

LEASE

5860 VENTURE DR

5860 Venture Dr Dublin, OH 43017

LOCATION DESCRIPTION

This property is located just off Perimeter Drive in Dublin in the northwest Columbus metro area. It is located in a commercial area with many other offices and retail nearby. 5 minutes from Bridge Park, Muirfield, Powell, and Old Dublin. 10 minutes from Worthington, Westerville, Hilliard, and Columbus.

PROPERTY HIGHLIGHTS

- Four spacious offices
- Reception area
- Kitchen
- Bathroom
- Vaulted Ceiling
- Modified Gross Lease (3-5 years)



OFFERING SUMMARY

Lease Rate:	\$1,550.00 per month (MG)
Number of Units:	1
Available SF:	1,220 SF
Building Size:	5,348 SF
Zoning:	PCD: Planned Unit Development District
APN:	273-010939-00

OTHER RESOURCES

bit.ly/5860VentureDr

Tom Velalis

614 354 6556

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Jared Pitts

614 401 9723

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**ASPIRE
REALTY SERVICES**

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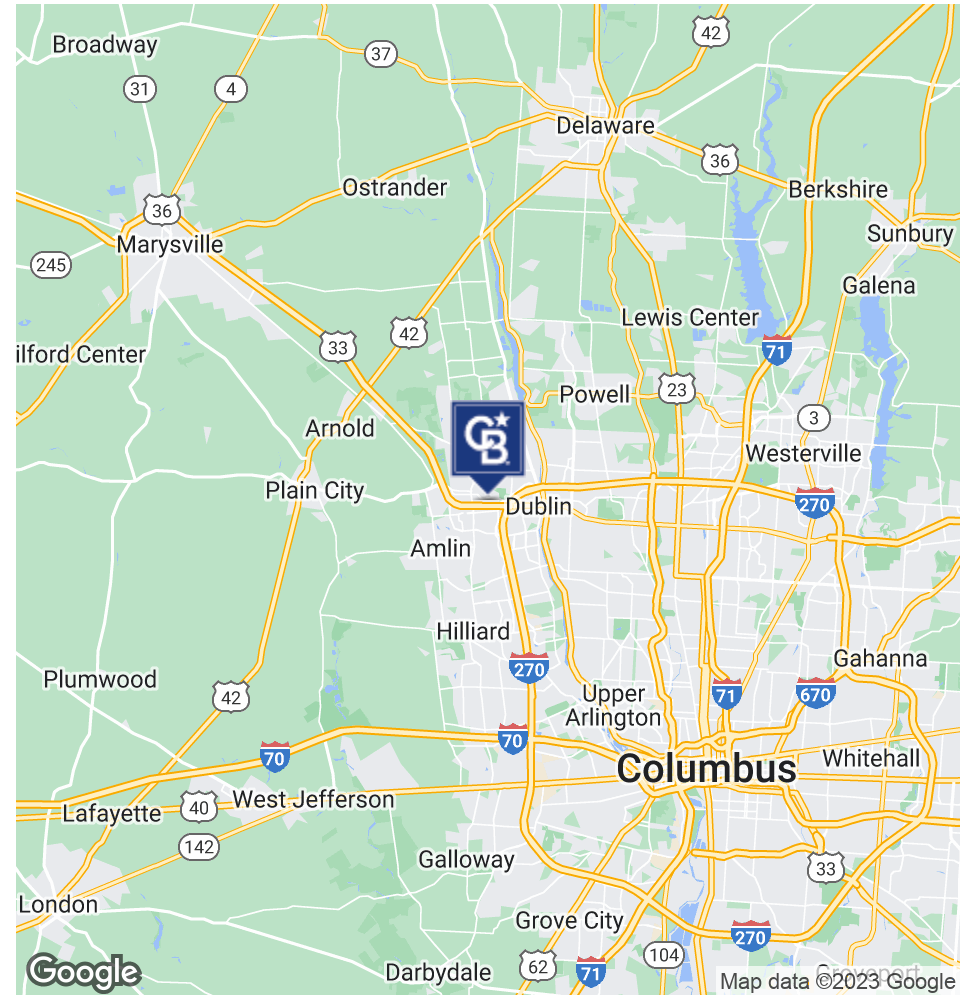
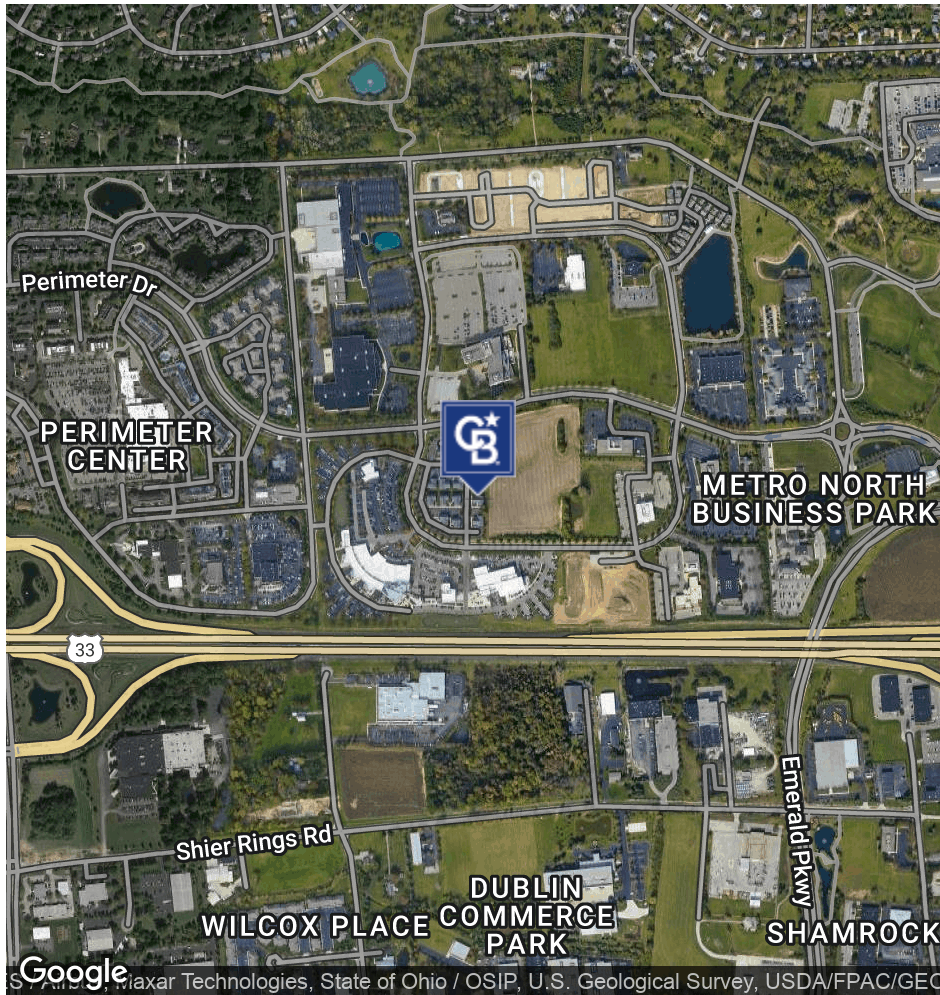
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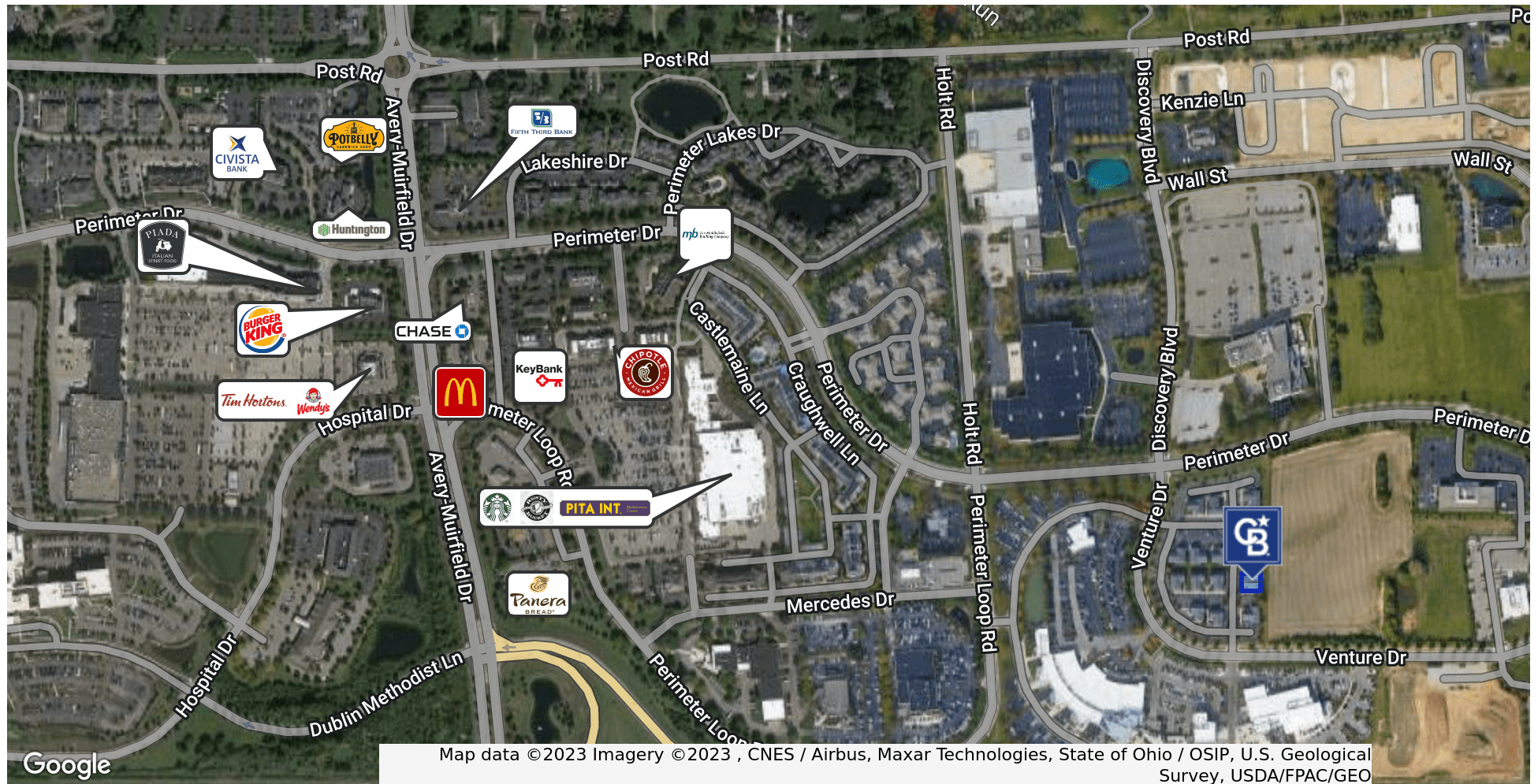
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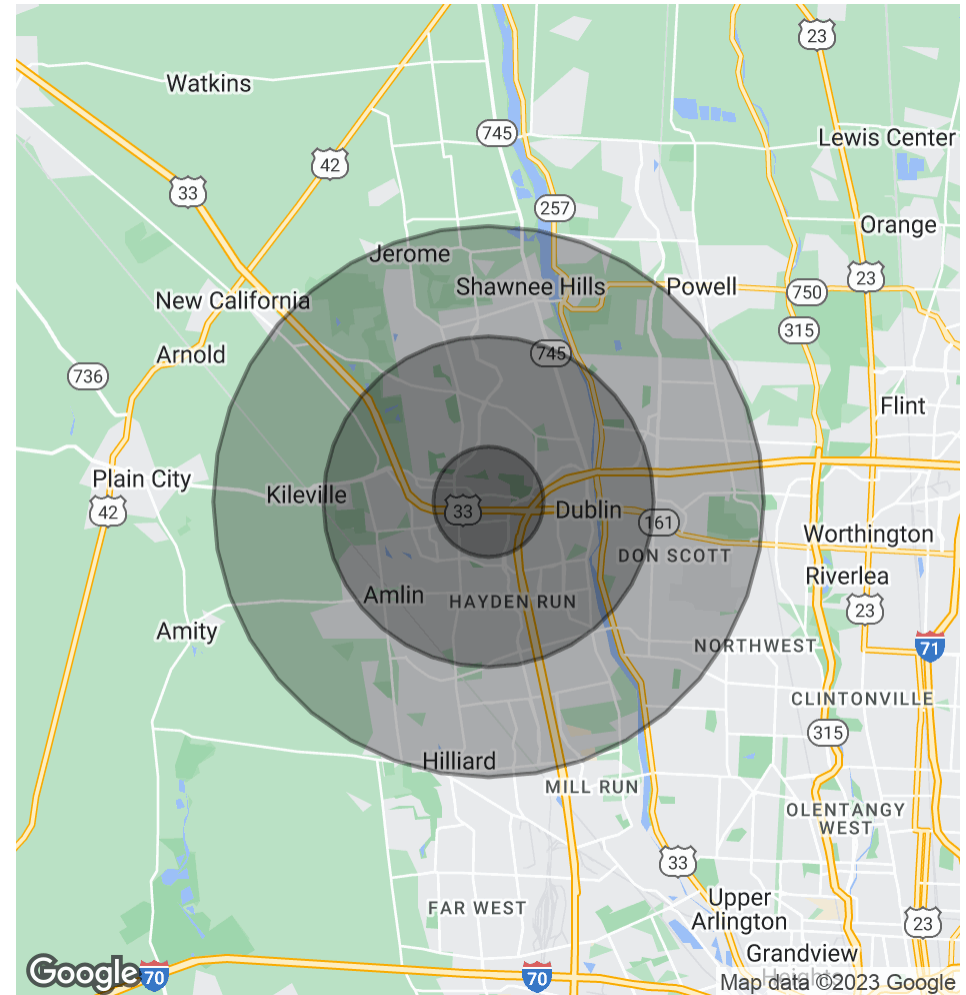
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,521	59,990	160,039
Average Age	38.8	38.5	37.9
Average Age (Male)	35.4	36.9	37
Average Age (Female)	40.4	39.2	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,575	24,809	67,374
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$118,646	\$125,870	\$116,434
Average House Value	\$249,287	\$305,784	\$281,858

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS	LOCATION	DIRECTION	YEAR
9,488	PERIMETER DR WEST OF DISCOVERY BLVD	2	2008
23,277	AVERY MUIRFIELD DR SOUTH OF PERIMETER D	2	2022
20,143	AVERY MUIRFIELD DR NORTH OF PERIMETER DR	2	2022



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