



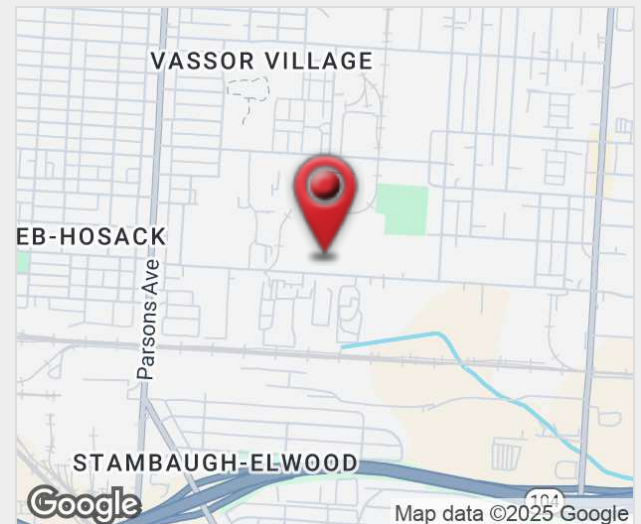
670 Marion Rd

Columbus, Ohio 43207

Property Features

- Strategic Location to Construction Sites at Airport/Children's & OSU Hospital/Intel
- Most Competitive Rate in Central Ohio for Comparable Space
- \$3.00 Rate Years 1 and 2 for Qualified 5 Year Lease
- 12,000 SF Office Also Available
- New Management Committed to Exterior Enhancements & Competitive Lease Rates
- Ample IOS Storage
- LED Motion Activated Lights
- Sprinklered / 3 Phase Power
- Five Dock Doors | One Drive In Door (Expandable)
- 18' Clear Height
- Exterior Building Improvements also Being Made Along Marion Road
- Just Minutes to Route 104, I-71 and I-270

Lease Rate: \$4.90 SF/Yr (MG) Full Bldg. Rate



For more information:

Mike Semon

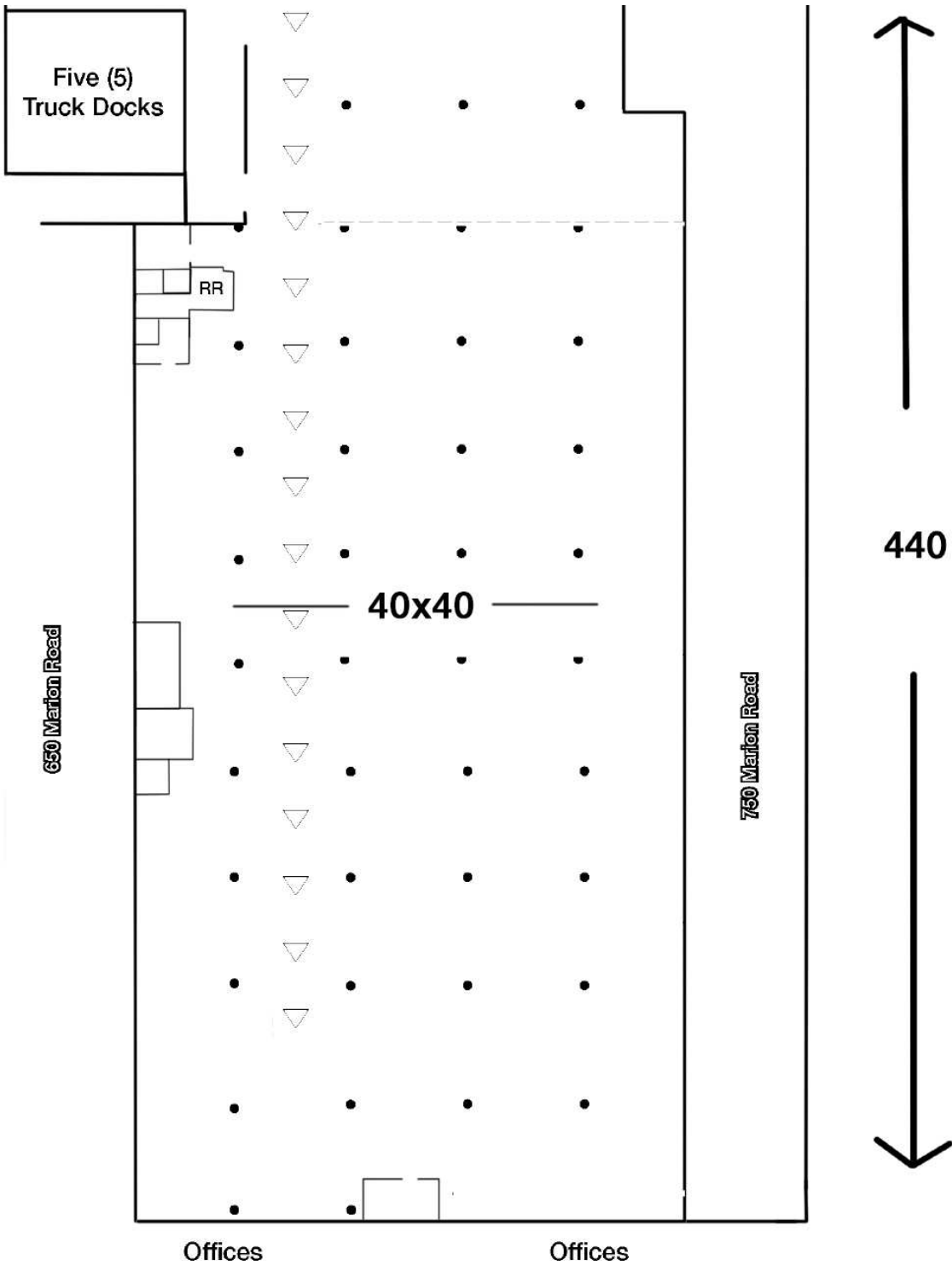
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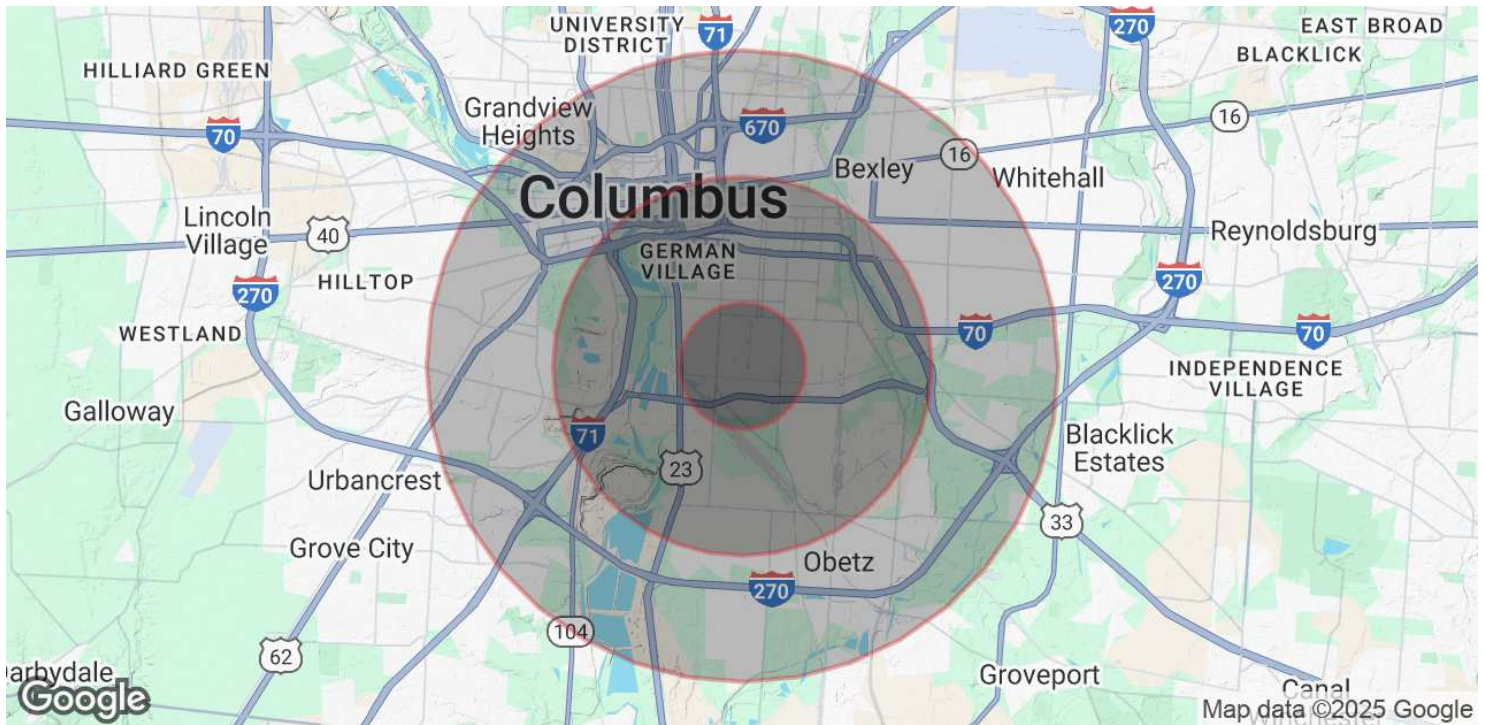
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,042	85,135	208,618
Average Age	36.0	36.7	35.0
Average Age (Male)	33.1	35.3	34.4
Average Age (Female)	37.5	37.5	35.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,149	36,472	87,420
# of Persons per HH	2.7	2.3	2.4
Average HH Income	\$36,181	\$47,707	\$52,899
Average House Value	\$79,525	\$148,303	\$153,471

2020 American Community Survey (ACS)