

**FOR LEASE**



**\$ 9.50 NNN**

**2097 London Road, Delaware, OH 43015**

## Symmetry One Center

- Office, warehouse, showroom suite available for lease in Delaware, OH.
- 3,600 SF with 20-22' clear height with one dock and one '2' drive-in door.
- 3 phase power with abundant parking.
- Great showroom potential in the front with distribution in the back



**Click Here for Video**

BEST CORPORATE REAL ESTATE  
JAMES MANGAS, CCIM  
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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-Multiple Uses**

List Number: 223000335

Status: Active  
Original List Price: \$9.5List Price: \$9.5  
List Price Sqft:  
VT:

Parcel #: 419-210-01-011-506

Previous Use: Warehouse

Use Code:

Tax District: 419

Zoning: M-2

For Sale: No

For Lease: Yes

Exchange: No

Occupancy Rate: 0

Mortgage Balance:

Gross Rental Income:

Assoc/Condo Fee:

Total Op Expenses:

NOI:

Taxes (Yrly): 6,420.18  
Assessment:Tax Year: 2022  
Addl Acc Cond: None KnownTax Incentive:  
Possession: Immediate**General Information**Address: 2097 London Road G  
Between Street: US 42 & Pittsburgh Drive  
Subdiv/Cmplx/Comm:  
Dist to Interchange: 10.7Unit/Suite #: G  
City: Delaware  
County: Delaware  
Mult Parcels/Sch Dis: NoZip Code: 43015  
Corp Limit: Delaware  
Township: None  
Near Interchange: US 36/ I-71**Building Information**Sq Ft ATFLS:  
Bldg Sq Ft: 3,600  
# Floors Above Grnd: 1  
# of Docks: 1  
Year Built: 2004  
Ceiling Height Ft:Minimum Sqft Avail: 3,600  
Acreage: 5.7  
# Units: 1  
# Drive-In Doors: 1  
Year Remodeled:  
Max Ceiling Ht Feet:Max Cont Sqft Avail: 3,600  
Lot Size:  
Parking Ratio/1000:  
Total Parking:  
Bay Size: x  
Office Sq Ft: 400  
Tax Abatement: No  
Abatement End Date:

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

**Financials**Lease Rate \$/Sq Ft: 9.5  
Expenses Paid by L:  
T Reimburses L: Curr Yr Est \$/SF TRL: 0  
T Contracts Directly: Utilities  
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**

-Office, warehouse, showroom suite available for lease in Delaware, OH. -3,600 SF with 20-22' clear height with one dock and one '2' drive-in door. -3 phase power with abundant parking. -Great showroom potential in the front with distribution in the back. The owner is a licensed real estate agent in the state of Ohio.

**Sold Info**

Sold Date:

DOM: 3

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

Concession Comments:

Sold Non-MLS: No

January 06, 2023

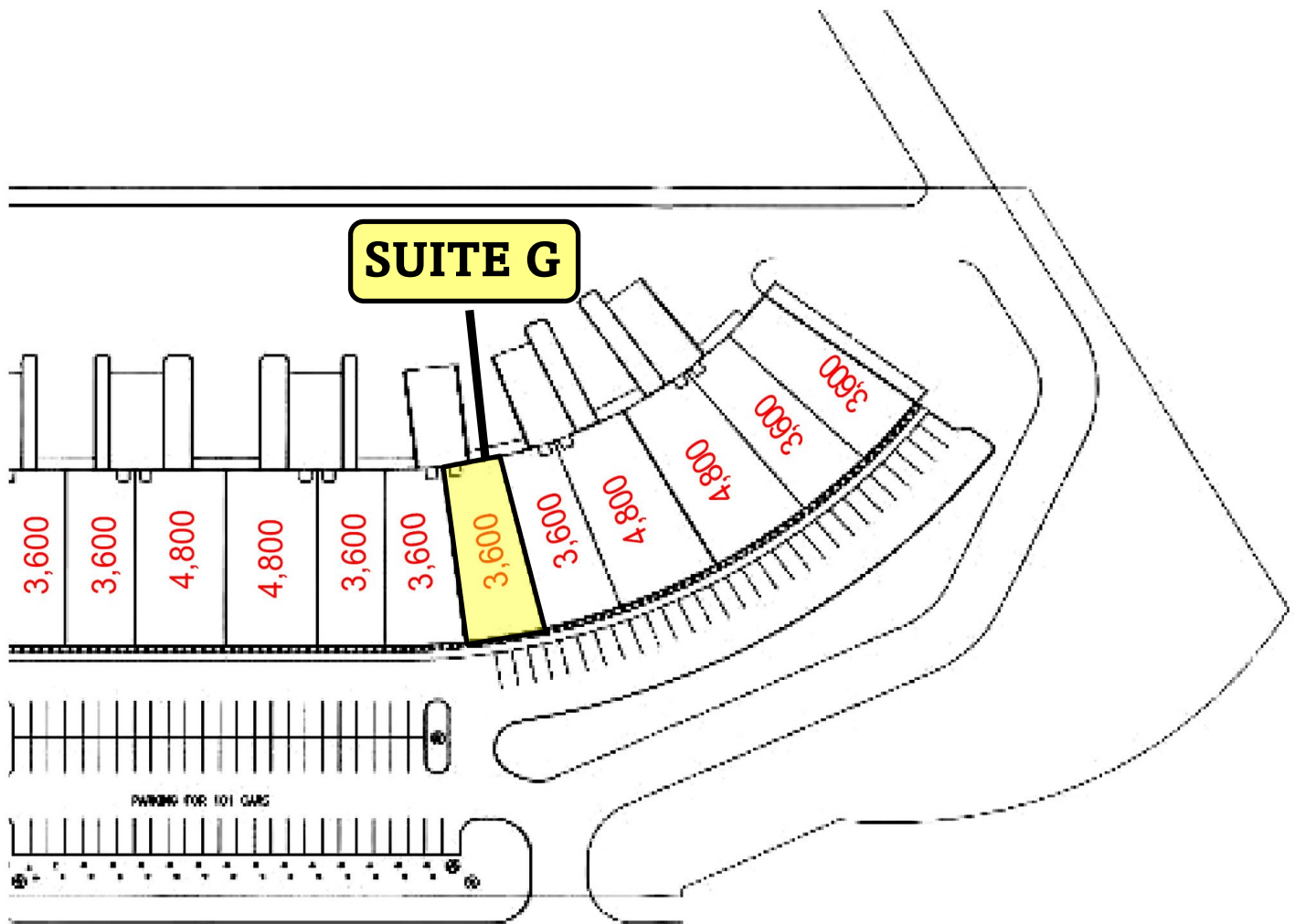
Prepared by: Randy J Best

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## Site Plan

