

FOR LEASE



\$15.00/SF MG

7909 Station Street, Columbus, OH 43235

- Approximately 528 SF of Office and 672 SF of Warehouse.
- About 5 min drive to Polaris Fashion Place.
- Great for small businesses.
- 1 drive in door and 2 parking spaces available.
- Unit is an end cap located at a multi tenant building.



* *Photos are a representation only.*

BEST CORPORATE REAL ESTATE
REBECCA WITHROW
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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.

Customer Full**Industrial-Flex**

List Number: 224000879 **Status:** Active **List Price:** \$15
Original List Price: \$15 **List Price Sqft:** \$0.01
VT:
Parcel #: 610-273509 **Previous Use:** Flower Shop
Use Code: **Tax District:** 610 **Zoning:**
For Sale: No **For Lease:** Yes **Exchange:** No
Occupancy Rate: **Mortgage Balance:**
0 Gross Rental Income: **Assoc/Condo Fee:** 0
Total Op Expenses: 0
NOI: 0
Taxes (Yrly): 2,811 **Tax Year:** 2022 **Tax Incentive:**
Assessment: **Addl Acc Cond:** None Known **Possession:**

General Information

Address: 7909 Station Street
Between Street: Park Road & Oak Street
Subdiv/Cmplx/Comm:
Dist to Interchange:

Unit/Suite #:
City: Columbus
County: Franklin
Mult Parcels/Sch Dis:

Zip Code: 43235
Corp Limit: Columbus
Township: None
Near Interchange:

Building Information

Sq Ft ATFLS: 1,200
Bldg Sq Ft:
Floors Above Grnd: 1
of Docks: 0
Year Built: 2003
Ceiling Height Ft:

Minimum Sqft Avail: 1,200
Acreage: 0.07
Units:
Drive-In Doors: 1
Year Remodeled:
Max Ceiling Ht Feet:

Max Cont Sqft Avail: 1,200
Lot Size:
Parking Ratio/1000:
Total Parking:
Bay Size: x
Office Sq Ft: 528
Tax Abatement: No
Abatement End Date:

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

Financials

Lease Rate \$/Sq Ft: 15
Expenses Paid by L:
T Reimburses L: Curr Yr Est \$/SF TRL: 0
T Contracts Directly:
Curr Yr Est \$/SF TRL: 0
Curr Yr Est \$/SF LL:

Term Desired:
Will LL Remodel:
Finish Allow/SQFT \$:
Pass Exp Over BaseYr:
Exp Stop \$:

Features

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

Property Description

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Sold Info

Sold Date: **DOM:** 1 **SP:**
Conccsns: **Sold Non-MLS:** No
Concession Comments: **SrAst:**

Sold Non-MLS: No
January 10, 2024

Prepared by: Randy J Best

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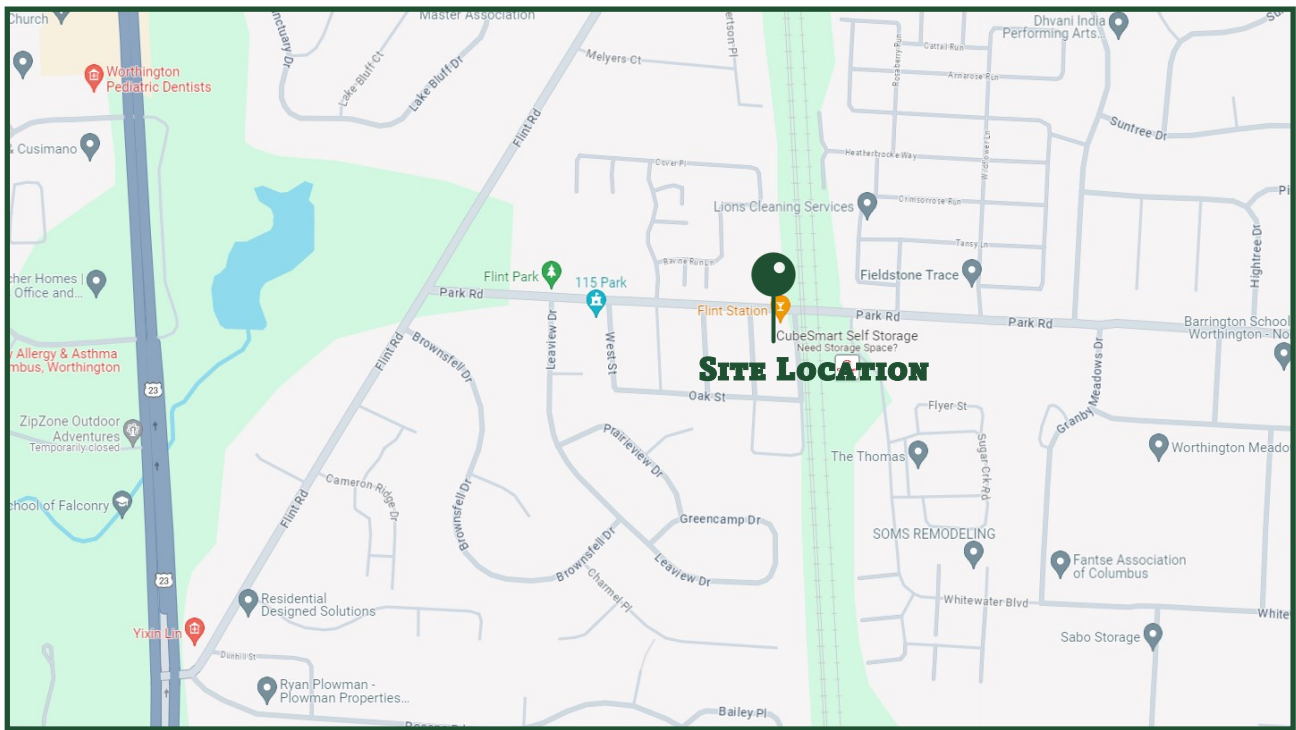
Aerial



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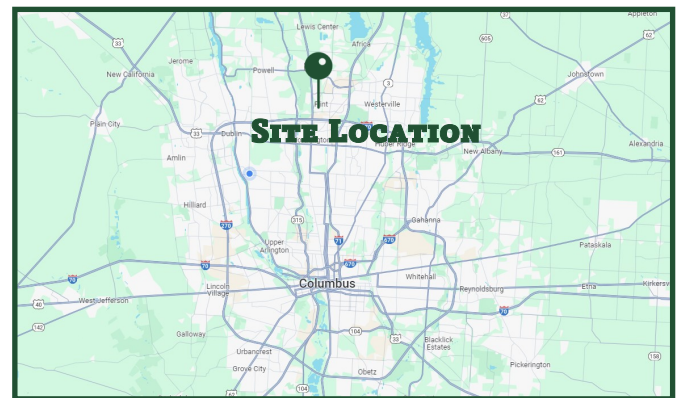


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NEARBY TRAFFIC COUNT

Street	Avg Daily Volume
PARK RD - ROSABERRY RUN	8,293
PARK ROAD - WEST ST	6,157



DEMOGRAPHICS

	WITHIN 2 MILE	WITHIN 5 MILES	WITHIN 10 MILES
Population (2020) 	11,907	55,802	148,935
Households (2020) 	9,904	32,138	79,290
Avg Household Income (2020) 	\$76,860	\$88,201	\$84,009

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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. Central Ohio region is projected to reach a 3.15 million population by 2050.



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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