

FOR LEASE



Business Office Center at Sawmill and Billingsley

- Located in Columbus, Ohio (43235) between Sawbury Boulevard and Billingsley Road, easy access to I-270 from Sawmill Rd.
- Tenant pays for gas, electric, and water.
- Units are +/- 1,200 Sq Ft.
- Two units currently available can be combined for a total of +/- 2,400 Sq Ft (\$2,600/Month).



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.

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Unit: 2582-2584

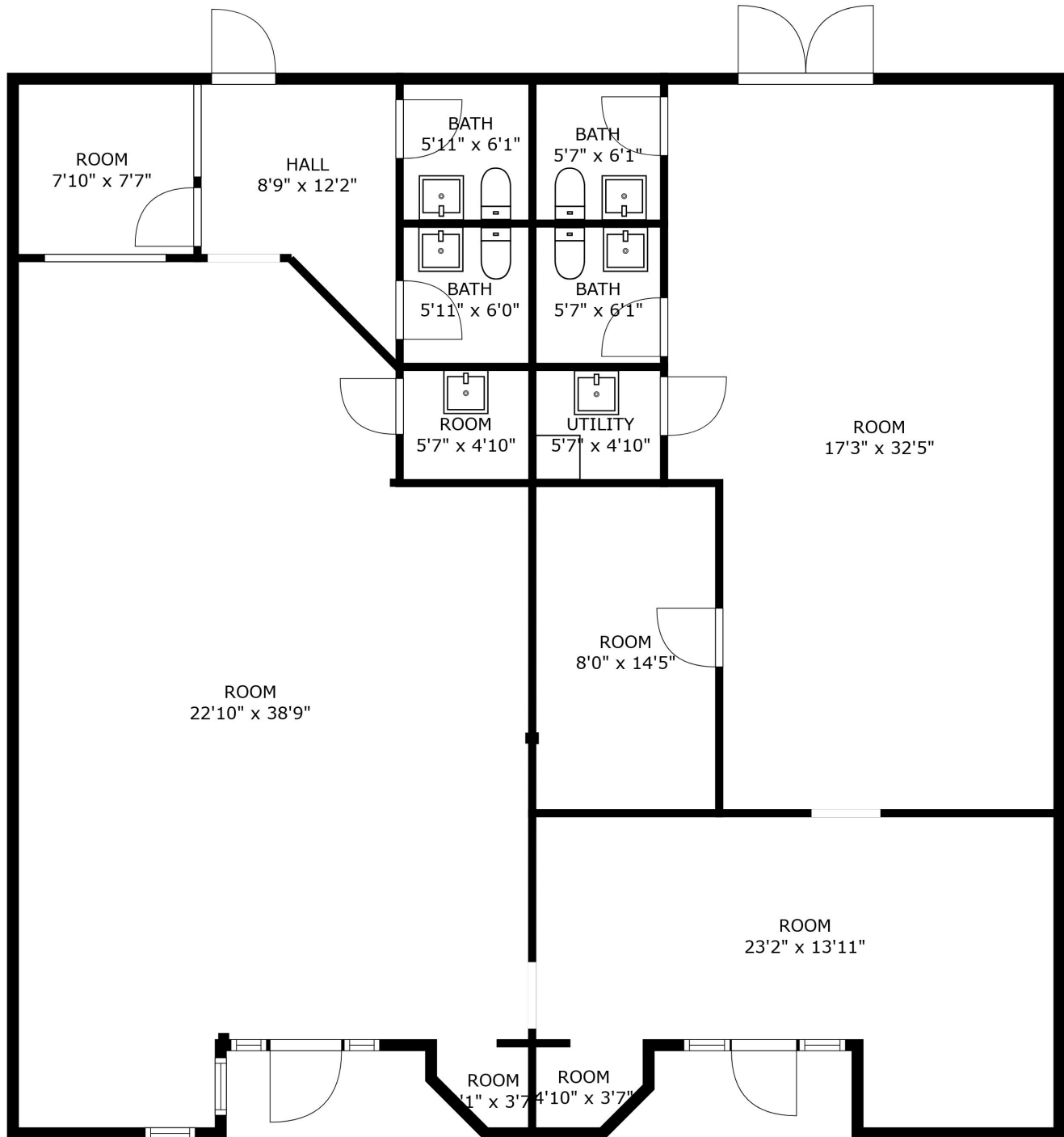


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This FlöPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2024 Financial Business Systems, Inc. All rights reserved.

