

FOR LEASE



5861-5863 Sawmill Road, Columbus, OH 43017

Divisible Retail Unit For Lease on Sawmill Rd

- $\pm$ 3,583 Square Feet of available space that can be demised into a $\pm$ 1,400 SF unit and a $\pm$ 2,183 SF unit.
 - Located in Cranston Center along high-traffic Sawmill Road
 - Add your business to this established shopping center and compliment the pre-existing business and services offered:
- ⇒ 3C Food Mart, Buckeye Gold, Halal Meats & Deli, Rendezvous Lounge, Halwani's Pizza, India Grocers, Moretti's, Kumon Learning, Hertz, Metro T-Mobile, Amul Indian Restaurant, and Food Hamati.



Click Here For Video ►

VALERIE TIVIN

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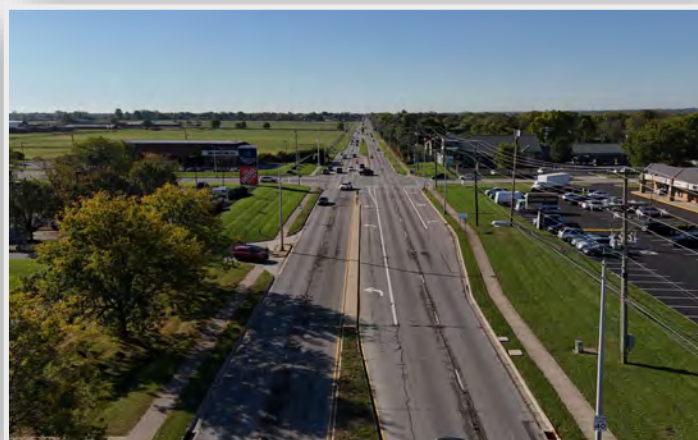
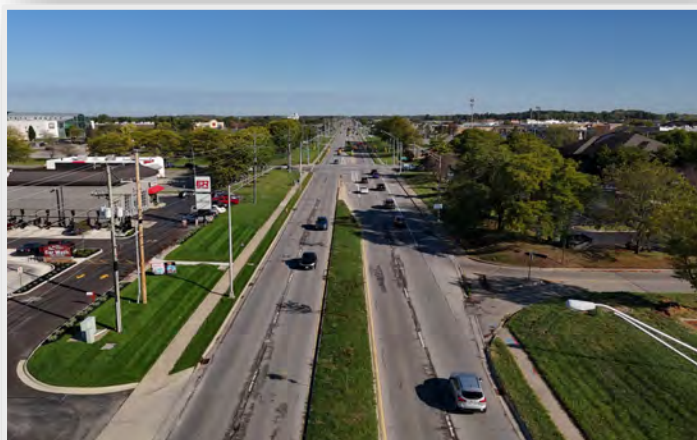
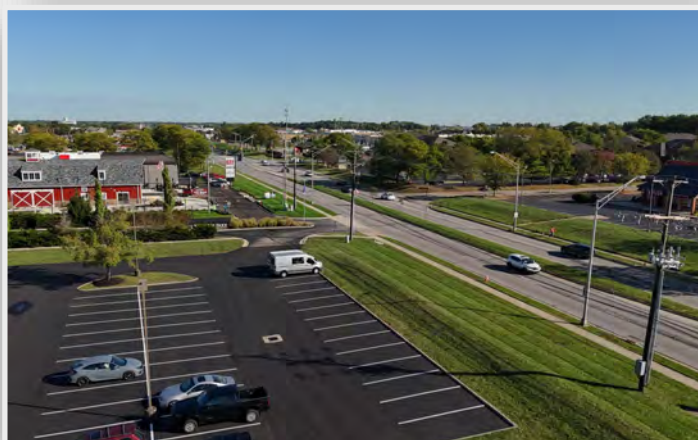
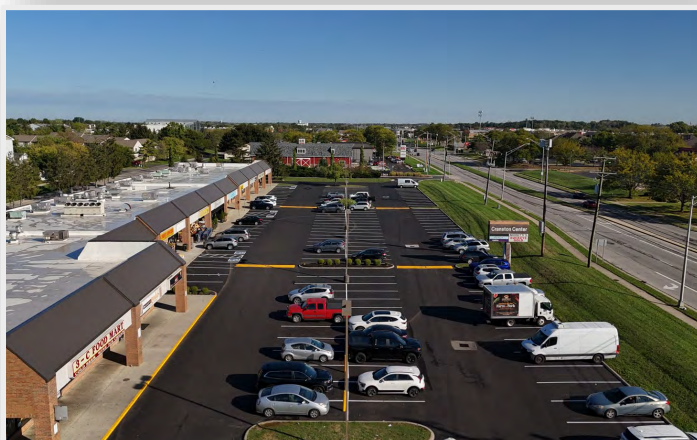
BEST CORPORATE REAL ESTATE

