



1520 Old Henderson Rd

Columbus, Ohio 43220

Property Features

- 18,488 SF, Two-Story Office Building
- Perfect for an Owner/User
- Mix of Private Offices & Open Area
- Building & Monument Signage
- Approx. 40 Parking Spaces
- Built 1970
- Situated on ±0.7 acres
- Well Positioned near the Intersection of Reed & Henderson
- Just Miles away from US-33 & SR-315
- Numerous Amenities Nearby
- Price Reflects Capital Repairs Needed

Sale Price: \$675,000

www.OldHendersonOffice.com



For more information:

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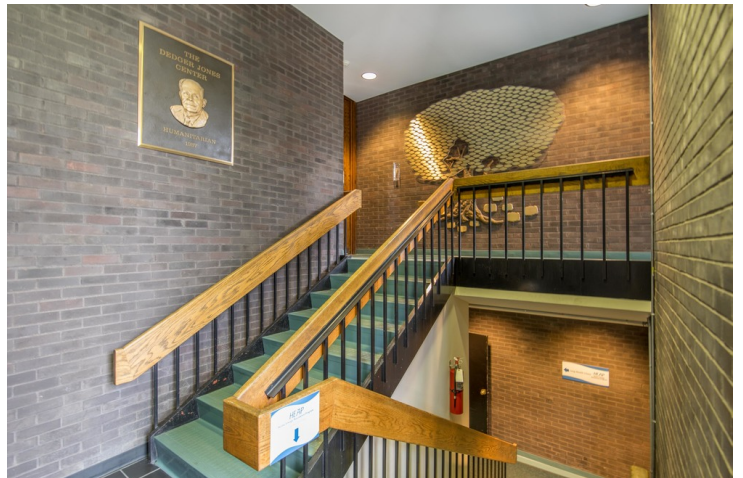
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Property Photographs



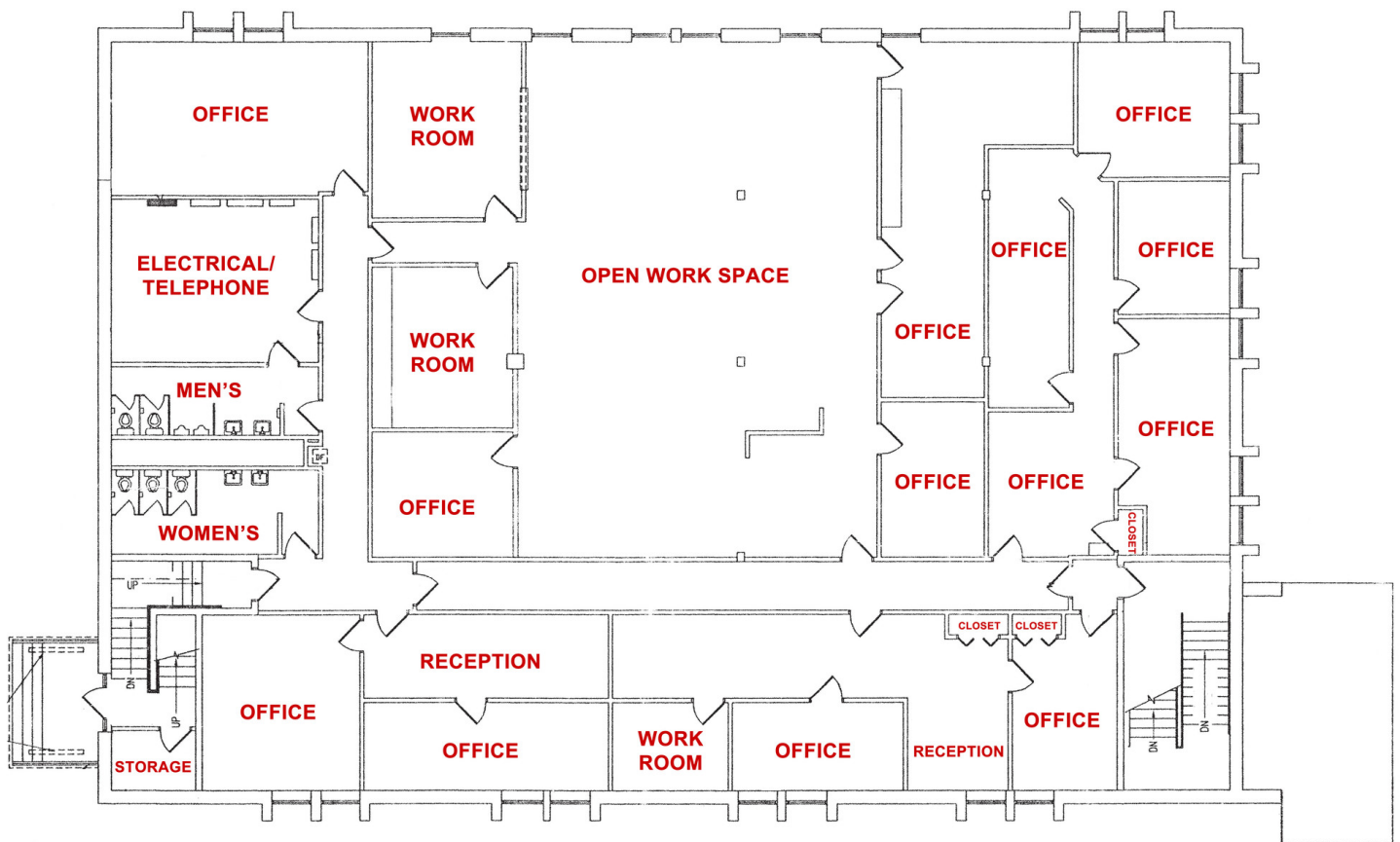
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Property Photographs



