

FOR SALE

71 EAST WILSON BRIDGE ROAD UNITS A5 & A6 WORTHINGTON, OHIO 43085



FOR SALE: \$360,000



IN-SUITE KITCHENETTE



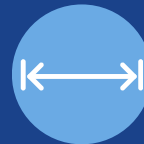
SPACIOUS LOBBY



11 INDIVIDUAL OFFICES



PARKING INCLUDED



2,261 SQUARE FEET



**CONVENIENT FREEWAY
ACCESS**



AVAILABLE: NOW

NOAH RABER
614-917-8491
NRABER@KOONPROPERTYGROUP.COM

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OVERVIEW

71 EAST WILSON BRIDGE ROAD UNITS A5 & A6

WORTHINGTON, OHIO 43085



POPULATION

1 MILE	7,887
3 MILES	98,985
5 MILES	284,118

HOUSEHOLD INCOME

1 MILE	\$98,049
3 MILES	\$79,388
5 MILES	\$76,107

CONSUMER SPENDING

1 MILE	\$116M
3 MILES	\$1.304B
5 MILES	\$3.664B

DAYTIME EMPLOYMENT

1 MILE	17,920
3 MILES	62,764
5 MILES	170,968

This 2,261 SF double-suite office condo at 71 East Wilson Bridge Road, located in a convenient and well-established area of Worthington, is ideal for law offices, counseling practices, or other service-based businesses. The property offers a practical and flexible space for professional use, including:

- 11 Private Offices - Designed for efficiency and team collaboration.
- Lobby Area - A functional entry space for clients and visitors.
- Kitchenette - A practical break area with a barn door feature.
- Ample Parking - Convenient, included parking for employees and clients.
- Prime Location - Situated near the Wilson Bridge Road corridor, with easy access to restaurants, retail, and I-270.

This property offers a practical layout with a professional atmosphere, ideal for any business looking to establish a presence in a thriving location.

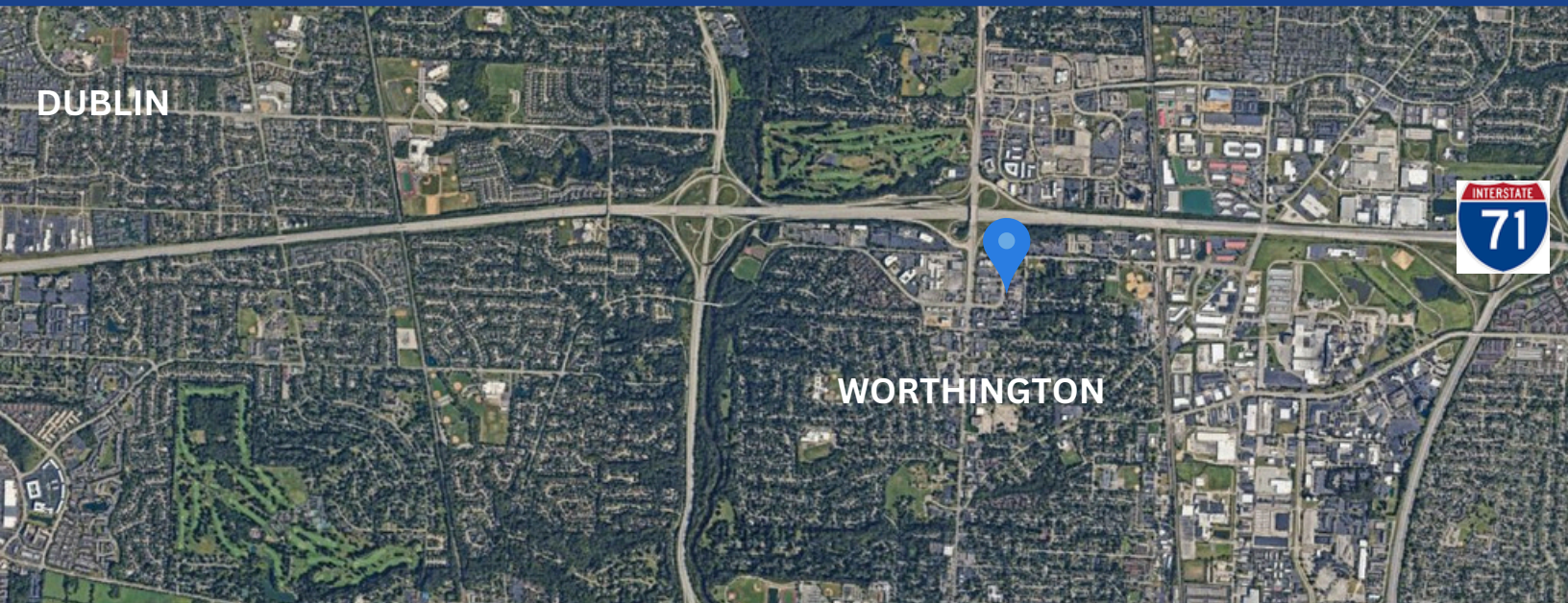
Contact us today to schedule a viewing or for more information!



