

FOR LEASE

4662-4668 HALL ROAD, COLUMBUS, OHIO 43228

NEW CONSTRUCTION RETAIL FOR LEASE IN PREMIUM COLUMBUS CORRIDOR



PROPERTY VIDEO

[CLICK TO VIEW](#)

CONTACT FOR MORE INFORMATION

JUSTIN BOEHLKE

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4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

LISTING OVERVIEW

ABOUT

This exceptional new construction commercial opportunity is located in the heart of Georgesville Road's thriving commercial corridor. This well-maintained ±5,898 SF site offers a highly functional layout, ideal for retail, restaurant, office, or medical users looking for a prime easy access location, within minutes of multiple major roadways.

The building features 4 suites total, with the option to combine the two middle suites. End cap suites (1 and 4) are ±1,506 SF and middle suites (2 and 3) are ±1,443 SF in size. The suites have been left open to accommodate the option for a bathroom to be installed and lines placed. Gas and Electric are separately metered. Lot positioning offers easy access, ample parking for customers (including a dedicated rear employee lot), high traffic, excellent visibility, a dedicated pylon sign, and the option for a back-lit sign above the suite's entrance.

Located just minutes from Downtown Columbus, Interstate 70, Interstate 270, numerous retail shops, and amenities, this location provides excellent accessibility for employees, clients, and deliveries.



AMENITIES AND ADVANTAGES

CONVENIENT LOCATION, 1 MILE FROM MAJOR THRUWAYS (I270)

AMPLE RETAIL SPACE AVAILABLE, FLEXIBLE FOR USE

17 DEDICATED CUSTOMER PARKING SPACES, 12 EMPLOYEE SPACES

CLOSE PROXIMITY TO MAJOR CORRIDOR (GEORGESVILLE ROAD)