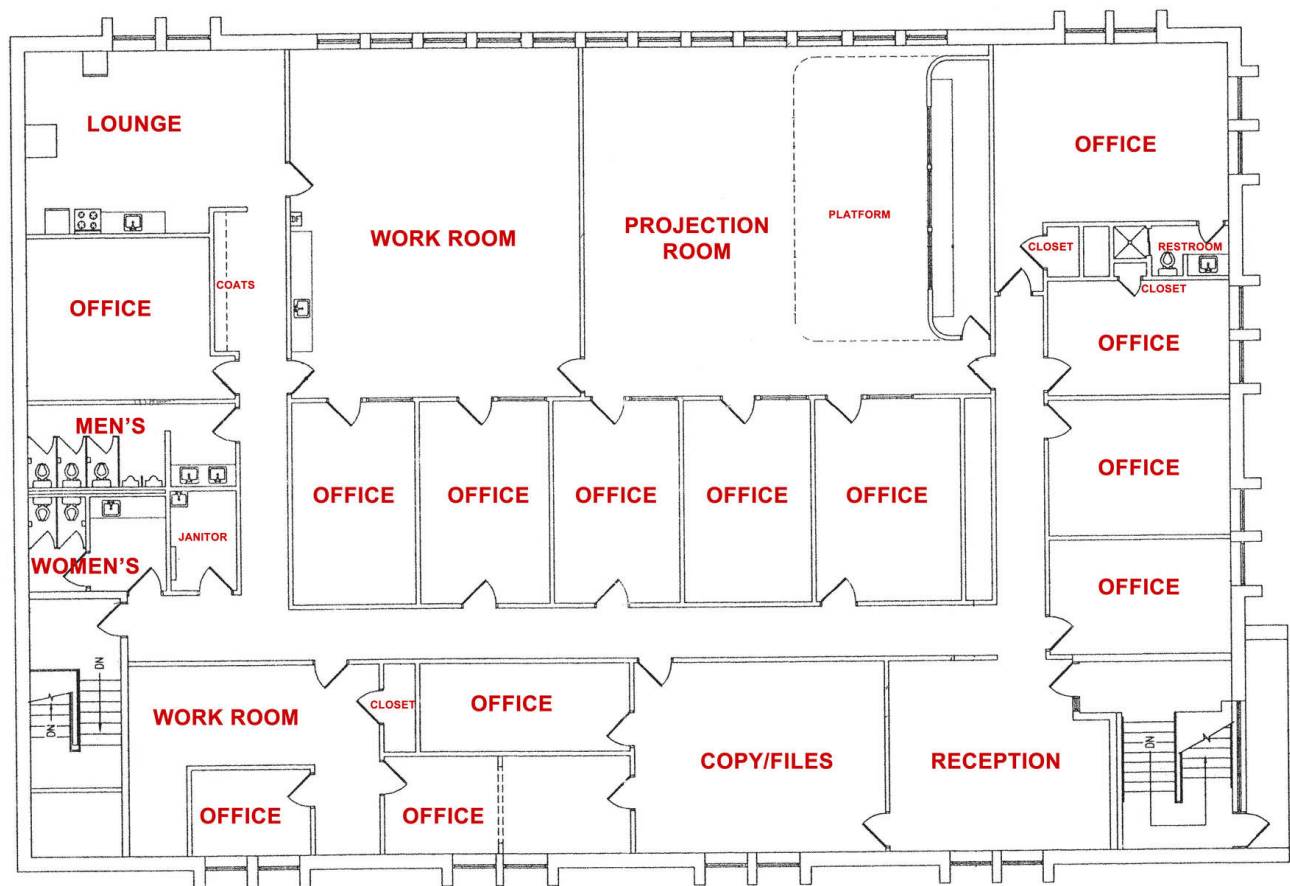
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Lower Level - Floor Plan