LOCATION

71 EAST WILSON BRIDGE ROAD UNITS A5 & A6

WORTHINGTON, OHIO 43085



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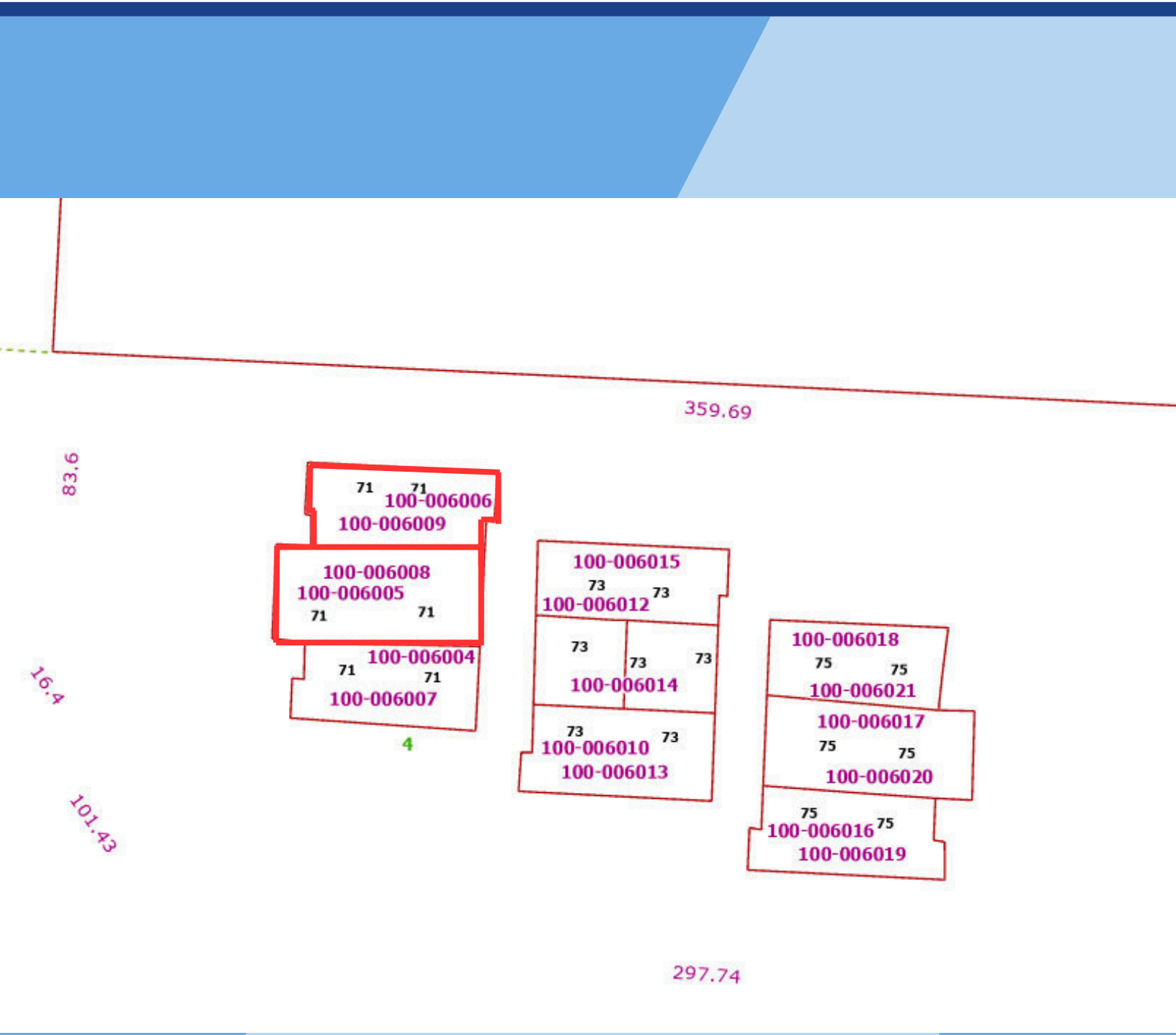


