



# 683 Cooper Rd

WESTERVILLE, OH

*6,149 SF Medical / Office for Sale or Lease*



# Property Overview

- Two (2) level, Medical / Office condominium totaling 6,149 sf
- Beautifully landscaped property
- Former tenant use was an Orthodontist office
- Many dining, shopping and hotel amenities nearby
- Lease Rate: \$10.00/SF Net
- Est. Op Ex: \$7.00/SF
- Sale Price: \$1,000,000

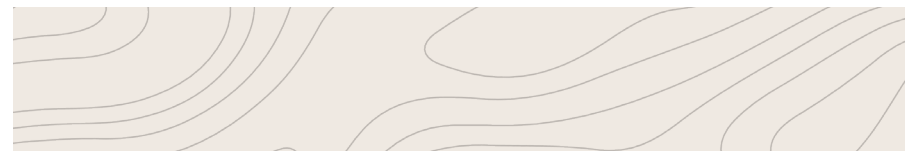
## PROPERTY HIGHLIGHTS

**6,149**  
SF RBA

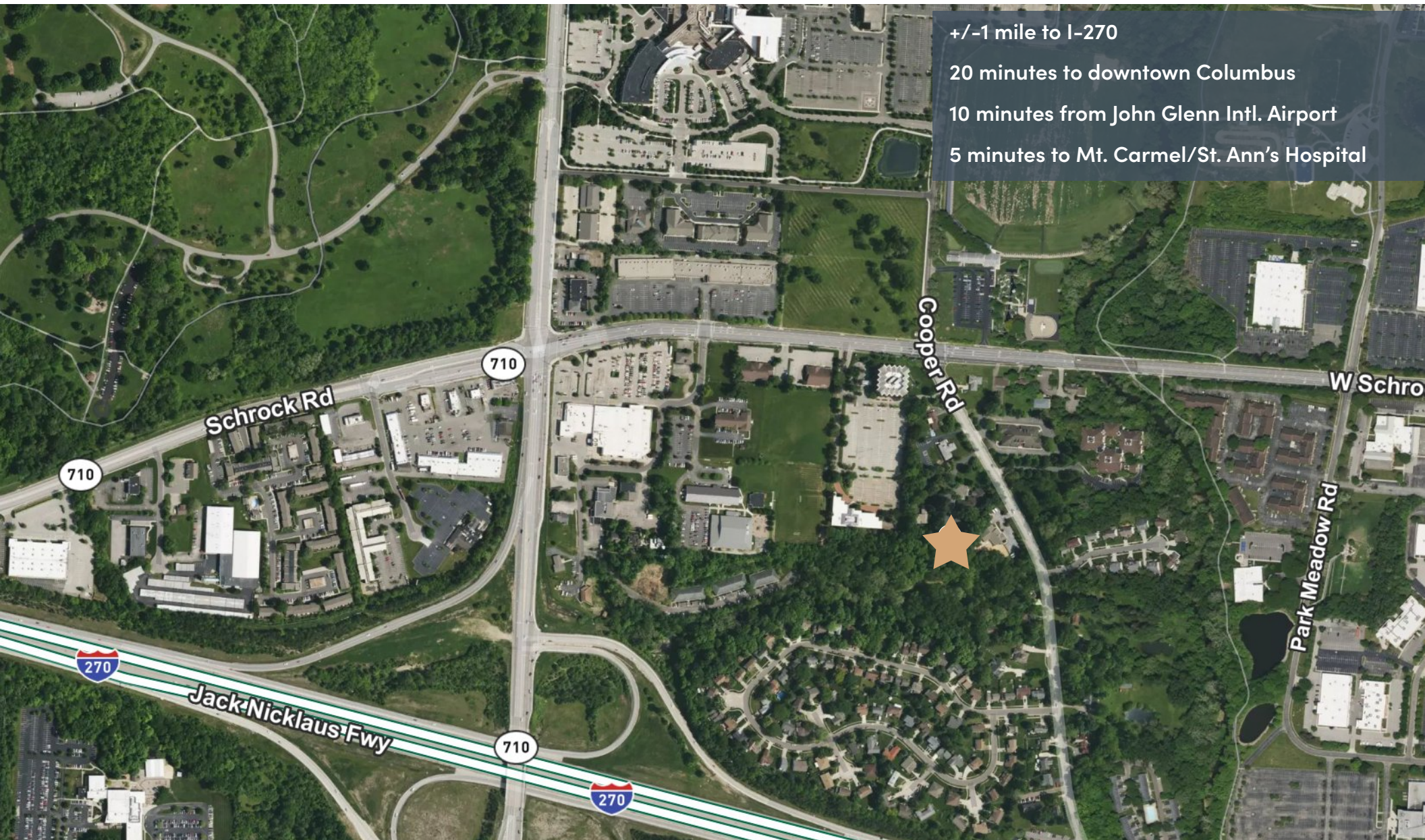
**1992**  
Year Built

**1.98**  
AC Lot

**2.65/1,000**  
Parking Ratio