4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

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. *Line Drawings are Approximate*

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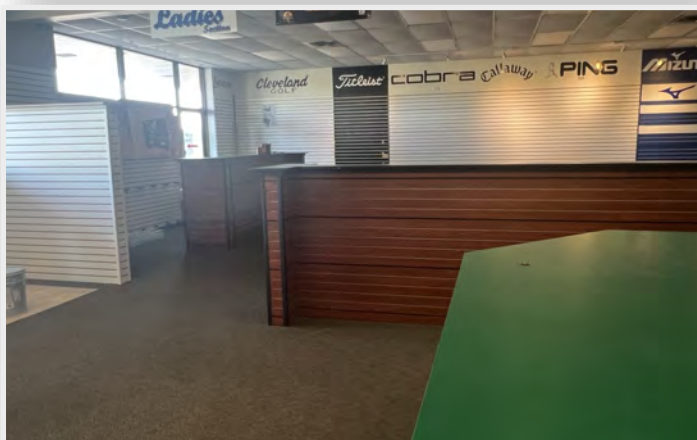
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Property Information

LEGAL

Legal Property Description:	Devisable Retail Unit For Lease
Price:	\$17.50/SF MG
Parcel Number:	590-192333-00
Occupancy:	0%

LAND

Land Acreage:	N/A
Current Zoning:	Commercial
Jurisdiction:	Columbus

STRUCTURAL

Building Square Footage:	± 33,372 Square Feet
Maximum Unit Square Footage:	± 3,583 Square Feet
Minimum Unit Square Footage:	± 1,400 Square Feet
Floors Above Ground:	1

ADDITIONAL INFO

Drive-in Doors:	0
Lot Specifics:	Parking in Front of Unit Available
Parcel Benefits:	Close Proximity to High Traffic Sawmill Road
Fees and Associations:	CAM Charge is \$6.50/SF
Water/Sewer System:	Columbus City
Utilities:	Tenant Pays Own Utilities

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UNIT 5861

Price:	\$17.50/SF MG
Unit Amenities:	Smaller Unit Offers: Existing Bathroom and Ample Showcase Retail Area
Unit Size:	± 1,400 Square Feet Available
Operating Expenses:	\$6.50/SF MG

UNIT 5863

Price:	\$17.50/SF MG
Unit Amenities:	Larger Unit Offers: Bathroom, Extra Storage Areas, Retail Area, and a Designated Office
Unit Size:	± 2,183 Square Feet Available
Operating Expenses:	\$6.50/SF MG

UNITS 5861-5863

Price:	\$17.50/SF MG
Unit Type:	Both Units Combined
Unit Size:	± 3,583 Square Feet
Operating Expenses:	\$6.50/SF MG

