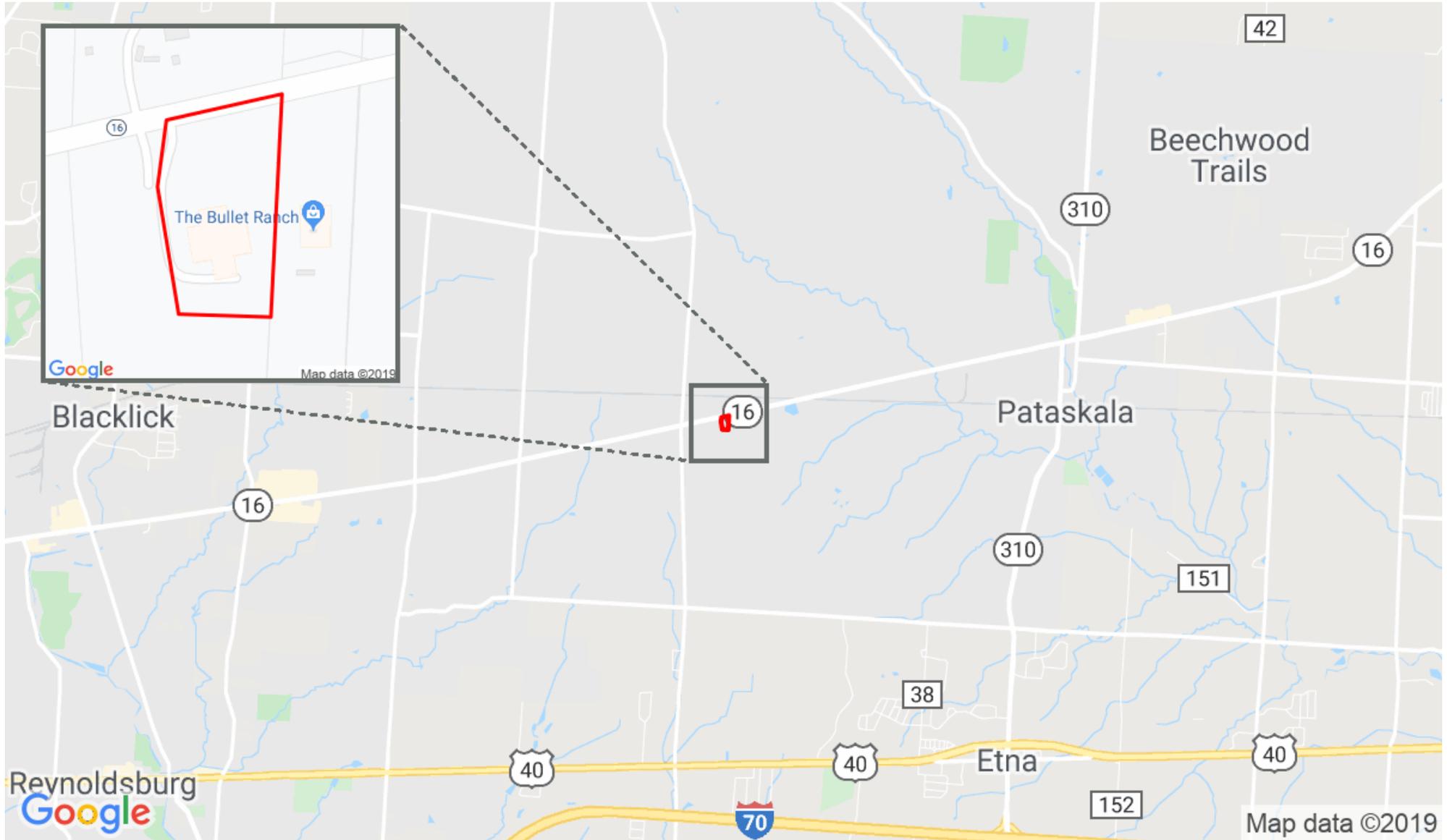
**Jim Wootton - Standard Company LLC, Realtors (614) 956-6125**