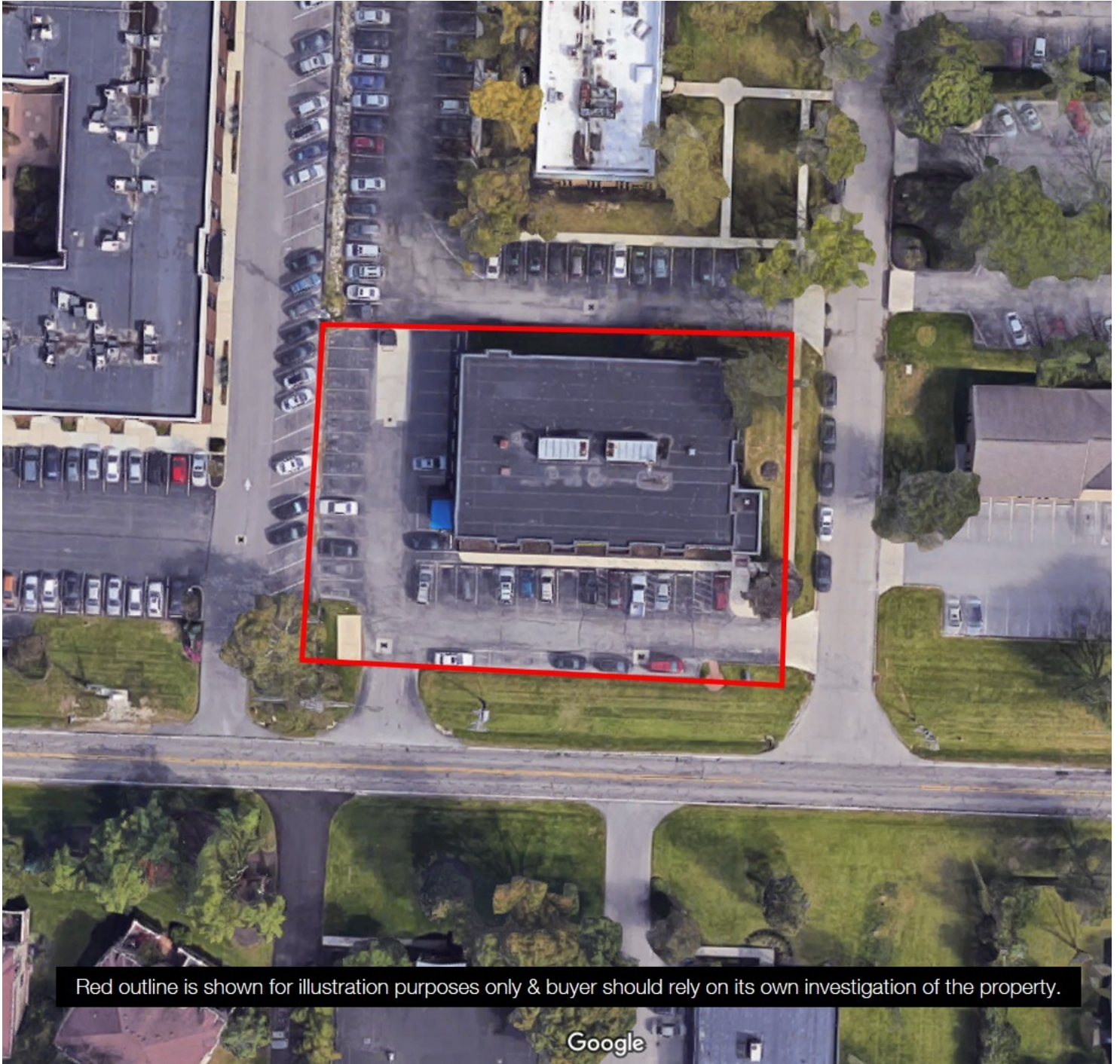
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First Floor - Floor Plan



