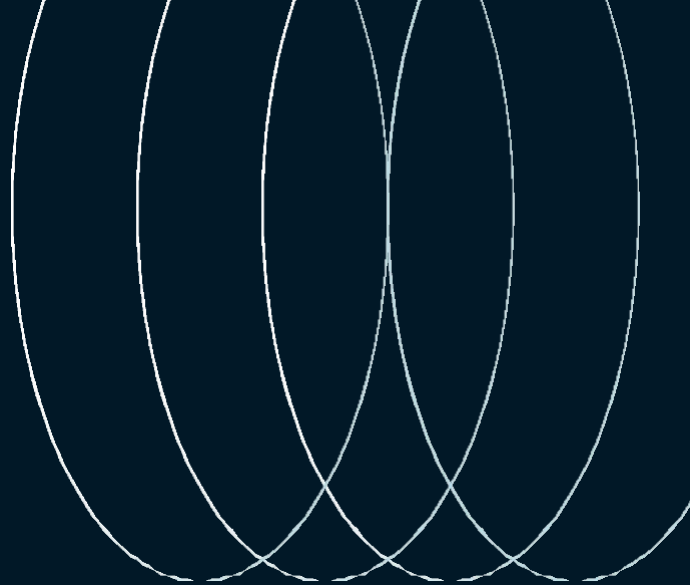
 **JLL** SEE A BRIGHTER WAY

# For sale

461 Beecher Road  
Gahanna, Ohio 43230

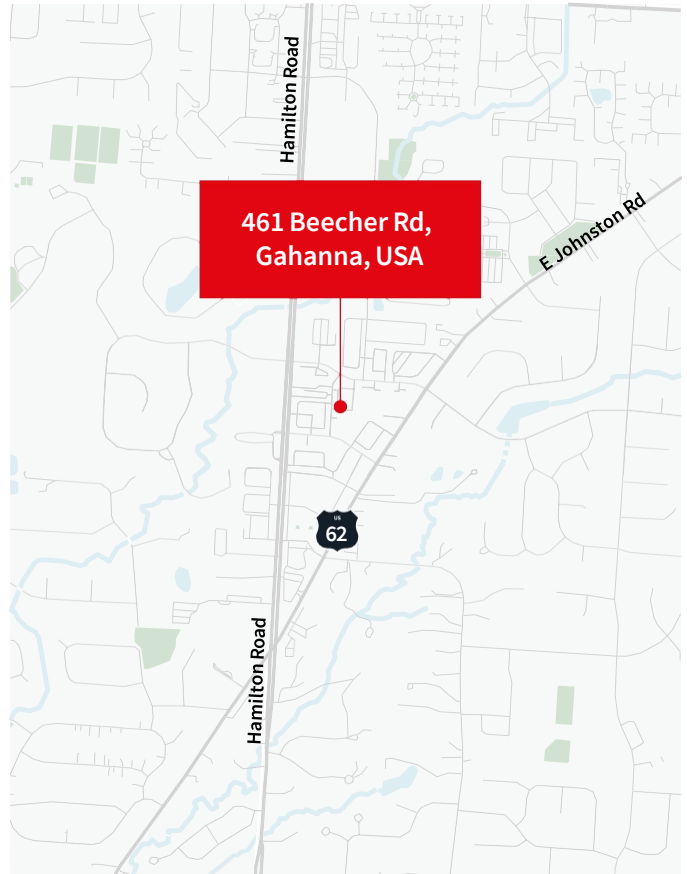




# 461 Beecher Road Gahanna, Ohio 43230

## Property features

- 17,413 s.f. Class A office/retail building
- Rare owner occupant opportunity
- Ability to multi-tenant if needed
- Premium finishes throughout
- Efficient balance of private offices and open space
- Passenger elevator serves all three levels
- Three lane canopy drive-thru
- Outdoor patio area
- Building and monument signage opportunities
- 48 on-site parking spaces
- Situated on 1.695 acre | built in 2006
- Zoned neighborhood commercial
- Approved uses include but are not limited to: professional office, medical office, child/adult daycare, privately owned schools, restaurant, small-scale retail