**[www.BroadStreetRetail.com](http://www.BroadStreetRetail.com)**

# 12477 Broad St SW

Standard Company, LLC

8405 Pulsar Pl., Suite #157 Columbus, OH 43240 | 614-468-0198



**James B Wootton**  
jbw1688@gmail.com  
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## Parcel Aerial



Google

Imagery ©2019, Maxar Technologies, State of Ohio / OSIP, U.S. Geological Survey, USDA Farm Service Agency

## 12477 Broad St

12477 SW Broad St  
Pataskala, OH 43062



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MONK ST SW

41

488-0323  
22.614

501-0303  
10

501-0303  
0

501-0303  
0

BROAD ST SW

16

12477

PATASKALA

373  
10

201706140012431  
6.574

201701030000026  
3.2

201212310030997  
4.846

201801250001682  
4.852

201701040000037

(LOT NO 5)

(LOT NO 4)

759-0373  
20.774

(LOT NO

4

ST SW

# Michael L. Smith

## Auditor, Licking County, Ohio

**CENTENNIAL LLC**  
**12477 E BROAD ST**

**Parcel #: 063-141324-00.001**

**Rt #: 063-005.00-078.000**

**Tax District:** 063 - PATASKALA LK HGHTS LSD-WLJFD  
**School District:** LICKING HEIGHTS LSD  
**Neighborhood:** 07600 Pataskala-Vil-Maps 5 & 6  
**Classification:** 429 Other retail structures  
**Acreeage:**  
**Property Desc:** 3.20 AC  
 LOT 5

1 of 1



### ATTRIBUTES

**Story Height:** 1  
**Exterior Wall:** Concrete Block  
**Heating:**  
**Cooling:**  
**Basement:**  
**Attic:**

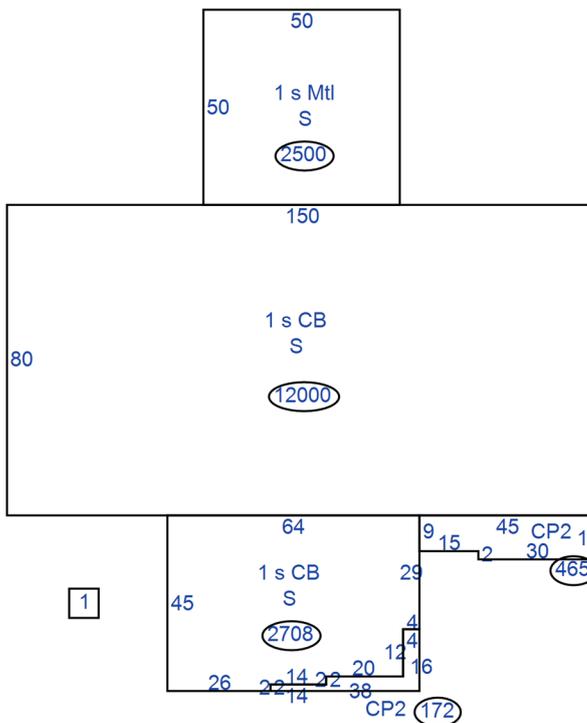
**Total Rooms:**  
**Bedrooms:** 0.0  
**Family Rooms:**  
**Dining Rooms:**

**Full Baths:** 0.0  
**Half Baths:** 0.0  
**Other Fixtures:** 0.0

**Year Built:** 1990  
**Finished Living Area:** 1

**Fireplace Openings:** 0.0  
**Fireplace Stacks:** 0.0

**Basement Garage(s):** 0.0  
**Basement Finished:** Yes



### AREA

**First Floor:** 0  
**Upper Floor:** 0  
**Attic:** 0  
**Half Story:** 0  
**Crawl:** 0  
**Basement:** 0

### CURRENT VALUES

	Land	Improvement	Total
Market	204,800	799,400	1,004,200
CAUV	0	0	0

### SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
04/21/2004	2	WD - WARRANTY	1100000.00	01416	N	N	12477 EAST BROAD STREET L
12/26/2002	2	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	Refer to deed

