# SALE / LEASE

## 55 DILLMONT DR

55 Dillmont Dr Columbus, OH 43235

### PROPERTY DESCRIPTION

This is a versatile medical office building. It is well-suited for a variety of professional uses, including medical, dental, or general office needs. Tenants and visitors will benefit from the generous parking accommodations, ensuring convenient access to the facility. Whether for office or medical use, this property presents a prestigious and functional space for your business needs.

### PROPERTY HIGHLIGHTS

- Suite 101 is a 975 SF former wellness and beauty space. Reception area, multiple treatment rooms, and private restrooms. Ideal for massage therapists, estheticians, lash technicians, or boutique wellness concepts.
- Convenient location with access to major thoroughfares
- Ample parking for tenants and visitors
- Signage and visibility
- Investment sale, priced at a 6.75% cap rate with credit medical tenancy
- 9,662 SF modern building
- 3 units suitable for office or medical use
- Built in 2007
- Zoned CPD - Commercial Planned Development District (Z91-036)



### OFFERING SUMMARY

| | |
|---|---|
| Sale Price: | $2,395,000 |
| Lease Rate: | $16.00 SF/yr (NNN) |
| Available SF: | 975 SF |
| Lot Size: | 1.214 Acres |
| Building Size: | 9,662 SF |
| Cap Rate: | 6.75% |

### PROPERTY WEBSITE

bit.ly/55DillmontDr


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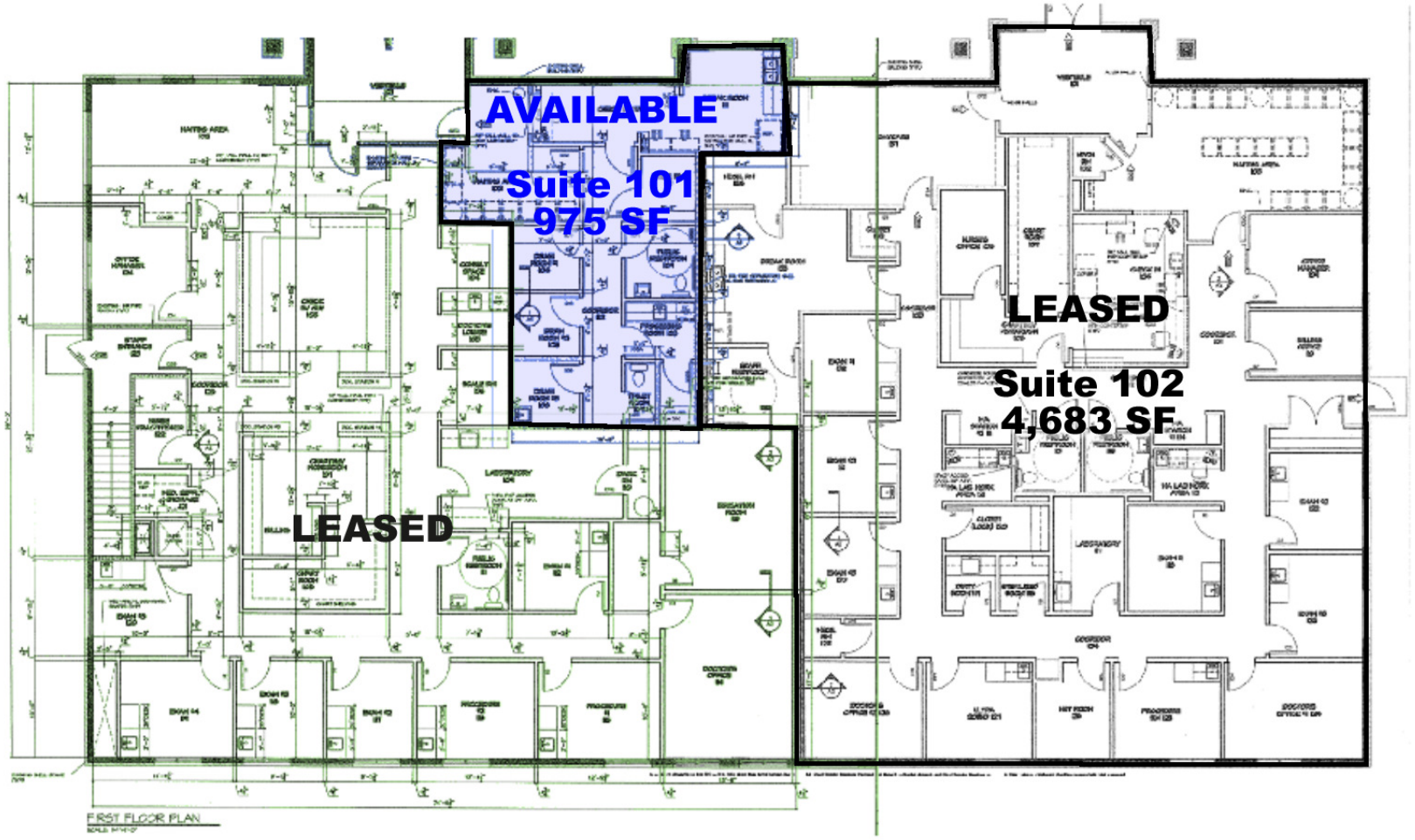

