



1280 Demorest Rd

Columbus, Ohio 43204

Property Features

- 15,120 SF Single-Story, Freestanding Building with Drive-Thru
- Situated on 2.0 Acres
- Ample On-Site Parking with 80 Spaces
- Flexible Site Configuration for Continued Retail Use or Adaptive Reuse
- Ideal for Owner-User or Future Medical, Pharmacy, Fitness & Retail Users
- Strong Southwest Columbus Location
- Over 20,000 VPD at Demorest Rd & Clime Rd
- Easy Access to I-70, I-270 & U.S. Route 40
- ±\$315,000 in Contracted Rent Remaining from Current National Tenant Through Scheduled Vacate

Sale Price: \$2,750,000

Lease Rate: Undisclosed



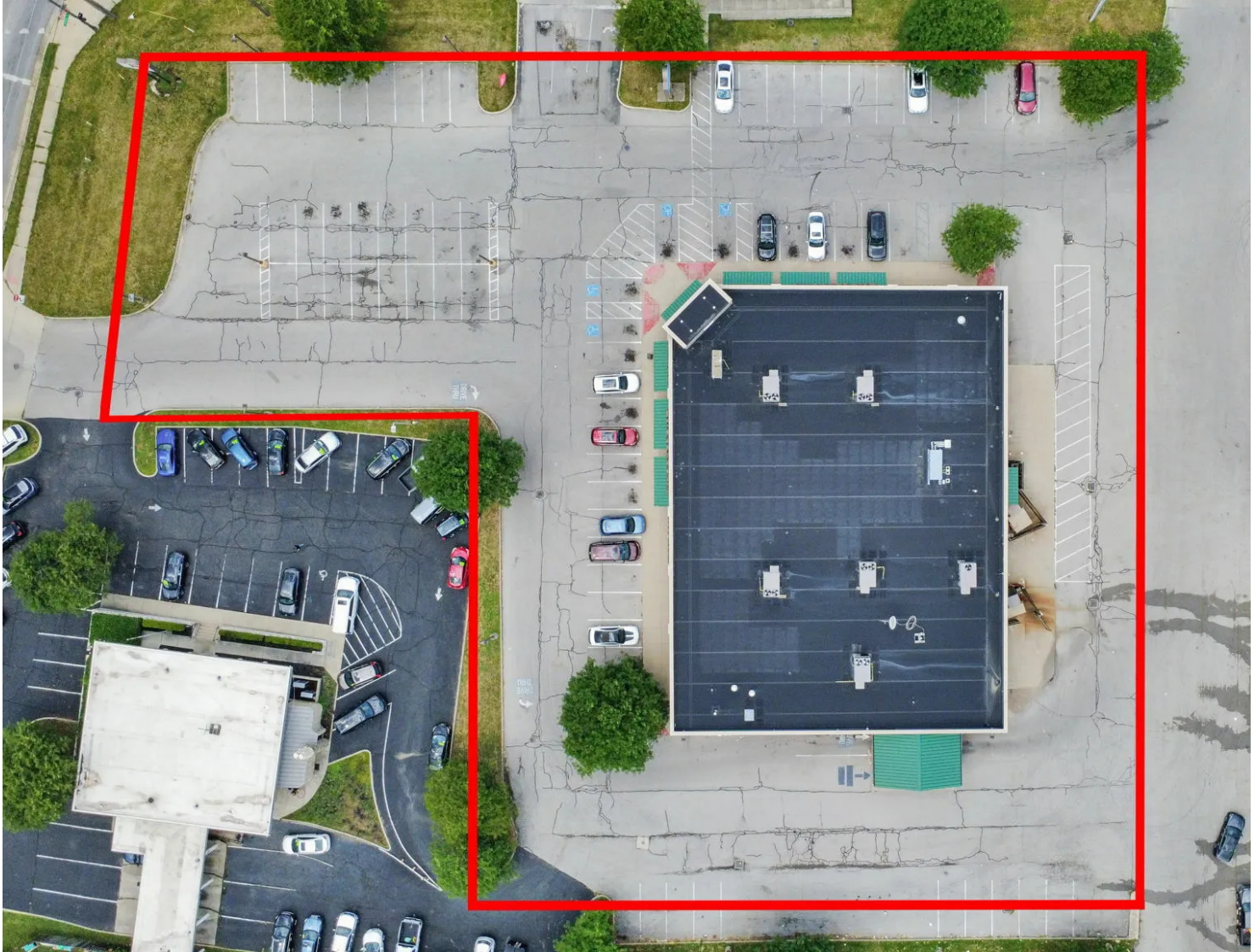
For more information:

