



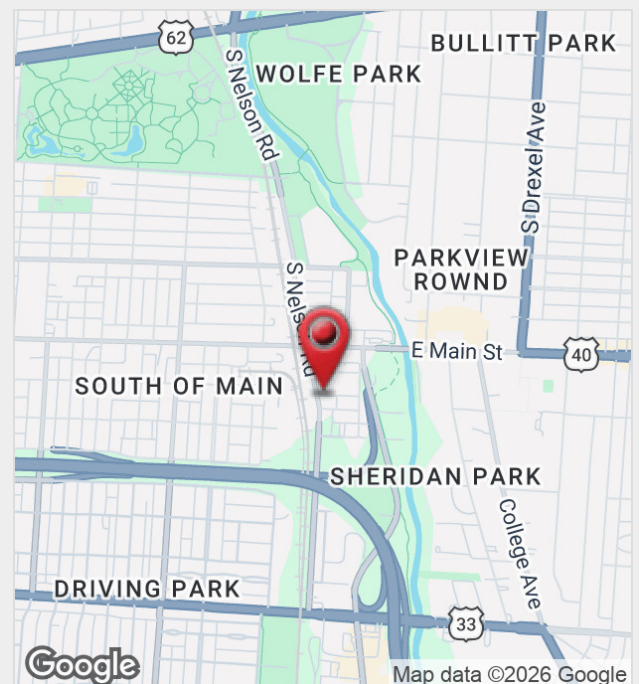
## 572 S Nelson Rd

Columbus, Ohio 43205

### Property Features

- Bexley Business Park is Comprised of 15 Buildings totaling ±60,000 SF Available to Lease
- Each Building Has Been Renovated and Includes Drive-In Doors and Office Space
- Recent Renovations Include: Fresh Paint Inside and Out, New LED Lights, and Refreshed Parking Lot
- 3-Phase Power
- 12' - 16' Clear Heights
- Located Between Downtown and Bexley with Convenient Access to I-70 and Alum Creek within 0.5 Miles
- NO VEHICLE MAINTENANCE USES ALLOWED

**Lease Rate: \$10 SF/Yr (NNN)**



For more information:

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SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Unit F	Warehouse/Distribution	\$10.00 SF/YR	NNN	5,500 SF	VACANT



