

FOR LEASE



\$16.00/SF MG

7923 Station Street, Columbus, OH 43235

- Approximately 528 SF of Office and 672 SF of Warehouse.
- About 5 min drive to Polaris Fashion Place.
- Great for small businesses.
- 1 drive in door and 2 parking spaces available.




Click Here for Video



BEST CORPORATE REAL ESTATE
REBECCA WITHROW
4608 SAWMILL ROAD
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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		Office-Condominium	
	List Number: 224013125		Status: Active
			Original List Price: \$16
			List Price: \$16 VT:
	Parcel #: 610-273516		Previous Use:
	Use Code:		Tax District: 610
	For Sale: No		For Lease: Yes
	Occupancy Rate:		Exchange: No
			Mortgage Balance:
Gross Income:		Assoc/Condo Fee:	
Total Op Expenses:			
NOI:			
Tax Abatement: No		Abatement End Date:	Tax Incentive:
Taxes (Yrly): 2,404		Tax Year: 2023	Possession:
Assessment:		Addl Acceptance Cond: None Known	

General Information

Address: 7923 Station Street	Unit/Suite #:	Zip Code: 43235
Between Street: Park Road & Oak Street	City: Columbus	Corp Limit: Columbus
Complex:	County: Franklin	Township: None
Dist To Intersxn:	Mult Parcels/Sch Dis:	Near Interchange:

Building Information

Total Available Sqft: 1,200	Minimum Sqft Avail: 1,200	Max Cont Sqft Avail: 1,200
Building Sqft: 1,200	Acreage: 0.07	Lot Size:
# of Floors Above Gr: 1	# of Elevators: 0	Parking Ratio:
# of Docks: 0	# Drive-In Doors: 1	Total Parking:
Year Built: 2003	Year Remodeled:	Basement:
Common Area Factor:	Ceiling Height Ft:	

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

Financials

Lease Rate \$/Sq Ft: 16	Term Desired:
Expenses Paid by L:	Will LL Remodel:
T Reimburses L: Curr Yr Est \$/SF TRL: 0	Finish Allow/SQFT \$:
T Contracts Directly:	Pass Exp Over BaseYr:
Curr Yr Est \$/SF TRL: 0	Exp Stop \$:
Curr Yr Est \$/SF LL:	

Features

Heat Fuel:
Heat Type:
Electric:
Services Available:
Building Type:
Construction:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description

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Sold Info

Sold Date:	DOM: 1	SP:
		Sold Non-MLS: No
	Conccssns:	SirAst:
	Concession Comments:	

