

FOR SALE



\$1,350,000

57 E Wilson Bridge Rd, Worthington, OH 43085

- Rare single story office/ bank building in Worthington, Ohio
- Easy access to High Street and I-270
- Excellent condition building with many updates and improvements, location, signage, well landscaped lot
- Three suites:
 - * Suite 100 - 2,726 Sq Ft, Available
 - * Suite 200 - 1,468 Sq Ft, Chiropractor
 - * Suite 300 - 1,732 Sq Ft, Financial Advisor
 - * Common area - 1,182 Sq Ft
 - * Total Sq Ft - 7,108 Sq Ft



[Click Here for Video of Exterior](#)



[Click Here for Video of Interior](#)

BEST CORPORATE REAL ESTATE
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Customer Full

Office-Office



List Number: 223027224 **Status:** Active **List Price:** \$1,350,000
Original List Price: \$1,350,000 **VT:**

Parcel #: 004242-00 **Previous Use:**
Use Code: 447 - OFFICE BLDG 1 AND 2 STORY **Tax District:** 100 **Zoning:** Office

For Sale: Yes **For Lease:** No **Exchange:** No
Occupancy Rate: **Mortgage Balance:**

Gross Income: 0 **Assoc/Condo Fee:**
Total Op Expenses: 0
NOI: 0

Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): 36,240 **Tax Year:** 2022 **Possession:**
Assessment: **Addl Acceptance Cond:** None Known

General Information

Address: 57 E Wilson Bridge Road **Unit/Suite #:** **Zip Code:** 43085
Between Street: High Street & Worthington Galena **City:** Worthington **Corp Limit:** Worthington
Complex: **County:** Franklin **Township:** None
Dist To Intersxn: **Mult Parcels/Sch Dis:** No **Near Interchange:**

Building Information

Total Available Sqft: 7,108 **Minimum Sqft Avail:** 7,108 **Max Cont Sqft Avail:** 7,108
Building Sqft: 7,108 **Acreage:** **Lot Size:**
of Floors Above Gr: 1 **# of Elevators:** 0 **Parking Ratio:**
of Docks: 0 **# Drive-In Doors:** 0 **Total Parking:** 64
Year Built: 1979 **Year Remodeled:** 1997 **Basement:**
Common Area Factor: **Ceiling Height Ft:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 0 **Term Desired:**
Expenses Paid by L: **Will LL Remodel:**
T Reimburses L: Curr Yr Est \$/SF TRL: 0 **Finish Allow/SQFT \$:**
T Contracts Directly: **Pass Exp Over BaseYr:**
Curr Yr Est \$/SF TRL: 0 **Exp Stop \$:**
Curr Yr Est \$/SF LL:

Features

Heat Fuel:
Heat Type:
Electric:
Services Available:
Building Type:
Construction:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description

Rare single story office/ bank building in Worthington, Ohio Easy access to High Street and I-270 Excellent condition building, location, signage, well landscaped lot Three suites: Suite 100 - 2,726 Sq Ft, Available Suite 200 - 1,468 Sq Ft, Chiropractor Suite 300 - 1,732 Sq Ft, Financial Advisor Common area - 1,182 Sq Ft Total Sq Ft - 7,108 Sq Ft

Sold Info

Sold Date: **DOM:** 2 **SP:**
Sold Non-MLS: No
SlrCns: **SlrAst:**
Concession Comments:

Sold Non-MLS: No

August 23, 2023

Prepared by: Randy J Best

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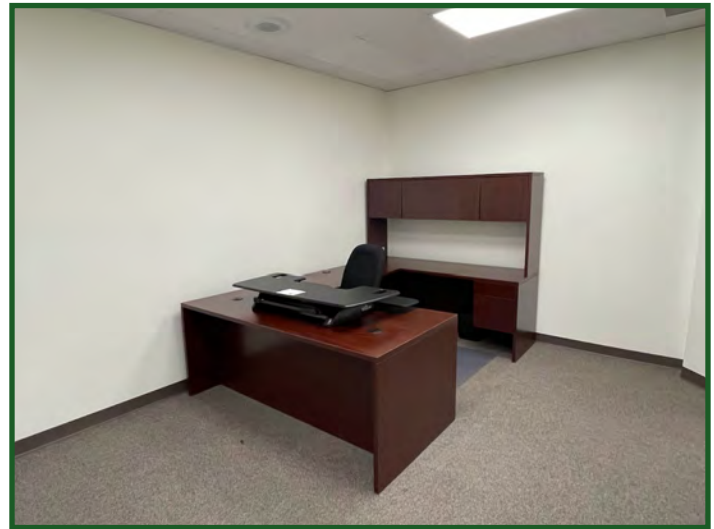


