

# FOR SALE

461 BEECHER ROAD, GAHANNA, OHIO 43230







# A Rare Opportunity

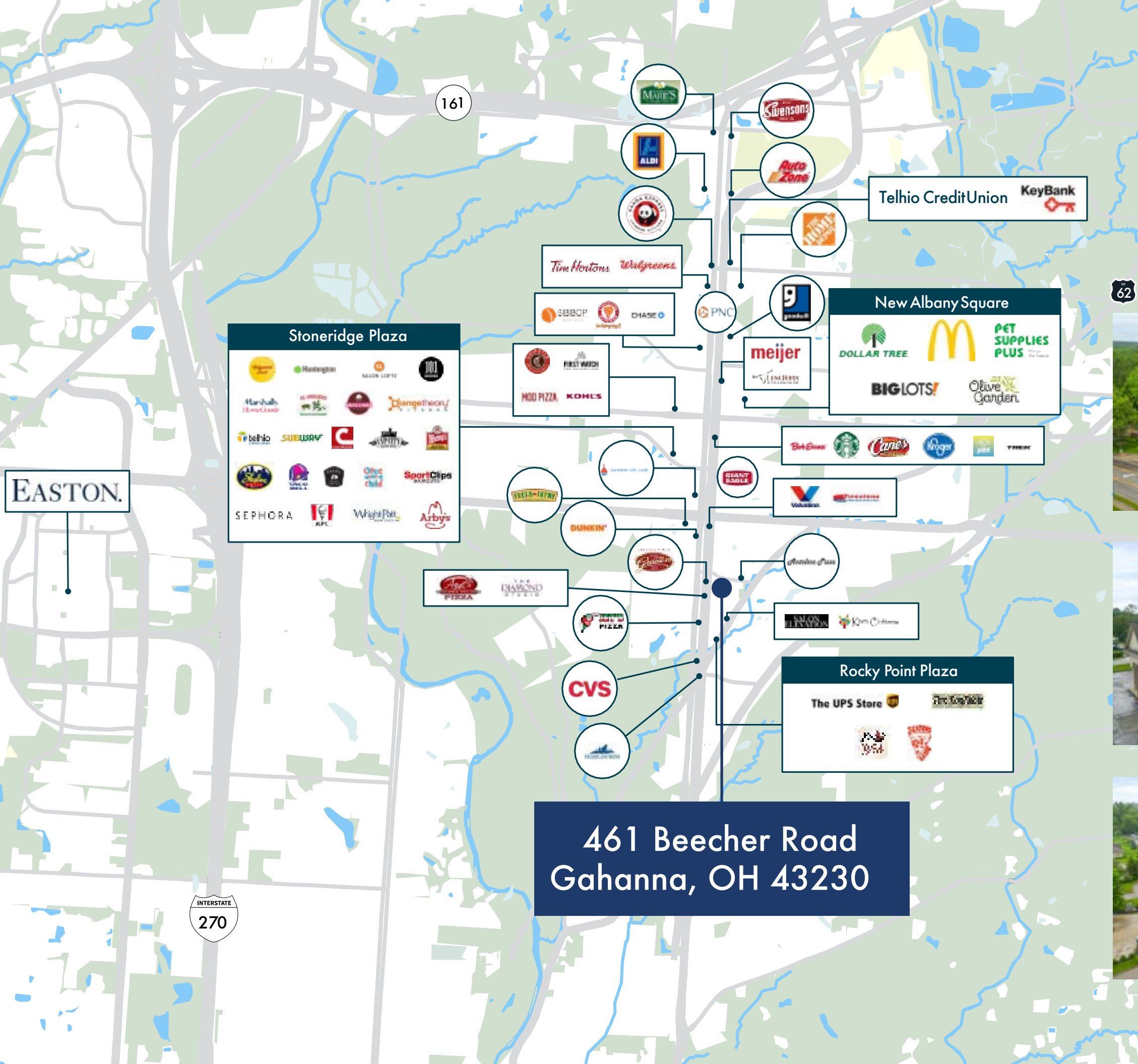


- 14,095 S.F. Class A office/retail building
- Rare owner occupant opportunity
- Ability to multi-tenant if needed
- Premium finishes throughout
- Efficient balance of private offices and open space
- Passenger elevator serves all three levels
- Three lane canopy drive-thru
- Outdoor patio area
- Building and monument signage opportunities
- 48 on-site parking spaces
- Situated on 1.695 acre | built in 2006
- Zoned neighborhood commercial
- Approved uses include but are not limited to: professional office, medical office, child/adult daycare, privately owned schools, restaurant, small-scale retail

