

Investment Property For Sale



1450 Tussing Rd. Pickerington, Ohio 43147 Offering Price: \$2,907,000.00

Scott Hrabcak, SVP/Director Commercial Real Estate (614) 545-1432

Julie Woodson, Commercial & Investment Real Estate Specialist (614) 506-0476

Long Term NNN Lease with 7% Cap Rate

1450 Tussing Rd. Pickerington, Ohio 43147

PROPERTY INFORMATION

- 3-Story Office Building
- 1-Story Office Building
- Built in 1996
- Large Paved Parking Lot
- Highly Trafficked Area
- Proximity to I-70

2022 Population Summary	2 Mile	5 Miles	10 Miles
Total Population	43,567	195,411	484,014
Households	16,892	76,611	191,251
2027 Projected Population	46,062	206,484	510,143

SPACE

- Approx. 11,574 (+-) Sq. Ft.
- 2.25 (+-) Acres

2022 Household Income	2 Mile	5 Miles	10 Miles
Average HH Income	\$86,988	\$83,048	\$82,970
Median HH Income	\$70,319	\$65,539	\$63,134

PRICE

Offering Price: \$2,907,000.00
package

This property can be purchased as part of a portfolio

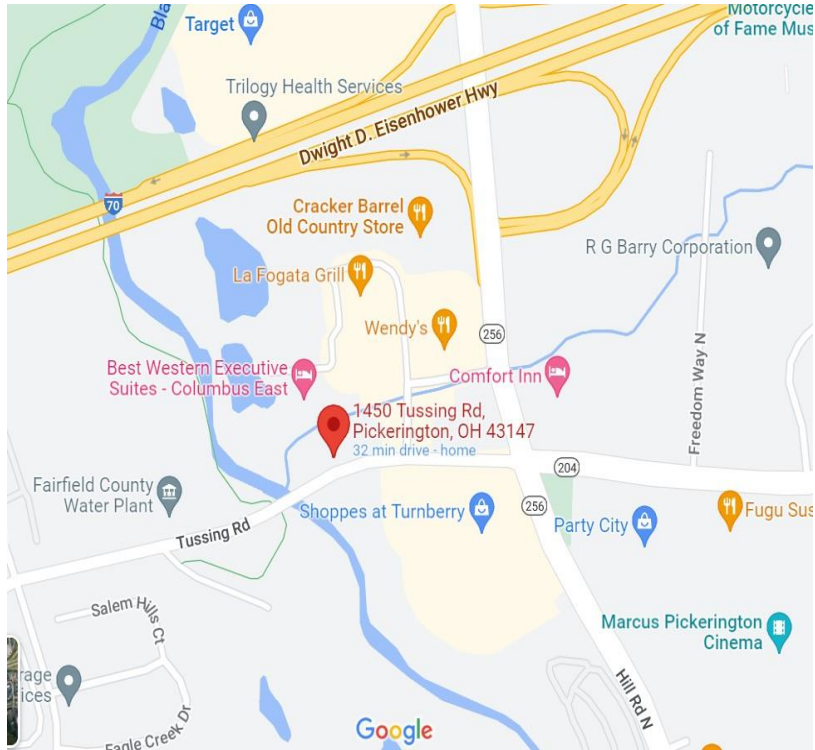
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Part of a 5 Property Investment Portfolio or can be purchased individually



583 S. Third St. Columbus
1274 N. Court St. Circleville
190 E. Broad St. Columbus
1450 Tussing Rd. Pickerington
4261 Morse Rd. Gahanna

Please call for more information

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