# Location Map

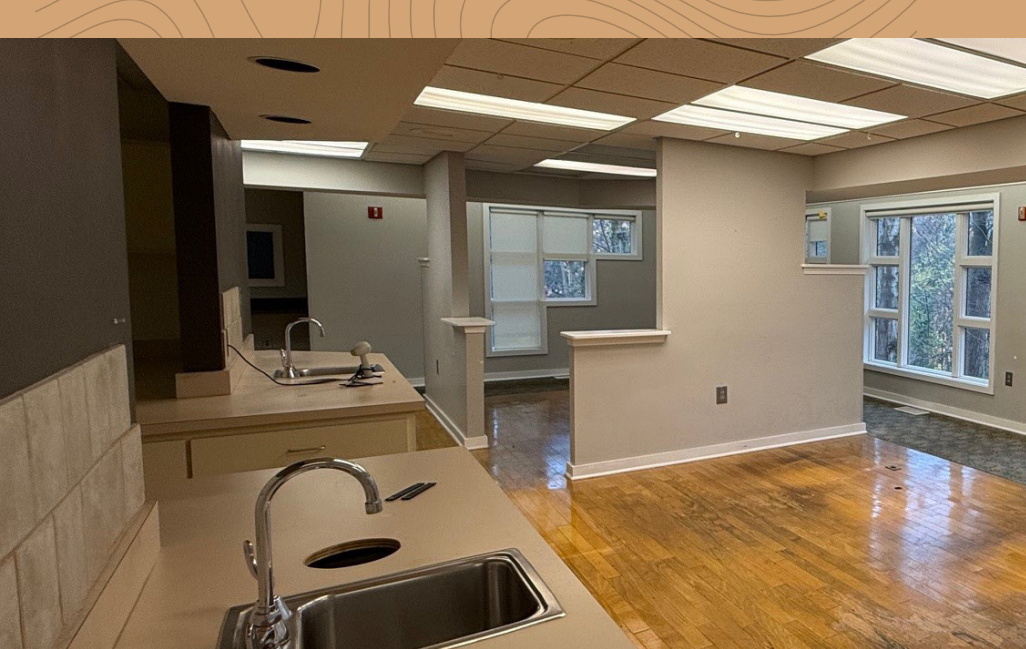


+/-1 mile to I-270

20 minutes to downtown Columbus

10 minutes from John Glenn Intl. Airport

5 minutes to Mt. Carmel/St. Ann's Hospital



# Area Demographics

	1 Miles	3 Miles	5 Miles
2024 Population	7,491	116,411	274,729
2029 Population	7,587	117,445	278,433
2024 Households	3,157	45,930	111,085
2029 Households	3,218	46,748	113,451
2024 Avg. Household Income	\$97,167	\$101,013	\$110,207
2029 Avg. Household Income	\$117,934	\$117,882	\$128,006
2024 Businesses	828	5,097	11,364
2024 Employees	11,288	78,381	172,429
Traffic Counts			
W Schrock Road at Cooper Road		18,565	2022