DUMPSTER CORRAL INCLUDED FOR EVERY UNIT'S USE

POSSIBILITY FOR A DRIVE THRU TO BE INSTALLED IN SUITE 1

END CAP SUITES: ±1,506 SQFT EACH, MIDDLE SUITES: ±1,443 SQFT EACH

NEW BUILD, ALL UTILITIES ON SITE

PROPERTY OVERVIEW

LIST PRICE \$30/SF NNN

BUILDING TYPE RETAIL

BUILDING SIZE ±5,898 SQFT

LOT SIZE ± 0.933 ACRE

PARKING 17 (2HCP) FRONT AND 12 REAR

ZONING COMMERCIAL - LC3

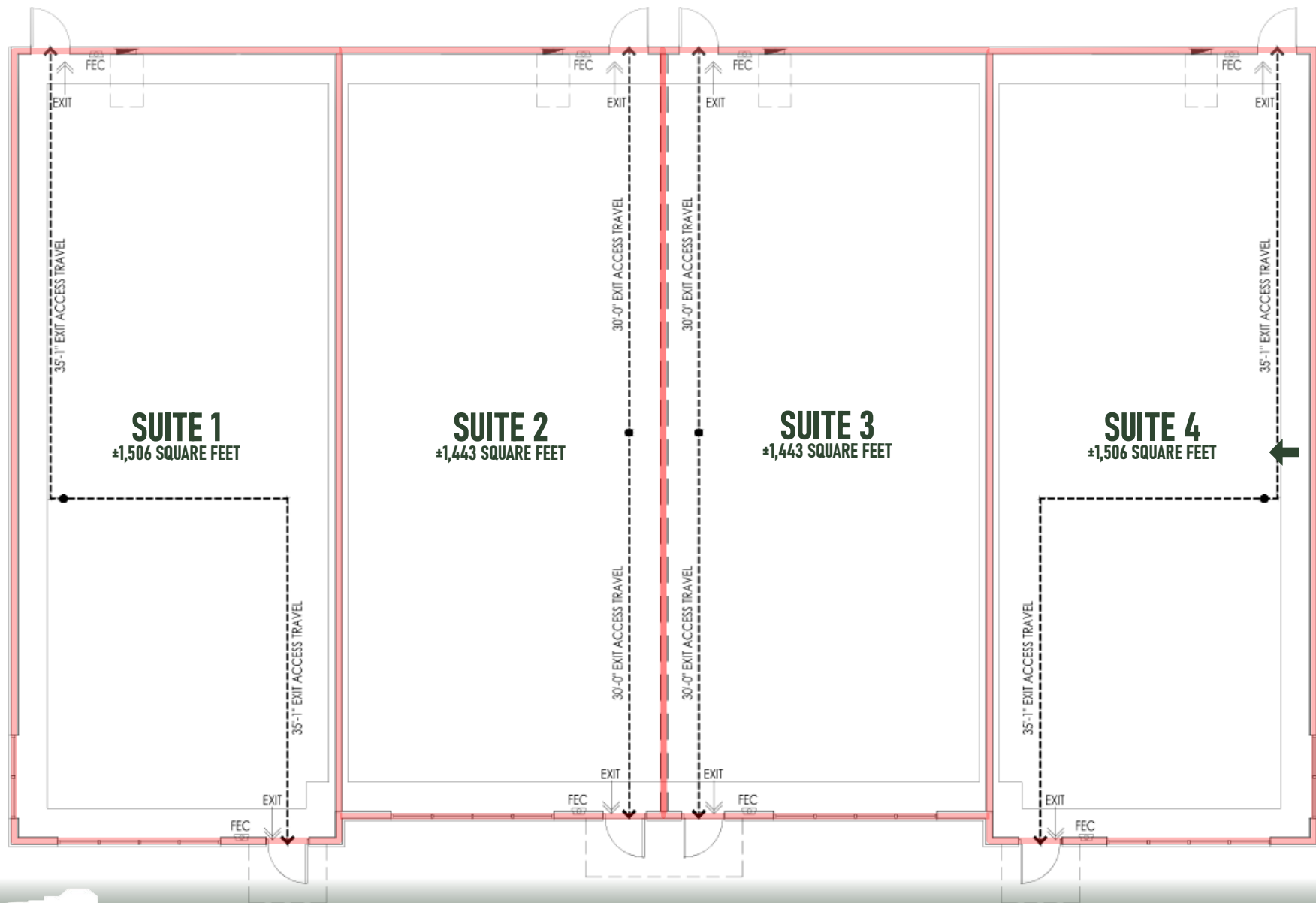
YEAR BUILT 2026

PROPERTY TAXES (2025) \$3,366.20



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FLOOR PLAN



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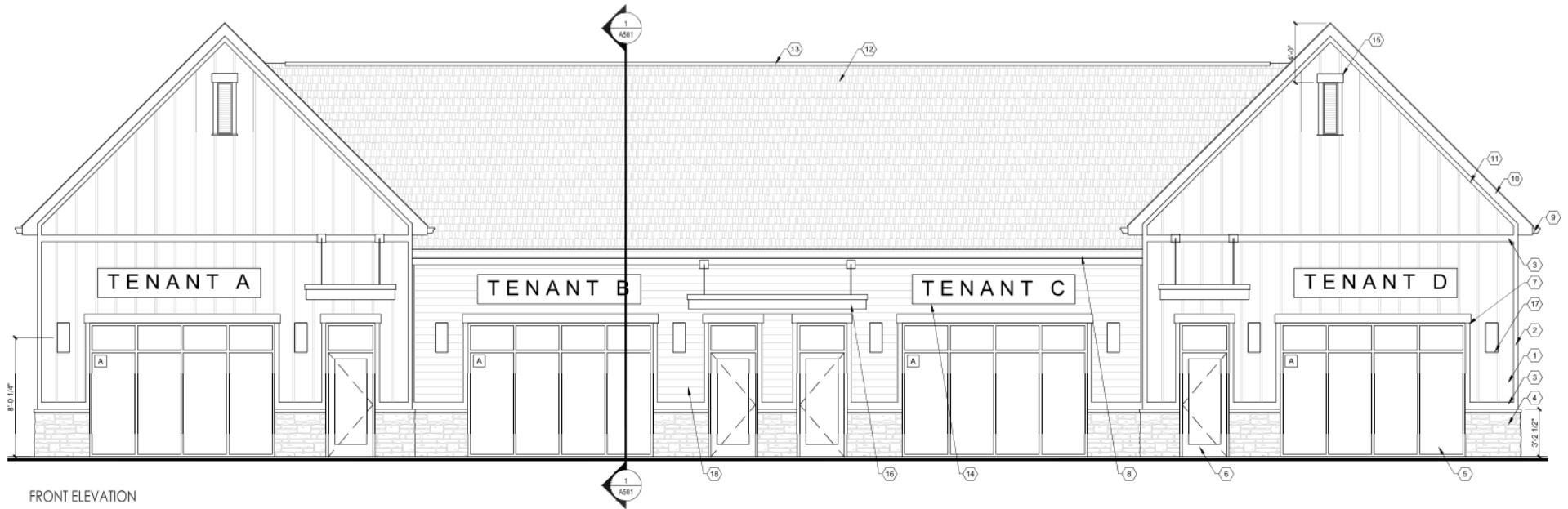
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ELEVATIONS AND RENDERINGS



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PARCEL VIEW



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ZONING OVERVIEW

ZONING ALLOWED USES

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Z97-101
3/16/1998
LARD, H-35

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Esri, TomTom, Garmin, SafeGraph, FAO, METI

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NEARBY AMENITIES



**BRAND NEW
RESIDENTIAL DEVELOPMENT**
THE RETREAT AT SCIOTO CREEK

**PROPOSED 48-UNIT
APARTMENT PROJECT**



4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

Sources: Google and MetroParks.net

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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THE CITY OF COLUMBUS

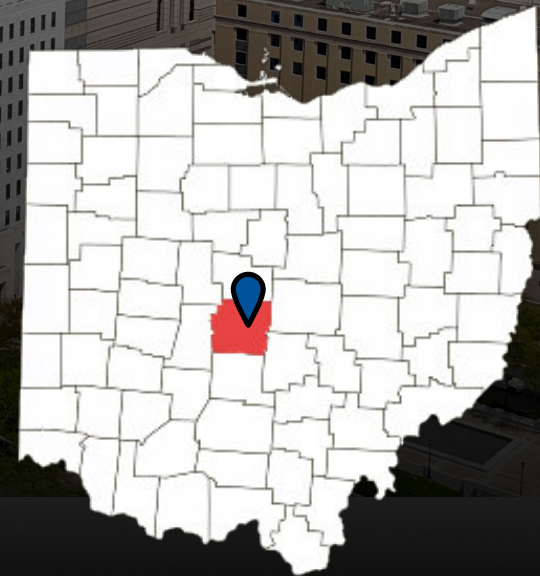
Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.

Major Regional Employers



Demographics

	Area Population		Area Households		Average Income
	2,230,960		826,729		\$67,000

6005 RADEKIN ROAD, COLUMBUS, OHIO 43232

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