

# For Lease

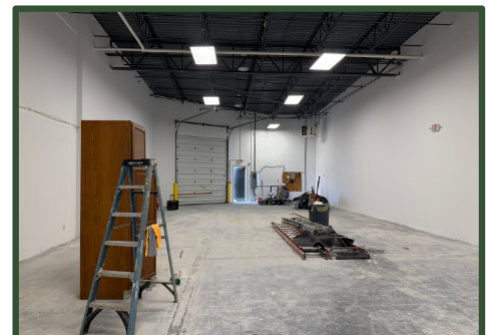
# \$11/SF NNN



## 705 Radio Drive, Lewis Center, OH 43035

Office/Warehouse For Lease in Lewis Center, Ohio

- Office warehouse condo located in Green Meadows off of US-23 and SR-750
- ± 3,101 square feet of total space with approximately 2,201 Square Feet of warehouse and ± 900 square feet of office
- Included are 2 private offices, two bathrooms, kitchenette, and approximately ± 2,201 square feet of warehouse with a 12' drive-in door
- Updates underway - include new paint, new flooring, and LED lighting



[Click Here to View Property Video](#)

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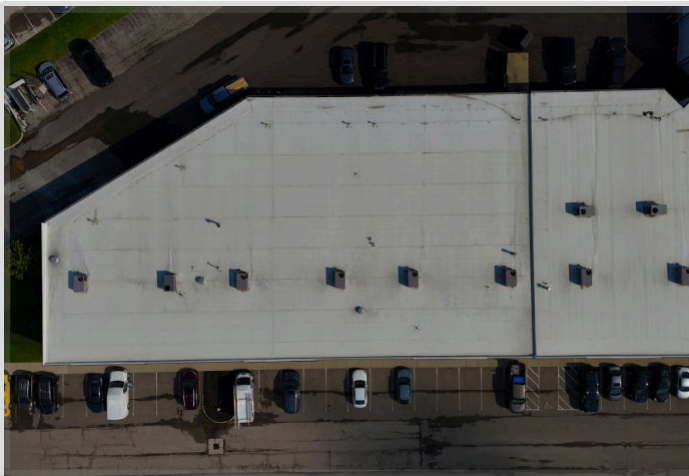
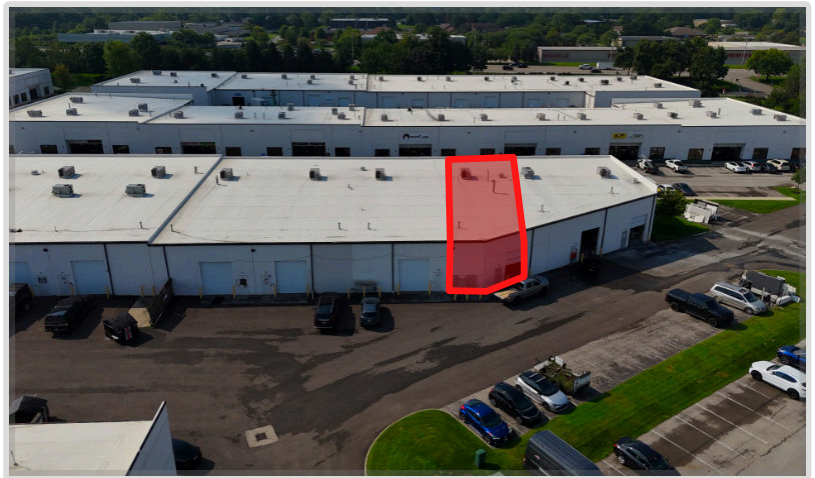
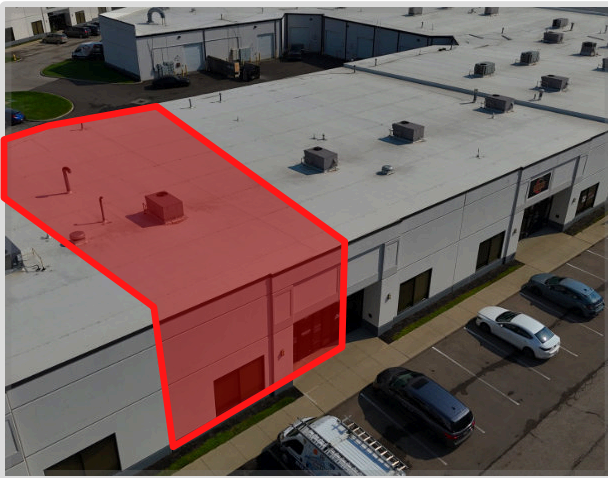
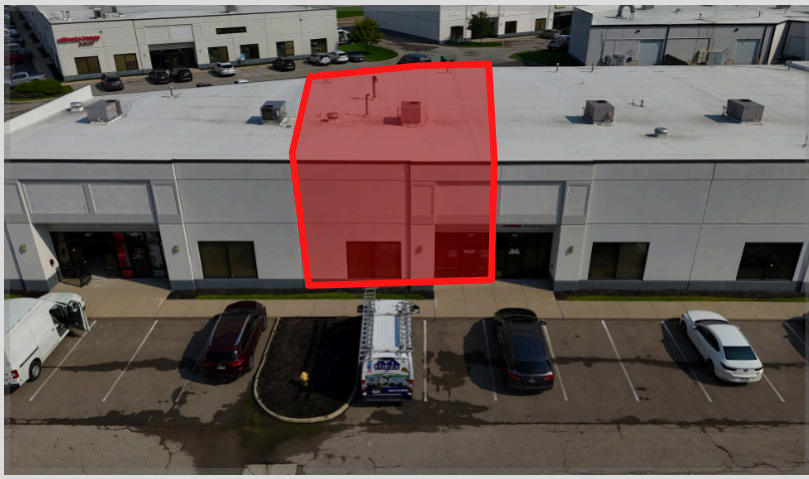


