



# 3825 Columbus Road SW | Building F

Granville, OH 43023



## Offering Summary

|                |                   |
|----------------|-------------------|
| Lease Rate:    | Negotiable        |
| Building Size: | 26,689 SF         |
| Available SF:  | 26,689 SF         |
| Lot Size:      | 34.67 Acres       |
| Zoning:        | M-1               |
| APN:           | 019-043044-00.000 |

## Property Overview

A spacious office building designed for productivity, comfort, and professional presentation. Offering 26,689 SF of versatile office space, the building supports a wide range of business operations with 3-phase electrical, a welcoming reception and waiting area, multiple private offices, conference space, workstations, kitchenette, break rooms, and lounge areas. Ample natural light throughout the building creates an inviting work environment, while landscaped surroundings, generous on-site parking, and available road and building signage add convenience and visibility. This well-appointed office setting offers the space, functionality, and flexibility businesses need to operate with confidence.

## Location Overview

Located within Granville Business Park in Granville Township, the area offers a highly visible setting along Columbus Road with excellent access to SR-161, State Route 16, and I-70. With close proximity to the Intel New Albany Campus, Denison University, and John Glenn Columbus International Airport, this connected Granville location supports efficient travel for employees, clients, and regional business operations.





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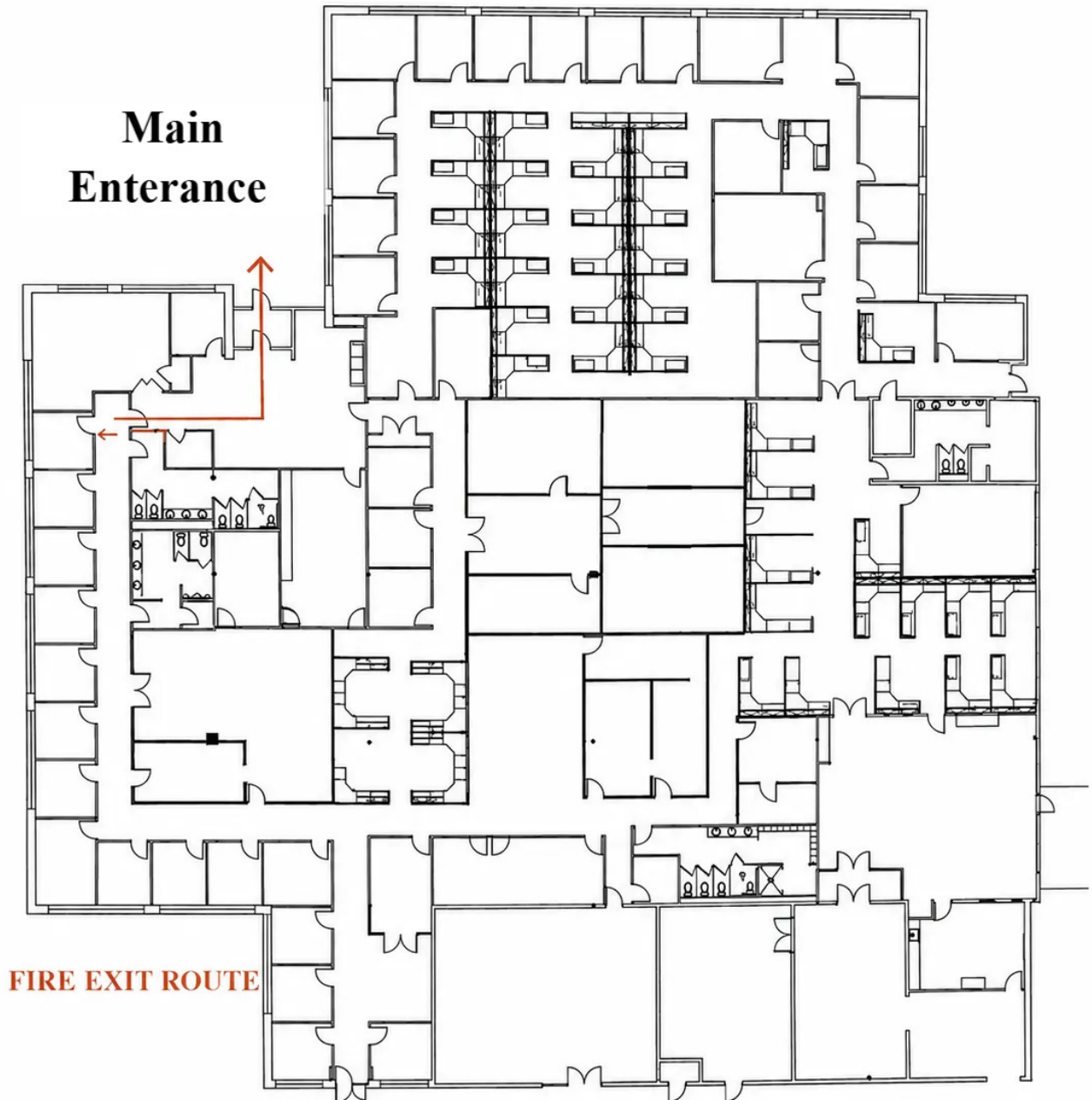
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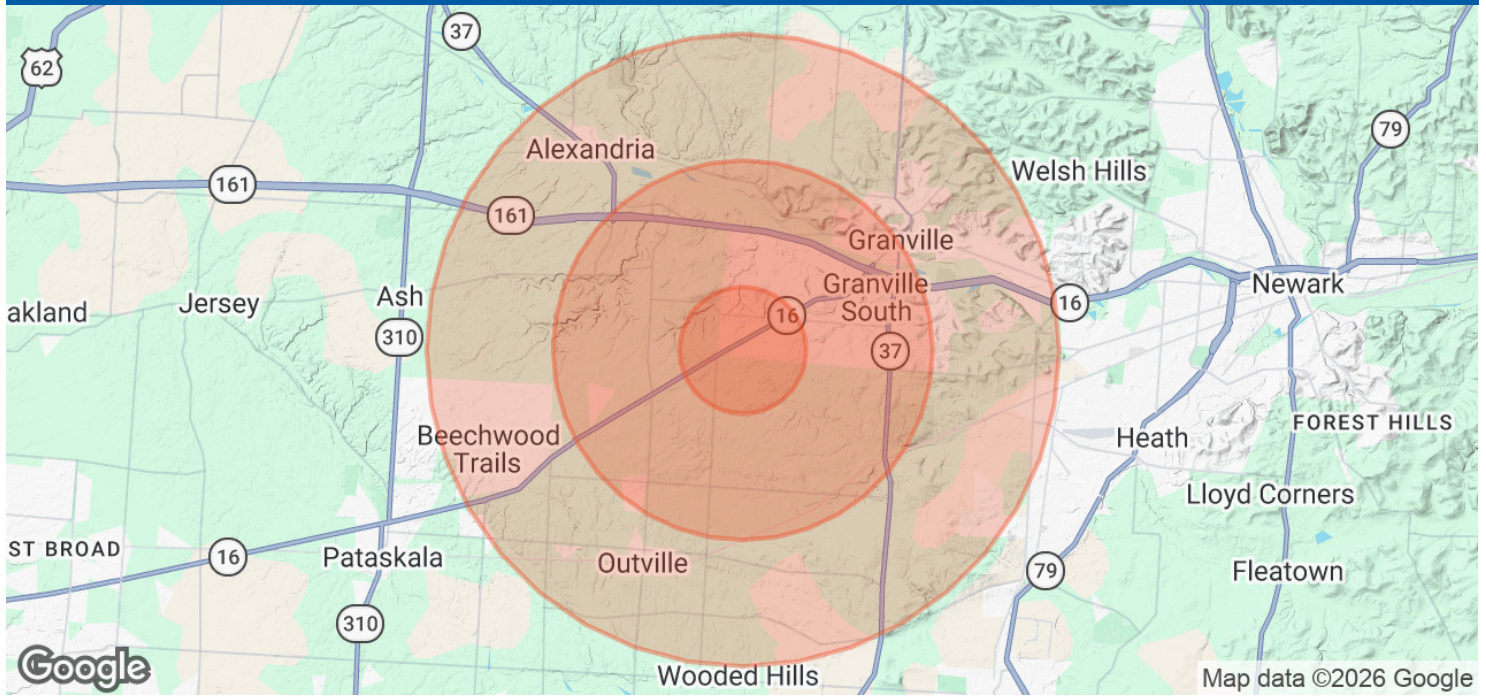






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### Population

|                      | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 650    | 7,189   | 24,222  |
| Average Age          | 41.2   | 38.0    | 38.6    |
| Average Age (Male)   | 39.0   | 36.7    | 37.3    |
| Average Age (Female) | 44.0   | 39.2    | 39.7    |

### Households & Income

|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 223       | 2,467     | 8,101     |
| # of Persons per HH | 2.9       | 2.9       | 3.0       |
| Average HH Income   | \$178,401 | \$160,873 | \$150,468 |
| Average House Value | \$443,313 | \$440,921 | \$404,256 |

2023 American Community Survey (ACS)

