

FOR LEASE



\$17.00/SF MG

7923 Station Street, Columbus, OH 43235

Office/ Flex for Lease in Columbus, Ohio

- Approximately +/-528 Sq Ft of Office Space and +/- 672 Sq Ft of Warehouse.
- Excellent Proximity to High Traffic Polaris Fashion Place ~ 5 Minutes
- Great for a small business.
- All units have 1 drive in door and 2 parking spaces.

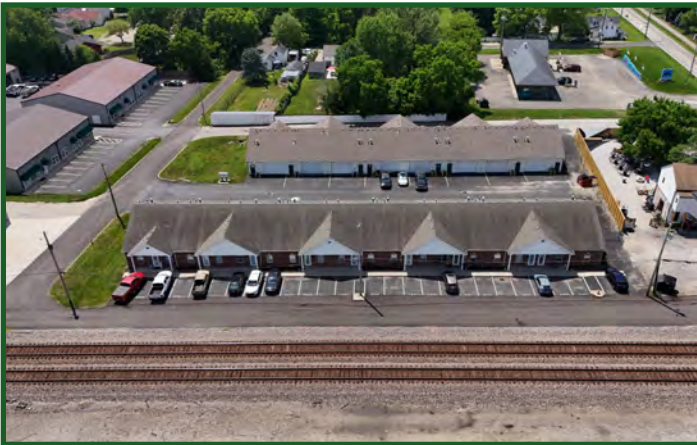


Click Here For Video ▶

BEST CORPORATE REAL ESTATE
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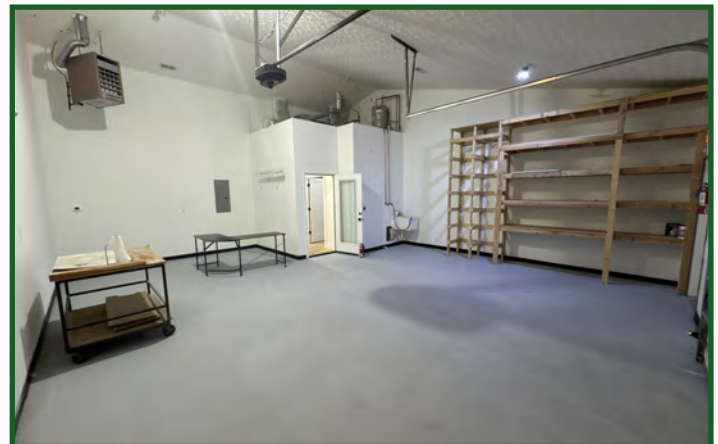
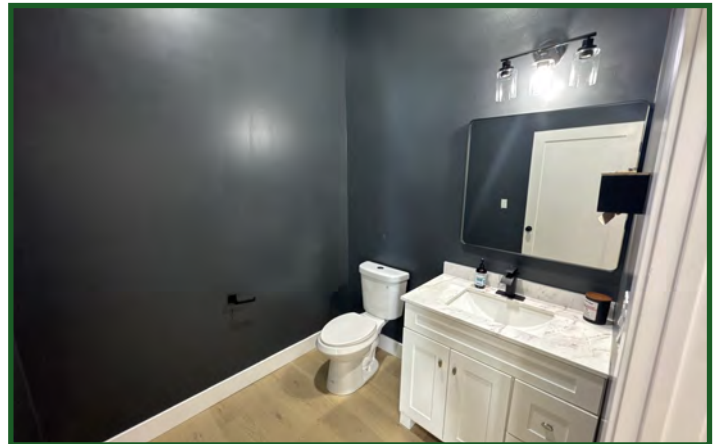
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Aerial View

