



750V Cross Pointe Road

Gahanna, Ohio 43230

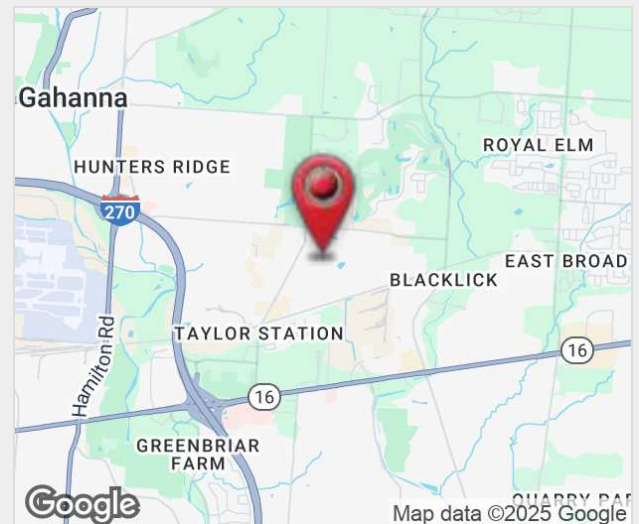
Property Features

- 9,700 SF Office/Warehouse Condo Available
- 5,700 SF of Warehouse
- 4,000 SF of Open Office or Showroom Space
- One (1) Dock with Pit Leveler
- Abundant Surface Parking Around the Building
- Located in Crossroads Commerce Center, Just South of the Intersection of Taylor Road and Taylor Station Road
- Convenient Location Near I-270 and the Airport

Lease Rate: \$9.90 SF/Yr (NNN)

OPEX: \$3.92 PSF

Sale Price: \$950,000



For more information:

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Blake DeCrane, SIOR

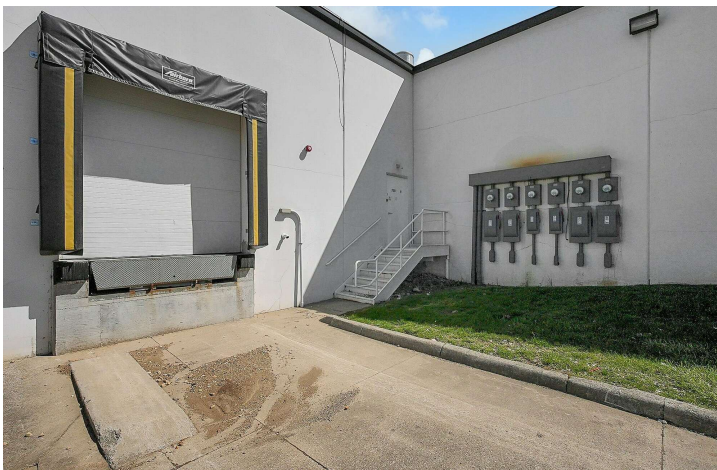
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Curt Berlin, SIOR

