



Exchange Center I

2553 Westbelt Dr, Columbus, Ohio 43228

Property Features

- 6,720 SF Office/Warehouse Suite
- Office Space: 1,831 SF
- 2 Restrooms
- 1 Dock & 1 Drive-In
- 16' - 18' Clear Height
- New LED Lights to be Installed
- Located Just Off the High-Traffic I-270/Roberts Road Interchange: 26,000± VPD Traveling By On Roberts Rd.
- Professionally Managed By The Meritex Company

Lease Rate: \$10.50 SF/Yr (NNN)

Operating Expenses: \$2.70 SF/Yr

THE
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A family-owned company serving businesses for over a century. Proudly offering tailored solutions to tenants' needs and building relationships one transaction at a time.

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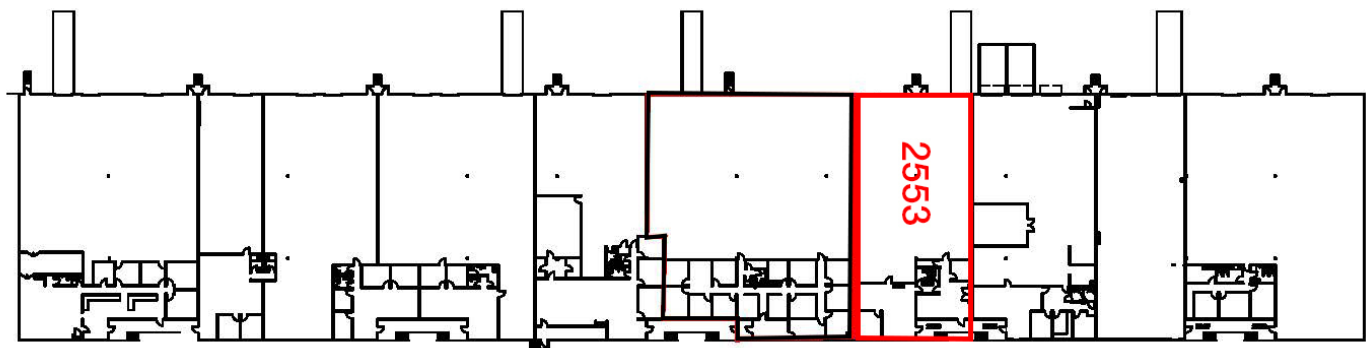
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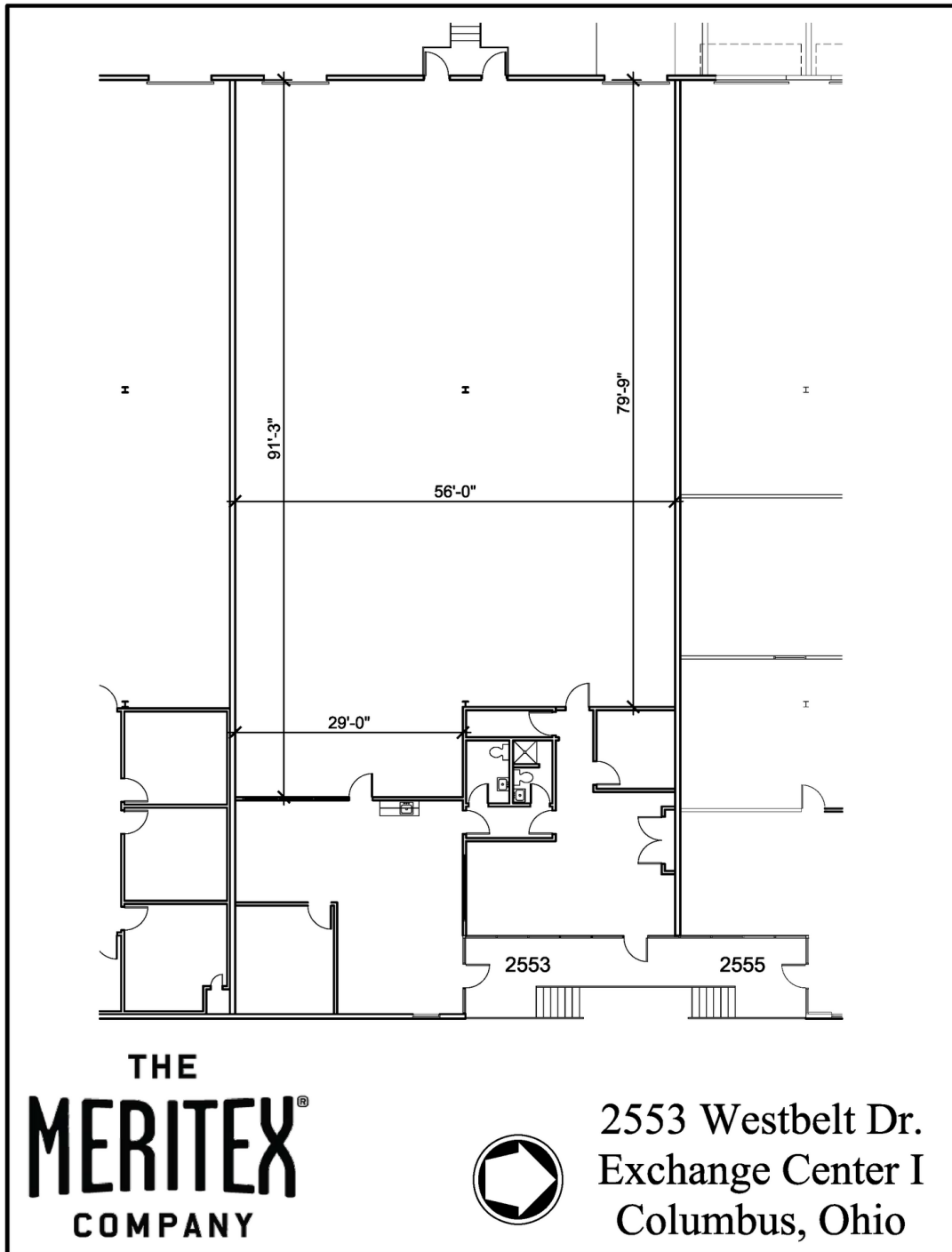
605 S Front Street, Columbus, OH 43215

