

FOR LEASE



\$12.00/SF GROSS

457 Waterbury Court, Gahanna, OH 43230

Office Space for Lease - Suite D

- ±1,459 Sq Ft of lower level office space with 5 private offices
- Located near John Glen Airport with easy access to I-270
- Utilities, taxes, and common area maintenance INCLUDED
- Wide range of office businesses acceptable
- Select furniture is negotiable

Click Here For Video ▶

SANDRA AZEEZ

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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*

Property Information

Property Address:	457 Waterbury Court
Parcel:	025-009309-00
County:	Franklin
Township:	Mifflin
Unit/Suite:	D
Availability:	Immediately
Building SQ FT:	±8,664
Unit Sq FT:	±1,459
Occupancy of Building:	83.2%
Year Built:	1990
Lease Rate:	\$12.00/ Sq Ft
Utilities:	Included
Restrooms:	Shared , Located in Common Area
Janitorial:	Common Areas Only
Parking:	Plenty
Signage:	Marque in Lobby

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Shared Entry



Private Entry

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Common Spaces



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Unit D



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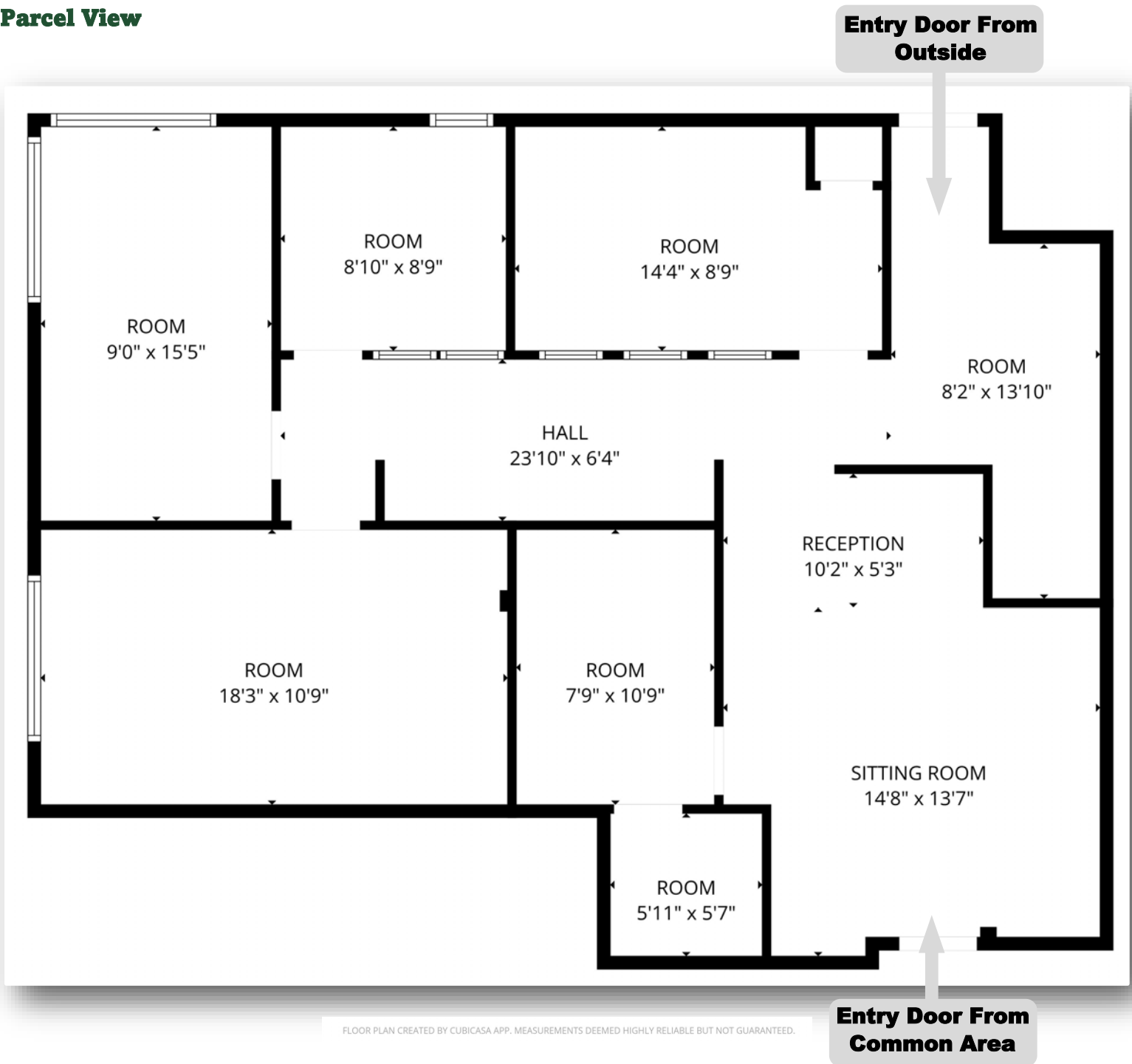


