



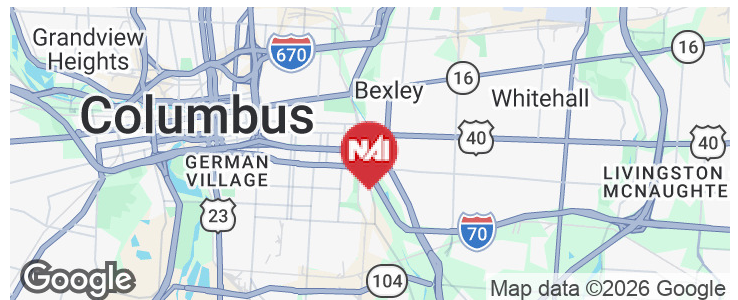
1503-1505 Alum Creek Dr

Columbus, Ohio 43209

Property Highlights

- ±11,600 SF Industrial Building
- Unit 1505 is Available (9,600 SF)
- Unit 1503 is Available (2,000 SF)
- New Truck Dock and Doors Installed
- New 10x10 Drive-In Door Installed
- 8'-15' Clear Height
- Three-Phase 208 | 400 Amps
- Convenient Access to I-70 and Other Travel Routes
- Billboard Not Included

Sale Price: \$1,695,000



For More Information

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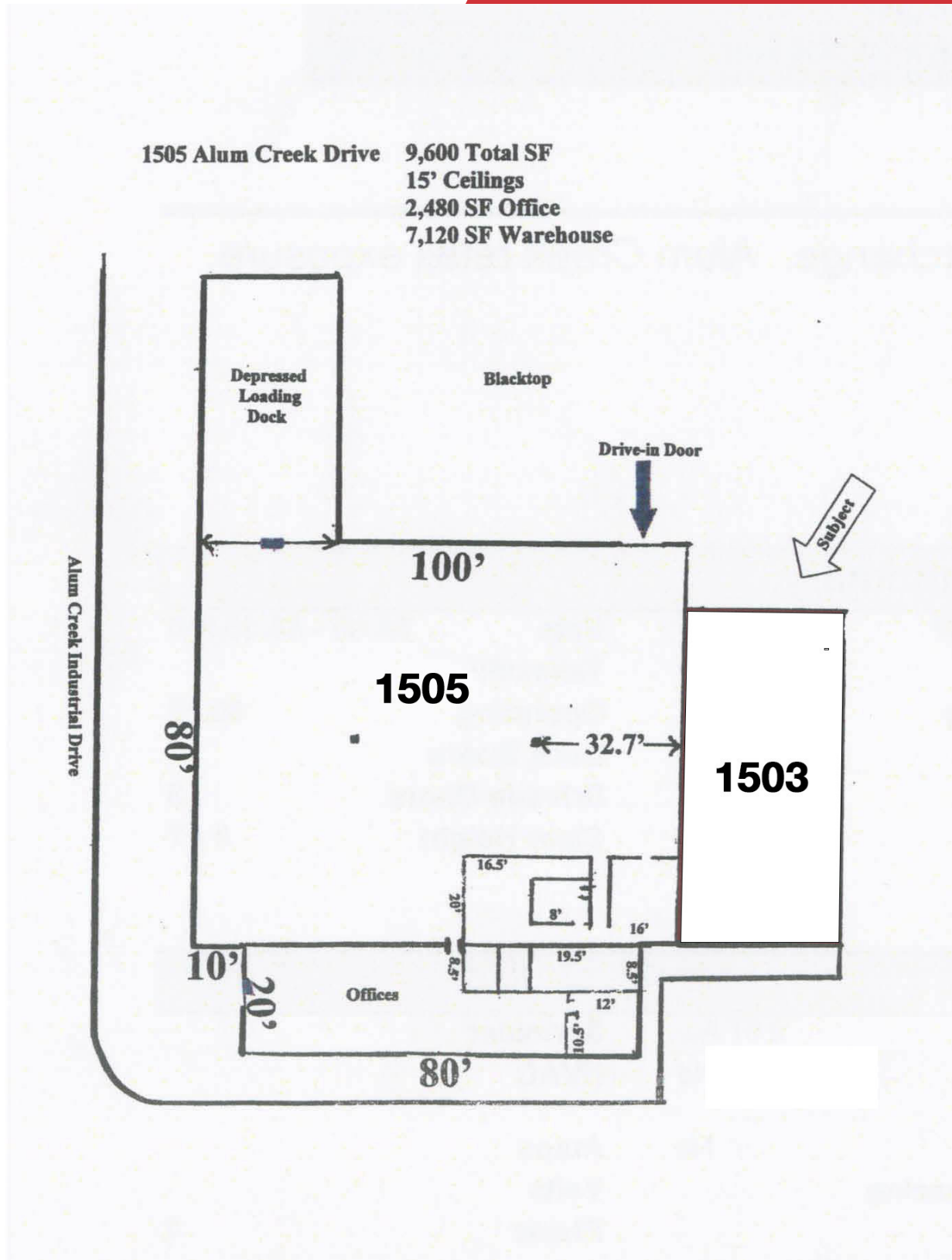
Dan Sheeran

