

47

**EAST
WILSON
BRIDGERD**

**UP TO 7,392 SF
OFFICE/MEDICAL
FOR LEASE**

**MEDICAL-READY
SUITES: IDEAL FOR
MEDICAL PROVIDERS
SEEKING A TURNKEY
SOLUTION**



ROTH

**REAL
ESTATE
GROUP**

OFFICE + MEDICAL SUITES AVAILABLE FOR LEASE

**HIGH-TRAFFIC PRIME WORTHINGTON
LOCATION WITH AMPLE PARKING**

📍 WORTHINGTON, OH 43085

47

EAST
WILSON
BRIDGERD

47 E WILSON BRIDGE RD, WORTHINGTON, OH 43085

Discover an exceptional leasing opportunity at 47 E Wilson Bridge Rd in Worthington, Ohio. This premier office and medical space offers modern amenities, strategic location, and a thriving community, making it an ideal choice for businesses seeking growth and visibility in the Columbus/Worthington metropolitan area.

With exam rooms featuring built-in sinks, conference rooms, ample parking (33+ spaces), and direct access to major highways, this space is designed for seamless operations and business expansion. Surrounded by thriving retail, dining, and business hubs, it provides a dynamic and supportive environment for both employees and clients.

AN UNPARALLELED BUSINESS OPPORTUNITY IN A HIGH-VISIBILITY LOCATION

PROPERTY OVERVIEW

PROPERTY INFO

[PARCEL OVERVIEW](#)
[GOOGLE MAP](#)
[AERIAL PHOTO](#)
[DIGITAL FLIPBOOK](#)

NEIGHBORHOOD

[CITY WEBSITE](#)
[NICHE.COM](#)
[NEIGHBORHOOD SCOUT](#)

CITY + COUNTY

[FRANKLIN COUNTY](#)
[CITY OF COLUMBUS](#)
[COUNTY AUDITOR](#)
[COLUMBUS ZONING](#)

VIEW

FLIPBOOK



FOR LEASING INFO:

SCOTT STEIDEL

614.404.1423

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47

EAST
WILSON
BRIDGERD

R

PROPERTY
DETAILS

ADDRESS

47 E Wilson Bridge Rd,
Worthington, OH 43085

AVAILABLE SPACE

Up to 7,392 SF
(2 spaces 1st and 2nd
floor)

MIN. DIVISIBLE

1,800 SF

RENTABLE BUILDING SIZE

11,088 SF

YEAR BUILT

1985

BUILDING CLASS

C

RENTAL RATE

\$18.00 /SF/YR MG

LEASE TERM

Negotiable to suit
tenant needs

TENANCY

Multi

ZONING

Office and medical

PARKING

33+ surface parking
spaces

PARCEL ID

100-002465-00

PROPERTY
FEATURES

MULTIPLE LEASING OPTIONS

Two available floors (1st floor 3,696 SF
and 2nd floor 1,800-3,696 SF)

AMPLE PARKING

33+ on-site spaces for staff and clients,
providing convenient access

MODERN, FLEXIBLE INFRASTRUCTURE

Recently updated interior with
customizable leasing options to fit
various business needs.

TURNKEY MEDICAL SETUP

Many office suites/exam rooms include
built-in sinks, with dedicated
conference rooms, break rooms, and
reception areas on both floors

PRIME OFFICE & MEDICAL SPACE

Ideal for healthcare providers, law firms,
accountants, and professional services,
featuring exam rooms, conference rooms,
a kitchenette, and reception areas

BUSINESS-FRIENDLY ENVIRONMENT

Worthington is a recognized hub for
economic development, supporting
business growth and success

STRATEGIC LOCATION

High-visibility spot in Worthington near
I-270, US-23, and OH-315, ensuring easy
access and strong business exposure

THRIVING BUSINESS DISTRICT

Located in a vibrant community with
nearby shopping, dining, and
recreational amenities

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COMPETITIVE LEASE RATES WITH COST-SAVING BENEFITS

At just **\$18.00 PSF MG**, 47 E Wilson Bridge Rd offers a highly competitive lease rate compared to similar medical office spaces in Columbus. With the critical infrastructure already built, tenants enjoy significant savings on overhead costs while securing a prime Worthington location in a high-visibility medical corridor.

