

WAREHOUSE FOR LEASE



5095 WESTERVILLE RD COLUMBUS OHIO 43231

5095 WESTERVILLE ROAD, COLUMBUS, OH 43231



FOR LEASE

**KELLER WILLIAMS GREATER COLUMBUS**

1 Easton Oval #100  
Columbus, OH 43219



Each Office Independently Owned and Operated

**PRESENTED BY:**

**MARTHA HUNLEY**

O: (614) 314-5555

C: (614) 314-5555

[martha@therealtygroup.us](mailto:martha@therealtygroup.us)

450518, OH

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# EXECUTIVE SUMMARY

5095 WESTERVILLE ROAD

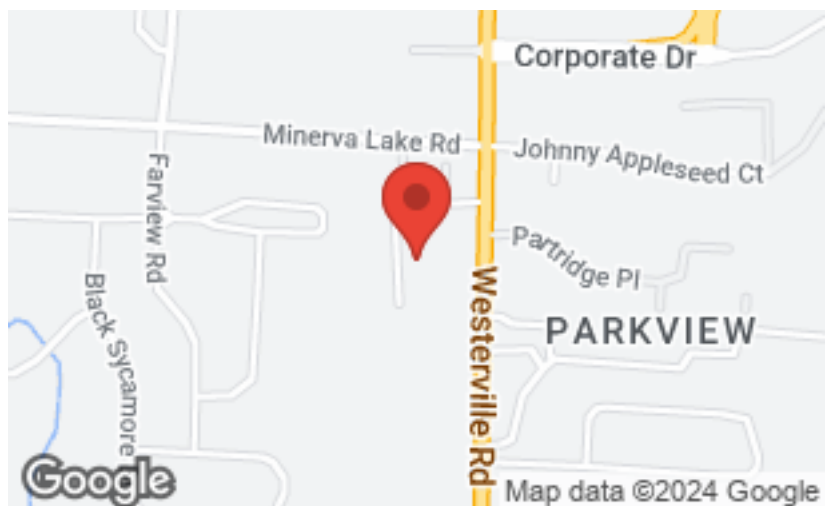


## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$10/SQ. FT
<b>TRIPLE NET</b>	\$4/SQ. FT
<b>LEASE TERM:</b>	5 YEARS OR MORE
<b>AVAILABLE SF:</b>	13,499 SQ. FT

## PROPERTY OVERVIEW

Conveniently located on Westerville Rd on the bus line close to 161 and 270. This flex space has offers a large open reception area with 2 restrooms leading to a 10,000 sq ft warehouse with 20 ft clean height. 1 drive in 10x12 door with a ramp and a smaller 8x8 dock door. On the 2nd floor is approximately 2000 sq ft of open office area with 2 additional shared restrooms.