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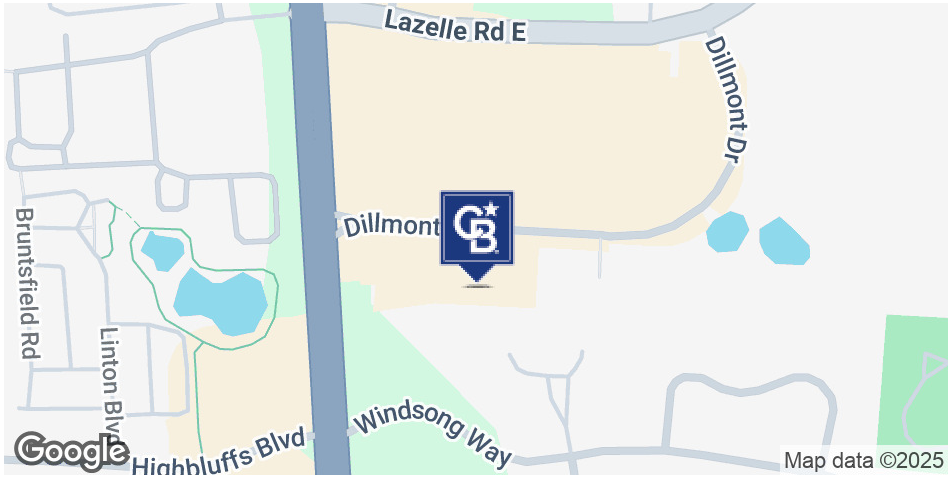
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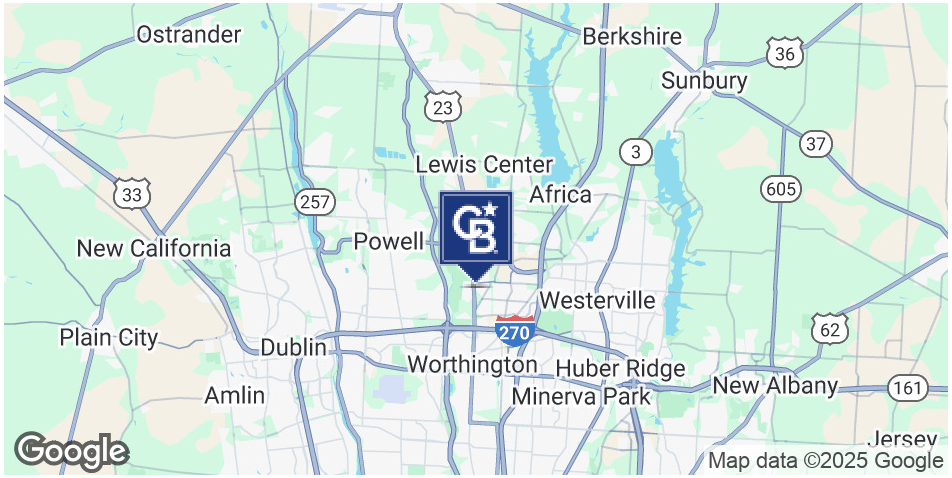
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## LOCATION DESCRIPTION

Situated within close proximity to major medical centers and healthcare providers, the area offers a prime location for medical and office professionals seeking convenience and accessibility. The property benefits from easy access to major thoroughfares such as I-270 and Route 23, facilitating smooth commutes and attracting clientele from across the region. Nearby retail centers, including The Mall at Tuttle Crossing and Polaris Fashion Place, provide a wealth of dining, shopping, and entertainment options, enhancing the overall experience for employees and visitors.