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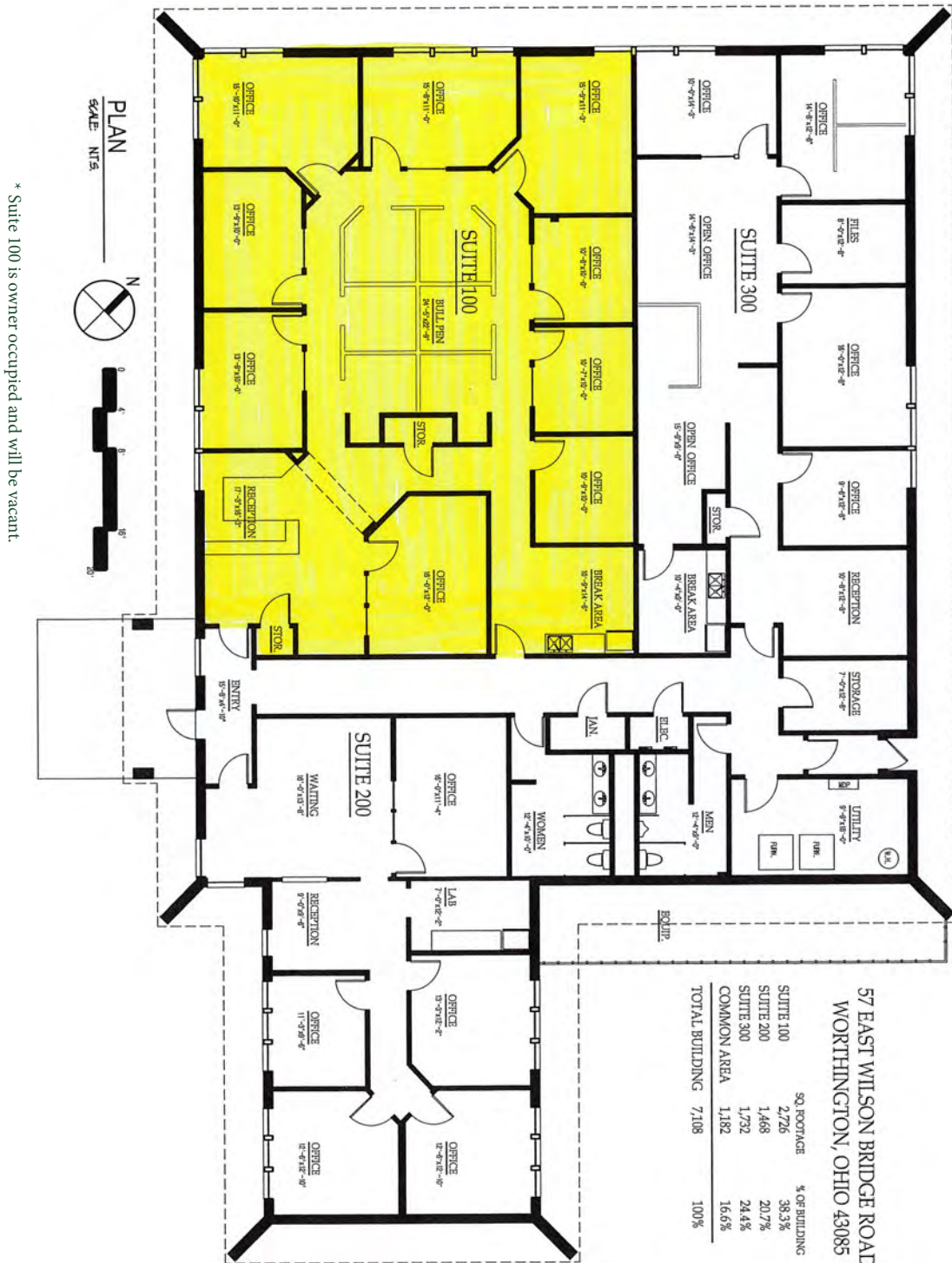
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Layout