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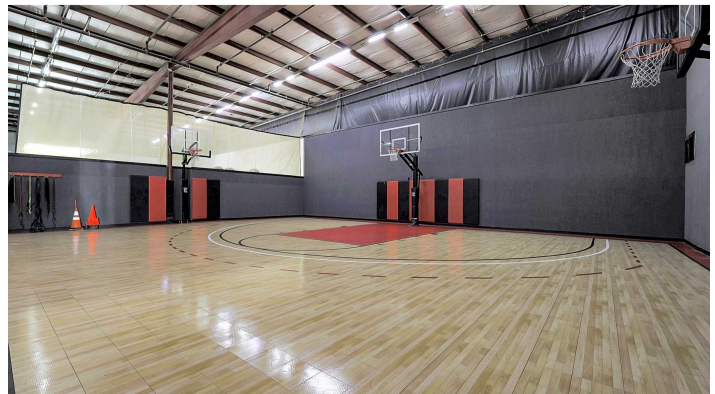
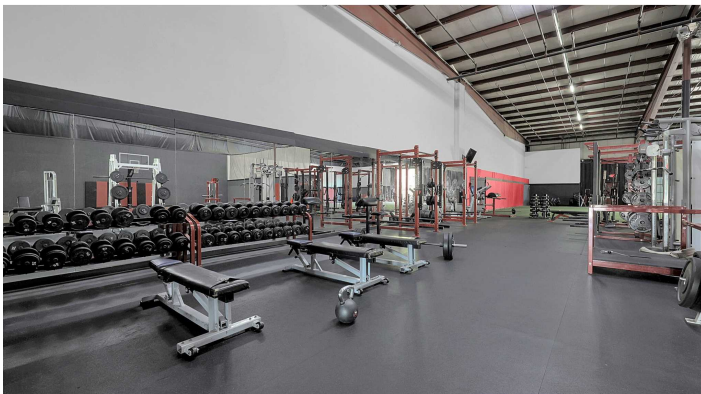
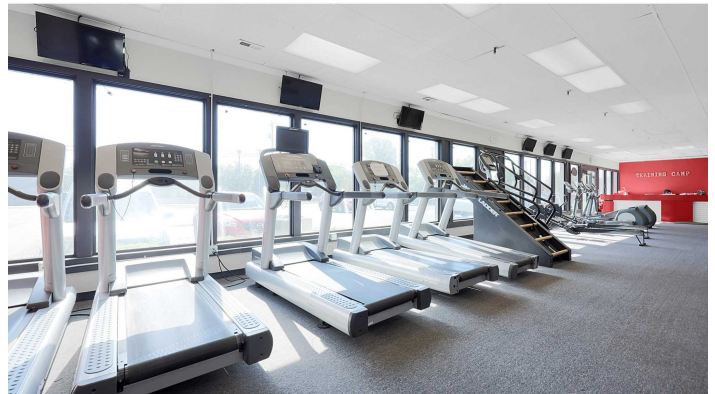
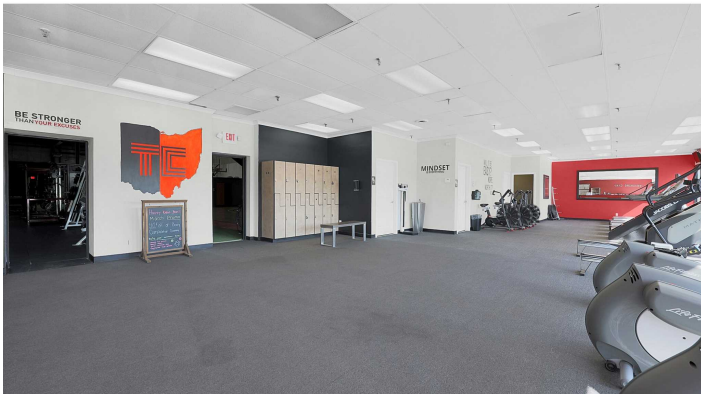
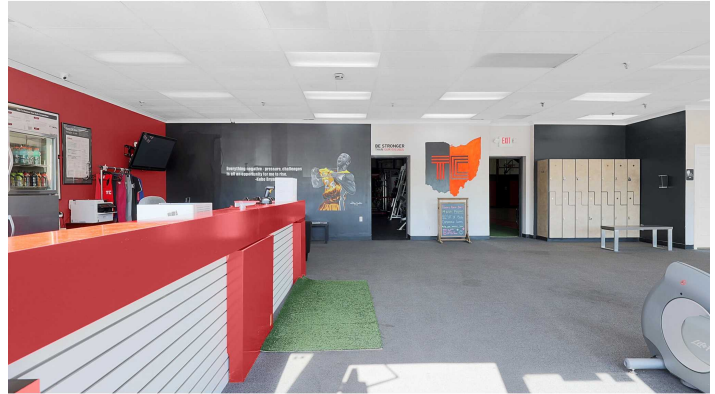


