

# SALE / LEASE

**55 DILLMONT DR**  
55 Dillmont Dr Columbus, OH 43235

## PROPERTY DESCRIPTION

This is a versatile medical office building. It is well-suited for a variety of professional uses, including medical, dental, or general office needs. Tenants and visitors will benefit from the generous parking accommodations, ensuring convenient access to the facility. Whether for office or medical use, this property presents a prestigious and functional space for your business needs.

## PROPERTY HIGHLIGHTS

- Suite 101 is a 975 SF former wellness and beauty space. Reception area, multiple treatment rooms, and private restrooms. Ideal for massage therapists, estheticians, lash technicians, or boutique wellness concepts.
- Convenient location with access to major thoroughfares
- Ample parking for tenants and visitors
- Signage and visibility
- Investment sale, priced at a 7% cap rate with credit medical tenancy
- 9,662 SF modern building
- 3 units suitable for office or medical use
- Built in 2007
- Zoned CPD - Commercial Planned Development District (Z91-036)



## OFFERING SUMMARY

Sale Price:	\$2,250,000
Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	975 SF
Lot Size:	1.214 Acres
Building Size:	9,662 SF
Cap Rate:	7%

## PROPERTY WEBSITE

[bit.ly/55DillmontDr](https://bit.ly/55DillmontDr)

### Bill Davis

O: (614) 341-9800 x102 | C: (614) 588-7561  
bdavis@cbc-aspire.com

### Tom Velalis

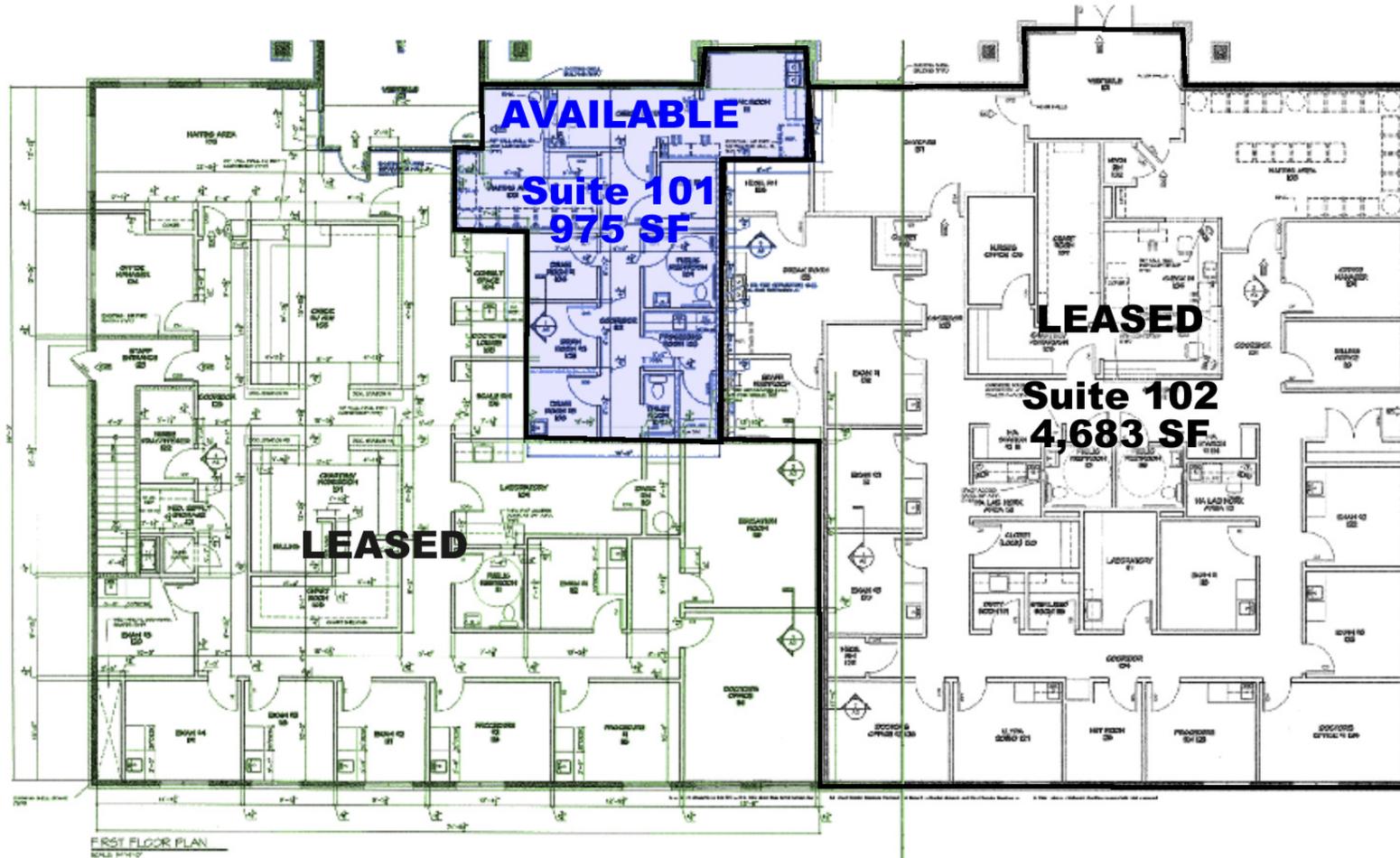
O: (614) 341-9800 x109 | C: (614) 354-6556  
tvelalis@cbc-aspire.com