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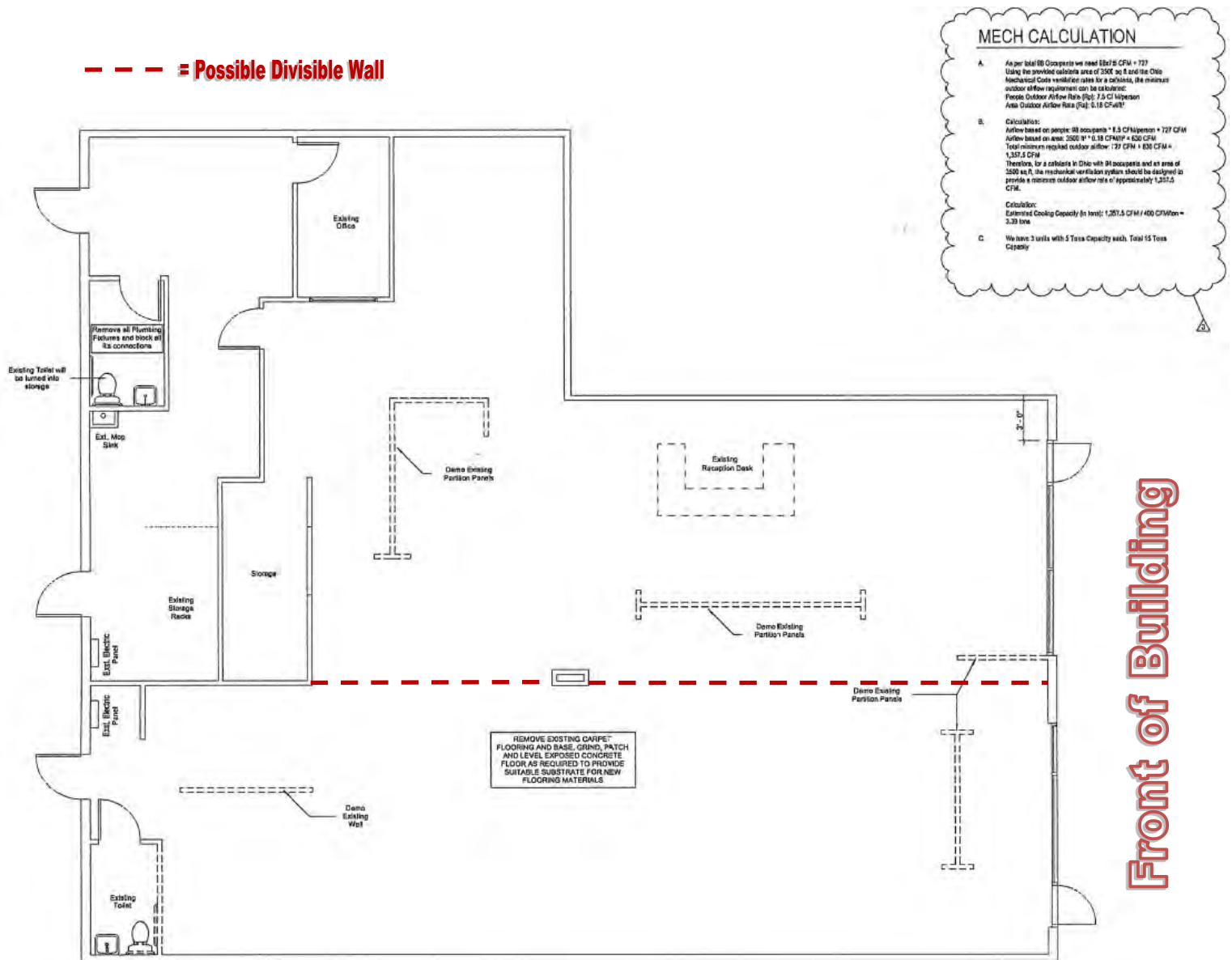
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Floor Plan



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Parcel View



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Nearby Amenities



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AERIAL OVERVIEW AND PROPERTY HIGHLIGHTS

*Line Drawings are Approximate



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**5 MINUTES FROM I-270
INTERCHANGE**

**LESS THAN 5 MINUTES TO HIGH
TRAFFIC BRIDGE PARK**

**LOCATED IN THE HIGH TRAFFIC
SAWMILL RETAIL CORRIDOR**

**LESS THAN A MILE TO RIVERSIDE
DRIVE AND DUBLIN**

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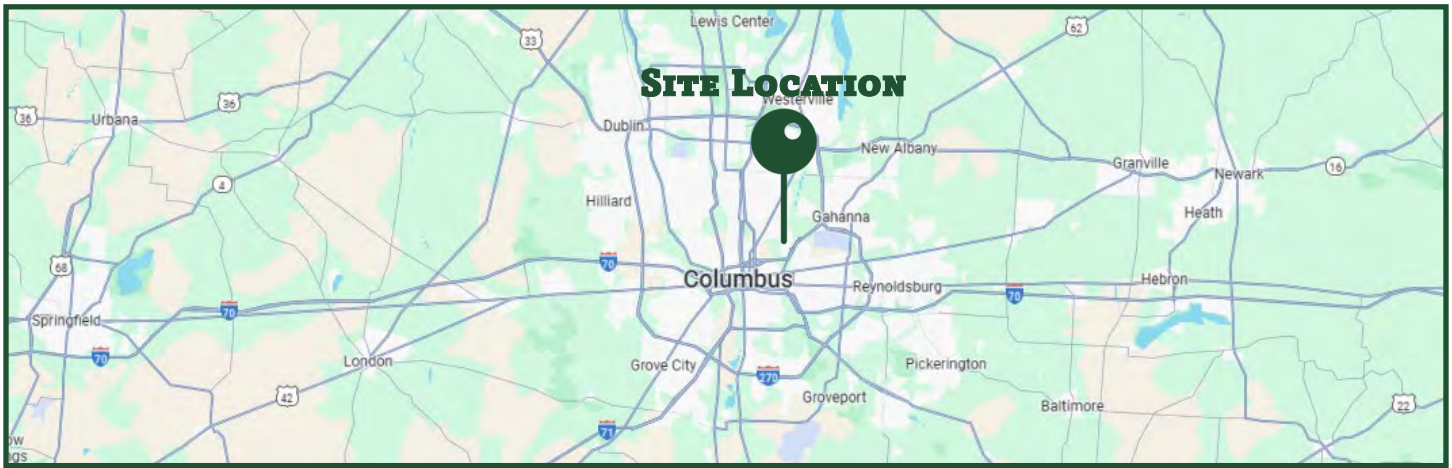
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TRAFFIC AND NEARBY MAJOR ROADS

