

FOR SALE/LEASE

BEECHER RIDGE OFFICE CONDO

422 Beecher Rd, Gahanna, OH 43230



422 BEECHER ROAD, GAHANNA

SALE PRICE: \$799,000

PROPERTY INFORMATION

COUNTY: Franklin

SUBMARKET: Gahanna

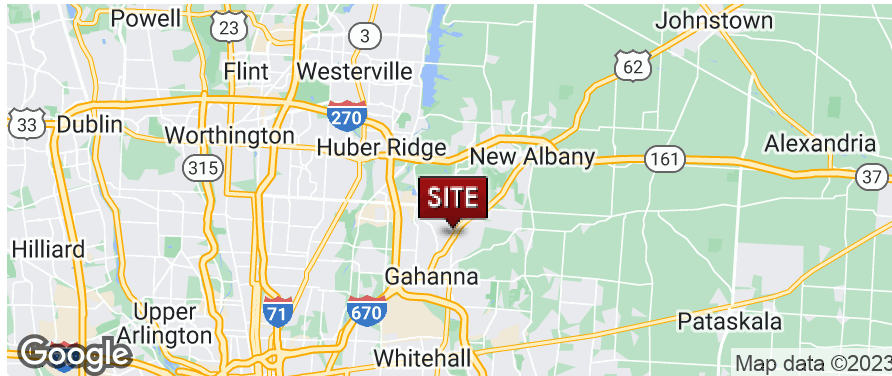
TOTAL BUILDING SF: 5,216 SF

YEAR BUILT: 2002

ZONING: (SO) Suburban Office

COMMENTS:

Located within the Beecher Ridge Office Condominium development, this 5,216 SF building offers maximum flexibility for general and medical office users. The property is located in close proximity to retail and



PROPERTY HIGHLIGHTS

- Flexible layout
- Ideal for general or medical office users
- Signalized intersection
- Excellent demographics
- Close proximity to restaurants, retail and Easton Town Center

