

FOR LEASE



\$17.50/SF MG

5863 Sawmill Road, Columbus, OH 43017

Retail Unit For Lease on Sawmill Rd

- ± 2,183 Square Feet of available retail space.
- Flexible Shell Space, Make it your own!
- Located in Cranston Center along high-traffic Sawmill Road.
- Convenient Parking Available, and Easily-Accessible Lot Cornering a Traffic Light.
- Add your business to this established shopping center and compliment the pre-existing business and services offered:
⇒ 3C Food Mart, Buckeye Gold, Halal Meats & Deli, Rendezvous Lounge, Halwani's Pizza, India Grocers, Moretti's, Kumon Learning, Hertz, Metro T-Mobile, Amul Indian Restaurant, and Food Hamati.



Click Here For Video ▶

VALERIE TIVIN

PHONE: 614-559-3350 EXT 110

EMAIL: VTIVIN@BESTCORPORATEREALESTATE.COM

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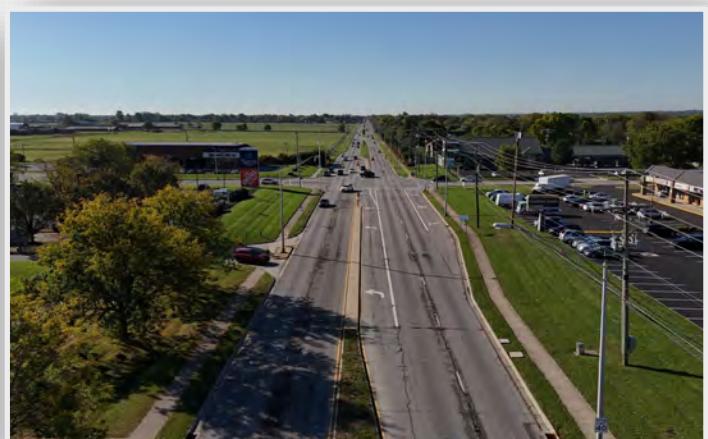
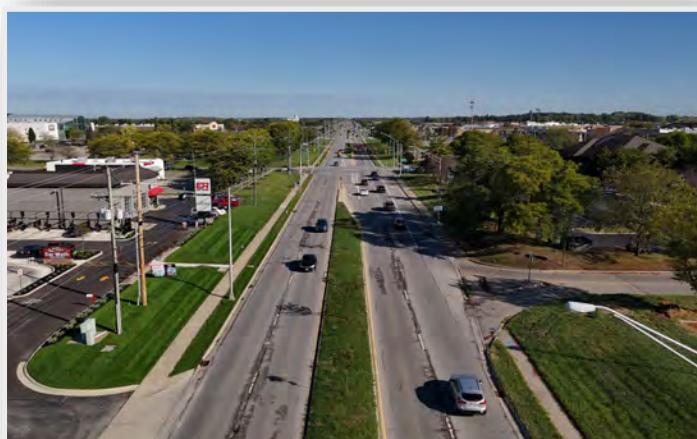
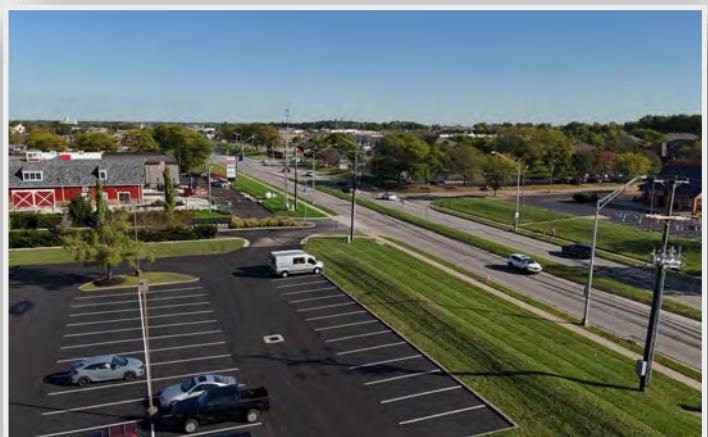
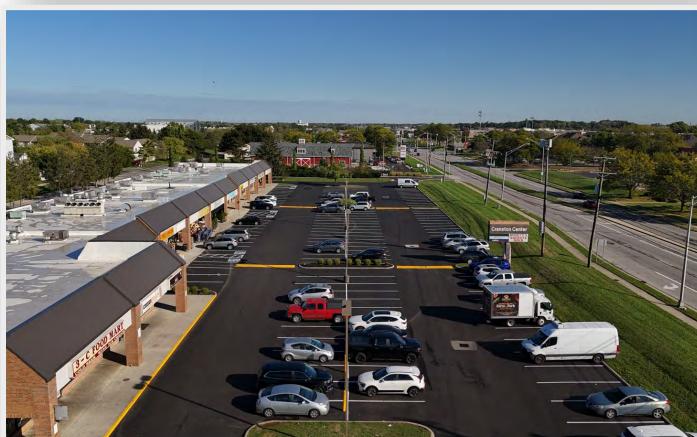