### Symmetry One Center - Suite G



**SUITE G: +/- 3,600 SF**

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## Aerial Page

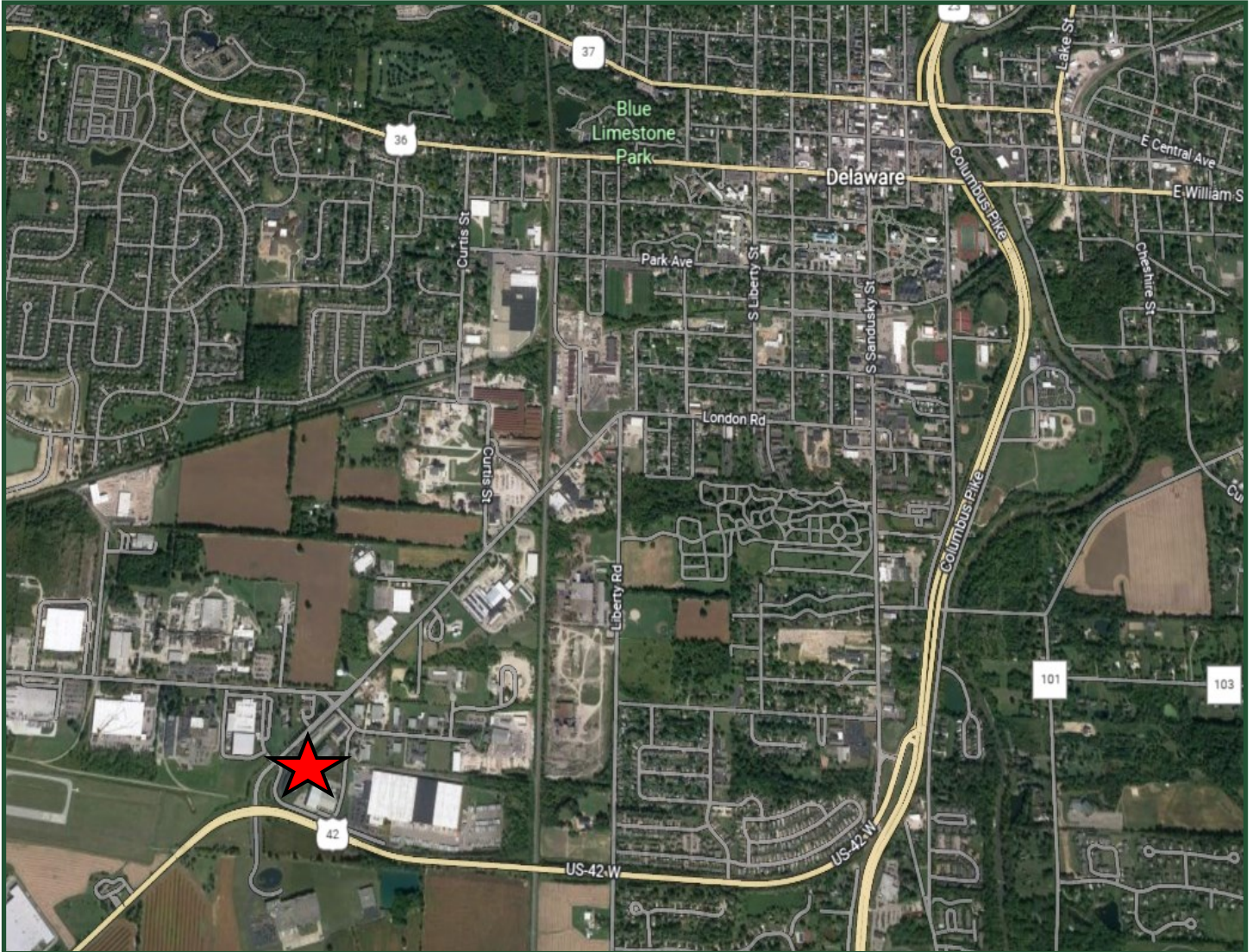


