

FOR SALE AND LEASE



\$245,000 OR \$14/SF MG

4924 Reed Road, Columbus, Ohio 43220 (Suite A)

Office Condo for Sale and for Lease

- Looking for a home for your business? This centrally located end unit condo offers several offices, a conference room, reception area, bathroom on the first floor, with a storage area and office on the second floor. Open floor plan with second floor overlooking the first floor.
- +/- 2,056 Square Feet available.
- Located between high traffic Bethel Road and Henderson Road with easy access to Route 315.
- Tenant pays for electric and gas.



Click Here for Video

BEST CORPORATE REAL ESTATE
VALERIE TIVIN
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COLUMBUS, OH 43220
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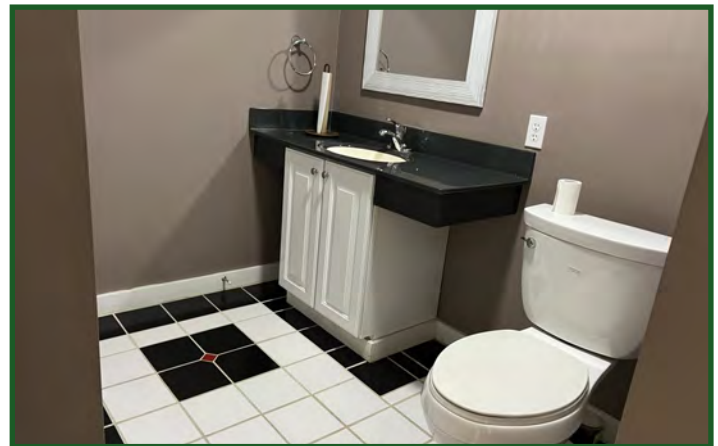
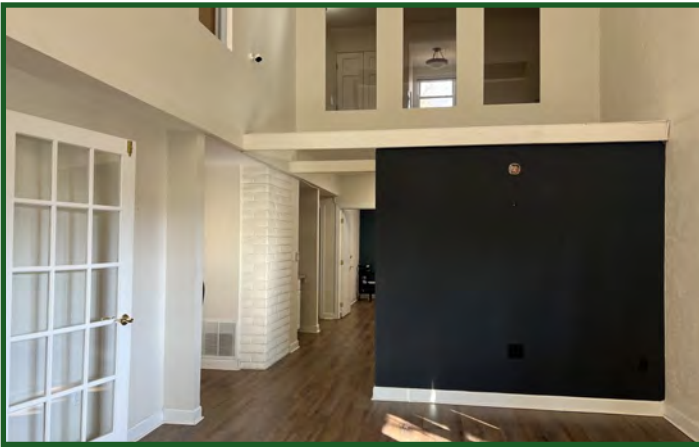
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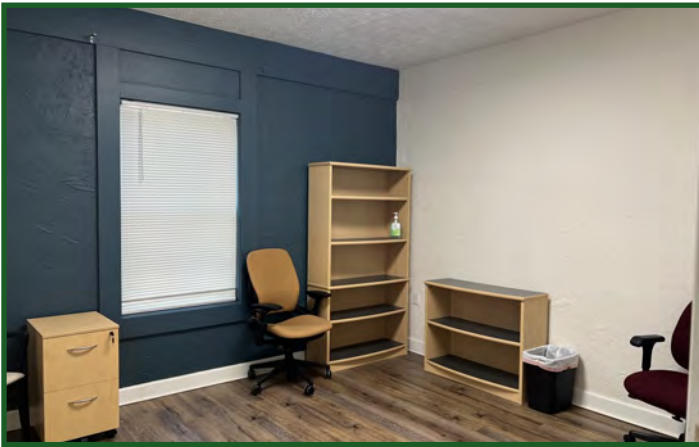
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Property Information

LEGAL

Legal Property Description: Office Condo
Price: \$249,000 or \$15/SF MG
Parcel Number: 010-204207-00
Occupancy: Vacant