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## Exterior Photos



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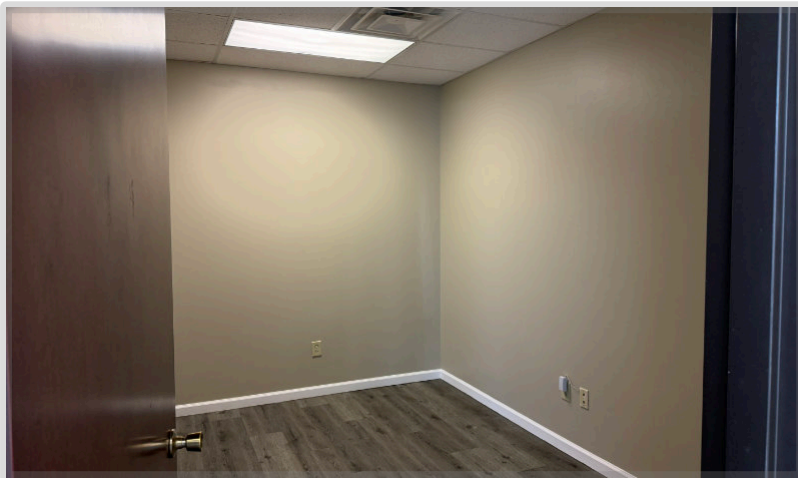


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## Interior Photos



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## Additional Property Information

### Legal Information

|               |                |
|---------------|----------------|
| Price         | \$11.00/SF     |
| Parcel Number | 313-04-014-585 |
| Possession    | Immediate      |

### Land Information

|                |                 |
|----------------|-----------------|
| Acreage        | ± 15.64 AC      |
| Current Use    | Flex Building   |
| Current Zoning | Flex/Industrial |

### Structural Information

|                |         |
|----------------|---------|
| Total SqFt     | ± 3,101 |
| Office SqFt    | ± 900   |
| Warehouse SqFt | ± 2,201 |

### Additional Information

|                    |             |
|--------------------|-------------|
| Operating Expenses | \$5.11/SqFt |
| Water/Sewer?       | Public      |
| Taxes (2025)       | \$6,998.32  |