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# PROPERTY PHOTOS

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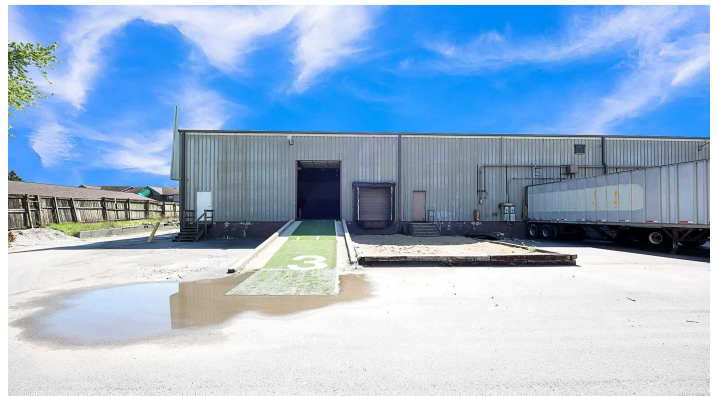
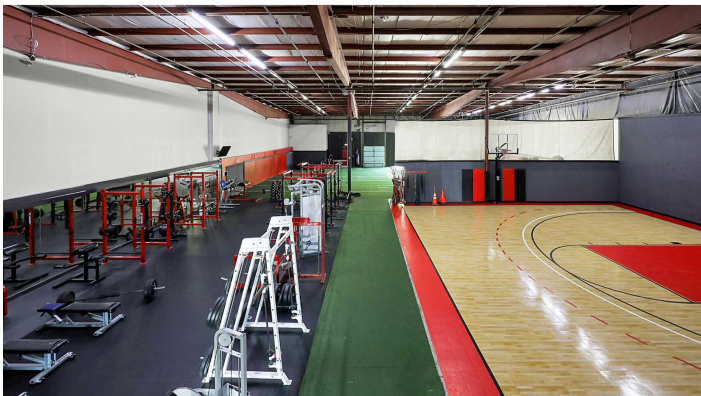