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Aerial View



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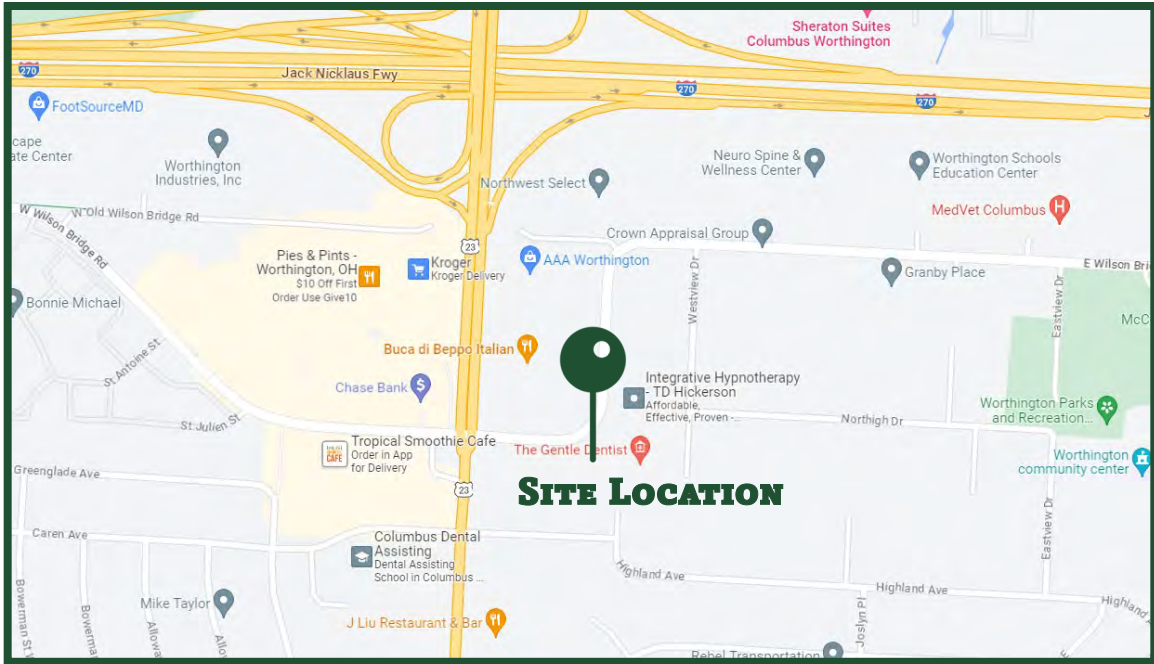
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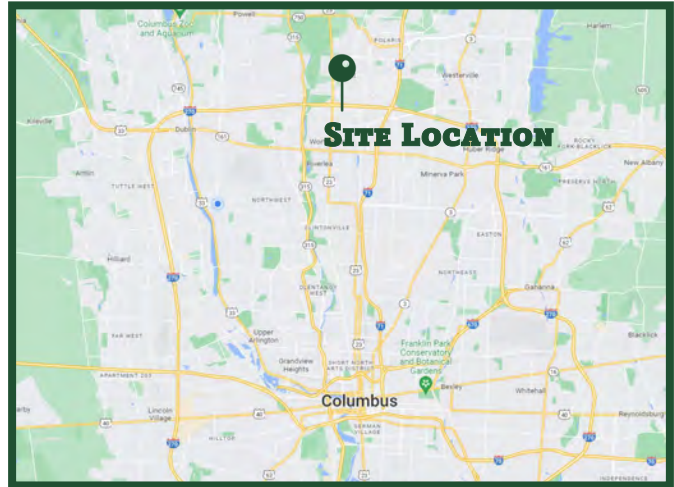


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TRAFFIC COUNT

Street	Avg Daily Volume
N HIGH ST - WORTHINGTON MALL	38,881
WILSON BRIDGE RD - WESTVIEW DR	12,531
JACK NICKLAUS FWY- CROFT FARM DR	150,057



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022) 	4,310	60,411	175,980
Households (2023) 	4,224	35,304	93,565
Avg Household Income (2022) 	\$102,449	\$79,328	\$72,416

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Worthington

Regional Overview

Worthington, settled in 1803 by New England families, was named after Thomas Worthington, a prominent early Ohio statesman and 6th governor. Starting as a village in 1835, it became a suburb due to an electric street railway in 1893. Today, Worthington, Ohio remains a vibrant suburban community located just a short distance north of Columbus. Situated approximately 10 miles away from the vibrant city center, Worthington offers residents a peaceful retreat while maintaining easy access to the amenities and opportunities of Columbus. Its historic downtown area, lined with charming shops and eateries, continues to attract both locals and visitors.



14,786

residents (2020)



6,030

households



\$113,559

Median household income

Community Organizations



Top Employers



THE INFORMATION/IMAGES WERE GATHERED FROM <https://www.worthington.org/>

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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



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

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