

7620

**FARMS
BURY**

ROAD

PRIME OFFICE SPACE **FOR LEASE**

REYNOLDSBURG, OH 43068

ROTH

REAL
ESTATE
GROUP

7620

FARMS BURY

ROAD

REYNOLDSBURG, OH 43068



VIEW
FLIPBOOK

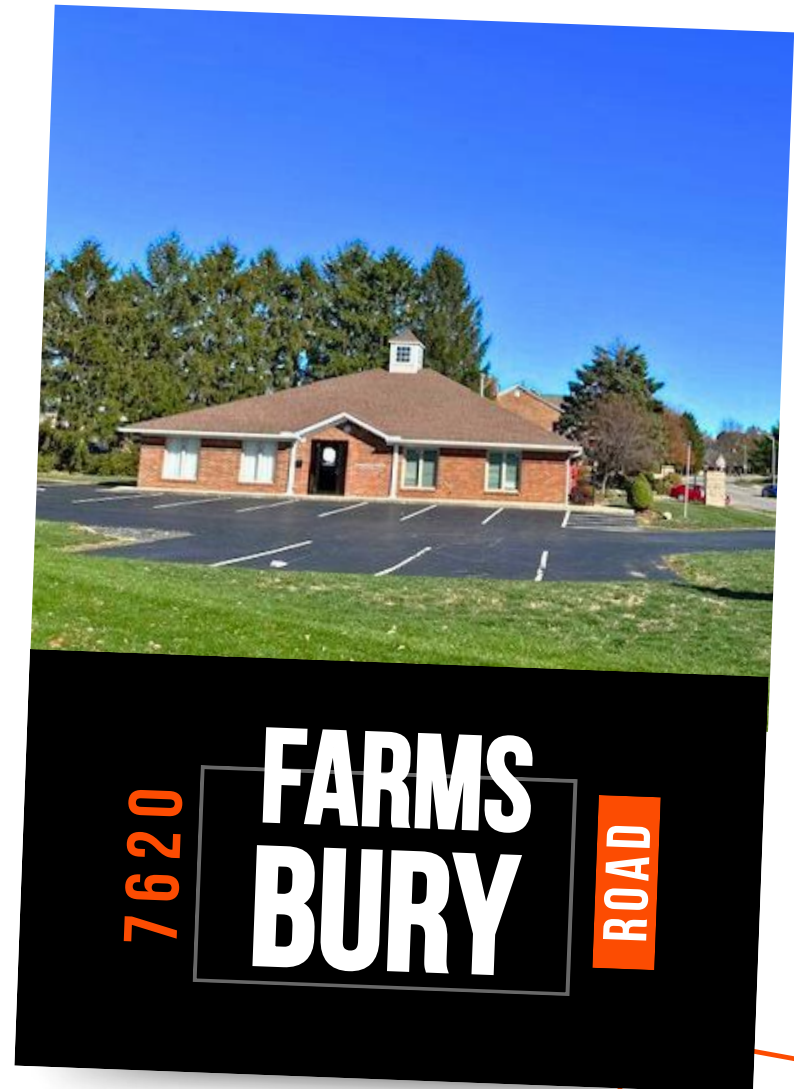


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Discover an exceptional opportunity for your business at **7620 Farmsbury Road** in Reynoldsburg, Ohio. This well-maintained office building offers a strategic location in a rapidly growing suburban market, providing the perfect blend of accessibility, functionality, and potential for growth. Situated in the heart of Reynoldsburg's bustling business district, this property presents an ideal setting for companies seeking to establish or expand their presence in Central Ohio.

UNIQUE CHANCE TO THRIVE IN A BUSTLING AND SUPPORTIVE **COMMUNITY**



PRIME OFFICE SPACE IN THE HEART OF REYNOLDSBURG'S BUSTLING BUSINESS DISTRICT

7620 **FARMS**
BURY **ROAD**
REYNOLDSBURG, OH 43068



The office space at 7620 Farmsbury Road is a testament to modern design and efficiency. With its prime location and versatile layout, this property is poised to meet the diverse needs of today's businesses. The building's professional atmosphere, coupled with its proximity to major transportation routes and local amenities, makes it an attractive option for a wide range of industries.

