

FOR LEASE



\$10/SF NNN

1672 Windsor Ave, Columbus, OH 43219

- Free standing office warehouse with a total of 1.12+/- acres of land
- Additional wooded land could be cleared for development or exterior storage
- 1,320+/- SF of office and 3,000 SF of warehouse
- 100% climate controlled
- The building offers a 10' drive in door
- Operating expenses estimated at \$2.25/SF



Click Here for Video

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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.

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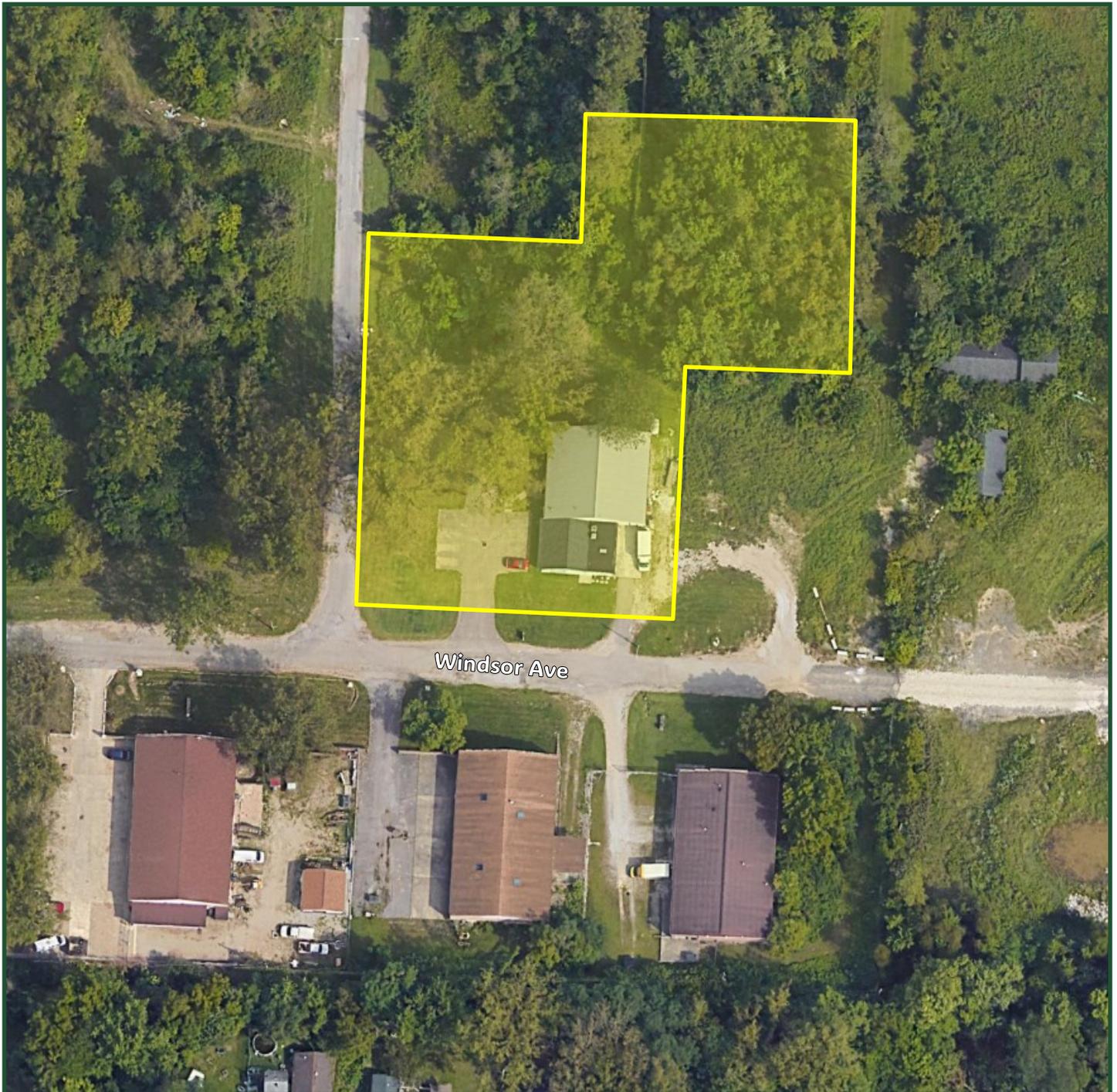
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Aerial



