

\$14.00/SF FSG



For Lease

1570 Fishinger Road
Columbus OH 43221

Medical Office Space

- Currently Built out as a orthodontist office on two floors
- Total of 2,975 +/- SF available that can be demised to 1,500 SF
- Office furniture, built-ins, and medical equipment can be part of any sublease.
- Sublease available through 9/30/24
- Recently renovated interior ready for occupancy



Click here for Video

BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAMWILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE:614-559-3350 EXT. 115
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



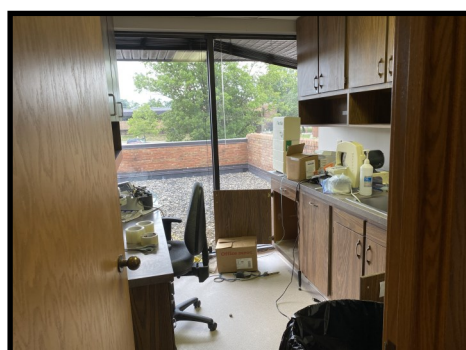
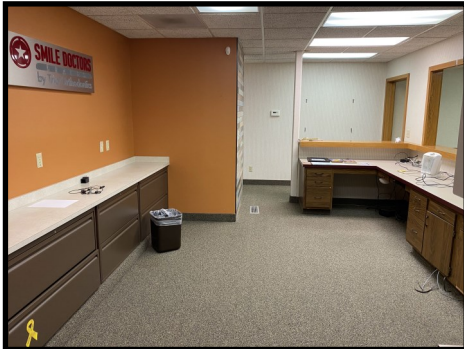
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We have no reason to doubt its accuracy, but we do not guarantee it.

