



Property:

- $\pm 5,040$ Sq. Ft. available
- Building size: $\pm 10,827$ Sq. Ft.
- Zoned C-Commercial
- 3 private offices

Location:

- ± 1.5 miles to I-71
- Near Worthington schools, shopping, dining and more
- ± 1.4 miles to SR 23



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Property Specifications:

- ±5,040 Sq. Ft. Available
- Clear Height: 12'
- Power: 100 AMP, 240 volt, 3 phase
- Zoning: C-3
- Park Ratio: 2/1000
- Year Built: 1960

Rental Rate:

- \$11.50/Sq. Ft. MG
- Tenant to pay own utilities, trash removal and janitorial

Available Suites:

Unit	Size SF	Warehouse SF	Office SF	Drive-ins	Rate
6497	5,040	3,325	1,715	2	11.50 MG

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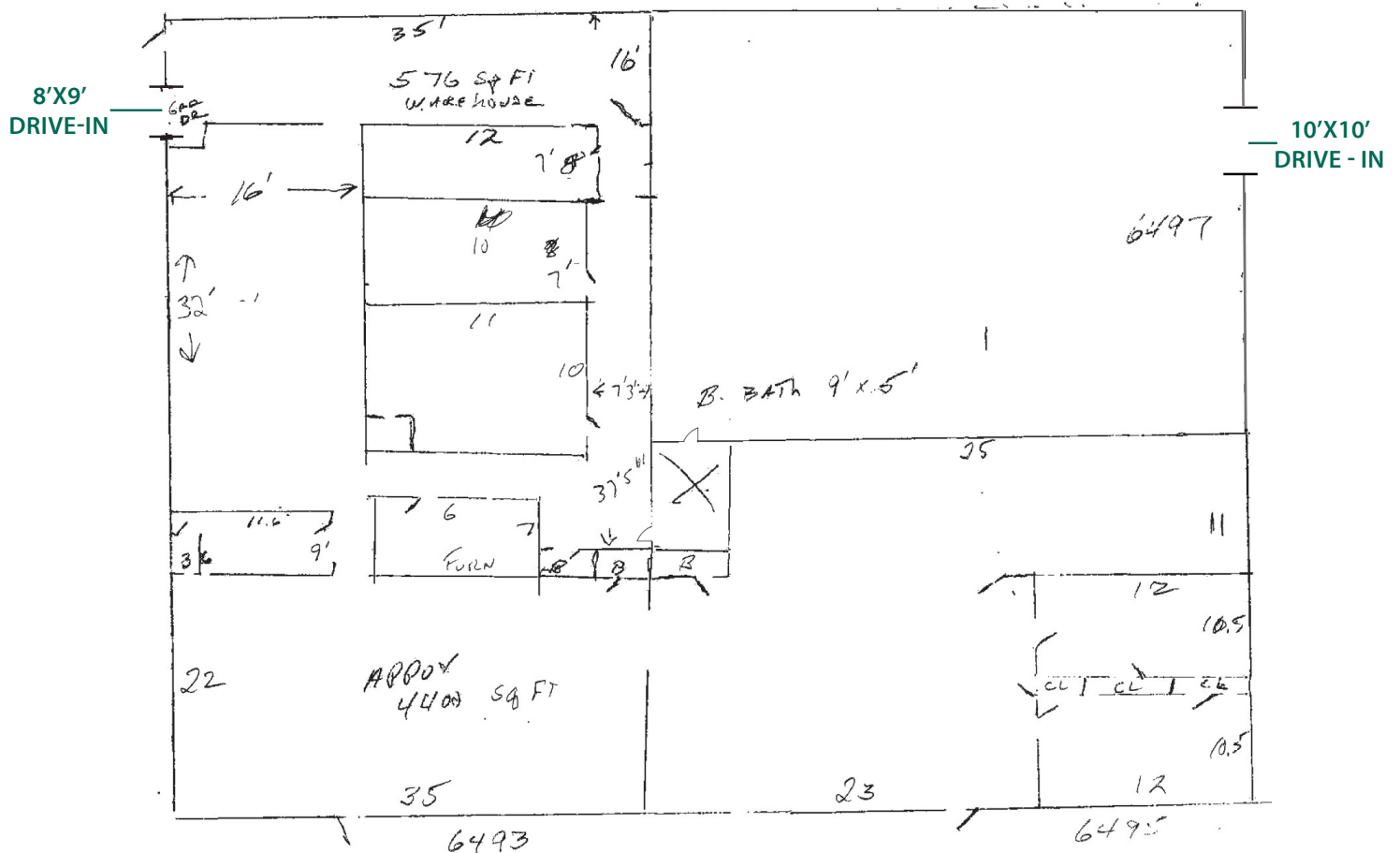
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DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6491-6497 Proprietors Rd, Columbus, OH 43085