SECURE YOUR SPOT IN THIS SOUGHT-AFTER OFFICE SPACE AND POSITION YOUR COMPANY FOR SUCCESS IN CENTRAL OHIO'S GROWING MARKET

7620 **FARMS BURY** ROAD

PROPERTY DETAILS

04



ADDRESS

7620 Farmsbury Rd,
Reynoldsburg, OH 43068

SQUARE FOOTAGE

Approx 1,300 Sq Ft

LOT SIZE

0.46 acres

PARCEL ID

180-001631-00

LEASE RATE

\$12.00/sq ft/year
(Modified Gross)

ZONING

Office/Medical

LEASE TERM

Negotiable

PARKING

Ample private parking
spaces on-site



PROPERTY FEATURES

05

- ✓ STRATEGIC LOCATION IN REYNOLDSBURG'S GROWING BUSINESS DISTRICT
- ✓ EXCELLENT VISIBILITY AND EASY ACCESS FROM MAJOR ROADS
- ✓ MODERN, WELL-MAINTAINED OFFICE SPACE POTENTIAL
- ✓ FLEXIBLE FLOOR PLAN SUITABLE FOR VARIOUS BUSINESS TYPES
- ✓ CLOSE PROXIMITY TO A DIVERSE RANGE OF AMENITIES AND SERVICES
- ✓ ENERGY-EFFICIENT SYSTEMS FOR COST-EFFECTIVE OPERATIONS
- ✓ HIGH-SPEED INTERNET CONNECTIVITY AVAILABLE
- ✓ ADA COMPLIANT FACILITIES
- ✓ AMPLE ON-SITE PARKING FOR EMPLOYEES AND VISITORS
- ✓ PROFESSIONAL LANDSCAPING AND EXTERIOR MAINTENANCE
- ✓ POTENTIAL FOR SIGNAGE OPPORTUNITIES





ZONING INFORMATION

The property at 7620 Farmsbury Road is zoned for commercial use, making it ideal for a wide range of office-based businesses. This zoning designation allows for professional services, administrative offices, medical practices, and other compatible uses. Prospective tenants should consult with the City of Reynoldsburg's Planning and Zoning Department for specific details on permitted uses and any potential restrictions.

7620 FARMSBURY ROAD REYNOLDSBURG, OH 43068

PROPERTY INFO

[PARCEL OVERVIEW](#)

[GOOGLE MAP](#)

[AERIAL PHOTO](#)

REYNOLDSBURG

[CITY WEBSITE](#)

[NICHE.COM](#)

[NEIGHBORHOOD SCOUT](#)

[REYNOLDSBURG STREET MAP](#)

CITY + COUNTY

[FRANKLIN COUNTY](#)

[CITY OF COLUMBUS](#)

[COUNTY AUDITOR](#)

[COLUMBUS ZONING](#)



7620 **FARMS
BURY** ROAD

REYNOLDSBURG, OH 43068

**EXTERIOR
PHOTOS**



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7620 **FARMS
BURY** ROAD

STREET VIEW

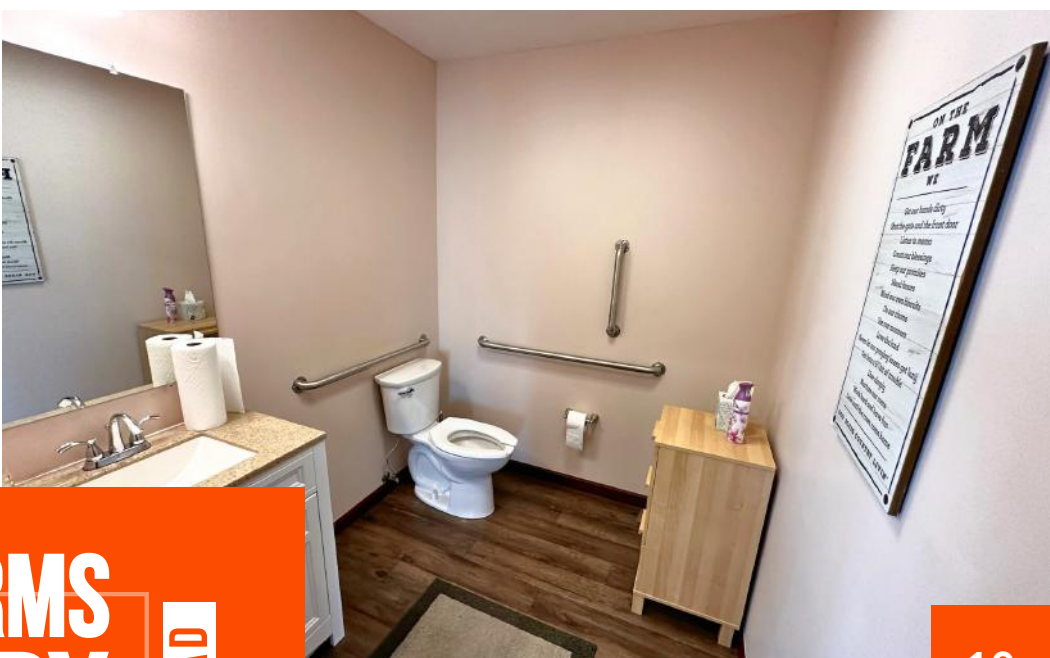
7620 FARMS
BURY ROAD



OFFICE 1 (CURRENT CONFERENCE ROOM): 10' X 12'