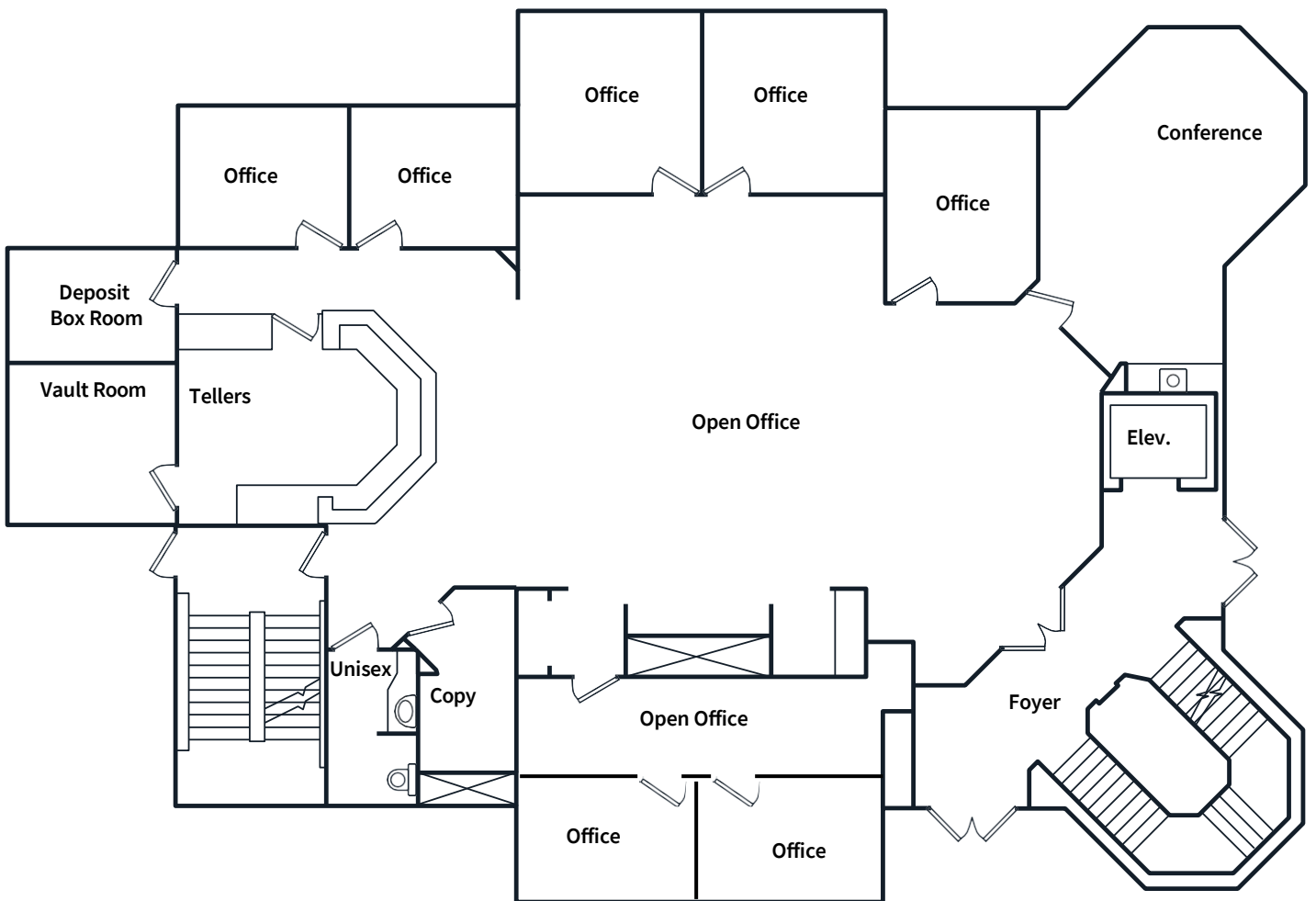


**Sale price: \$2,750,000**

# First floor plan