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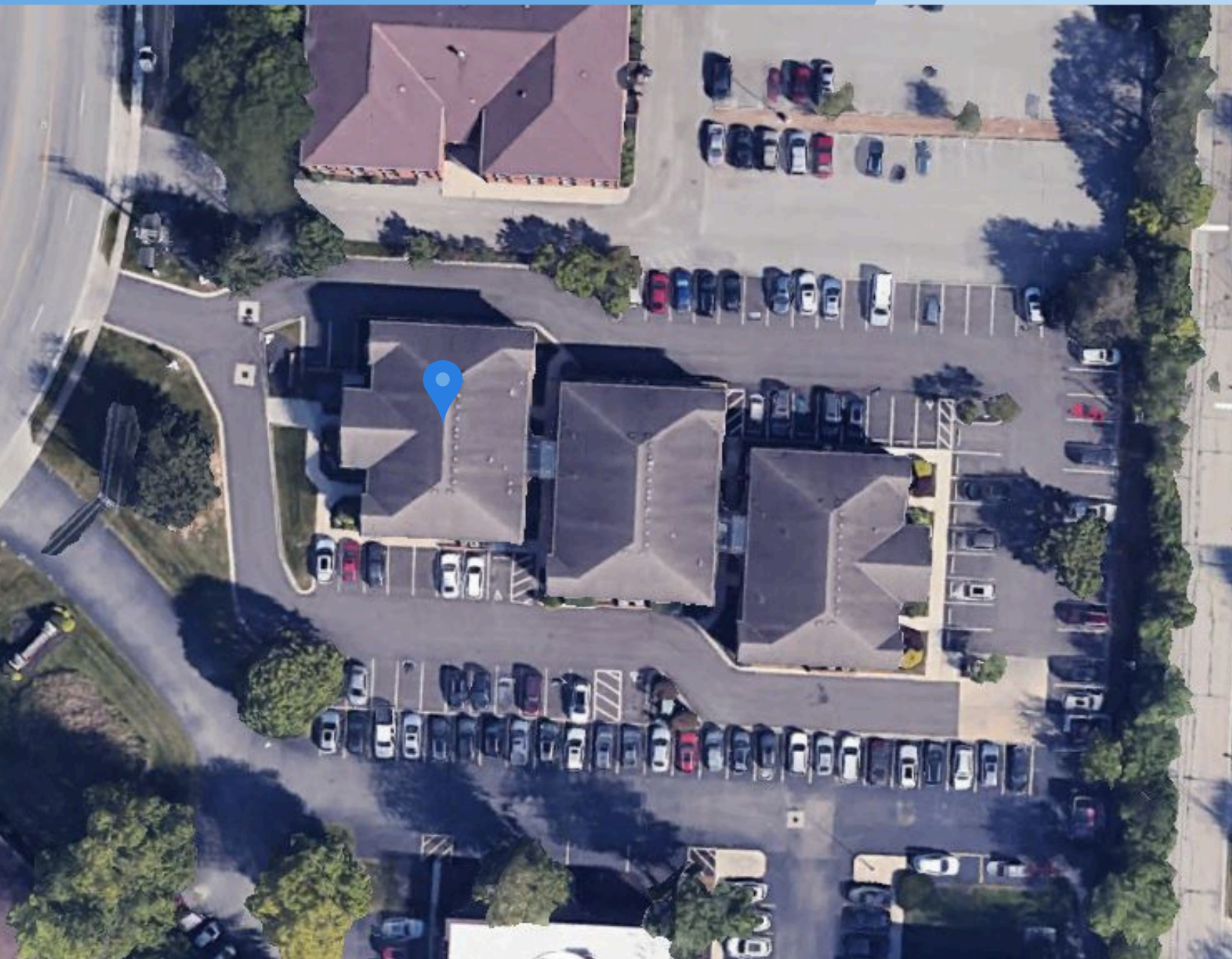
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AERIAL

