

# I.F.I. BUILDING

## OFFICE FOR LEASE

1520 Old Henderson Road, Columbus, OH 43220



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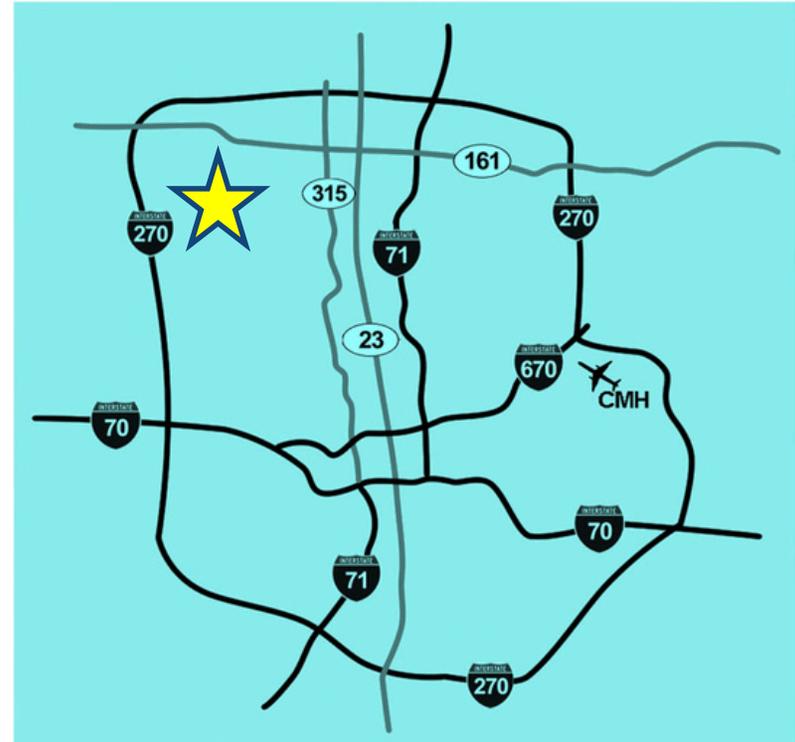


# PROPERTY HIGHLIGHTS

- **\$17.00** per SF modified Gross
- Elevator access
- **Major 2019 renovations include:**
  - All new HVAC
  - All new roof
  - Resurfaced and striped parking lot
  - New and upgraded tenant signage
  - Updated interior high-end finishes
- **Additional 2024 renovations include:**
  - HVAC ductwork & controls
  - Bathrooms and touchless drinking fountain
  - Significant building code updates
  - Elevator reconditioned
- NEW Buildout for suite 100B in 2023
- 40 parking spaces (3.5 per 1000 SF)