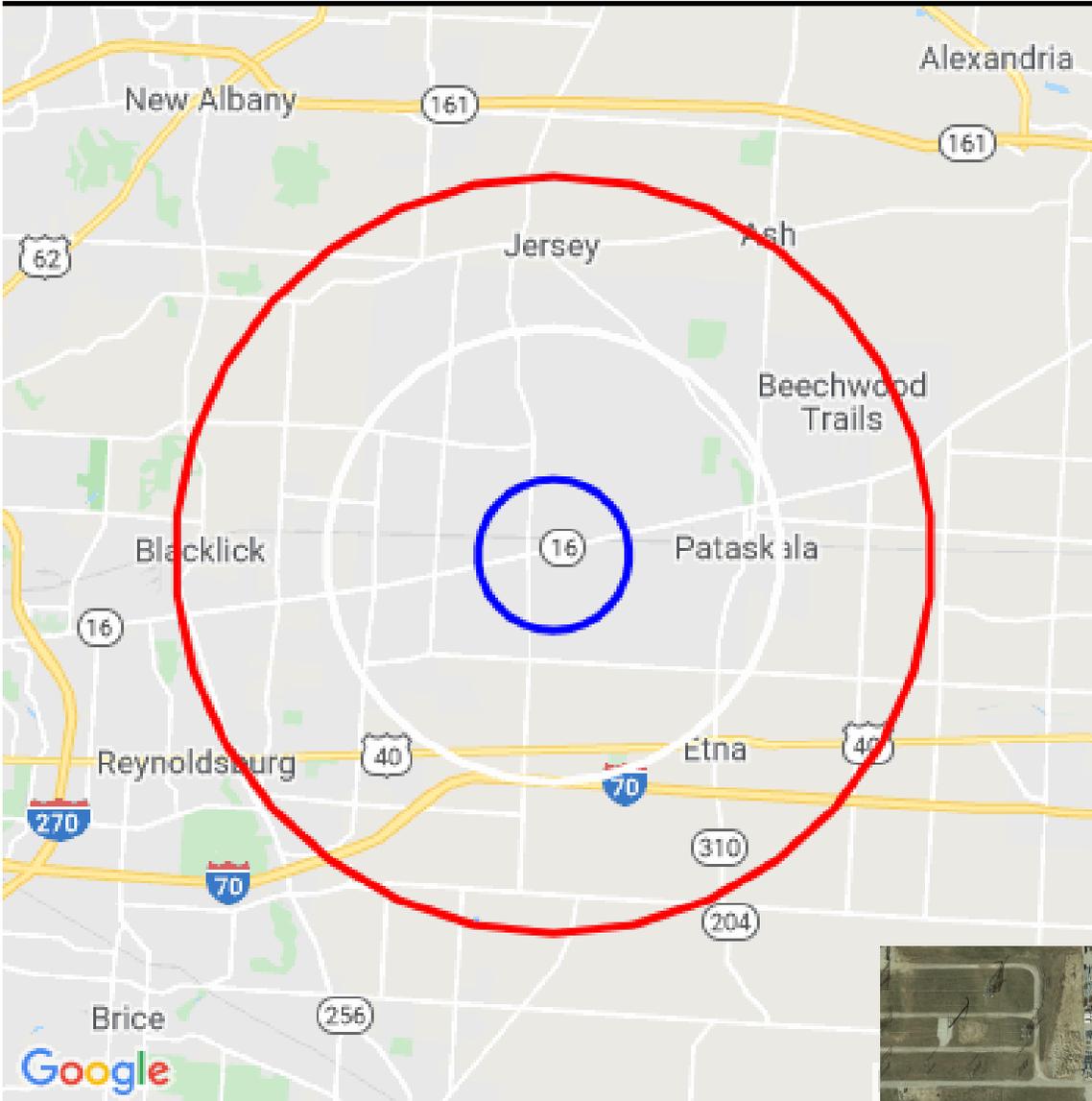
### IMPROVEMENTS

Description	Yr Built	SqFt	Value
1 PV1 - Paving Asphalt	1990	35,000	51,500

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# 12477 Broad St SW

## Demographic Report



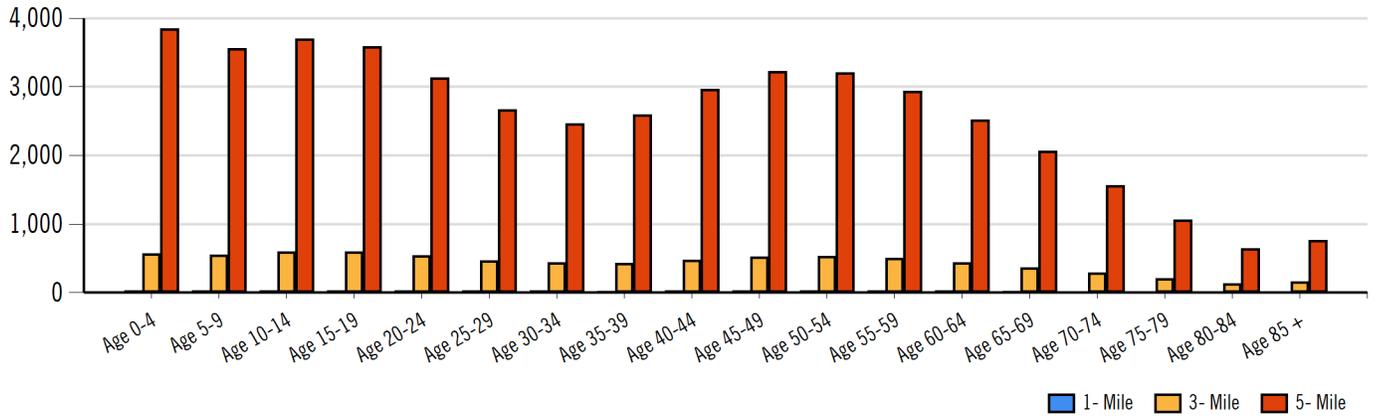
## 12477 Broad St SW

### Population

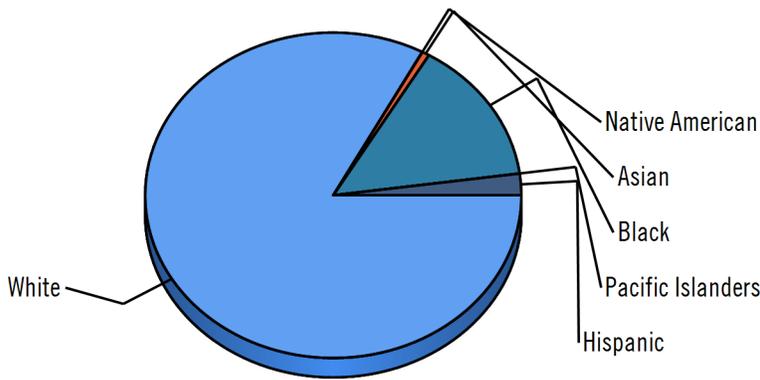
Distance	Male	Female	Total
1- Mile	244	249	493
3- Mile	3,911	3,927	7,838
5- Mile	22,960	23,605	46,565



## Population by Distance and Age (2018)



## Ethnicity within 5 miles



■ White 
 ■ Native American 
 ■ Asian 
 ■ Black 
 ■ Pacific Islanders 
 ■ Hispanic

### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	256	7	0.29 %
3-Mile	4,098	85	0.92 %
5-Mile	24,812	698	1.77 %