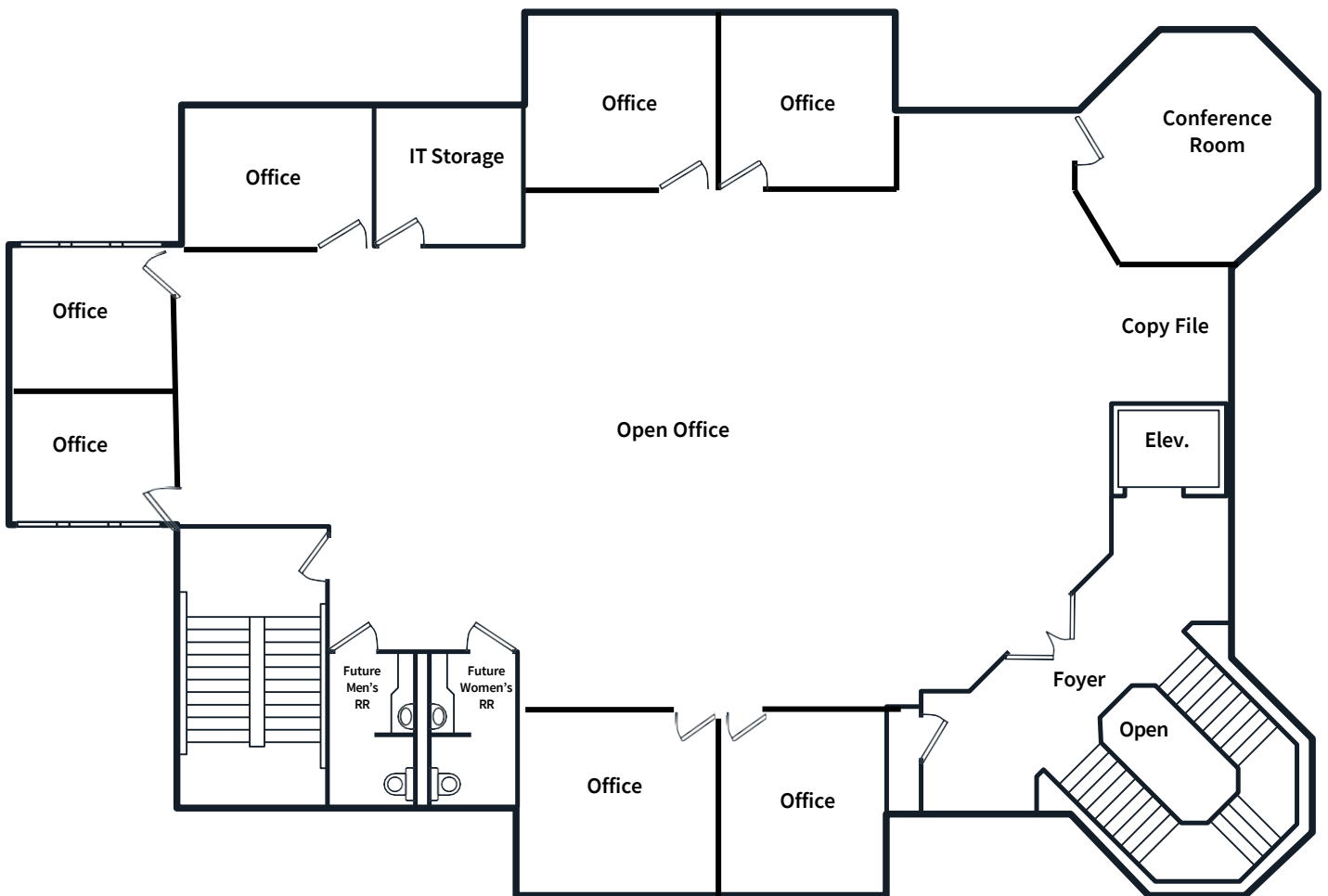
(7) Executive office

(1) 8 to 12 seat conference room