PROXIMITY TO TOP-TIER MEDICAL PROFESSIONALS

Close to Ohio State University which has access to a diverse talent pool, research institutions, and healthcare industry connections for potential collaborations.

FOR BUSINESS OWNERS:

- ✓ HIGH VISIBILITY & BRAND EXPOSURE
- ✓ CUSTOMIZABLE LEASING OPTIONS
- ✓ AMPLE PARKING FOR CLIENTS & STAFF
- ✓ TURNKEY MEDICAL SETUP
- ✓ PROFESSIONAL & CORPORATE APPEAL
- ✓ SURROUNDED BY BUSINESS HUBS
- ✓ EASY ACCESS TO MAJOR HIGHWAYS

FOR EMPLOYEES:

- ✓ WORK-LIFE BALANCE & AMENITIES
- ✓ BUSINESS-FRIENDLY COMMUNITY
- ✓ VIBRANT COMMUNITY
- ✓ SEAMLESS COMMUTES
- ✓ PROFESSIONAL WORK ENVIRONMENT
- ✓ PARKING CONVENIENCE
- ✓ GREAT LUNCH & COFFEE OPTIONS

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● AMPLE PARKING ● EXCELLENT VISIBILITY ● SIGNAGE OPPORTUNITIES

47 E WILSON BRIDGE RD

EQUIPPED WITH MEDICAL-READY SUITES, IDEAL FOR HEALTHCARE PROVIDERS SEEKING A TURNKEY SOLUTION



MODERN MEDICAL OFFICE SETUP

MAIN FLOOR

- 5 of 9 office suites/exam rooms with built-in sinks
- A primary office/conference room
- An open area
- Inviting reception area
- A kitchenette
- A break room
- 2 bathrooms



EXISTING
EXAM ROOMS
+ MEDICAL
OFFICE
LAYOUT



PROFESSIONAL OFFICE SPACE

2ND FLOOR

- 6 of 8 office suites/exam rooms with built-in sinks
- Multiple individual offices
- A large conference room
- A kitchenette
- Break rooms
- 2 bathrooms

MULTIPLE
OFFICES +
CONFERENCE
ROOMS



MEDICAL PRACTICES



PROFESSIONAL SERVICES



CORPORATE OFFICES

AMPLE PARKING – A RARITY IN COLUMBUS OFFICE SPACES

Many office spaces in the Columbus metro area struggle with limited parking, but this property provides 33+ dedicated spaces, ensuring seamless access for patients and staff. That's 5.51 spaces per 1,000 SF—well above industry standards.

No parking headaches for
employees, clients, or patients.