## Property Highlights

Close Proximity to Interstate 71

Total of ± 3,101 Square Feet

Easy Access to Unit

Ample Parking on Site

New Upgrades Underway

In Polaris Commercial Corridor

Ample Local Amenities

2 Private Offices, 2 Bathrooms, & Kitchenette

Easy Access to US-23 and SR-750

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Parcel Page



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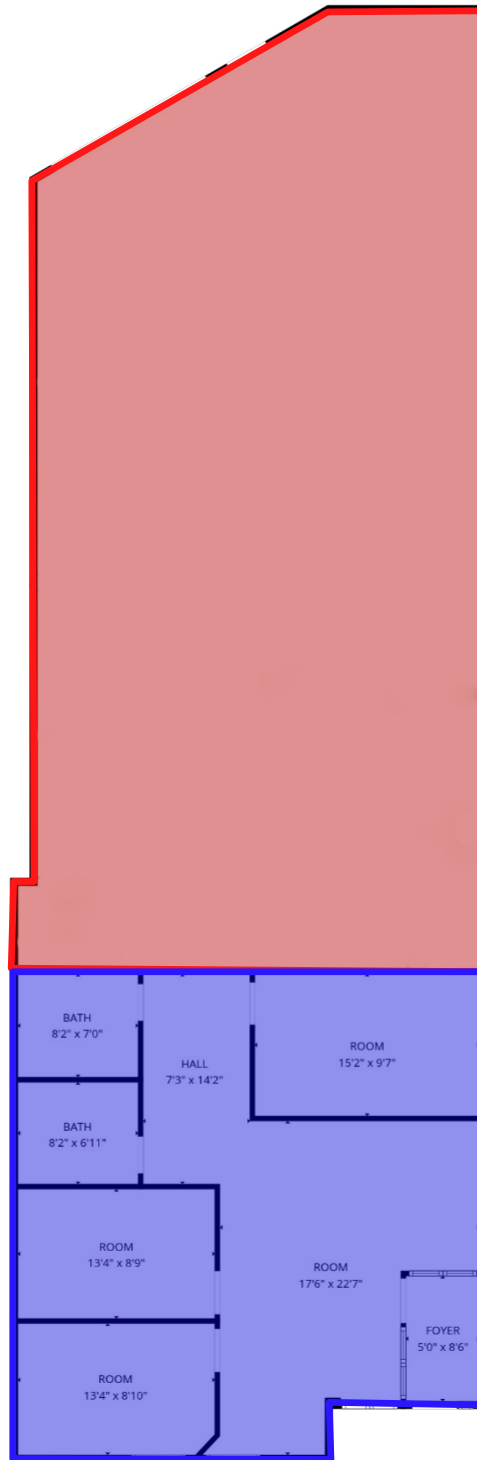
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## Floor Plan

■ = Warehouse

■ = Office



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## Nearby Amenities



TO DELAWARE

OLENTANGY  
ORANGE  
MIDDLE & HIGH  
SCHOOL

KOHL'S HALF PRICE BOOKS  
Bath & Body Works  
AVENTUS NAIL SPA  
Walmart GNC LIVE WELL

meijer

HomeGoods  
Marshalls  
Michaels

Property of Interest

HOBBY LOBBY  
McDonald's  
Rooster's  
SONIC  
BURGER KING  
Walgreens  
at home  
Huntington

COSTCO  
WHOLESALE

Cabela's

TO COLUMBUS

CHASE  
Kroger  
TARGET  
BEST BUY  
LOWE'S  
TACO BELL  
BIBIBOP  
TJ MAXX  
SIERRA  
Jersey Mike's Subs

POLARIS  
FASHION PLACE  
DICK'S SPORTING GOODS  
HOUSE OF SPORT  
Apple  
Abercrombie & Fitch  
Bath & Body Works  
BARNES & NOBLE  
macy's JCPenney  
CINEMARK

TO COLUMBUS

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## Demographics



1 Mile



5,225



4,085



\$85,593

3 Miles



41,456



27,969



\$114,662

5 Miles



96,870



51,691



\$104,084

## NEARBY TRAFFIC COUNTS

Green Meadows Drive ±8,409 VPD

E Powell Road ±31,069 VPD

Highfield Drive ±7,068 VPD

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# THE CITY OF COLUMBUS

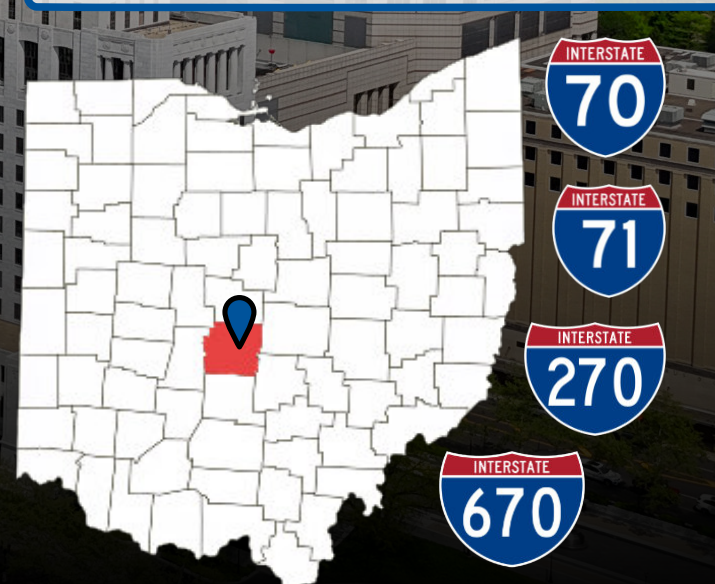
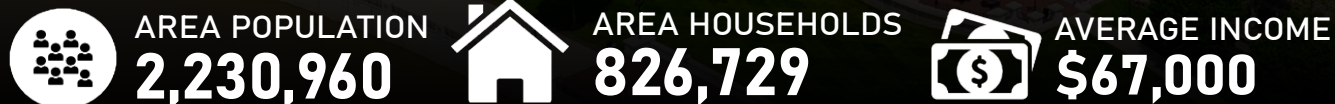
## AREA OVERVIEW

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 hyper-scale 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.