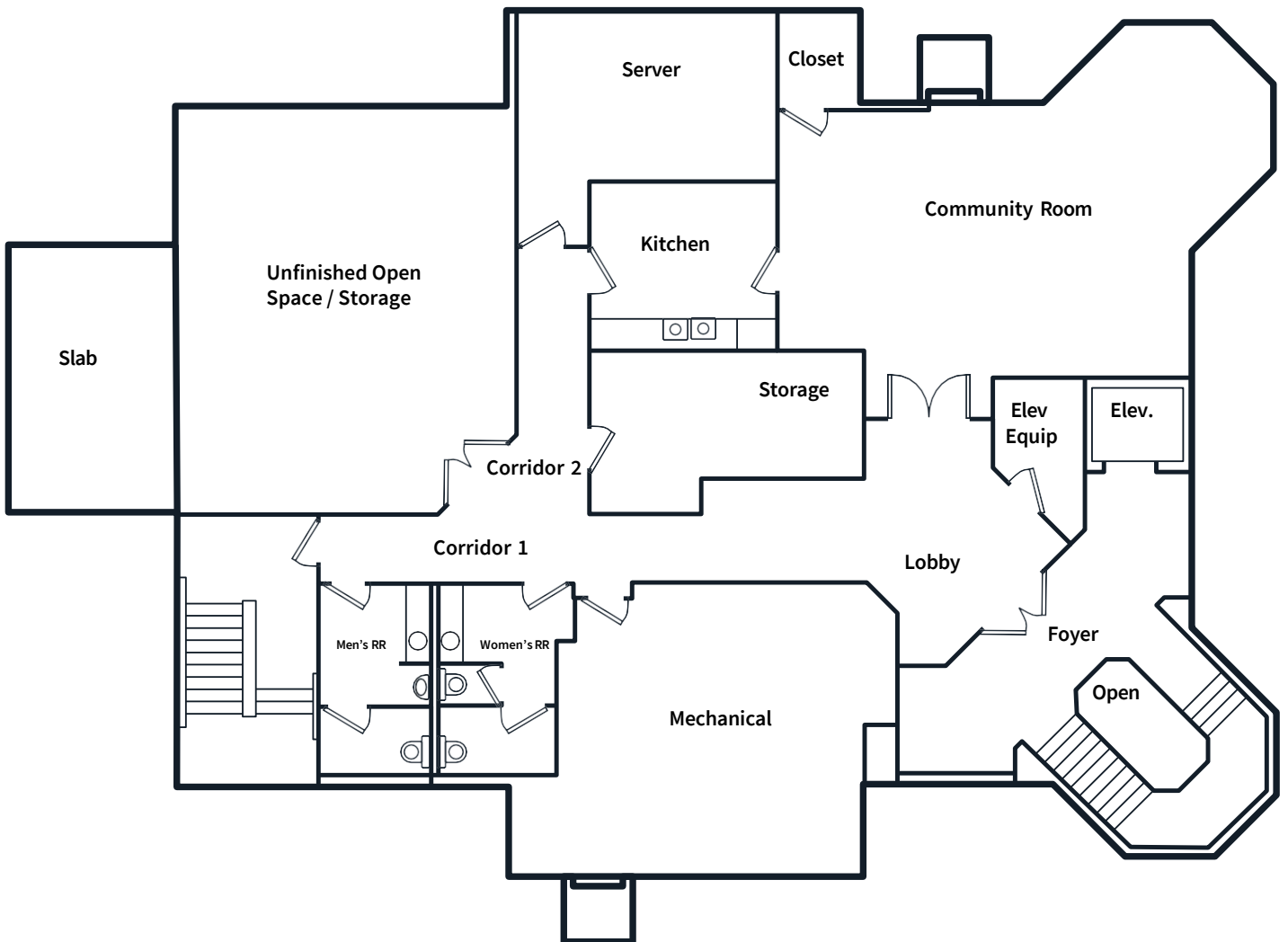


## Second floor plan (Move-in ready/Fully furnished)

