

**OFFICE/RETAIL SPACE
+ VACANT LOT PORTFOLIO
FOR SALE**



**810 KIMBALL PLACE – 1292 LIVINGSTON AVENUE – 0 LOCKBOURNE AVENUE
COLUMBUS, OH 43205**

Exclusively Listed By:

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NAI Ohio Equities REALTORS®
Commercial Real Estate Services, Worldwide.

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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Portfolio Highlights

Portfolio Sale Price: \$250,000

810 Kimball Place
Columbus, OH 43205

Location: Located at the intersection of Kimball Place and Livingston Avenue
Total Building: 7,127± SF
Acreage: 0.274± Acres
Specific Use: Office/Retail
Parcel #'s: 010-015914 and 010-051728

1292 Livingston Avenue
Columbus, OH 43205

Location: Located near the intersection of Livingston Avenue and Kimball Place
Total Building: 2,040± SF
Acreage: 0.092± Acres
Specific Use: Office/Retail
Parcel #: 010-052884

0 Lockbourne Avenue
Columbus, OH 43205

Location: Located near the intersection of Lockbourne Avenue and Livingston Avenue
Acreage: 0.102 Acres
Specific Use: Vacant Land Zoned C-4
Parcel #: 010-047479

Comments: Motivated Seller!
Can be Used as Office or Retail Buildings
All Parcels being Sold as Portfolio
Close Proximity to Children's Hospital
Over 23,000 Population within 1 Mile

Location Overview

Columbus, Ohio

The City of Columbus, the 15th largest city in the U.S., is the heart of the seven-county Greater Columbus region. A dazzling array of cultural, entertainment, and sports opportunities is close at hand.

Columbus residents enjoy outstanding dining and entertainment venues, exciting downtown festivals, and an abundance of cultural offerings at the city's many fine museums and theaters. Live arts fans can take in anything from the Columbus Symphony Orchestra, Pro Musical Chamber Orchestra, and Ballet Met, to local and national jazz, rock, and country concerts. Educational opportunities are plentiful, thanks to the presence of The Ohio State University – the second-largest college campus in the U.S. – and 18 other institutions of higher education in the area. Leading companies in insurance, banking, and technology also call Columbus home.

Because of all these amenities, Columbus has bucked the trend of decline that has plagued most large cities in the Northeastern and Midwestern U.S., growing an enviable 12.4 percent in population during the 1990s. But despite its size, Columbus is easy to get around: more than half of commuters travel fewer than ten minutes to work. Because of its size, Columbus offers housing of every type, at every price level. But wherever you go in Columbus, you will find an easy, friendly Midwestern style that turns strangers into neighbors.

State of the Region by Mid-Ohio Regional Planning Commission

The central Ohio region is growing and adding jobs. Delaware, Fairfield, Union and Pickaway counties were reported among the fastest growing counties in the state in 2006. According to the US Census, the central Ohio region was the only growing region in the state of Ohio, and projections by the Ohio Department of Development predict an additional 440,000 people for the region by 2030.

Central Ohio is being recognized on a national scale as a budding star for technology, logistics and research. Major employers are distributed throughout the region. Honda is in Marysville, aeronautical turbine industries are in Knox County, State Farm Insurance is in Licking, intermodal yards are in Pickaway and Marion, and ethanol plants are being developed in Marion and Fayette. Downtown Columbus is experiencing a renaissance with new housing, a potential streetcar, and a new courthouse and baseball park. Expansion of US 33 is creating regional connections to Marysville and Lancaster, and expanding SR 161 is connecting Newark to New Albany.

The central Ohio location is perfect for reaching much of the national market in less than a day, and, with 24 universities and 117,000 university students, a skilled workforce is close at hand. A stable economy well diversified among financial, government, healthcare, logistic, and insurance sectors combined with affordable costs of living and recreational opportunities make central Ohio competitive. The agricultural base is finding diversity by addressing energy production as well as food production.

Location Overview (Continued)

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 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. Columbus, a thriving city of more than 728,000, 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. As the state capital, Columbus serves the needs of the state's 11.5 million residents. In addition to government, other major industries in the county (in terms of employment and payroll) include business services, retail trade, financial services, and healthcare.