33+
DEDICATED
PARKING
SPACES



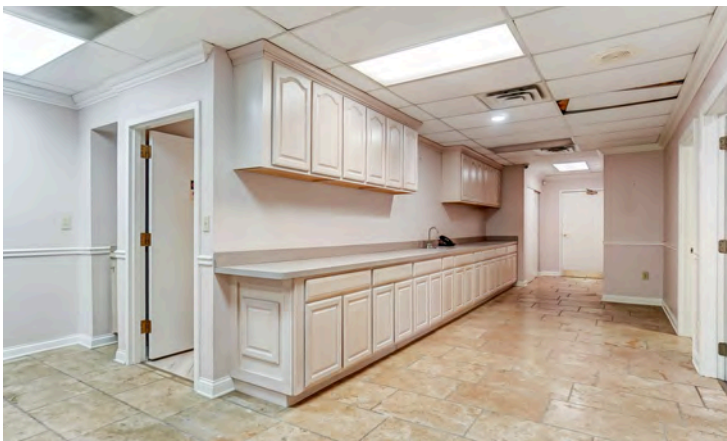
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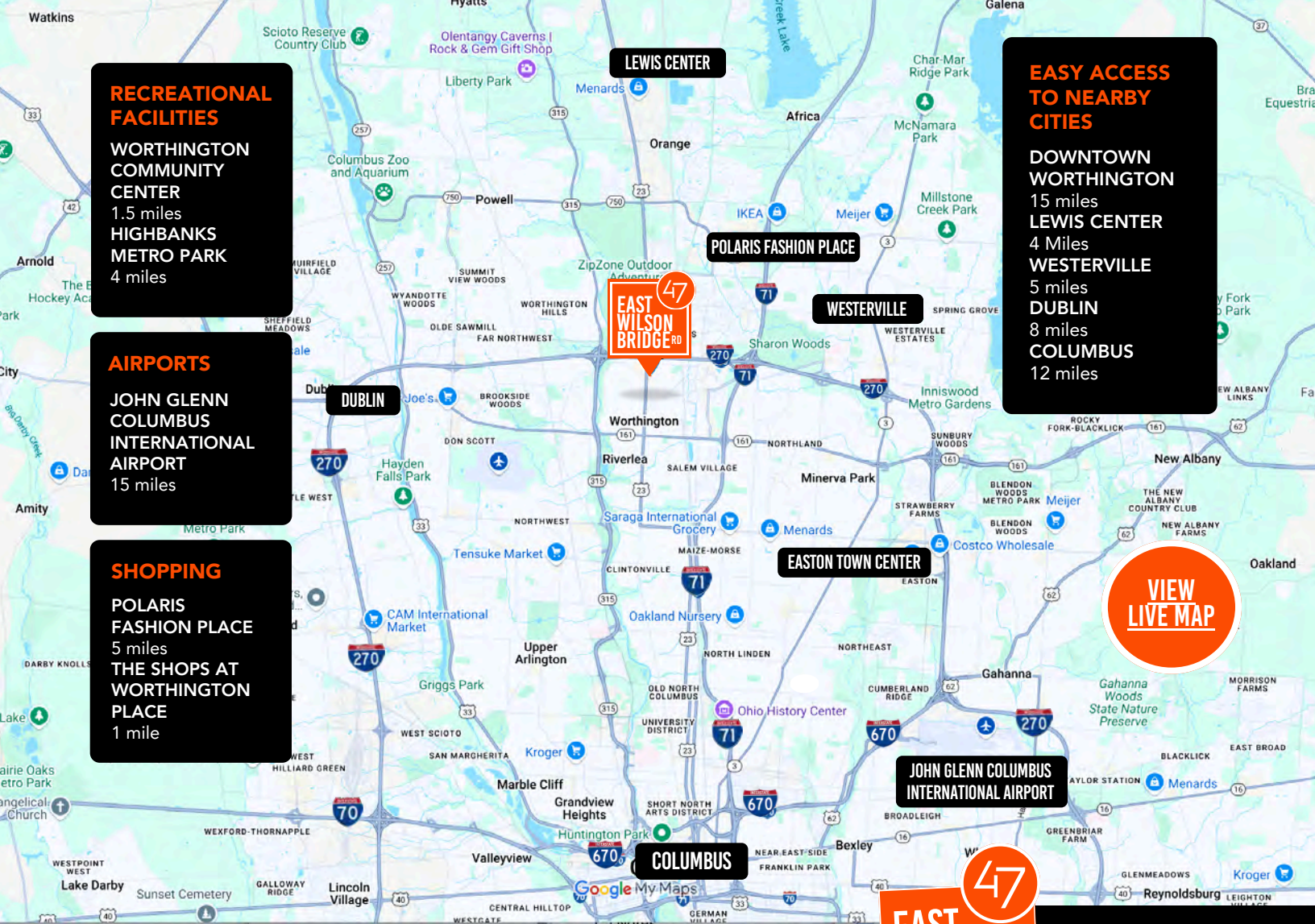
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AERIAL VIEWS

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RECREATIONAL FACILITIES

WORTHINGTON COMMUNITY CENTER
1.5 miles
HIGHBANKS METRO PARK
4 miles

AIRPORTS

JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT
15 miles

SHOPPING

POLARIS FASHION PLACE
5 miles
THE SHOPS AT WORTHINGTON PLACE
1 mile

EASY ACCESS TO NEARBY CITIES

DOWNTOWN WORTHINGTON
15 miles
LEWIS CENTER
4 miles
WESTERVILLE
5 miles
DUBLIN
8 miles
COLUMBUS
12 miles

[VIEW LIVE MAP](#)