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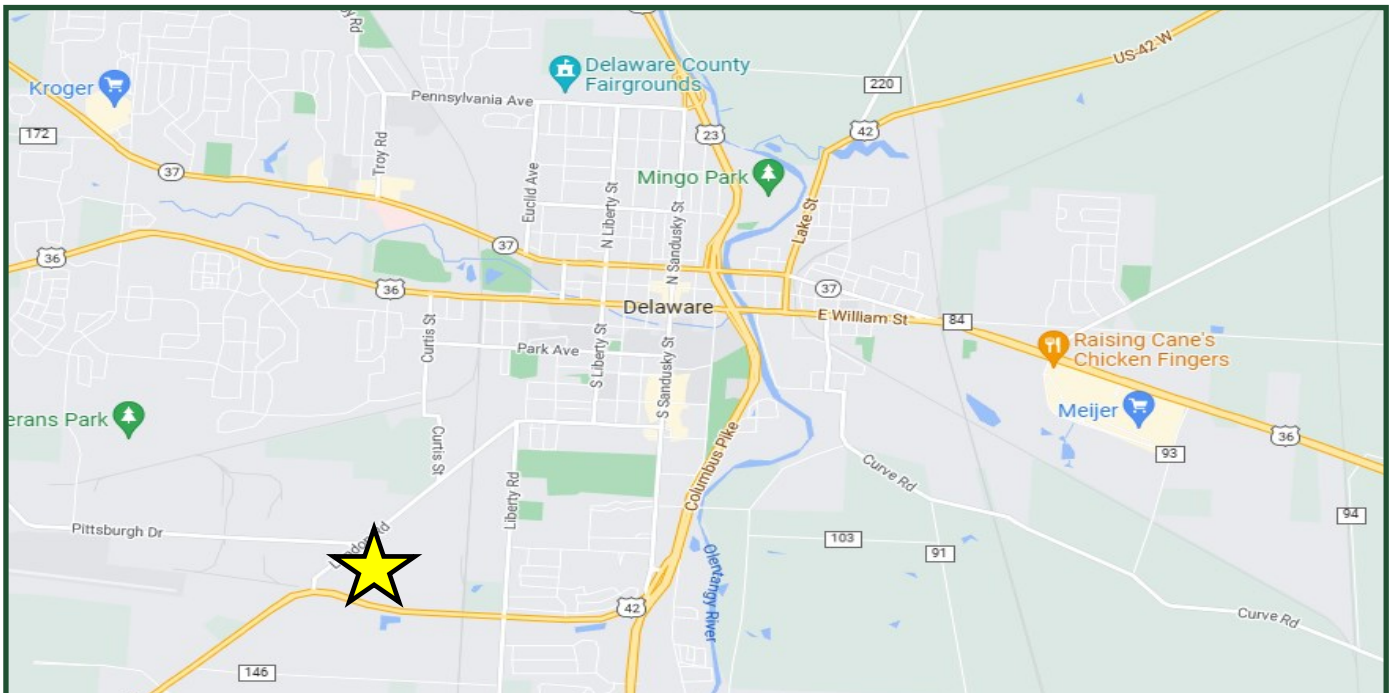
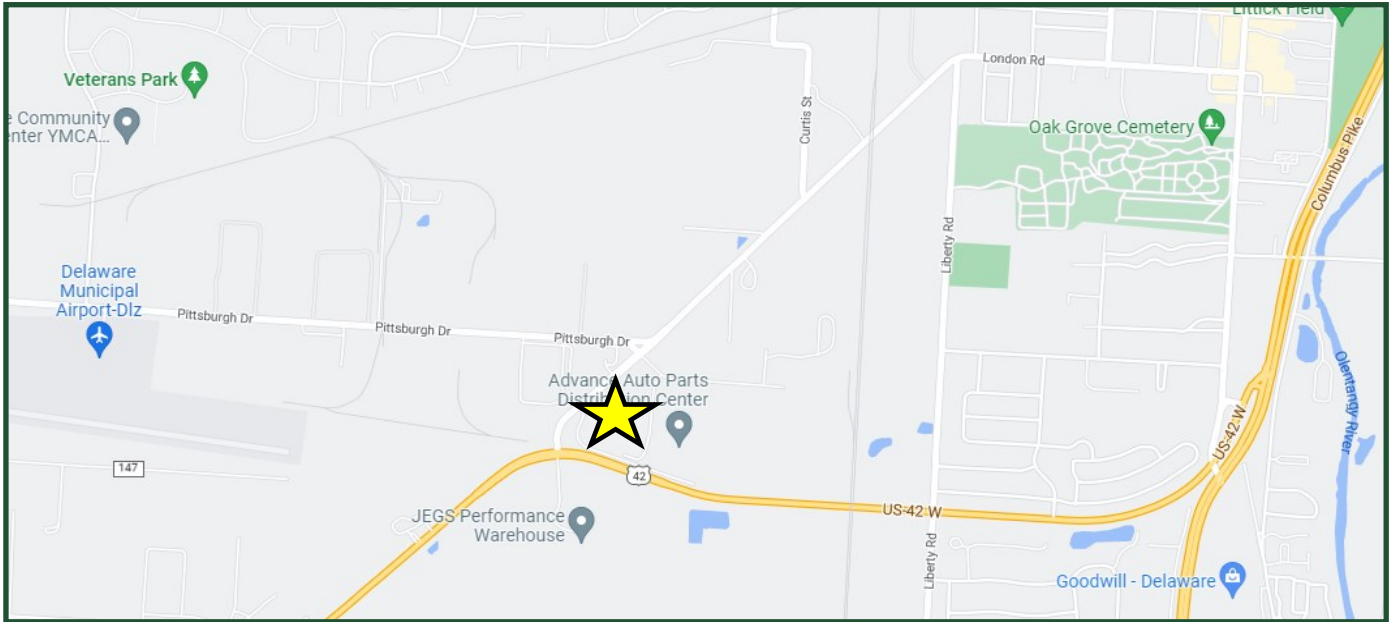
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## Map Page

