

2495-2503

Bethel Rd

Columbus OH 43220

FOR LEASE | RETAIL | 3 SUITES AVAILABLE



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DI LUSSO
REAL ESTATE

OFFERING MEMORANDUM

2495-2503

Bethel Rd

FOR LEASE

HIGHLIGHTS

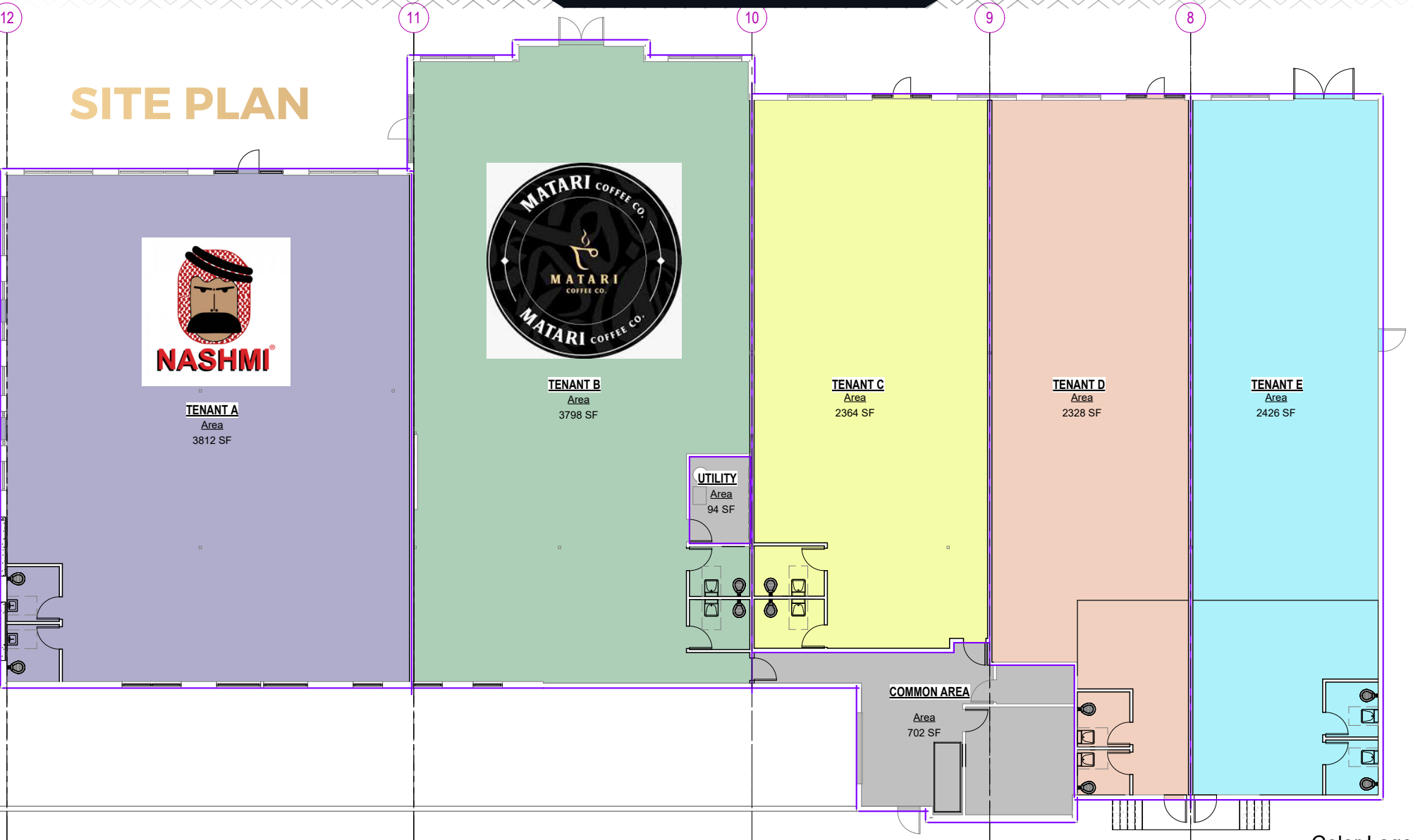
- ▶ **Available Space:** 2,328 SF – 7,118 SF
- ▶ **Rental Rate:** Negotiable
- ▶ **Estimated Operating Expenses:** \$7.00/SF
- ▶ **Space Configuration:** Flexible layouts with the ability to combine units to accommodate tenant requirements
- ▶ **Parking:** Excellent parking ratio of approximately 6.1 spaces per 1,000 SF
- ▶ **Traffic Exposure:** Approximately 27,000 vehicles per day
- ▶ **Location:** Prime positioning within the highly trafficked Columbus / Bethel-Sawmill Road corridor
- ▶ **Condition:** Delivered in vanilla box condition