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## LOCATION DESCRIPTION

Situated within close proximity to major medical centers and healthcare providers, the area offers a prime location for medical and office professionals seeking convenience and accessibility. The property benefits from easy access to major thoroughfares such as I-270 and Route 23, facilitating smooth commutes and attracting clientele from across the region. Nearby retail centers, including The Mall at Tuttle Crossing and Polaris Fashion Place, provide a wealth of dining, shopping, and entertainment options, enhancing the overall experience for employees and visitors.

The area is surrounded by recreational opportunities, with several parks, golf courses, and fitness centers, offering spaces for relaxation and outdoor activities. Well-known dining establishments, cafés, and coffee shops cater to diverse tastes, making it an ideal setting for lunch meetings or post-work gatherings. Additionally, the vibrant culture and dynamic energy of Columbus, Ohio, create a stimulating environment for businesses to thrive, drawing from the city's strong economic base and growing population.

This strategic location not only supports professional growth but also ensures a balanced lifestyle, where work, convenience, and leisure seamlessly come together.



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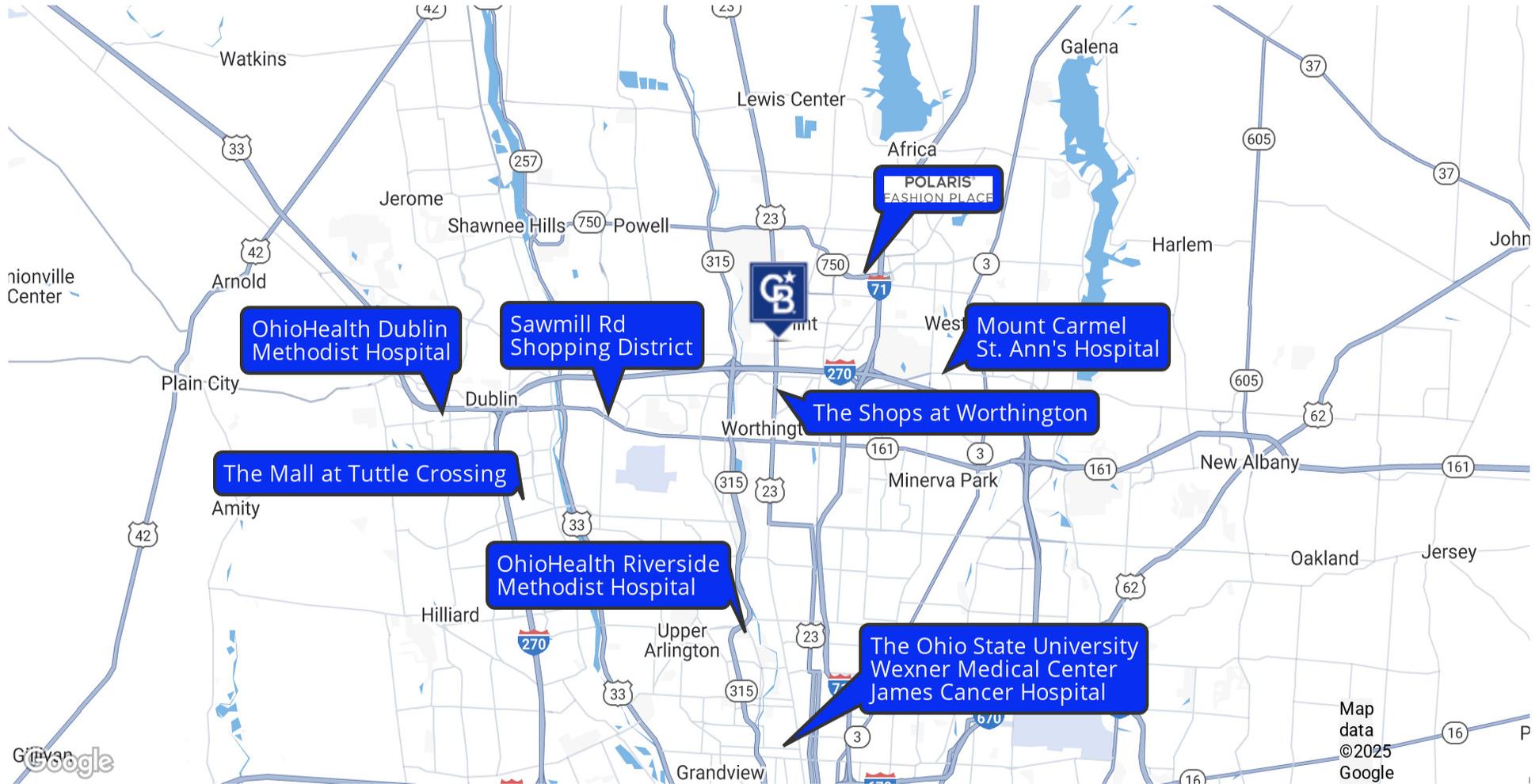