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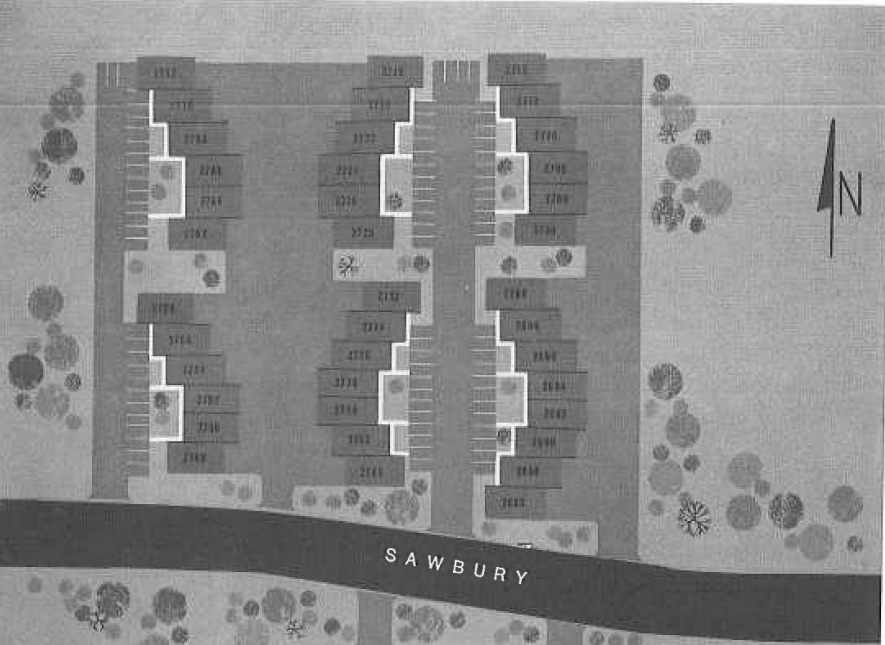
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C4 Zoning - Regional Scale Commercial Uses

“range of uses from office and community-scale retail uses where a mix of business, profession, and service may be conducted”

