



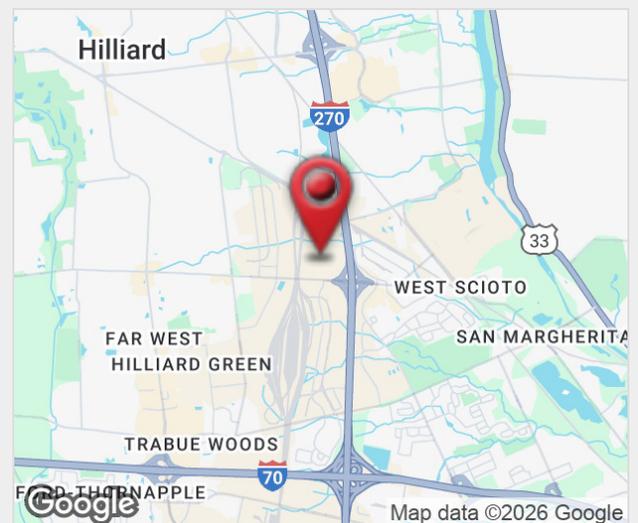
## Exchange I

2549 Westbelt Dr, Columbus, Ohio 43228

### Property Features

- ±6,766 SF Office/Warehouse Unit
- Office Space with Reception
- 3 Restrooms
- 1 Dock Door (8' x 10')
- 16' Clear Height
- LED Lighting
- Located Just Off the High-Traffic I-270/Roberts Road Interchange: 26,000± VPD
- Professionally Managed by The Meritex Company

**Lease Rate: \$11.00 SF/Yr (NNN)**  
**OPEX: \$3.19 PSF**



For more information:

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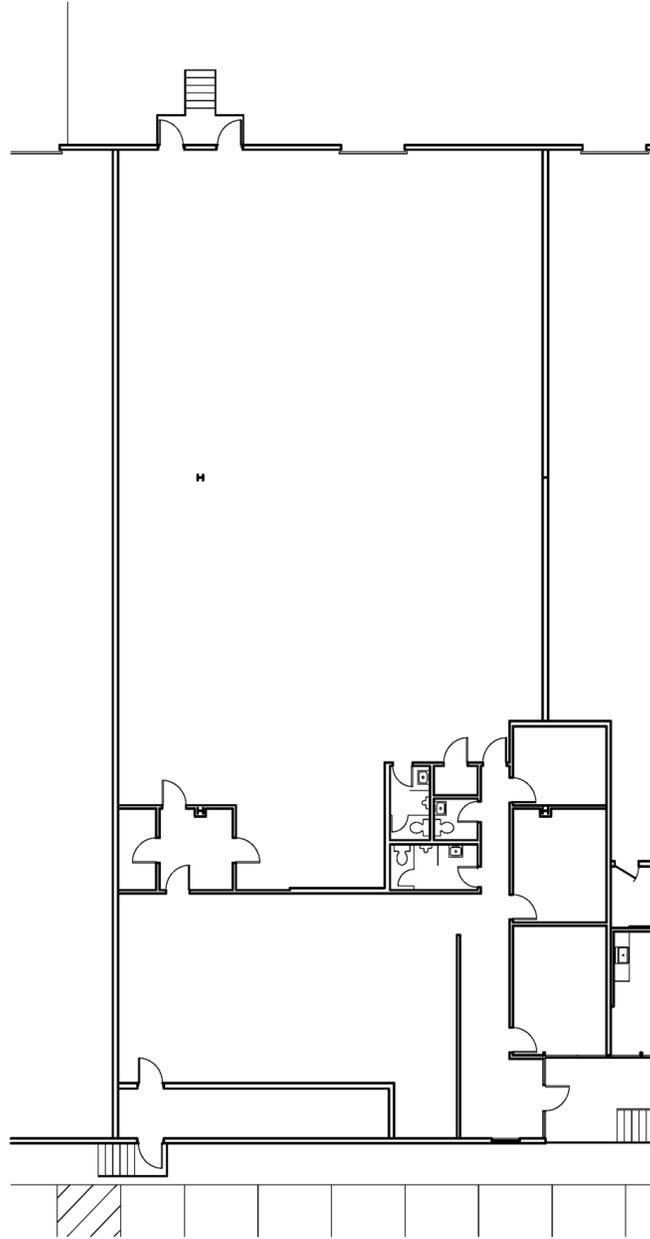
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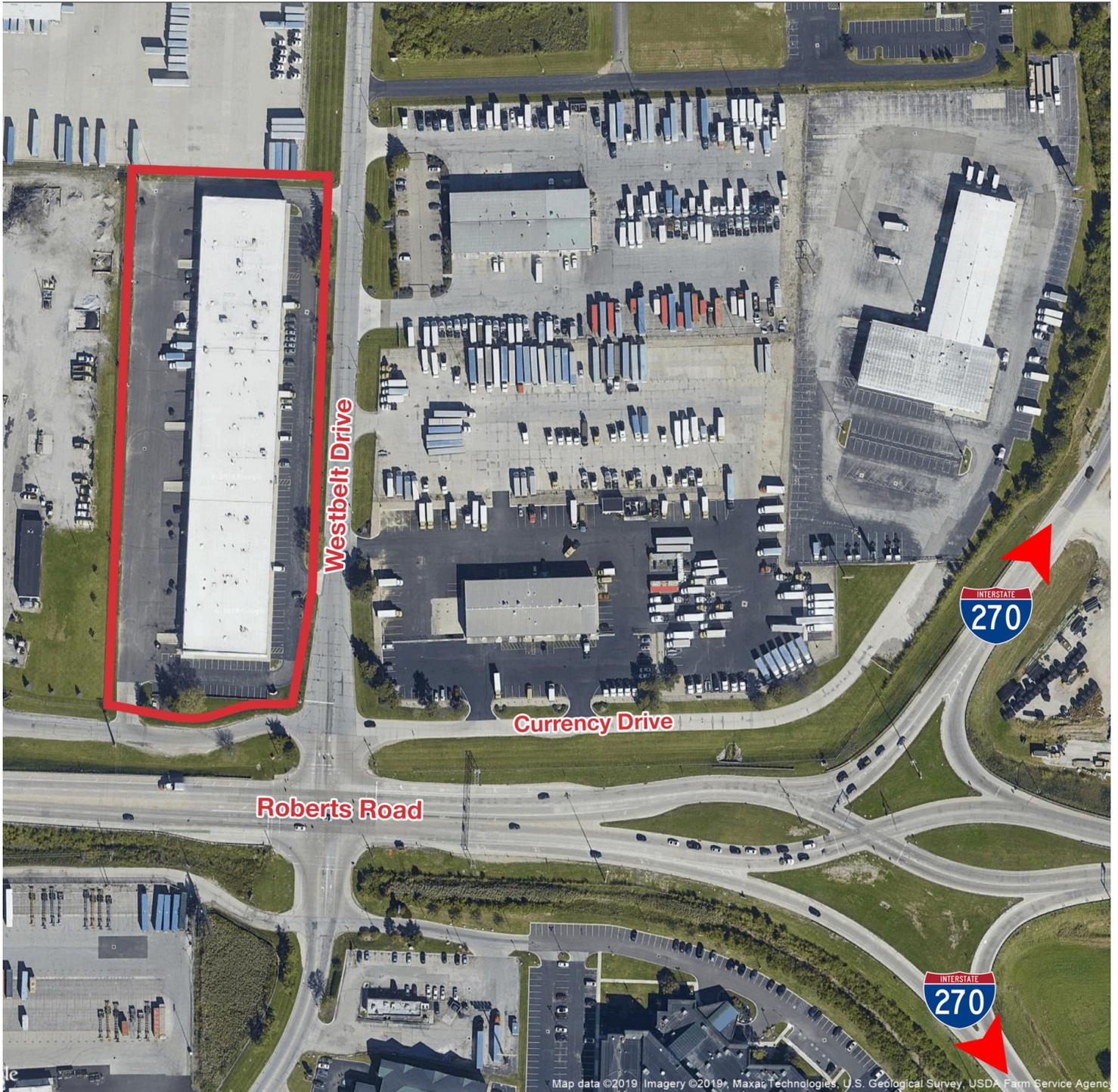
SUITE	LEASE RATE	LEASE TYPE	OPEX	TOTAL SIZE	OFFICE	DOCKS	DRIVE-INS	AVAILABILITY
2549	\$11.00 SF/YR	NNN	\$3.19 SF/YR	±6,766 SF	AVAILABLE	1	0	IMMEDIATE

