



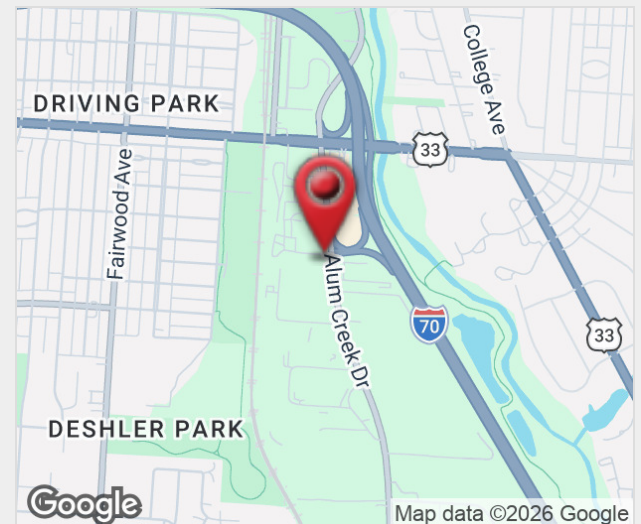
1245 Alum Creek Drive

Columbus, Ohio 43209

Property Features

- ±12,000 SF Commercial Industrial/Retail Building
- 17' Clear Heights
- 2 Drive-In Doors (12' x 14')
- 1 Dock
- Outstanding Freeway Exposure
- Located at the Entrance and Exit of I-70 East
- Zoned M - Manufacturing
- Ideal for Distribution, Light Manufacturing, Service and Retail
- Available April 1, 2026

Lease Rate: \$10.50 SF/Yr (MG)



For more information:

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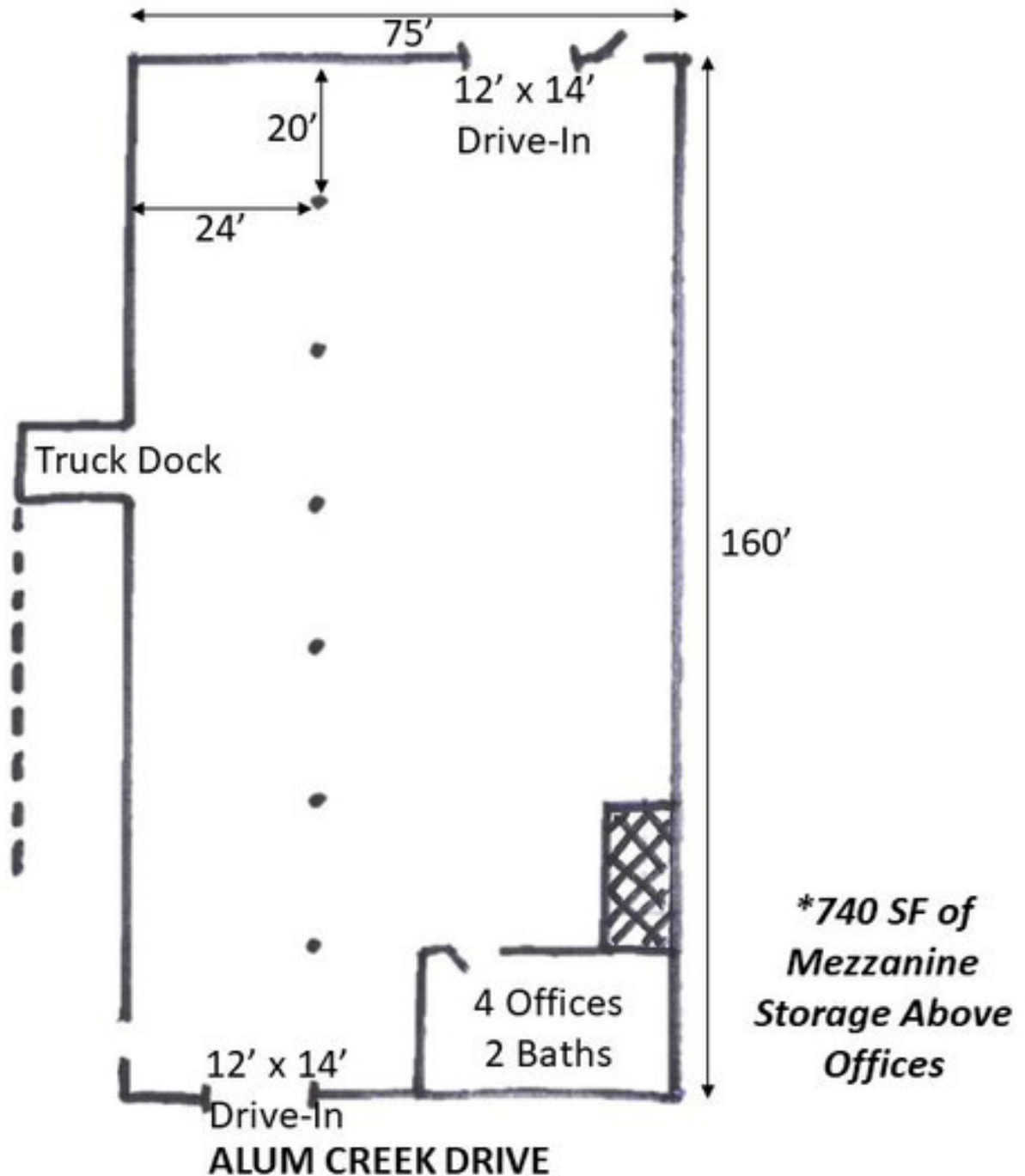
Dan Sheeran, Jr.

