



Exchange I

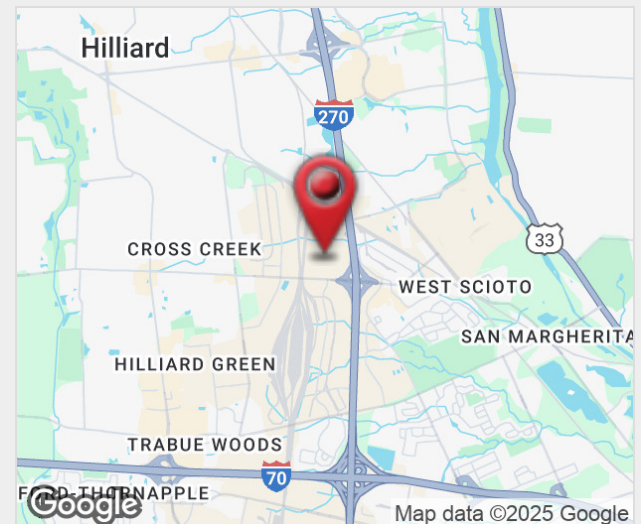
2549 Westbelt Dr, Columbus, Ohio 43228

Property Features

- ±6,766 SF Office/Warehouse Unit
- ±1,187 SF Office Space
- 2 Restrooms
- 1 Dock Door
- 18' Clear Height
- LED Lighting
- Located Just Off the High-Traffic I-270/Roberts Road Interchange: 26,000± VPD
- Professionally Managed by The Meritex Company

Lease Rate: \$11.00 SF/Yr (NNN)

OPEX: \$3.19 PSF



For more information:

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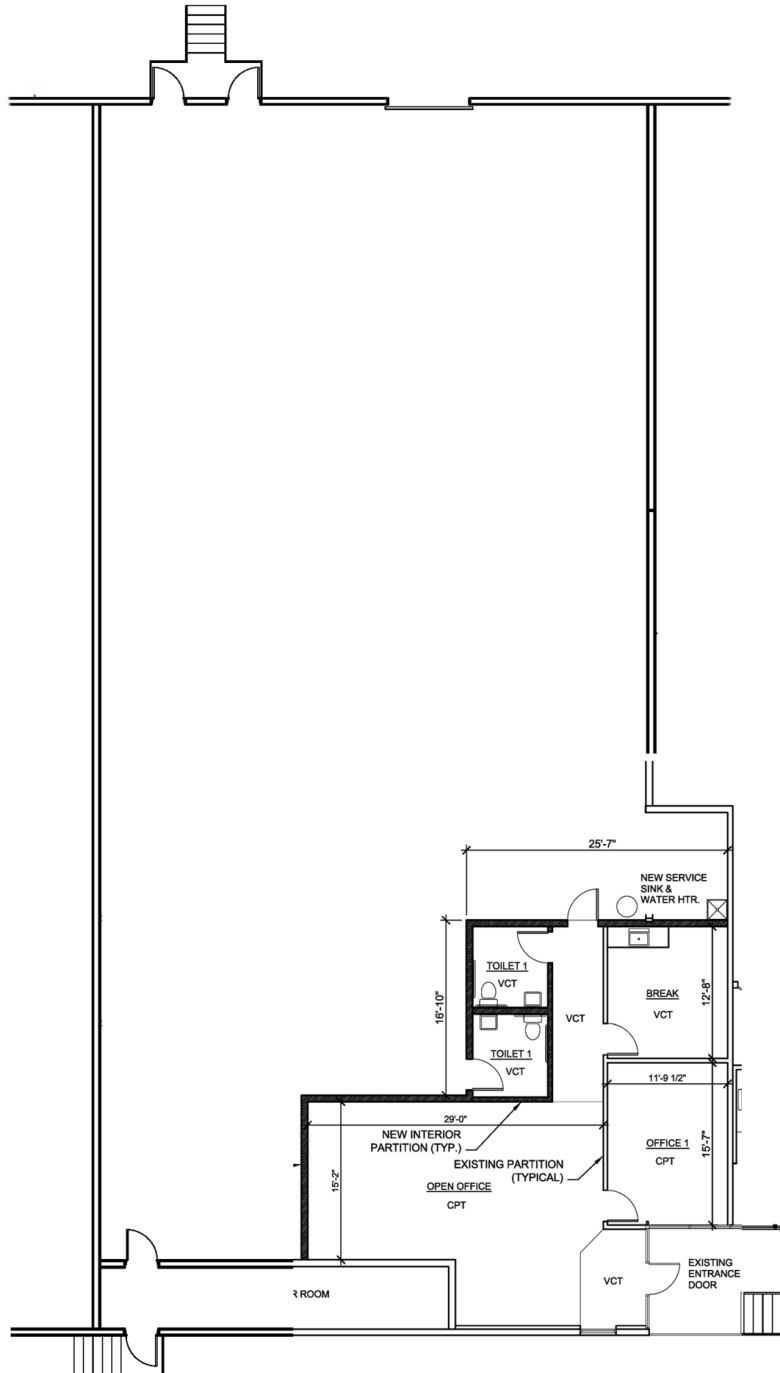
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