Chad Boggs

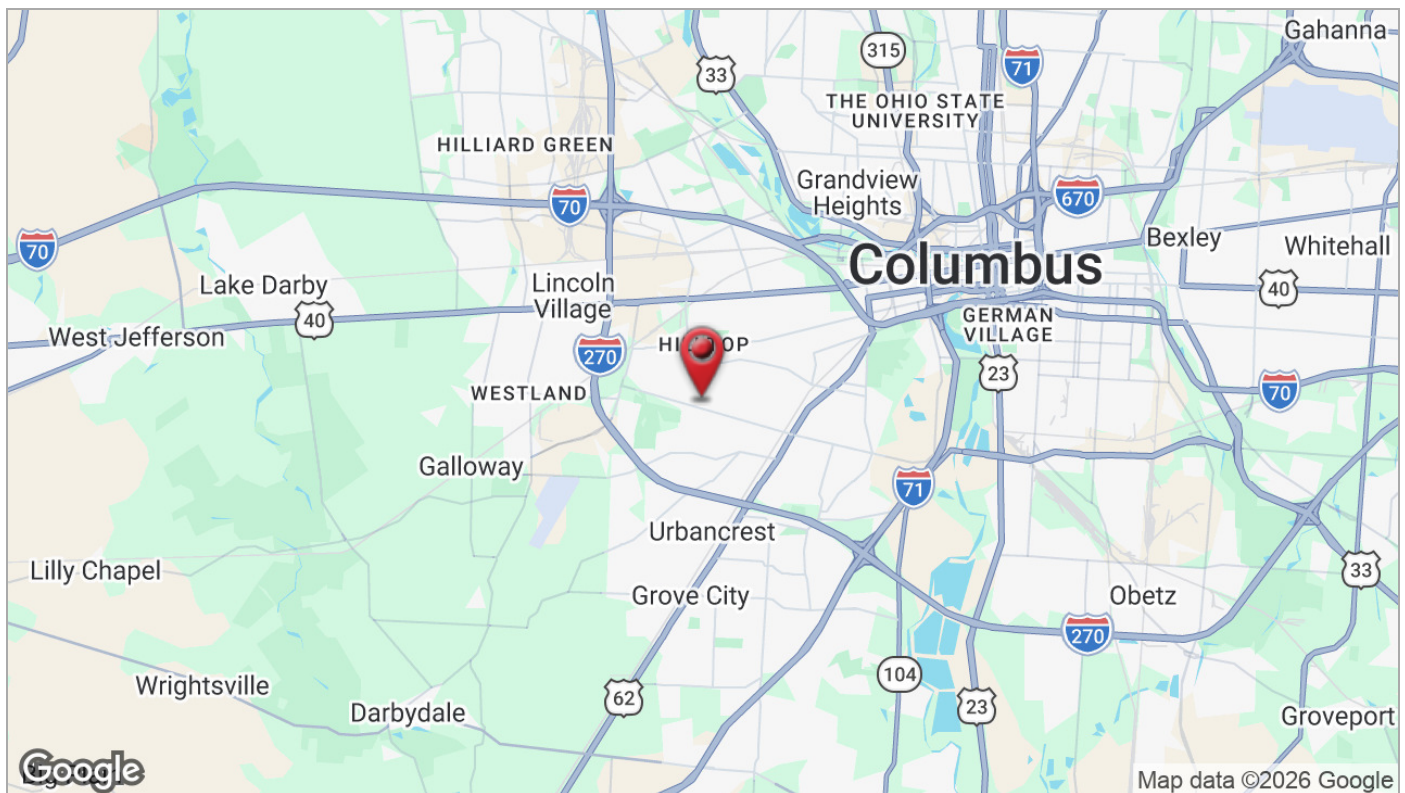