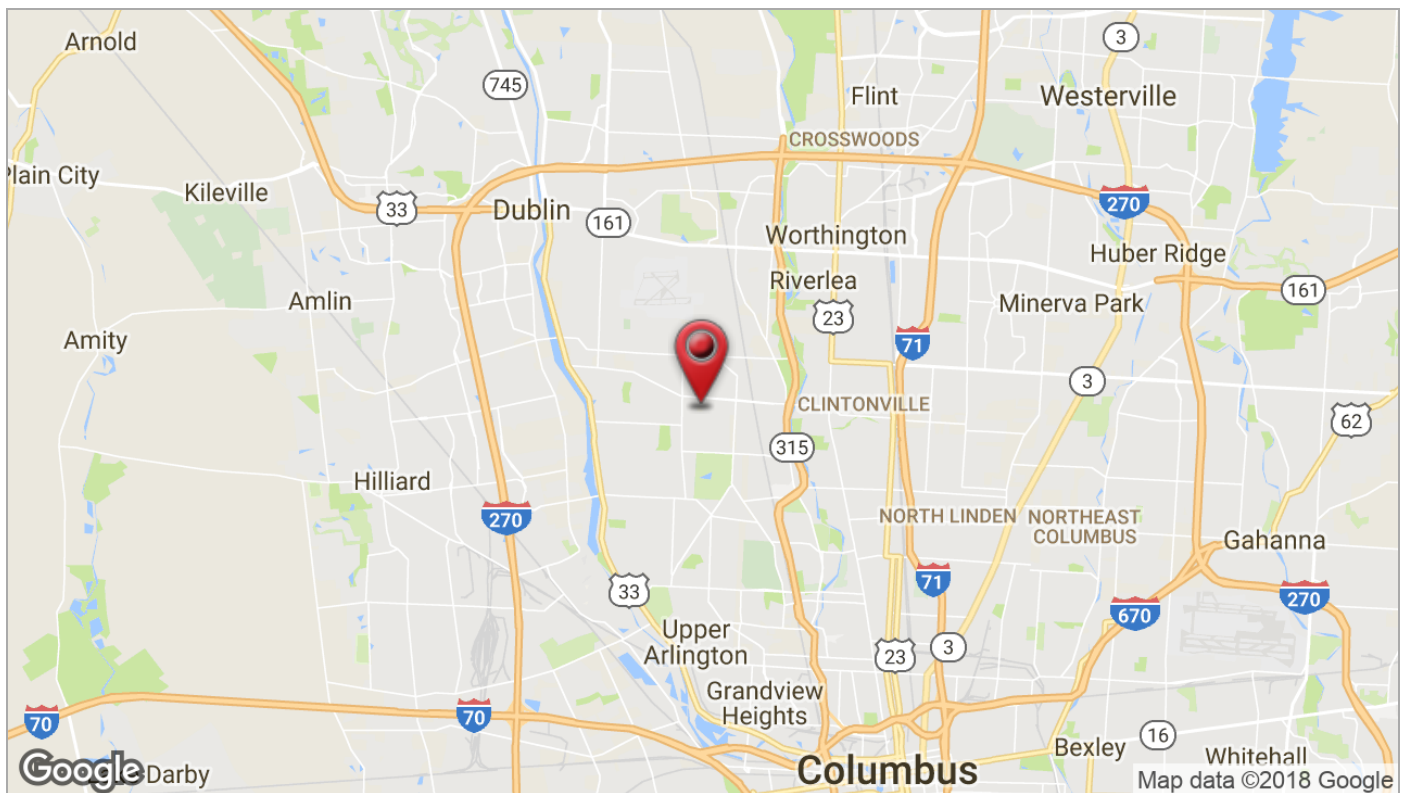
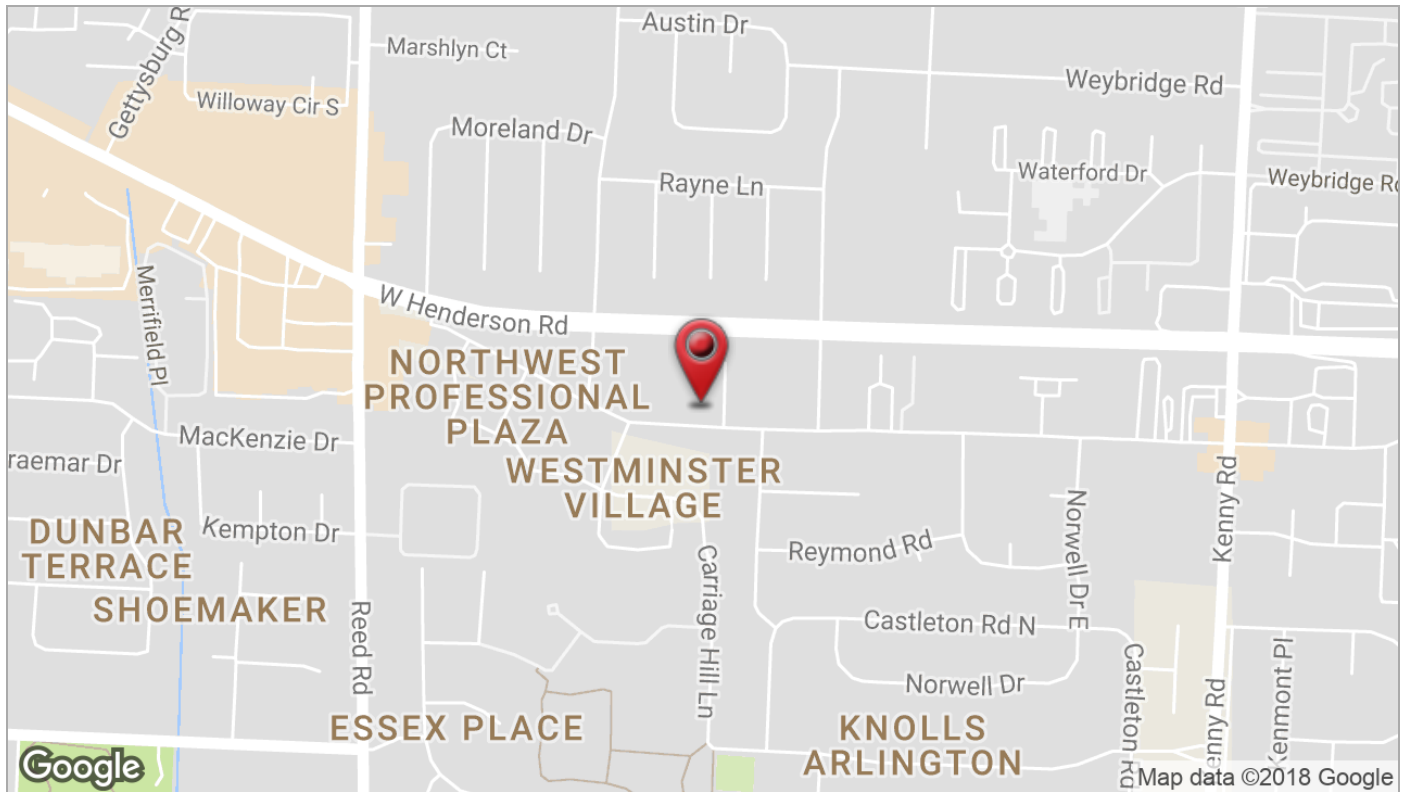
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Parcel Map