614 224 2400

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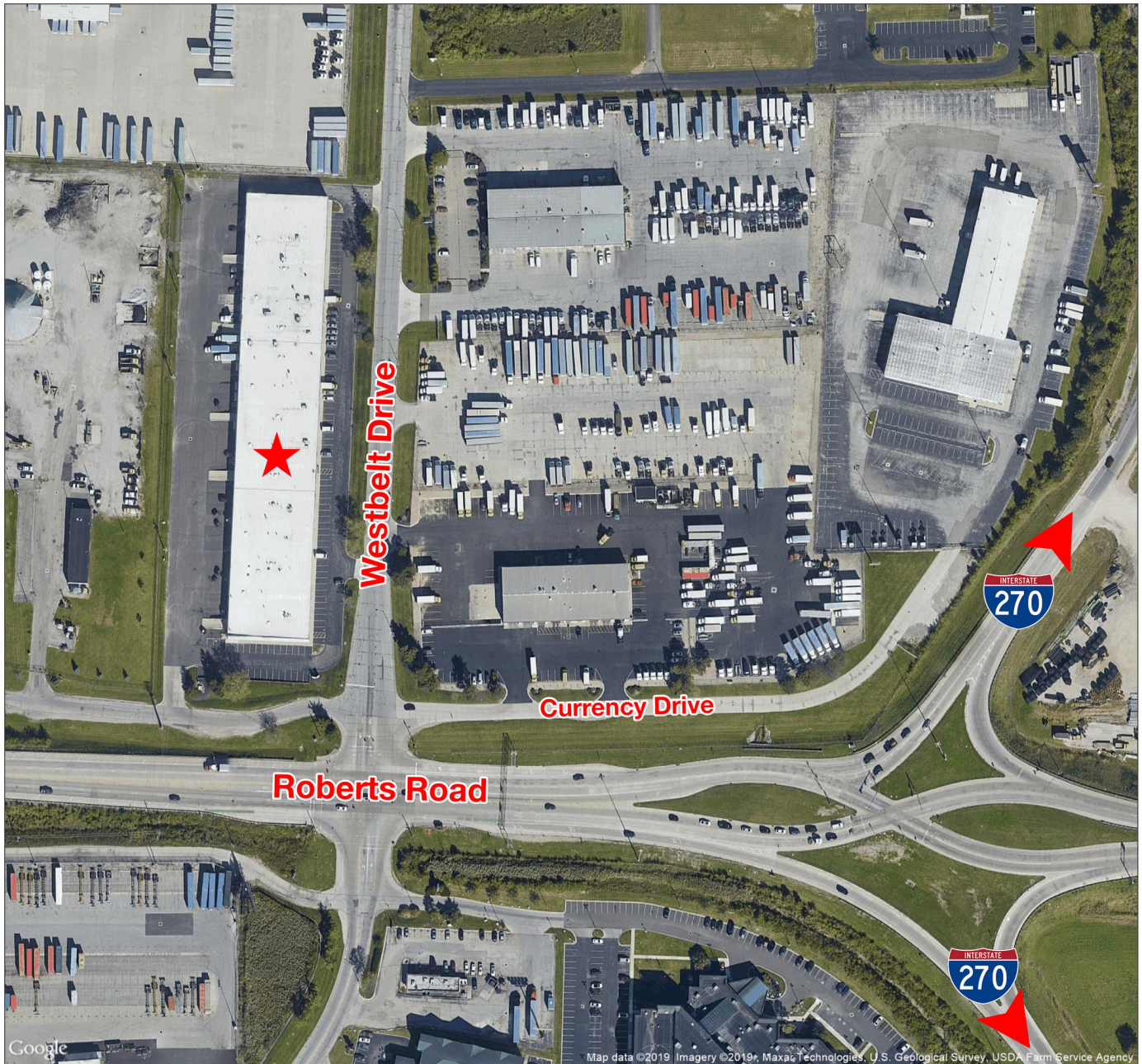


