

INDUSTRIAL FOR LEASE



5095 WESTERVILLE RD COLUMBUS OHIO 43231

5095 WESTERVILLE ROAD, COLUMBUS, OH 43231



FOR LEASE

KELLER WILLIAMS GREATER COLUMBUS

1 Easton Oval #100
Columbus, OH 43219



Each Office Independently Owned and Operated

PRESENTED BY:

MARTHA HUNLEY

O: (614) 314-5555

C: (614) 314-5555

martha@therealtygroup.us

450518, OH

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

5095 WESTERVILLE ROAD



OFFERING SUMMARY

LEASE RATE:	\$10/SQ. FT
TRIPLE NET	\$3/SQ. FT
LEASE TERM:	5 YEARS OR MORE
AVAILABLE SF:	13,602 SQ. FT

PROPERTY OVERVIEW

Position your business in a high-traffic corridor with excellent visibility and direct bus line access—there's a COTA stop right across the street. This 13,602 SF property features 11,232 SF on the first floor and a 2,370 SF mezzanine, offering versatile layout options. 20' clear height. 1 drive-in door + 1 loading dock. Zoned for industrial/flex uses. Ideal for distribution, warehousing, or light manufacturing. Located just minutes from I-270, SR-161, and Morse Rd, this location offers quick access to the entire Central Ohio region.



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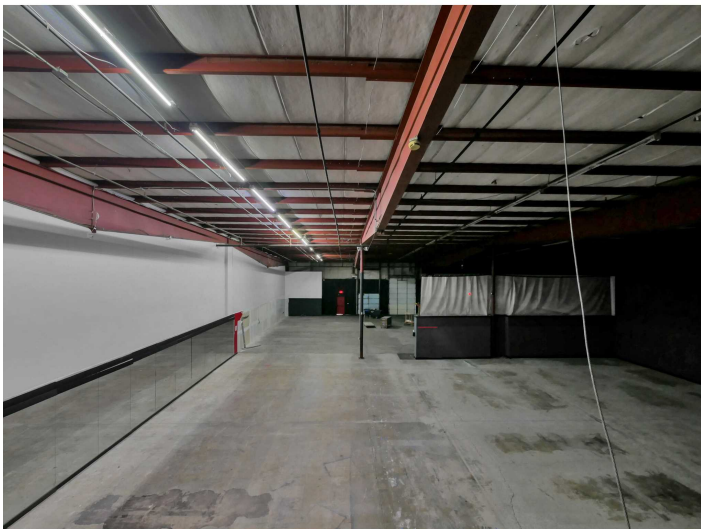
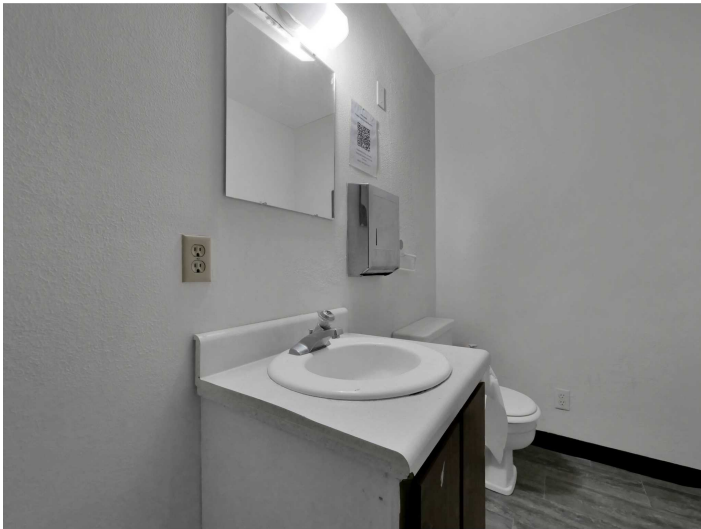


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PROPERTY PHOTOS

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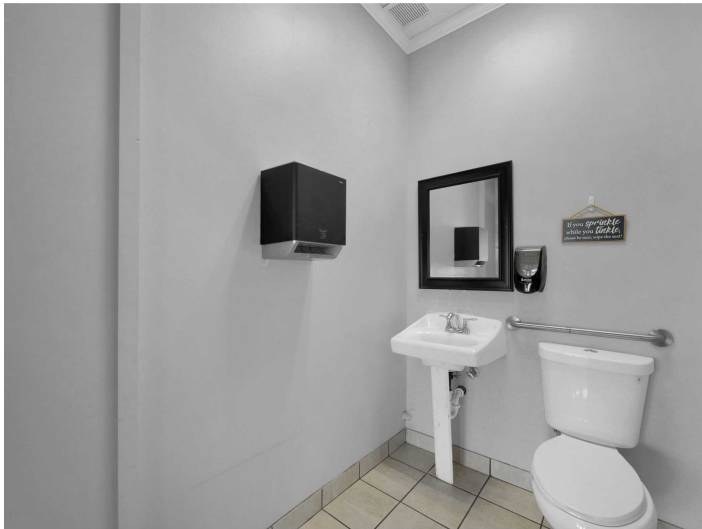


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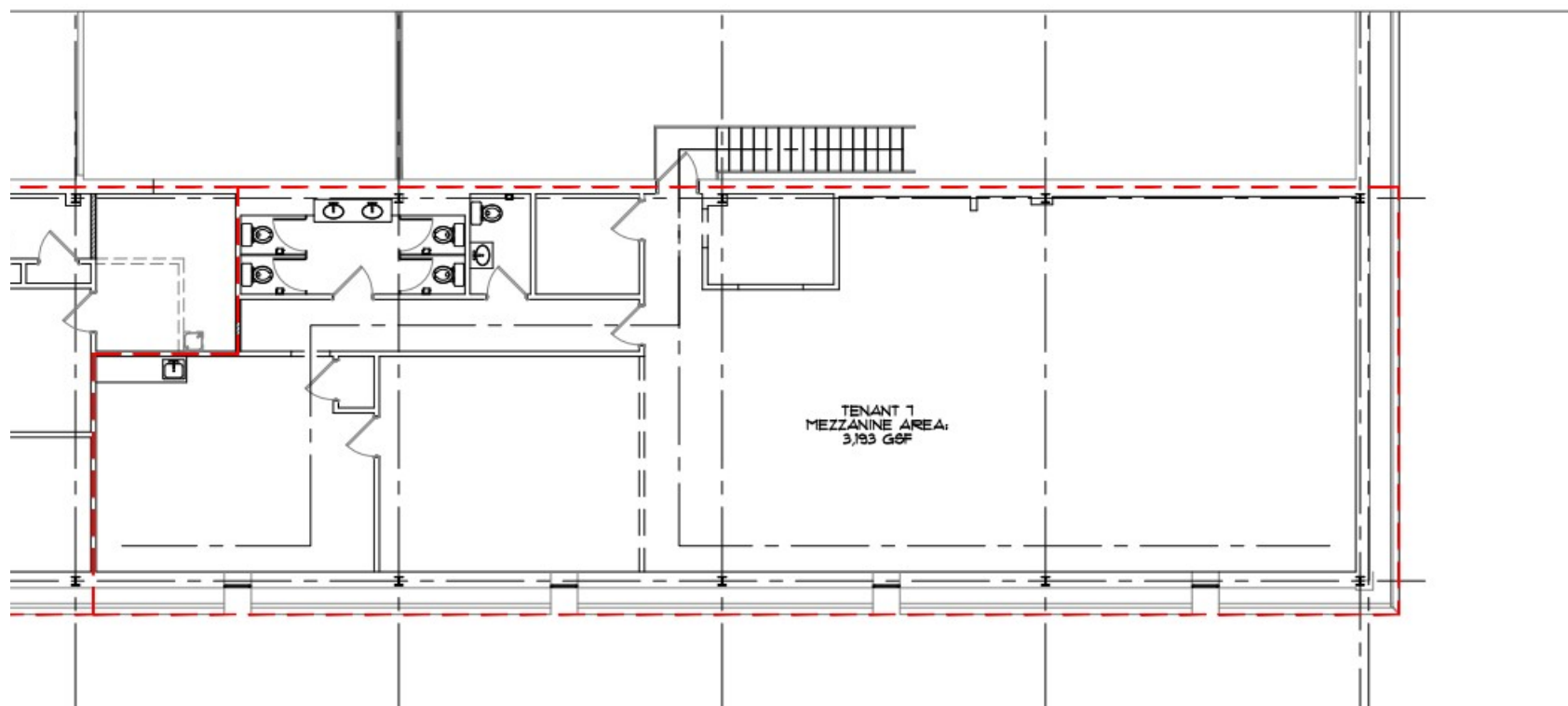