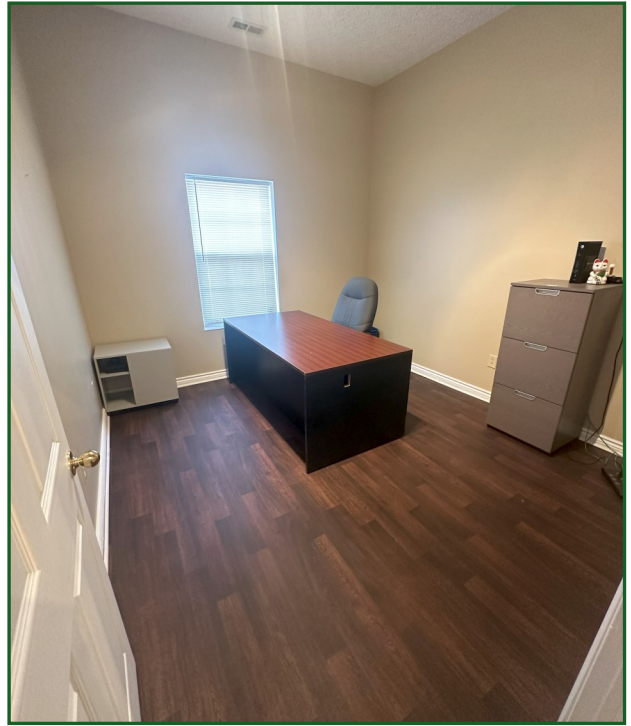
Sold Non-MLS: No

April 29, 2024

Prepared by: Randy J Best

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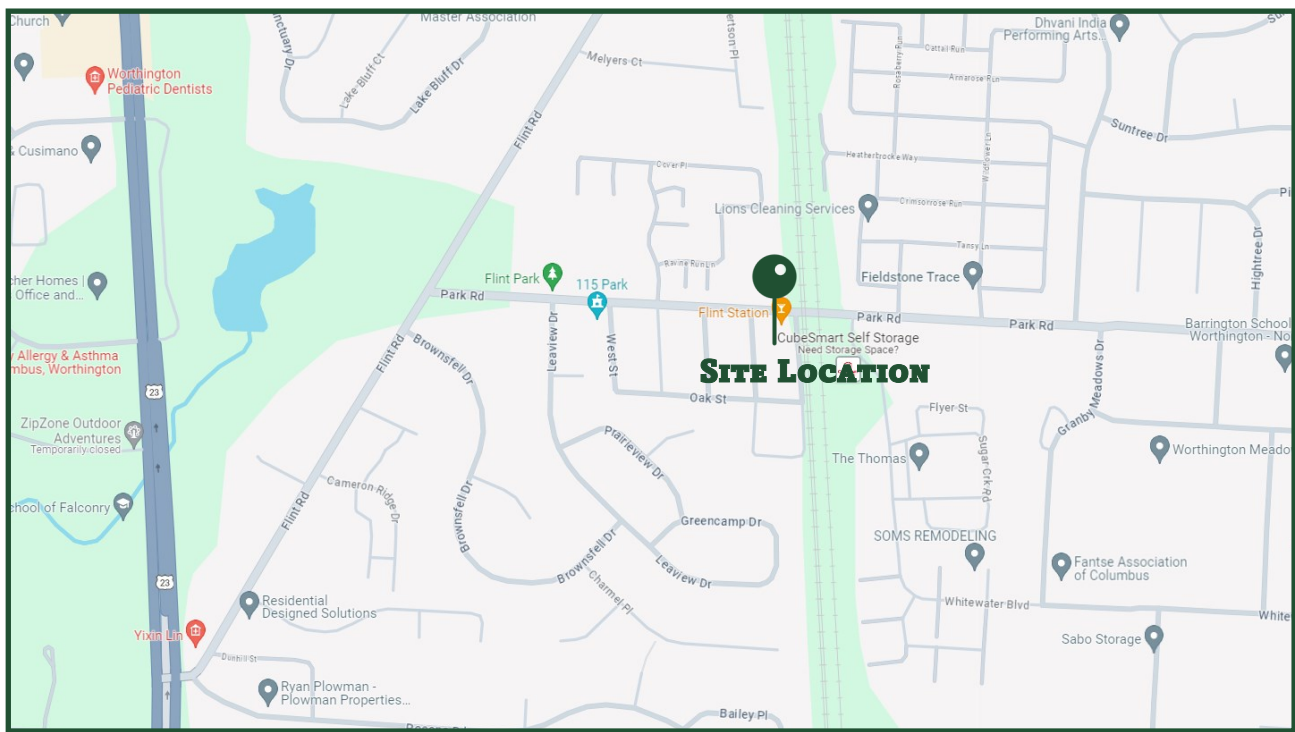
Aerial



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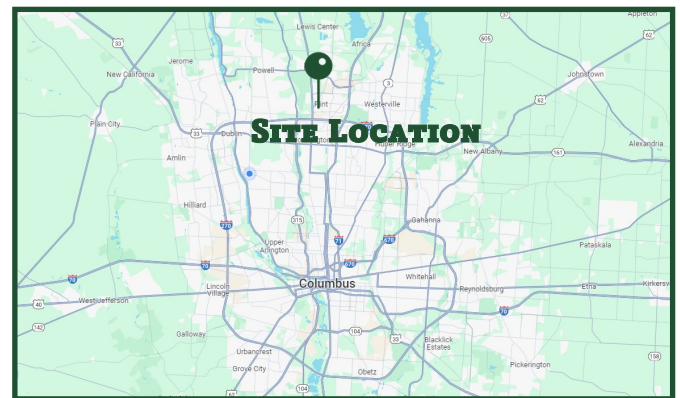


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NEARBY TRAFFIC COUNT

Street	Avg Daily Volume
PARK RD - ROSABERRY RUN	8,293
PARK ROAD - WEST ST	6,157



DEMOGRAPHICS

		WITHIN 2 MILE	WITHIN 5 MILES	WITHIN 10 MILES
Population (2020)		11,907	55,802	148,935
Households (2020)		9,904	32,138	79,290
Avg Household Income (2020)		\$76,860	\$88,201	\$84,009

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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

 **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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