

FOR LEASE



\$7.00/SF MG

1064 Country Club Road, Columbus, Ohio 43227

Office Suite For Lease in Columbus, Ohio

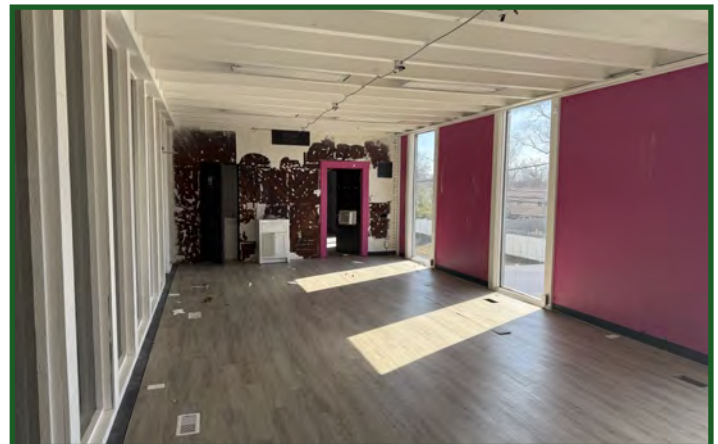
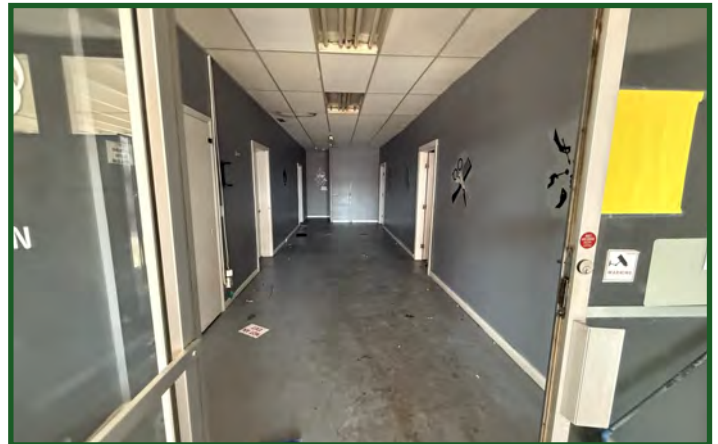
- Rare office suites opportunity located on Country Club Drive in Columbus, Ohio
- Master lease of several office suites
- Located on second floor of the building
- Tenant pays all utilities
- +/- 6,000 Square Feet Available
- Excellent proximity to Interstate 270 and John Glenn International Airport



BEST CORPORATE REAL ESTATE
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Property Information

LEGAL

Legal Property Description:	Office Suite for Lease
Price:	\$7.00/SF Modified Gross
Parcel Number:	010-000371
Occupancy:	0%

LAND

Land Acreage:	.736
Designated Use:	Office

STRUCTURAL

Building Square Footage:	+/- 13,122 Square Feet
Unit Square Footage:	+/- 6,000 Square Feet
Floors Above Ground:	2nd Floor

ADDITIONAL INFO

Drive-in Doors:	0
# of Docks:	0
Lot Specifics:	2nd Floor Office Suite
HVAC:	Central
Water System:	Columbus
Sewer System:	Columbus

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Parcel View

*Line Drawings are Approximate



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Nearby Amenities



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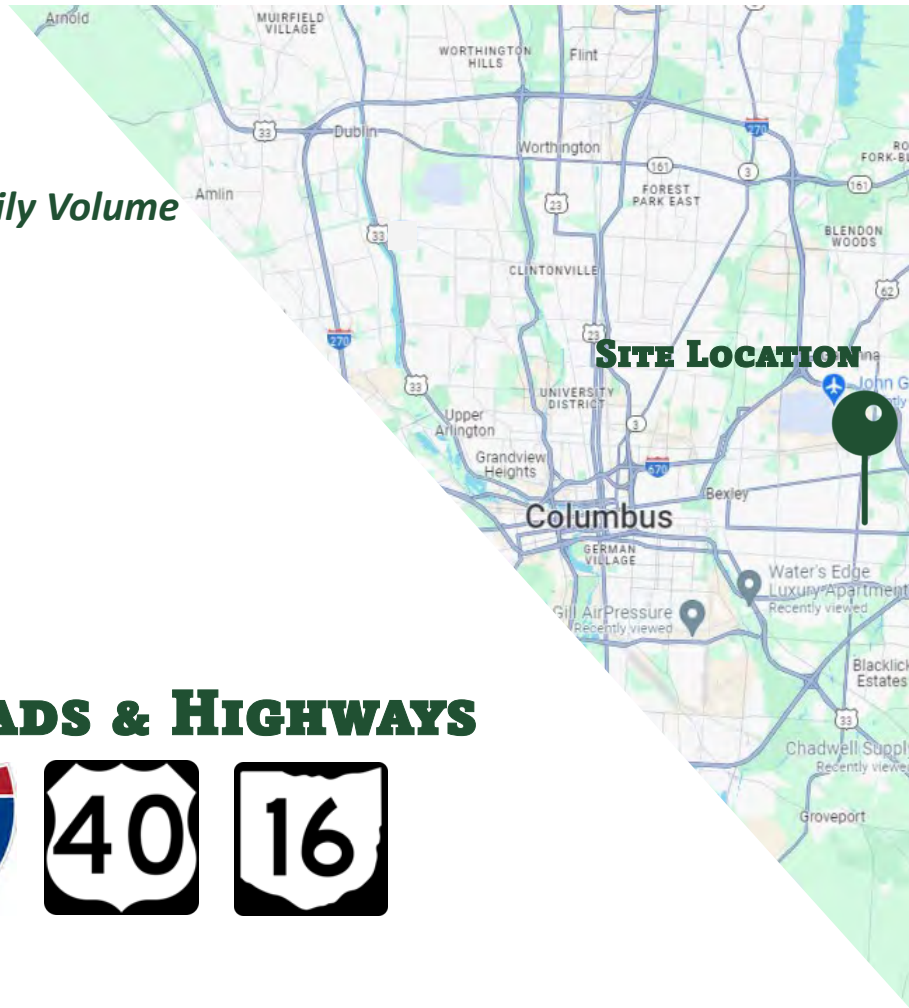
TRAFFIC COUNT

Street *Avg Daily Volume*

E Main Street (RT 40) 23,267

Country Club Road
(South of 40) 3,765

Country Club Road
(North of 40) 4,670



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		9,220	67,717	178,539
Households (2020)		5,015	35,378	78,081
Avg Household Income (2020)		\$46,893	\$45,111	\$54,319

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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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Disclaimer And Confidentiality Agreement - Continued -

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