**SALE PRICE: \$2,490,000**



# Nearby Amenities

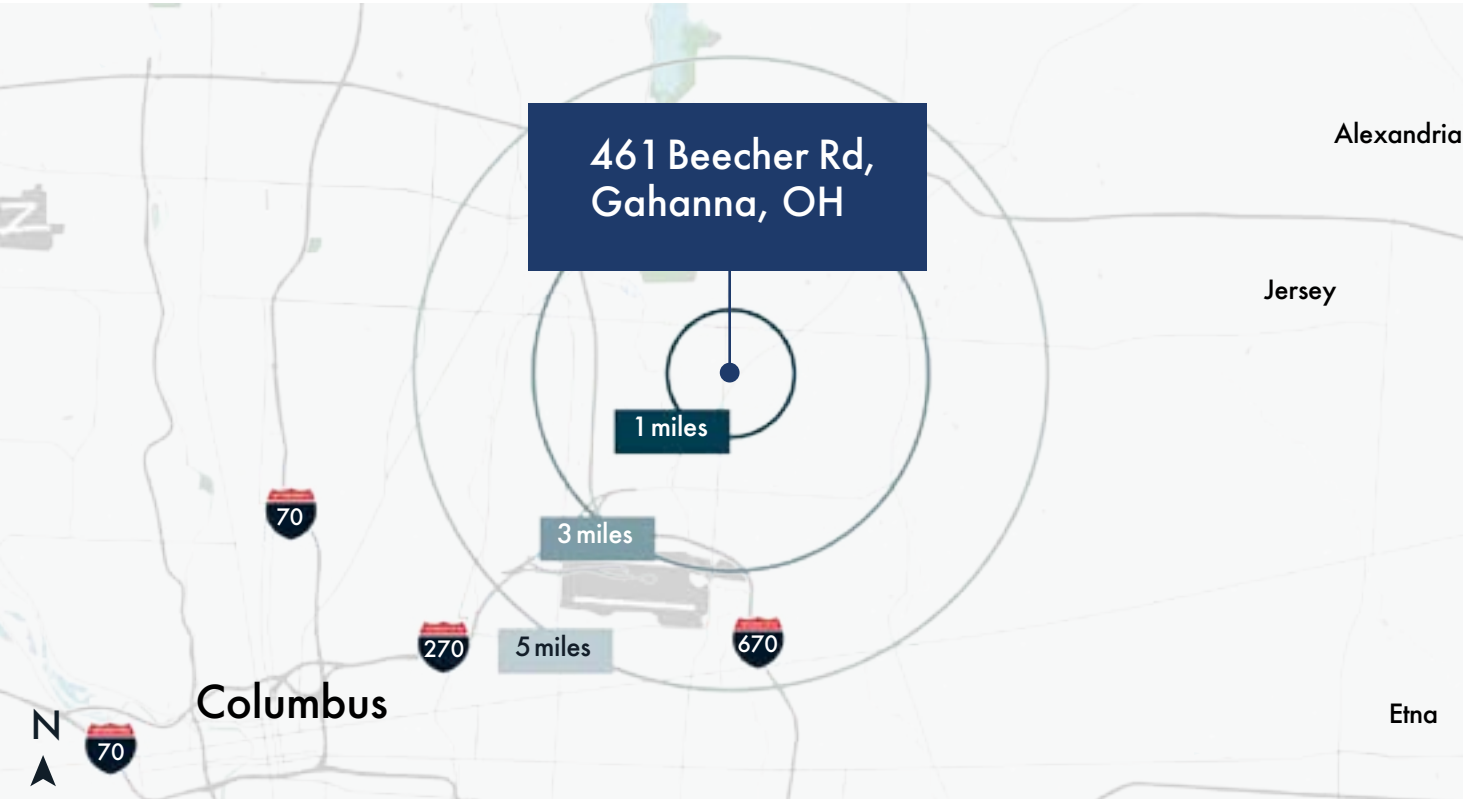




# Ideal location



# Demographics



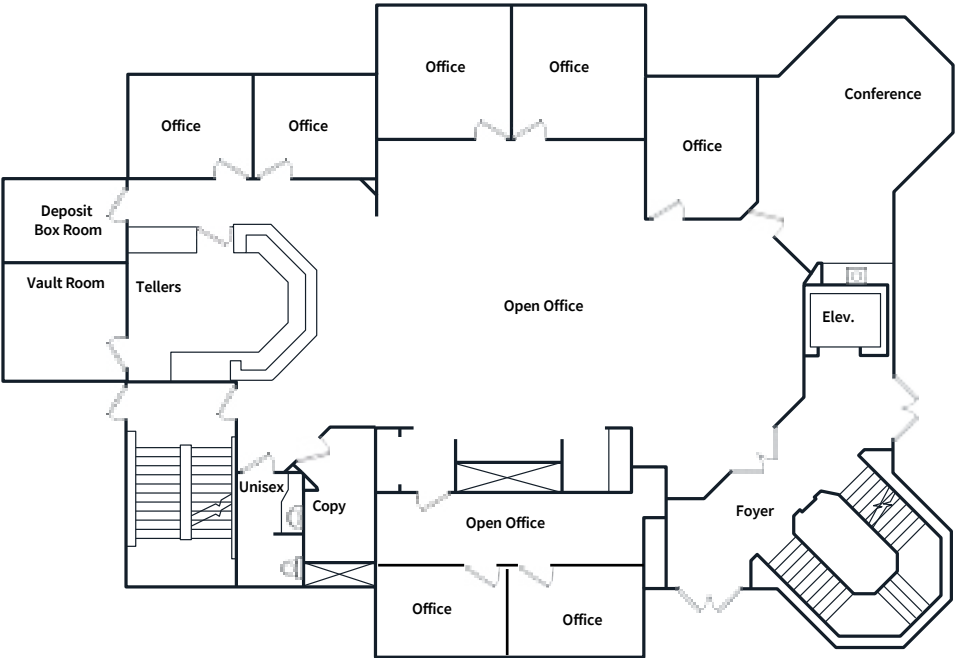
	1 mile	3 miles	5 miles
<b>Population</b>			
Total population	9,979	72,931	189,978
Average age	43	39	38
Average age (male)	41	38	37
Average age (female)	44	41	39