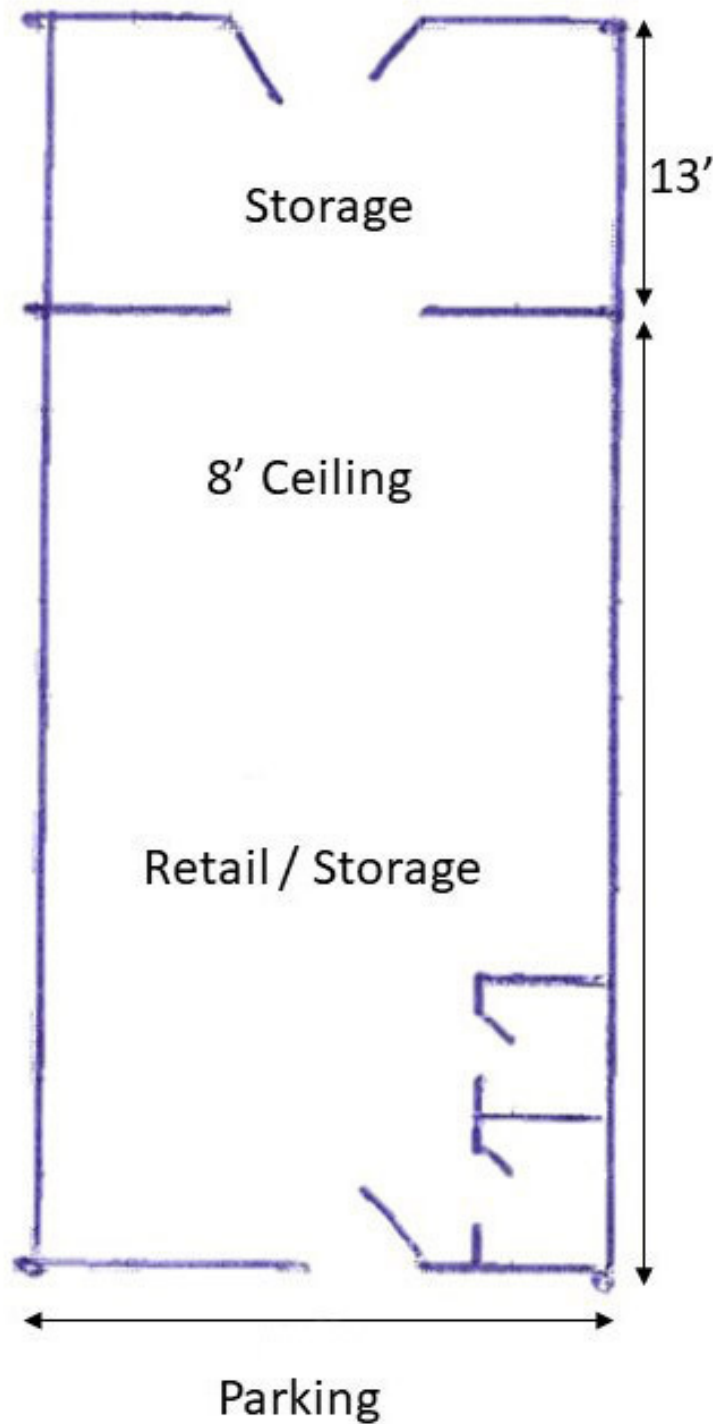