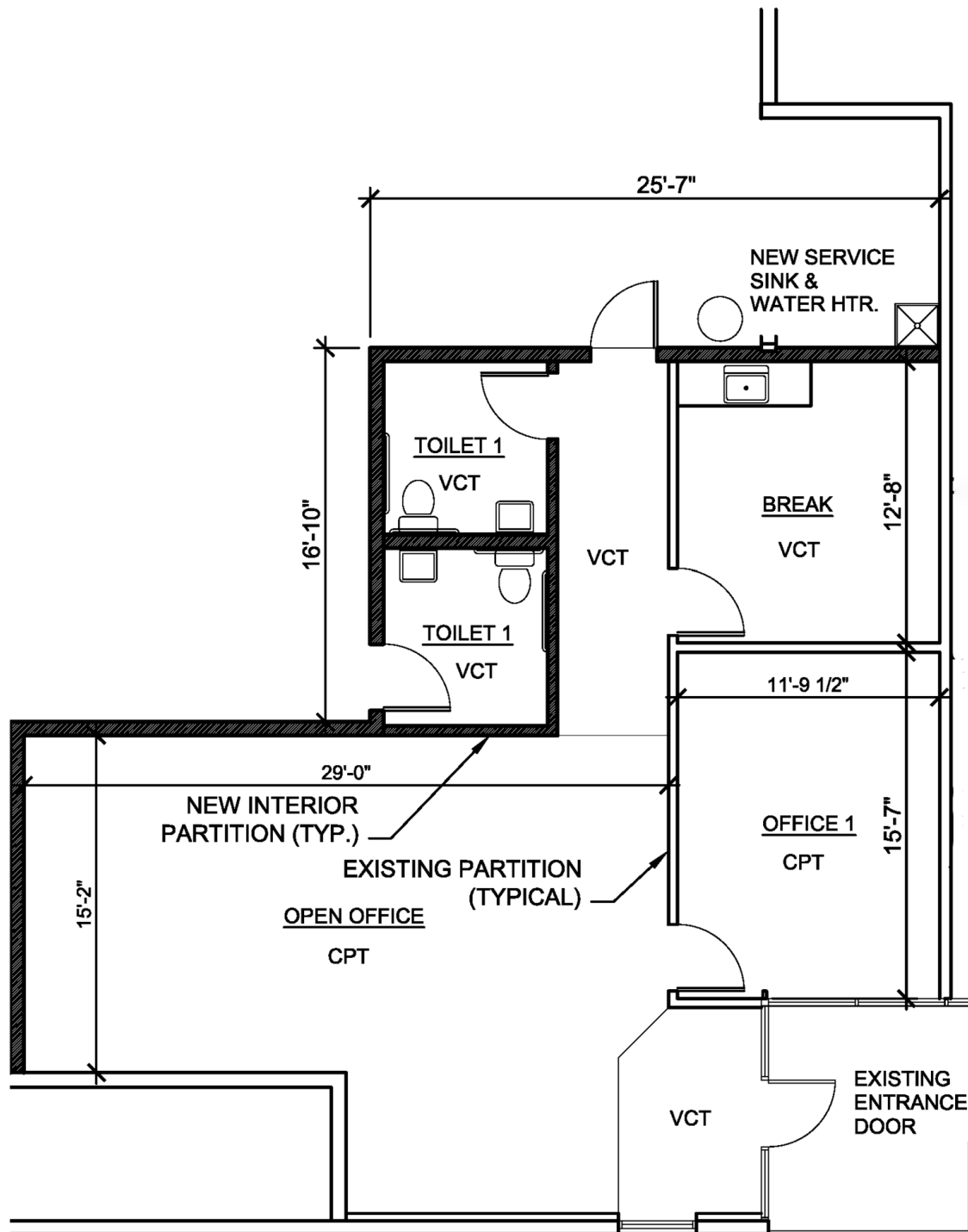
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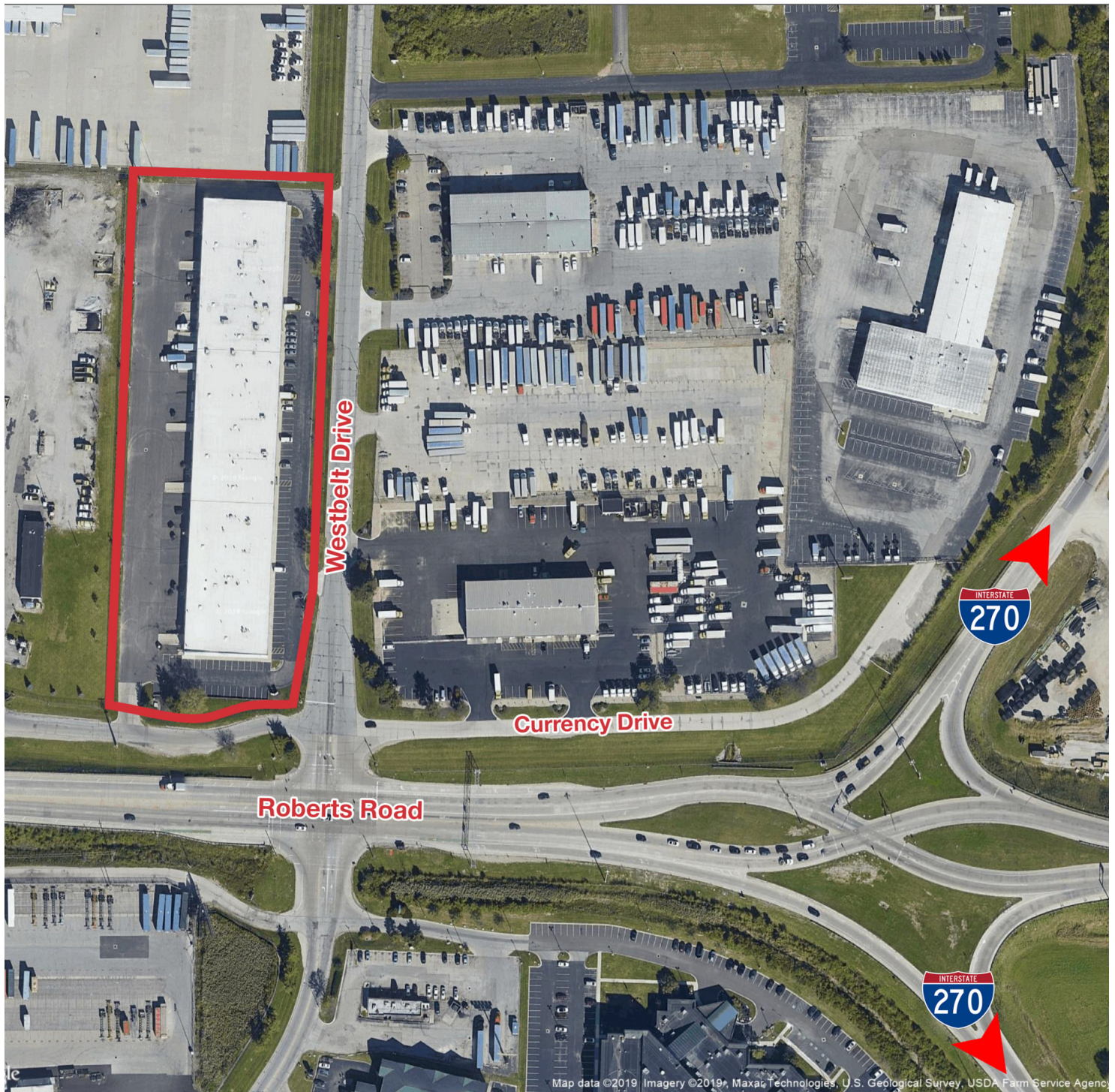


