

2495-2503

Bethel Rd

Columbus OH 43220

FOR LEASE | RETAIL | 3 SUITES AVAILABLE



dl
DI LUSSO
REAL ESTATE

OFFERING MEMORANDUM

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

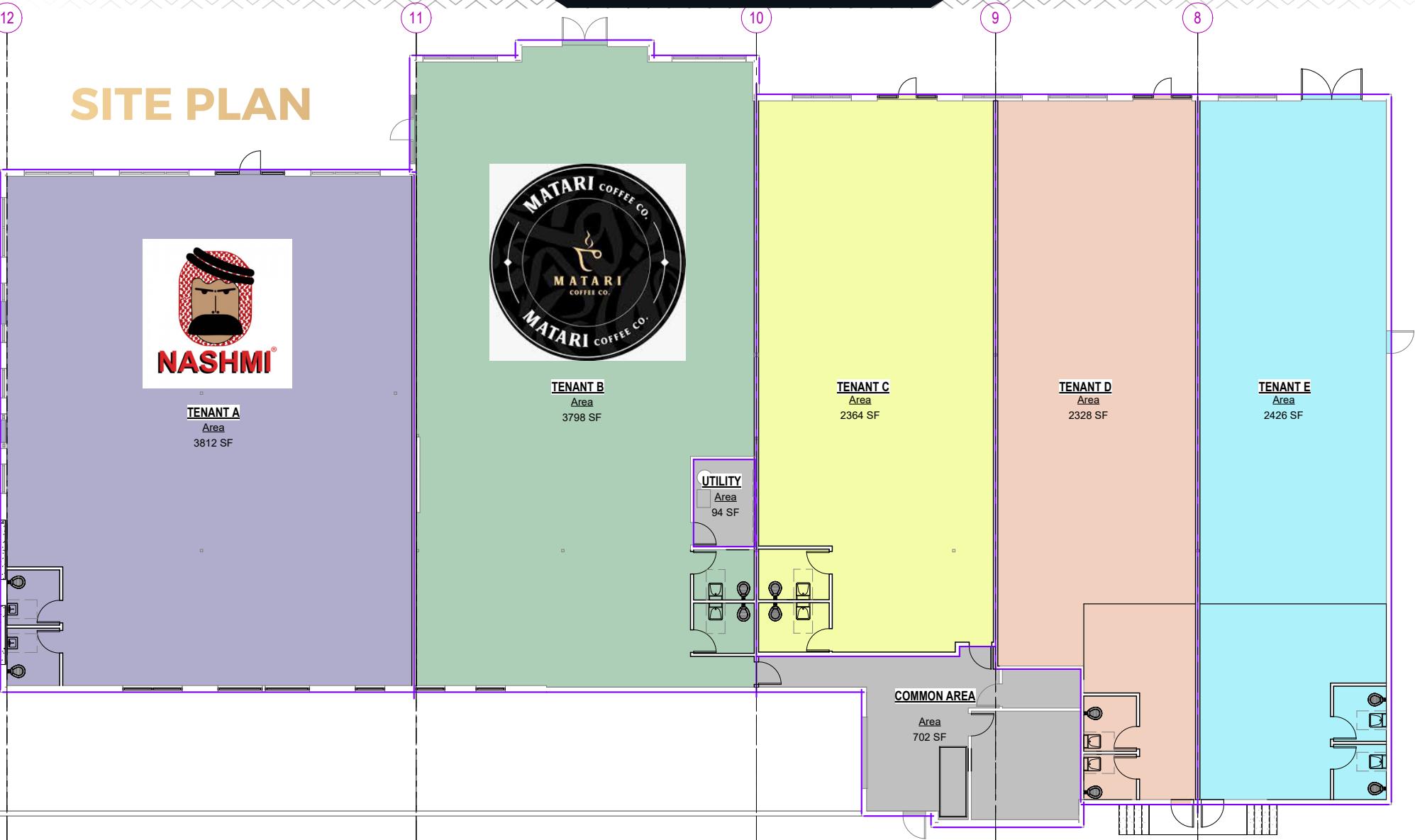