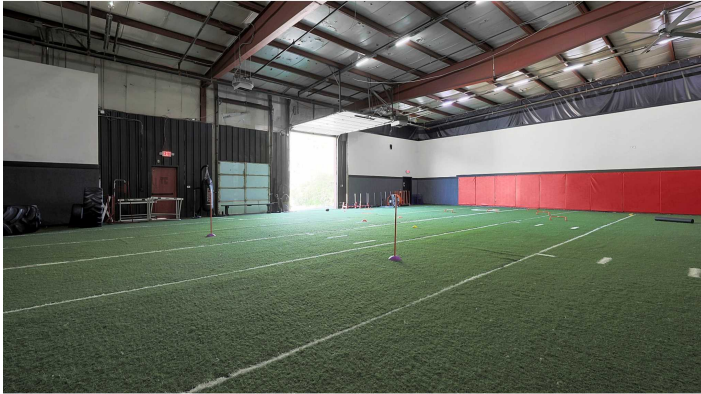


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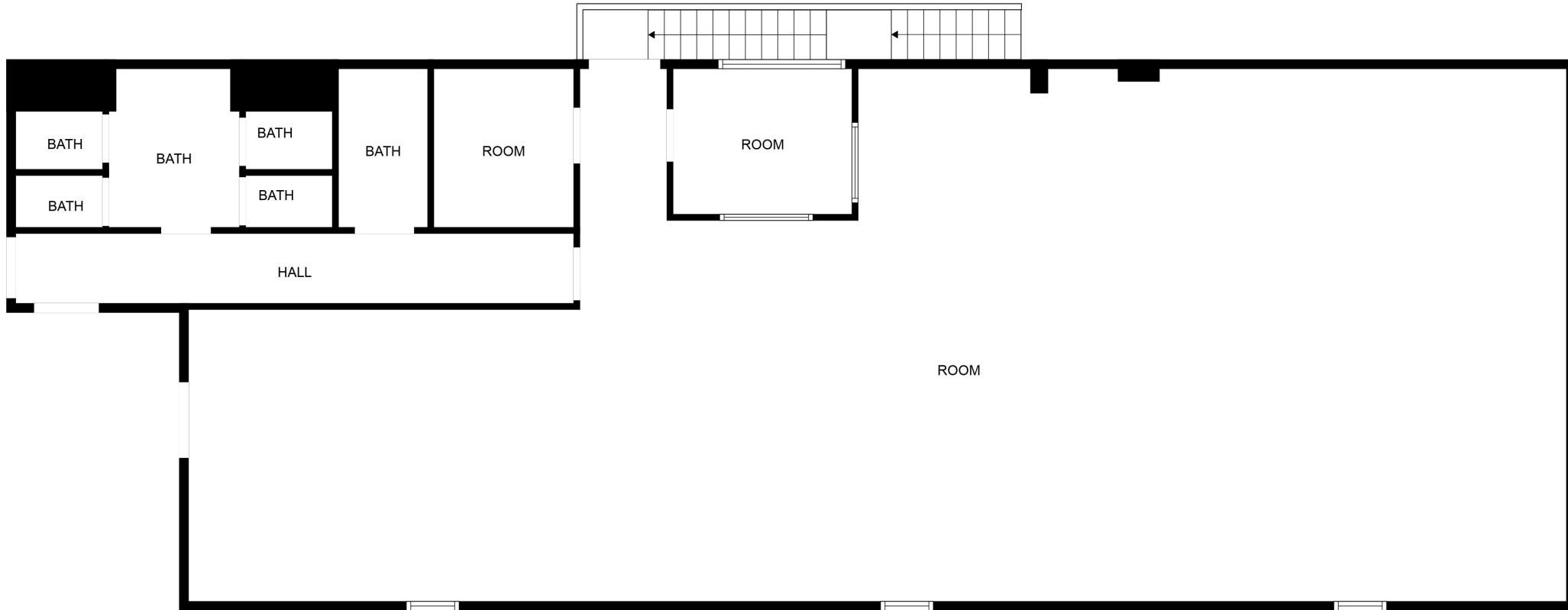
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# FLOORPLAN