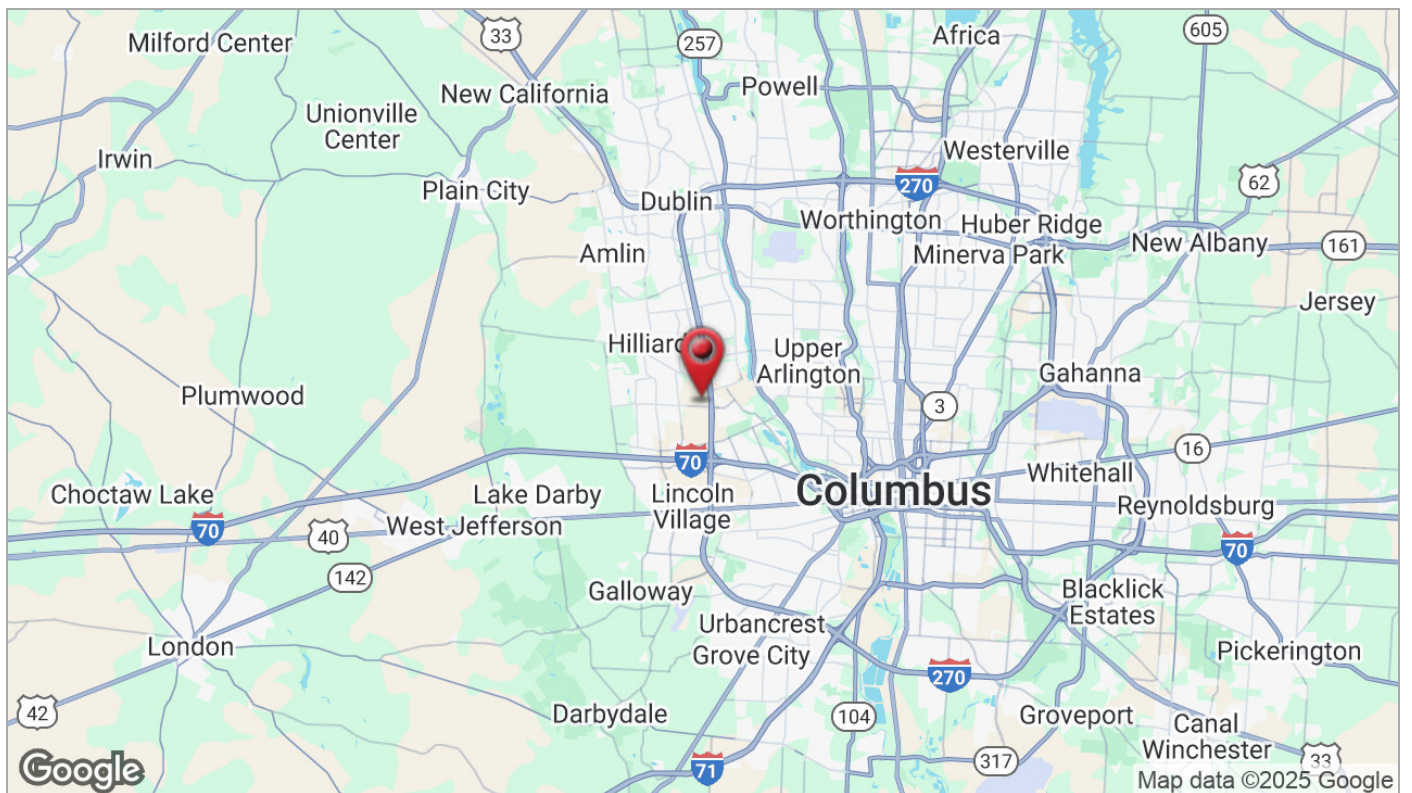
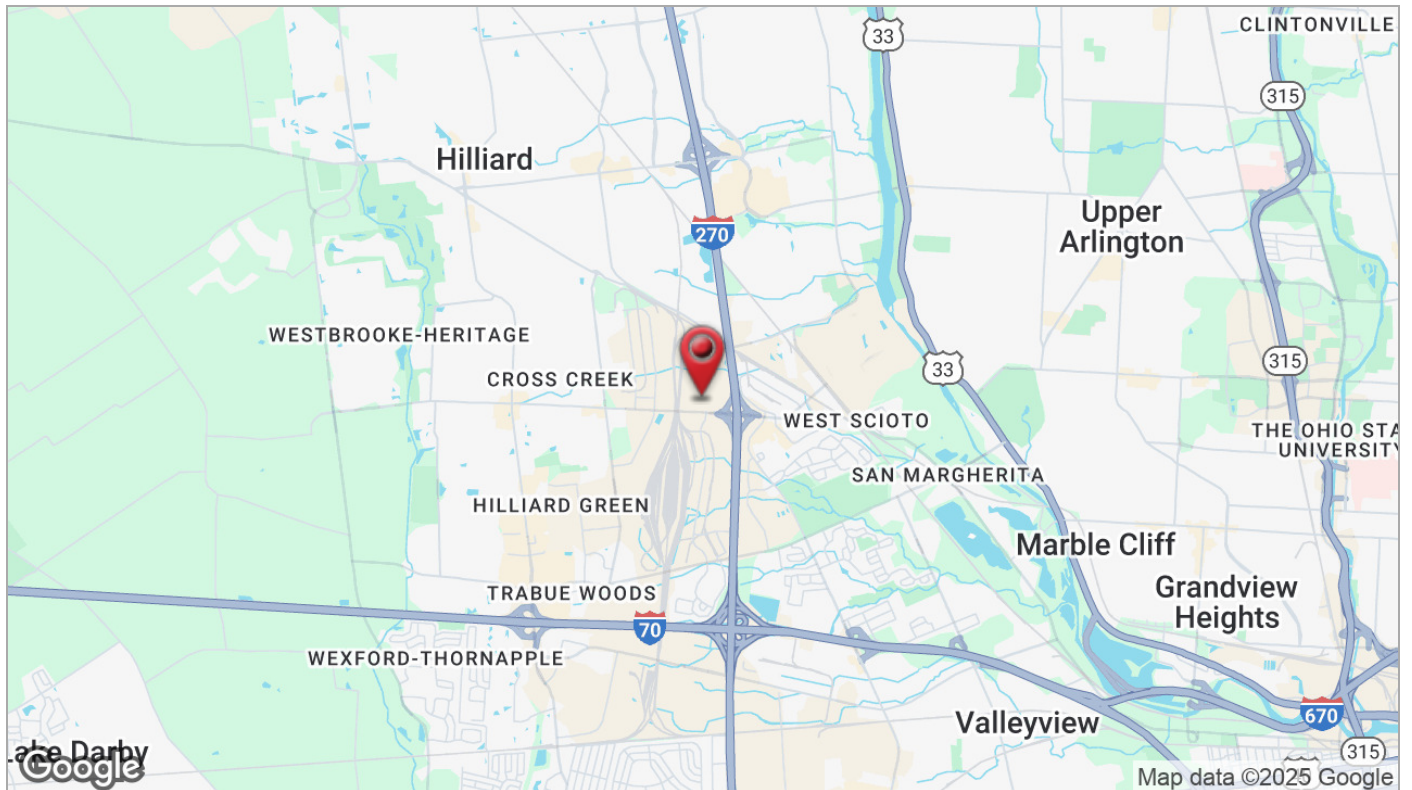
| SUITE | LEASE RATE | LEASE TYPE | OPEX | TOTAL SIZE | OFFICE | DOCKS | DRIVE-INS | AVAILABILITY |
|-------|---------------|------------|--------------|------------|-----------|-------|-----------|--------------|
| 2549 | \$11.00 SF/YR | NNN | \$3.19 SF/YR | ±6,766 SF | ±1,187 SF | 1 | 0 | IMMEDIATE |