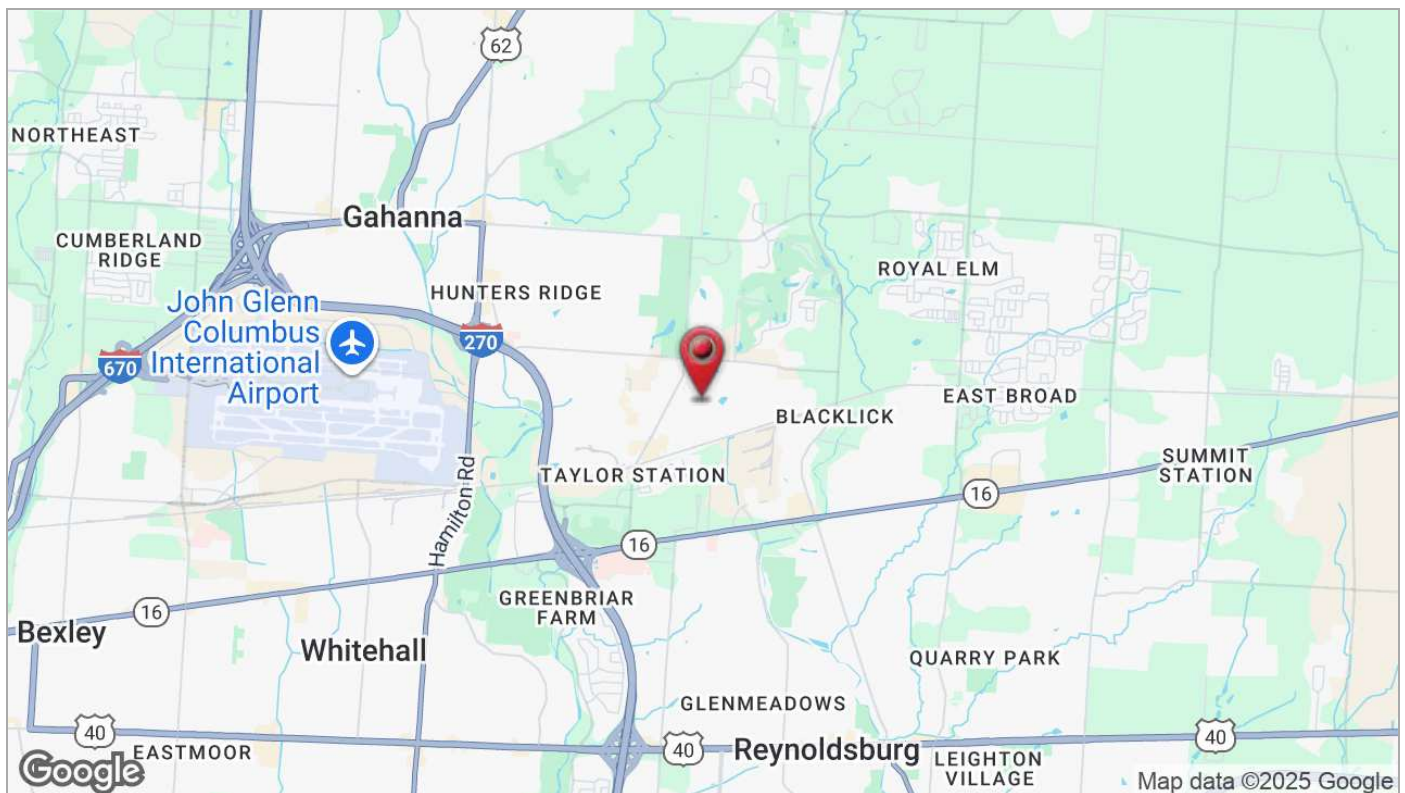
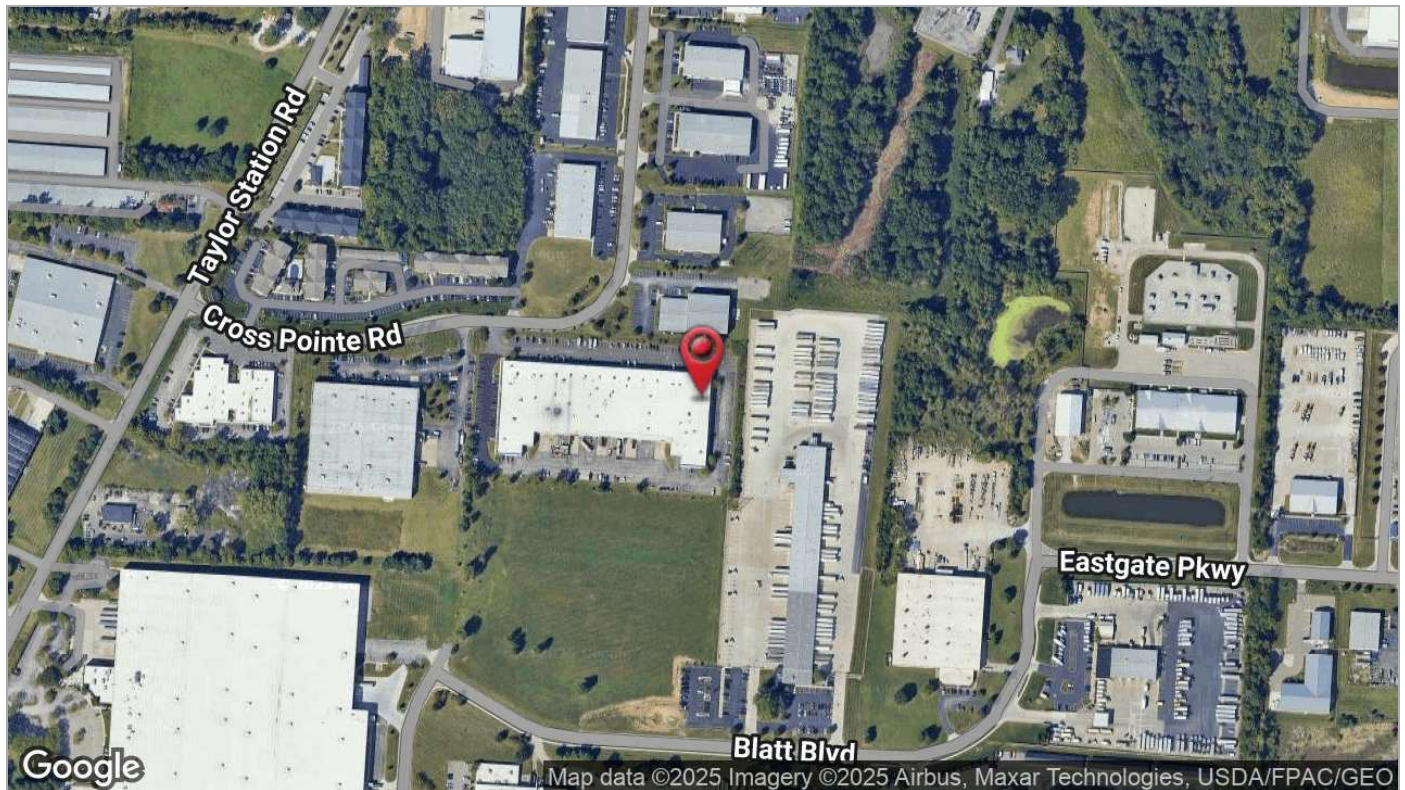
