



6130 LINWORTH RD

Worthington, OH 43085

LEASE



OFFERING SUMMARY

Available SF:	2,631 SF
Lease Rate:	Negotiable
Lot Size:	0.37 Acres
Year Built:	1985
Building Size:	2,631 SF
Zoning:	C-4 Regional Scale Commercial District
Market:	Columbus, Ohio
Submarket:	North

LOCATION OVERVIEW

Located in Linworth with frontage along OH-161, a major northern east-west corridor. The building is surrounded by dense rooftops, near 13-acre Linworth Park, The Ohio State University Airport, Antrim Lake and Thomas Worthington High School.

PROPERTY HIGHLIGHTS

- 2,631 SF freestanding building with drive-thru
- Excellent accessibility
- Ample parking
- Hard corner and signalized entrance

MARKETING WEBSITE

bit.ly/6130LinworthRd

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Chad Hamrick	614.341.9800	chamrick@cbc-aspire.com
Anthony Maronitis, CCIM, MS	614.341.9800 x103	amaronitis@cbc-aspire.com
Chris Howard	614.341.9800 x104	choward@cbc-aspire.com



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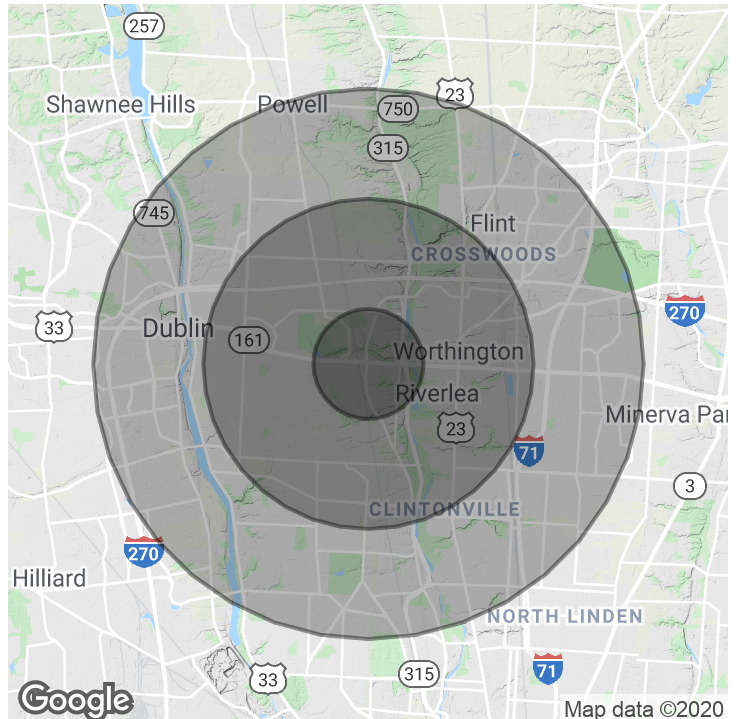
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,803	90,207	216,493
Average age	35.1	36.0	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,466	39,198	92,085
# of persons per HH	2.3	2.3	2.4
Average HH income	\$70,985	\$81,132	\$92,215
Average house value	\$193,059	\$248,429	\$293,340

* Demographic data derived from 2010 US Census

CROSS STREETS	DIRECTION	YEAR	AADT
W Dublin Granville Rd & Linworth Rd	W	2013	15,524
W Dublin Granville Rd & Linworth Rd	E	2016	14,801



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