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FLOORPLAN

5095 WESTERVILLE ROAD



2ND FLOOR PLAN (ABOVE GYM TENANT)

SCALE: 1/16" = 1'-0"



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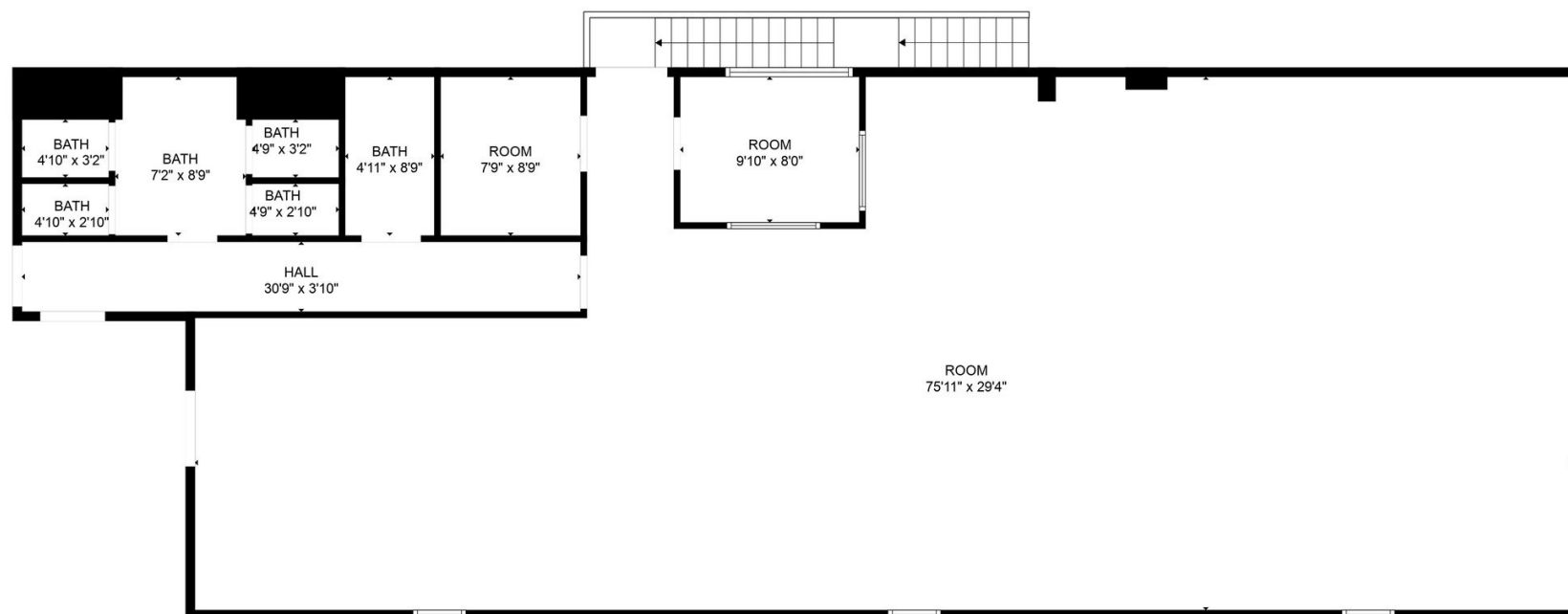