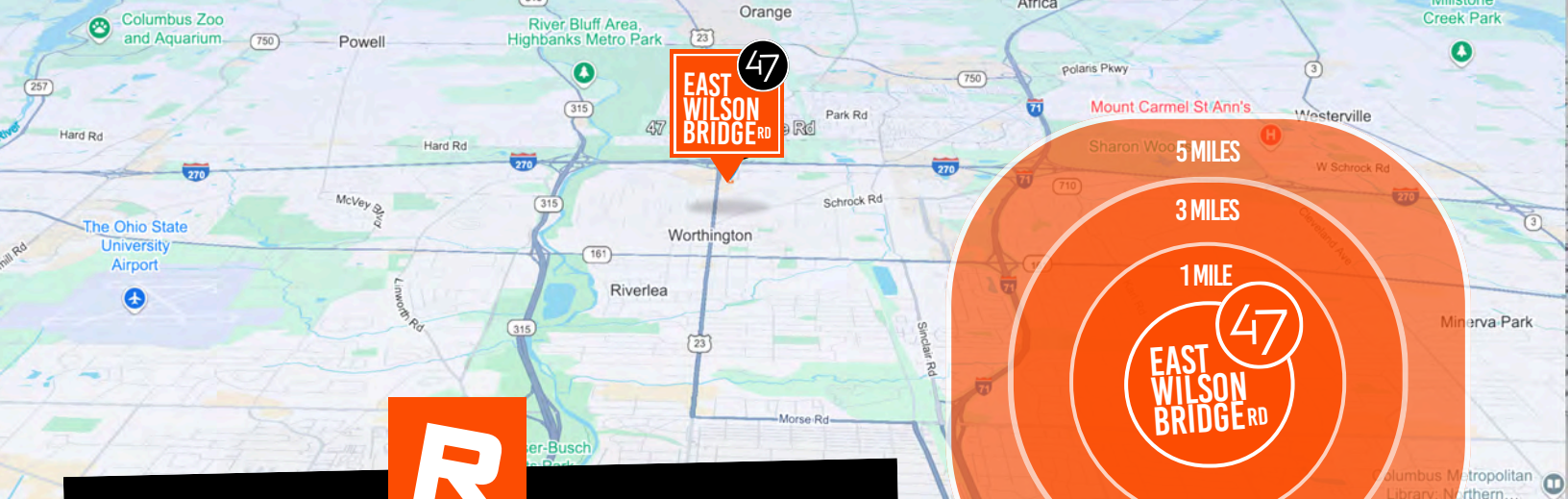
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LOCATION + AMENITIES

PRIME LOCATION FOR MEDICAL GROWTH & REFERRALS

- 📍 **5 minutes from I-270** – Direct highway access ensures easy patient commutes
- 📍 **Near OSU Wexner Medical Center** – Connect with a top-tier referral network and medical professionals
- 📍 **Surrounded by Worthington, Dublin & Westerville** – Affluent patient base in high-demand neighborhoods
- 📍 **Minutes from major healthcare institutions & specialists** – Ideal for collaborations & partnerships

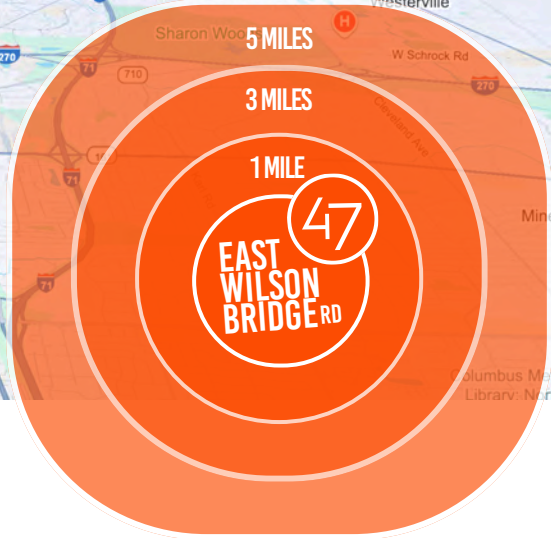




POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8K	50K	120K
AVERAGE AGE	42	40	38
AVERAGE HH INCOME	\$95K	\$85K	\$80K
AVERAGE HOUSE VALUE	\$275K	\$250K	\$240K