<b>Households &amp; income</b>			
Total households	4,363	30,349	76,817
# of persons per HH	2.3	2.4	2.5
Average HH income	\$134,212	\$132,797	\$113,869
Average house value	\$396,164	\$395,469	\$345,095



# First Floor | 4,888 SF

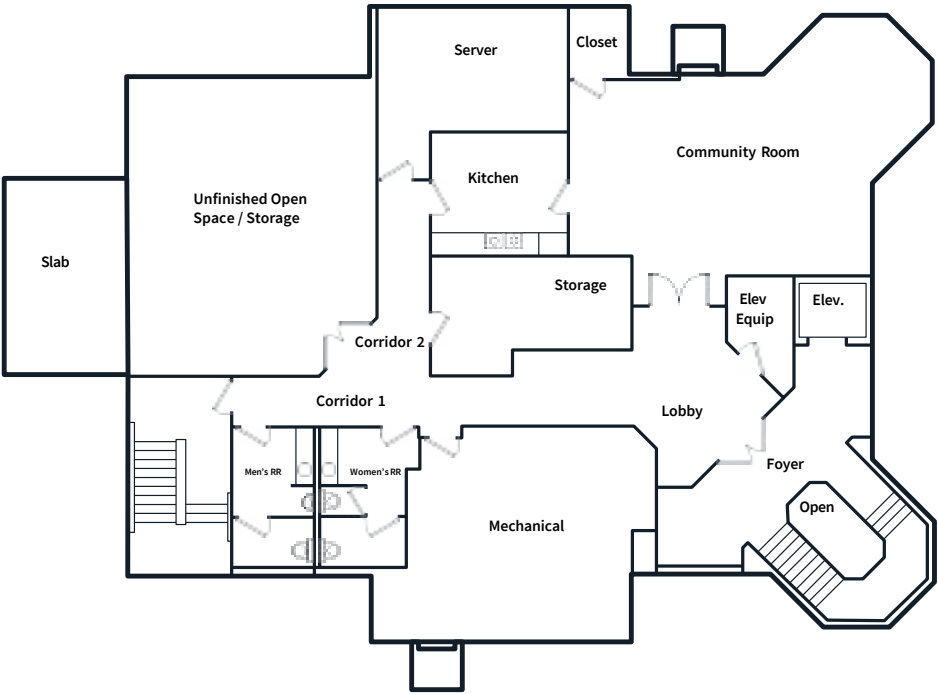
- (7) Executive office
- (1) 8 to 12 seat conference room