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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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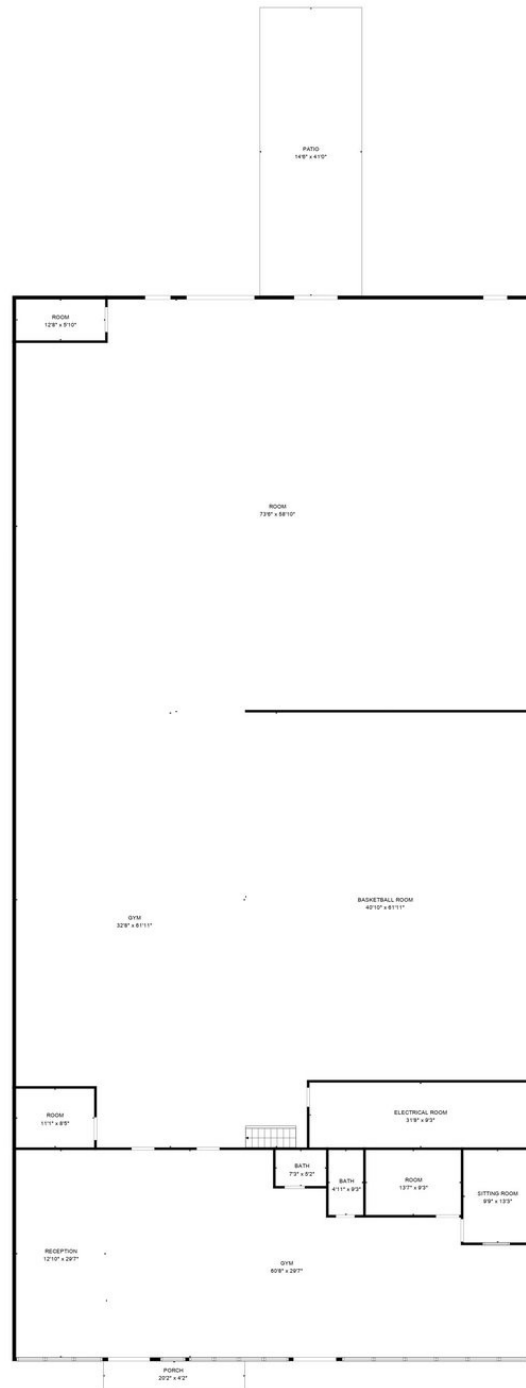