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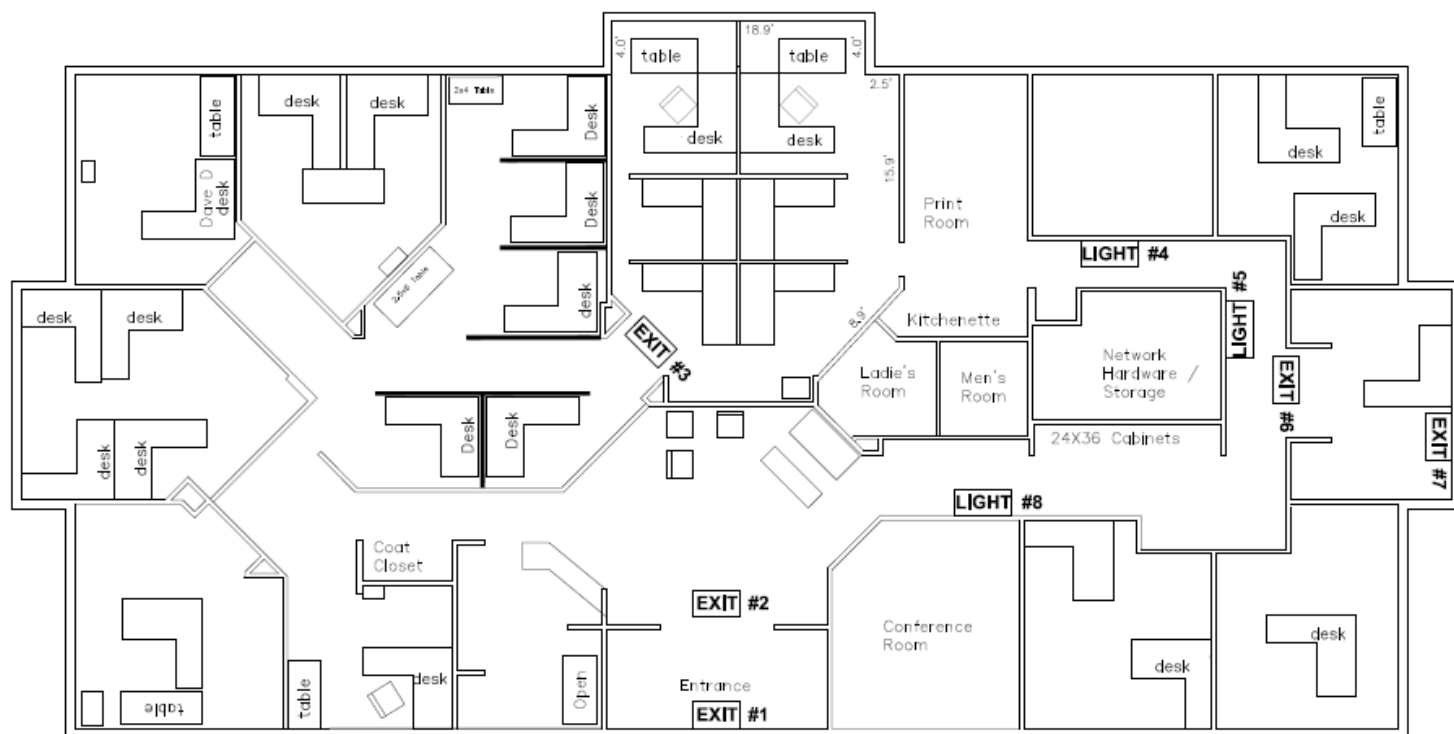
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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