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SITE PLAN



Color Legend

3812 SF	TENANT A
3798 SF	TENANT B
2364 SF	TENANT C
2328 SF	TENANT D
2426 SF	TENANT E
702 SF	COMMON AREA

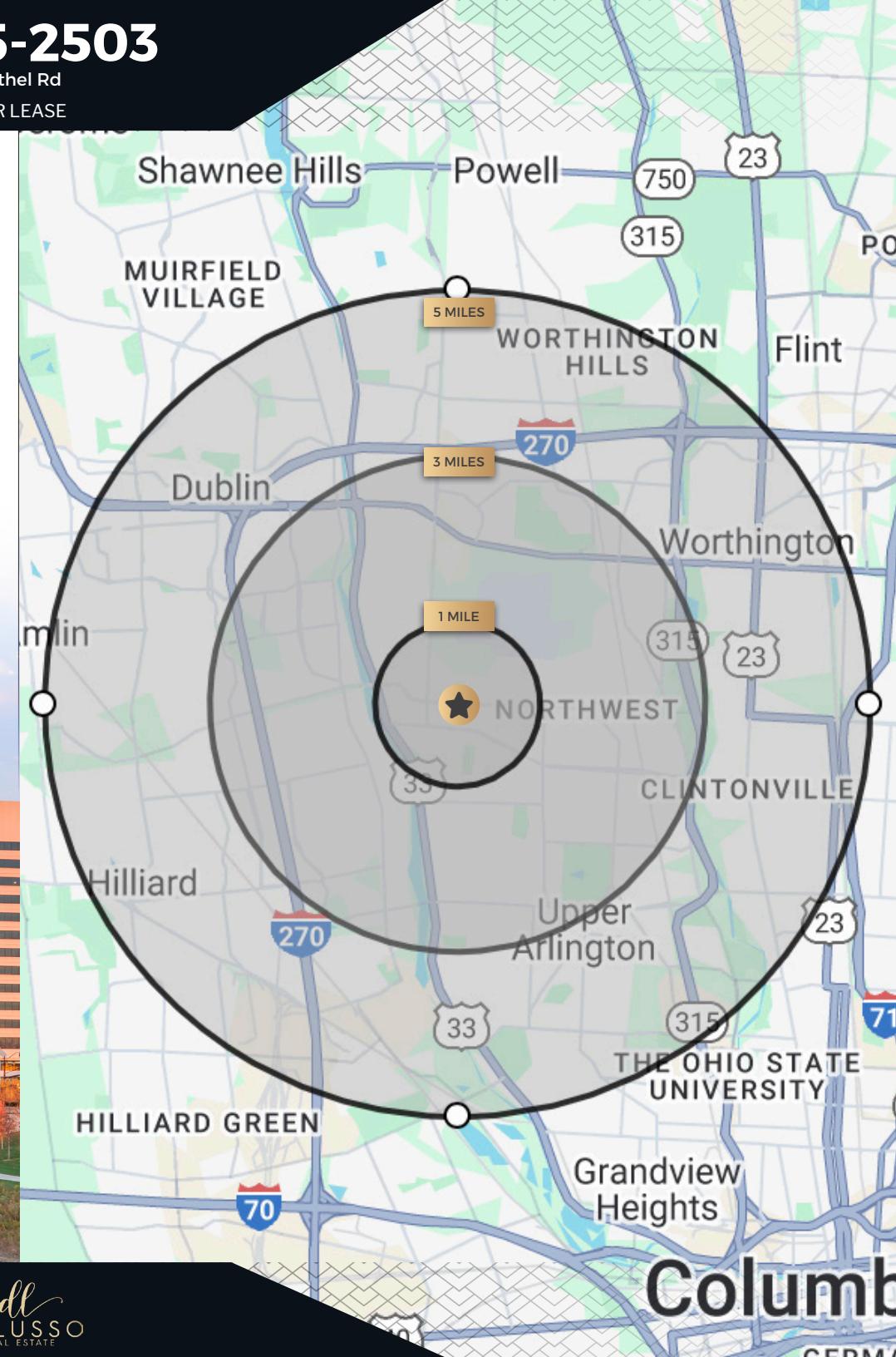
1 First Floor

1/8" = 1'-0"