The area is surrounded by recreational opportunities, with several parks, golf courses, and fitness centers, offering spaces for relaxation and outdoor activities. Well-known dining establishments, cafés, and coffee shops cater to diverse tastes, making it an ideal setting for lunch meetings or post-work gatherings. Additionally, the vibrant culture and dynamic energy of Columbus, Ohio, create a stimulating environment for businesses to thrive, drawing from the city's strong economic base and growing population.

This strategic location not only supports professional growth but also ensures a balanced lifestyle, where work, convenience, and leisure seamlessly come together.

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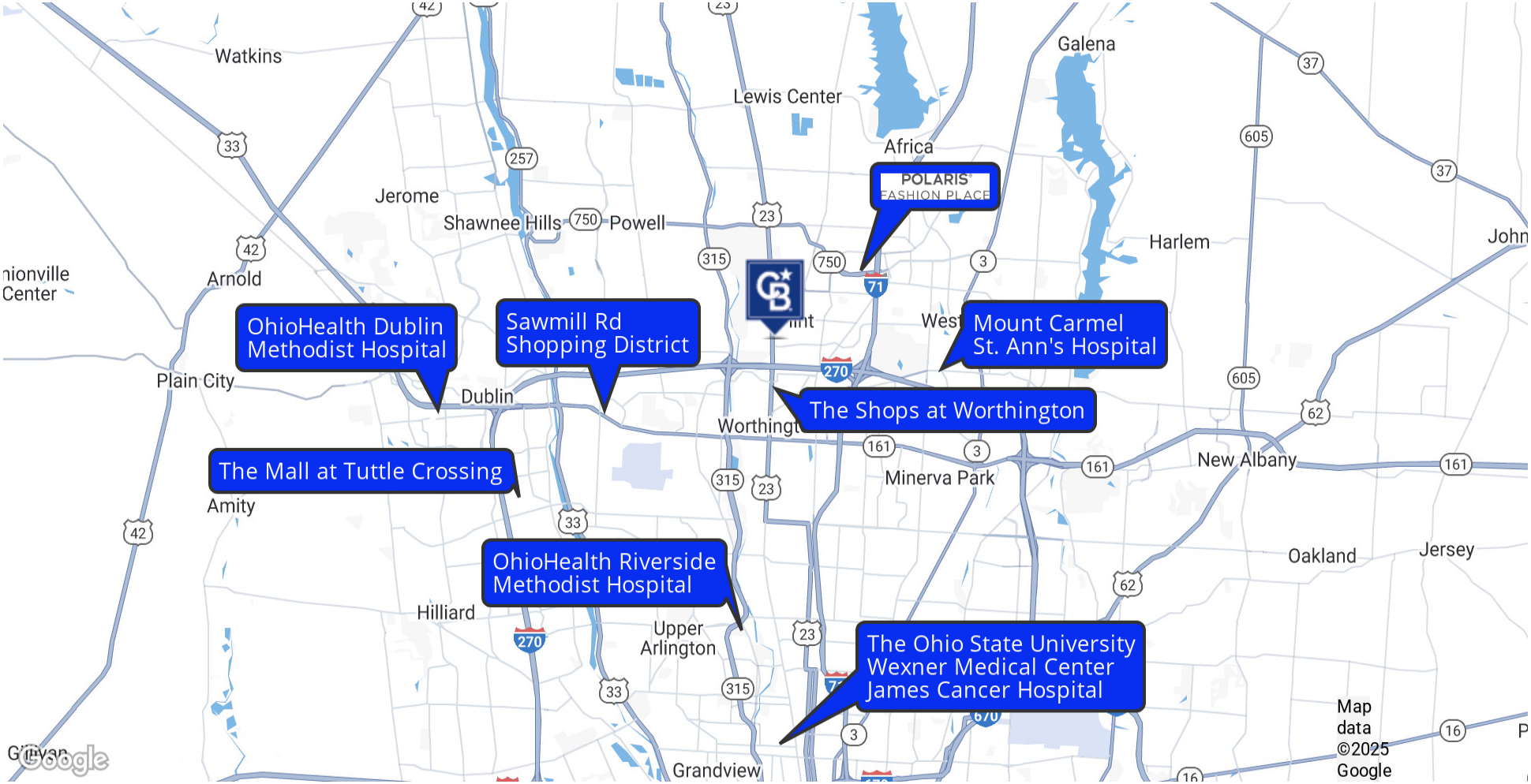