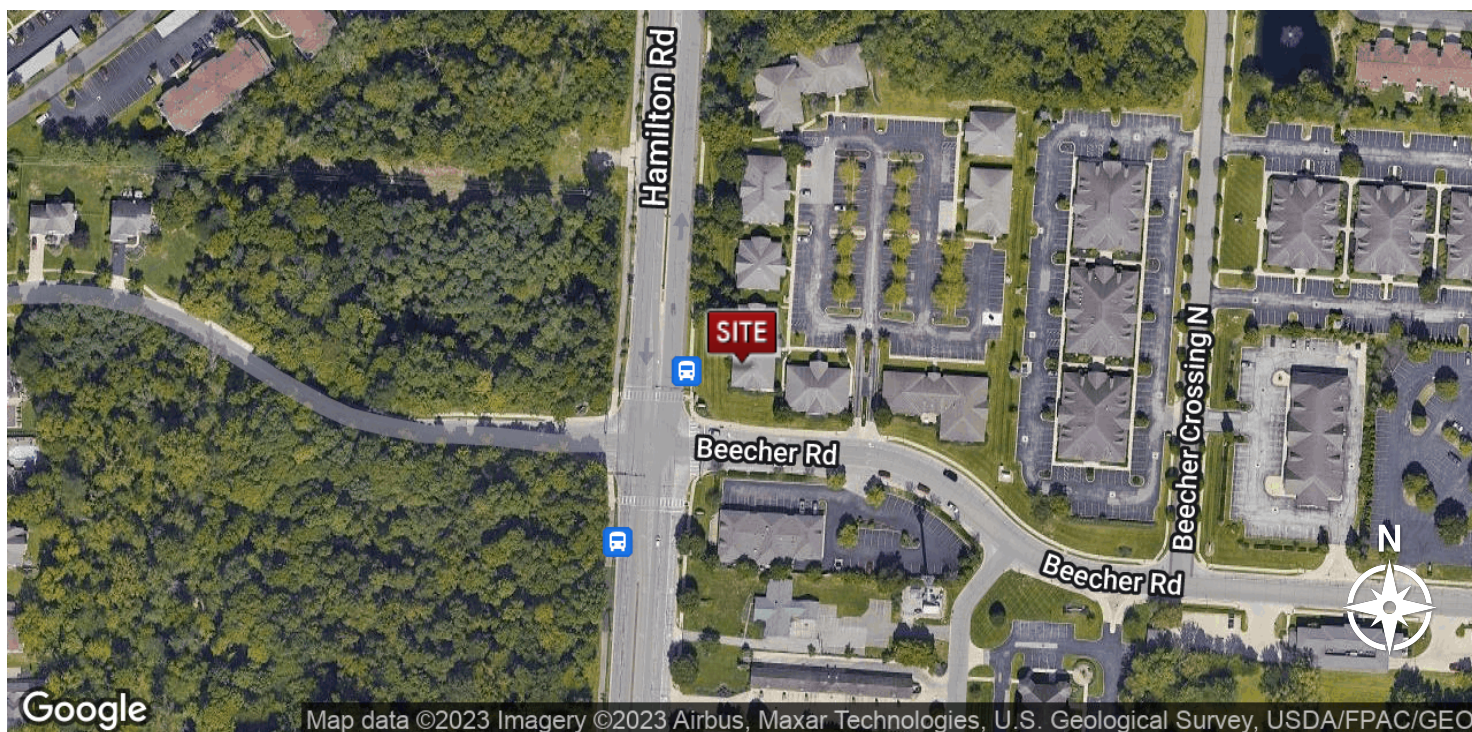
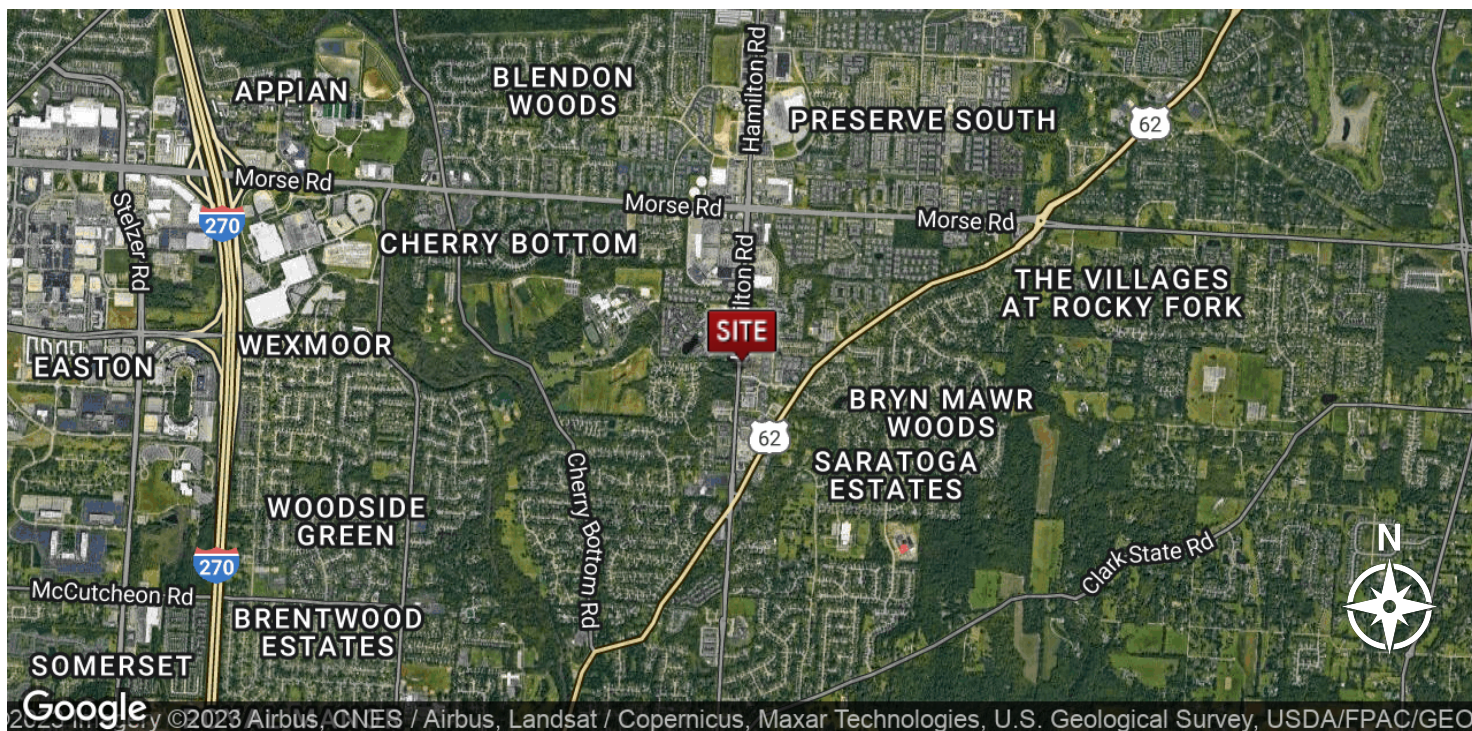
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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OFFICE FOR LEASE