DEMOGRAPHICS

1 Mile 3 Mile 5 Mile

	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

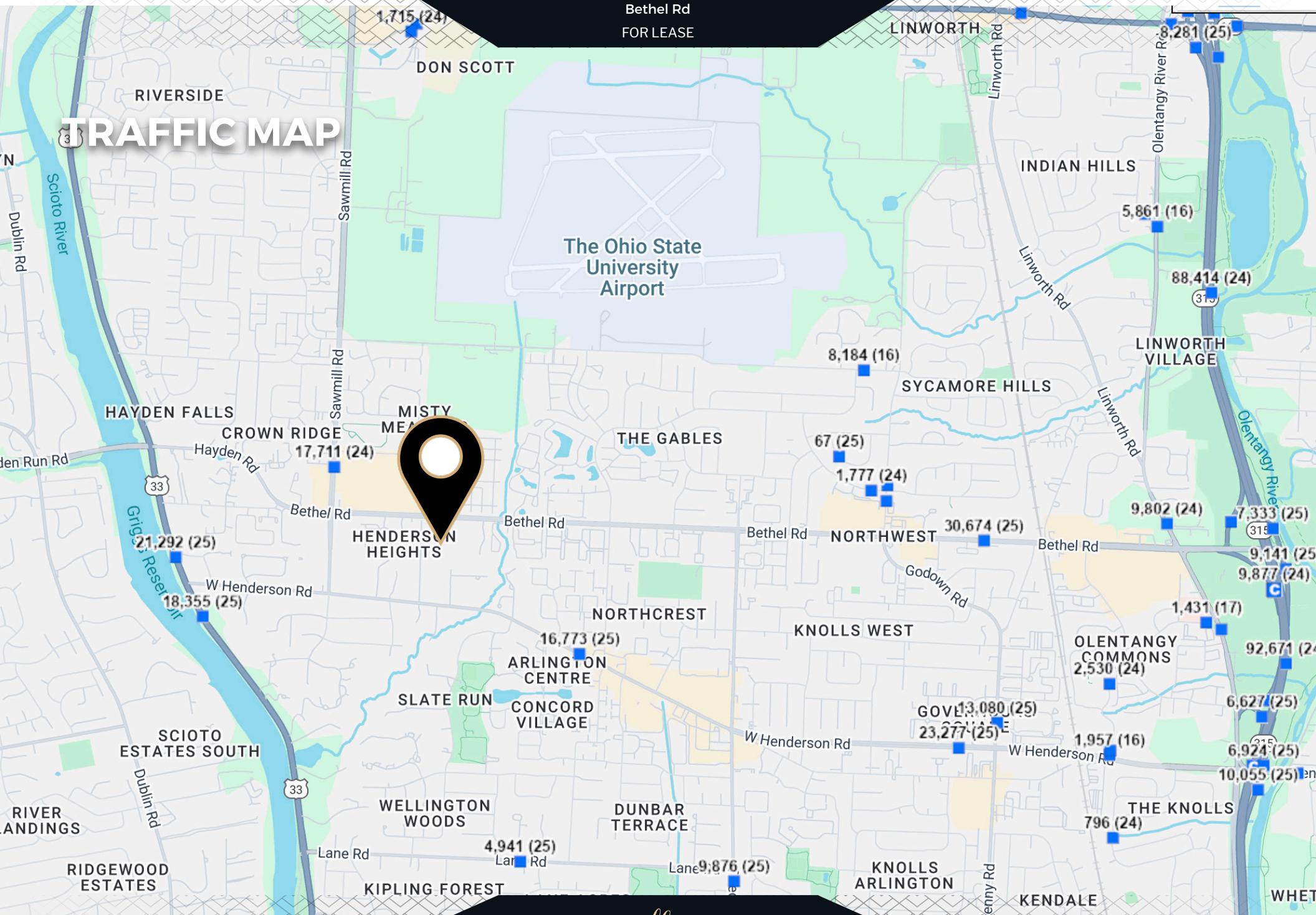


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TRAFFIC MAP



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LOCATION MAP



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