Demographic data derived from datausa.io

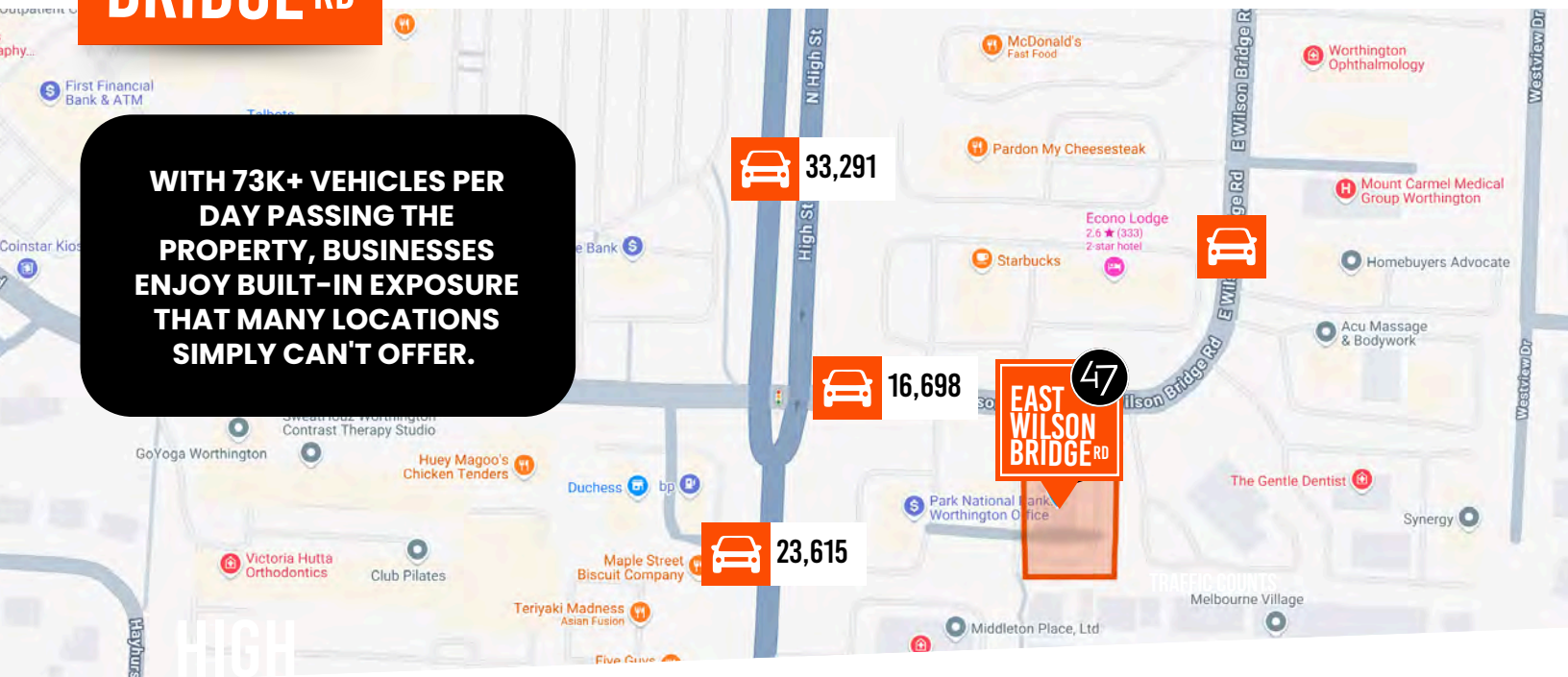


TRAFFIC HIGH VISIBILITY + EXPOSURE



47 E WILSON BRIDGE ROAD'S CENTRAL LOCATION IN OHIO MAKES IT ACCESSIBLE TO A LARGE REGIONAL MARKET, INCLUDING NEARBY CITIES AND SUBURBS

WITH 73K+ VEHICLES PER DAY PASSING THE PROPERTY, BUSINESSES ENJOY BUILT-IN EXPOSURE THAT MANY LOCATIONS SIMPLY CAN'T OFFER.



Traffic count data represents estimated average daily traffic (ADT) based on the Mid-Ohio Regional Planning Commission (MORPC) Traffic Count Database System (TCDS), and may vary due to seasonal changes, construction, or other factors; verification with local authorities is recommended for accuracy (morpc.org).

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14.9K

TOTAL POPULATION

\$378K

AVG HOME VALUE

WORTHINGTON, OH

\$119K

AVG HH INCOME

40.9

MEDIAN AGE

As of the second quarter of 2024, the office vacancy rate in Worthington stood at **26.46%**, indicating a competitive market with potential for growth.