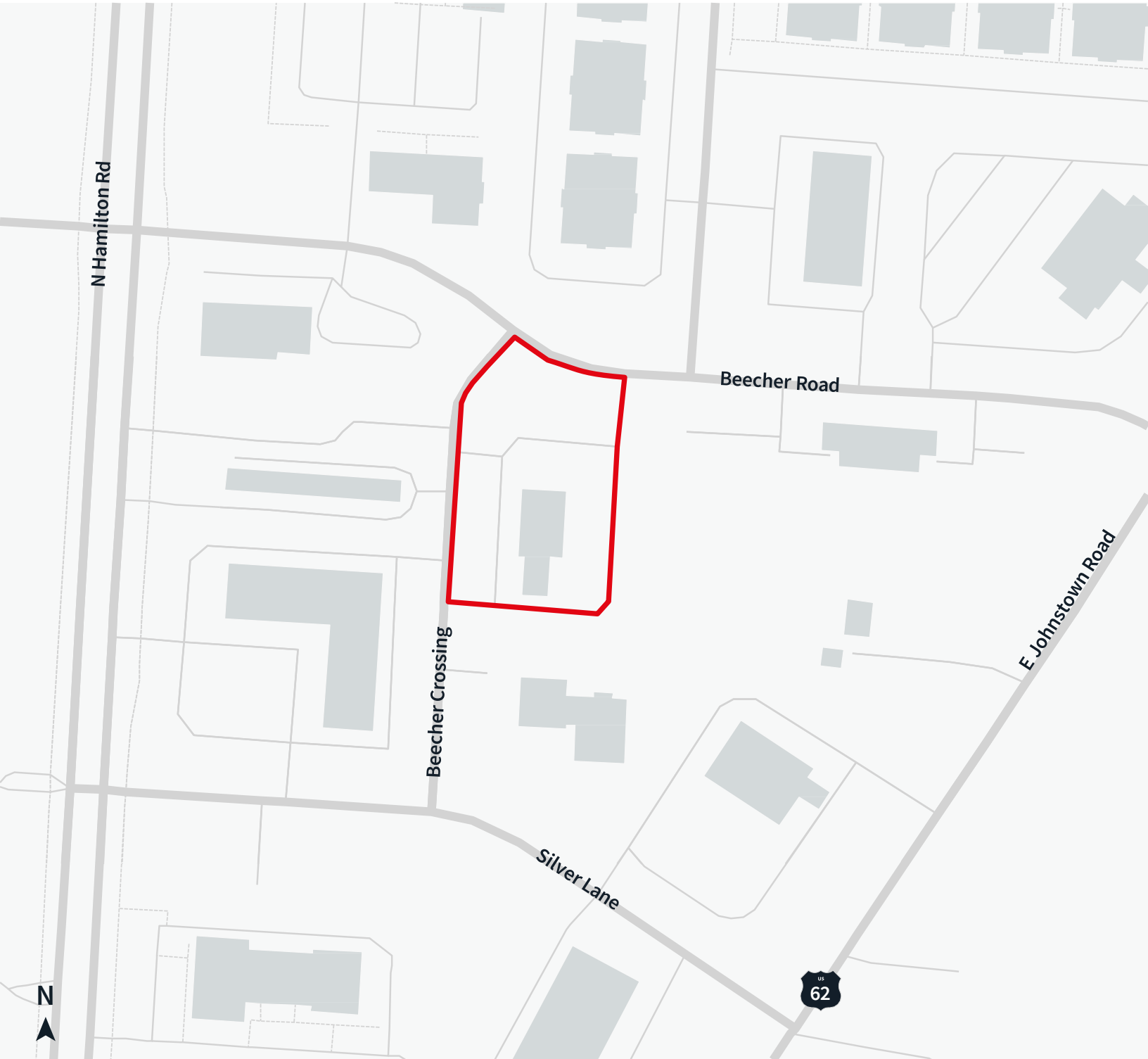
- (7) Executive office
- (1) 8 to 12 seat conference room
- (20) Workstations