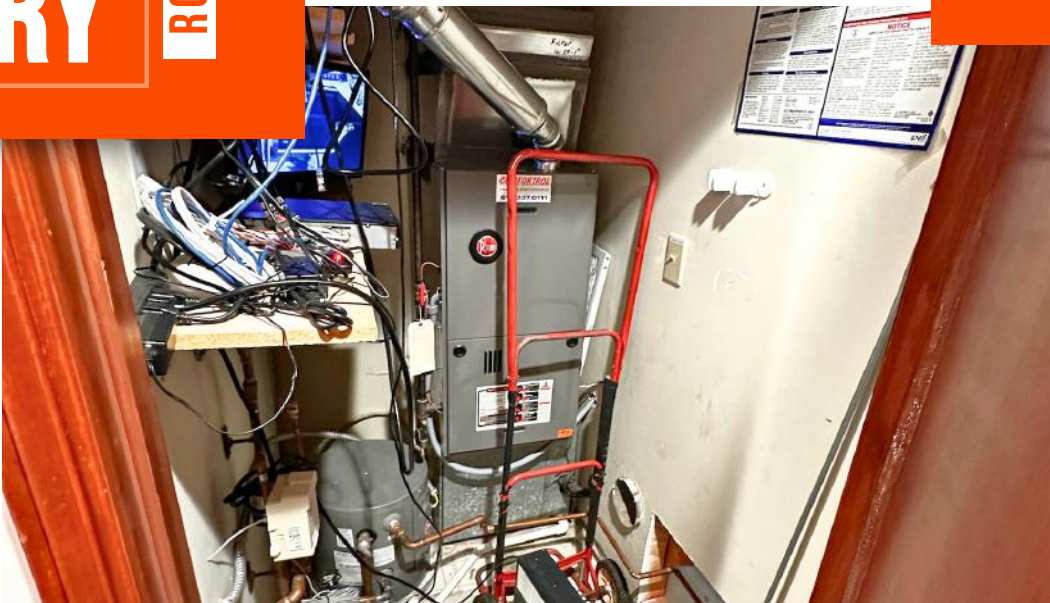
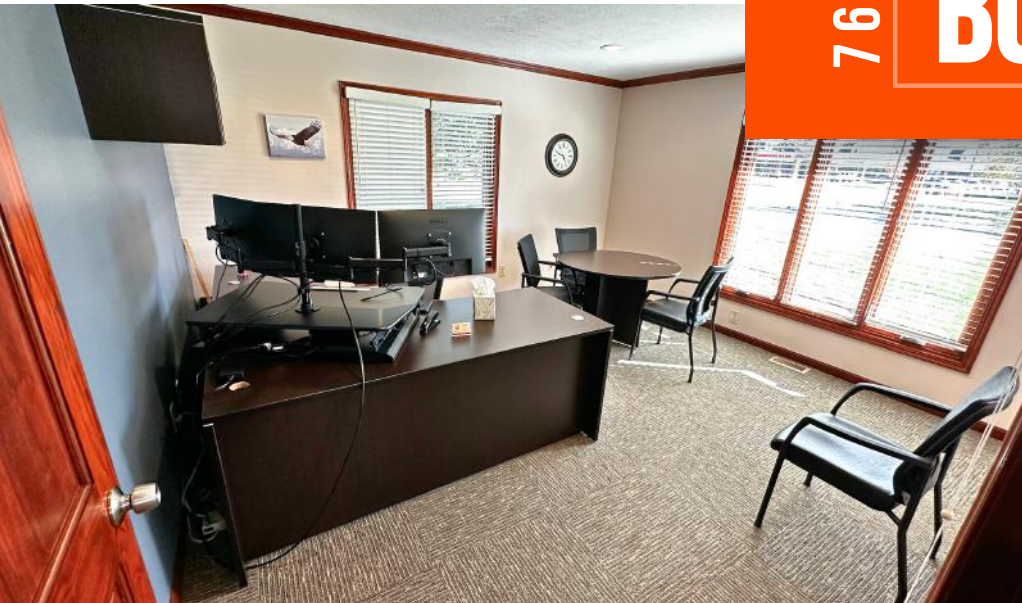


RESTROOM: 6.25' X 7.26'



7620 FARMS BURY ROAD

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OFFICE 2: 13' X 14.2'

REYNOLDSBURG, OH 43068

INTERIOR PHOTOS

7620 **FARMS
BURY** ROAD

REYNOLDSBURG, OH 43068



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OPEN AREA: APPROX. 33' X 17'

FLEXIBLE LAYOUTS AND USE CASES

This property's adaptable floor plans are ideal for various professional uses:

- **Medical Offices:** Proximity to healthcare centers and large residential areas ensures high patient flow.
- **Corporate Headquarters:** Modern amenities and strategic location make it a premium choice for businesses seeking prestige and functionality.
- **Hybrid Workspaces:** Ample room to design collaborative and private areas for a balanced work environment.