BEST CORPORATE REAL ESTATE
4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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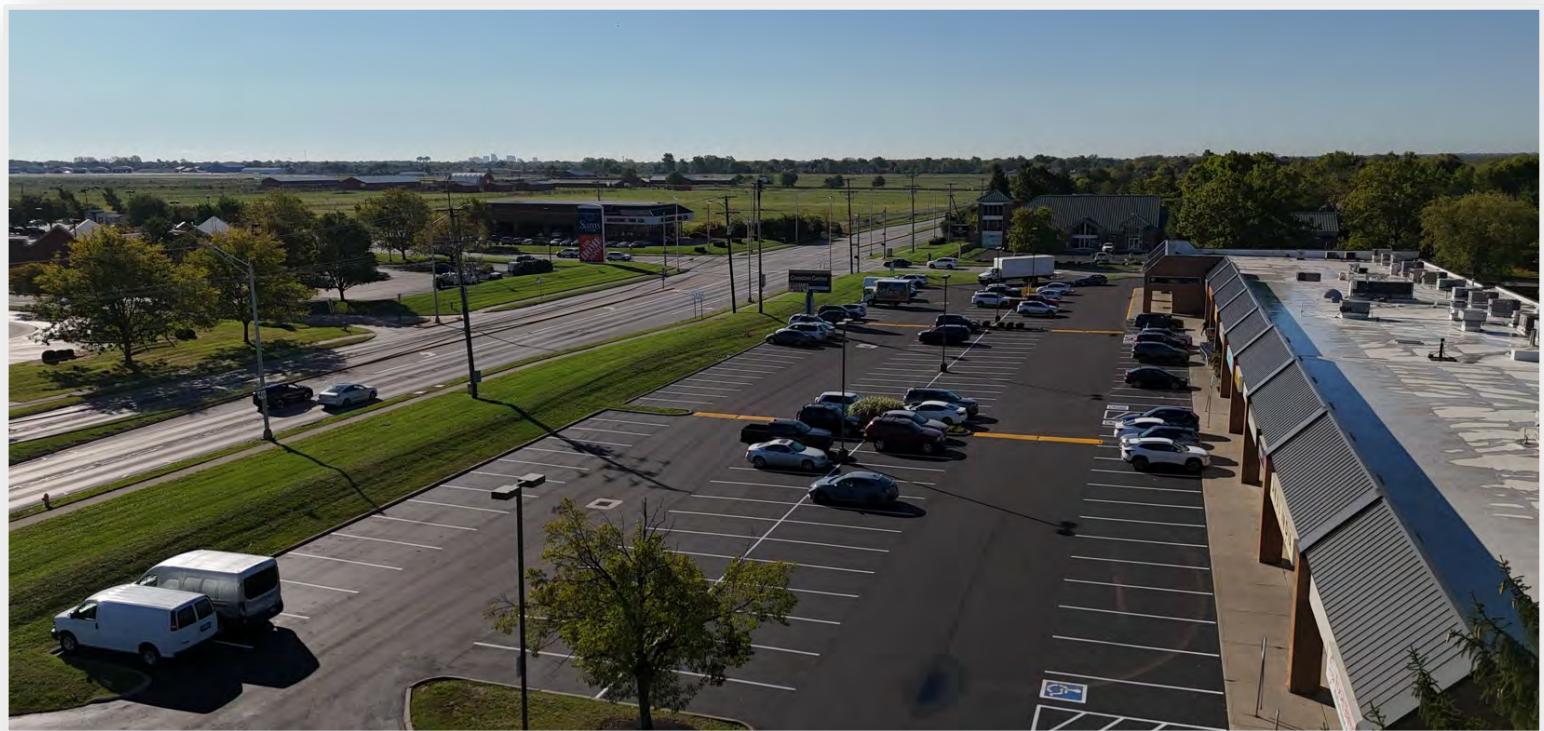


