

FOR SALE OR LEASE



\$825,000 OR \$12.00/SF NNN

5770 Karl Road, Columbus, OH 43229

- +/- 10,224 Sq Ft medical office building.
- Great for owner user/ investor with 75% occupancy.
- Total of 2,516+/- Sq Ft available for lease with:
 - 3 Private offices, 1 exam room, lab and open work area.
 - Large waiting area and front desk.
 - 2 restrooms.
 - ADA accessible.
 - Cam estimated at \$4.60/SF.



Click Here for Video

BEST CORPORATE REAL ESTATE
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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.

Investment Summary

PARCEL #	010-025380-00
LIST PRICE	\$825,000
PRICE PSF	\$80.69
GLA OF BUILDING	± 10,224
LOT SIZE	± 1.095 AC
YEAR BUILT	1980
STRUCTURE TYPE	Medical Office Building
OCCUPANCY	75%
TAXES(2024)	\$16,877.02
UNITS	4
AVAILABLE UNITS	1
AVAILABLE SQ FT	± 2,516
LEASE RATE	\$12.00/Sq Ft NNN

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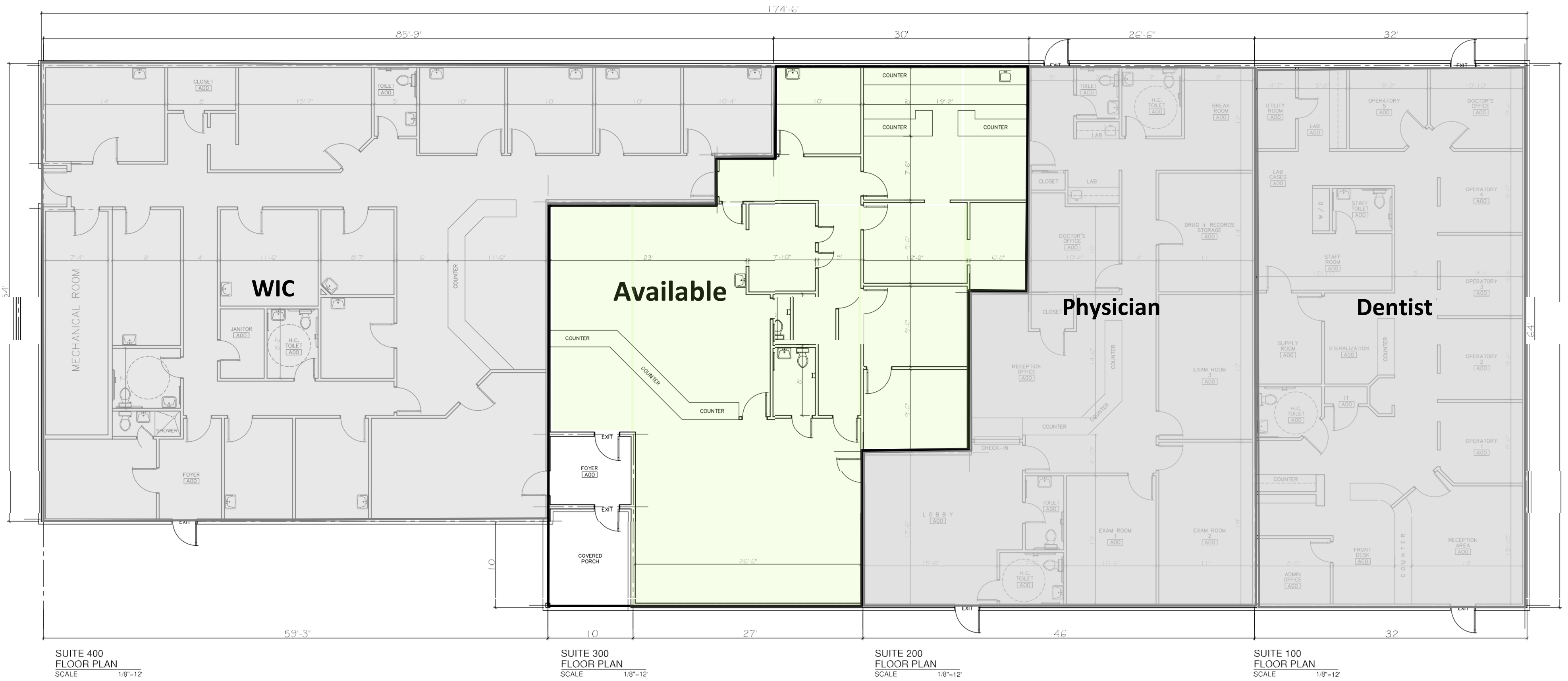
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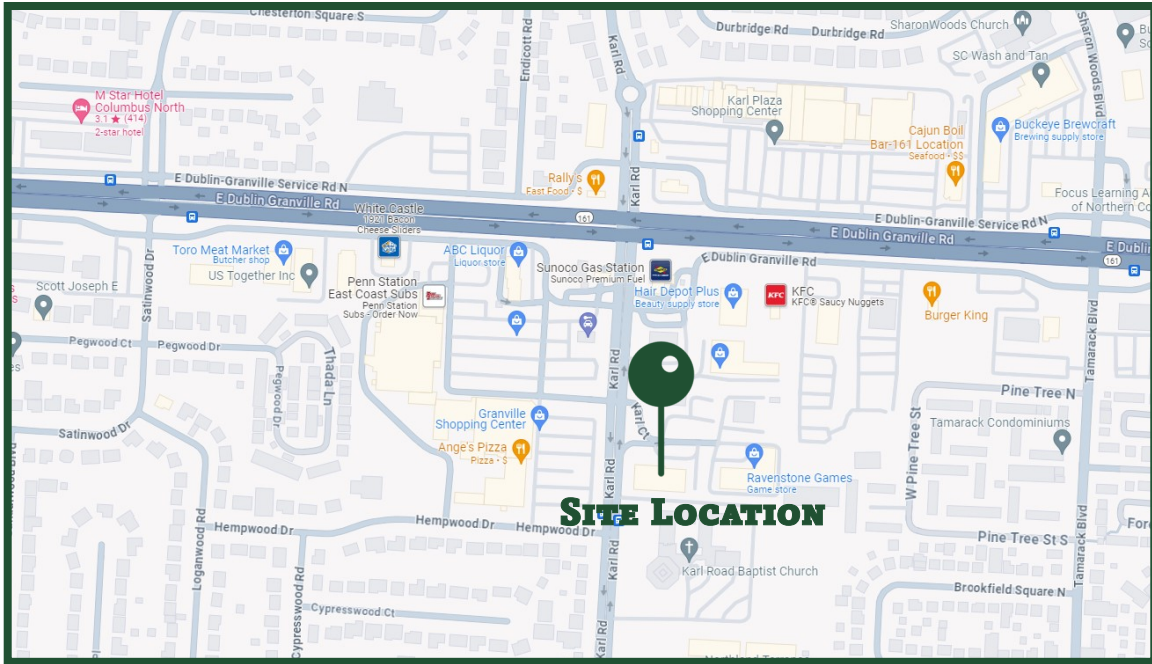