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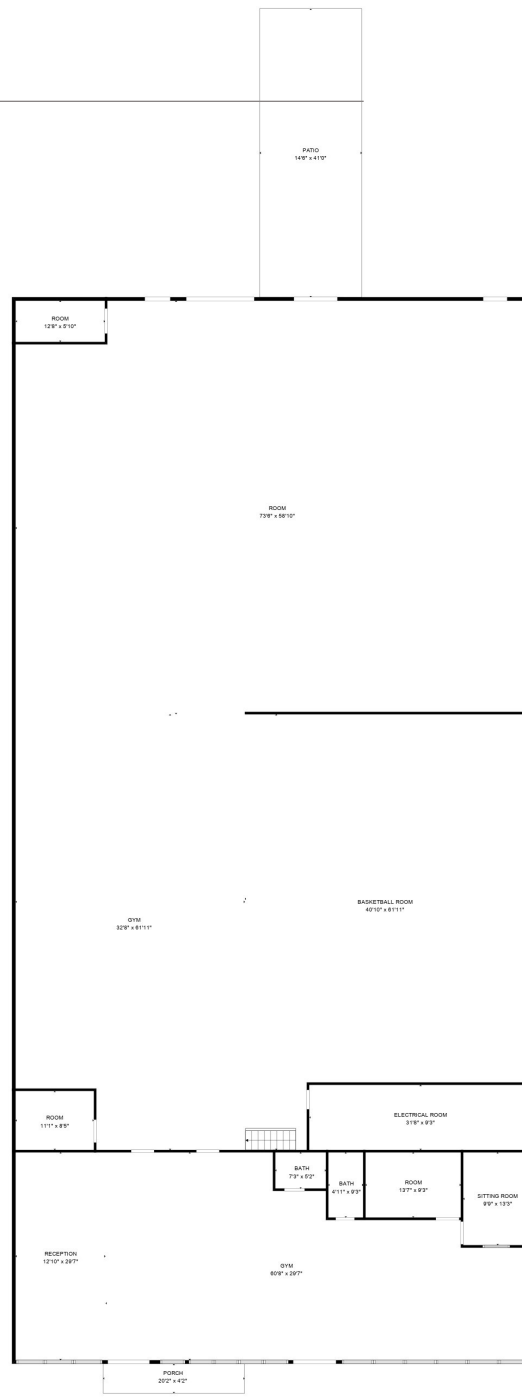
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