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COLUMBUS, OHIO 43220

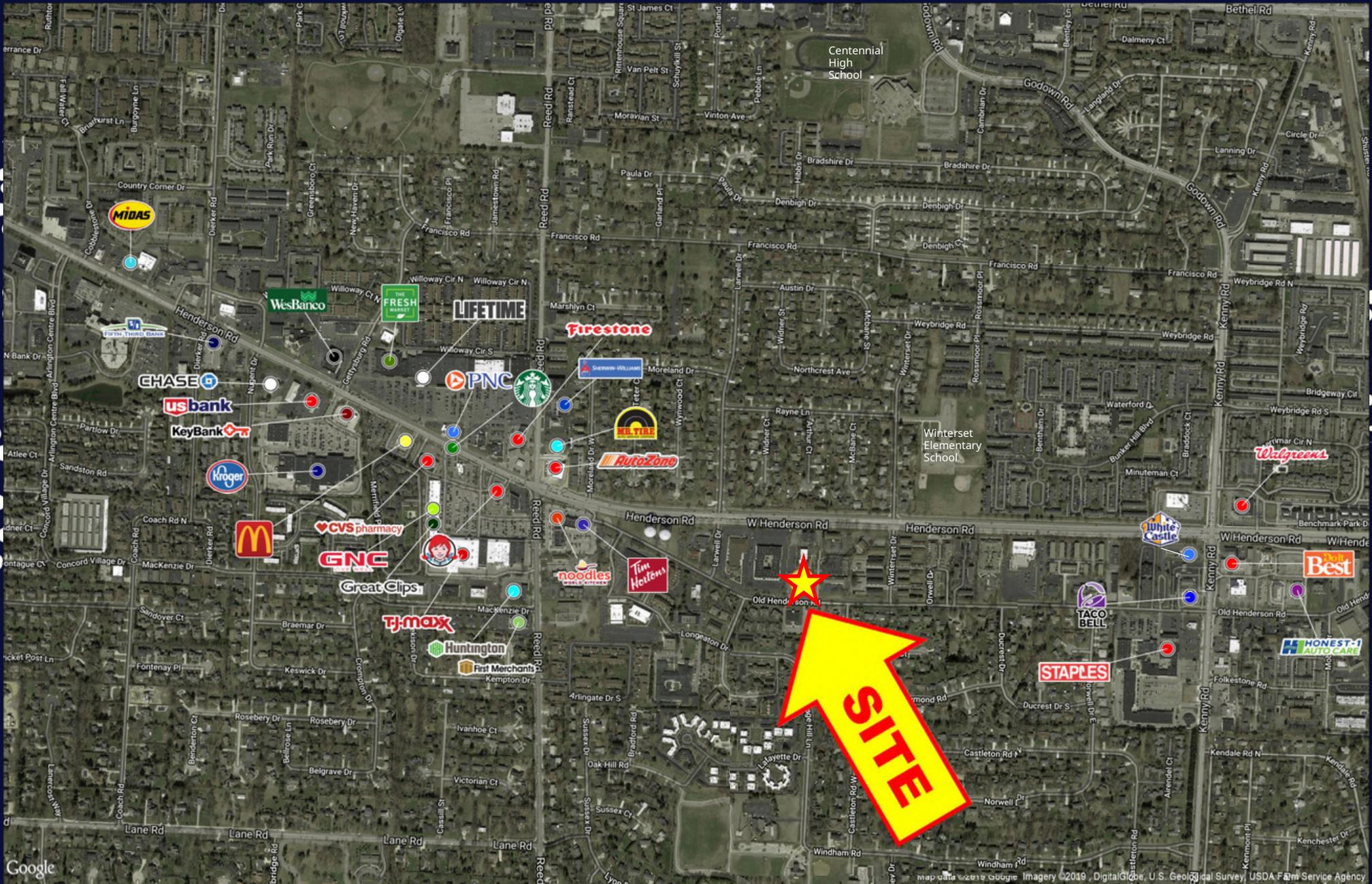


# SPACE PLAN



**Suite 100B: 881 SF**

# AERIAL



# SIGNAGE



#S1-35368-R1: REPLACEMENT FACES FOR S/F ILLUMINATED SIGN 1/2" = 1'-0"

- FACES: FLAT WHITE POLYCARBONATE.
- GRAPHICS: CUT VINYL, COLOR TBD.
- NEW 1 1/2" DIVIDER BARS.



*Proudly Serving Central Ohio Since 1954*  
 1940 Harrison Ave Columbus, Ohio, 63223  
 (614) 444-3333 (FAX) 444-3626  
 www.danitesigns.com

**UL LISTED via STANDARD UL48**  
**FILE NO.:E60042 DaNITE SIGN CO.**

*For electrical illuminated signs. For non-illuminated signs, UL does not apply.*



EXISTING STOREFRONT

**COLORS**

- WHITE
- DIGITALLY PRINTED VINYL

**APPROVED-CUSTOMER** **DATE**

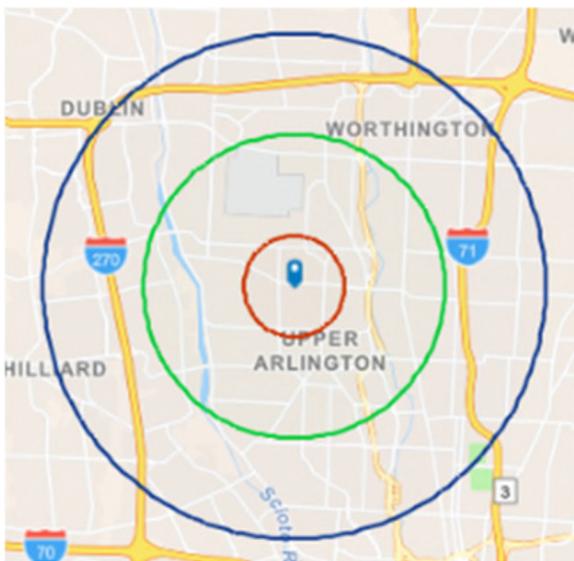


**JOB NAME:** INTERNATIONAL FRIENDSHIP INC #S1-35368-R1  
**STREET:** 1520 OLD HENDERSON RD  
**CITY, STATE:** COLUMBUS, OH  
**SIGN TYPE:** REPLACEMENT FACES

**DATE:** 11/21/18 **REV. DATE:** 11/30/18  
**FILE NAME:** INTERNATIONAL FRIENDSHIP INC.CDR  
**DIRECTORY:** ANYA > 2018 > 1

**SPECIAL:** AS NOTED **DRAWN:** EP **DESIGNED:** AG  
This price is an estimated approximate design amount provided for informational purposes only. It is based on the standard pricing of materials. Prices for materials and design services are subject to change. The use of any product, service, or company is not a recommendation. The use of any product, service, or company is not a recommendation. The use of any product, service, or company is not a recommendation. The use of any product, service, or company is not a recommendation.