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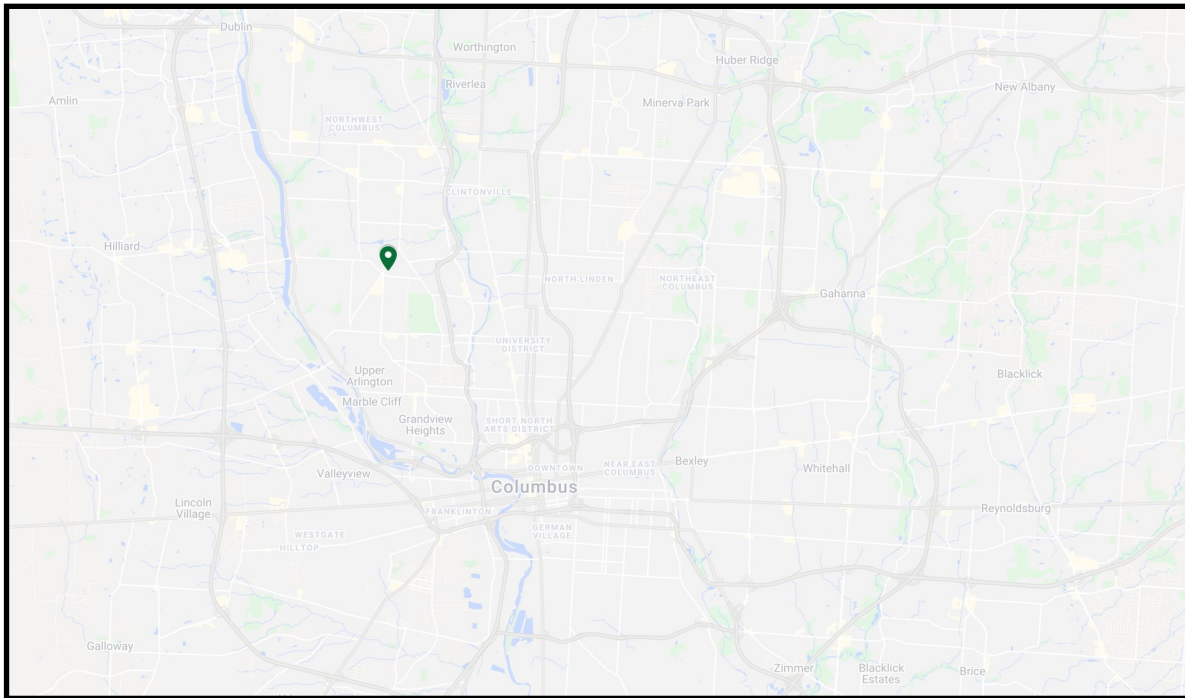
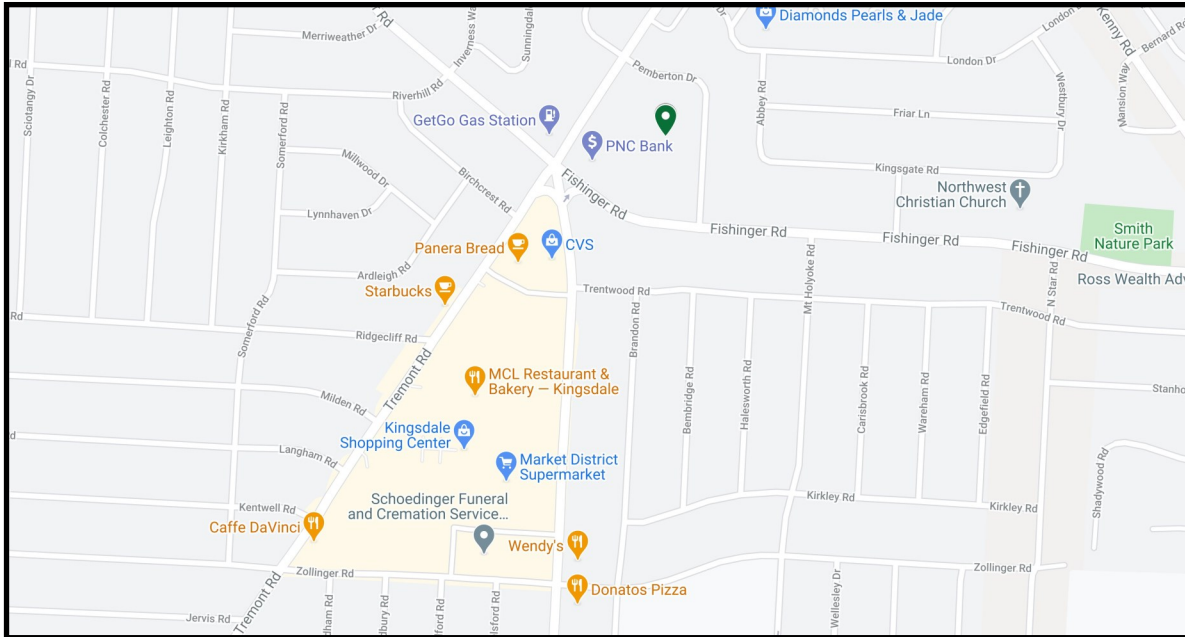
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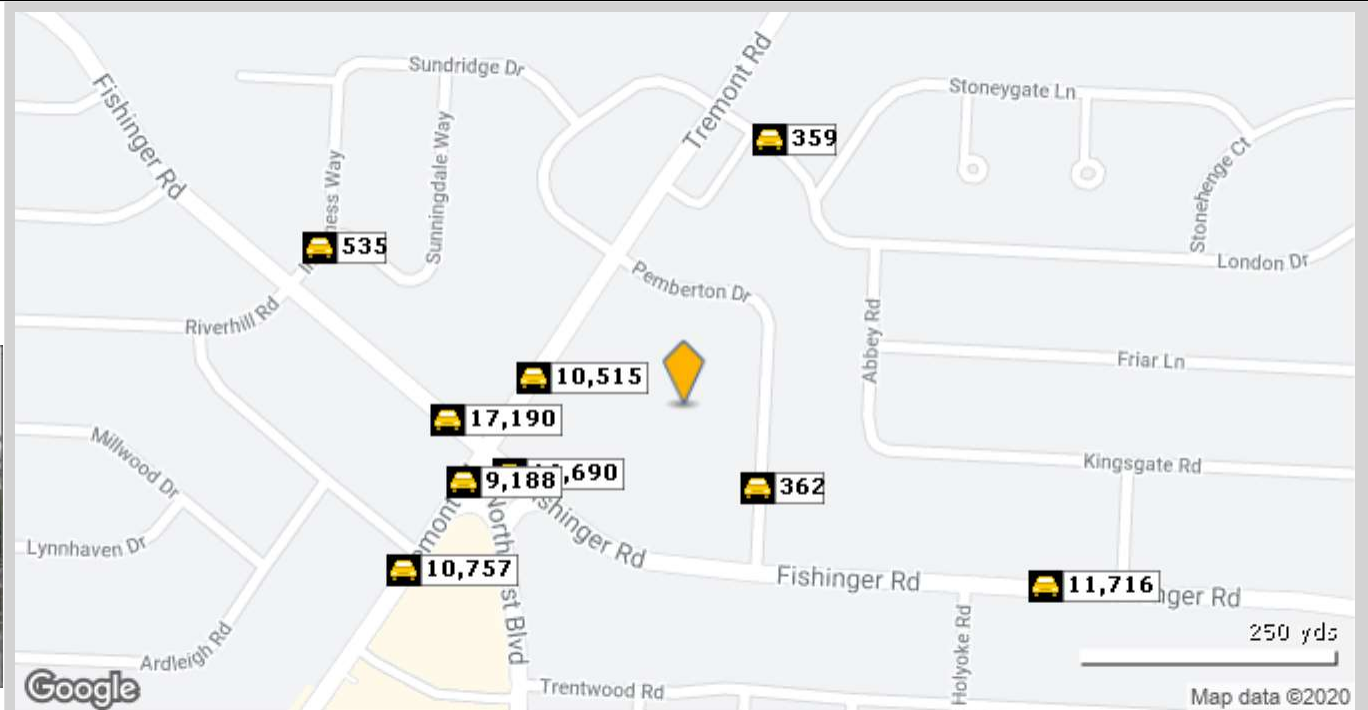
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Traffic Count Report