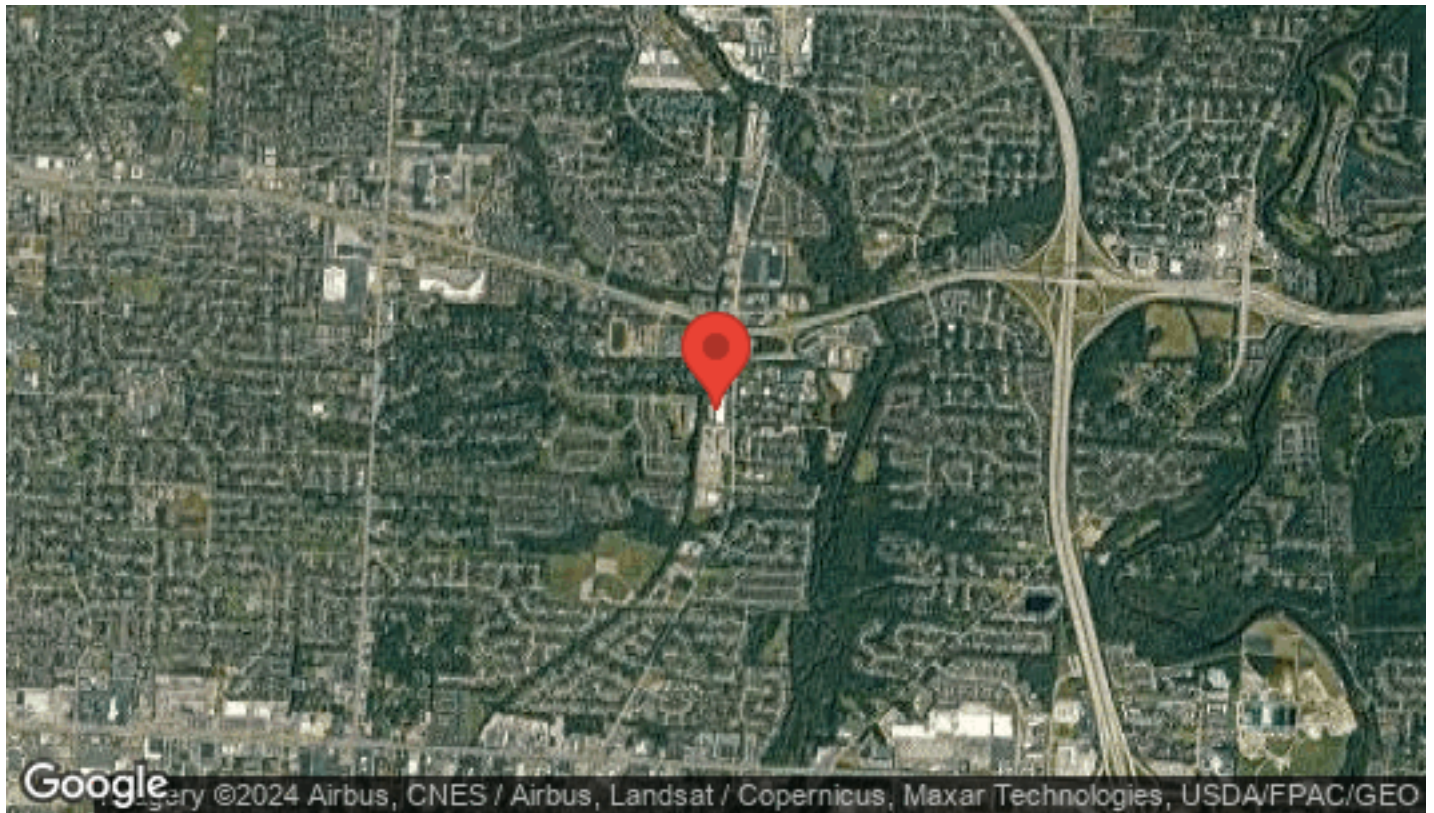
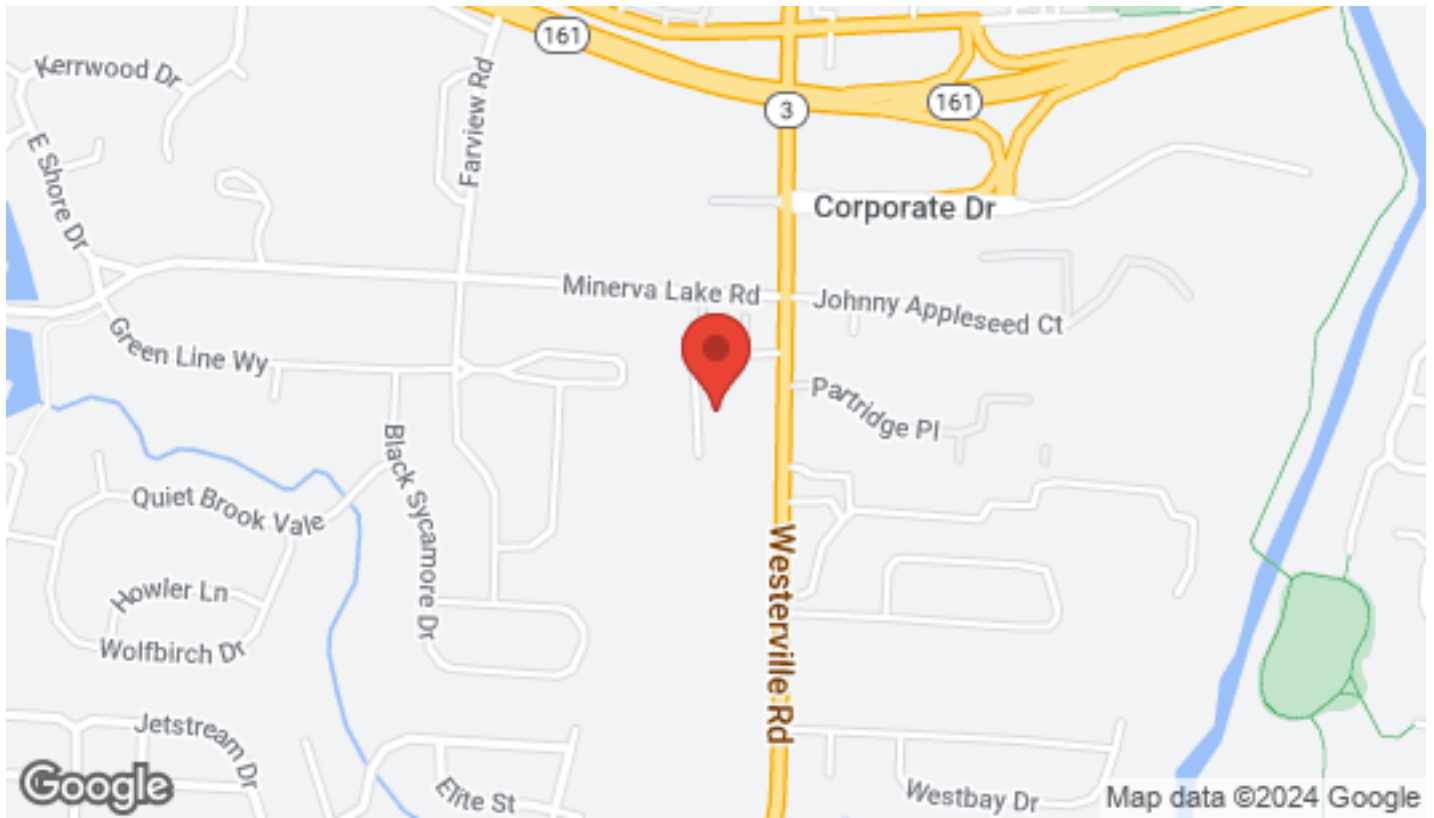
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# LOCATION MAPS

