

**FOR LEASE**



**\$12.50/SF NNN**

## **1673 Karl Court, Columbus, OH 43229**

- Former daycare built out to accommodate approx. 103 children
- Total of 6,600 SF available located near I-71 and Rt. 161 intersection
- New fire suppression system
- Outside, fenced-in playground
- Several restrooms throughout
- Space features kitchenette with 3-compartment sink and commercial fridge
- Marquee signage available



**Click Here for Video**

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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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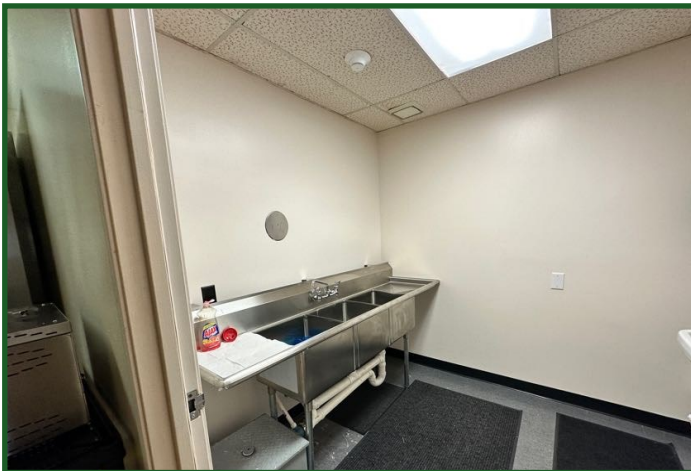


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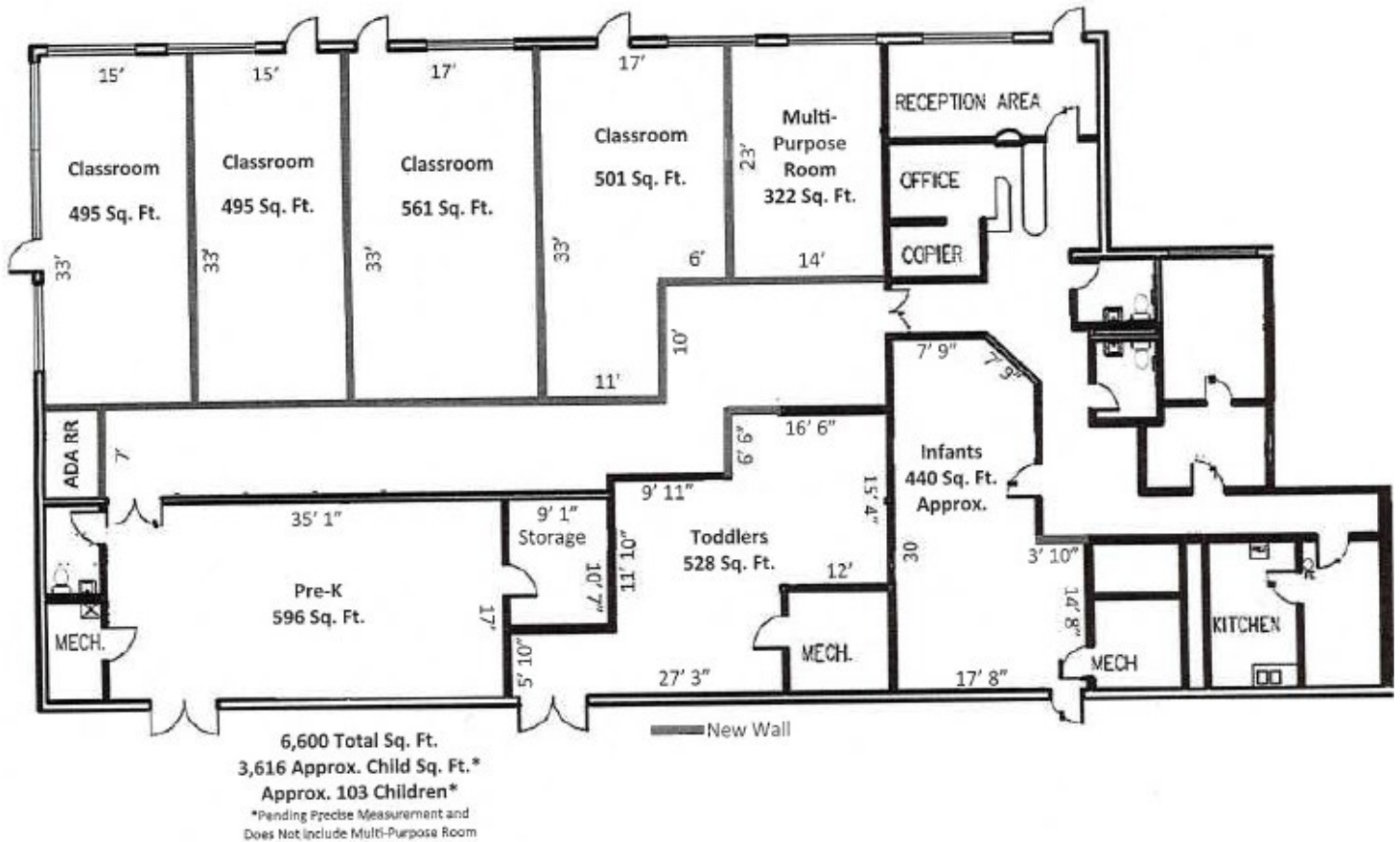
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## Floor Plan

