



True NNN Investment Property
For Sale!

1450 Tussing Rd. Pickerington, Ohio 43147 Offering Price: \$2,500,000.00

Scott Hrabcak, SVP/Director Commercial Real Estate (614) 545-1432

Julie Woodson, Commercial & Investment Real Estate Specialist (614) 506-0476

Long Term Tenant with NNN Lease

1450 Tussing Rd. Pickerington, Ohio 43147

PROPERTY INFORMATION

- 3-Story Office Building
- 1-Story Office Building
- Built in 1996
- Large Paved Parking Lot
- Highly Trafficked Area
- Proximity to I-70

SPACE

- Approx. 11,574 (+-) Sq. Ft.
- 2.25 (+-) Acres

PRICE

Offering Price: \$2,500,000.00

DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2024 Population	11,733	87,477	203,918
2029 Population	12,398	90,145	208,491
Pop Growth 2024-2029	5.7%	3.1%	2.2%
2024 Average Age	37	38	37
Households			
2024 Households	4,454	33,189	77,235
2029 Households	4,701	34,116	78,784
Household Growth 2024-2029	5.6%	2.8%	2.0%
Median Household Income	\$63,947	\$68,298	\$66,913
Average Household Size	2.5	2.6	2.6
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$239,100	\$225,655	\$221,336
Median Year Built	1993	1989	1989

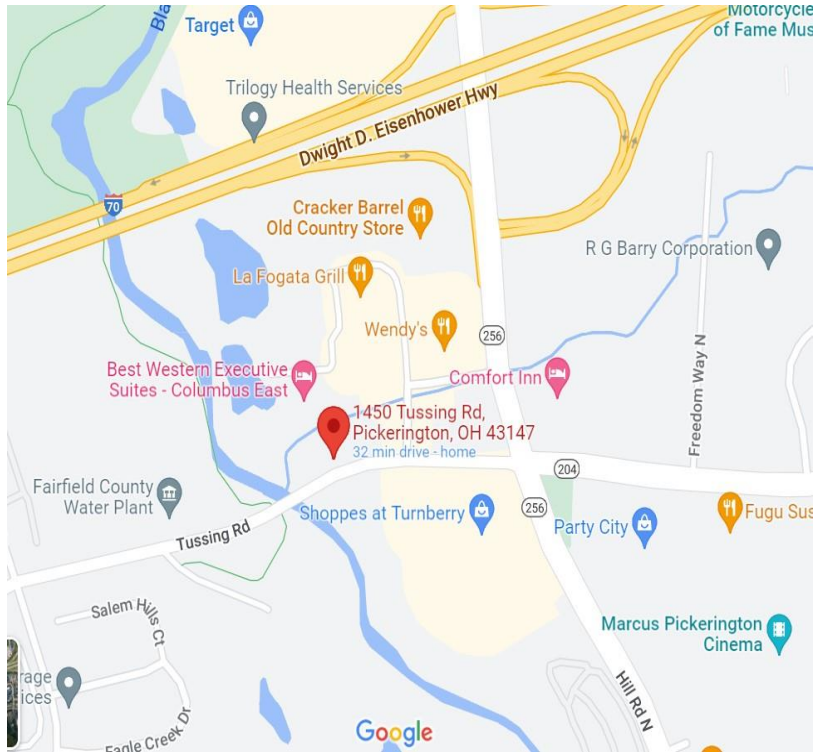
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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no investigation and makes no representation of the property.

Long Term Tenant with NNN Lease! Seller Financing available with below market interest rates



- 583 S. Third St. Columbus
- 1274 N. Court St. Circleville
- 190 E. Broad St. Columbus
- 1450 Tussing Rd. Pickerington
- 4261 Morse Rd. Gahanna

Please call for more information

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