**VERSATILE PROFESSIONAL SPACE:
1,300 SQ FT OF POTENTIAL IN
THRIVING REYNOLDSBURG**



PROFESSIONAL OFFICE WITH CURB APPEAL

This single-story office building offers a flexible space that can be tailored to suit various business needs. The property features a well-maintained exterior, professional landscaping, and a welcoming entrance that creates a positive first impression for clients and employees alike.





7620 FARMS
BURY ROAD

PRIME LOCATION IN
REYNOLDSBURG, OH

PROXIMITY TO AMENITIES AND CONNECTIVITY

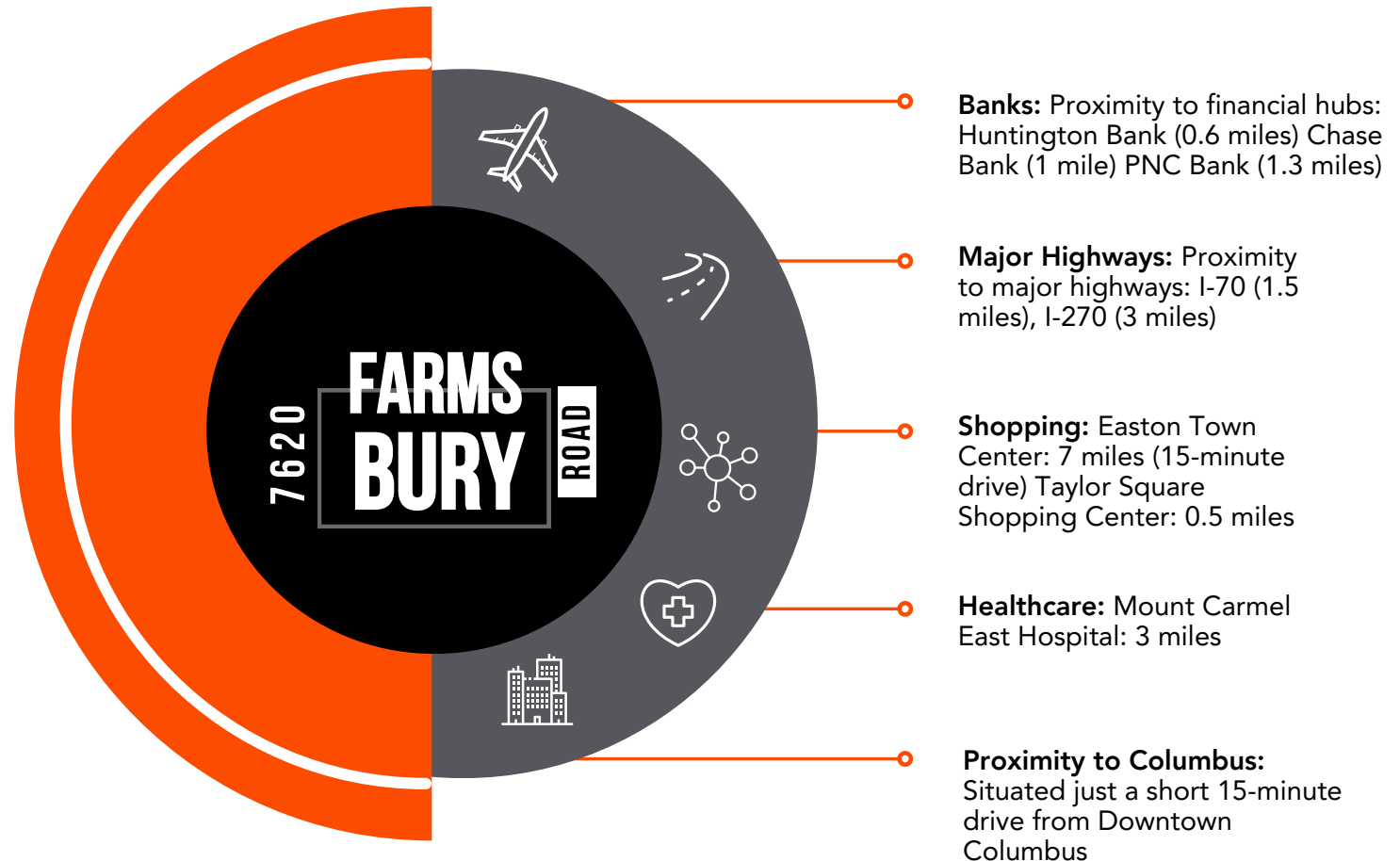
Located in the thriving commercial hub of Reynoldsburg, this property benefits from high foot traffic, exceptional connectivity, and proximity to key amenities, making it a highly desirable business location.