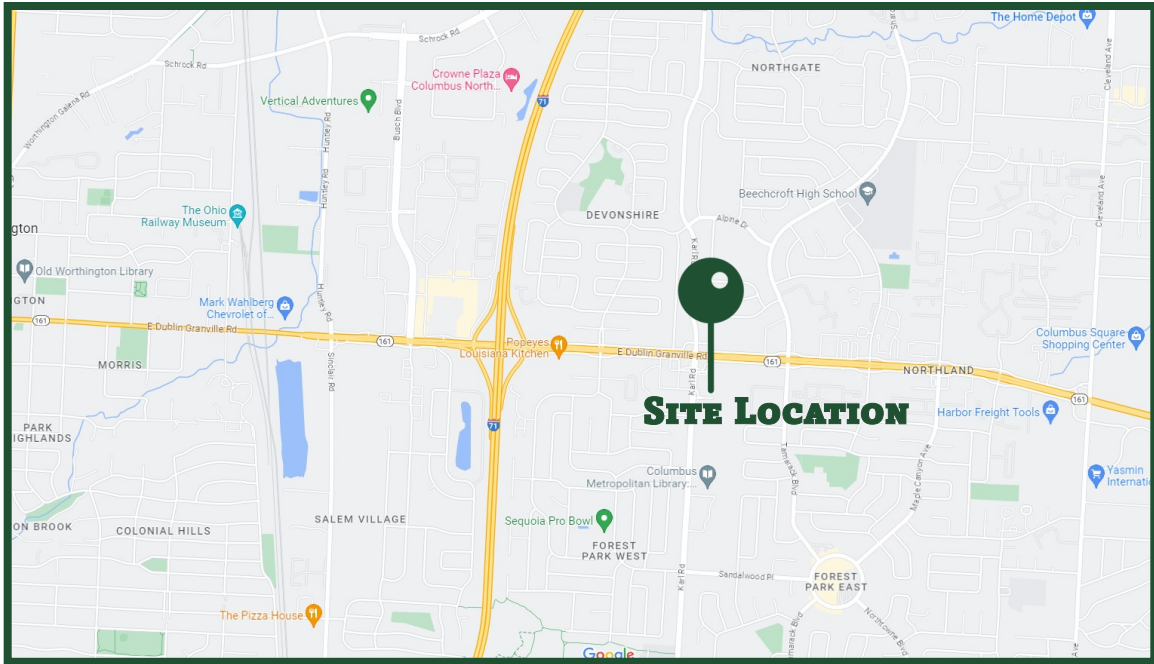


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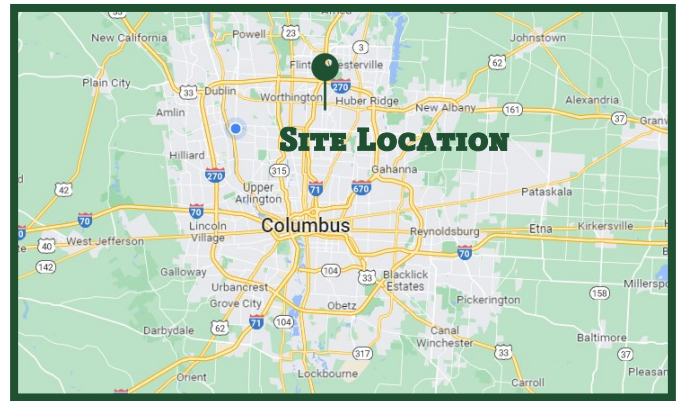
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## TRAFFIC COUNT

Street	Avg Daily Volume
KARL RD - E DUBLIN GRANVILLE RD	17,221
E DUBLIN-GRANVILLE RD - SHARON WOODS BLVD	26,822
E DUBLIN-GRANVILLE RD - AMBLESIDE DR	16,683



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022) 	13,536	89,421	207,723
Households (2023) 	9,737	47,533	105,677
Avg Household Income 2020) 	\$55,256	\$52,971	\$63,544

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# COLUMBUS

## Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960  
residents



826,729  
households



\$63,498  
median household  
income

**#1**

Opportunity  
City

**#4**

City to Start  
a Business

**#5**

City for  
Entrepreneurs  
& Startups

**"Columbus is the #1 rising city for startups and the top remerging city for venture capital"**

FORBES MAGAZINE

## Top Employers

 **WORTHINGTON INDUSTRIES**

 **FedEx**

 **Nationwide**

 **XPO Logistics**

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN ELECTRIC POWER**

 **Huntington**

 **Whirlpool CORPORATION**

 **DSW DESIGNER SHOE WAREHOUSE**

 **VERTIV**

 **HYPERION**  
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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