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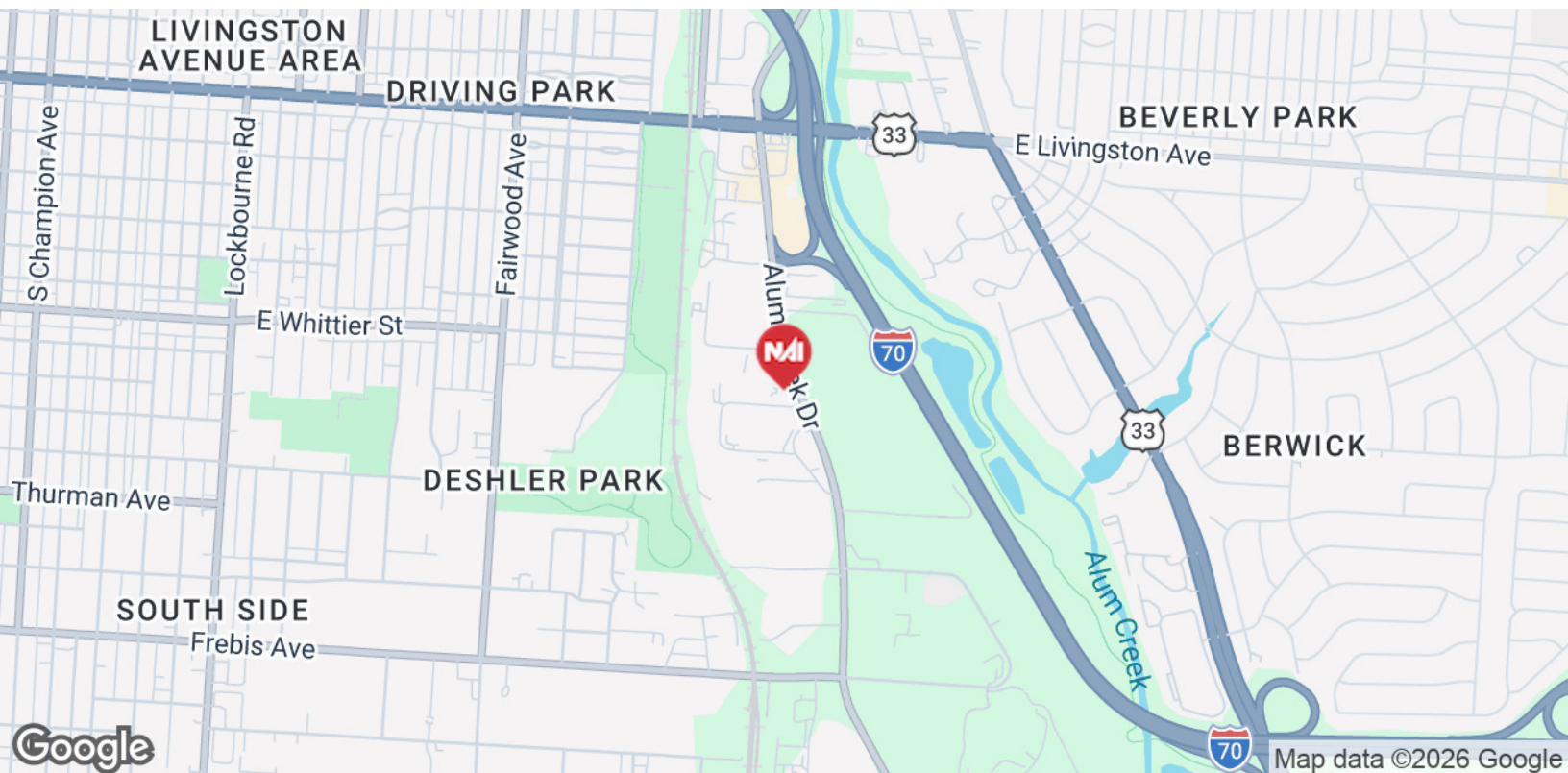