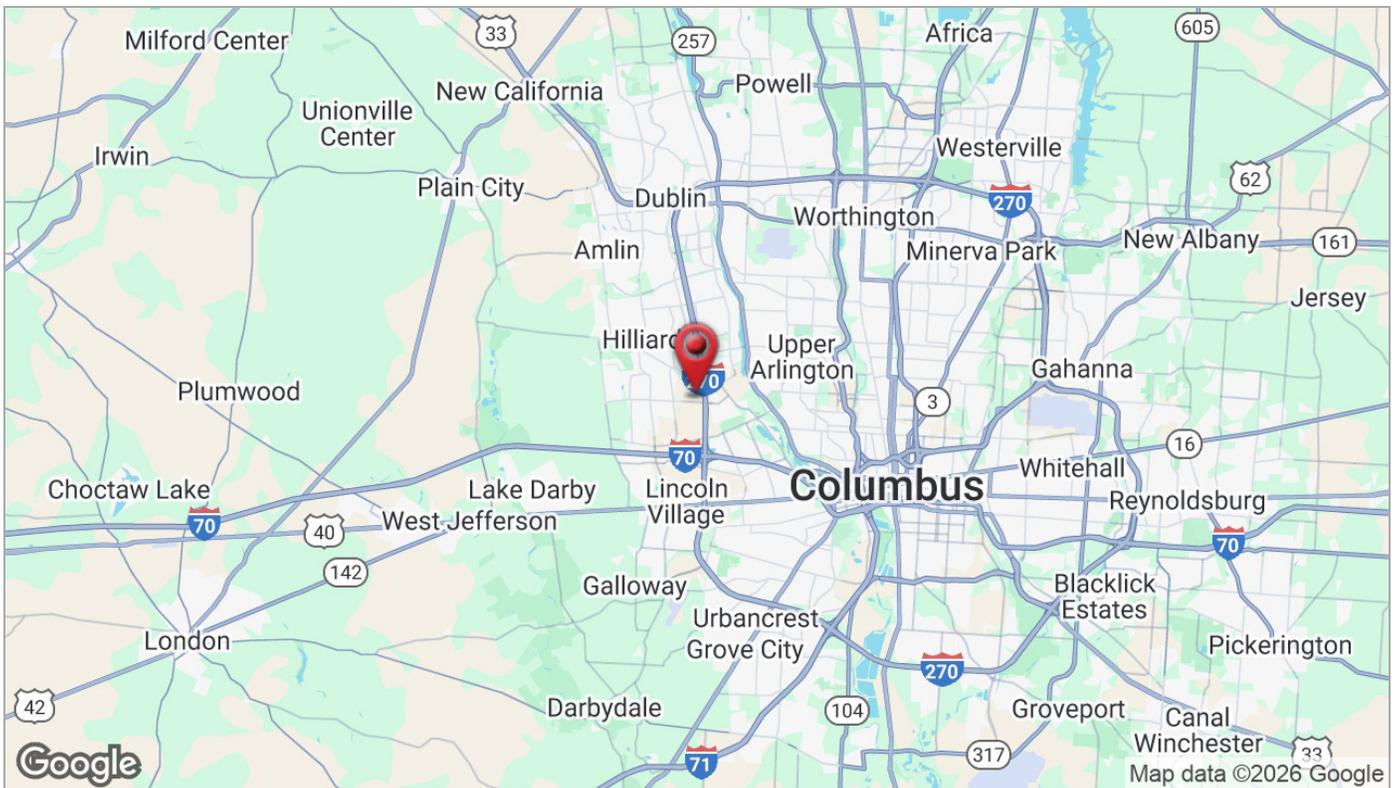