# Lower level floor plan



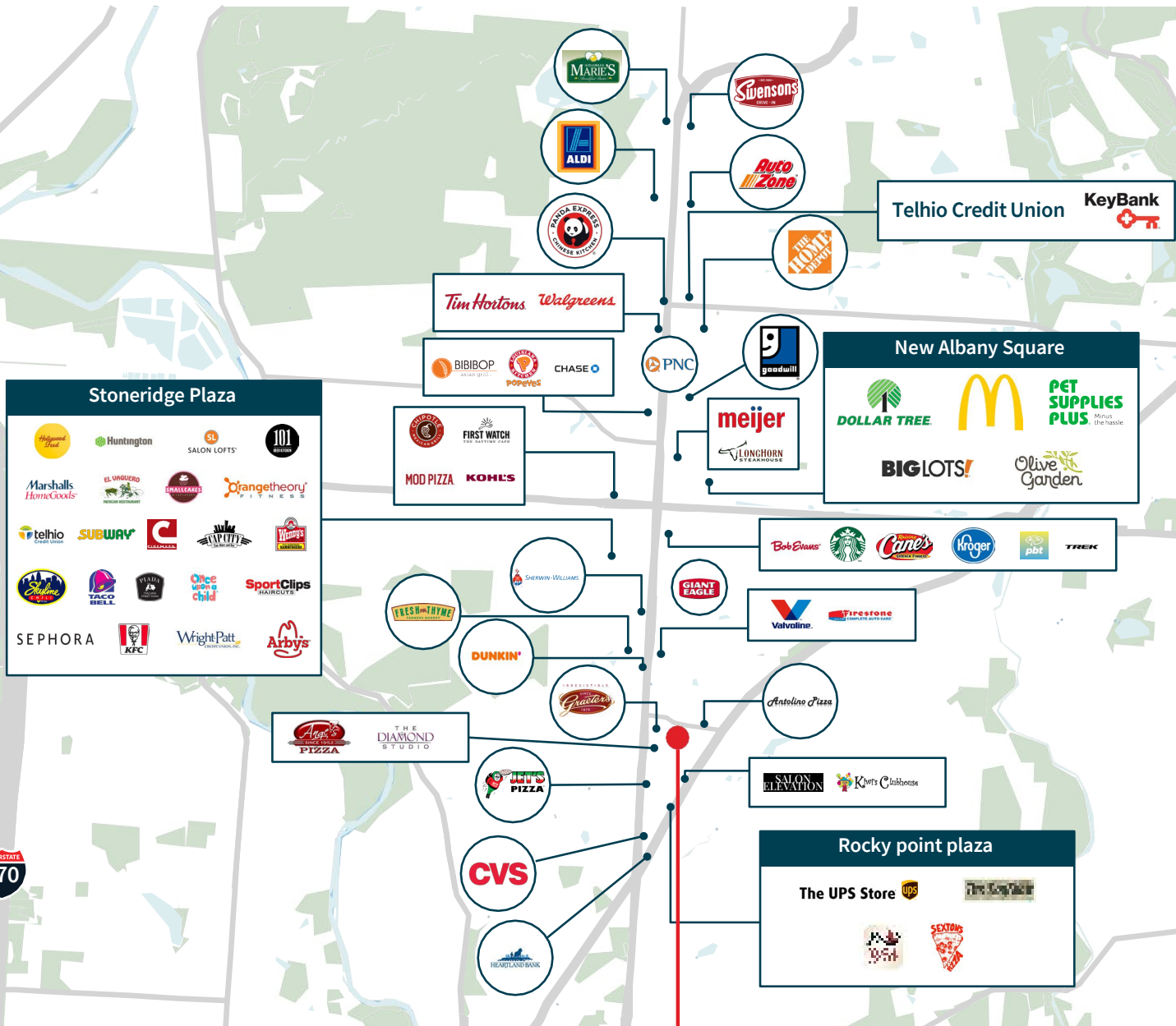
# Parcel map



# Location map



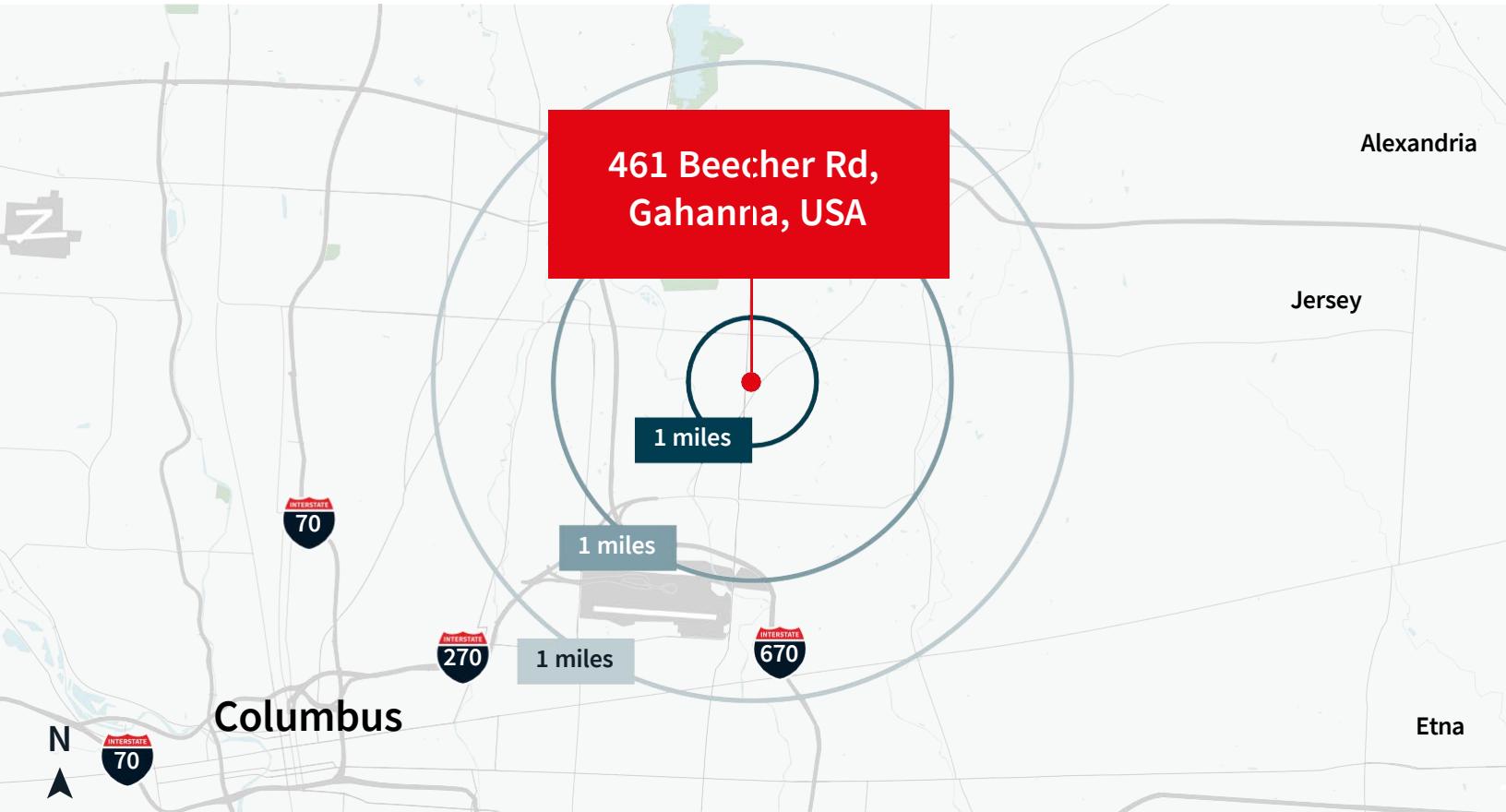
# Nearby amenities



**461 Beecher Road  
Gahanna, Ohio 43230**



# Demographics



Population	1 mile	3 miles	5 miles
<b>Total population</b>	9,979	72,931	189,978
<b>Average age</b>	43	39	38
<b>Average age (male)</b>	41	38	37
<b>Average age (female)</b>	44	41	39
Households & income	1 mile	3 miles	5 miles