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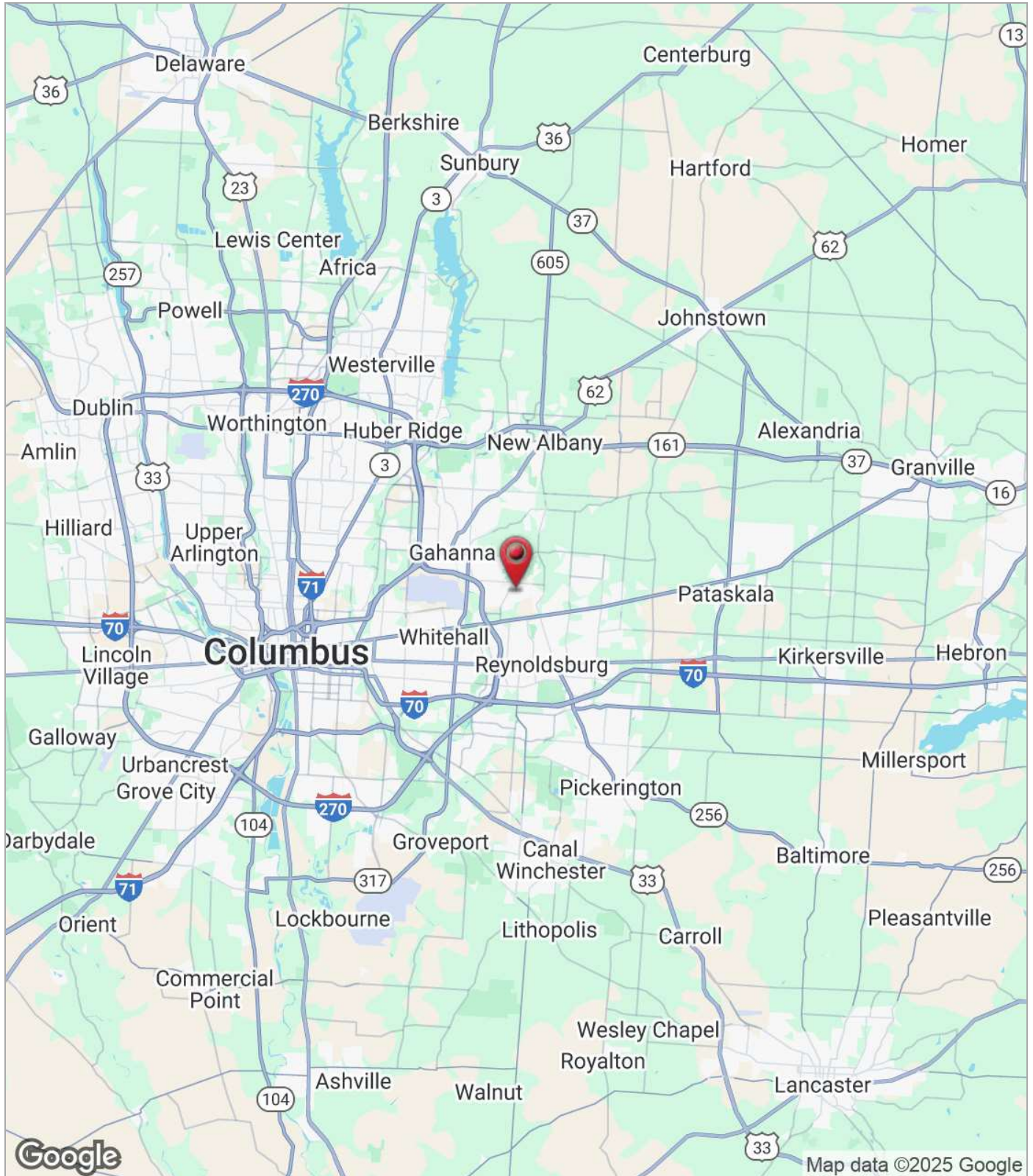