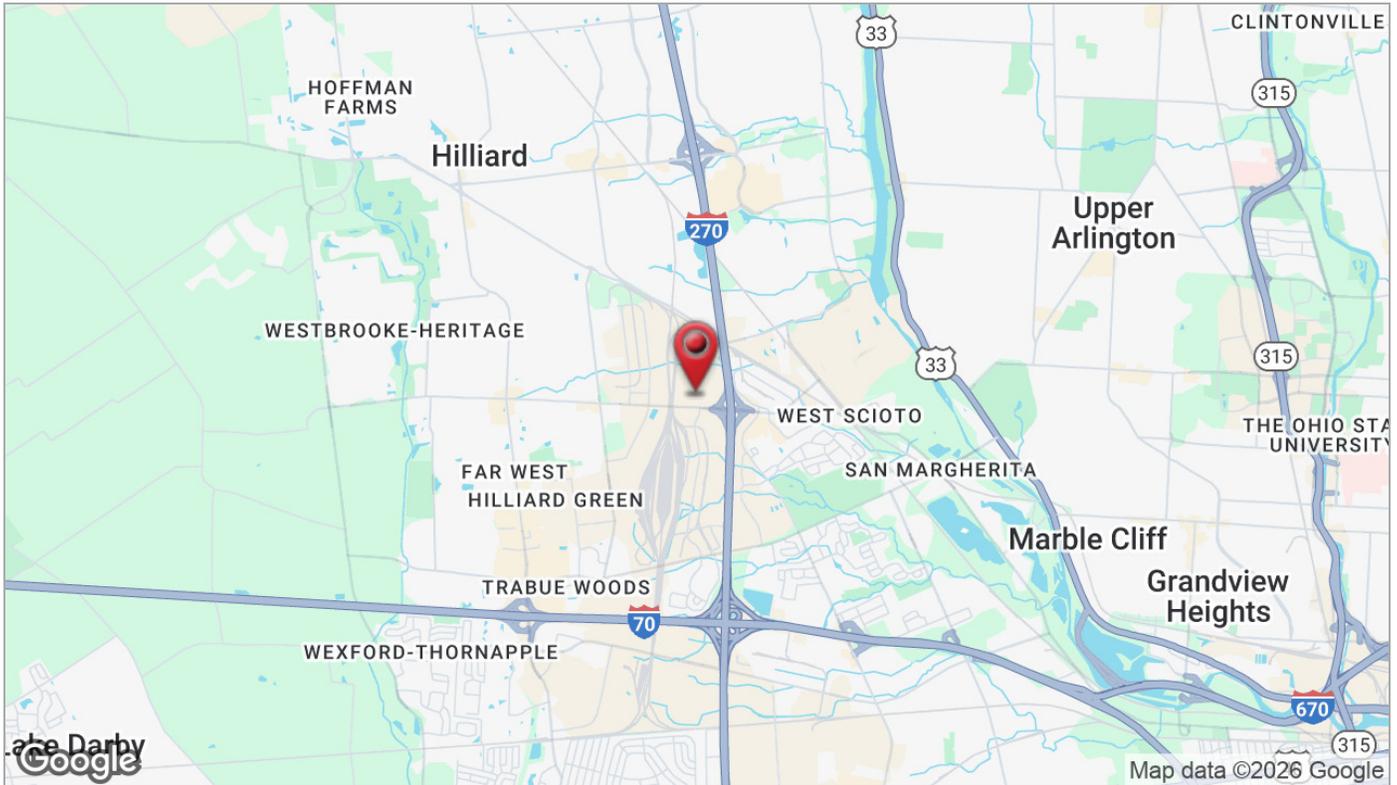


