

FOR SALE



\$ 299,000

7235 Sawmill Road, Dublin, OH 43016

- Existing medical office condo located in Dublin, OH at the intersection of Sawmill Rd and I-270.
- The office was just renovated to include new flooring and paint
- The space offers a glass entry, waiting room, admin area, sinks in all exam rooms, kitchen and two restrooms
- Near new Mt Carmel Dublin Hospital
- Also lease at \$22/SF Full Service Gross



Click Here for Video

BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
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COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 115
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Customer Full**Office-Condominium**

List Number: 222042766

Status: Active

List Price: \$325,000
VT:

Original List Price: \$395,000

Parcel #: 008983

Previous Use: Medical Office

Use Code:

Tax District: 273

Zoning: Suburban Office

For Sale: Yes

For Lease: Yes

Exchange: No

Occupancy Rate: 0

Mortgage Balance:

Gross Income: 0

Assoc/Condo Fee:

Total Op Expenses: 0

NOI: 0

Tax Abatement: No
Taxes (Yrly): 8,250.98
Assessment:Abatement End Date:
Tax Year: 2022
Addl Acceptance Cond: None KnownTax Incentive:
Possession: \$22/SF**General Information**Address: 7235 Sawmill Road 200
Between Street: I-270 & Bright Rd
Complex:
Dist To Intersxn: 0.25Unit/Suite #: 200
City: Dublin
County: [Franklin](#)
Mult Parcels/Sch Dis:Zip Code: 43016
Corp Limit: Dublin
Township: Washington
Near Interchange: Sawmill Rd & I-270**Building Information**Total Available Sqft: 2,460
Building Sqft: 4,639
of Floors Above Gr: 2
of Docks: 0
Year Built: 1985
Common Area Factor:Minimum Sqft Avail: 2,460
Acreage:
of Elevators: 1
Drive-In Doors: 0
Year Remodeled: 2021
Ceiling Height Ft:Max Cont Sqft Avail: 2,460
Lot Size:
Parking Ratio:
Total Parking:
Basement: No

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1: 200	2,460	12/22/2022	3:		
2:			4:		

FinancialsLease Rate \$/Sq Ft: 22
Expenses Paid by L: All
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: Gas
Heat Type: Forced Air
Electric:
Services Available: Electric; Gas; Sanitary Sewer; Storm Sewer; Water
Building Type: Multi Tenant
Construction:
Miscellaneous: Air Condition
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided**Property Description**

-Existing medical office condo located in Dublin, OH at the intersection of Sawmill Rd & I-270. -The office was just renovated to include new flooring and paint. -The space offers a glass entry, waiting room, admin area, sinks in all exam rooms, kitchen, and two restrooms. -For sale at \$355,000 or lease at \$22/SF Full Service Gross. -Near the new Mt Carmel Dublin Hospital

Sold Info

Sold Date:

DOM: 379

SP:

Sold Non-MLS: No

Concsns:

SlrAst:

Concession Comments:

Sold Non-MLS: No

December 05, 2023

Prepared by: Randy J Best

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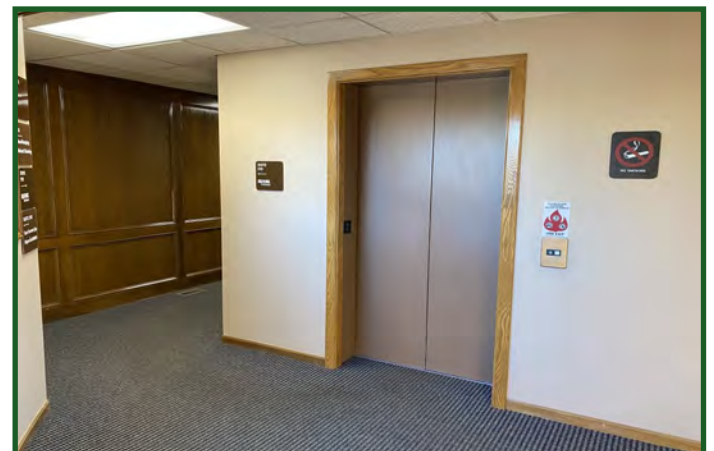
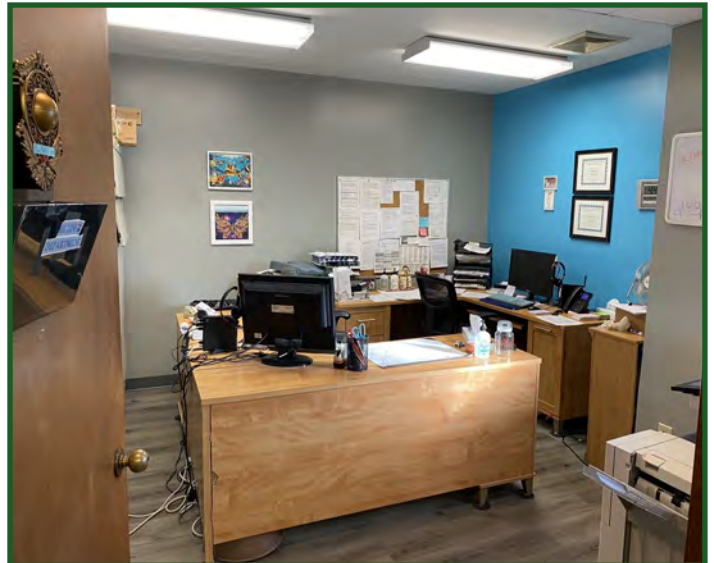


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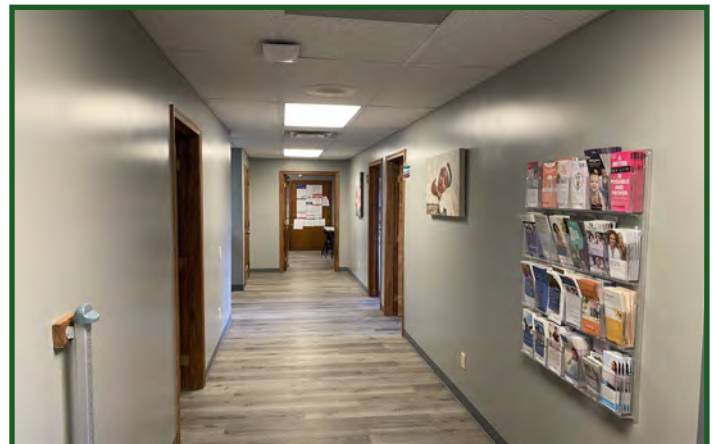


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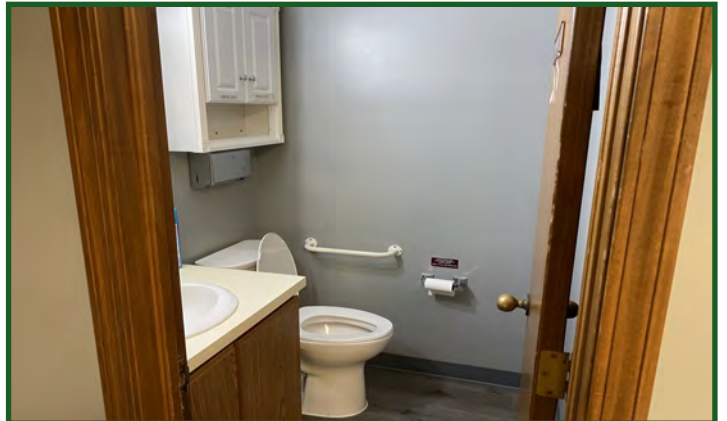