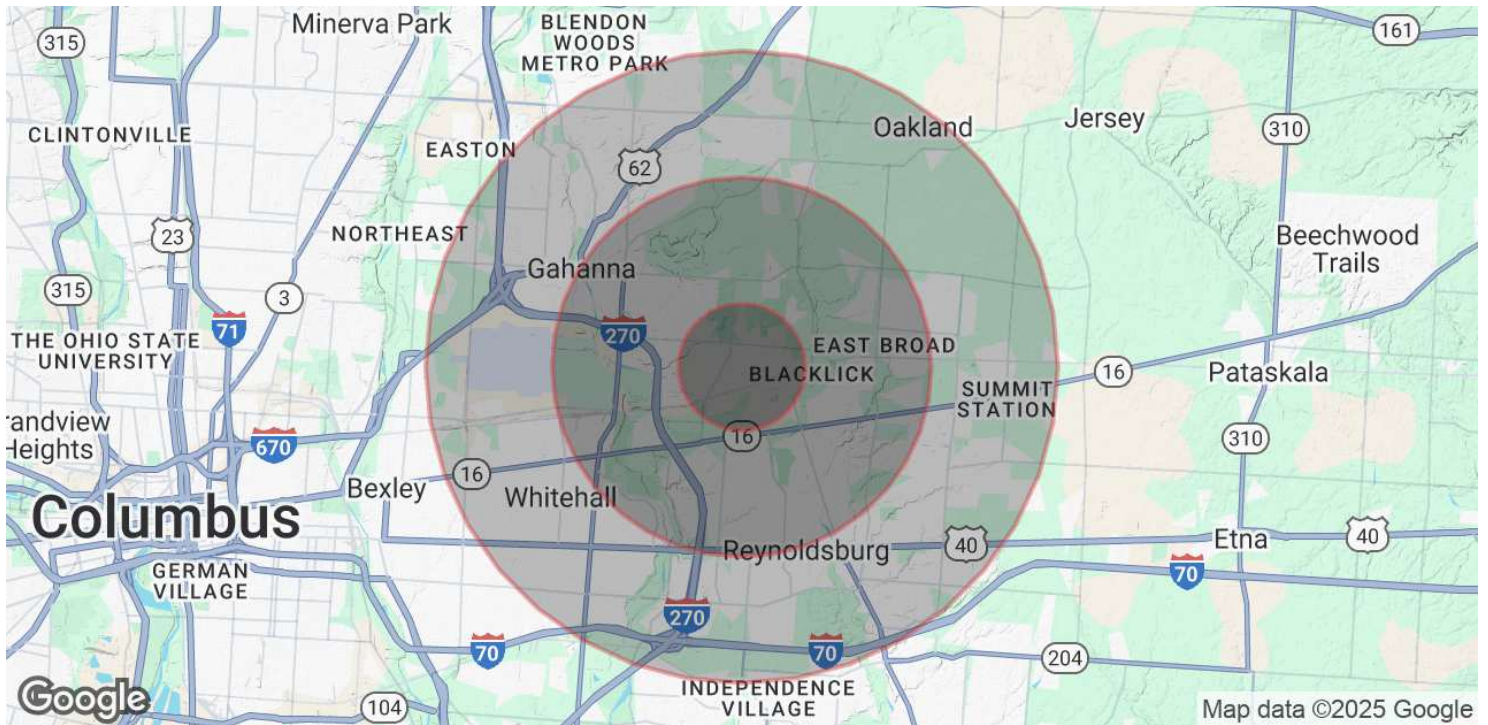
SUITE	LEASE RATE	LEASE TYPE	OPEX	TOTAL SIZE (SF)	OFFICE/SHOWROOM	DOCKS	AVAILABILITY
V	\$9.90 SF/YR	NNN	\$3.92 PSF	9,700 SF	4,000 SF	1	October 1, 2025











POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,766	71,931	190,733
Average Age	38	39	39
Average Age (Male)	37	37	37
Average Age (Female)	38	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,796	27,998	75,137
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$121,967	\$103,469	\$101,450
Average House Value	\$366,353	\$321,098	\$299,905

Demographics data derived from AlphaMap