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Property Information

LEGAL

| | |
|-----------------------------|--|
| Legal Property Description: | Devisable Retail Unit For Lease |
| Price: | \$17.50/SF MG |
| Parcel Number: | 590-192333-00 |
| Occupancy: | 89% |

LAND

| | |
|-----------------|-------------------|
| Land Acreage: | N/A |
| Current Zoning: | Commercial |
| Jurisdiction: | Columbus |

STRUCTURAL

| | |
|------------------------------|-----------------------------|
| Building Square Footage: | ± 33,372 Square Feet |
| Maximum Unit Square Footage: | ± 2,183 Square Feet |
| Minimum Unit Square Footage: | ± 2,183 Square Feet |
| Floors Above Ground: | 1 |

ADDITIONAL INFO

| | |
|------------------------|---|
| Drive-in Doors: | 0 |
| Lot Specifics: | Parking in Front of Unit Available |
| Parcel Benefits: | Close Proximity to High Traffic Sawmill Road |
| Fees and Associations: | CAM Charge is \$6.50/SF |
| Water/Sewer System: | Columbus City |
| Utilities: | Tenant Pays Own Utilities |

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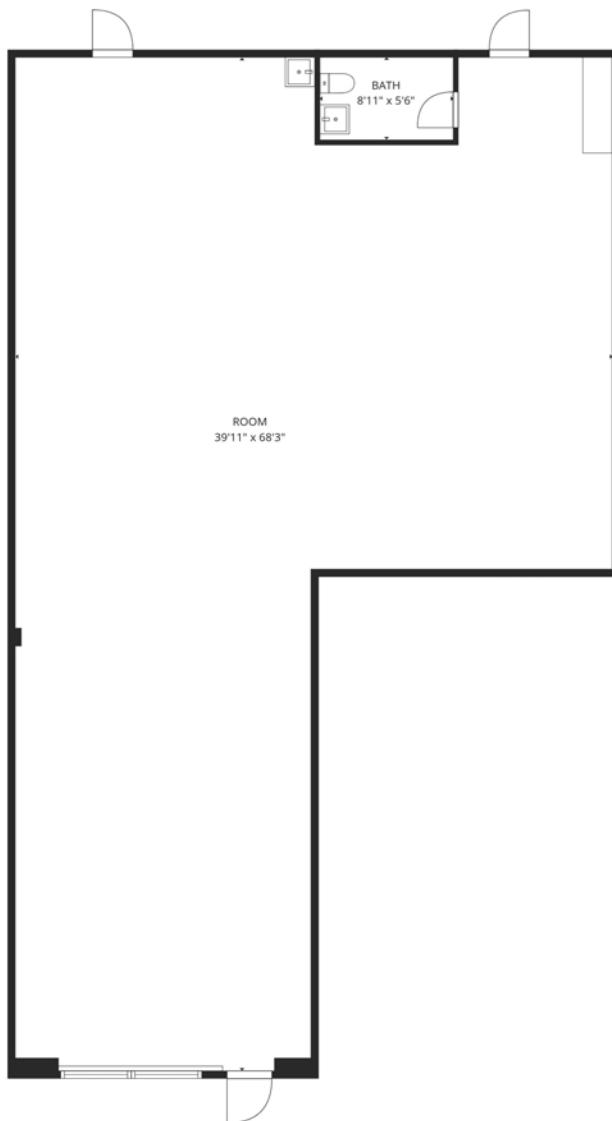
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Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Parcel View