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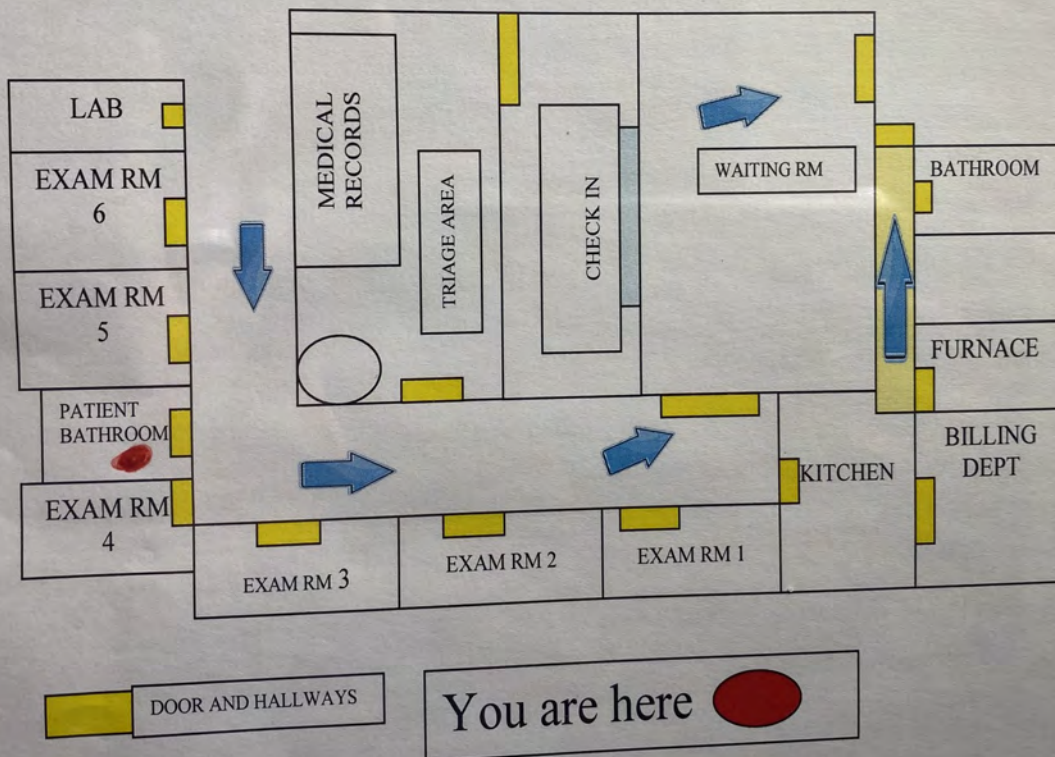