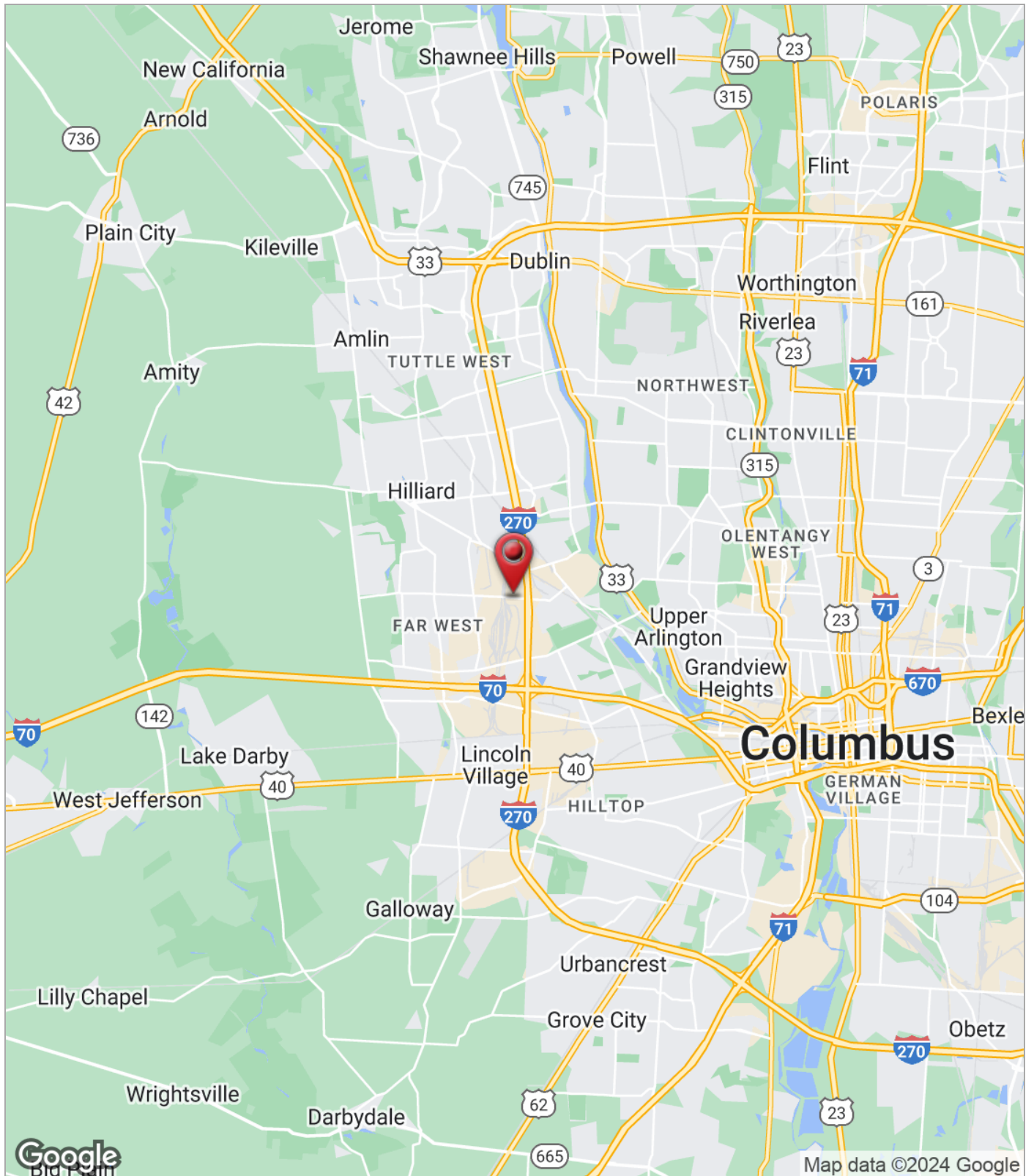
SUITE	LEASE RATE	LEASE TYPE	OPEX	TOTAL SIZE	OFFICE	DOCKS	DRIVE-INS	AVAILABILITY
2553	\$10.25 SF/YR	NNN	\$2.70 SF/YR	6,720 SF	1,831 SF	1	1	04/01/2024



