



FOR LEASE

4661 SAWMILL RD #101, UPPER ARLINGTON, OH 43220



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▶ THE OFFERING

3CRE is pleased to present a prime commercial opportunity at 4661 Sawmill Road, Suite 101, located in the highly desirable Upper Arlington submarket. This former fully built-out medical suite is ideally suited for a variety of professional or healthcare-related users, offering a functional and efficient layout designed to support both patient-facing and administrative operations. The suite features a well-appointed interior buildout with multiple private office rooms, a reception and waiting area, and dedicated administrative workspace. Additional highlights include secured entry for enhanced privacy and control, prominent exterior signage opportunities, and convenient surface parking for both staff and visitors.

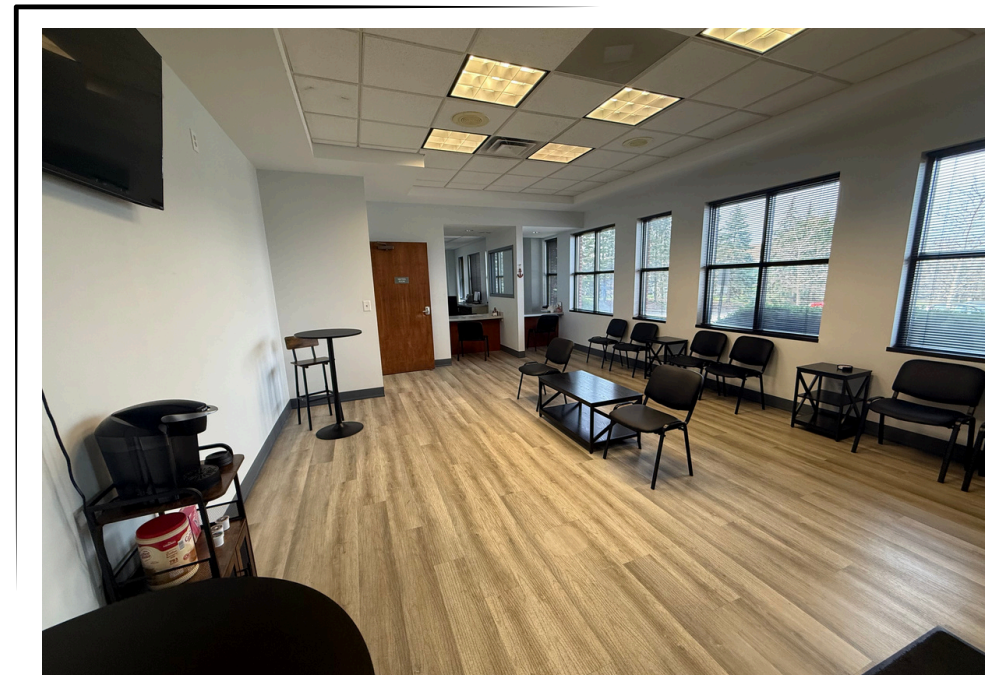
Positioned along one of the area's most traveled retail and office corridors, the property benefits from strong daily traffic counts and excellent accessibility to surrounding neighborhoods and business districts. Tenants will enjoy close proximity to a wide range of dining, shopping, and service amenities, making this an ideal location for businesses seeking both convenience and exposure in the Upper Arlington market.