Street	Avg Daily Volume
Sawmill Road	27,995
Tuller Parkway	6,347
Route 161	16,553



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		7,115	57,617	153,249
Households (2024)		7,174	32,804	77,648
Avg Household Income (2024)		\$66,866	\$83,024	\$92,509

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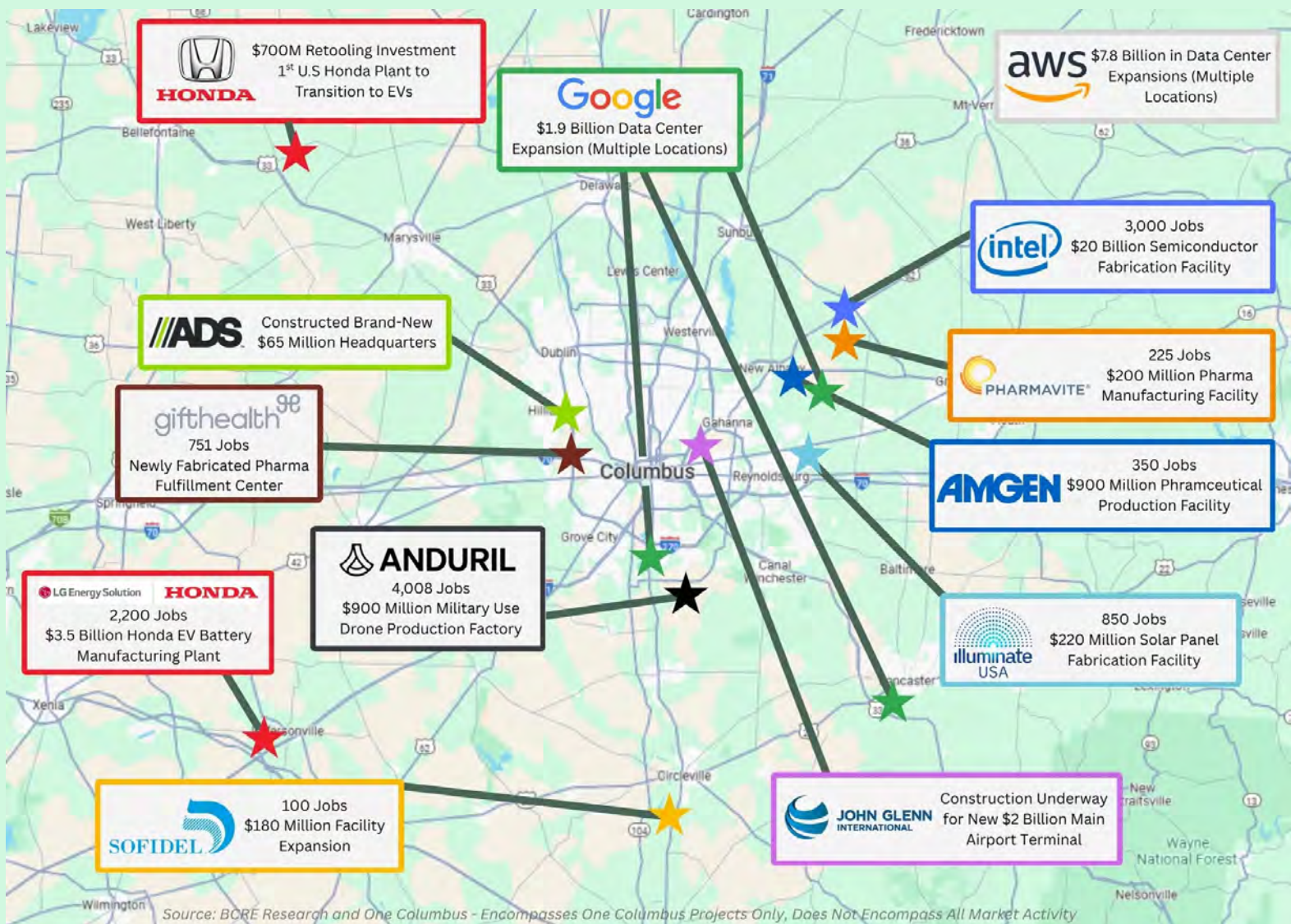
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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