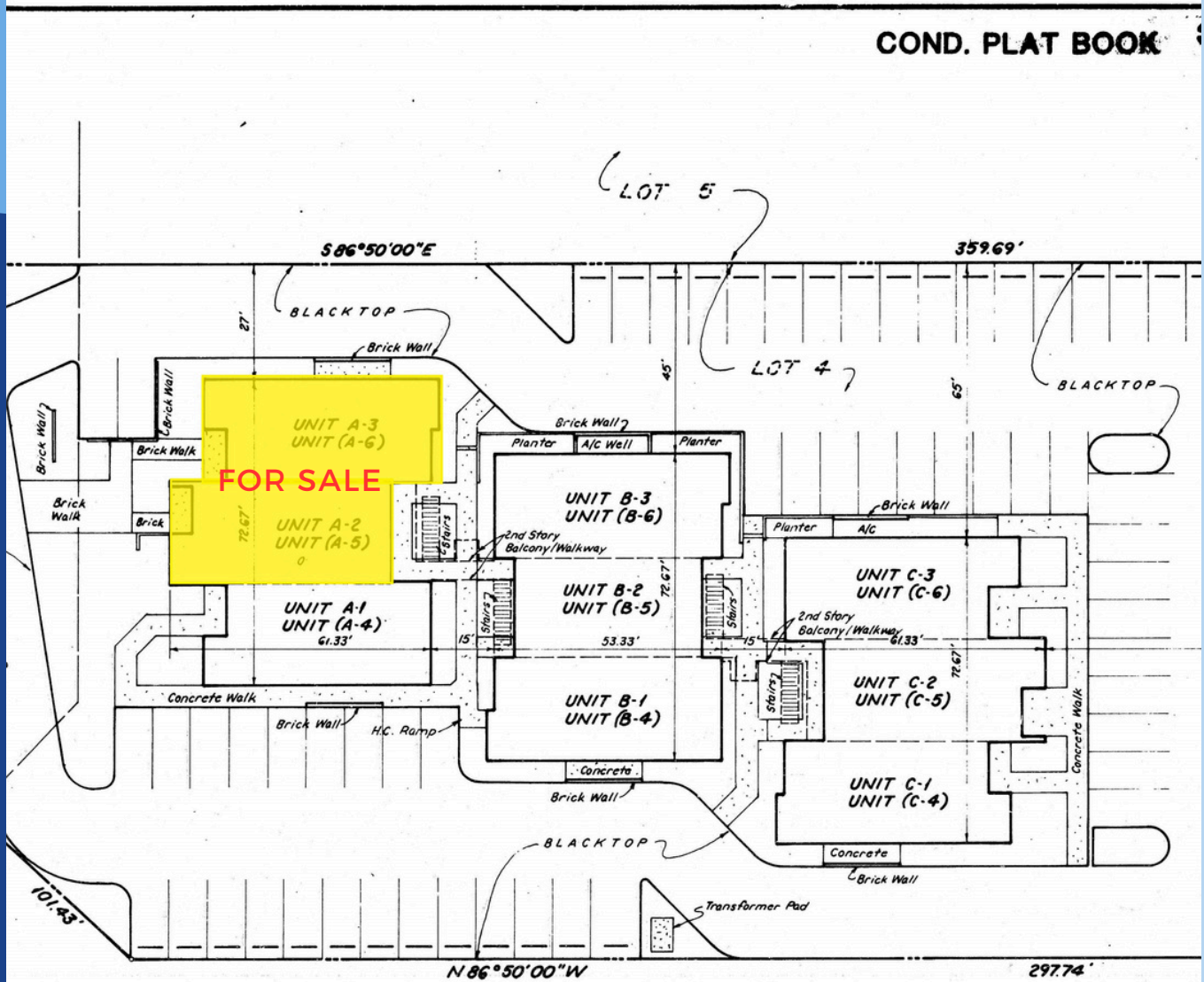
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COND. PLAT BOOK



