

FOR SALE

461 BEECHER ROAD, GAHANNA, OHIO 43230





The
Union Bank
Company

A Rare Opportunity



- 14,095 S.F. Class A office/retail building
- Rare owner occupant opportunity
- Ability to multi-tenant if needed
- Premium finishes throughout
- Efficient balance of private offices and open space
- Passenger elevator serves all three levels
- Three lane canopy drive-thru
- Outdoor patio area
- Building and monument signage opportunities
- 48 on-site parking spaces
- Situated on 1.695 acre | built in 2006
- Zoned neighborhood commercial
- Approved uses include but are not limited to: professional office, medical office, child/adult daycare, privately owned schools, restaurant, small-scale retail

SALE PRICE: \$2,490,000

161

Stoneridge Plaza



EASTON.

INTERSTATE
270

461 Beecher Road
Gahanna, OH 432

Nearby Amenities

Telhio Credit Union KeyBank

New Albany Square

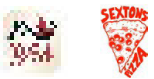


Firestone

Khet's Clubhouse

Rocky Point Plaza

UPS Store



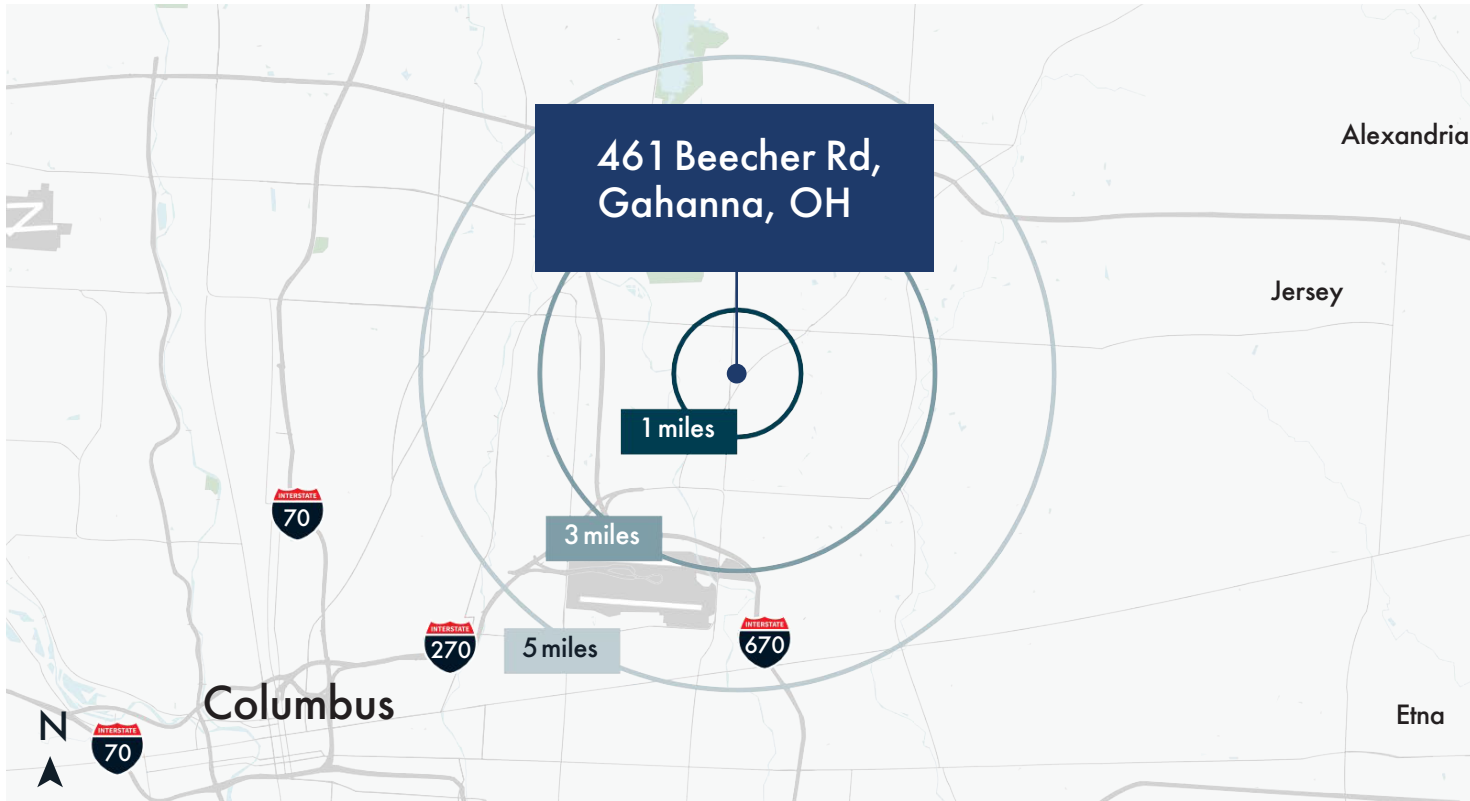
ad
230



Ideal location



Demographics



Population

	1 mile	3 miles	5 miles
Total population	9,979	72,931	189,978
Average age	43	39	38
Average age (male)	41	38	37
Average age (female)	44	41	39

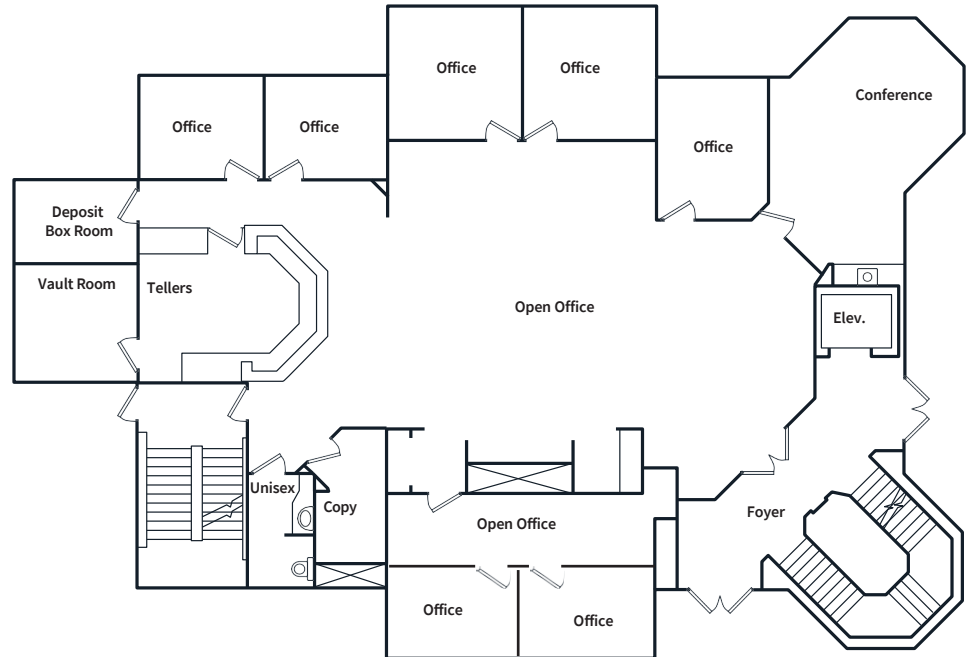
Households & income

	1 mile	3 miles	5 miles
Total households	4,363	30,349	76,817
# of persons per HH	2.3	2.4	2.5
Average HH income	\$134,212	\$132,797	\$113,869
Average house value	\$396,164	\$395,469	\$345,095