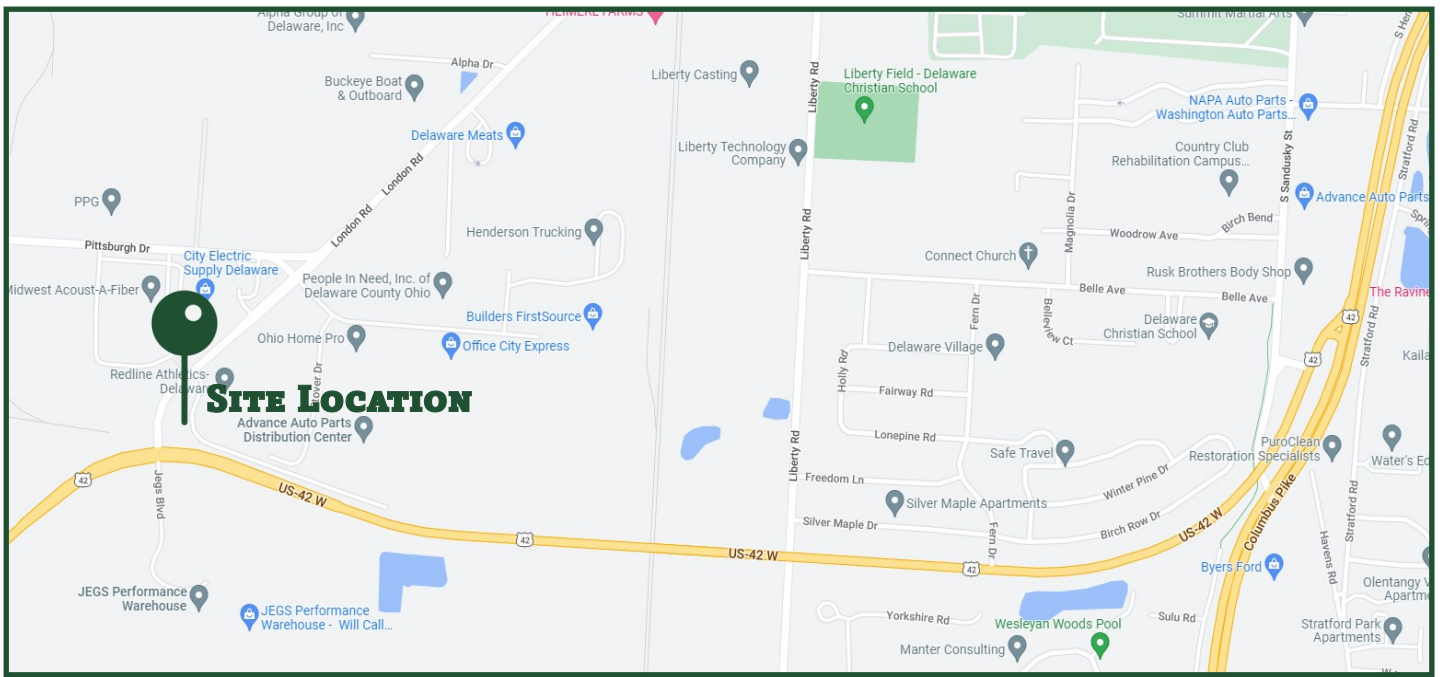


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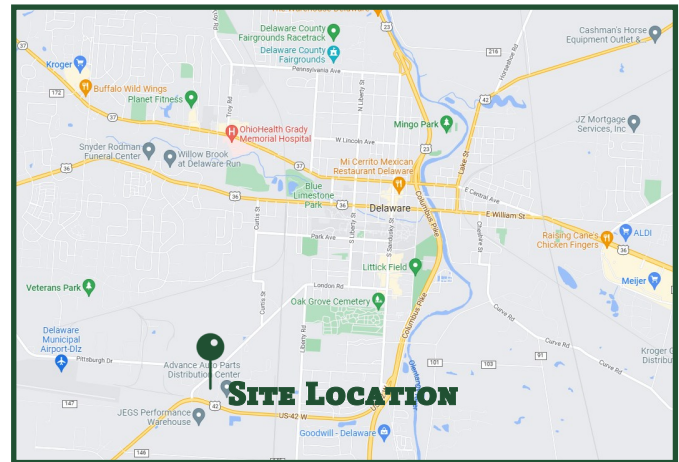
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## TRAFFIC COUNT

Street	Avg Daily Volume
PITTSBURGH DR- LONDON RD SE	9,250
LONDON RD- MCWHERTER DR	9,655
US-42 – JEGS BLVD E	11,418



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022) 	2,650	36,711	55,313
Households (2022) 	995	14,188	20,864
Avg Household Income (2022) 	\$80,978	\$83,511	\$99,480

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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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