LEASE

Bethel Rd Office
1922 Bethel Road
Columbus, OH 43220



PROPERTY HIGHLIGHTS

- 1,417 SF office space $17.50/SF/yr NNN
- Great location
- Monument sign on Bethel Rd
- 4 private offices and 3 restrooms Updated kitchenette

COLDWELL BANKER COMMERCIAL
ASPIRE REALTY SERVICES

Katrina Stapleton
(614) 341-9800 x115

LEASE

1922 Bethel Road, Columbus, OH 43220

OFFERING SUMMARY

LEASE RATE: $17.50 SF/YR (NNN)

AVAILABLE SF: 1,417 SF

LOCATION

In Columbus along Bethel Road, the area offers convenient access to dining, shopping, and everyday services, with nearby destinations including The Ohio State University, OhioHealth Riverside Methodist Hospital, and the broader retail concentration surrounding this established commercial corridor.



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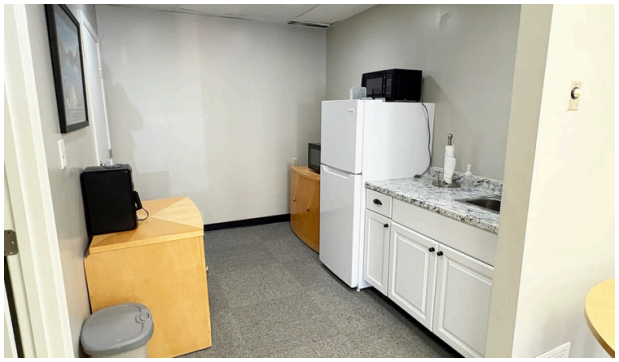
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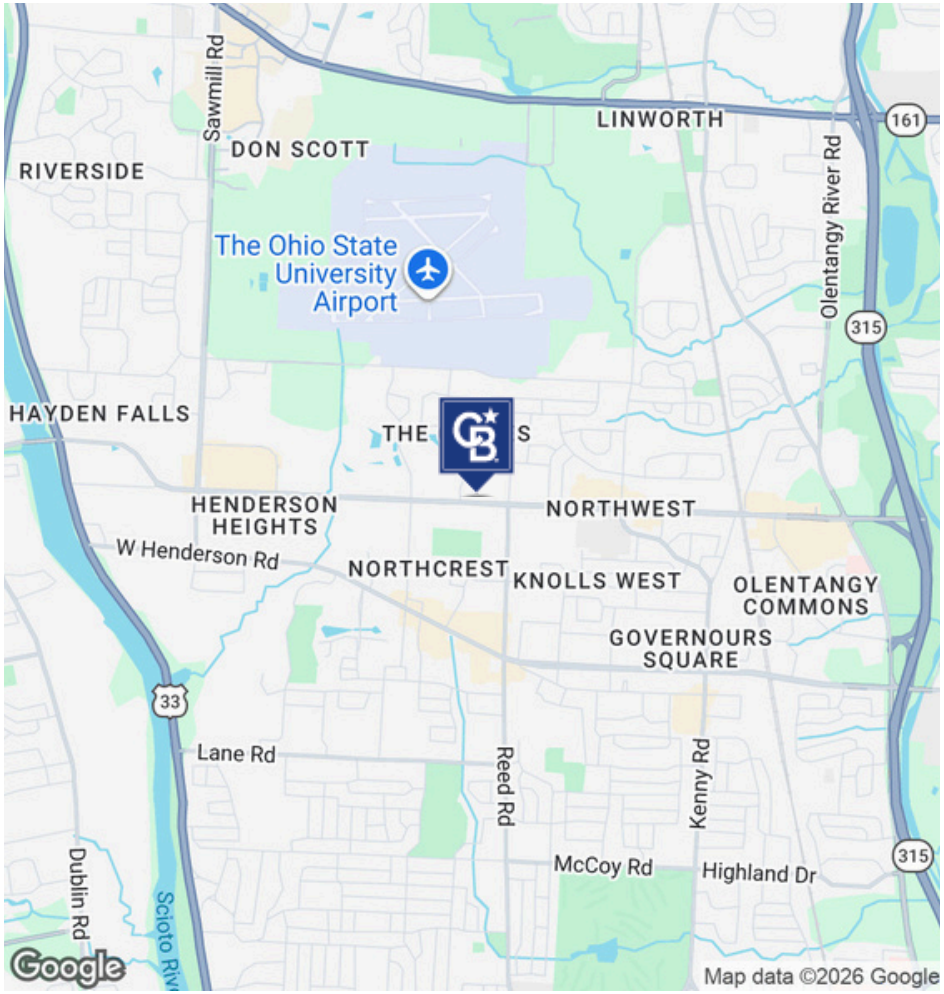