Virtual Walkthrough



# Lower Level | 4,319 SF

Virtual Walkthrough

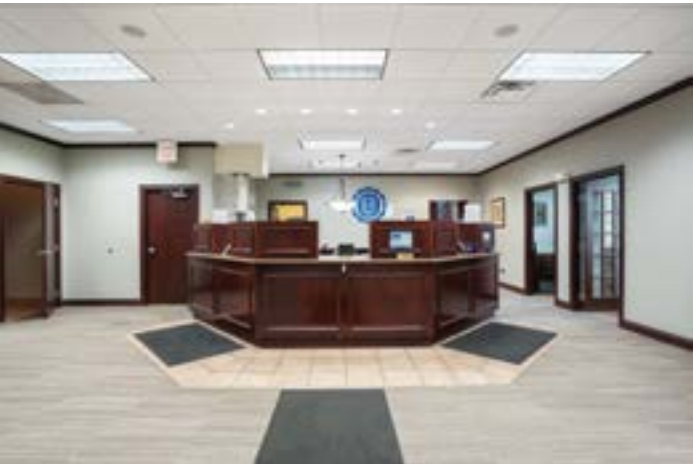
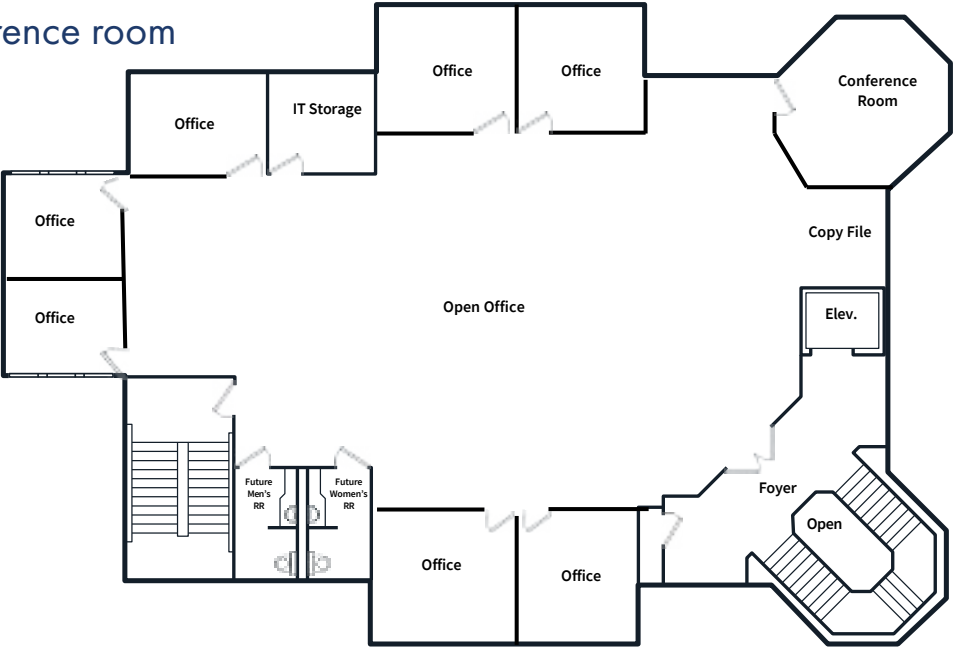


# Second Floor | 4,888 SF

(Move-in ready/Fully furnished)

- (7) Executive office
- (1) 8 to 12 seat conference room
- (20) Workstations

Virtual Walkthrough











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