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Parcel View



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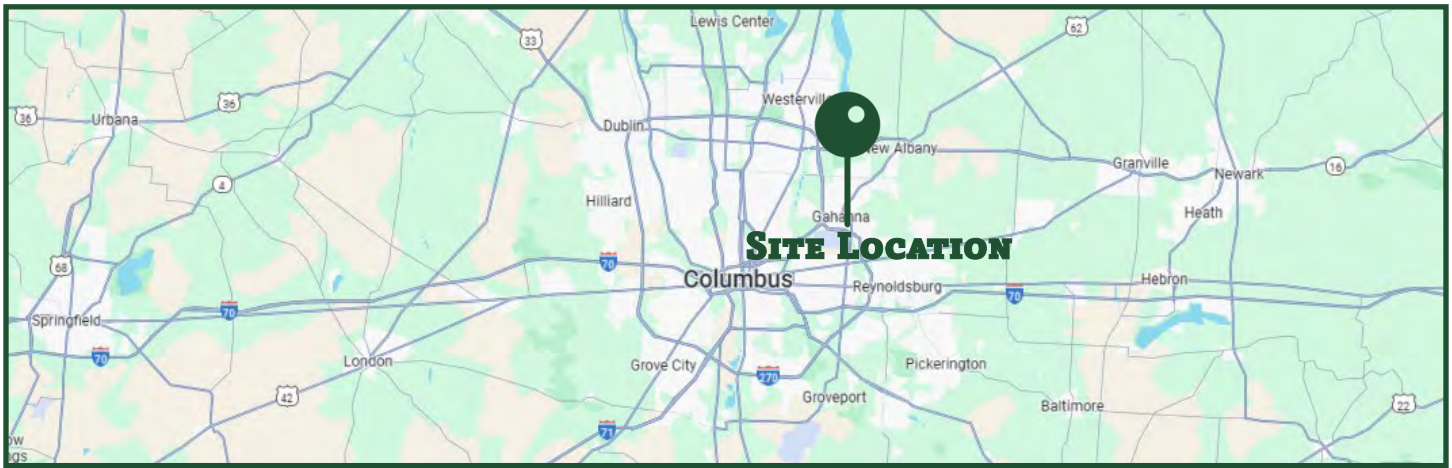
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TRAFFIC OVERVIEW (2025)

Street	Avg Daily Volume
Hamilton Road - Morrison Rd	32,976
S Hamilton Rd - I-270	25,089
Morrison Road - Offcenter Pl	16,265

Nearby Major Roads and Highways:



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		3,672	29,497	123,638
Households (2023)		3,967	20,261	66,154
Avg Household Income (2024)		\$71,070	\$71,002	\$65,296

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Regional Overview

Gahanna, recognized as one of Ohio Magazine's 'Best Hometowns,' boasts over 750 acres of parkland, vibrant neighborhoods, and ample opportunities for business growth. Its rich heritage and diverse community create a welcoming atmosphere with unique historic sites, excellent dining options, eclectic shops, and expansive green spaces. Just eight miles from downtown Columbus and a short drive from John Glenn International Airport, Gahanna is ideally situated for both business and leisure travelers. Emphasizing community, family, and enjoyment, Gahanna hosts numerous seasonal and special events throughout the year. Explore Creekside Park, featuring picturesque waterfalls, paddleboat rides, and a variety of dining options. Discover the Ohio Herb Center, tour local wineries, and attend exciting premier events.