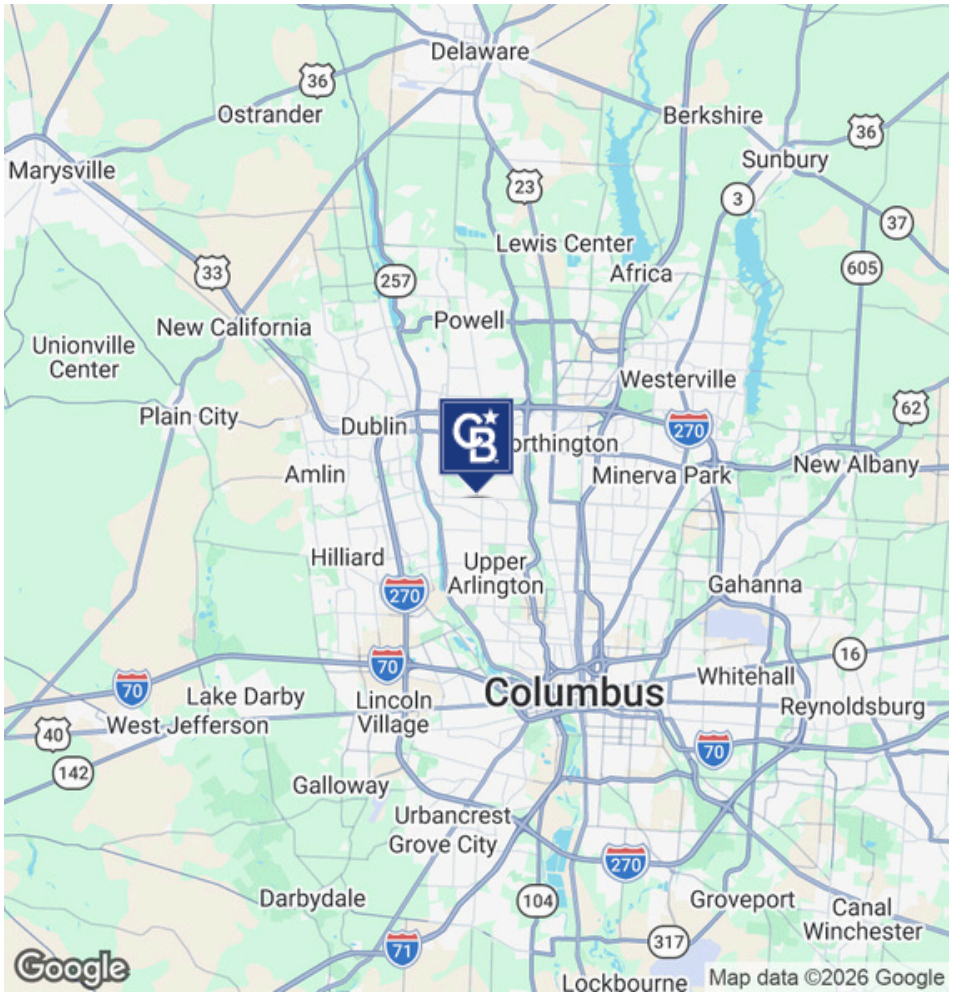
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LOCATION