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Location Maps

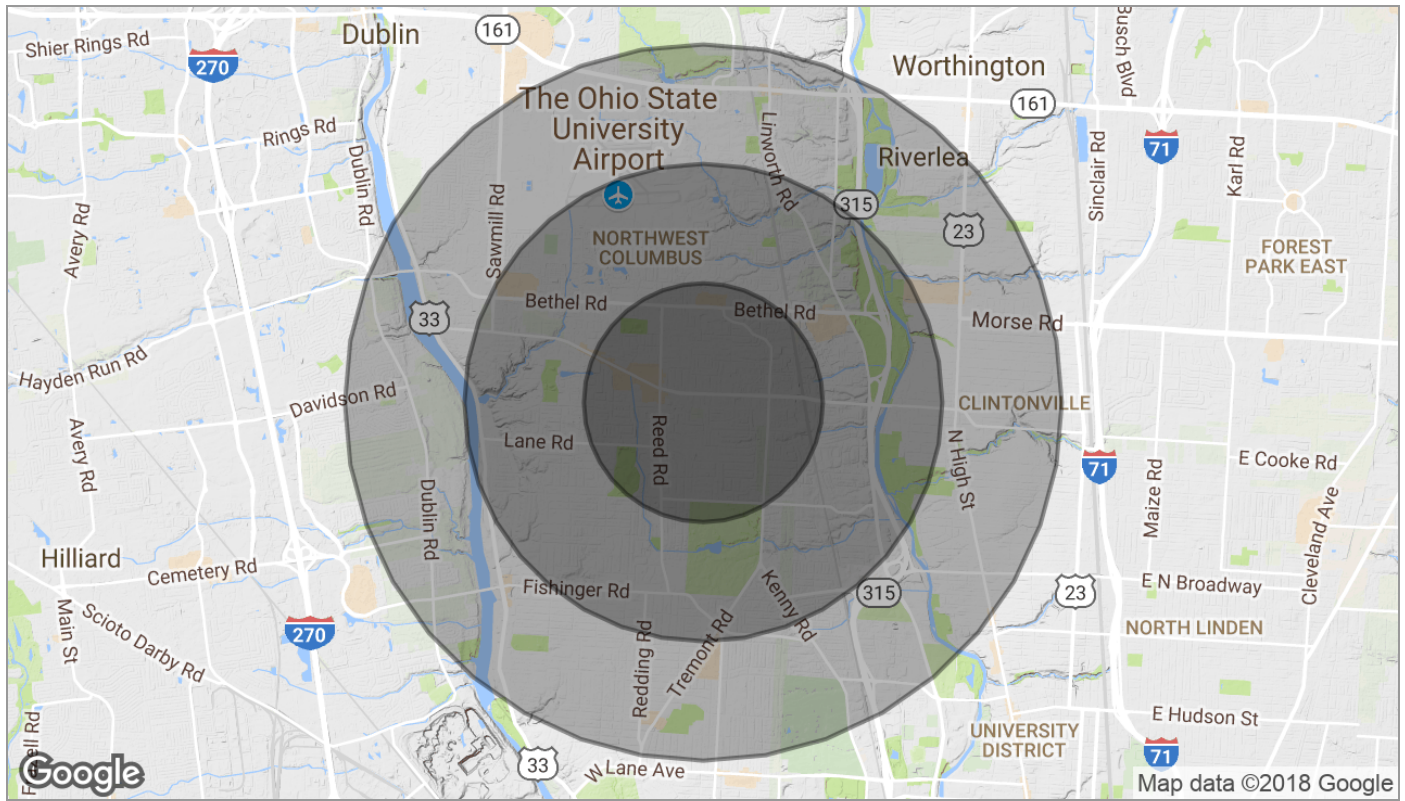


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Nearby Amenities



Demographics Map



Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	12,680	39,608	88,776
MEDIAN AGE	36.8	39.5	39.2
MEDIAN AGE (MALE)	36.0	38.1	37.7
MEDIAN AGE (FEMALE)	37.8	41.3	41.0
Households & Income	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	6,105	18,276	40,138
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$73,756	\$83,108	\$82,449
AVERAGE HOUSE VALUE	\$299,526	\$303,081	\$290,407

* Demographic data derived from 2010 US Census