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SITE PLAN



1 First Floor
1/8" = 1'-0"

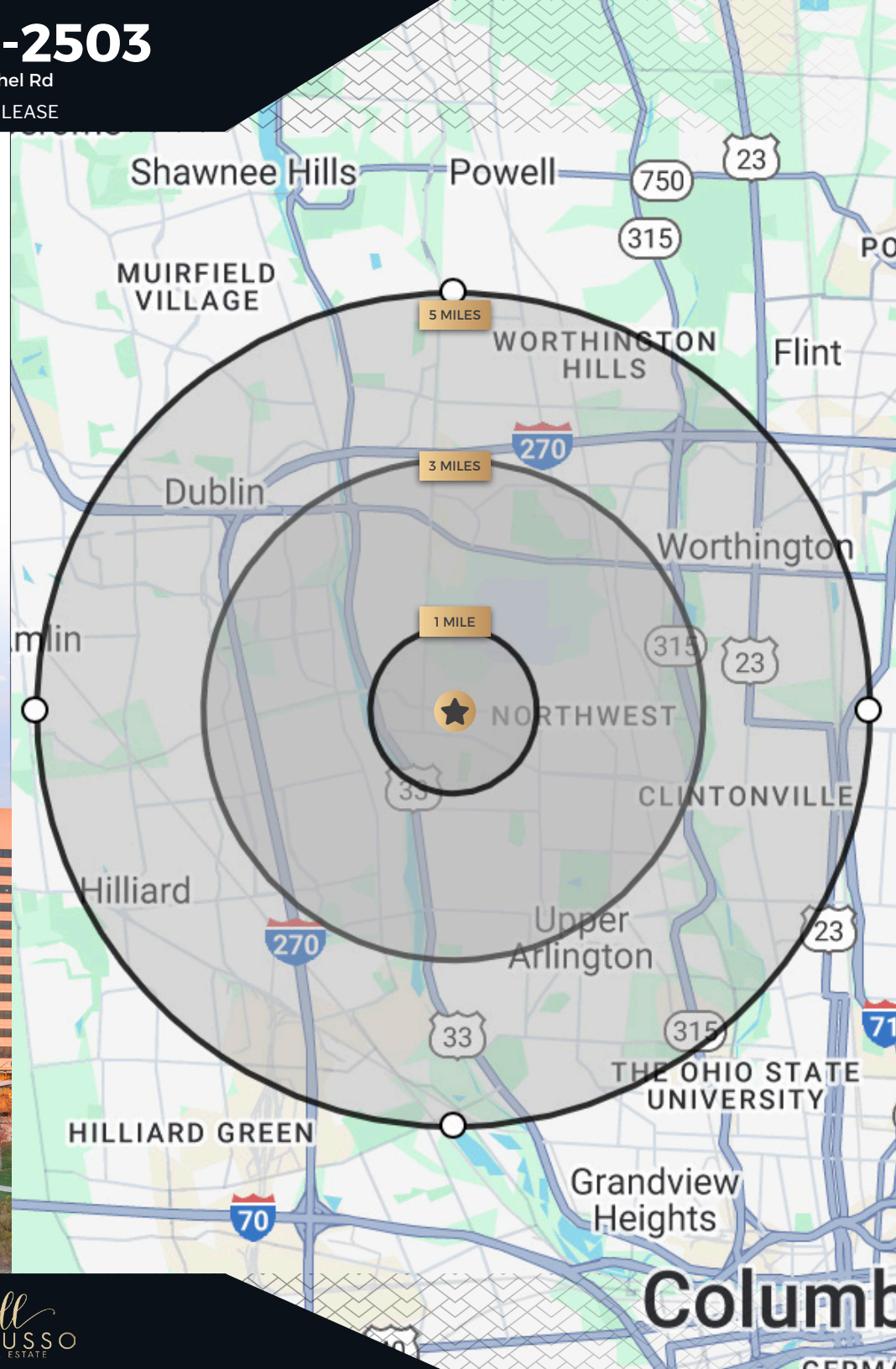
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	15,582	100,378	265,389
Median Age	37	37	36
Total Households	7,482	45,283	115,928
Household Income	\$114K	\$129K	\$141K



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TRAFFIC MAP

Neighborhoods: RIVERSIDE, DON SCOTT, LINWORTH, INDIAN HILLS, SYCAMORE HILLS, LINWORTH VILLAGE, HAYDEN FALLS, CROWN RIDGE, MISTY MEADOWS, THE GABLES, HENDERSON HEIGHTS, NORTHWEST, NORTHCREST, KNOLLS WEST, OLENTANGY COMMONS, GOVERNOR, THE KNOLLS, WHETSTONE, KENDALE, KNOLLS ARLINGTON, DUNBAR TERRACE, KIPLING FOREST, WELLINGTON WOODS, CONCORD VILLAGE, ARLINGTON CENTRE, SLATE RUN, SCIOTO ESTATES SOUTH, RIVER LANDINGS, RIDGEWOOD ESTATES.

Major Roads: Sawmill Rd, Bethel Rd, W Henderson Rd, Dublin Rd, Linworth Rd, Olentangy River Rd, Godown Rd, Lane Rd.

Landmarks: The Ohio State University Airport, Griggs Reservoir, Scioto River.

Traffic Volume Data (Volume (Year)):

- 1,715 (24)
- 8,281 (25)
- 5,861 (16)
- 88,414 (24)
- 8,184 (16)
- 67 (25)
- 1,777 (24)
- 30,674 (25)
- 9,802 (24)
- 7,333 (25)
- 9,141 (25)
- 9,877 (24)
- 1,431 (17)
- 92,671 (24)
- 6,627 (25)
- 6,924 (25)
- 10,055 (25)
- 796 (24)
- 1,957 (16)
- 13,080 (25)
- 23,277 (25)
- 9,876 (25)
- 4,941 (25)
- 16,773 (25)
- 17,711 (24)
- 21,292 (25)
- 18,355 (25)

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LOCATION MAP



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Prospective purchasers should conduct their own independent due diligence and analysis, including verification of zoning, permitted uses, legal descriptions, square footage, and all other information. The property is offered subject to prior sale, lease, or withdrawal from the market without notice.