



## 9015 Antares Ave

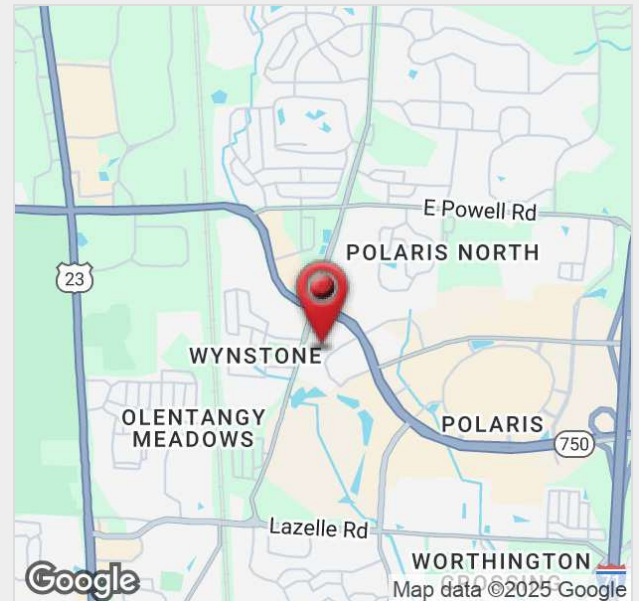
Columbus, Ohio 43240

### Property Features

- Prime Polaris Area Location
- Owner-Occupant Opportunity
- 5,130 SF Single Story Building
- Ideal for Flex, Office or Retail
- One Drive-In Door
- 9'-10' Ceiling Height
- 3-Phase Power
- Monument Signage
- 33 On-Site Parking Spaces (5.1/1,000 SF Ratio)
- Situated on 1.5 Acres | Built in 1993
- Zoned Limited Manufacturing
- Over 40,000 VPD on Polaris Parkway
- Minutes from Rt-23 and I-71
- Numerous Amenities Nearby

**Sale Price: \$1,025,000**

**[www.PolarisCommercial.com](http://www.PolarisCommercial.com)**



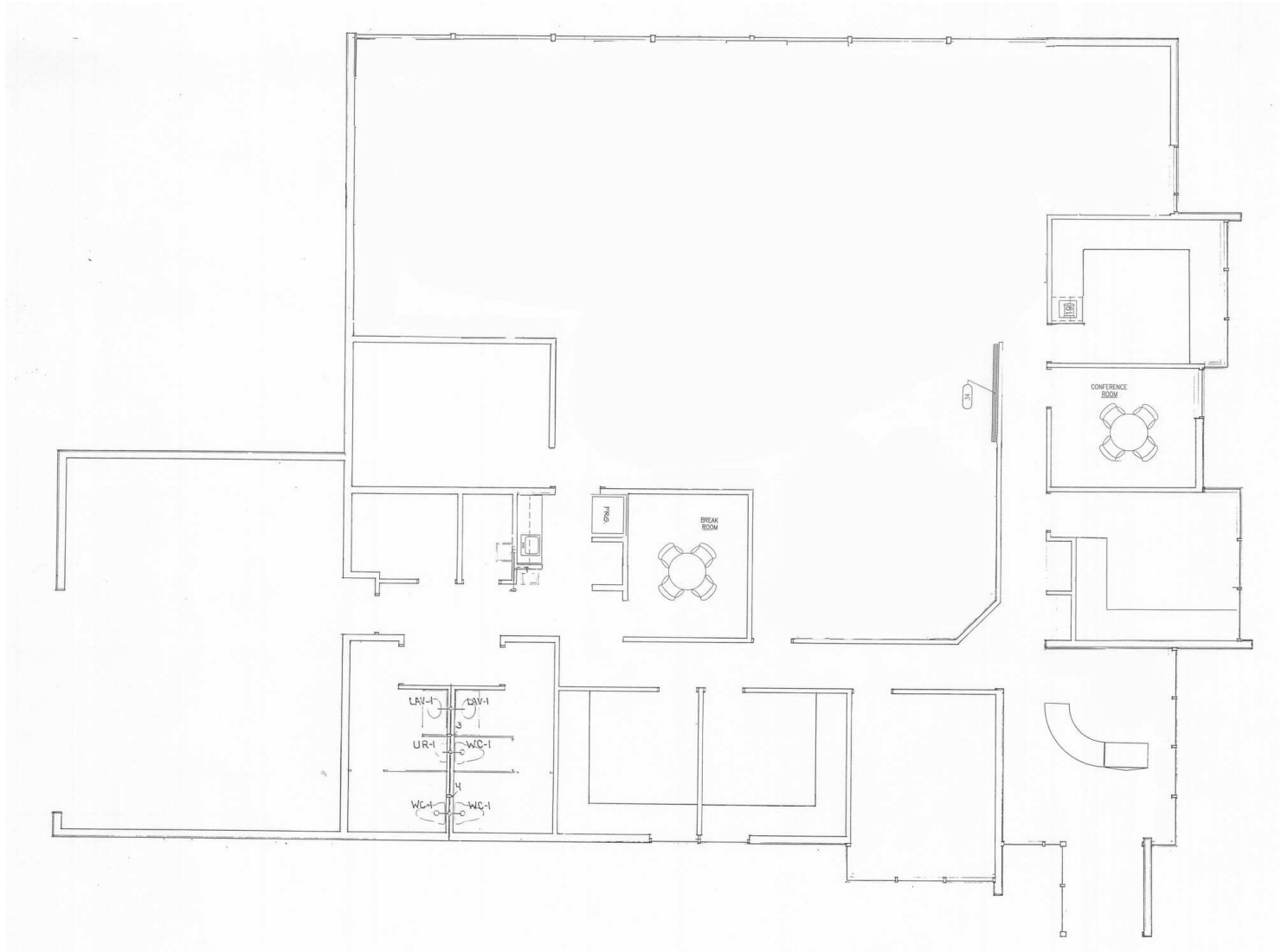
For more information:

**Chad Boggs**

614 629 5261 • [cboggs@ohioequities.com](mailto:cboggs@ohioequities.com)

**Matt Gregory, SIOR, CCIM**

614 629 5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)



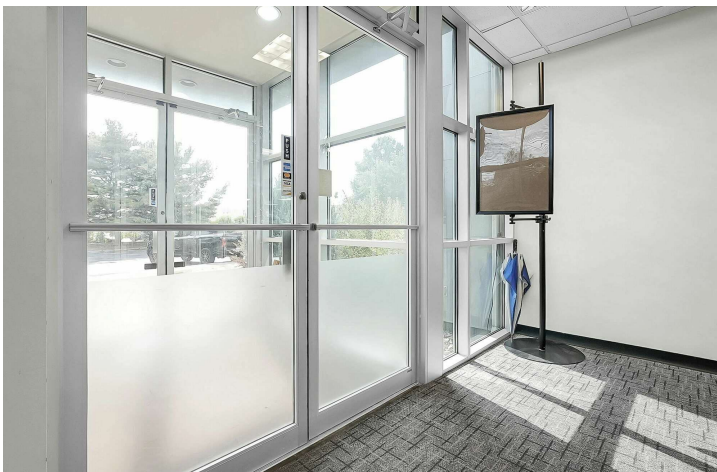


### RECENT CAPITAL IMPROVEMENTS/REPAIRS

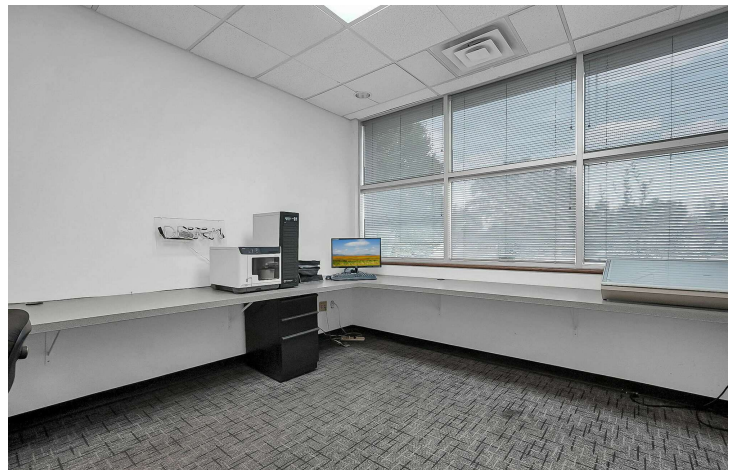
- ▶ Both Furnances Replaced January 24, 2018
- ▶ AC Unit 1 Replaced June 28, 2017
- ▶ AC Unit 2 Replaced July 12, 2024
- ▶ Parking Lot Resurfaced October 2024
- ▶ Roof Replaced in 2007/2008