LAND

Land Acreage: .04 Acres
Current Zoning: Office
Designated Use: Office Condo

STRUCTURAL

Building Square Footage: +/- 5,802
Unit Square Footage: +/- 2,056
Floors Above Ground: 2
Year Built: 1986

ADDITIONAL INFO

Landlord Pays: Condo Dues and Taxes
of Offices: 4
Lot Specifics: 2 Story Condo with Multiple Offices
Tenant Pays: Electric and Gas
Water System: Columbus
Sewer System: Columbus

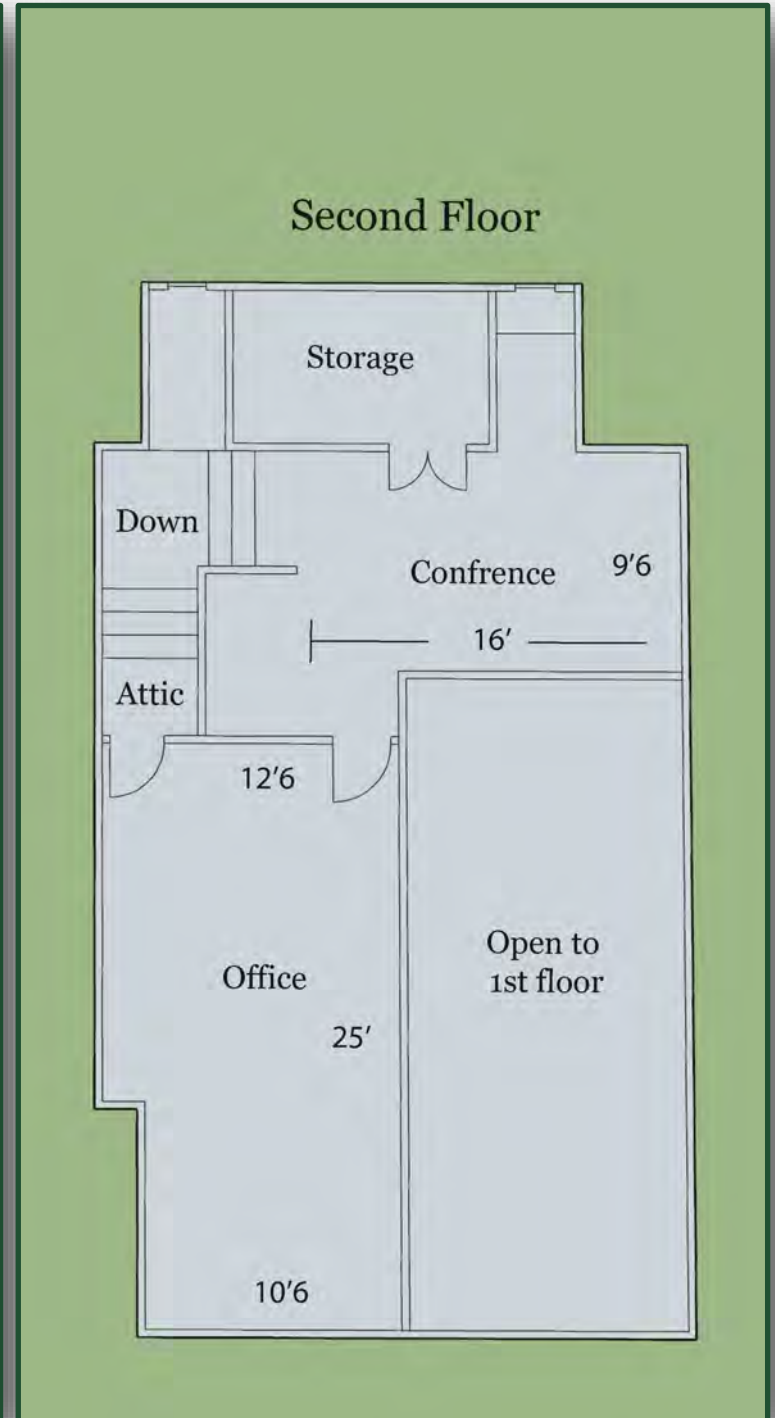
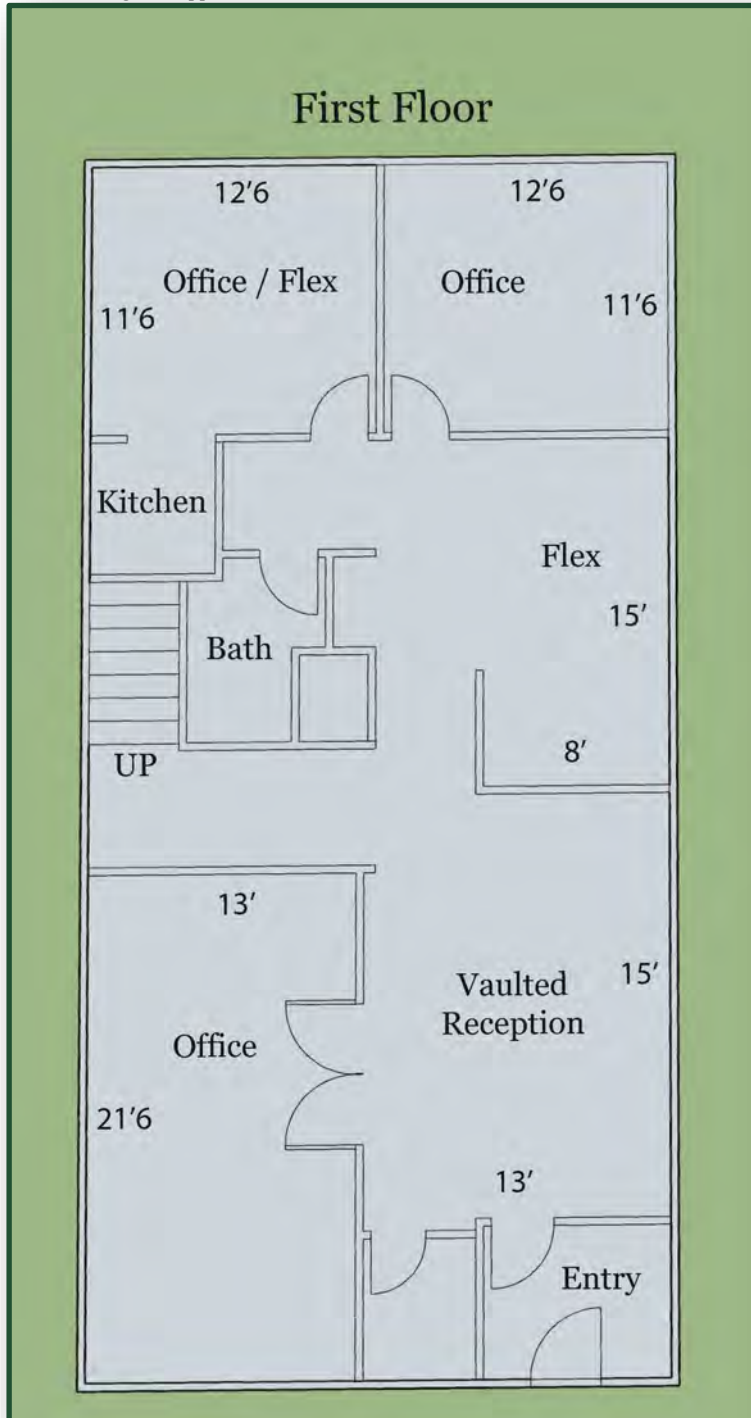
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Floor Plan