# 12477 Broad St SW



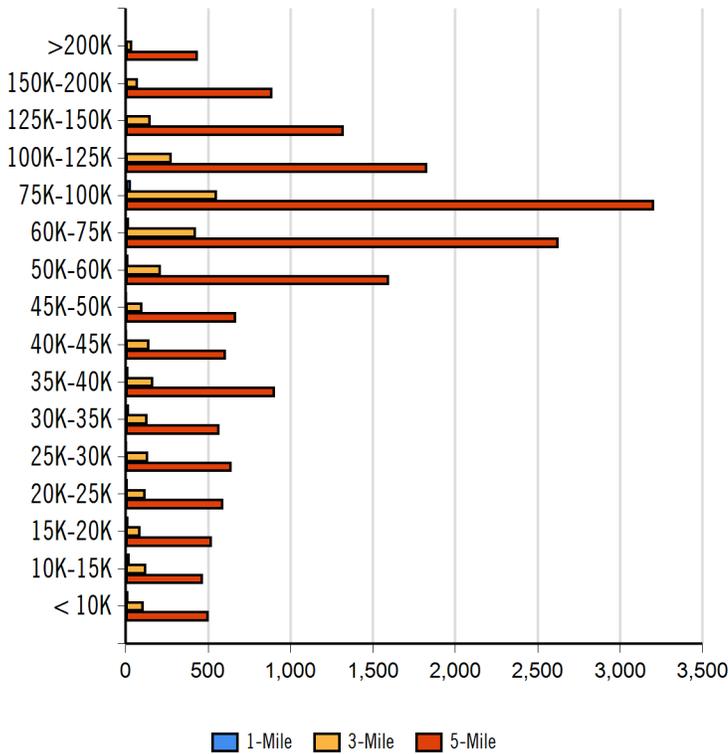
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	0	26	18	0	43	9	8	27	50	19	21	17
3-Mile	16	2	319	385	75	599	252	89	312	909	286	288	249
5-Mile	80	24	1,289	1,853	591	3,221	1,558	819	2,376	5,997	1,139	1,764	1,621

## Household Income



Radius	Median Household Income
1-Mile	\$48,901.00
3-Mile	\$64,315.00
5-Mile	\$77,653.36

Radius	Average Household Income
1-Mile	\$56,589.50
3-Mile	\$73,332.00
5-Mile	\$82,699.32

Radius	Aggregate Household Income
1-Mile	\$9,337,998.90
3-Mile	\$193,722,295.19
5-Mile	\$1,360,354,550.30

## Education

	1-Mile	3-mile	5-mile
Pop > 25	324	4,973	28,720
High School Grad	151	1,808	8,856
Some College	73	1,093	6,799
Associates	14	254	1,712
Bachelors	24	833	5,725
Masters	9	258	1,754
Prof. Degree	0	39	536
Doctorate	1	15	93