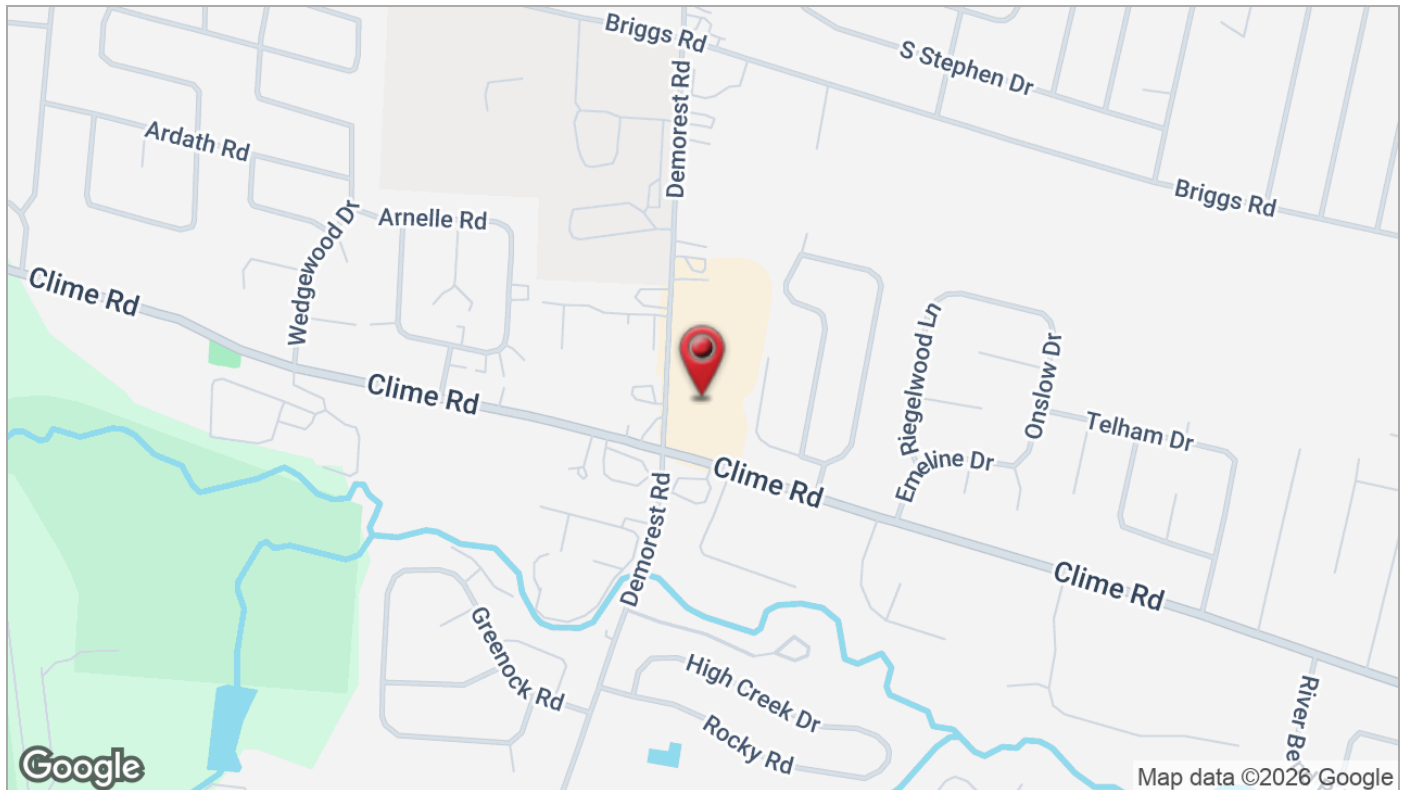
614 629 5261 • cboggs@ohioequities.com