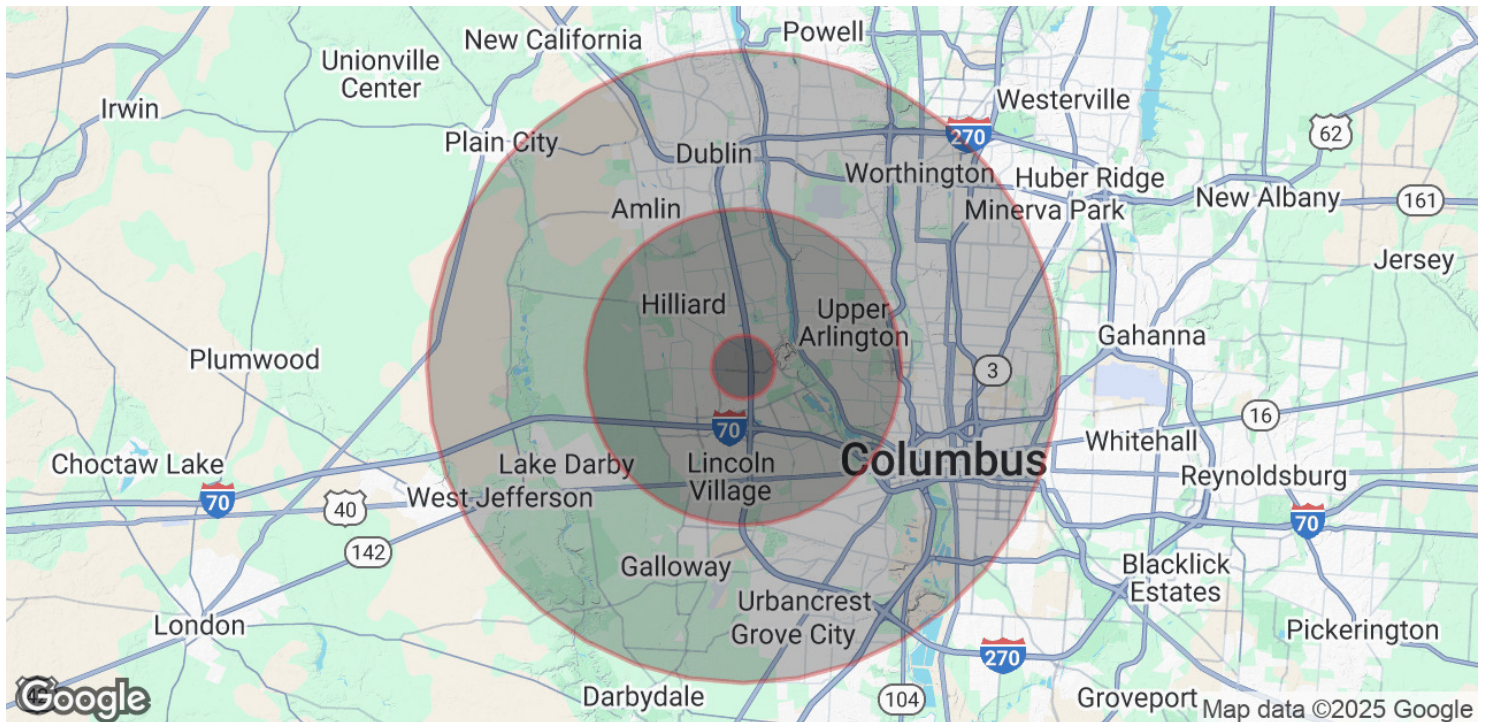












POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 7,789 | 213,950 | 723,034 |
| Average Age | 32.2 | 34.5 | 33.9 |
| Average Age (Male) | 31.9 | 33.5 | 33.0 |
| Average Age (Female) | 32.6 | 35.4 | 34.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,008 | 84,669 | 290,508 |
| # of Persons per HH | 2.6 | 2.5 | 2.5 |
| Average HH Income | \$69,261 | \$78,121 | \$70,704 |
| Average House Value | \$163,424 | \$229,300 | \$224,199 |

2020 American Community Survey (ACS)