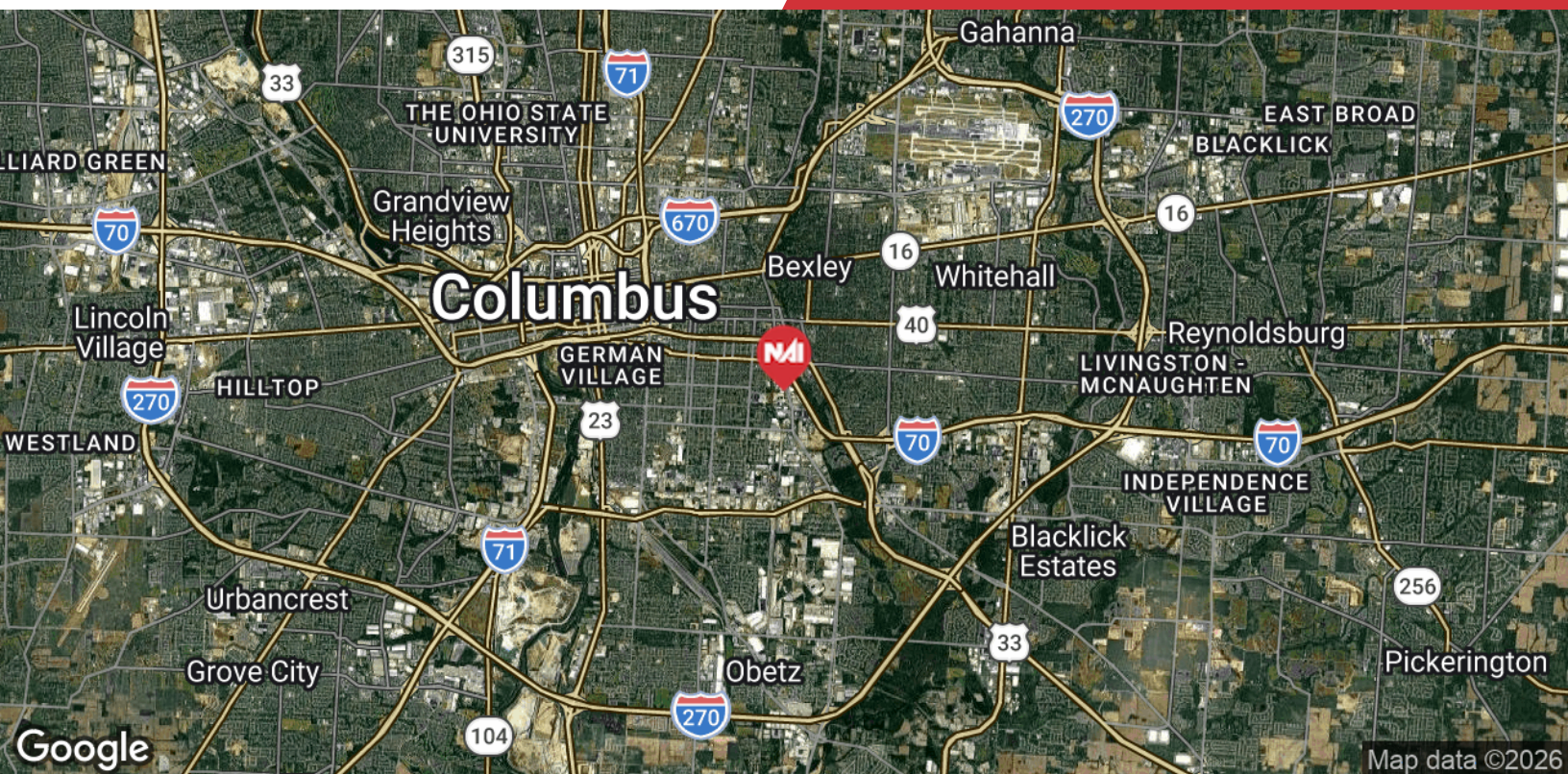
Dan Sheeran, Jr.