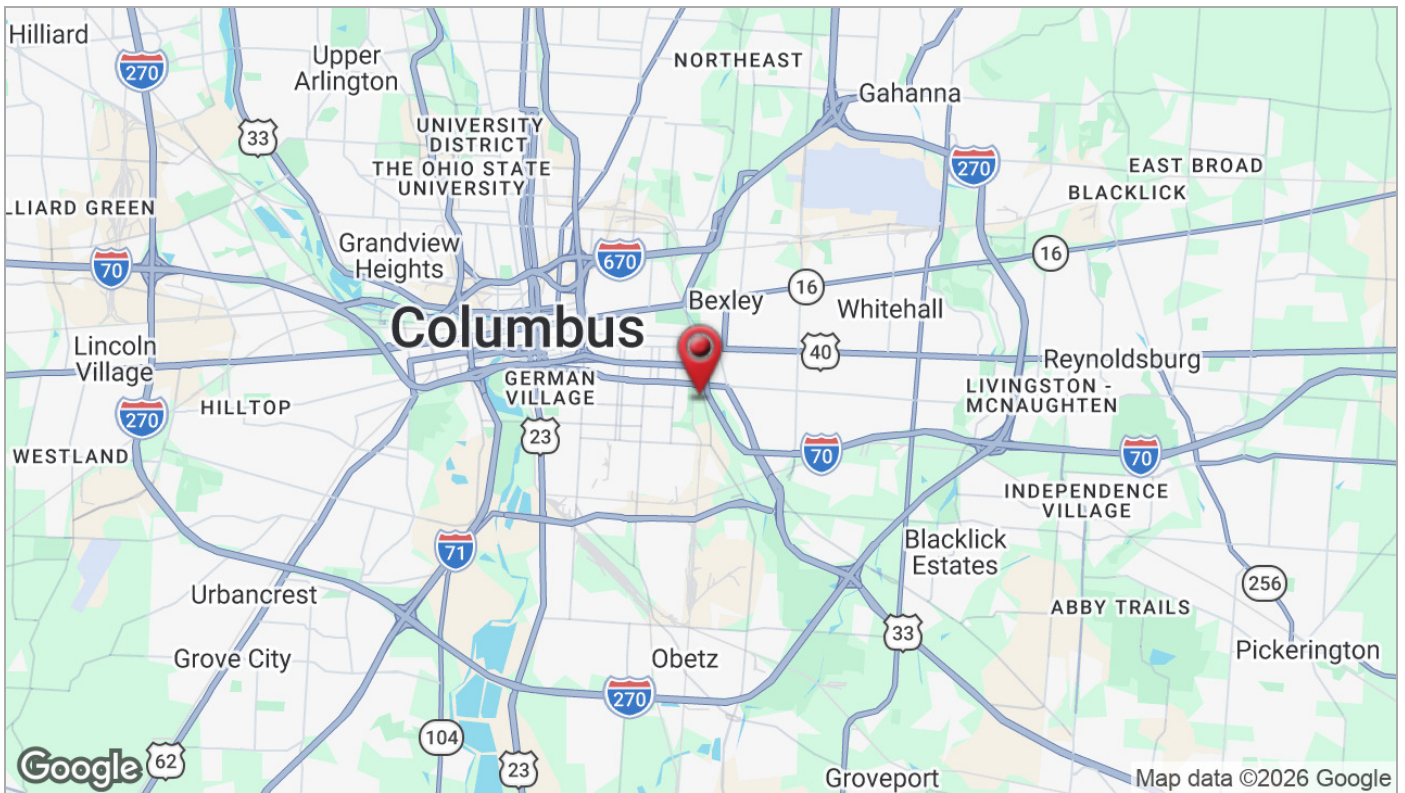
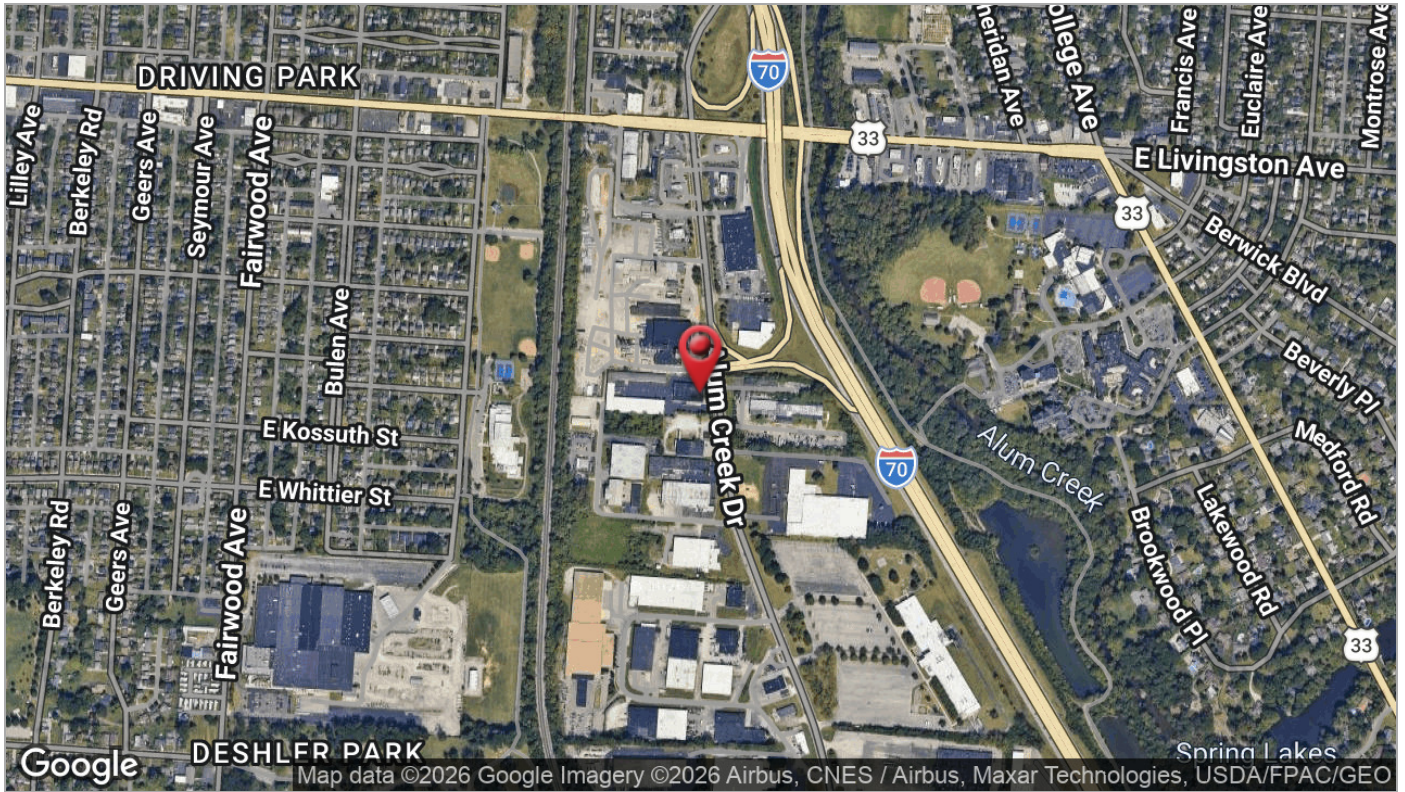
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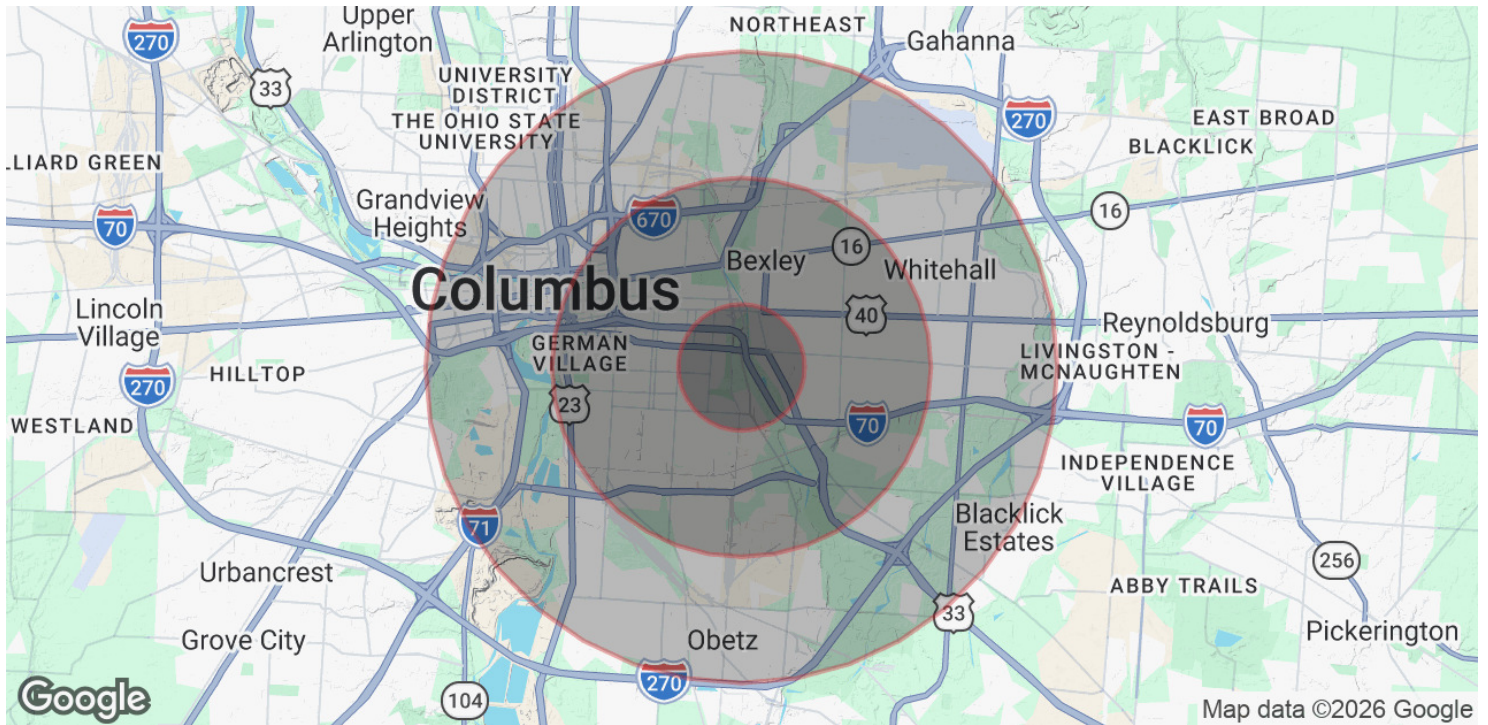
Dan Sheeran

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	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	13,069	113,210	244,089
Average Age	33.9	35.8	35.1
Average Age (Male)	31.9	33.9	33.5
Average Age (Female)	35.5	37.3	36.5
HOUSEHOLDS & INCOME			
Total Households	4,915	46,928	102,479
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$45,545	\$53,638	\$49,428
Average House Value	\$141,034	\$153,439	\$141,034

2020 American Community Survey (ACS)