Research is a major focus in Franklin County. The county is home to the main campus of The Ohio State University, a world-renowned center for primary research and a major employment center. Also headquartered in Columbus are Battelle, the world's largest private contract research and development organization; Chemical Abstracts Service, the world's foremost clearinghouse for chemical research; and Online Computer Library Center (OCLC), a nonprofit library computer service and research organization furthering access to the world's information and reducing information costs. 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 (outerbelt 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

Location Overview (Continued)

NEWS ADVISORY

For immediate release

April 24, 2007

Contact: Mike Brown, Mayor's Office, 614-645-6428

Susan Merryman, Columbus Chamber, 614-225-6941

Columbus Ranked #3 Top "Cities of the Future" by fDi Magazine on International Investment

(Columbus) London-based fDi Magazine - Foreign Direct Investment in its April issue rated Columbus as the third top large city in North American in the "Cities of the Future" ranking. The rankings were based on more than 60 criteria in seven different categories ranging from; Best Economic Potential, Most Cost-effective, Best Human Resources, Quality of Life, Best Infrastructure, Most Business Friendly and Best Development and Investment Promotion.

"Local business entrepreneurs, the Chamber and residents deserve the credit for building Columbus to these national rankings, and as we prepare for our 2012 Bicentennial we have to keep pushing higher," said Mayor Michael B. Coleman.

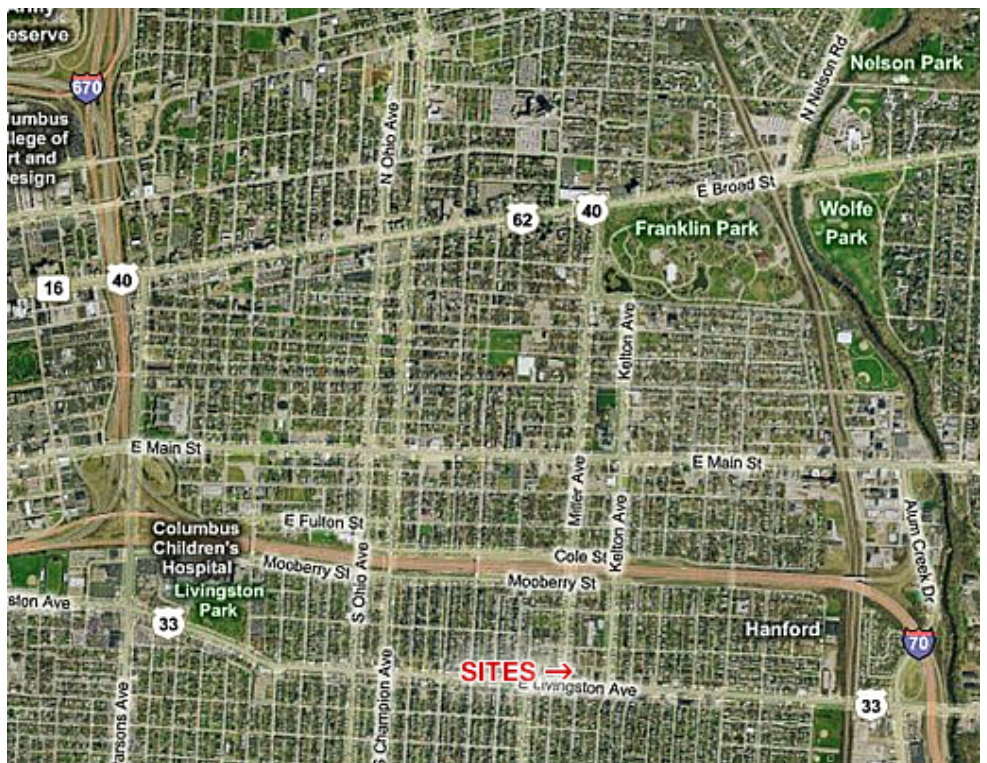
fDi also ranked Columbus fourth among all cities in the individual category of "most business friendly." The magazine says the methodology was designed to identify "those cities with the basics in place to flourish in the next few years by attracting high levels of inward investment." Columbus was judged in the population category of 500,000 to 2 million people.

"As a community we've worked hard to improve our business-environment and now Columbus is getting the attention it deserves as a place to do business," said Ty Marsh, president and CEO, Columbus Chamber. "The Chamber works every day to attract new business to our region. Recognition such as this supports our efforts."

fDi Magazine - Foreign Direct Investment is a bi-monthly publication of the Financial Times group. Founded in 2001, fDi bills itself as "the single most trusted source of information on foreign direct investment." It has a circulation of 15,000 and a readership of 45,000. Many of its readers are senior-level executives of companies throughout the world.