PARKS

- Huber Park (1.5 miles)
- Blacklick Woods Metro Park (4 miles)

SCHOOLS

- Hannah Ashton Middle School (1.2 miles)
- Reynoldsburg High School (1.5 miles)
- Herbert Mills Elementary (1.8 miles)



AIRPORTS

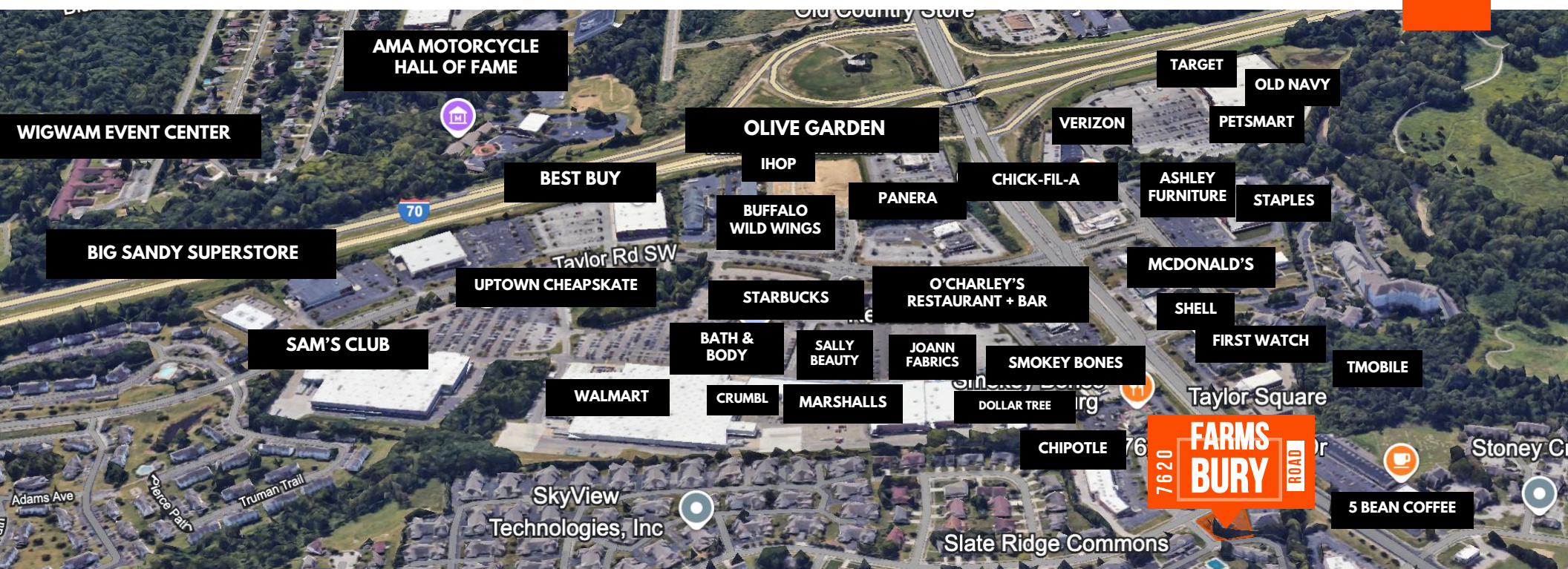


20
MINS

JOHN GLENN COLUMBUS
INTERNATIONAL

25
MINS

RICKENBACKER
INTERNATIONAL





VIEW
LIVE MAP

↑

17





AERIAL VIEWS

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R

NICKNAME: THE
BIRTHPLACE OF
THE TOMATO

MOTTO: "THE CITY
OF RESPECT"

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REYNOLDSBURG OHIO

KNOWN AS THE "CITY OF RESPECT," REYNOLDSBURG COMBINES
SMALL-TOWN CHARM WITH BIG-CITY ACCESSIBILITY

#2 MOST DIVERSE SUBURBS
IN OHIO | NICHE.COM

#22 IN BEST SUBURBS TO
LIVE IN COLUMBUS AREA
NICHE.COM

REYNOLDSBURG COMMUNITY

Reynoldsburg, Ohio, offers an attractive environment for businesses looking to establish or expand their operations. Known for its strong community spirit and pro-business attitude, the city has experienced steady growth and development in recent years.

Reynoldsburg, often referred to as the "City of Respect," offers an ideal balance of suburban charm and urban convenience. Located just 12 miles east of downtown Columbus, this thriving community provides easy access to major metropolitan amenities while maintaining a welcoming, small-town atmosphere.

POPULATION GROWTH

Over 38,000 residents, offering a steady customer and employee base.

ECONOMIC OPPORTUNITIES

Pro-business environment supported by local incentives and initiatives.

COMMUNITY AMENITIES

Renowned parks, top-rated schools, and a rich local culture.