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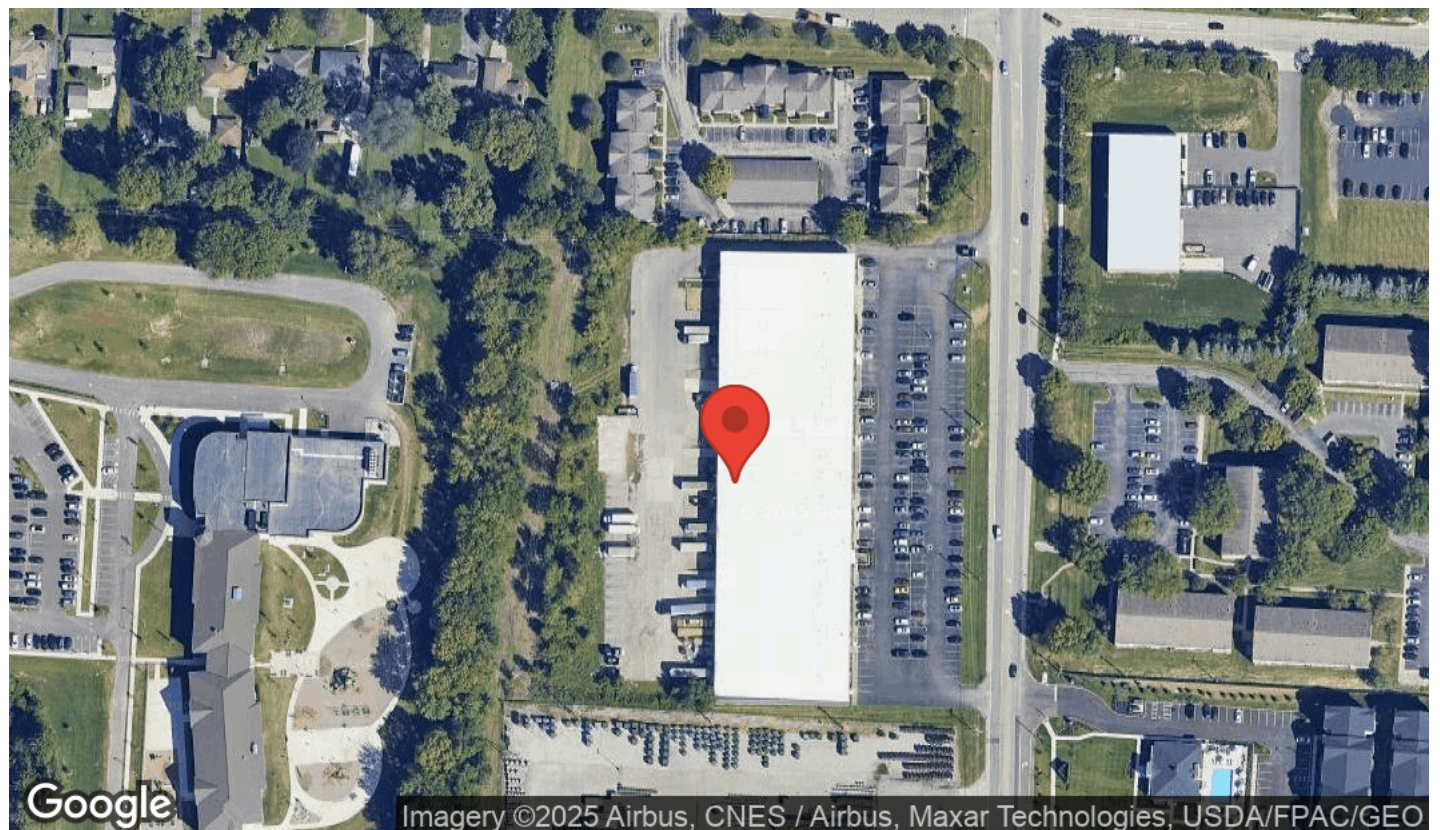
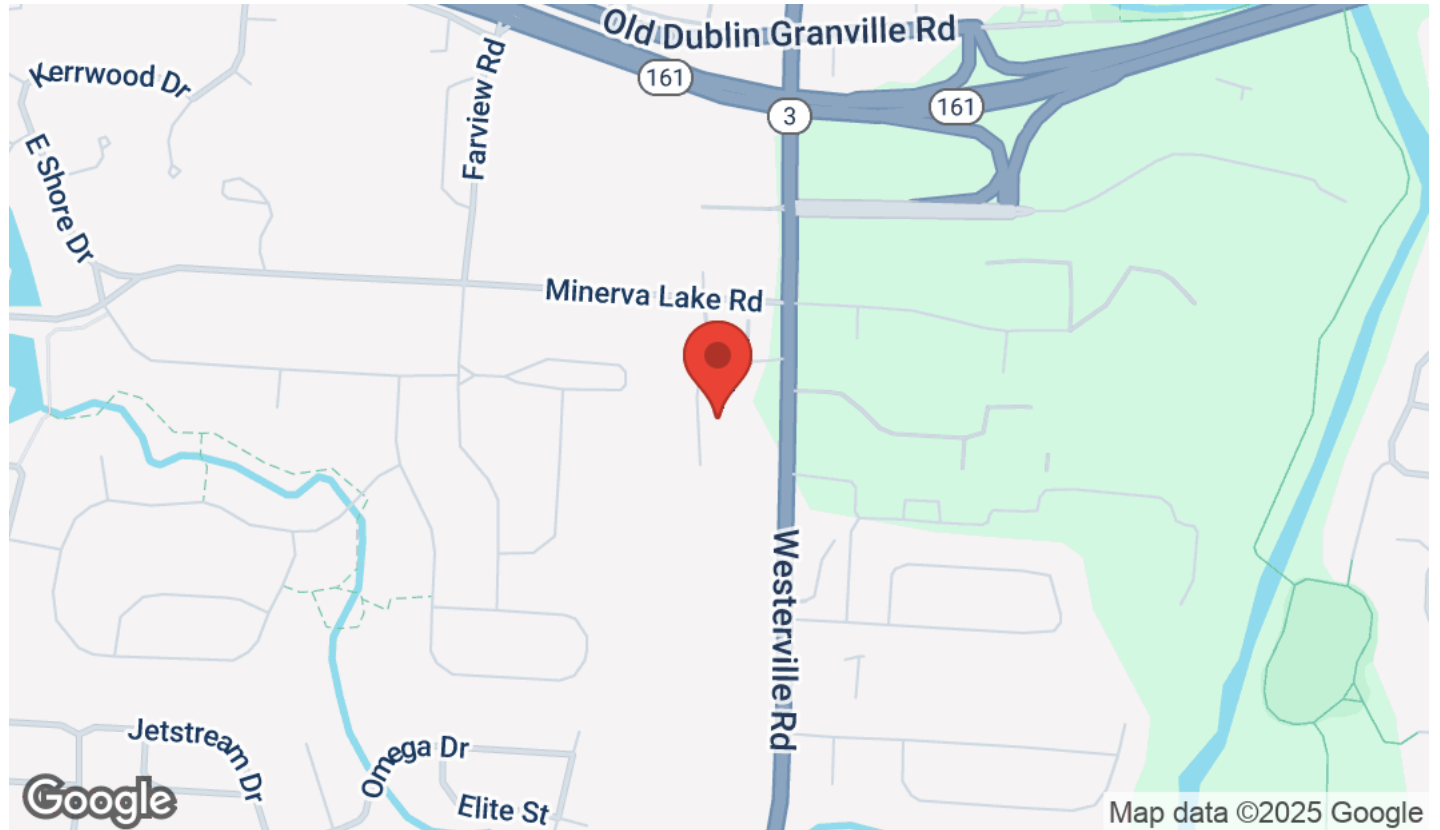
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LOCATION MAPS