**OFFICE VACANCY
RATE**

→ **26.46%**

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Worthington is renowned for its historic charm, excellent schools, and vibrant community. Recognized as one of the best places to live in Ohio, it offers a supportive environment for businesses. The broader Columbus area is known for its diverse economy, skilled workforce, and cultural attractions, making it a hub for innovation and growth.

ECONOMIC GROWTH + MARKET STABILITY



Projected Job Growth: Over the next decade, Worthington anticipates a job growth rate of 34.0%, slightly surpassing the U.S. average of 33.5%, reflecting a stable and expanding local economy.

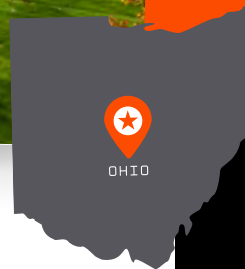
Affluent & Stable Patient Base

- Worthington has a well-educated and affluent population, with a median household income above the national average.
- The community is known for long-term residents and family-oriented demographics, providing a stable and reliable patient base.
- Aging population trends in the area increase demand for healthcare services, particularly in primary care, specialty medicine, and senior-focused care.

#4

**BEST SUBURBS FOR
YOUNG PROFESSIONALS
IN COLUMBUS AREA**
[NICHE.COM](https://www.niche.com)

WITH A 1.4% ANNUAL GROWTH RATE, COLUMBUS IS THE FASTEST GROWING MAJOR METRO IN THE MIDWEST AND THE 7TH LARGEST ECONOMY IN THE UNITED STATES



902K

TOTAL POPULATION

\$213K

AVG HOME VALUE

COLUMBUS

ECONOMIC GROWTH + MARKET STABILITY

- ✓ No single industry represents more than 18% of employment, reducing economic volatility
- ✓ Columbus has a highly diversified economy, ensuring stability across multiple industries
- ✓ 1.0 million SF of positive net absorption in 2024, demonstrating strong business demand

Office vacancy rate in Columbus remained stable at 13.2% in Q4 2024, reflecting a steady demand for quality office space.

OFFICE VACANCY RATE

→ 13.2%

\$68K

AVG HH INCOME

28

MEDIAN AGE

100

OVER 100 COMPANIES ARE HEADQUARTERED IN COLUMBUS

37K

COLLEGE + GRADUATE STUDENTS



28M

VISITORS FROM FOOTBALL ATTRACTIONS ANNUALLY

14K

NEW RESIDENTS IN 2024



64K+

PROJECTED RESIDENTS IN THE NEXT 5 YEARS



2 BILLION EXPANSION AT JOHN GLENN INTERNATIONAL AIRPORT BREAKS GROUND IN EARLY 2025

Columbus, Ohio, is a fast-growing business hub, offering an affordable, strategic, and innovative environment for companies looking to establish or expand their presence. With a strong economy, diverse talent pool, and high-quality office spaces, Columbus continues to attract businesses across various industries.



LOCAL MARKET OVERVIEW

FRANKLIN COUNTY

↗ **1.32M**
TOTAL POPULATION

↗ **\$243K**
AVERAGE HOME VALUE

↗ **\$71K**
AVERAGE HH INCOME

COLUMBUS METRO AREA

↗ **2.14M**
TOTAL POPULATION

↗ **\$252K**
AVERAGE HOME VALUE

↗ **\$77K**
AVERAGE HH INCOME

OHIO RANKED
#7 AMERICA'S
TOP STATES FOR
BUSINESS 2024
CNBC



RANKED AMONG
THE TOP 10 CITIES
FOR BUSINESS
GROWTH
FORBES

Forbes

NAMED ONE OF
THE BEST CITIES
FOR YOUNG
PROFESSIONALS
FORBES

Forbes

BEST
DESTINATIONS
FOR CULINARY
TRAVEL 2024
ESSENCE

ESSENCE

RANKED IN THE
TOP 10 HOTTEST
JOB MARKETS
**WALL STREET
JOURNAL**

WSJ

Franklin County and the Columbus Region have received numerous accolades that highlight their attractiveness to businesses, including retailers. The region is recognized as a top-ranked business climate with a strong economy and a prepared workforce. It has been named the No.1 Rising City for Startups and has grown multiple unicorn companies, showcasing its potential for innovation and business success.

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