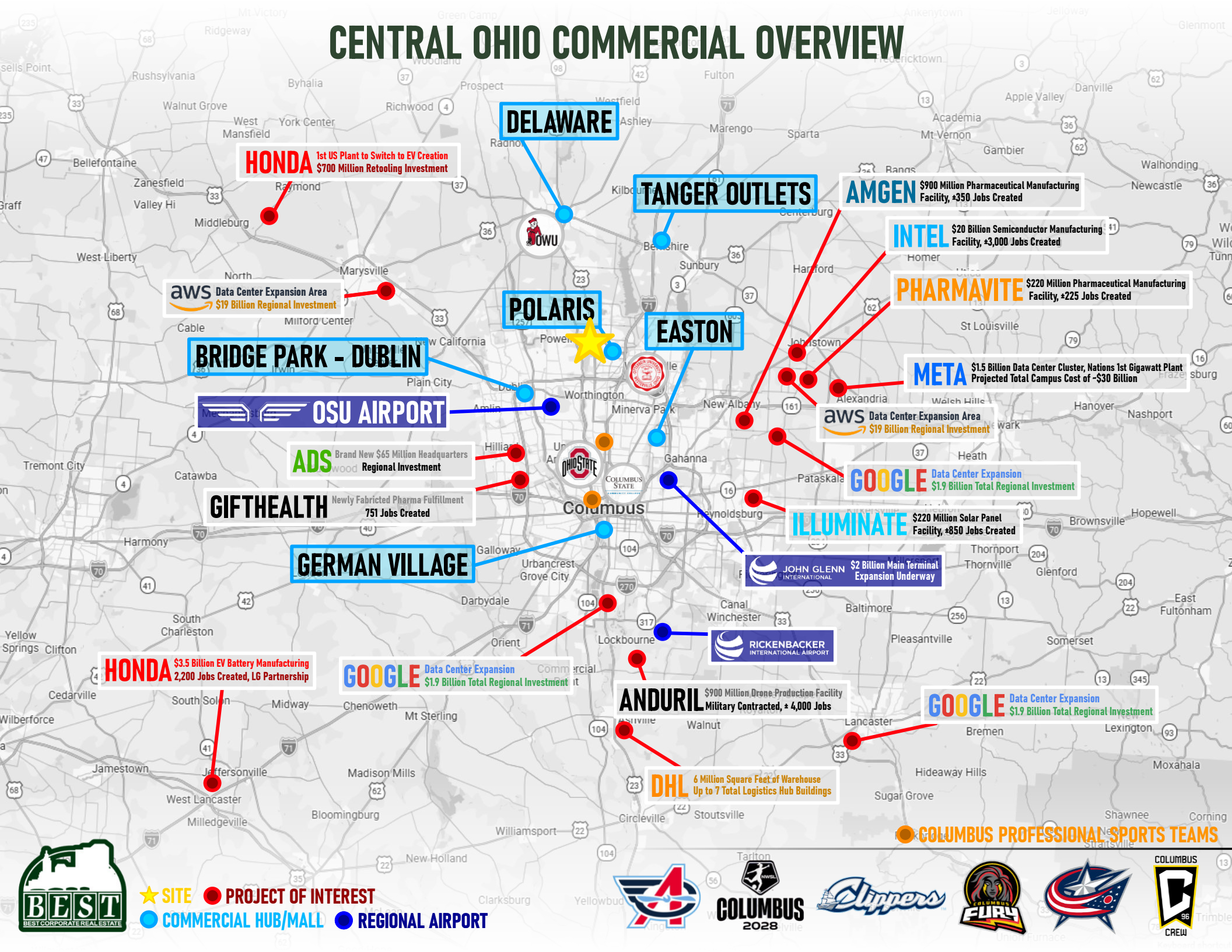
The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, Ohio Health is investing over \$1 billion in regional 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.

## DEMOGRAPHICS





# CENTRAL OHIO COMMERCIAL OVERVIEW





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