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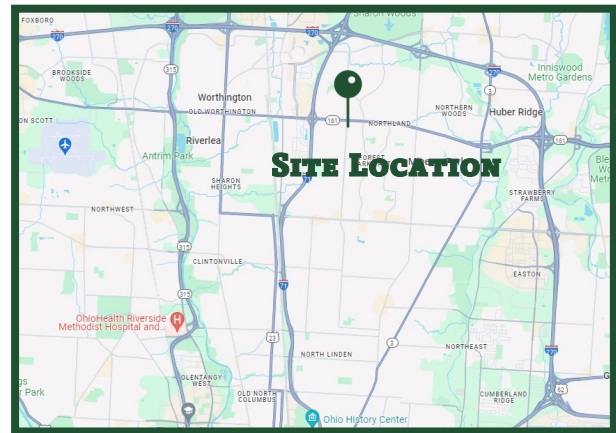
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NEARBY TRAFFIC COUNT (2023)

Street	Avg Daily Volume
KARL RD - KARL CT	17,979
KARL RD - E DUBLIN GRANVILLE RD	17,396
E DUBLIN GRANVILLE RD - KARL RD	31,987



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		13,258	89,019	207,356
Households (2020)		9,358	44,403	99,736
Avg Household Income (2020)		\$55,193	\$52,971	\$63,758

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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



Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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