Please visit www.gdi-solutions.com/fdi_awards.htm for more information.

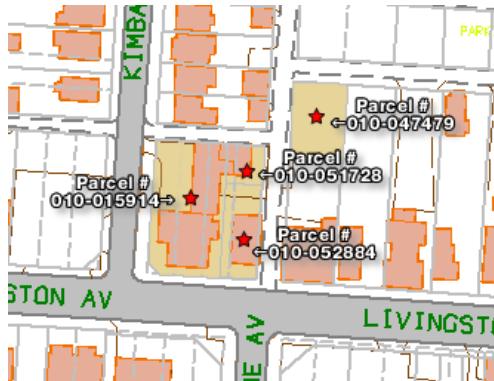
Aerial Imagery & Location Maps



Site Plan



Property Photographs



Traffic Count and Intersection Data

TRAFFIC COUNT



INTERSECTION



TRAFFIC COUNT / INTERSECTION DATA

Year	AADT			Volume Trend Annual Growth
	2 Way	East Bound	West Bound	
1998	12,959	NA	NA	NA

Demographics



Date: 05/28/2008

Lat: 39.950238

Long: -82.963459

Current Geography Selection: (3 Selected) 1, 3, 5 mile radii:
810 KIMBALL PL, COLUMBUS, OH 43205

City: Columbus

Pop: 727,908

County: Franklin County

Pop: 1,099,047

Zip: 43205

Pop: 13,793

Demographic Detail Comparison Report

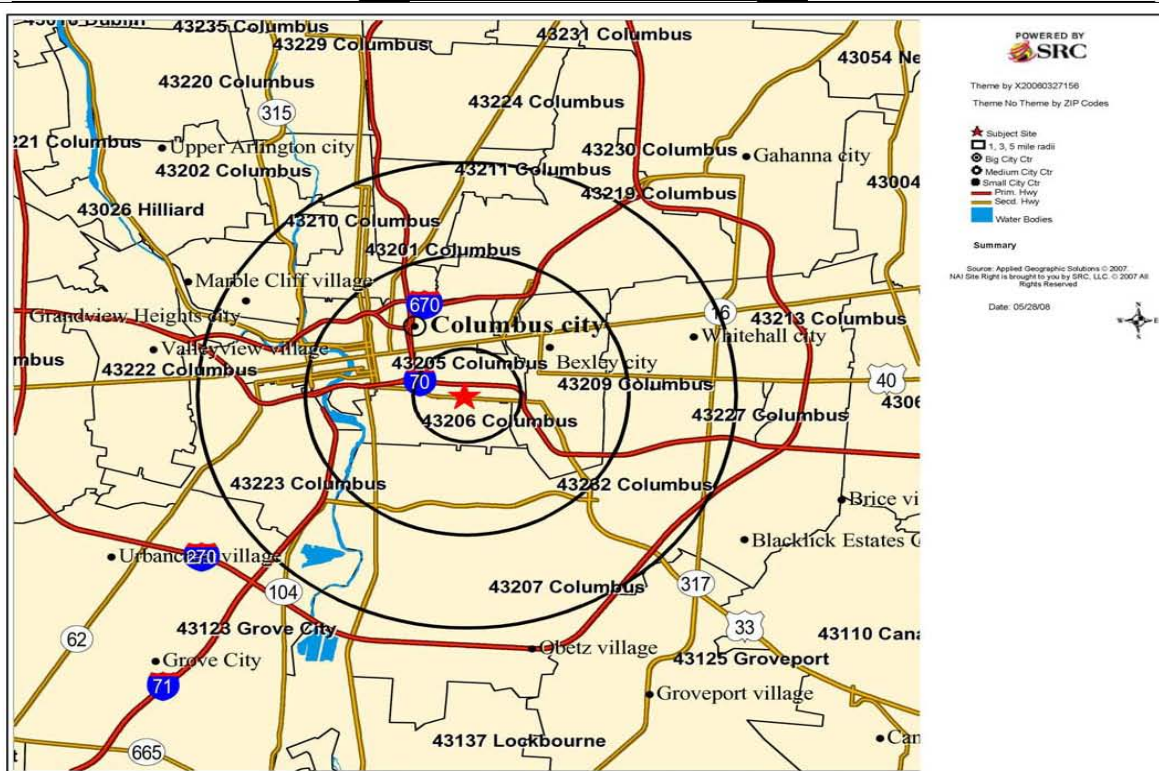
	1 Miles:	3 Miles:	5 Miles:
2007 Demographics			
Total Population	23,080	107,625	283,190
Total Households	8,636	45,914	114,713
Female Population	11,956	55,254	143,224
% Female	51.8%	51.3%	50.6%
Male Population	11,124	52,371	139,965
% Male	48.2%	48.7%	49.4%
Population Density (per Sq. Mi.)	7,346.7	3,806.5	3,605.7
Age:			
Age 0 - 4	8.2%	7.1%	7.0%
Age 5 - 14	18.7%	14.3%	13.6%
Age 15 - 19	7.6%	6.7%	8.3%
Age 20 - 24	5.1%	6.0%	10.2%
Age 25 - 34	12.1%	13.3%	14.0%
Age 35 - 44	14.8%	14.5%	13.6%
Age 45 - 54	13.2%	14.3%	12.7%
Age 55 - 64	9.9%	10.8%	9.7%
Age 65 - 74	6.0%	6.6%	5.7%
Age 75 - 84	3.3%	4.5%	3.6%
Age 85 +	1.2%	2.1%	1.6%
Median Age	33.7	36.8	32.7
Housing Units			
Total Housing Units	11,543	57,453	139,837
Owner Occupied Housing Units	36.9%	40.6%	40.6%
Renter Occupied Housing Units	37.9%	39.3%	41.4%
Vacant Housing Units	25.2%	20.1%	18.0%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.2%	0.2%	0.2%
Asian	1.1%	1.7%	2.6%
Black	77.4%	48.8%	39.4%