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	6 %	19 %	24 %
Teen's	12 %	50 %	77 %
Expensive Homes	0 %	47 %	43 %
Mobile Homes	28 %	44 %	44 %
New Homes	25 %	127 %	257 %
New Households	12 %	42 %	70 %
Military Households	0 %	13 %	39 %
Households with 4+ Cars	15 %	86 %	104 %
Public Transportation Users	0 %	1 %	7 %
Young Wealthy Households	0 %	31 %	20 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	7,890,253		135,678,783		887,081,244	
<b>Average annual household</b>	43,735		50,044		53,324	
<b>Food</b>	5,722	13.08 %	6,447	12.88 %	6,823	12.80 %
Food at home	3,856		4,199		4,366	
Cereals and bakery products	548		596		621	
Cereals and cereal products	196		212		220	
Bakery products	351		384		400	
Meats poultry fish and eggs	770		826		857	
Beef	177		191		198	
Pork	140		150		154	
Poultry	145		154		160	
Fish and seafood	121		131		138	
Eggs	64		68		70	
Dairy products	382		423		444	
Fruits and vegetables	776		853		891	
Fresh fruits	113		125		132	
Processed vegetables	153		164		169	
Sugar and other sweets	143		156		161	
Fats and oils	124		133		138	
Miscellaneous foods	731		794		824	
Nonalcoholic beverages	335		359		369	
Food away from home	1,865		2,248		2,456	
Alcoholic beverages	300		369		403	
<b>Housing</b>	16,213	37.07 %	17,944	35.86 %	18,886	35.42 %
Shelter	9,764		10,810		11,416	
Owned dwellings	5,660		6,593		7,070	
Mortgage interest and charges	2,782		3,366		3,644	
Property taxes	1,909		2,208		2,372	
Maintenance repairs	969		1,018		1,052	
Rented dwellings	3,411		3,359		3,370	
Other lodging	692		857		975	
Utilities fuels	3,969		4,230		4,349	
Natural gas	361		394		410	
Electricity	1,608		1,678		1,711	
Fuel oil	154		162		169	
Telephone services	1,231		1,325		1,364	
Water and other public services	614		669		693	
<b>Household operations</b>	1,045	2.39 %	1,239	2.48 %	1,335	2.50 %
Personal services	277		368		407	
Other household expenses	768		871		927	
Housekeeping supplies	535		594		626	
Laundry and cleaning supplies	151		163		168	
Other household products	308		350		371	
Postage and stationery	75		81		87	
Household furnishings	899		1,068		1,158	
Household textiles	65		77		84	
Furniture	178		229		263	
Floor coverings	20		25		29	
Major appliances	146		145		146	
Small appliances	80		86		93	
Miscellaneous	408		503		540	
<b>Apparel and services</b>	1,090	2.49 %	1,324	2.65 %	1,423	2.67 %
Men and boys	211		262		285	
Men 16 and over	177		222		240	
Boys 2 to 15	34		40		44	
Women and girls	407		462		496	



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Women 16 and over	335	385	419
Girls 2 to 15	72	77	76
Children under 2	85	89	92

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	7,890,253		135,678,783		887,081,244	
<b>Average annual household</b>	43,735		50,044		53,324	
<b>Transportation</b>	6,027	13.78 %	6,900	13.79 %	7,290	13.67 %
Vehicle purchases	1,333		1,611		1,737	
Cars and trucks new	682		808		880	
Cars and trucks used	606		756		808	
Gasoline and motor oil	1,998		2,189		2,264	
Other vehicle expenses	2,338		2,634		2,761	
Vehicle finance charges	162		188		198	
Maintenance and repairs	778		893		947	
Vehicle insurance	1,129		1,228		1,264	
Vehicle rental leases	269		325		349	
Public transportation	357		464		528	
<b>Health care</b>	3,564	8.15 %	3,915	7.82 %	4,066	7.63 %
Health insurance	2,377		2,554		2,636	
Medical services	730		841		887	
Drugs	344		393		409	
Medical supplies	112		125		132	
<b>Entertainment</b>	2,576	5.89 %	3,029	6.05 %	3,208	6.02 %
Fees and admissions	431		567		640	
Television radios	993		1,071		1,098	
Pets toys	922		1,097		1,163	
Personal care products	550		643		689	
Reading	47		54		58	
Education	966		1,205		1,402	
Tobacco products	409		402		397	
<b>Miscellaneous</b>	721	1.65 %	802	1.60 %	862	1.62 %
<b>Cash contributions</b>	1,334		1,375		1,431	
<b>Personal insurance</b>	4,213		5,632		6,381	
Life and other personal insurance	149		180		192	
Pensions and Social Security	4,064		5,451		6,189	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	1,609	1,533	6.13 %	382	1,133	1,262	347	115
3-Mile	2020	7,615	6,706	11.42 %	1,411	5,774	6,108	1,507	159
5-Mile	2020	24,863	21,592	13.78 %	4,981	18,490	20,206	4,657	1,535
1-Mile	2023	1,566	1,533	3.21 %	372	1,102	1,267	299	264
3-Mile	2023	7,439	6,706	8.75 %	1,378	5,640	6,126	1,313	710
5-Mile	2023	25,033	21,592	14.27 %	5,031	18,592	20,540	4,493	2,310



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