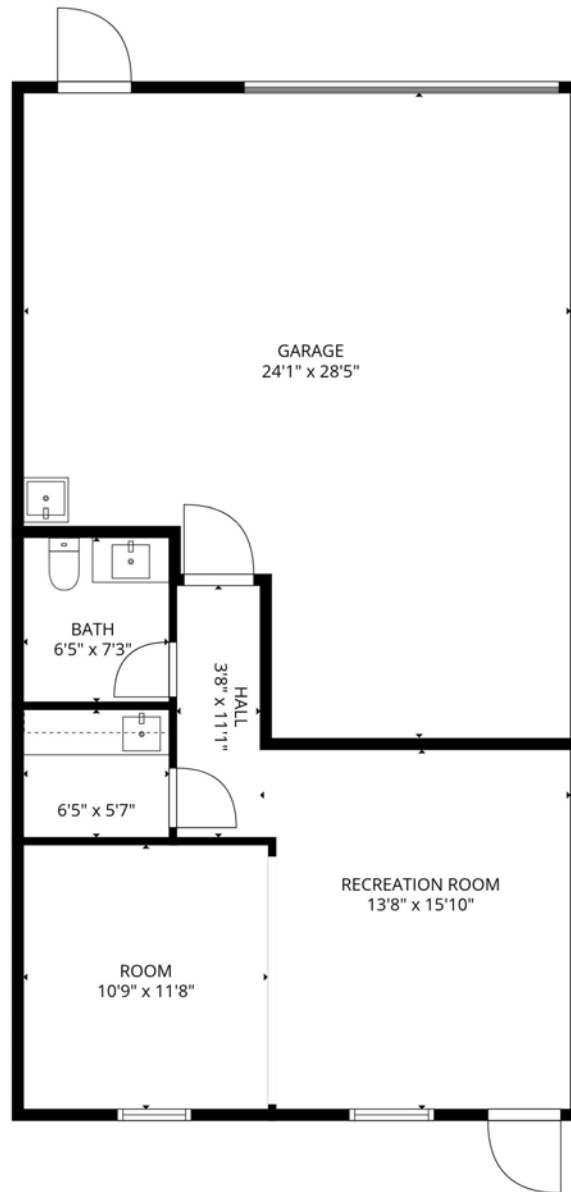


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Floor Plan



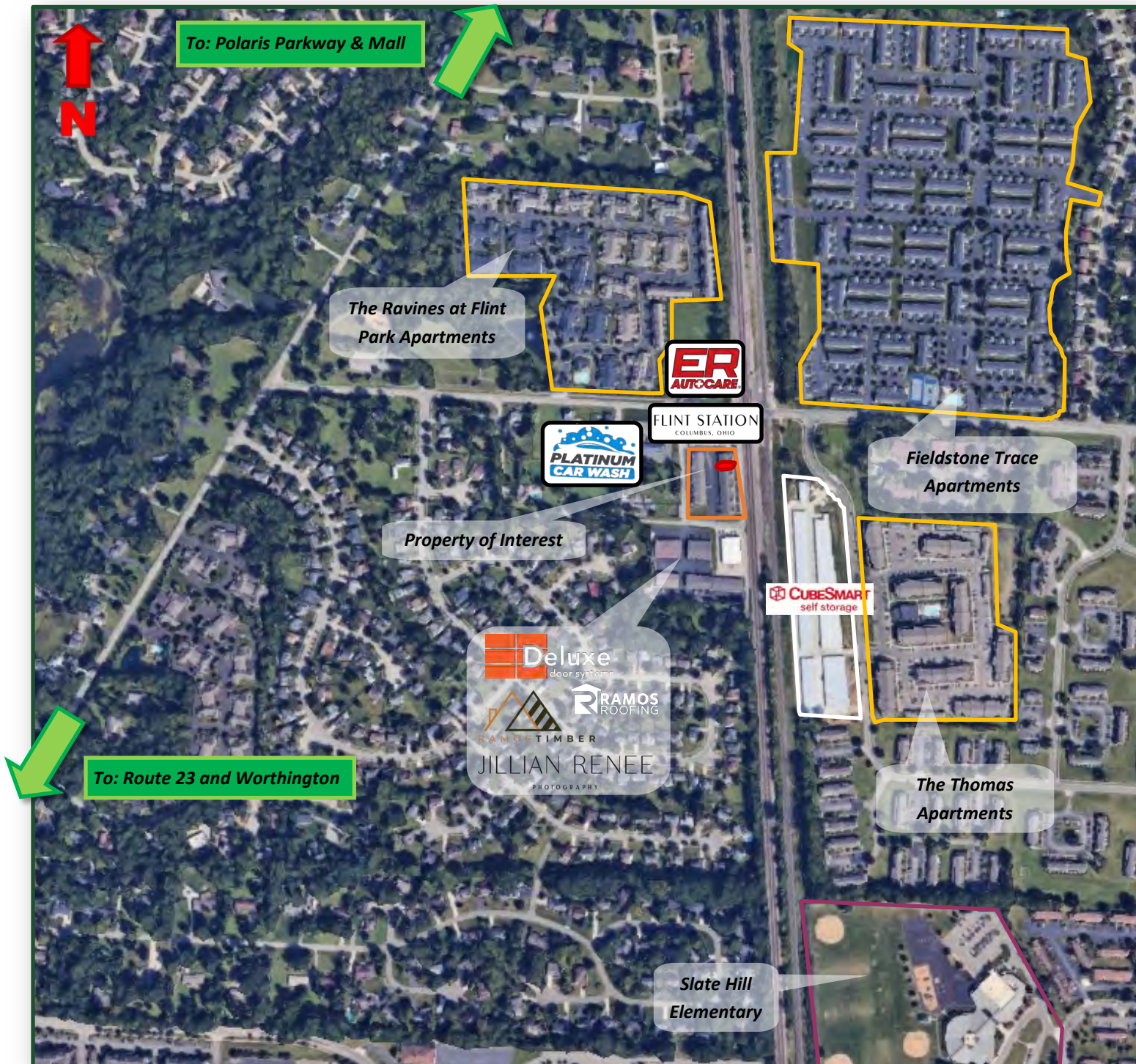
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Nearby Amenities



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TRAFFIC COUNT

Street *Avg Daily Volume*

N High Street **18,822**

E N Broadway— **22,420**

N High Street **15,971**

SITE LOCATION



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		12,964	97,826	259,099
Households (2020)		9,298	49,852	120,052
Avg Household Income (2020)		\$74,854	\$53,105	\$56,176

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THE CITY OF COLUMBUS

Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46% of the United State's population. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960

Residents (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a
Business

#5

City for
Entrepreneurs and
Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM www.columbusregion.com and The One Columbus Organization

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Disclaimer And Confidentiality Agreement - Continued -

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