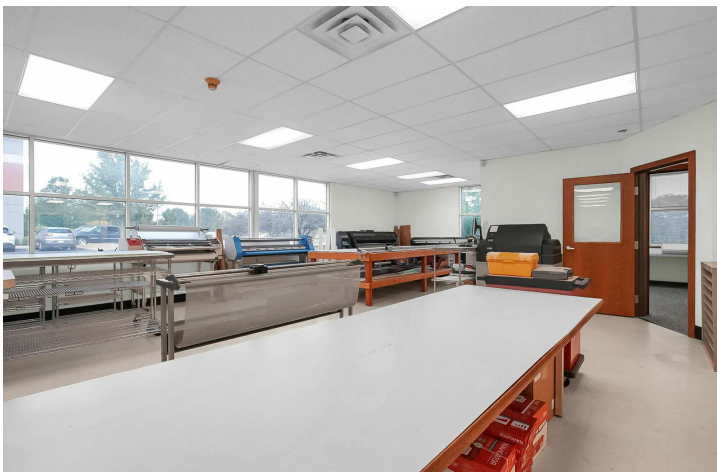


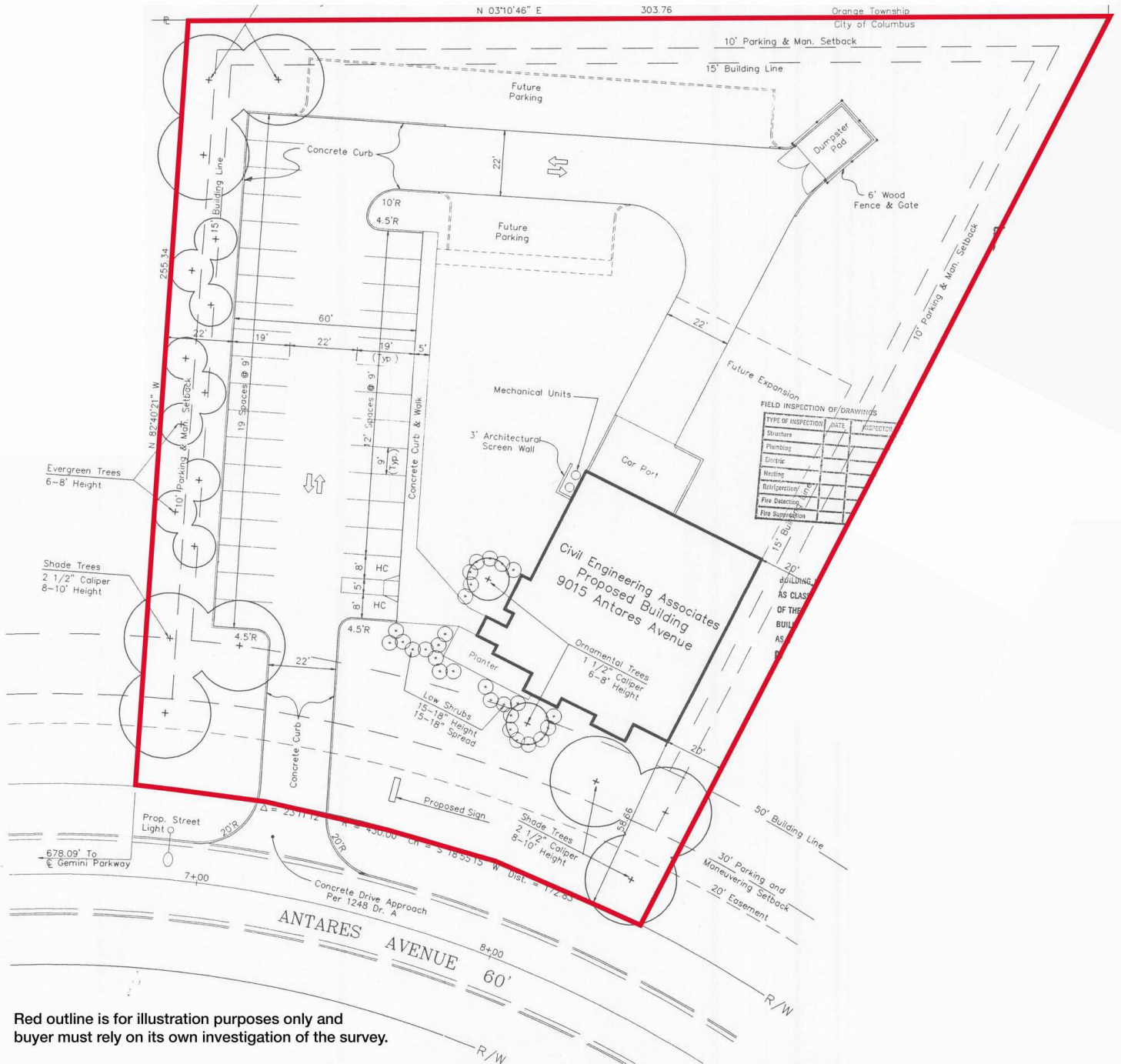








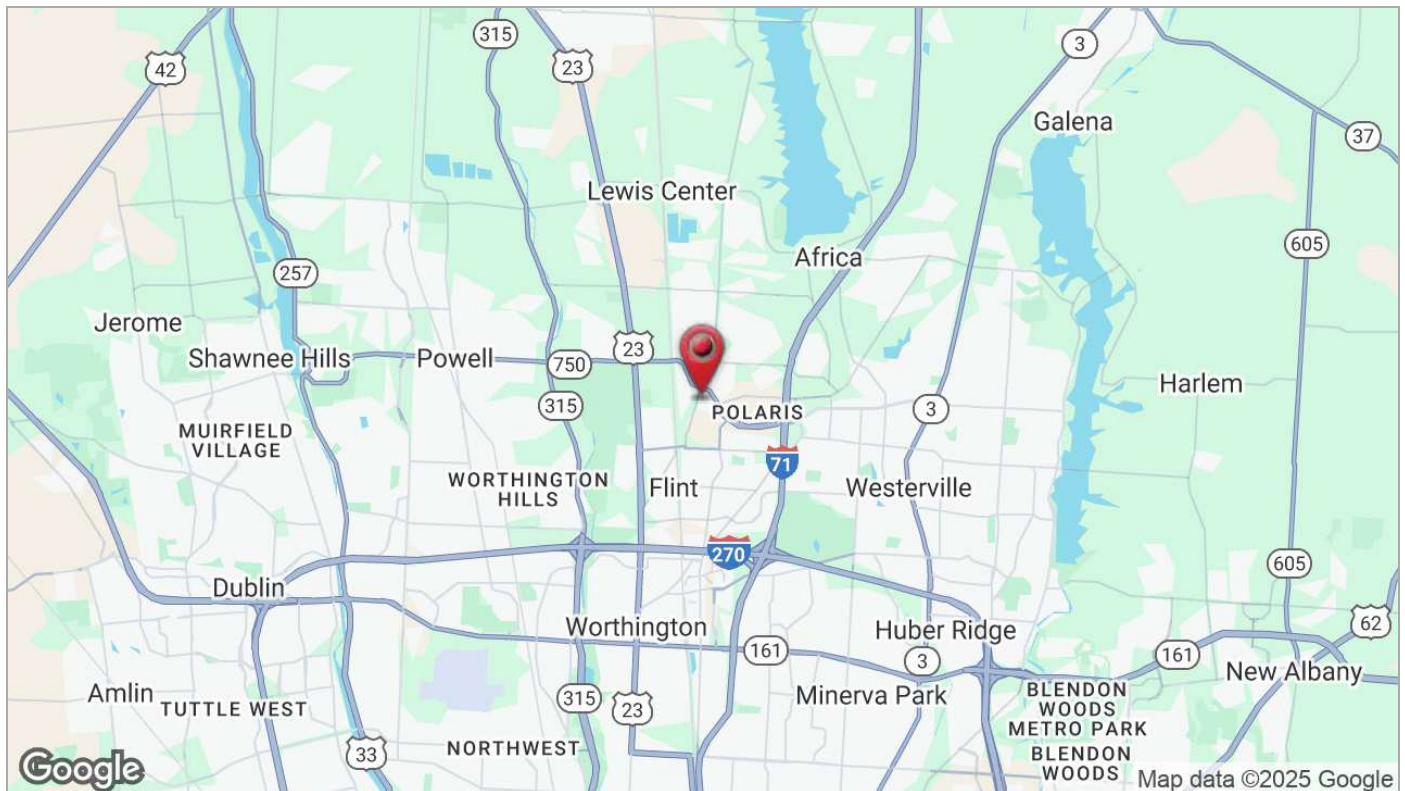