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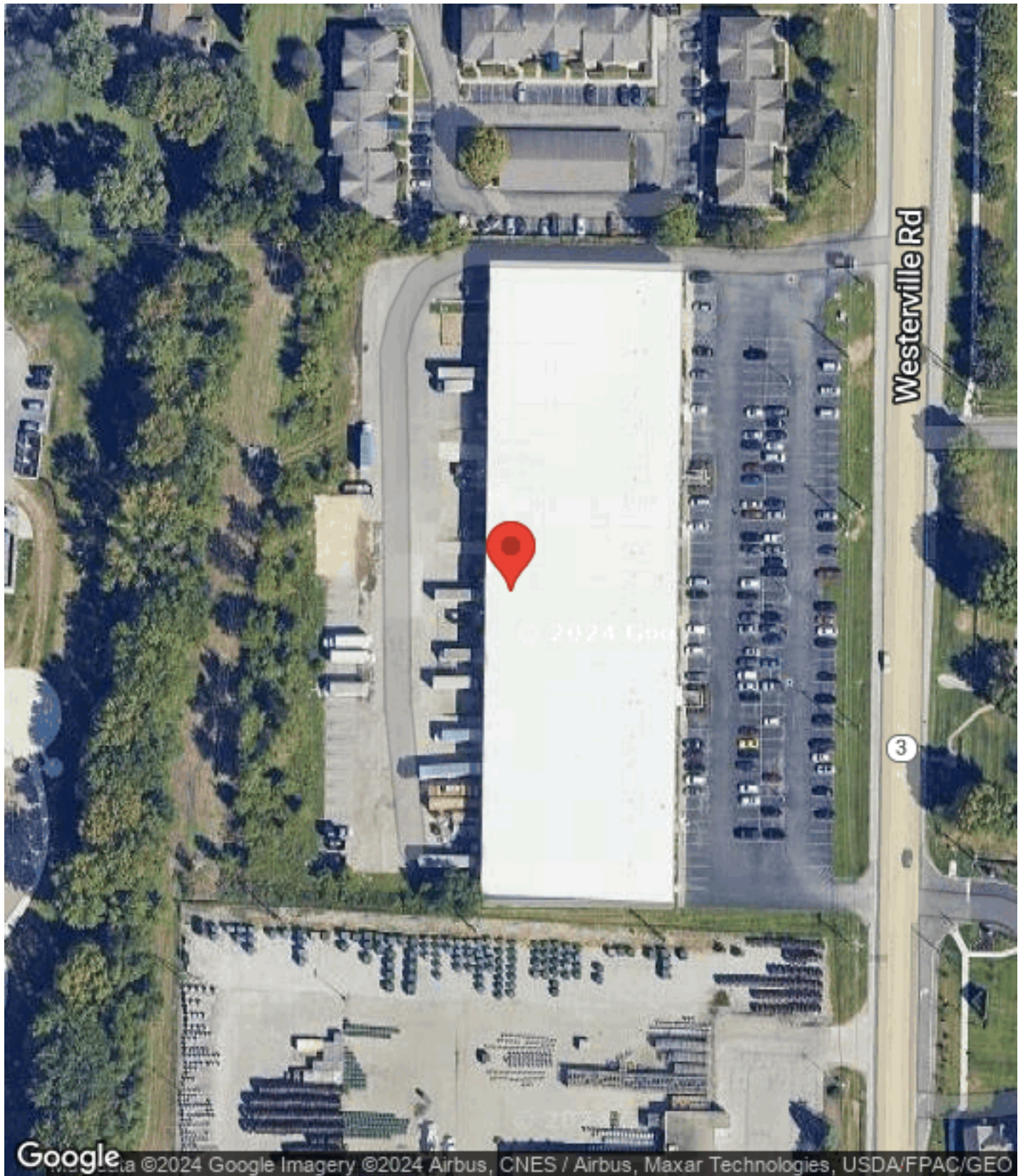