Max Ward

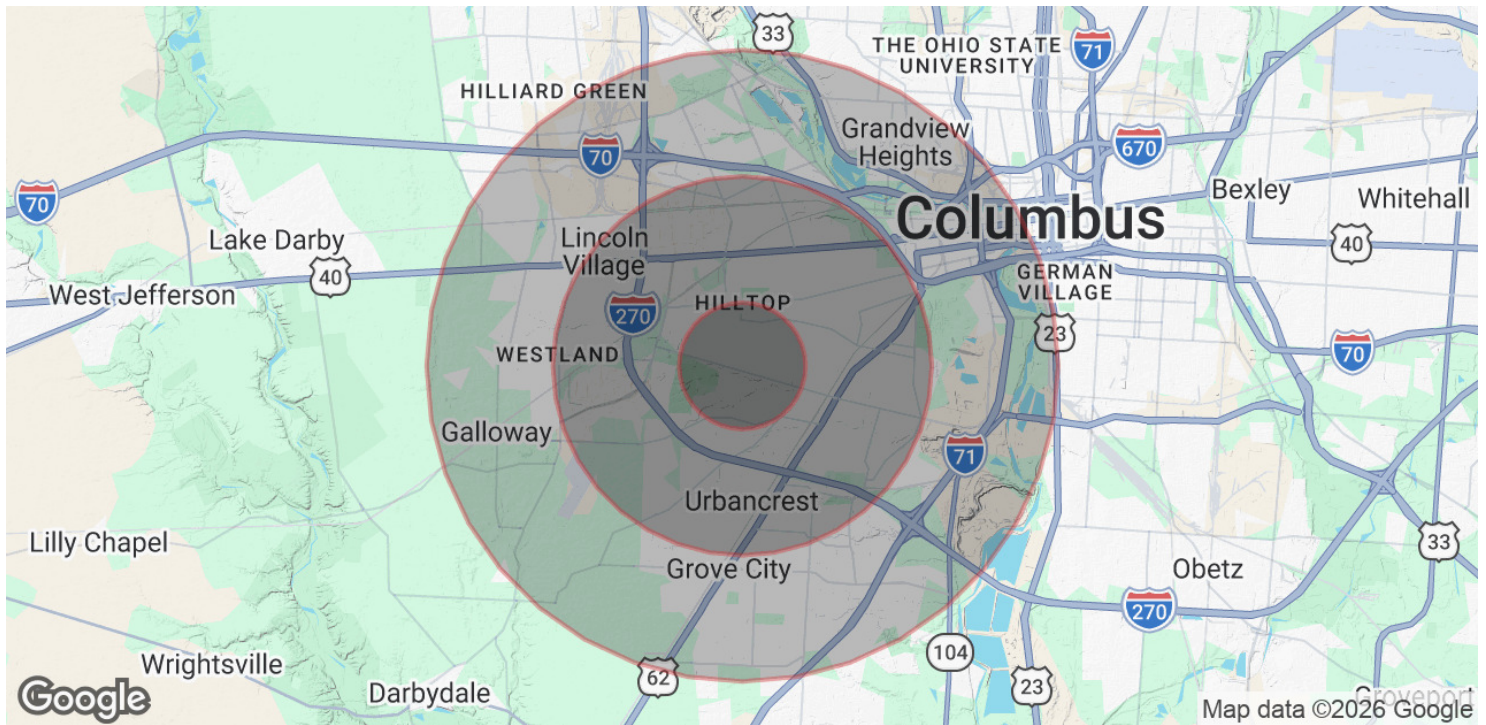
614 629 5204 • mward@ohioequities.com











POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,081	113,067	219,800
Average Age	32.7	34.7	35.5
Average Age (Male)	32.6	34.0	34.8
Average Age (Female)	33.3	35.9	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,797	44,513	90,381
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$72,799	\$74,297	\$89,307
Average House Value	\$167,532	\$173,176	\$245,847

2023 American Community Survey (ACS)