CITY, STATE

Columbus, OH

POPULATION

100,476

AVG. HHSIZE

2.26

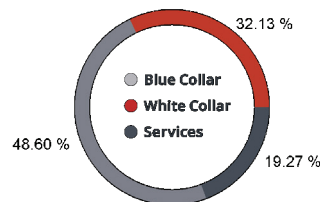
MEDIAN HH INCOME

\$63,196

HOME OWNERSHIP

Renters:	19,993
Owners:	24,485

EMPLOYMENT



54.13 %

Employed

1.40 %

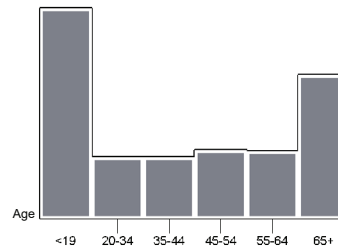
Unemployed

EDUCATION

High School Grad:	20.87 %
Some College:	22.41 %
Associates:	6.47 %
Bachelors:	47.14 %

GENDER & AGE

48.72 %  **51.28 %** 

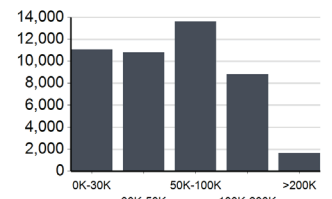


RACE & ETHNICITY

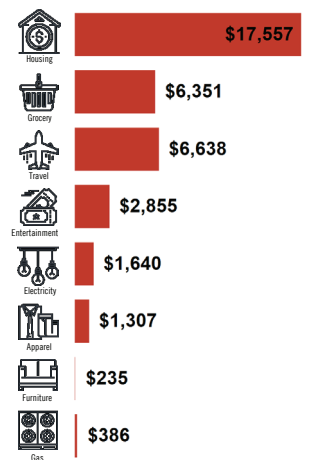
White:	65.29 %
Asian:	0.93 %
Native American:	0.02 %
Pacific Islanders:	0.00 %
African-American:	14.28 %
Hispanic:	10.74 %
Two or More Races:	8.74 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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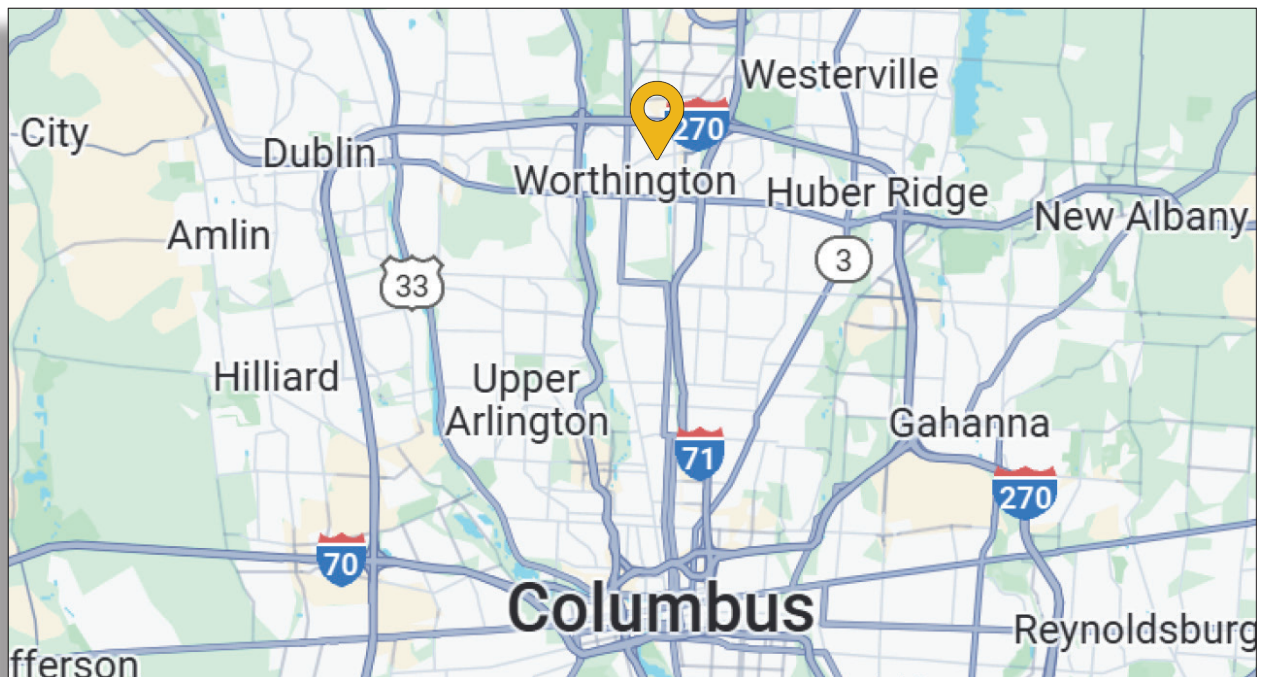
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