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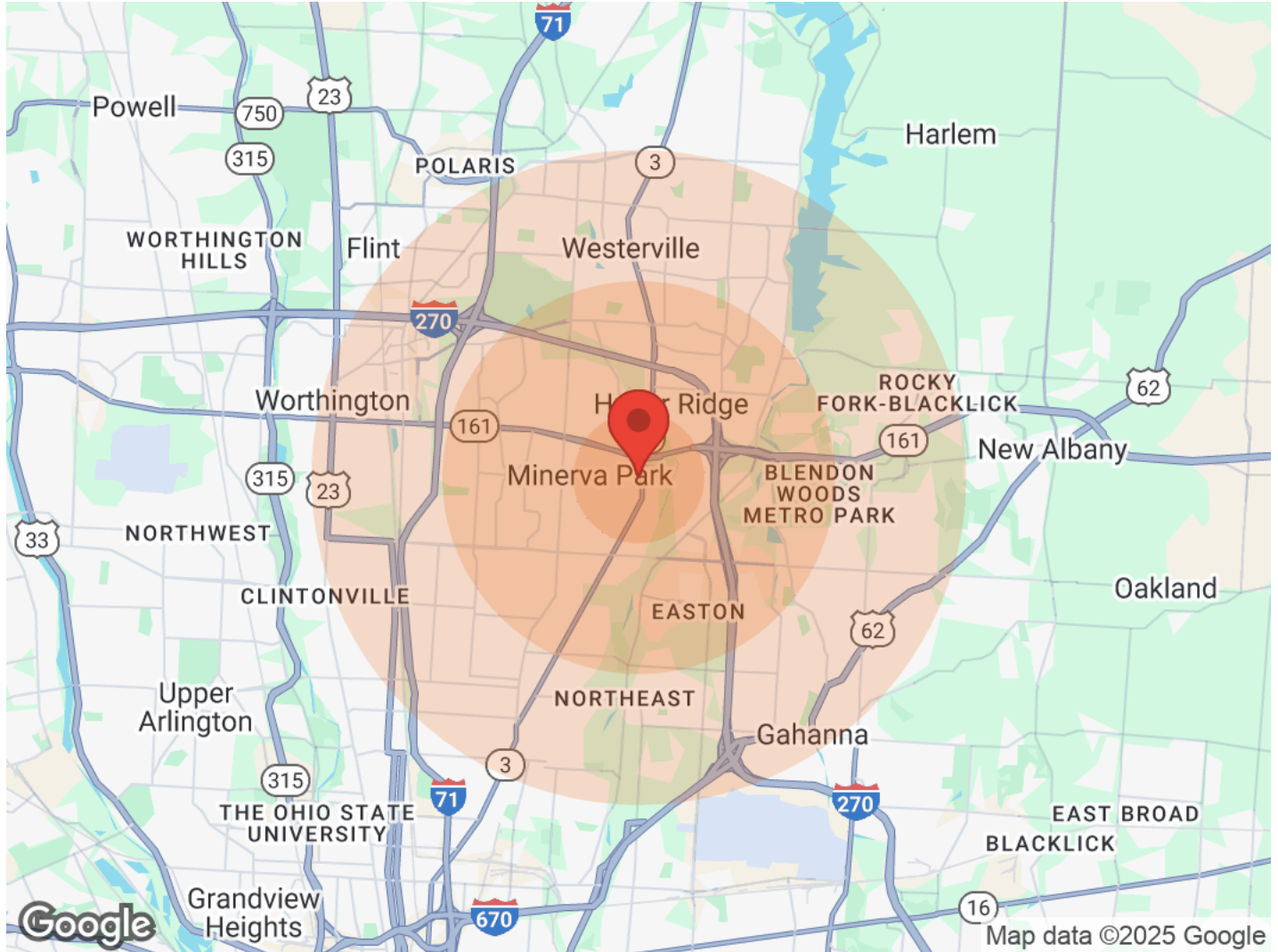
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DEMOGRAPHICS