HIGH QUALITY LIFE

A safe, family-friendly atmosphere with access to parks, schools, and cultural attractions.

ACCESSIBILITY + CONNECTIVITY

Excellent connectivity to Columbus, John Glenn Columbus International Airport, and major highways.

ENJOY NATURE

<u>HUBER PARK</u>	1.5 MI	6 MIN
<u>BLACKLICK WOODS METRO PARK</u>	4 MI	13 MIN

CULINARY DELIGHTS

<u>VICK'S GOURMET PIZZA</u>	0.3 MI	2 MIN
<u>PANDA EXPRESS</u>	0.7 MI	3 MIN
<u>CHIPOTLE MEXICAN GRILL</u>	1 MI	4 MIN
<u>OUTBACK STEAKHOUSE</u>	1.2 MI	5 MIN

COFFEE CORNERS

<u>STARBUCKS</u>	0.8 MI	3 MIN
<u>DUNKIN'</u>	1.1 MI	5 MIN
<u>PANERA BREAD</u>	1.3 MI	7 MIN

GAS STATIONS

<u>SPEEDWAY</u>	0.4 MI	3 MIN
<u>SHELL</u>	0.9 MI	4 MIN
<u>BP</u>	1.2 MI	5 MIN

RETAIL RETREATS

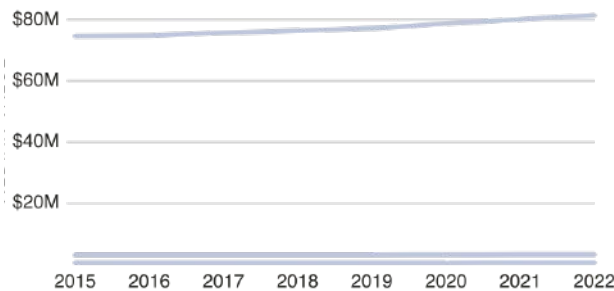
<u>TAYLOR SQUARE SHOPPING</u>	0.5 MI	3 MIN
<u>REYNOLDSBURG TOWNE CENTER</u>	1.2 MI	6 MIN
<u>EASTLAND MALL</u>	4.5 MI	10 MIN
<u>EASTON TOWN CENTER</u>	7 MI	16 MIN

REYNOLDSBURG DEMOGRAPHICS

In 2022, Reynoldsburg, OH had a population of 40.9k people with a median age of 37.6 and a median household income of \$68,778. Between 2021 and 2022 the population of Reynoldsburg, OH grew from 39,803 to 40,926, a 2.82% increase and its median household income grew from \$63,567 to \$68,778, a 8.2% increase.