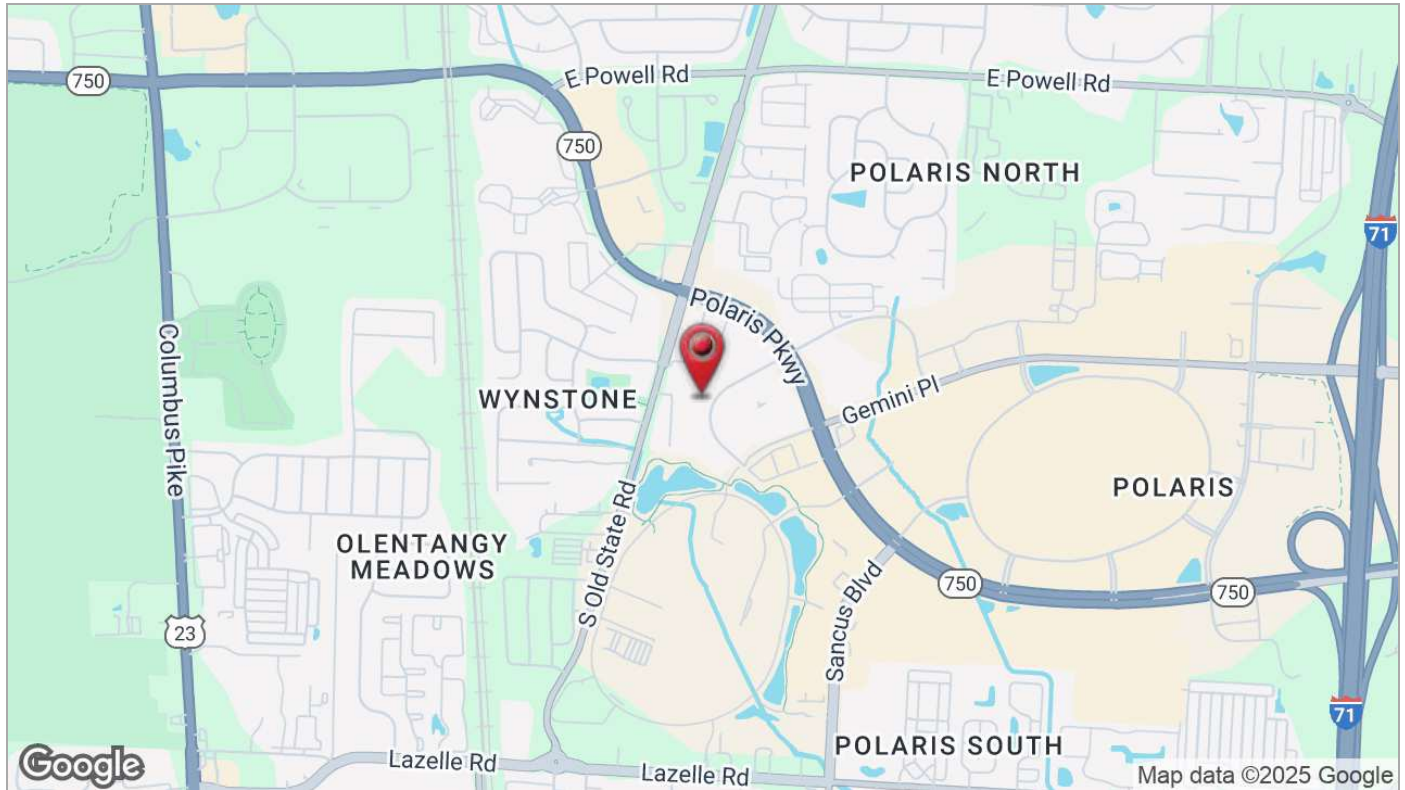