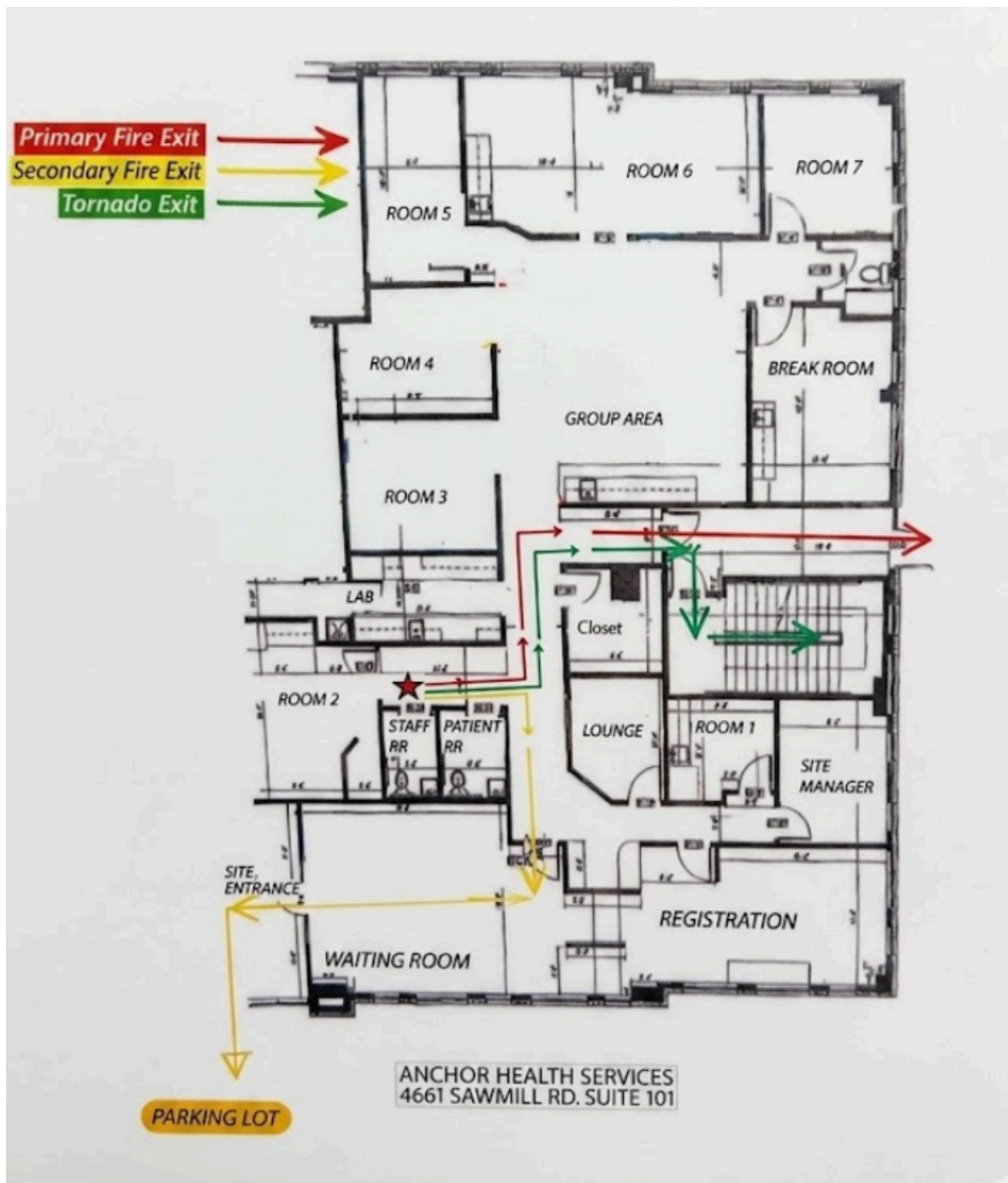
▶ PROPERTY HIGHLIGHTS

Asking Rate: \$10.00 /Sq. Ft./Year + \$12.71

Total SqFt Available: 3,887 Sq. Ft. (21.89% of building total)

- First Floor Suite
- Located in Upper Arlington, Ohio
- Fully built-out as a medical office suite
- Secured access
- Signage Opportunity
- Onsite surface parking









UPPER ARLINGTON

SUBMARKET OF COLUMBUS

LOCATION OVERVIEW

- High-visibility corridors in Upper Arlington with strong daily traffic counts along key routes such as Lane Avenue and Henderson Road
- Minutes from premier destinations including The Shops on Lane Avenue, offering upscale shopping, dining, and services
- Excellent connectivity with easy access to Route 315 and nearby I-270

COMMERCIAL DEVELOPMENTS

- Lane Avenue Corridor – Vibrant mixed-use district featuring retail, office, and luxury residential developments
- Arlington Gateway – Prominent office and medical corridor attracting professional and healthcare tenants
- Kingsdale Center Redevelopment – Revitalized retail hub with modern amenities and community-focused design

LOCAL ECONOMY & BUSINESS ENVIRONMENT

- Strong and stable local economy supported by high household incomes and an educated workforce
- Proximity to major institutions including The Ohio State University and leading healthcare systems



	1 MILE	3 MILE	5 MILE
POPULATION	14,293	69,932	203,983
AVERAGE HOUSEHOLD INCOME	\$106,226	\$123,271	\$122,543
NUMBER OF HOUSEHOLDS	6,190	27,998	78,373
MEDIAN AGE	34.7	36.7	38.6
TOTAL BUSINESSES	985	5,064	13,001
TOTAL EMPLOYEES	18,528	64,985	127,717



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