

# FOR SALE



## \$4,445,000

### 6800-6850 Caine Rd, Columbus, OH 43235

- Multi-suite office park with two separate buildings and close access to Sawmill Rd & I-270.
- 22 fully leased separate office suites total.
- All units have multiple offices, open areas, restrooms, and private entrances.
- Majority of tenants are long-term.
- Each unit is approximately +/-1,152 Sq Ft.



[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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# Investment Summary

<b>LIST PRICE</b>	\$4,445,000
<b>PARCEL</b>	# 590-205616-00
<b>ZONING</b>	Office
<b>BUILDINGS</b>	2
<b>UNITS</b>	22
<b>UNIT SQ FT</b>	± 1,152 SQ FT
<b>TENANCY</b>	Multiple
<b>OCCUPANCY</b>	100%
<b>LOT SIZE</b>	± 1.84 AC
<b>LOT FRONTAGE</b>	± 241.81 Ft
<b>LOT DEPTH</b>	± 330.04 Ft
<b>GLA</b>	± 25,344 SQ FT
<b>YEAR BUILT</b>	1987
<b>TAXES (2024)</b>	\$66,032
<b>NEAREST HIGHWAY</b>	I-270
<b>NEAREST AIRPORT</b>	John Glenn Columbus International Airport
<b>NEAREST INTERSECTION</b>	Caine Rd at Snouffer Rd

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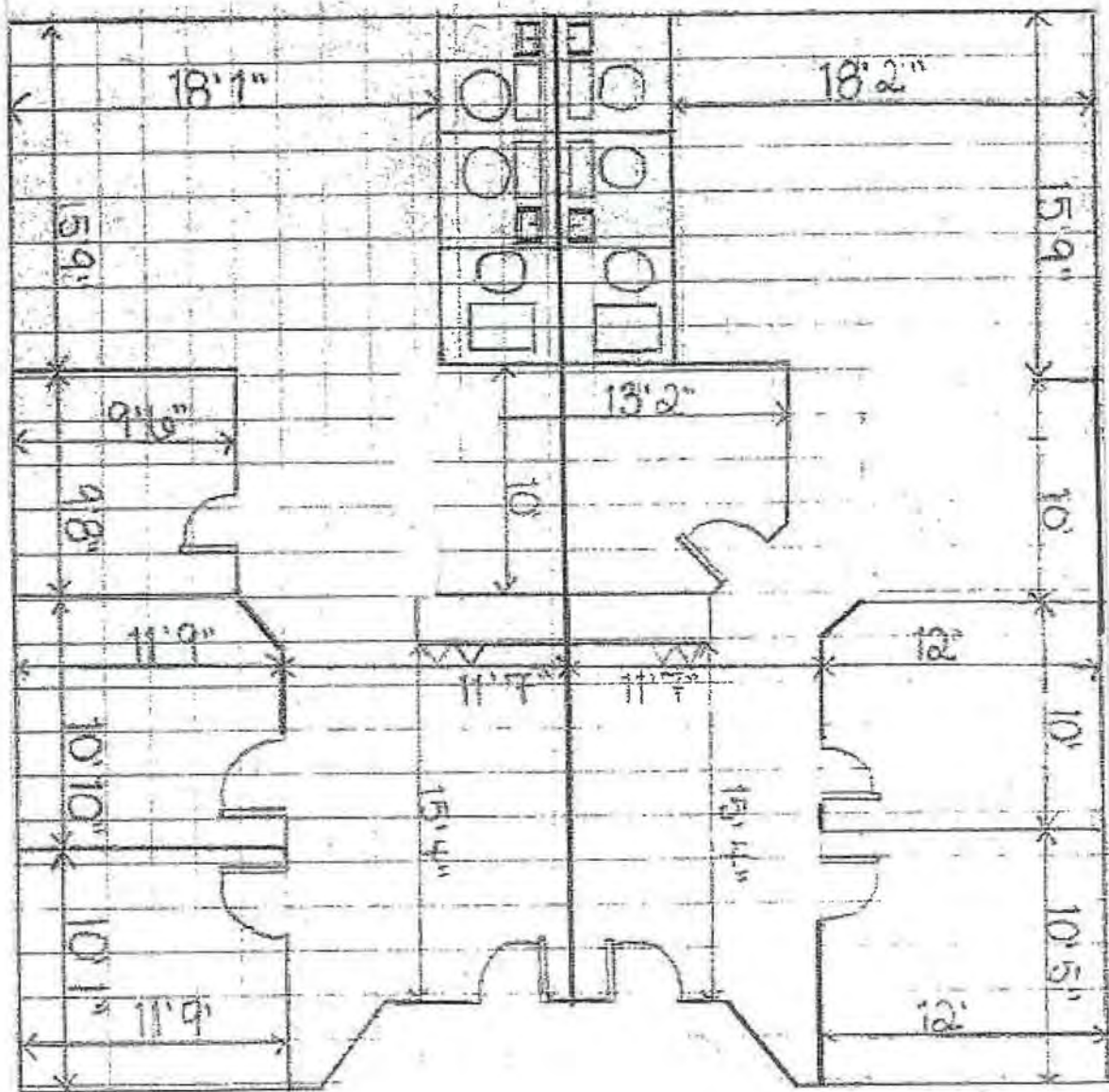