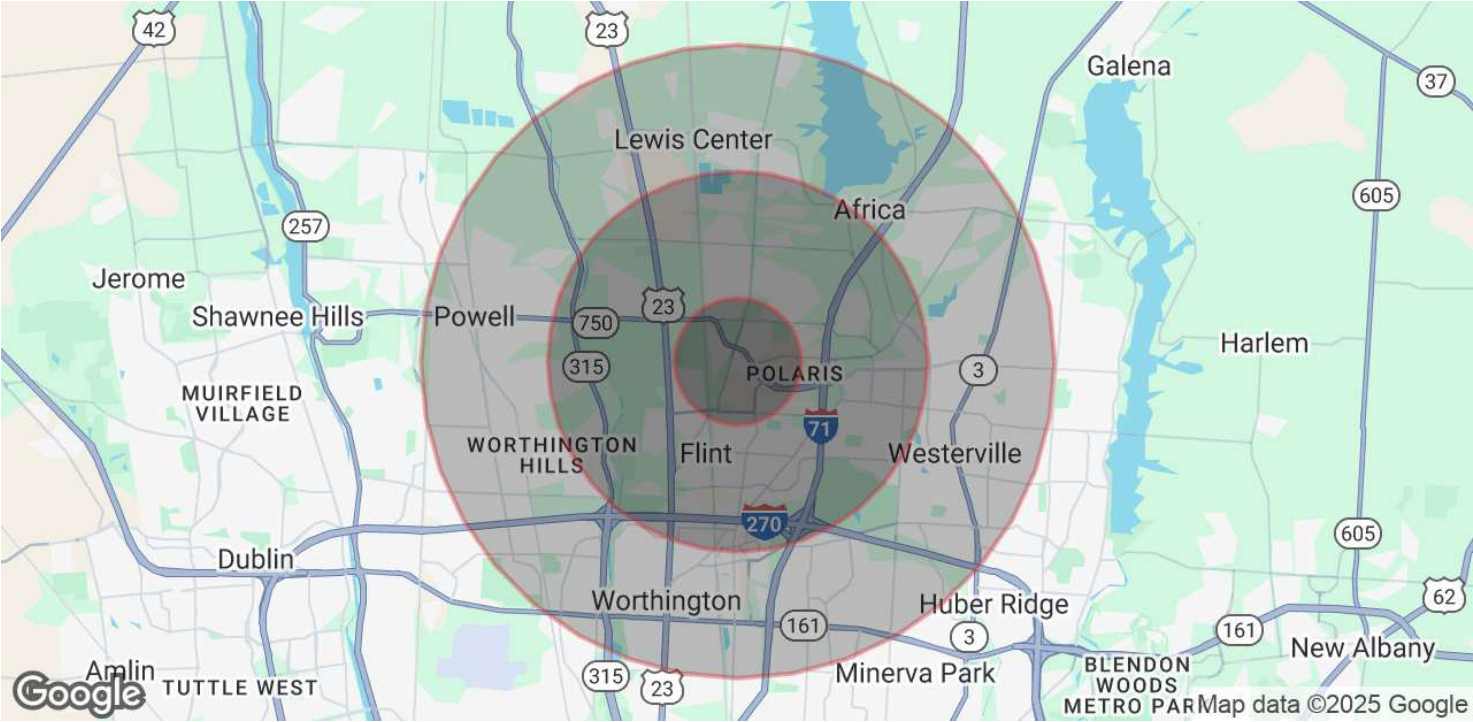












POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,775	73,791	205,488
Average Age	35	37	38
Average Age (Male)	34	36	37
Average Age (Female)	35	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,158	29,578	79,129
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$113,294	\$140,564	\$141,221
Average House Value	\$359,591	\$401,440	\$400,660

Demographics data derived from AlphaMap