MEDIAN HOME VALUE



41K

TOTAL POPULATION

42.3%

BACHELOR'S
DEGREE OR HIGHER

37.6

MEDIAN AGE

\$71K

MEDIAN HOUSEHOLD
INCOME

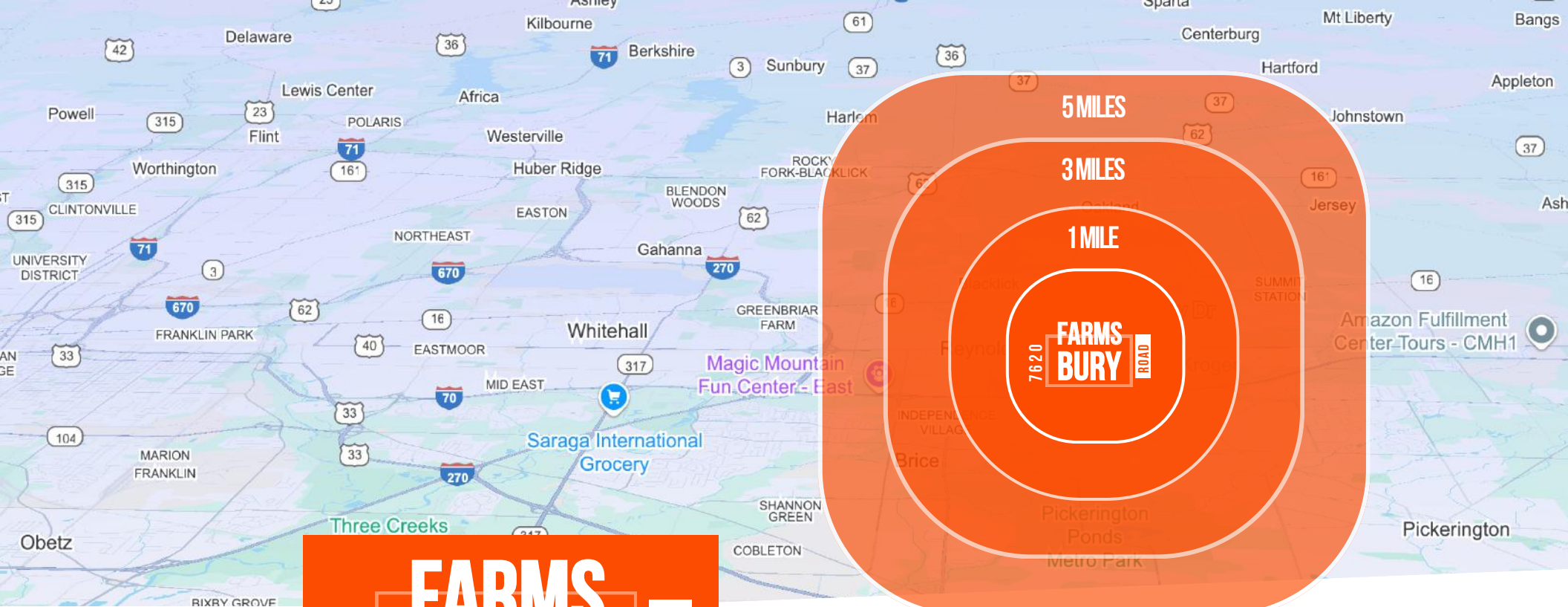
\$212K

MEDIAN HOME
VALUE

ECONOMIC STRENGTH

Reynoldsburg's robust local economy is driven by diverse industries, including healthcare, retail, and logistics. The area's strategic location makes it a natural choice for businesses looking to establish or expand their footprint in Central Ohio.

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7620 **FARMS BURY** ROAD

POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12.5K	45K	95K
AVERAGE AGE	36.8	37.5	38.2
AVERAGE HH INCOME	\$68K	\$72K	\$75K
AVERAGE HOUSE VALUE	\$170K	\$180K	\$185K

Demographic data derived from datausa.io

**THIS PROPERTY IS MORE THAN
AN OFFICE SPACE—IT'S A
FOUNDATION FOR SUCCESS.**

BUSINESS ADVANTAGES REYNOLDSBURG

A GROWING MARKET

Reynoldsburg is not only a hub for established businesses but also a launchpad for entrepreneurial ventures. Here's why:

STRONG LOCAL GOVERNMENT + ECONOMIC DEVELOPMENT INITIATIVES

POPULATION GROWTH

With a rapidly increasing residential population, Reynoldsburg offers a strong customer and workforce base.

BUSINESS ENVIRONMENT

Recognized for its pro-business climate, the area supports innovation and development.

EDUCATION + TALENT

Close to top-tier schools and universities, ensuring a steady pipeline of skilled professionals.

LOWER COST OF DOING BUSINESS COMPARED TO DOWNTOWN COLUMBUS

STRATEGIC LOCATION

Strategic location with easy access to Columbus and surrounding areas.

HIGH QUALITY OF LIFE

High quality of life for employees with excellent schools and recreational opportunities.



LOCAL MARKET
OVERVIEW

**FRANKLIN
COUNTY**

↗ **1.32M**

TOTAL POPULATION

↗ **\$243K**

AVERAGE HOME VALUE

↗ **\$71K**

AVERAGE HH INCOME

**COLUMBUS
METRO
AREA**

↗ **2.14M**

TOTAL POPULATION

↗ **\$252K**

AVERAGE HOME VALUE

↗ **\$77K**

AVERAGE HH INCOME

THE HEART OF IT ALL FRANKLIN COUNTY

Situated in Franklin County, 7620 Farmsbury benefits from being part of one of Ohio's most prosperous and forward-thinking regions. As the most populous county in the state, Franklin County is known for its diverse economy, world-class educational institutions, and thriving cultural scene.

The county's commitment to growth and development is evident in its ongoing initiatives to attract businesses, support innovation, and enhance quality of life for its residents. By investing in 7620 Farmsbury, ***you're not just acquiring a property; you're becoming part of a larger story of progress and opportunity in the heart of Ohio.***

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- A strong job market with opportunities in various sectors
- Home to multiple Fortune 500 companies
- Excellent healthcare facilities and research centers
- A thriving arts and culture scene
- Numerous parks and recreational areas

Demographic data derived from datausa.io

**#8 BEST COST OF
DOING BUSINESS**

THE
COLUMBUS
REGION

**10% LOWER COST OF
LIVING THAN THE
NATIONAL AVERAGE**

AREADEVELOPMENT

1.32M

TOTAL POPULATION

\$71,070

MEDIAN HOUSEHOLD
INCOME

\$243,100

MEDIAN HOME VALUE

42.3%

BACHELOR'S DEGREE
OR HIGHER



MARKET COMPARISON

WHY 7620 FARMSBURY ROAD STANDS OUT

The comparison chart highlights the key advantages of 7620 Farmsbury Road over competing office spaces, emphasizing its superior location, modern amenities, tenant-friendly lease terms, and close proximity to Columbus and major transportation routes