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Nearby Amenities



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AERIAL OVERVIEW AND PROPERTY HIGHLIGHTS

*Line Drawings are Approximate



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5 MINUTES FROM I-270
INTERCHANGE

LESS THAN 5 MINUTES TO HIGH
TRAFFIC BRIDGE PARK

LOCATED IN THE HIGH TRAFFIC
SAWMILL RETAIL CORRIDOR

LESS THAN A MILE TO RIVERSIDE
DRIVE AND DUBLIN

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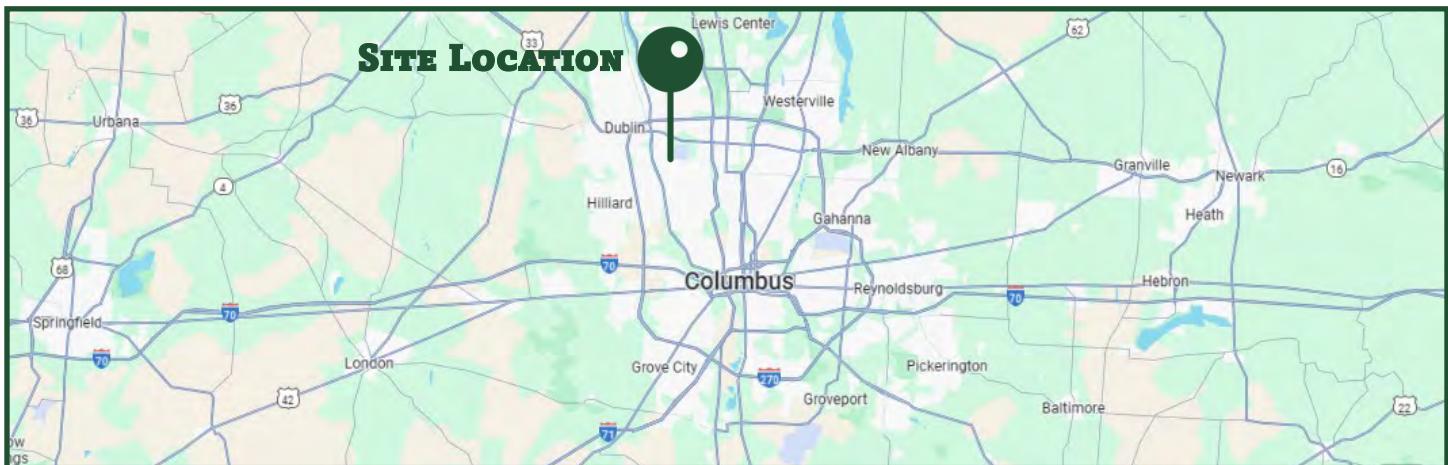
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TRAFFIC AND NEARBY MAJOR ROADS

| Street | Avg Daily Volume |
|----------------|------------------|
| Sawmill Road | 27,995 |
| Tuller Parkway | 6,347 |
| Route 161 | 16,553 |



DEMOGRAPHICS

| | WITHIN 1 MILE | WITHIN 3 MILES | WITHIN 5 MILES |
|-----------------------------|---------------|----------------|----------------|
| Population (2024) | 7,115 | 57,617 | 153,249 |
| Households (2024) | 7,174 | 32,804 | 77,648 |
| Avg Household Income (2024) | \$66,866 | \$83,024 | \$92,509 |