Unit F



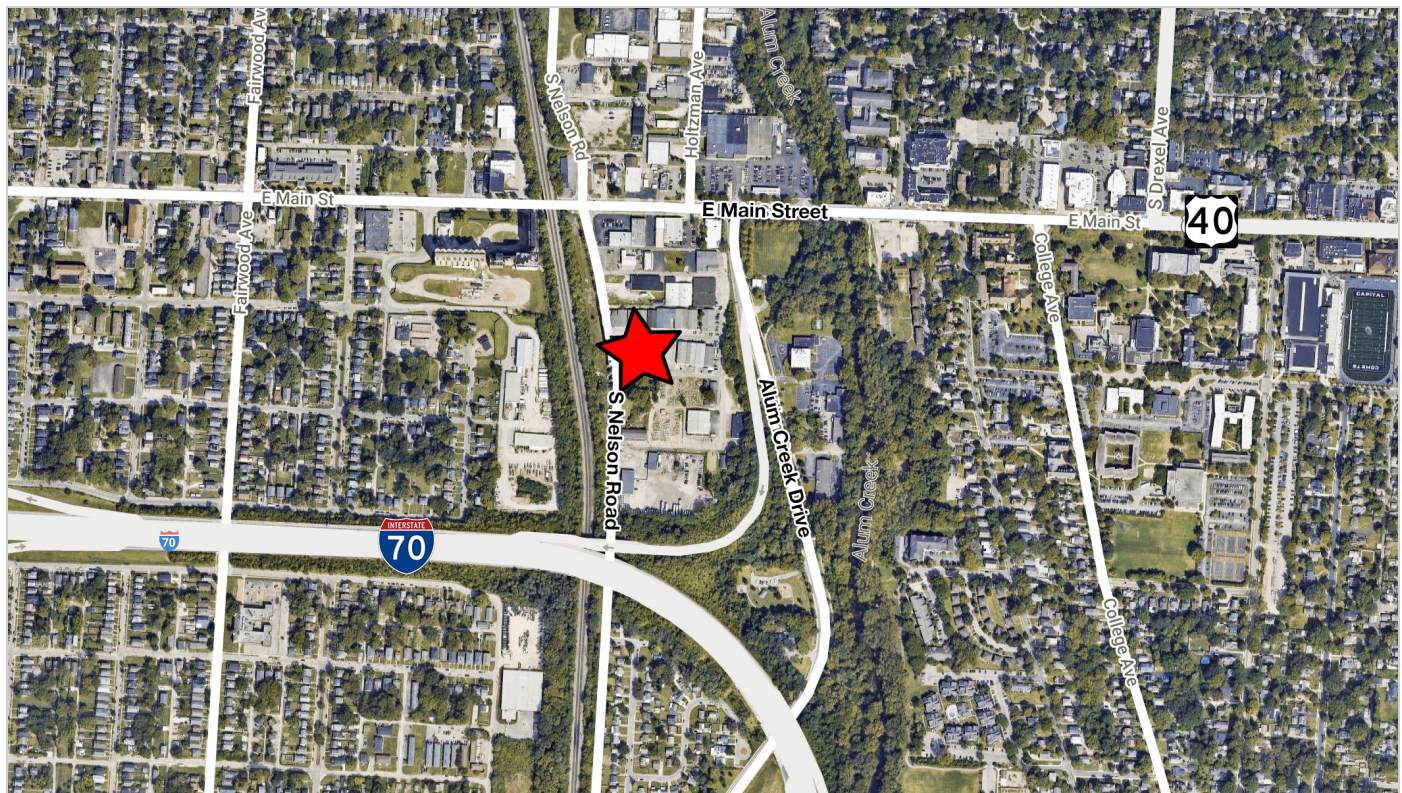
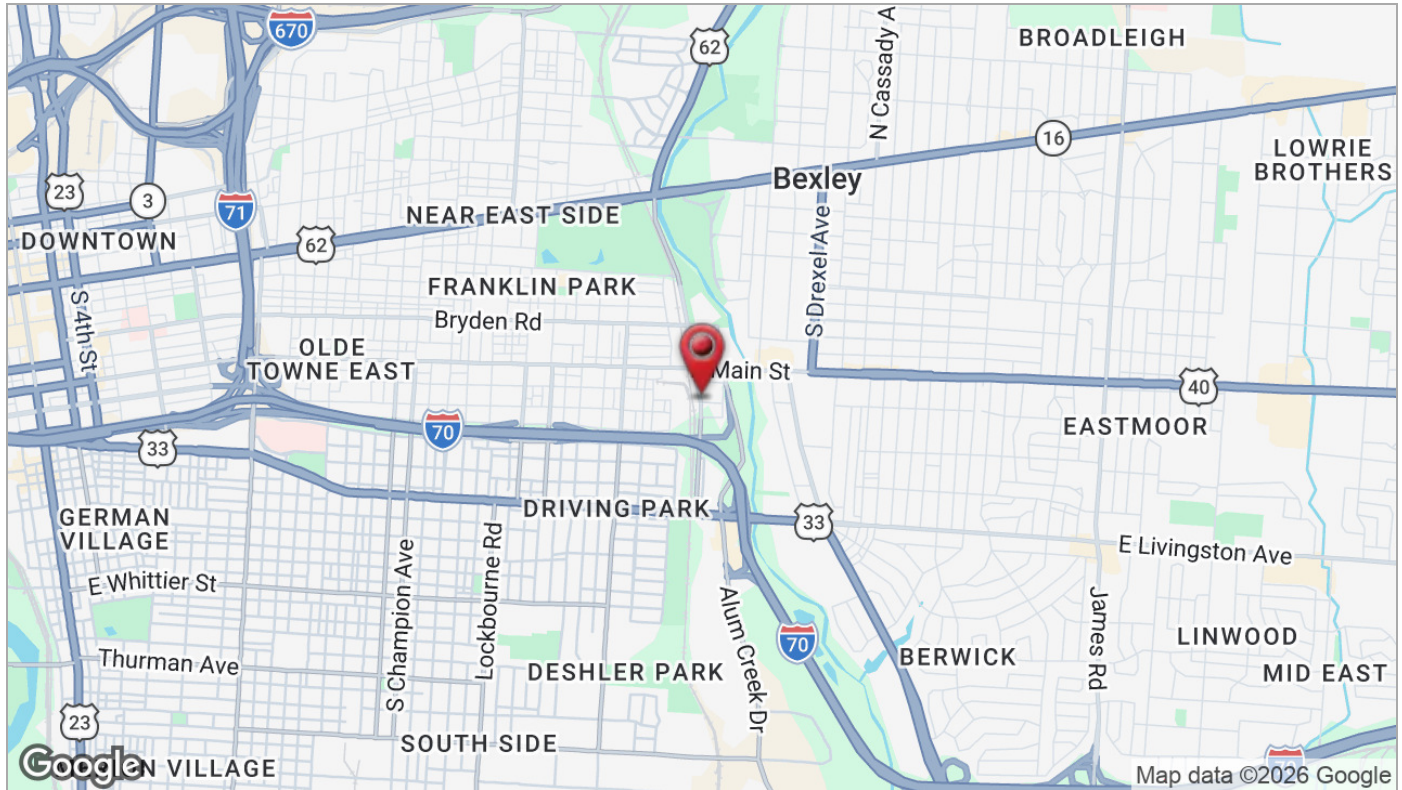
Unit F