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# AERIAL MAP

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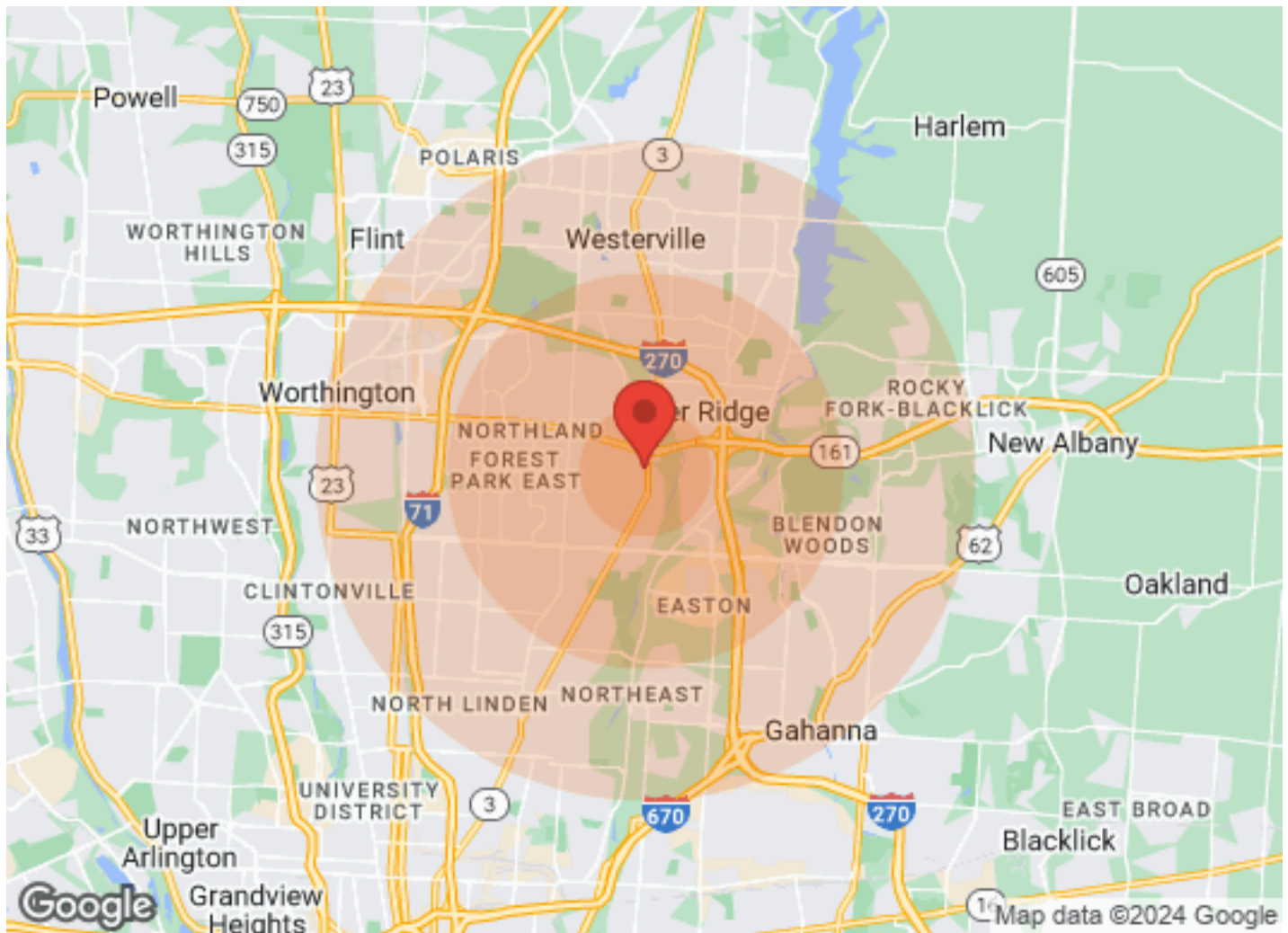


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# DEMOGRAPHICS

5095 WESTERVILLE ROAD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	9,035	54,577	132,613	Median	\$51,948	\$47,848	\$49,431
Female	9,631	58,258	144,288	< \$15,000	973	6,808	14,939
Total Population	18,666	112,835	276,901	\$15,000-\$24,999	855	5,406	12,191
				\$25,000-\$34,999	868	5,757	12,801
<b>Age</b>				\$35,000-\$49,999	1,173	7,690	19,243
Ages 0-14	4,368	25,630	59,401	\$50,000-\$74,999	1,614	9,720	21,875
Ages 15-24	2,602	15,064	36,212	\$75,000-\$99,999	1,130	5,899	14,033
Ages 25-54	7,502	46,559	111,547	\$100,000-\$149,999	573	4,025	13,077
Ages 55-64	1,969	12,514	32,585	\$150,000-\$199,999	81	882	4,352
Ages 65+	2,225	13,068	37,156	> \$200,000	61	441	2,494
				<b>Housing</b>			
<b>Race</b>				Total Units	7,896	53,018	128,512
White	10,955	65,645	179,111	Occupied	7,425	48,277	117,692
Black	6,259	37,611	78,193	Owner Occupied	4,122	24,185	67,491
Am In/AK Nat	6	75	108	Renter Occupied	3,303	24,092	50,201
Hawaiian	N/A	23	24	Vacant	471	4,741	10,820
Hispanic	1,254	9,297	15,865				
Multi-Racial	2,330	15,114	27,778				

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