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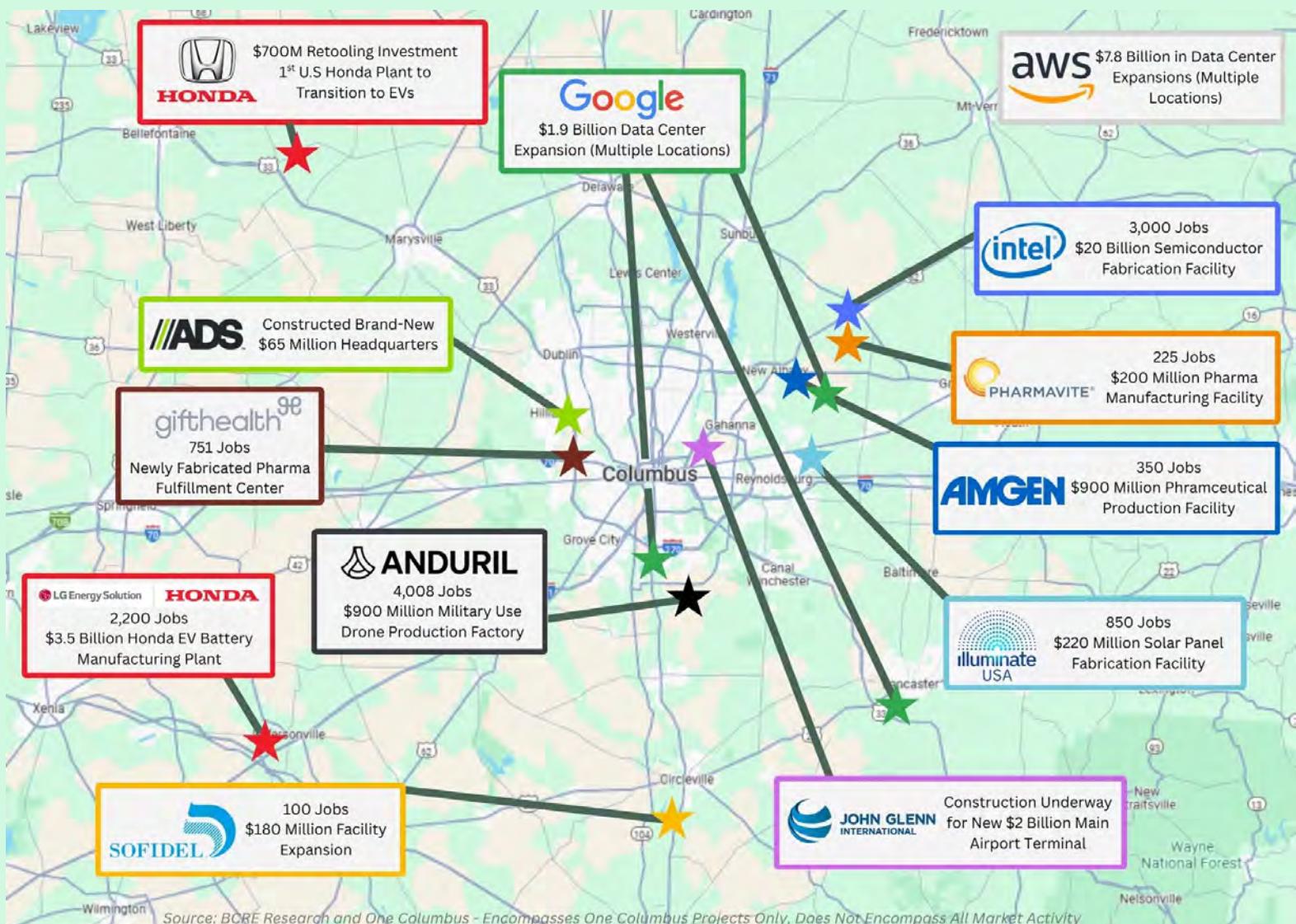
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

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