**2.8M SF**  
Office Medical Space  
Provided



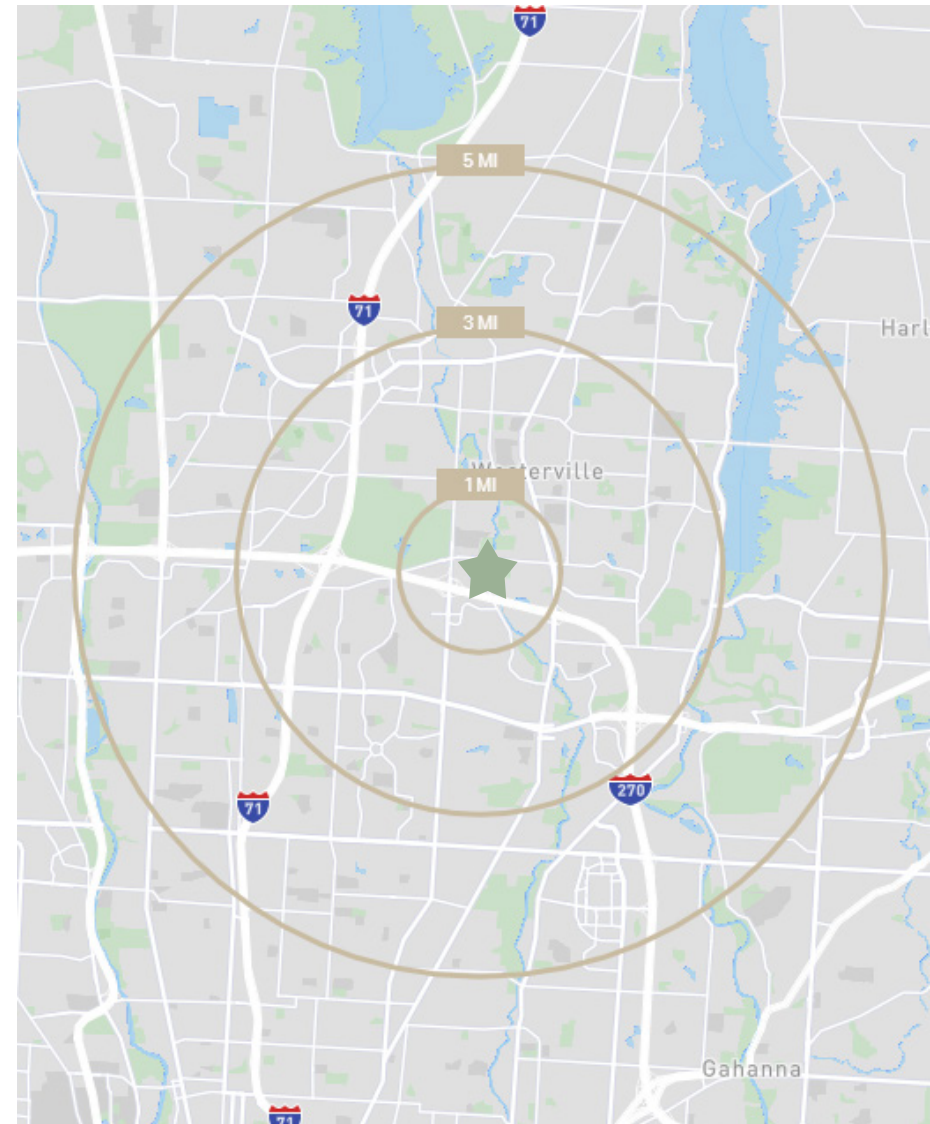
**13,847**  
Jobs



**40 MILES**  
Range of high-speed fiber  
around the city



**97%**  
Resident Employment  
Rate



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## CONTACTS

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