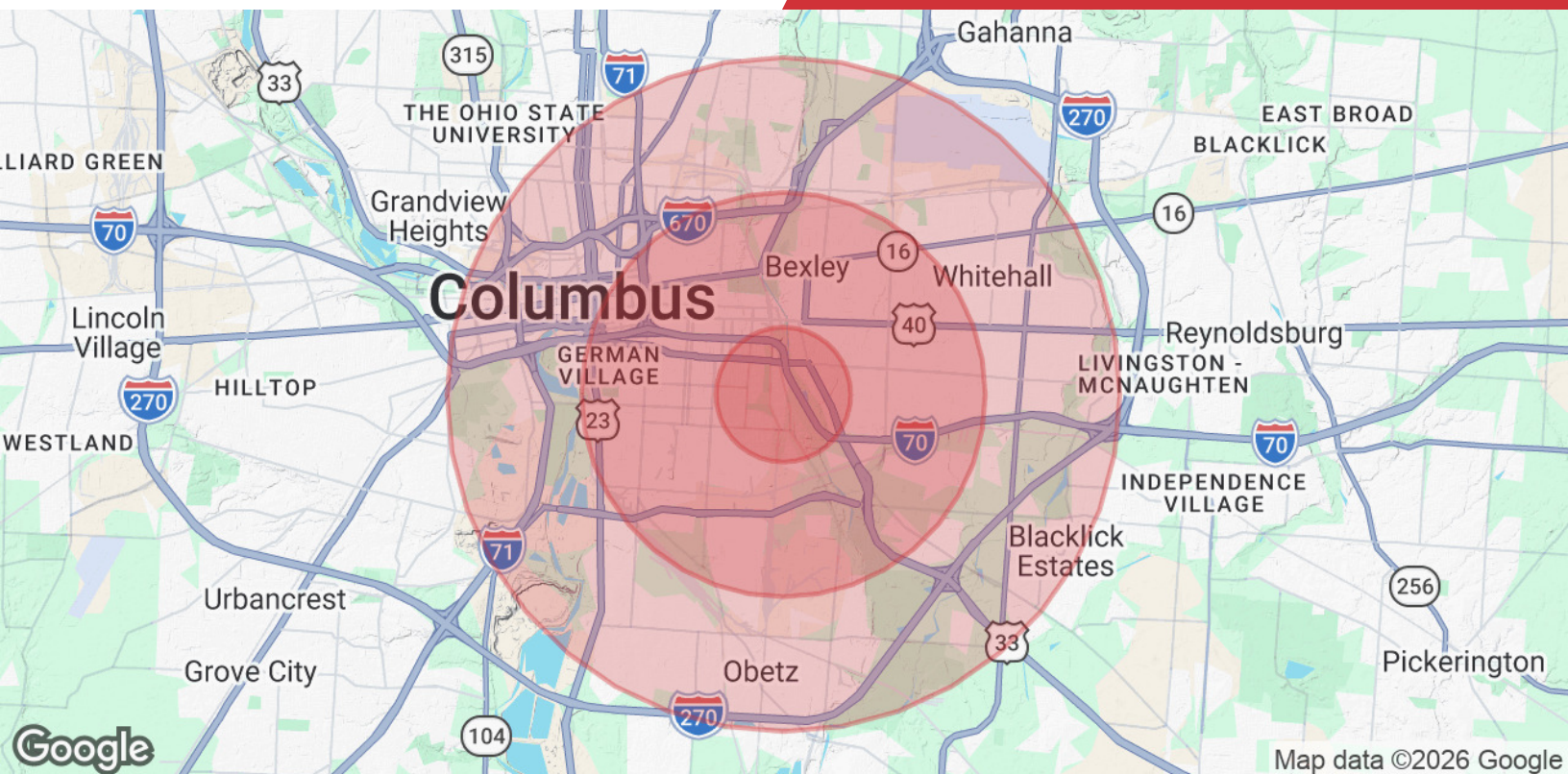
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Population

	1 Mile	3 Miles	5 Miles
Total Population	11,409	111,485	240,523
Average Age	35.1	35.8	35.2
Average Age (Male)	33.6	34.0	33.6
Average Age (Female)	36.5	37.3	36.8

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,322	45,691	100,735
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$45,442	\$53,643	\$49,776
Average House Value	\$139,615	\$149,158	\$141,242

* Demographic data derived from 2020 ACS - US Census