Dan Buck Complex

1570 Fishingier Rd, Upper Arlington, OH 43221

Building Type: Class C Office
 Class: C
 RBA: 11,500 SF
 Typical Floor: 5,750 SF
 Total Available: 1,366 SF
 Leased: 88.12%
 Rent/SF/Yr: \$19.00



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Pemberton Drive	Fishingier Rd	0.05 S	2020	362	MPSI	.06
2 Tremont Rd	Pemberton Dr	0.08 NE	2020	10,515	MPSI	.09
3 Fishingier Rd	Northwest Blvd	0.02 NW	2020	16,690	MPSI	.10
4 Tremont Rd	Birchcrest Rd	0.05 SW	2020	9,354	MPSI	.13
5 Tremont Rd	Birchcrest Rd	0.05 SW	2018	9,188	MPSI	.13
6 Fishingier Rd	Northwest Blvd	0.03 SE	2020	17,190	MPSI	.13
7 London Dr	Tremont Rd	0.04 NW	2020	359	MPSI	.16
8 Tremont Rd	Birchcrest Rd	0.01 NE	2020	10,757	MPSI	.18
9 Inverness Way	Sunningdale Way	0.01 NE	2020	535	MPSI	.22
10 Fishingier Rd	Chaucer Dr	0.04 E	2014	11,716	AADT	.23



Demographic Summary Report

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Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	10,538	124,988	346,168
2020 Estimate	10,127	119,478	329,129
2010 Census	9,715	109,468	290,263
Growth 2020 - 2025	4.06%	4.61%	5.18%
Growth 2010 - 2020	4.24%	9.14%	13.39%
2020 Population by Hispanic Origin			
2020 Population	10,127	119,478	329,129
White	8,667 85.58%	100,344 83.99%	248,839 75.61%
Black	153 1.51%	3,997 3.35%	45,075 13.70%
Am. Indian & Alaskan	13 0.13%	232 0.19%	819 0.25%
Asian	1,093 10.79%	12,069 10.10%	24,788 7.53%
Hawaiian & Pacific Island	2 0.02%	28 0.02%	154 0.05%
Other	199 1.97%	2,808 2.35%	9,454 2.87%
U.S. Armed Forces	0	58	213
Households			
2025 Projection	4,711	57,374	149,894
2020 Estimate	4,528	54,795	142,417
2010 Census	4,353	50,493	126,745
Growth 2020 - 2025	4.04%	4.71%	5.25%
Growth 2010 - 2020	4.02%	8.52%	12.36%
Owner Occupied	3,304 72.97%	27,418 50.04%	69,180 48.58%
Renter Occupied	1,224 27.03%	27,377 49.96%	73,237 51.42%
2020 Households by Income			
Income: < \$25,000	398 8.79%	9,154 16.71%	28,612 20.09%
Income: \$25,000 - \$50,000	678 14.97%	10,271 18.74%	30,228 21.22%
Income: \$50,000 - \$75,000	664 14.66%	8,709 15.89%	24,533 17.23%
Income: \$75,000 - \$100,000	508 11.22%	6,850 12.50%	17,325 12.16%
Income: \$100,000 - \$125,000	640 14.13%	5,418 9.89%	13,508 9.48%
Income: \$125,000 - \$150,000	475 10.49%	3,943 7.20%	8,792 6.17%
Income: \$150,000 - \$200,000	587 12.96%	4,283 7.82%	8,680 6.09%
Income: \$200,000+	578 12.77%	6,168 11.26%	10,739 7.54%
2020 Avg Household Income	\$118,522	\$99,571	\$85,046
2020 Med Household Income	\$100,625	\$72,779	\$61,971





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



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