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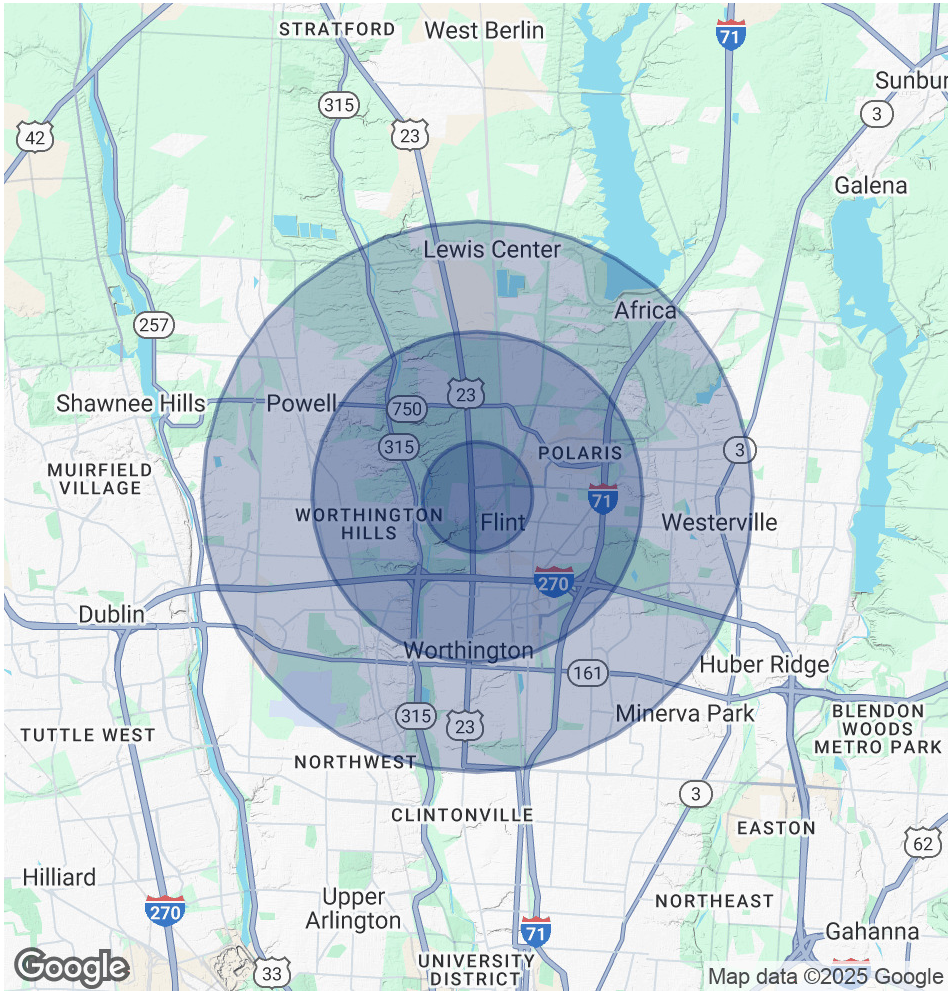
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population | 13,233 | 92,821 | 241,604 |
| Average Age | 36 | 37 | 38 |
| Average Age (Male) | 35 | 36 | 37 |
| Average Age (Female) | 37 | 38 | 39 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 5,685 | 37,296 | 96,707 |
| # of Persons per HH | 2.3 | 2.5 | 2.5 |
| Average HH Income | $101,842 | $134,926 | $129,885 |
| Average House Value | $390,291 | $389,396 | $390,725 |

*Demographics data derived from AlphaMap*

| TRAFFIC COUNTS | DIRECTION | YEAR | COUNT |
|---|---|---|---|
| N High St N of High Bluffs Blvd | 2-Way | 2003 | 41,223 |
| US23 S of Lazelle Rd E | 2-Way | 2008 | 42,924 |
| Lazelle Rd E, E of US23 | 2-Way | 2008 | 8,899 |




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