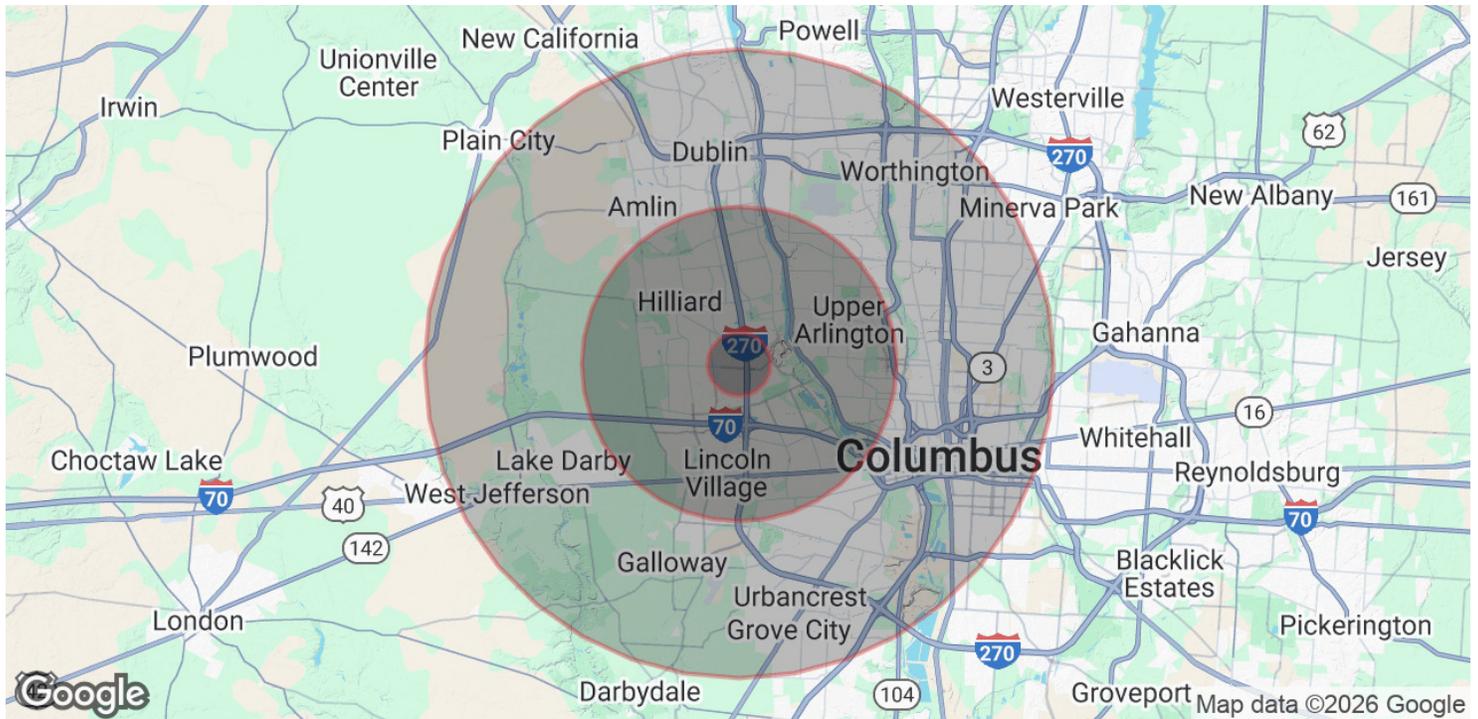
**EXISTING FLOOR PLAN**

SCALE: 1/16"=1'-0"









### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,789	213,950	723,034
Average Age	32.2	34.5	33.9
Average Age (Male)	31.9	33.5	33.0
Average Age (Female)	32.6	35.4	34.8

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,008	84,669	290,508
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$69,261	\$78,121	\$70,704
Average House Value	\$163,424	\$229,300	\$224,199

2020 American Community Survey (ACS)