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Floorplan

Emergency Escape Routes



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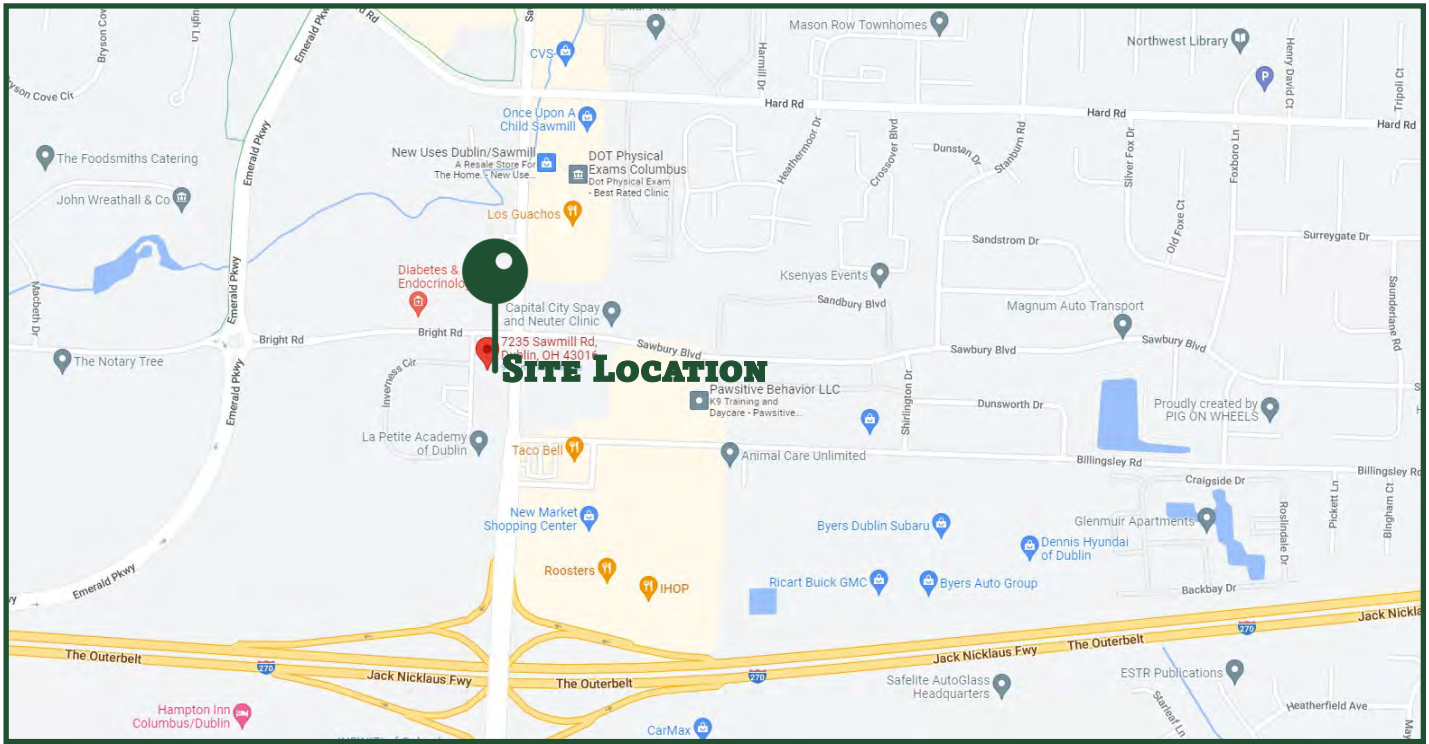
Aerial View



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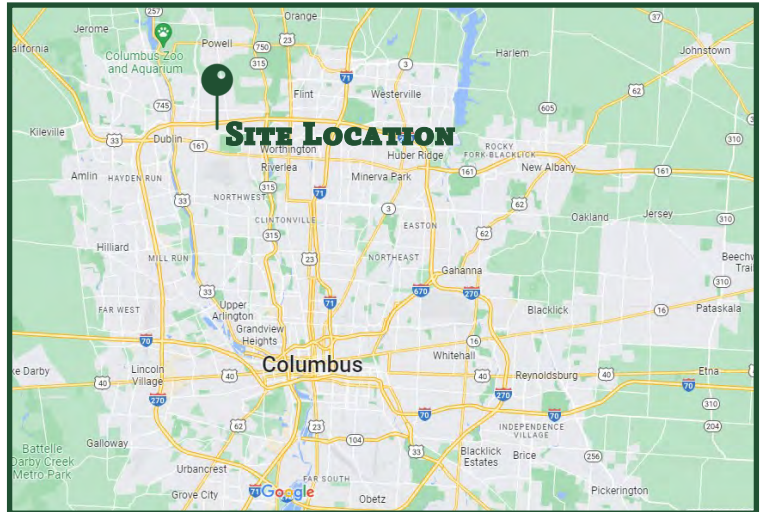


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TRAFFIC COUNT

Street	Avg Daily Volume
SAWMILL RD— BILLINGSLEY RD	56,192
SAWMILL— DUBLIN CENTER DR	48,122
SAWMILL— CAINE RD	22,226



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	8,825	58,081	134,205
Households (2020) 	6,321	32,517	70,815
Avg Household Income (2020) 	\$69,387	\$96,454	\$100,162

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Mt Carmel New Dublin In-Patient Hospital



- 35 AC site, 1st phase 240,000+ SF hospital and medical offices
- 200+ healthcare jobs
- Designed to allow future growth and additional service offerings
- \$250 million investment
- Expected to be completed in 2025

The Beacon Senior Community



- \$100 Million senior living community development to be constructed in 4 phases on the 22- acre site.
- The Beacon will feature services ranging from independent living to 24-hour nursing services and memory care.
- Construction is slated to begin in the late summer of 2024.



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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