Demographics (Continued)

	1 Miles:	3 Miles:	5 Miles:
Hawaiian/Pacific Islander	0.0%	0.0%	0.1%
White	17.9%	45.5%	53.5%
Other	0.6%	0.9%	1.2%
Multi-Race	2.8%	3.0%	2.9%
Hispanic Ethnicity	2.5%	2.7%	3.5%
Not of Hispanic Ethnicity	97.5%	97.4%	96.6%
Marital Status:			
Age 15 + Population	16,866	84,586	225,106
Divorced	15.9%	14.2%	12.9%
Never Married	44.6%	39.4%	44.5%
Now Married	25.6%	32.1%	30.6%
Separated	6.0%	5.8%	5.4%
Widowed	7.9%	8.6%	6.7%
Educational Attainment:			
Total Population Age 25+	13,925	70,870	172,502
Grade K - 8	4.5%	4.1%	4.2%
Grade 9 - 12	16.3%	12.7%	13.0%
High School Graduate	35.7%	28.4%	31.0%
Associates Degree	5.3%	5.2%	5.4%
Bachelor's Degree	12.2%	18.0%	16.3%
Graduate Degree	6.9%	12.5%	10.7%
Some College, No Degree	19.3%	19.2%	19.5%
Household Income:			
Income \$ 0 - \$9,999	19.9%	16.4%	15.3%
Income \$ 10,000 - \$14,999	8.4%	6.9%	7.0%
Income \$ 15,000 - \$24,999	15.2%	13.4%	14.2%
Income \$ 25,000 - \$34,999	13.9%	12.5%	13.4%
Income \$ 35,000 - \$49,999	15.1%	14.3%	15.9%
Income \$ 50,000 - \$74,999	14.5%	16.3%	17.2%
Income \$ 75,000 - \$99,999	6.0%	7.8%	8.0%
Income \$100,000 - \$124,999	3.1%	4.3%	3.7%
Income \$125,000 - \$149,999	1.2%	2.6%	1.9%
Income \$150,000 +	2.6%	5.6%	3.4%
Average Household Income	\$36,684	\$46,343	\$40,718
Median Household Income	\$29,102	\$35,760	\$35,083
Per Capita Income	\$14,651	\$21,133	\$18,112

Demographics (Continued)

	1 Miles:	3 Miles:	5 Miles:
Vehicles Available:			
0 Vehicles Available	18.3%	15.4%	13.0%
1 Vehicle Available	43.6%	42.4%	42.1%
2+ Vehicles Available	38.2%	42.2%	44.9%
Average Vehicles Per Household	1.40	1.40	1.50
Total Vehicles Available	11,706	65,172	172,923
Business and Employment:			
Number of Employees	14,438	163,554	309,347
Number of Establishments	586	8,659	15,251



Current year data is for the year 2007. More About Our Data.
Demographic data © 2007 by Experian/Applied Geographic Solutions.

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