



1523 Alum Creek Drive

Columbus, Ohio 43209

Property Highlights

- 25,920 SF Industrial Property
- Ideal for Owner Occupant
- Building is Fully Leased (M2M)
- Situated on 1.275 Acres
- 17' Clear Height
- Four (4) Dock Doors
- One (1) 14' Drive-In Door
- New TPO Roof with R30 Insulation
- Centrally located in the Alum Creek corridor
- Convenient Access to I-70

Sale Price: \$2,540,000

WWW.1523ALUMCREEK.COM



For More Information

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Chad Boggs

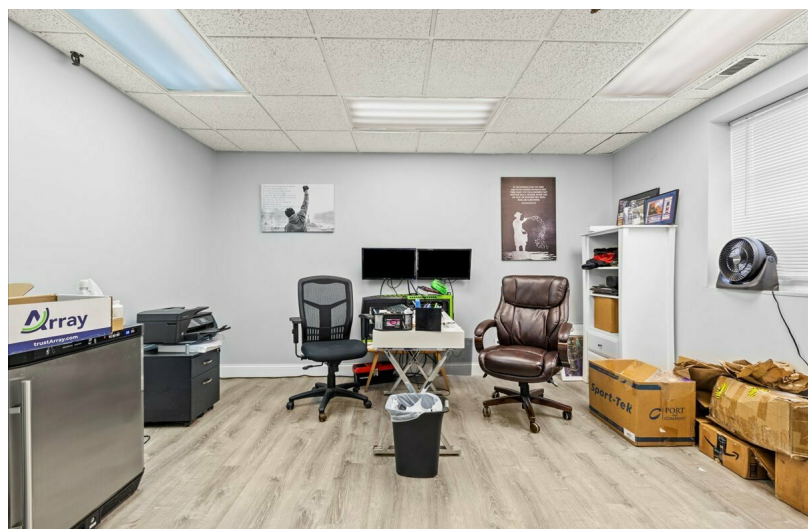
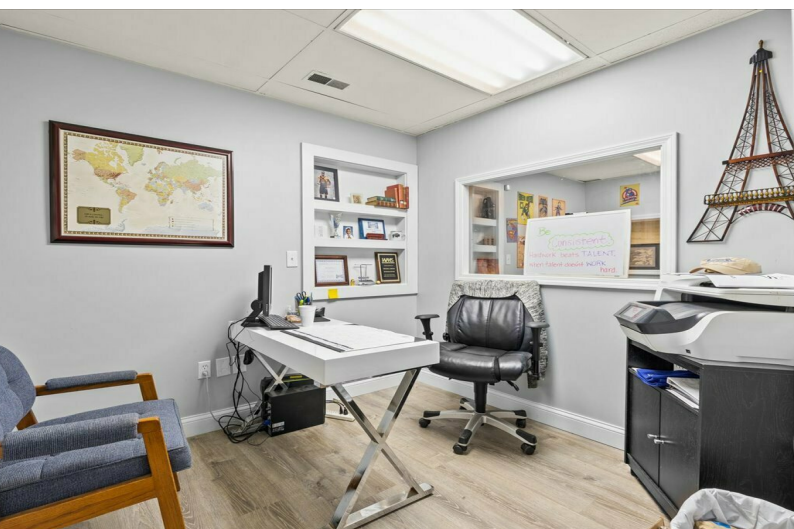
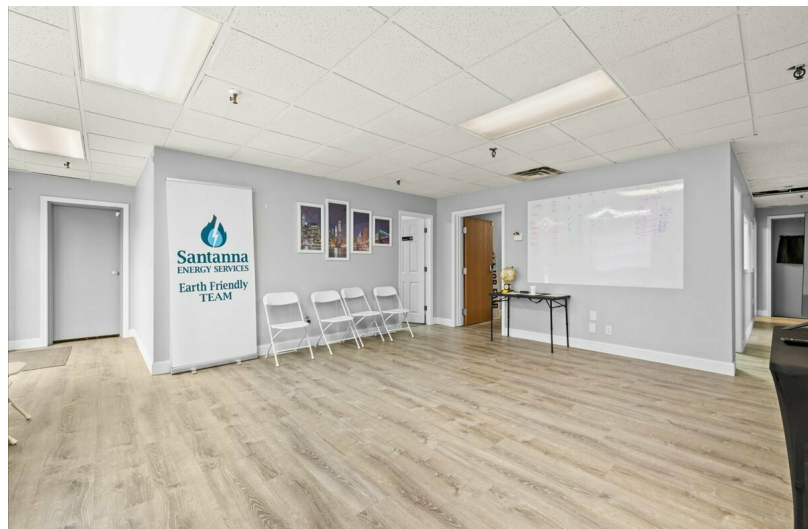
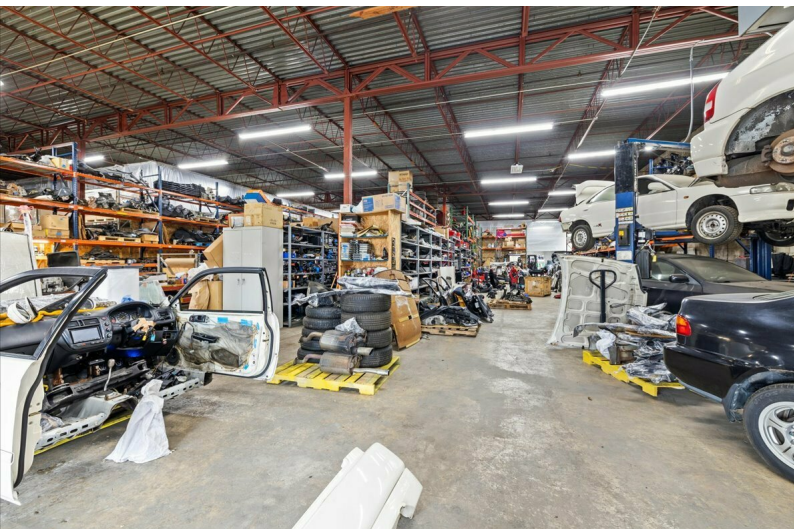
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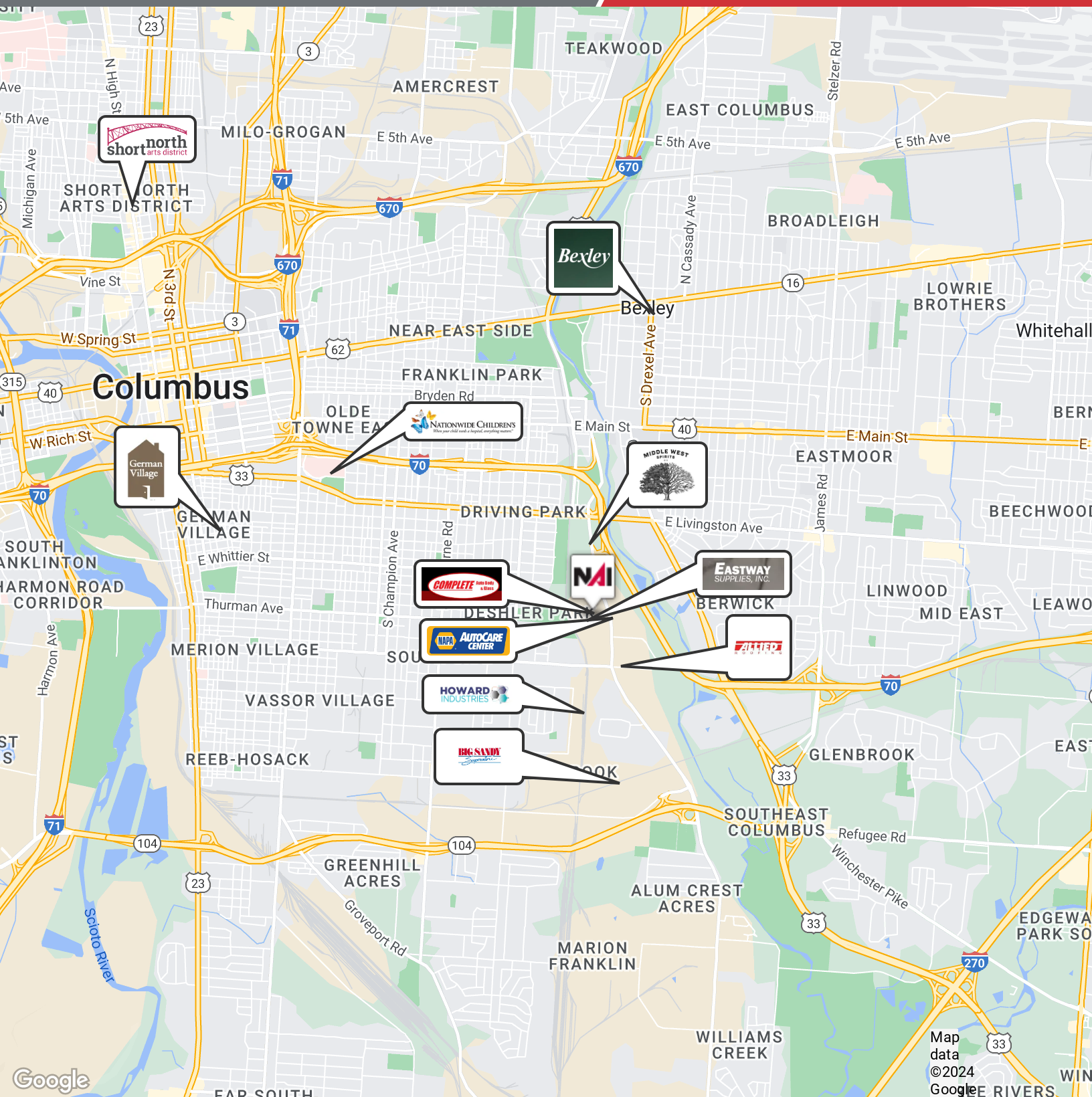
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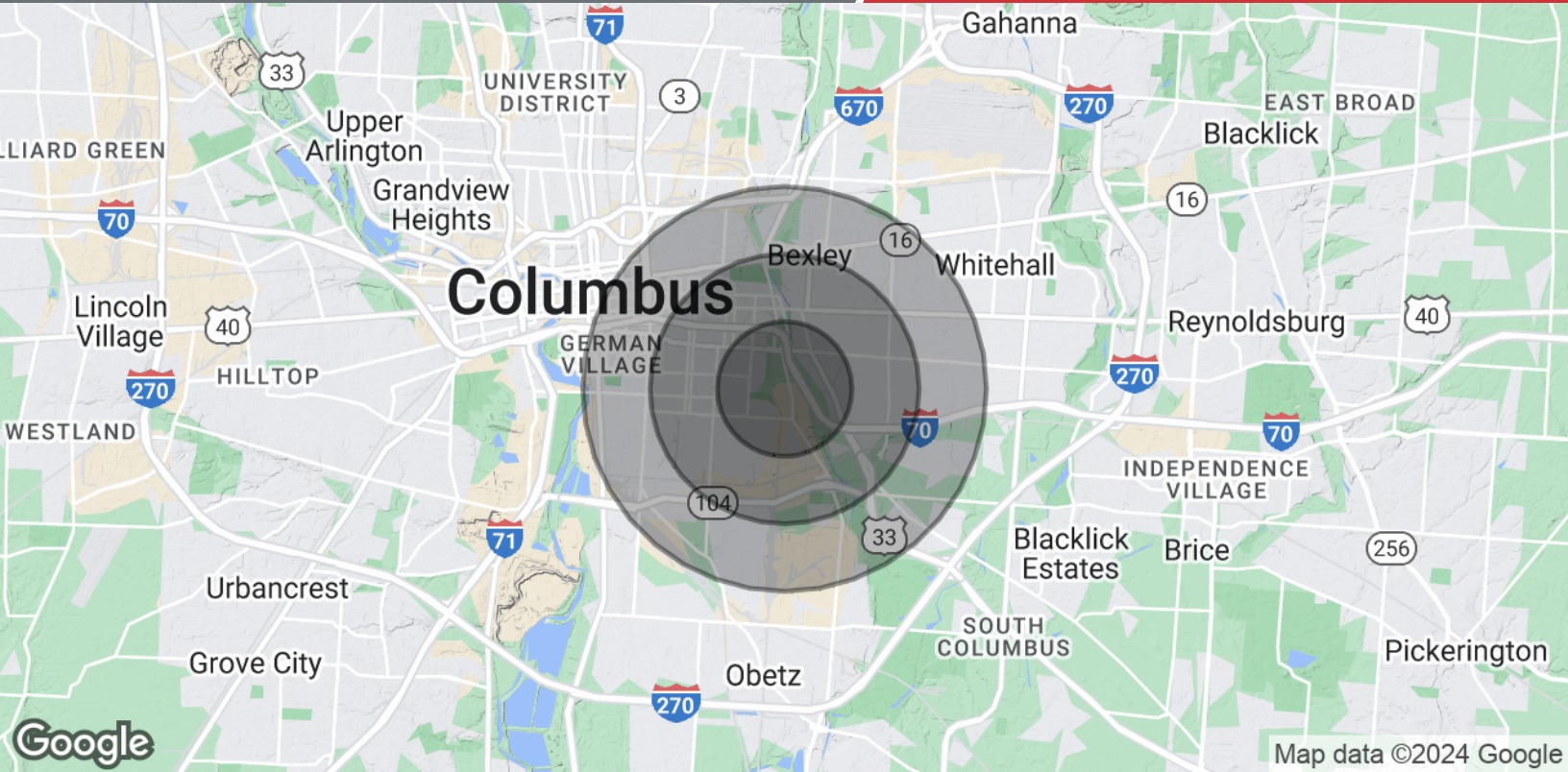


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Population	1 Mile	2 Miles	3 Miles
Total Population	10,963	52,685	118,610
Average Age	40.5	38.3	37.0
Average Age (Male)	40.2	38.6	36.4
Average Age (Female)	43.2	38.4	37.5
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	5,692	26,619	59,701
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$51,104	\$59,612	\$62,523
Average House Value	\$138,317	\$163,697	\$177,766

2020 American Community Survey (ACS)

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