35,715

Residents (2024)



14,353

Households (2024)



\$89,945

Median Income (2024)



7.33%

Growth Rate to
Year Prior (2024)



50 (774 AC)

Parks



\$256,868

Median Home Value
(2024)

Top Investors and Employers

GAP

intel

**AMERICAN
ELECTRIC
POWER**

Huntington

Whirlpool
CORPORATION

DSW
DESIGNER SHOE WAREHOUSE™

VERTIV

HYPERION
Materials & Technologies

amazon

Walmart

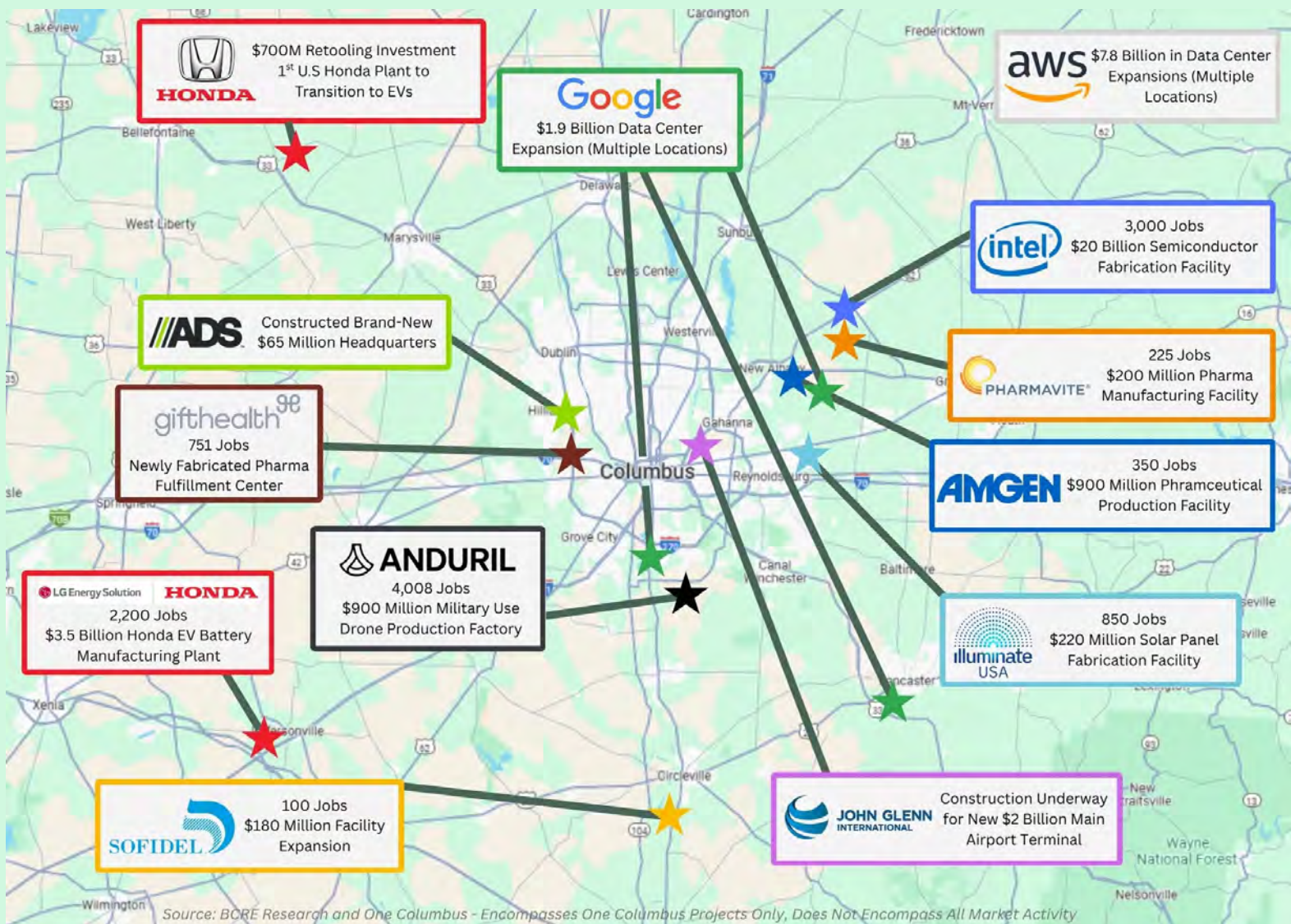
TARGET

Lbrands

THE INFORMATION/IMAGES WERE GATHERED FROM www.gahanna.gov and Visit Gahanna

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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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Disclaimer And Confidentiality Agreement - Continued -

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

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