*Line Drawings are Approximate



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Parcel View

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Nearby Amenities



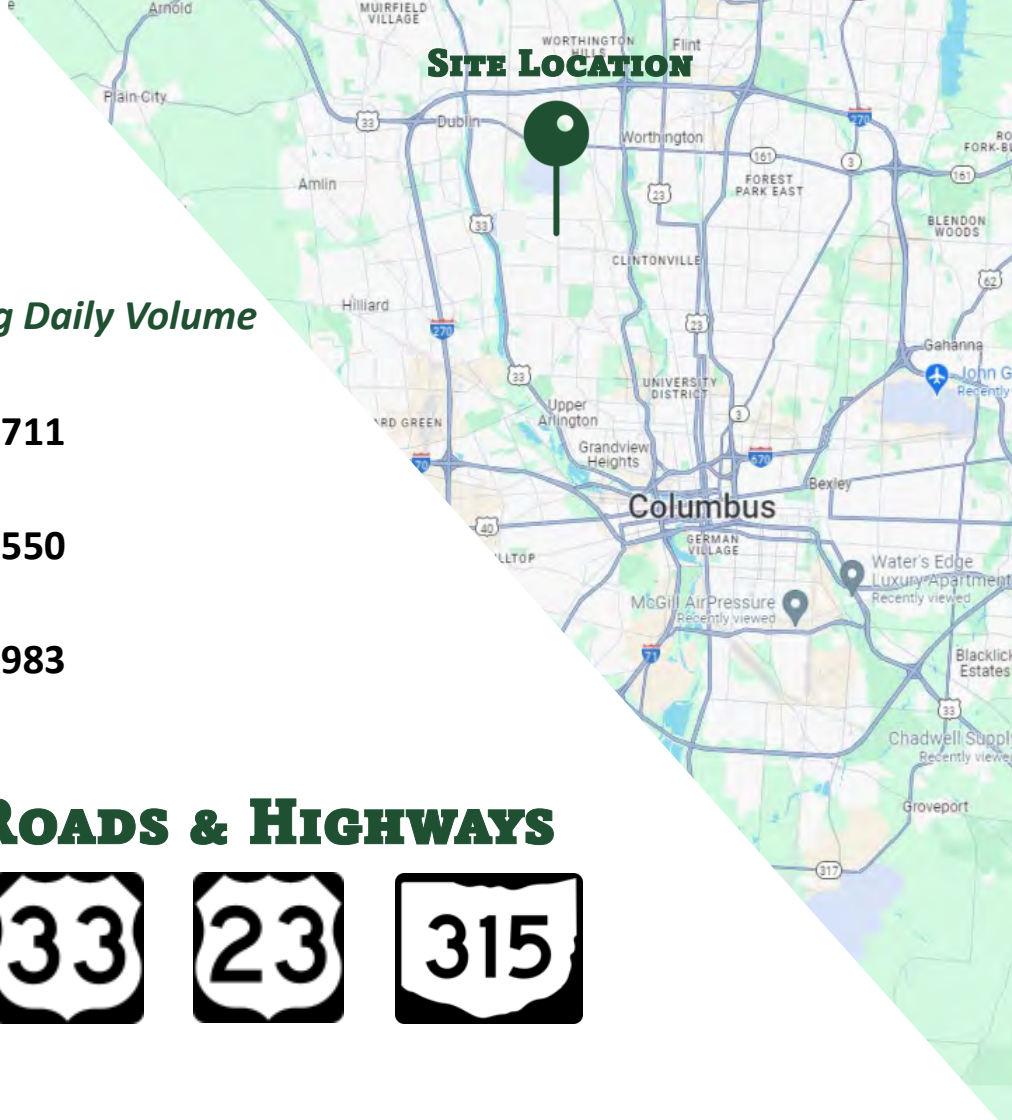
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TRAFFIC COUNT

Street	Avg Daily Volume
Henderson Road	27,711
Reed Road	10,550
Bethel Road	26,983



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		11,649	55,745	165,281
Households (2020)		10,097	33,197	87,464
Avg Household Income (2020)		\$67,002	\$82,912	\$84,157

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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 and The One Columbus Organization

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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

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Disclaimer And Confidentiality Agreement - Continued -

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