422 BEECHER ROAD OFFICE CONDO

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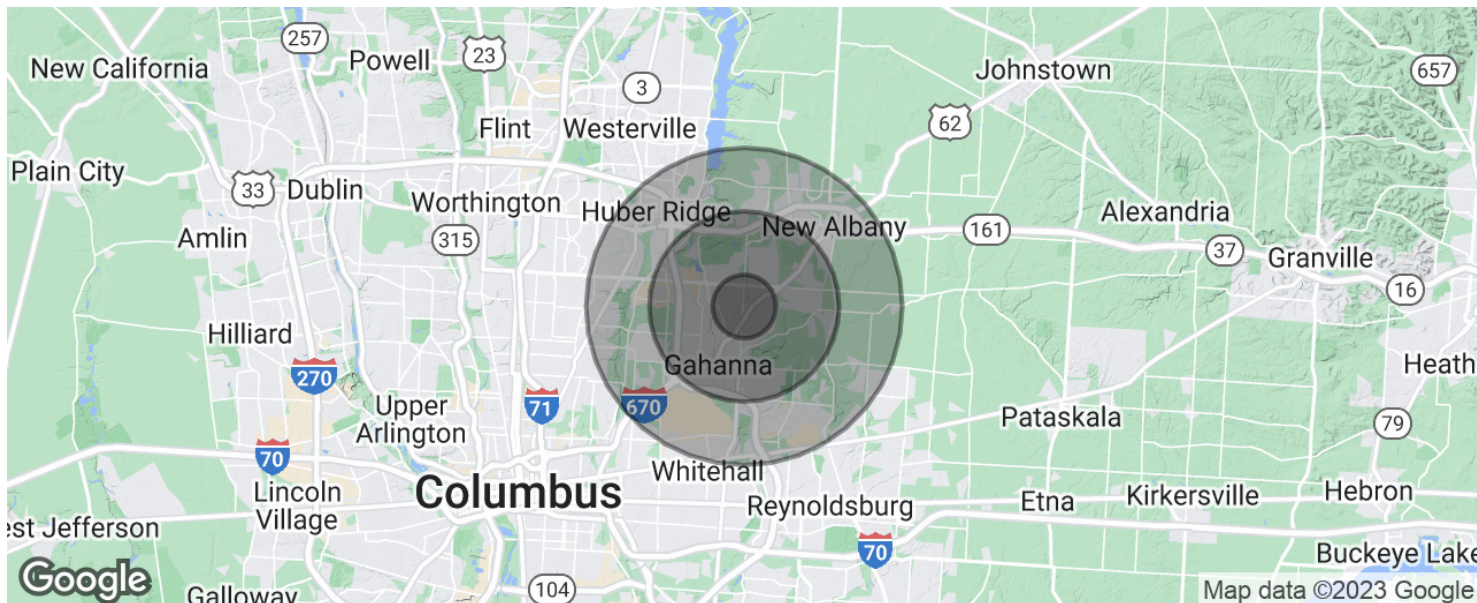
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,351	58,769	143,302
Median age	39.7	37.6	35.2
Median age (Male)	38.5	36.9	34.4
Median age (Female)	40.3	38.1	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,016	24,437	58,526
# of persons per HH	2.4	2.4	2.4
Average HH income	\$102,462	\$88,869	\$80,184
Average house value	\$268,742	\$267,186	\$239,661

* Demographic data derived from 2020 ACS - US Census

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