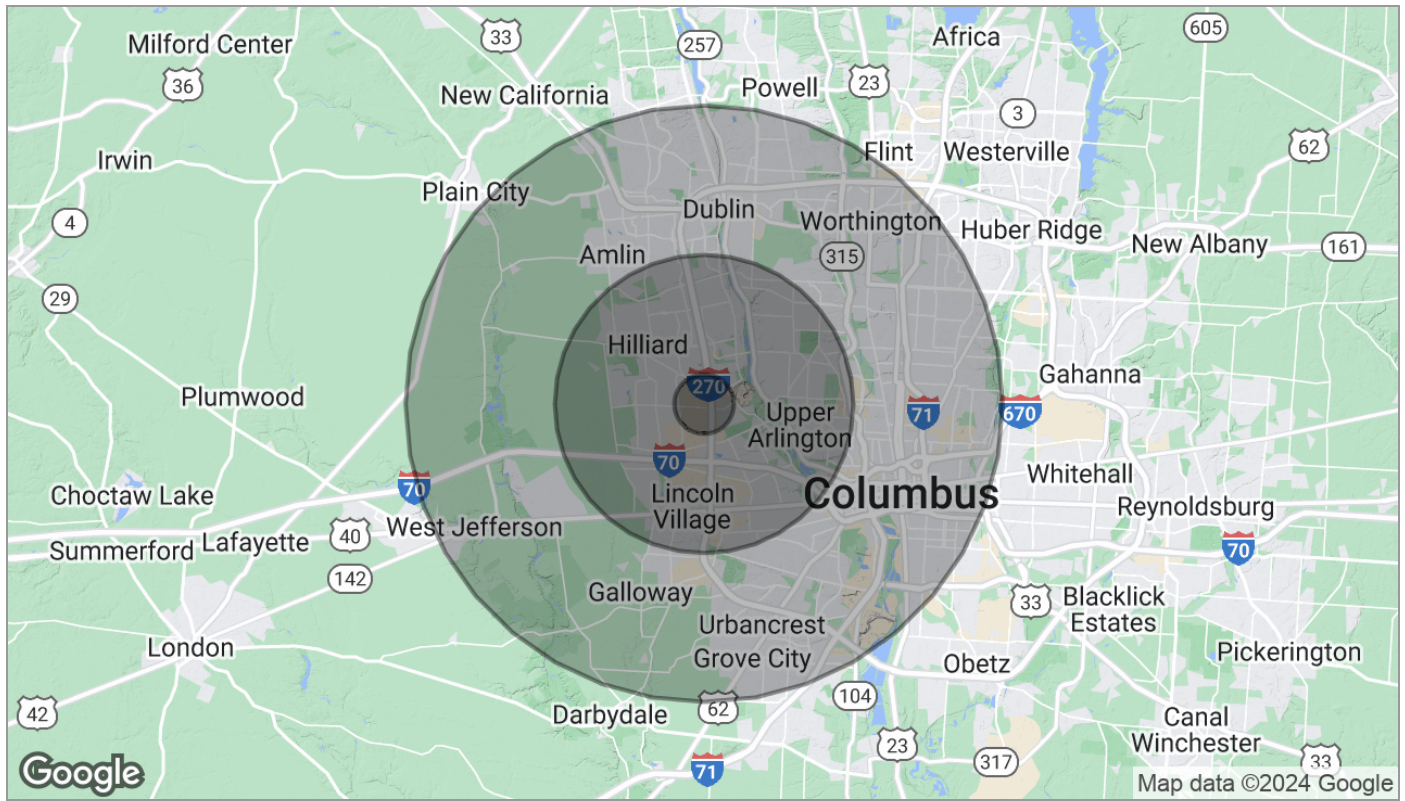


Aerial Map





Demographics



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	7,789	213,950	723,034
MEDIAN AGE	32.2	34.5	33.9
MEDIAN AGE (MALE)	31.9	33.5	33.0
MEDIAN AGE (FEMALE)	32.6	35.4	34.8
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	3,008	84,669	290,508
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$69,261	\$78,121	\$70,704
AVERAGE HOUSE VALUE	\$163,424	\$229,300	\$224,199
Race	1 Mile	5 Miles	10 Miles
% WHITE	84.5%	84.3%	82.4%
% BLACK	5.4%	6.6%	8.4%
% ASIAN	4.9%	4.8%	5.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	2.8%	2.1%	1.5%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	6.7%	7.6%	5.1%

* Demographic data derived from 2020 ACS - US Census