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NEARBY AMENITIES



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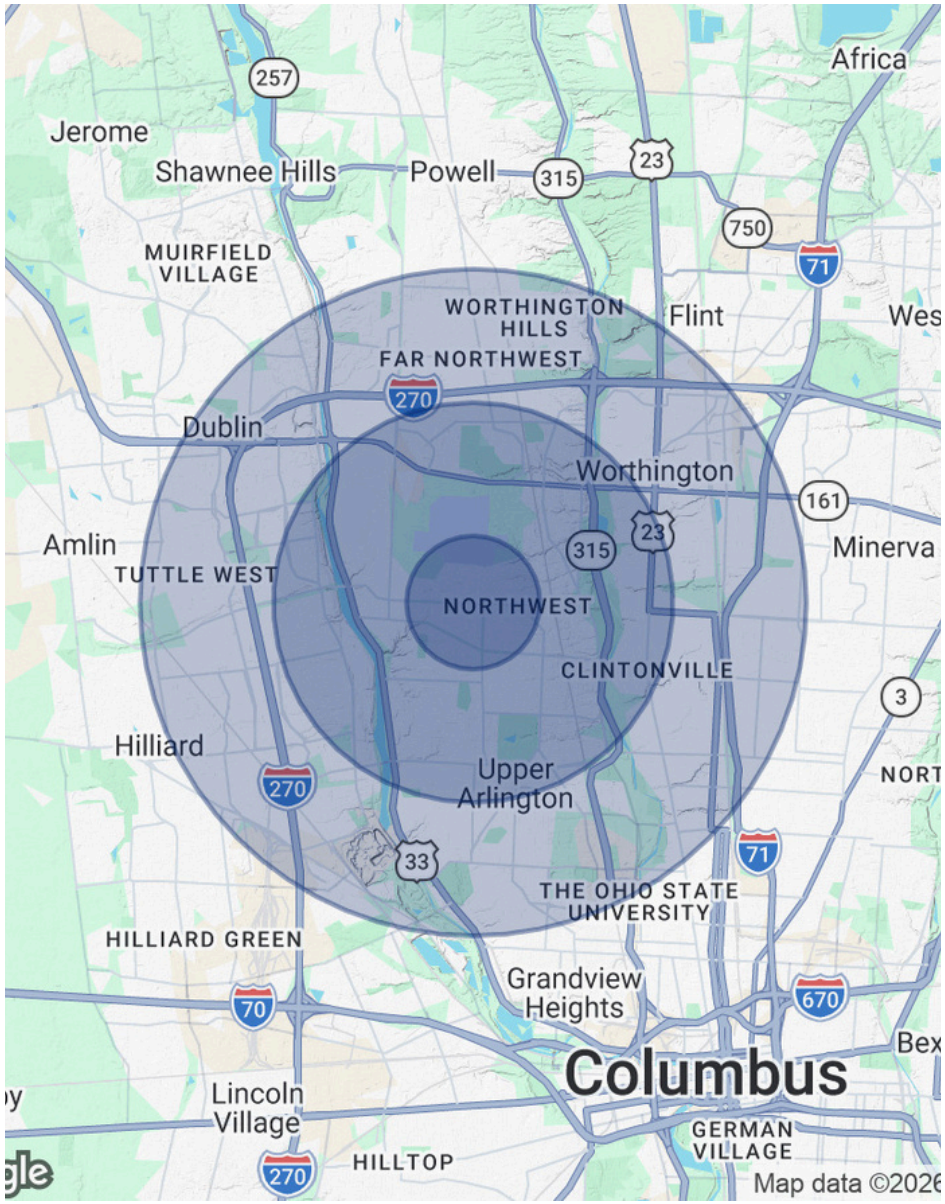
DEMOGRAPHICS & TRAFFIC COUNTS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,538	99,629	270,592
Average Age	37.8	40.2	38.2
Average Age (Male)	36.8	39.3	37.6
Average Age (Female)	38.8	41	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,342	45,182	119,622
# of Persons per HH	2	2.2	2.3
Average HH Income	$88,775	$124,821	$124,232
Average House Value	$292,406	$404,620	$390,022

2023 American Community Survey (ACS)

CROSS STREETS	TRAFFIC COUNTS	YEAR	DIR.
Bethel Rd between Sawmill Rd & OH-315	30,472 AADT	2025	2-way
Reed Rd between Lane Rd & Will Forge Dr	9,798 AADT	2025	2-way
Sawmill Rd between Bethel Rd & W Case Rd	17,835 AADT	2025	2-way



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