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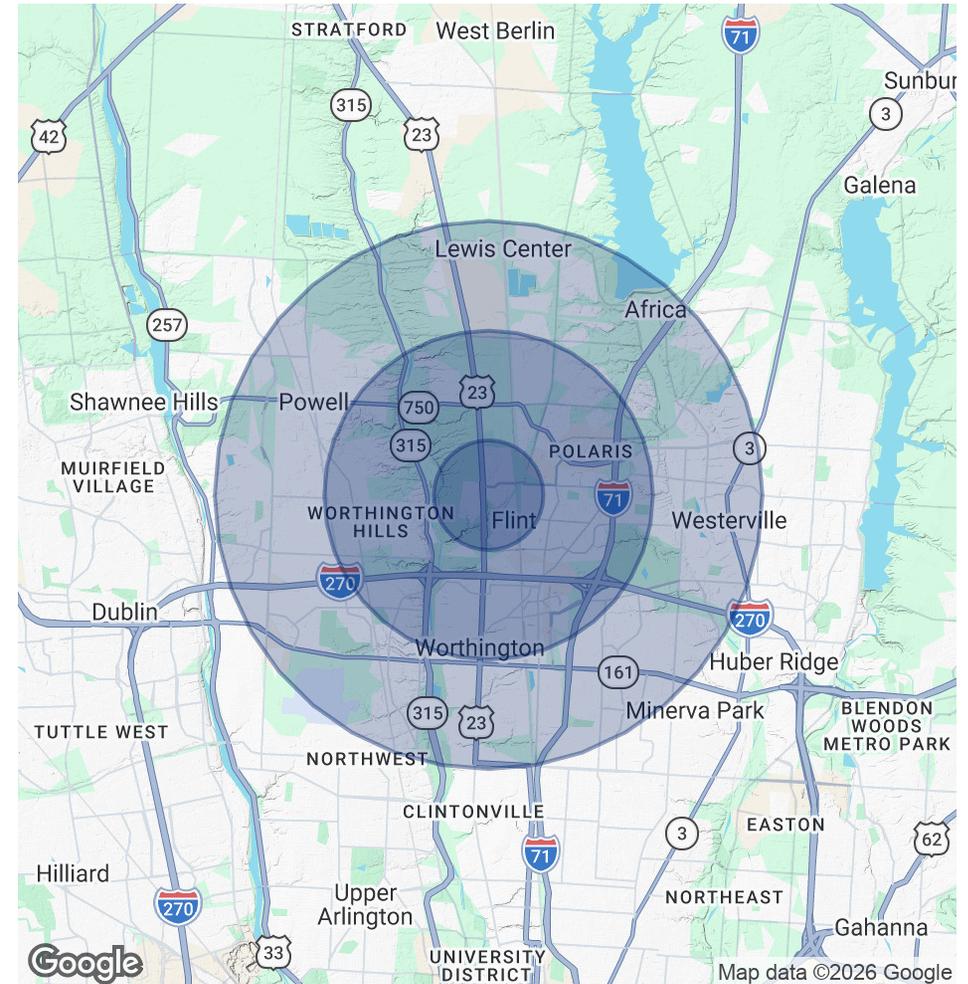
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,233	92,821	241,604
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,685	37,296	96,707
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$101,842	\$134,926	\$129,885
Average House Value	\$390,291	\$389,396	\$390,725

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTION	YEAR	COUNT
N High St N of High Bluffs Blvd	2-Way	2003	41,223
US23 S of Lazelle Rd E	2-Way	2008	42,924
Lazelle Rd E, E of US23	2-Way	2008	8,899



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