

**FOR SALE**



**1265 Bethel Rd, Columbus, OH 43220**

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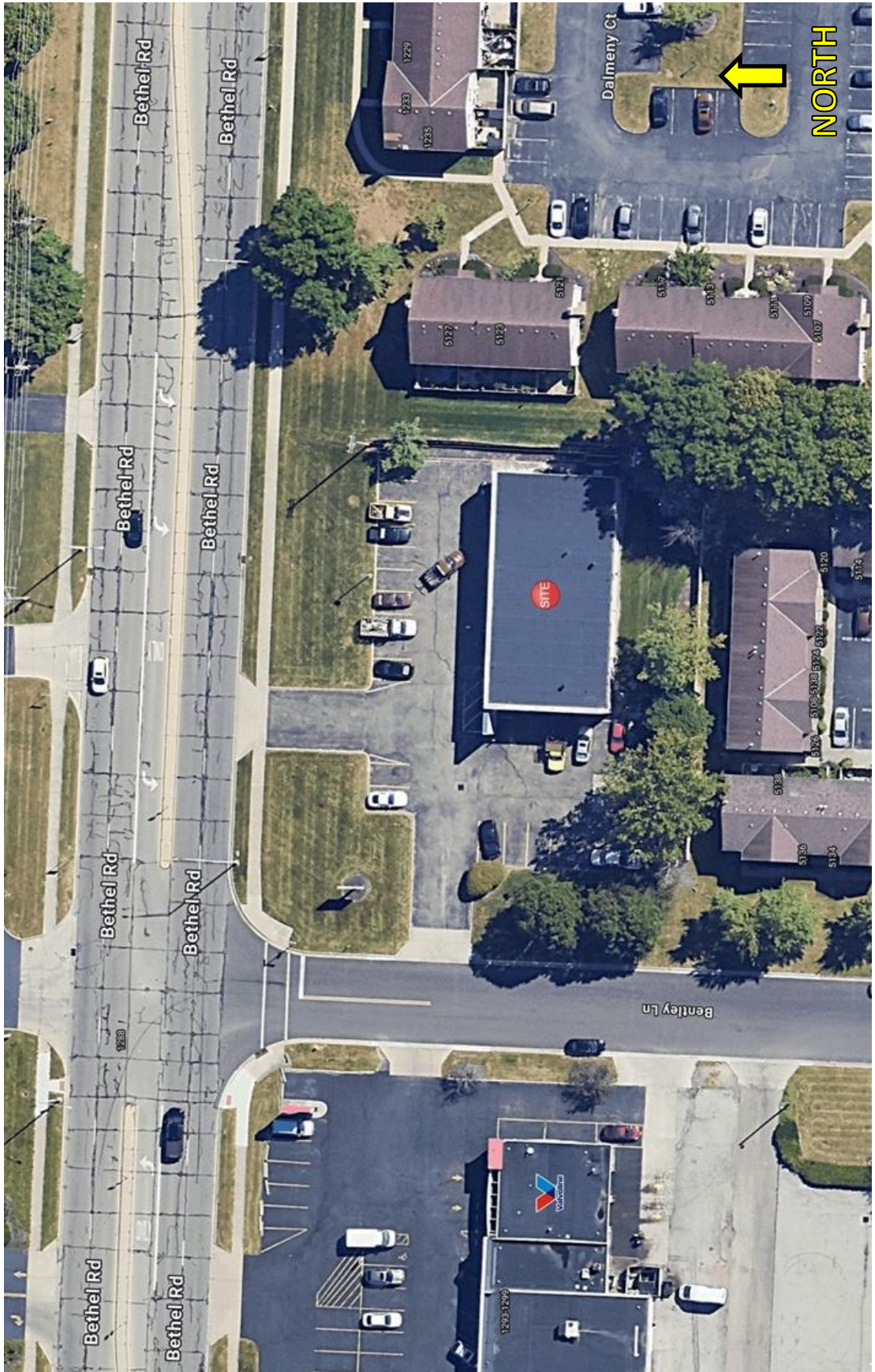
- Asking \$1,500,000.00
- Acreage: 0.74Acres +/-
- 4,704 SQFT Building; Former Auto Mechanic
- Access off of Bethel Rd. and Bentley Ln
- 1.2 Miles from SR 315
- Nearby Tenants: Dunkin, Valvoline, Sheetz, Starbucks, Fifth Third Bank
- Traffic Counts: Bethel Rd. 30,180 VPD



**CARDINAL**  
COMMERCIAL REAL ESTATE

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>10 Mile</b>
Total Population:	15,410	98,563	311,379	996,785
Daytime Demographics:	10,351	65,622	241,062	783,982
Total Households:	8,096	46,081	134,996	419,391
Avg. Household Income:	\$97,380	\$131,403	\$117,845	\$116,992

AERIAL





# 1,3,5,10 Mile Radius