5095 WESTERVILLE ROAD



Population	1 Mile	3 Miles	5 Miles
Male	9,035	54,577	132,613
Female	9,631	58,258	144,288
Total Population	18,666	112,835	276,901

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,368	25,630	59,401
Ages 15-24	2,602	15,064	36,212
Ages 25-54	7,502	46,559	111,547
Ages 55-64	1,969	12,514	32,585
Ages 65+	2,225	13,068	37,156

Race	1 Mile	3 Miles	5 Miles
White	10,955	65,645	179,111
Black	6,259	37,611	78,193
Am In/AK Nat	6	75	108
Hawaiian	N/A	23	24
Hispanic	1,254	9,297	15,865
Multi-Racial	2,330	15,114	27,778

Income	1 Mile	3 Miles	5 Miles
Median	\$51,948	\$47,848	\$49,431
< \$15,000	973	6,808	14,939
\$15,000-\$24,999	855	5,406	12,191
\$25,000-\$34,999	868	5,757	12,801
\$35,000-\$49,999	1,173	7,690	19,243
\$50,000-\$74,999	1,614	9,720	21,875
\$75,000-\$99,999	1,130	5,899	14,033
\$100,000-\$149,999	573	4,025	13,077
\$150,000-\$199,999	81	882	4,352
> \$200,000	61	441	2,494

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,896	53,018	128,512
Occupied	7,425	48,277	117,692
Owner Occupied	4,122	24,185	67,491
Renter Occupied	3,303	24,092	50,201
Vacant	471	4,741	10,820

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