Unit Number

Units not labeled are common areas.

See page 1632, Pg. 385

We do hereby certify that these drawings of WILBRIDGE OFFICE CONDOMINIUM show all buildings as constructed.

By Richard J. Bull By Richard J. Bull
 Richard J. Bull Richard J. Bull
 Registered Surveyor Registered Engineer
 Ohio No. 4723 Ohio No. 24166



TRANSFERRED
 AUG 16 1985
 PALMER C. McNEAL
 AUDITOR
 FRANKLIN COUNTY, OHIO

FOR REFERENCE PLEASE SEE
 O.R. VOL. 6105 PAGE C-13

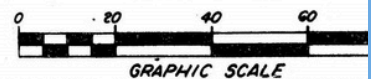
FRANKLIN CO
 AUG 16 1985
 JOSEPH W. TE...
 Recorder's Fee \$... 22.3

CONDOMINIUM

WILBRIDGE OFFICE

PART LOT No. 4, NORTH
 WORTHINGTON

SCALE: 1" = 20'



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PICTURES

71 EAST WILSON BRIDGE ROAD UNITS A5 & A6

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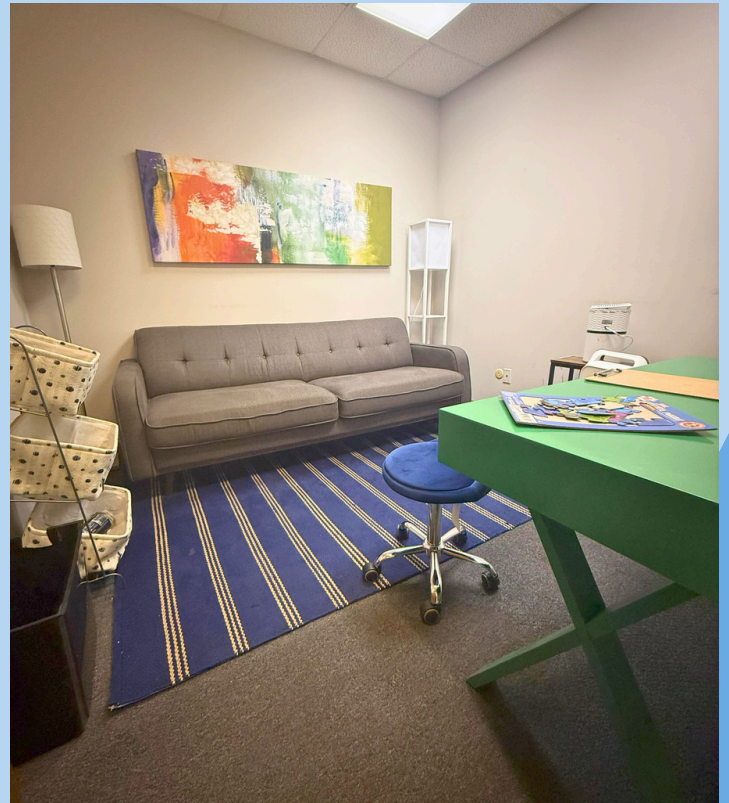
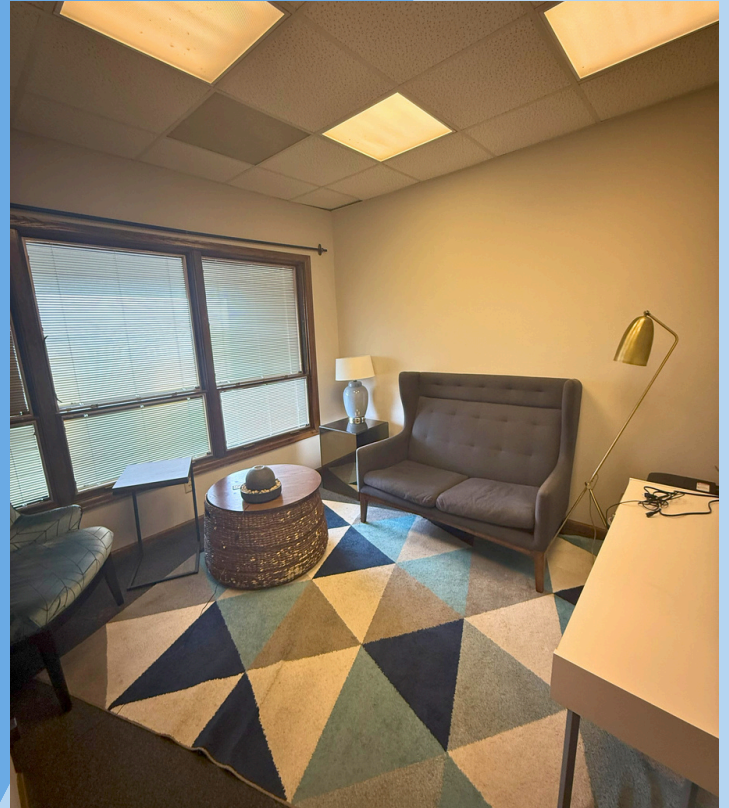


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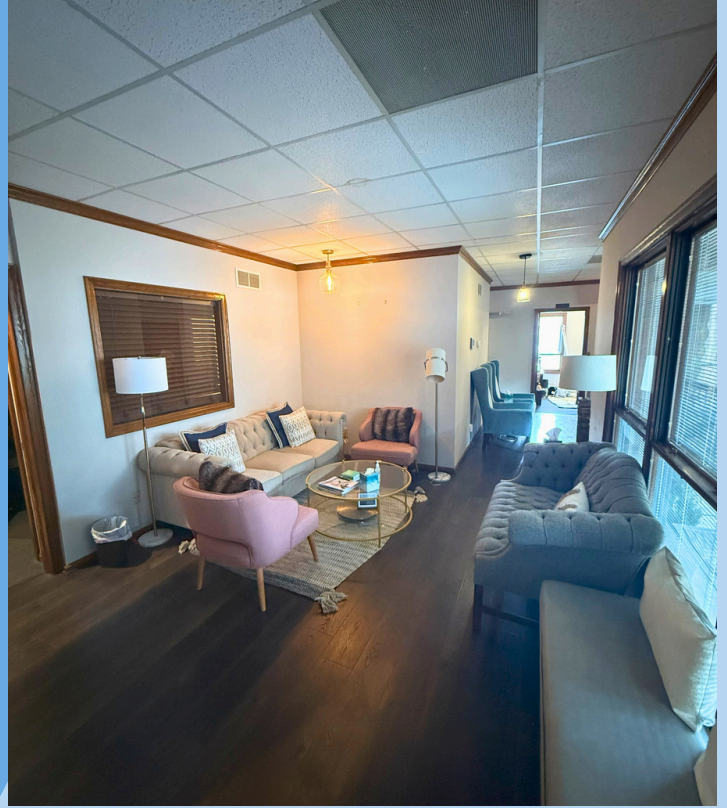


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