# 1-MILE RADIUS DEMOS



## KEY FACTS

**17,586**

Population



**2.1**

Average Household Size



**36.0**

Median Age

**\$70,487**

Median Household Income

## BUSINESS



**989**

Total Businesses



**9,101**

Total Employees

## EDUCATION



**4%**

No High School Diploma



**13%**

High School Graduate



**20%**

Some College



**64%**

Bachelor's/Grad/Prof Degree

## INCOME



**\$49,545**

Per Capita Income



**\$70,487**

Median Household Income



**\$103,465**

Average Household Income

## EMPLOYMENT



**77.8**

White Collar %



**9.5**

Blue Collar %



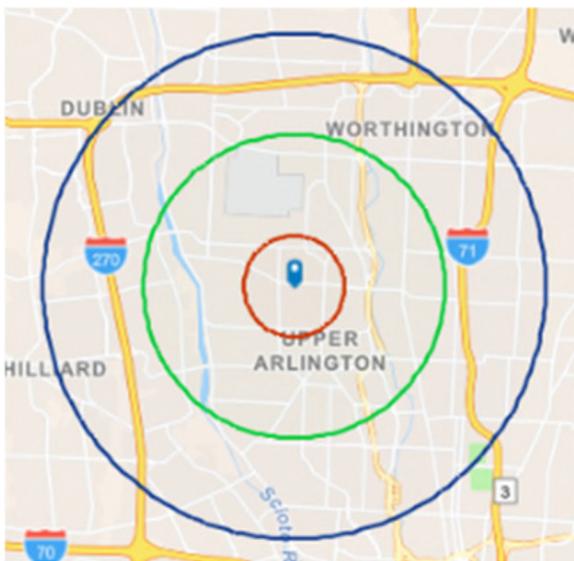
**12.7**

Services %

**equity** | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

# 3-MILE RADIUS DEMOS



## KEY FACTS

**102,961**  
Population



Average  
Household Size



Median Age

**\$83,716**

Median Household Income

## BUSINESS



**3,824**

Total Businesses



**47,713**

Total Employees

## EDUCATION



**3%**

No High School  
Diploma



**12%**

High School  
Graduate



**19%**

Some  
College



**67%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$56,048**

Per Capita  
Income



**\$83,716**

Median  
Household  
Income



**\$123,756**

Average  
Household  
Income

## EMPLOYMENT



**78.6**

White Collar %



**10.3**

Blue Collar %



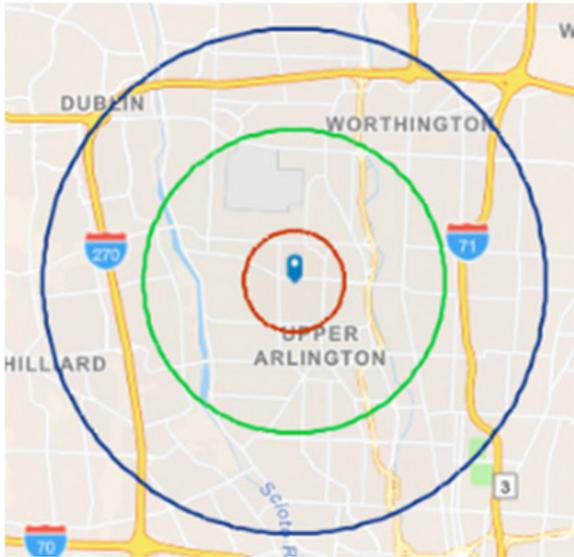
**11.1**

Services %

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**323,615**  
Population

**2.2**  
Average  
Household Size

**34.0**  
Median Age

**\$74,435**  
Median Household Income

## BUSINESS

**12,905**

Total Businesses

**234,736**

Total Employees

## EDUCATION

**5%**  
No High School  
Diploma

**14%**  
High School  
Graduate

**20%**  
Some  
College

**61%**  
Bachelor's/Grad/Prof  
Degree

## INCOME

**\$47,026**  
Per Capita  
Income

**\$74,435**  
Median  
Household  
Income

**\$109,491**  
Average  
Household  
Income

## EMPLOYMENT

**74.9**  
White Collar %

**12.0**  
Blue Collar %

**13.1**  
Services %

**equity** | brokerage

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