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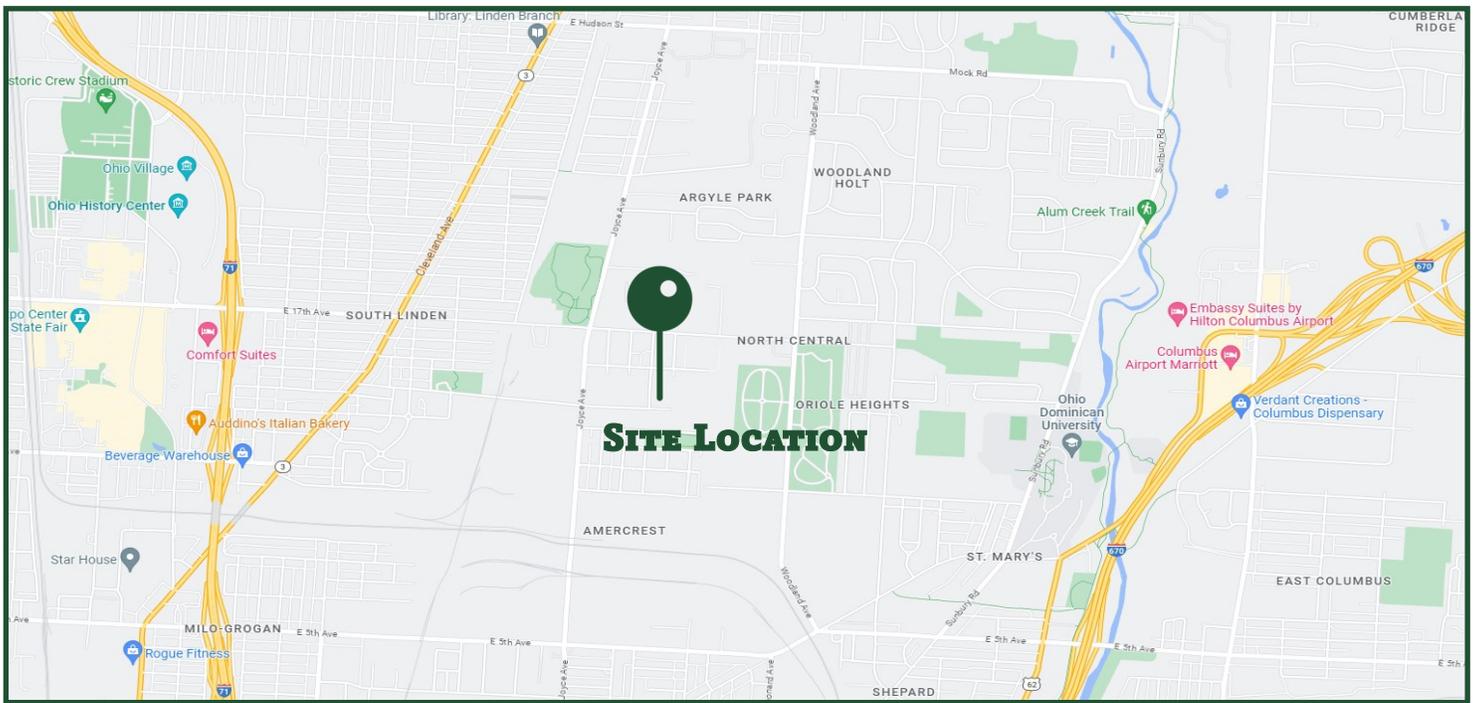
Amenities



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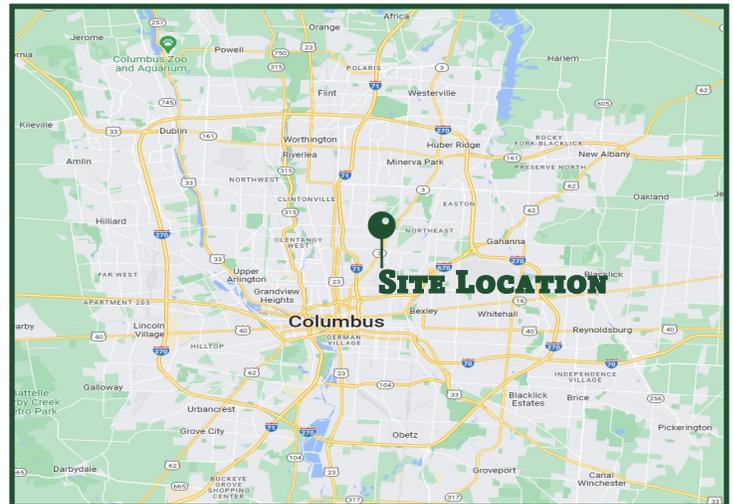


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TRAFFIC COUNT

| Street | Avg Daily Volume |
|----------------------------|------------------|
| E 17TH AVE— KEMPER RD | 7,169 |
| JOYCE AVE—E 17TH AVE S | 9,164 |
| E 16TH AVE S— JOYCE AVE | 8,934 |



DEMOGRAPHICS

| | WITHIN 1 MILE | WITHIN 3 MILES | WITHIN 5 MILES |
|---|---------------|----------------|----------------|
| Population (2023)  | 10,399 | 167,838 | 385,538 |
| Households (2023)  | 3,918 | 66,969 | 165,399 |
| Avg Household Income (2023)  | \$39,117 | \$63,053 | \$71,143 |

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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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