<b>Total households</b>	4,363	30,349	76,817
<b># of persons per HH</b>	2.3	2.4	2.5
<b>Average HH income</b>	\$134,212	\$132,797	\$113,869
<b>Average house value</b>	\$396,164	\$395,469	\$345,095

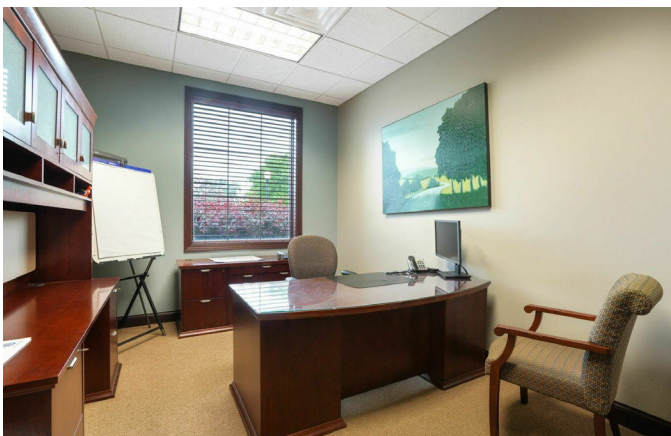
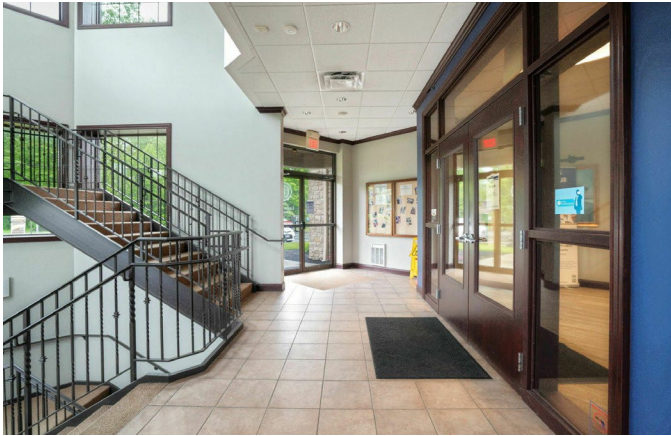
\* Demographic data derived from AlphaMap

# Property photographs





# Property photographs





# Property photographs





**JLL**

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