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## Sample Office Layout

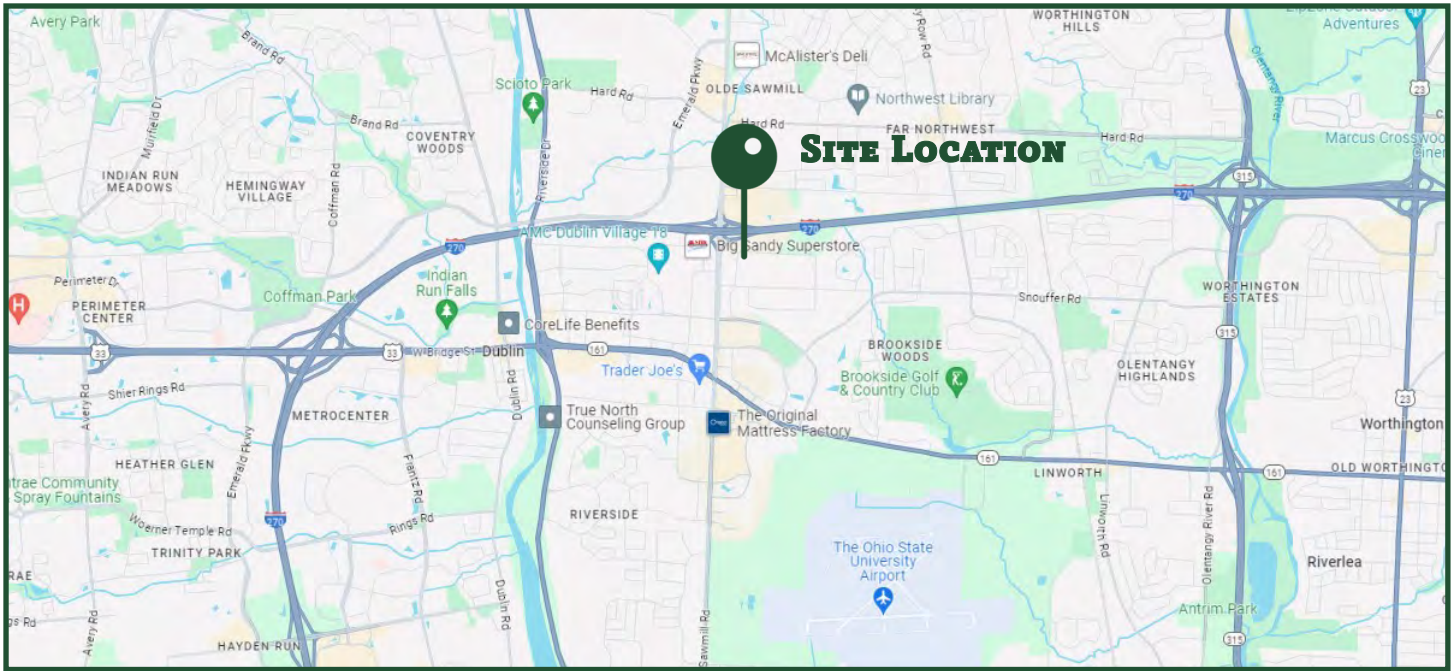
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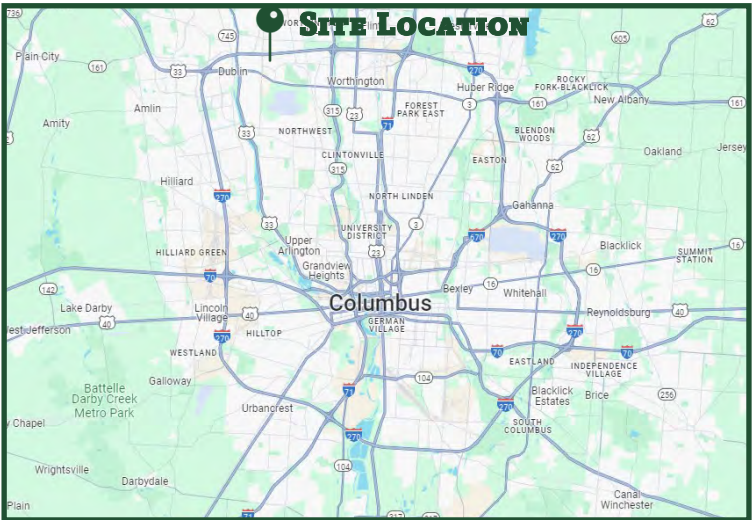
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## TRAFFIC COUNT


Street	Avg Daily Volume
<b>CAINE RD</b>	<b>5,032</b>
<b>SAWMILL RD</b>	<b>51,943</b>
<b>SNOUFFER RD</b>	<b>12,859</b>



## DEMOGRAPHICS

	Population (2020) 	Households (2020) 	Avg Household Income (2020) 
WITHIN 1 MILE	<b>7,097</b>	<b>7,036</b>	<b>\$74,541</b>
WITHIN 3 MILES	<b>55,886</b>	<b>30,835</b>	<b>\$93,444</b>
WITHIN 5 MILES	<b>140,289</b>	<b>75,005</b>	<b>\$96,677</b>

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# THE CITY OF COLUMBUS

## Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. 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 (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a Business

#5

City for Entrepreneurs and Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

## Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM [www.columbusregion.com](http://www.columbusregion.com) and The One Columbus Organization

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