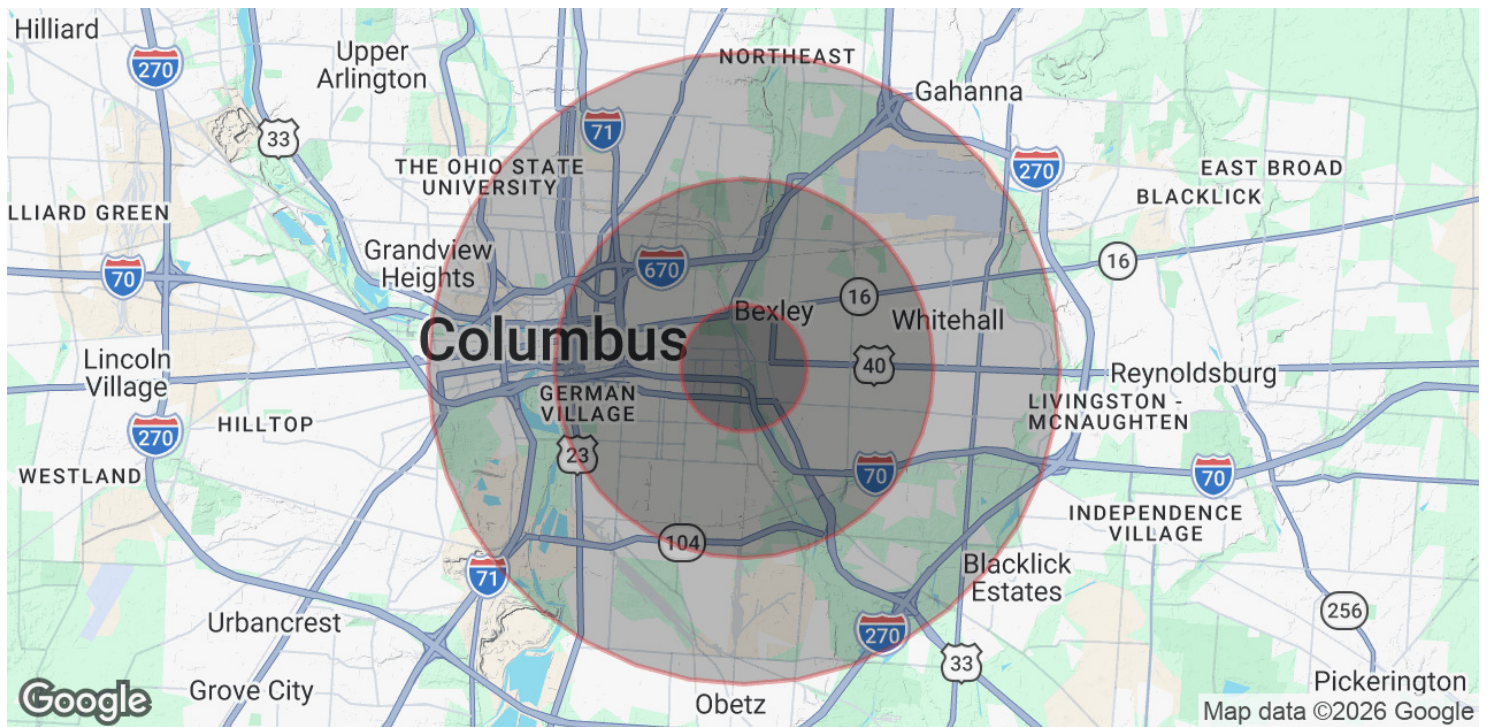


Unit F



Unit F





**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	14,423	125,763	311,756
Average Age	37	38	36
Average Age (Male)	36	37	36
Average Age (Female)	38	39	37

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,658	56,333	133,820
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$103,219	\$78,903	\$72,453
Average House Value	\$443,161	\$335,589	\$290,245

2020 American Community Survey (ACS)