Buildings with C4: Parcel 5: 2665 - 2677 & 2715 - 2739 Sawbury

Parcel 6: 2697 - 2709 & 2670 - 2682 Billingsley

Parcel 7: 2640 - 2650 Billingsley

Parcel 8: 2580 - 2590 Billingsley

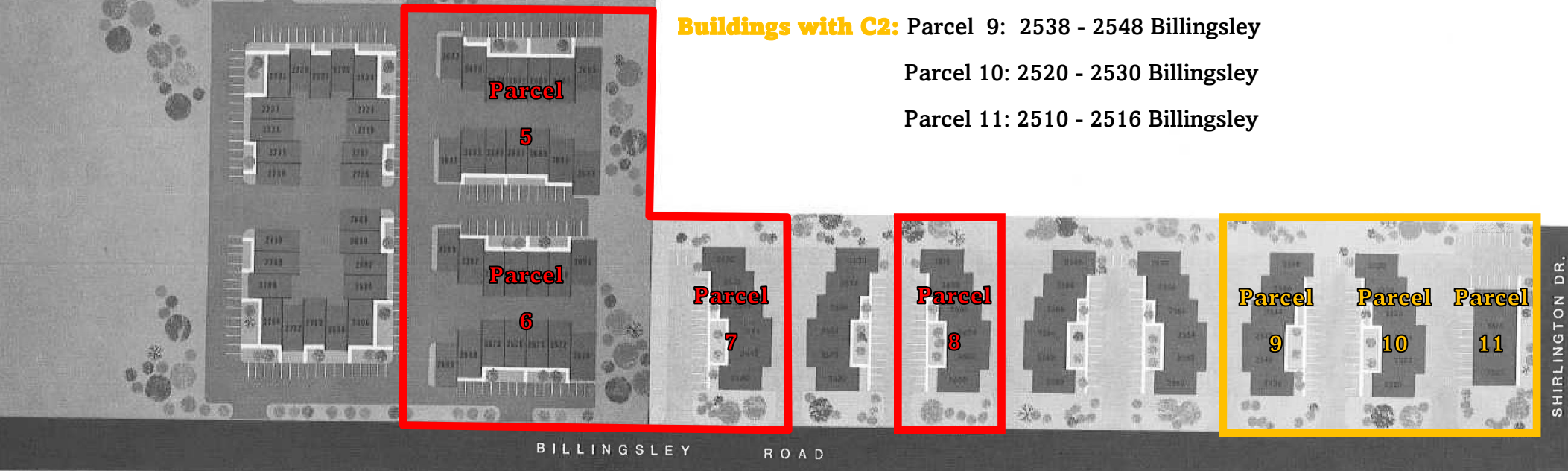
C2 Zoning - Office Commercial Uses

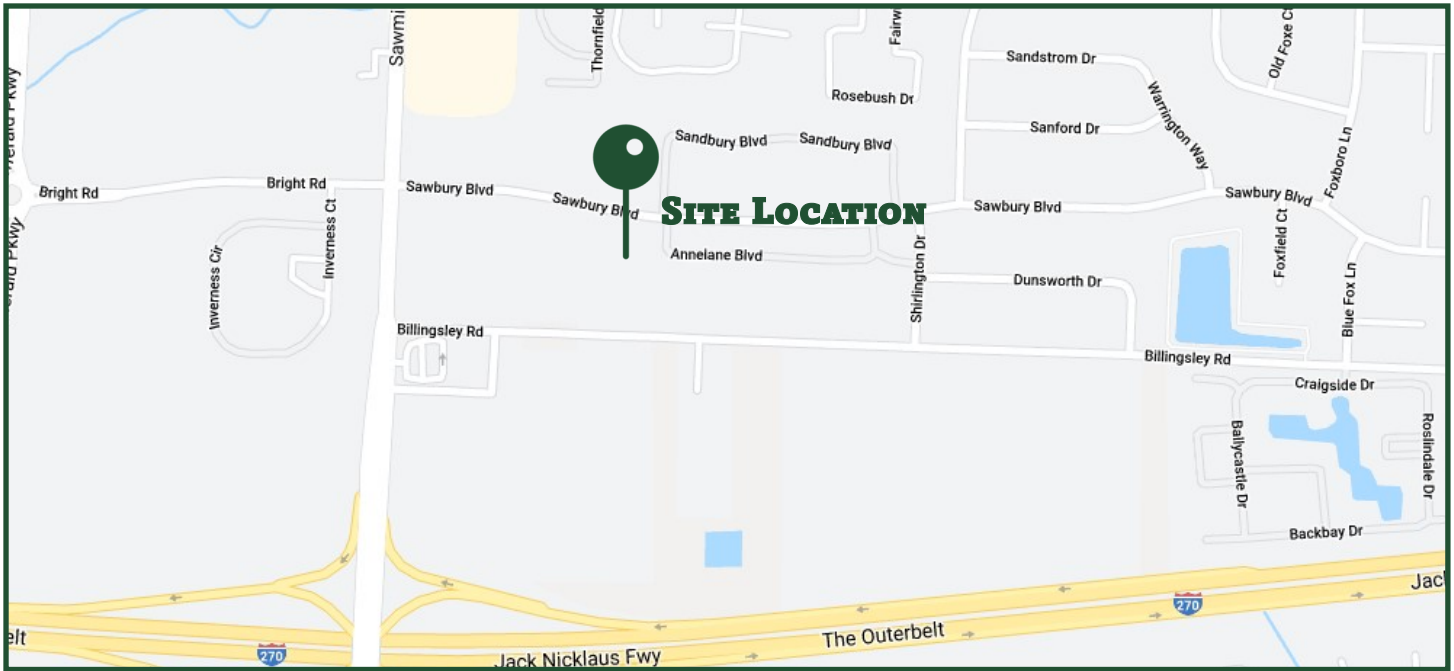
“promotes an office environment where the support functions of a business, profession, service, or government may be conducted in a non-retail manner in addition to other incidental non-office commercial uses”

Buildings with C2: Parcel 9: 2538 - 2548 Billingsley

Parcel 10: 2520 - 2530 Billingsley

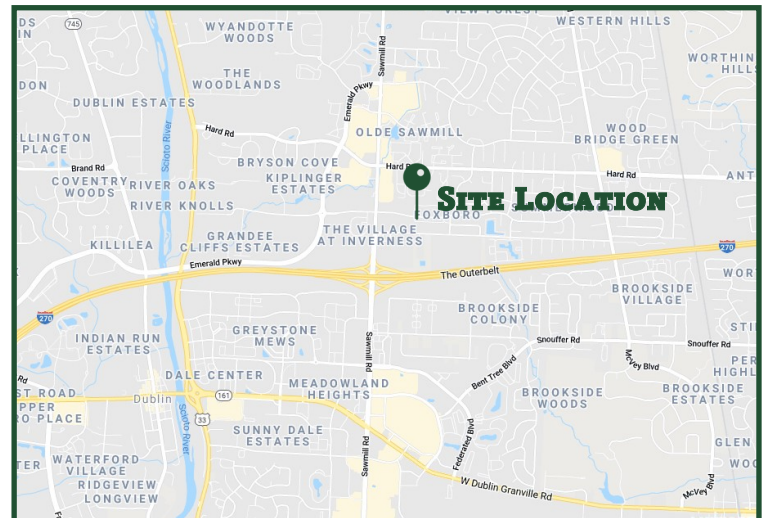
Parcel 11: 2510 - 2516 Billingsley





TRAFFIC COUNT

Street	Avg Daily Volume
BILLINGSLEY ROAD	13,452
SAWMILL ROAD	60,653
I-270	148,732



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2021)		15,314	84,963	226,467
Households (2021)		6,419	33,543	93,931
Avg Household Income (2021)		\$106,095	\$129,793	\$125,632

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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



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