7620 FARMSBURY ROAD		
FEATURE		COMPETITOR PROPERTIES
LOCATION	Prime Reynoldsburg location near Columbus	Suburban settings with limited visibility
AMENITIES	Turnkey interiors, ample parking, energy-efficient systems	Basic facilities, limited flexibility
LEASE TERMS	Flexible and tenant-friendly	Rigid, long-term commitments
PROXIMITY TO MARKETS	Close to Columbus and major highways	Isolated from central business districts

7620
FARMSBURY
ROAD
REYNOLDSBURG, OH

INVESTMENT OPPORTUNITY

STRATEGIC LOCATION

Positioned in the heart of Reynoldsburg's business district, this property offers easy access to major highways, airports, and the greater Columbus metropolitan area.

GROWTH POTENTIAL

Reynoldsburg's expanding population and diverse economy create ample opportunities for business growth and development.

MODERN AND FLEXIBLE SPACE

The well-maintained office building provides a versatile layout that can be customized to suit your specific business needs.

FUTURE-READY INFRASTRUCTURE

The property is equipped to meet the technological needs of modern businesses, with high-speed internet connectivity and potential for further upgrades.

7620
**FARMS
BURY**

REYNOLDSBURG, OH

ROAD



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● AMPLE PARKING ● EXCELLENT VISIBILITY ● SIGNAGE OPPORTUNITIES



**CONTRIBUTE TO
THE GROWTH OF
REYNOLDSBURG,
OHIO**

**7620 FARMS
BURY ROAD**

REYNOLDSBURG, OH 43068

ROBUST LOCAL CUSTOMER BASE

Located near major retail centers, dining options, and residential neighborhoods, creating a robust local customer base.

COST-EFFECTIVE SOLUTION

Enjoy the benefits of a prime location without the high costs associated with downtown Columbus office space. Energy-efficient systems that reduce operational costs and contribute to an eco-friendly footprint.

SUPPORTIVE BUSINESS COMMUNITY

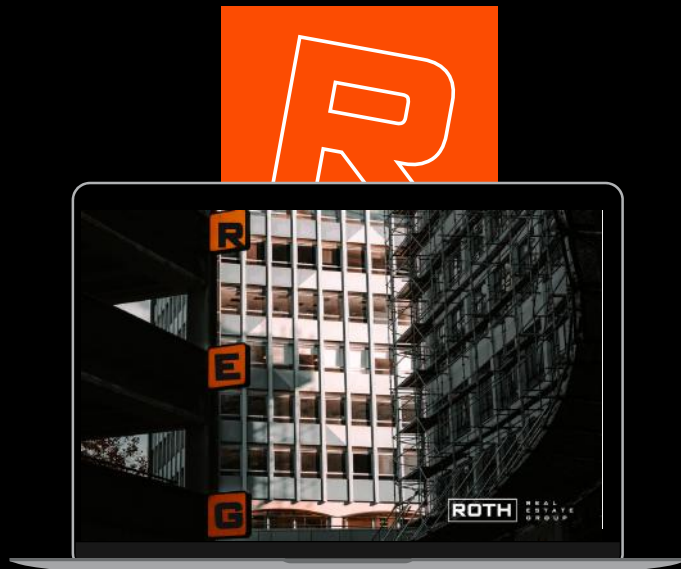
Join a thriving network of local businesses and benefit from Reynoldsburg's pro-business initiatives and resources.

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BY CHOOSING 7620 FARMSBURY ROAD, YOU'RE NOT JUST SECURING OFFICE SPACE; YOU'RE INVESTING IN A LOCATION THAT SUPPORTS YOUR BUSINESS'S GROWTH, ENHANCES YOUR PROFESSIONAL IMAGE, AND CONTRIBUTES TO THE WELL-BEING OF YOUR EMPLOYEES.



SHAPING THE COLUMBUS SKYLINE ONE PROPERTY AT A TIME



SCHEDULE A TOUR OF 7620
FARMSBURY ROAD TODAY AND
DISCOVER THE PERFECT SPACE FOR
YOUR GROWING BUSINESS >>



REAL
ESTATE
GROUP

Roth Real Estate Group provides a comprehensive suite of commercial real estate services designed to maximize value and achieve your business objectives. Leveraging cutting-edge technology and data-driven insights, we keep our clients informed and empowered throughout the process. As our partner, you'll gain access to the latest market intelligence and emerging opportunities, ensuring you're positioned to make informed decisions and capitalize on the dynamic commercial real estate landscape.

Don't miss this exceptional opportunity to invest in Reynoldsburg's thriving business community.

TO SCHEDULE A TOUR, CONTACT US:

WILLIAM ROTH
(614) 721-6751
WILL@ROTHREGROUP.COM
ROTHREGROUP.COM

7620

FARMS BURY

ROAD

REYNOLDSBURG, OH 43068

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