First Floor | 4,888 SF

- (7) Executive office
- (1) 8 to 12 seat conference room

 Virtual Walkthrough

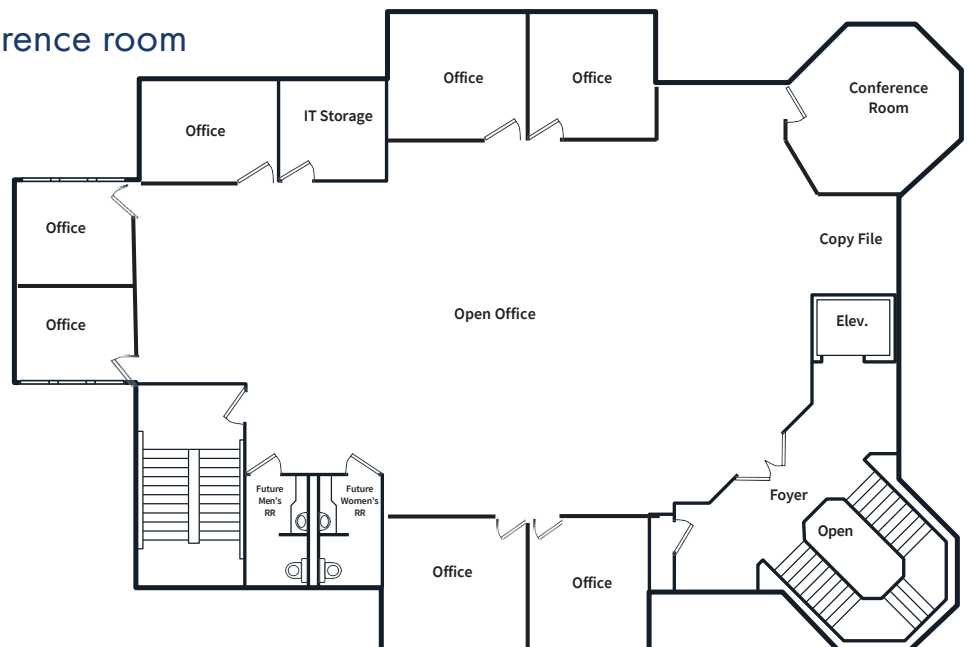


Second Floor | 4,888 SF

(Move-in ready/Fully furnished)

- (7) Executive office
- (1) 8 to 12 seat conference room
- (20) Workstations

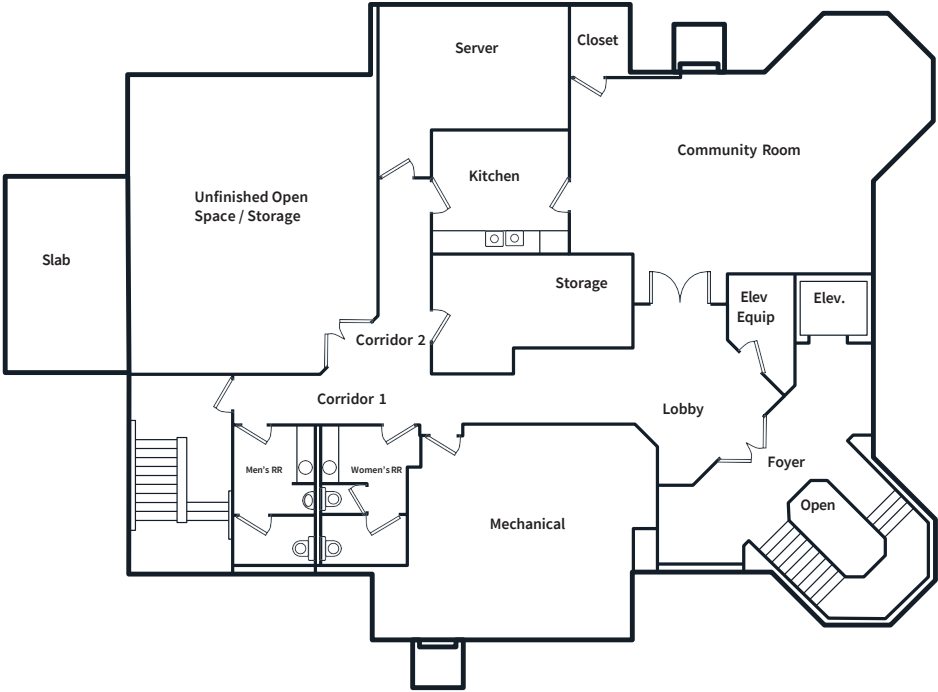
 Virtual Walkthrough



Lower Level | 4,319 SF



Virtual Walkthrough









Andrew Dutcher, SIOR
Managing Director, Agency
andrew.dutcher@jll.com
+1 614 629 5266

Joey Lamb
Vice President, Brokerage
joey.lamb@jll.com
+ 1 614 460 4412

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved