

47

**EAST  
WILSON  
BRIDGE<sup>RD</sup>**

**UP TO 7,392 SF  
OFFICE/MEDICAL  
FOR LEASE**

**MEDICAL-READY  
SUITES: IDEAL FOR  
MEDICAL PROVIDERS  
SEEKING A TURNKEY  
SOLUTION**



**ROTH**

**REAL  
ESTATE  
GROUP**

**OFFICE + MEDICAL SUITES AVAILABLE FOR LEASE**

**HIGH-TRAFFIC PRIME WORTHINGTON  
LOCATION WITH AMPLE PARKING**

**📍 WORTHINGTON, OH 43085**

47

EAST  
WILSON  
BRIDGE<sup>RD</sup>

47 E WILSON BRIDGE RD, WORTHINGTON, OH 43085

Discover an exceptional leasing opportunity at 47 E Wilson Bridge Rd in Worthington, Ohio. This premier office and medical space offers modern amenities, strategic location, and a thriving community, making it an ideal choice for businesses seeking growth and visibility in the Columbus/Worthington metropolitan area.

With exam rooms featuring built-in sinks, conference rooms, ample parking (33+ spaces), and direct access to major highways, this space is designed for seamless operations and business expansion. Surrounded by thriving retail, dining, and business hubs, it provides a dynamic and supportive environment for both employees and clients.

## AN UNPARALLELED BUSINESS OPPORTUNITY IN A HIGH-VISIBILITY LOCATION

## PROPERTY OVERVIEW

### PROPERTY INFO

[PARCEL OVERVIEW](#)
[GOOGLE MAP](#)
[AERIAL PHOTO](#)
[DIGITAL FLIPBOOK](#)

### WORTHINGTON

[ZONING MAP](#)
[CITY WEBSITE](#)
[NICHE.COM](#)
[NEIGHBORHOOD SCOUT](#)

### COUNTY

[FRANKLIN COUNTY](#)
[COUNTY AUDITOR](#)

VIEW

FLIPBOOK



## FOR LEASING INFO:

SCOTT STEIDEL

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47

EAST  
WILSON  
BRIDGE<sup>RD</sup>

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PROPERTY  
DETAILS

## ADDRESS

47 E Wilson Bridge Rd,  
Worthington, OH 43085

## RENTAL RATE

\$18.00 /SF/YR MG

## AVAILABLE SPACE

Up to 7,392 SF  
(2 spaces 1st and 2nd  
floor)

## LEASE TERM

Negotiable to suit  
tenant needs

## MIN. DIVISIBLE

1,800 SF

## TENANCY

Multi

## RENTABLE BUILDING SIZE

11,088 SF

## ZONING

Office and medical

## YEAR BUILT

1985

## PARKING

33+ surface parking  
spaces

## BUILDING CLASS

C

## PARCEL ID

100-002465-00

PROPERTY  
FEATURES

## MULTIPLE LEASING OPTIONS

Two available floors (1st floor 3,696 SF  
and 2nd floor 1,800-3,696 SF)

## AMPLE PARKING

33+ on-site spaces for staff and clients,  
providing convenient access

## MODERN, FLEXIBLE INFRASTRUCTURE

Recently updated interior with  
customizable leasing options to fit  
various business needs.

## TURNKEY MEDICAL SETUP

Many office suites/exam rooms include  
built-in sinks, with dedicated  
conference rooms, break rooms, and  
reception areas on both floors

## PRIME OFFICE &amp; MEDICAL SPACE

Ideal for healthcare providers, law firms,  
accountants, and professional services,  
featuring exam rooms, conference rooms,  
a kitchenette, and reception areas

## BUSINESS-FRIENDLY ENVIRONMENT

Worthington is a recognized hub for  
economic development, supporting  
business growth and success

## STRATEGIC LOCATION

High-visibility spot in Worthington near  
I-270, US-23, and OH-315, ensuring easy  
access and strong business exposure

## THRIVING BUSINESS DISTRICT

Located in a vibrant community with  
nearby shopping, dining, and  
recreational amenities

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3 3



# COMPETITIVE LEASE RATES WITH COST-SAVING BENEFITS

At just **\$18.00 PSF MG**, 47 E Wilson Bridge Rd offers a highly competitive lease rate compared to similar medical office spaces in Columbus. With the critical infrastructure already built, tenants enjoy significant savings on overhead costs while securing a prime Worthington location in a high-visibility medical corridor.

## PROXIMITY TO TOP-TIER MEDICAL PROFESSIONALS

Close to Ohio State University which has access to a diverse talent pool, research institutions, and healthcare industry connections for potential collaborations.

### FOR BUSINESS OWNERS:

- ✓ HIGH VISIBILITY & BRAND EXPOSURE
- ✓ CUSTOMIZABLE LEASING OPTIONS
- ✓ AMPLE PARKING FOR CLIENTS & STAFF
- ✓ TURNKEY MEDICAL SETUP
- ✓ PROFESSIONAL & CORPORATE APPEAL
- ✓ SURROUNDED BY BUSINESS HUBS
- ✓ EASY ACCESS TO MAJOR HIGHWAYS

### FOR EMPLOYEES:

- ✓ WORK-LIFE BALANCE & AMENITIES
- ✓ BUSINESS-FRIENDLY COMMUNITY
- ✓ VIBRANT COMMUNITY
- ✓ SEAMLESS COMMUTES
- ✓ PROFESSIONAL WORK ENVIRONMENT
- ✓ PARKING CONVENIENCE
- ✓ GREAT LUNCH & COFFEE OPTIONS

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● AMPLE PARKING ● EXCELLENT VISIBILITY ● SIGNAGE OPPORTUNITIES

# EQUIPPED WITH MEDICAL-READY SUITES, IDEAL FOR HEALTHCARE PROVIDERS SEEKING A TURNKEY SOLUTION



## MODERN MEDICAL OFFICE SETUP

### MAIN FLOOR

- 5 of 9 office suites/exam rooms with built-in sinks
- A primary office/conference room
- An open area
- Inviting reception area
- A kitchenette
- A break room
- 2 bathrooms



EXISTING  
EXAM ROOMS  
+ MEDICAL  
OFFICE  
LAYOUT



## PROFESSIONAL OFFICE SPACE

### 2ND FLOOR

- 6 of 8 office suites/exam rooms with built-in sinks
- Multiple individual offices
- A large conference room
- A kitchenette
- Break rooms
- 2 bathrooms

MULTIPLE  
OFFICES +  
CONFERENCE  
ROOMS



MEDICAL PRACTICES



PROFESSIONAL SERVICES



CORPORATE OFFICES

## AMPLE PARKING – A RARITY IN COLUMBUS OFFICE SPACES

Many office spaces in the Columbus metro area struggle with limited parking, but this property provides 33+ dedicated spaces, ensuring seamless access for patients and staff. That's 5.51 spaces per 1,000 SF—well above industry standards.

No parking headaches for  
employees, clients, or patients.

33+  
DEDICATED  
PARKING  
SPACES





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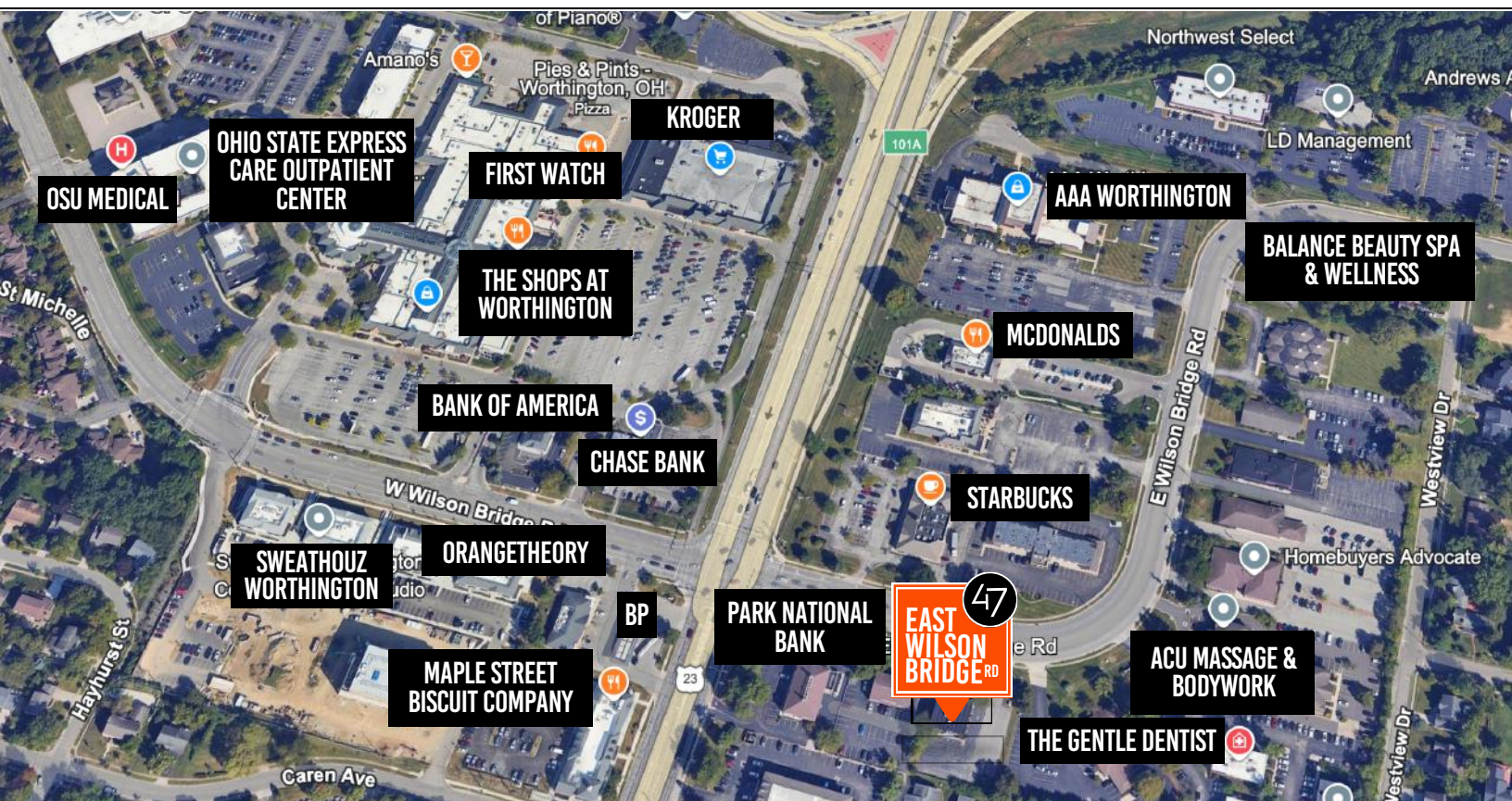


**AERIAL VIEW**

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## A VIBRANT COMMUNITY FOR PATIENTS & EMPLOYEES

Surrounded by Worthington's top-tier dining, coffee shops, and retail, this location offers a superior patient experience while also providing your team with exceptional work-life balance amenities.



**NEARBY AMENITIES**



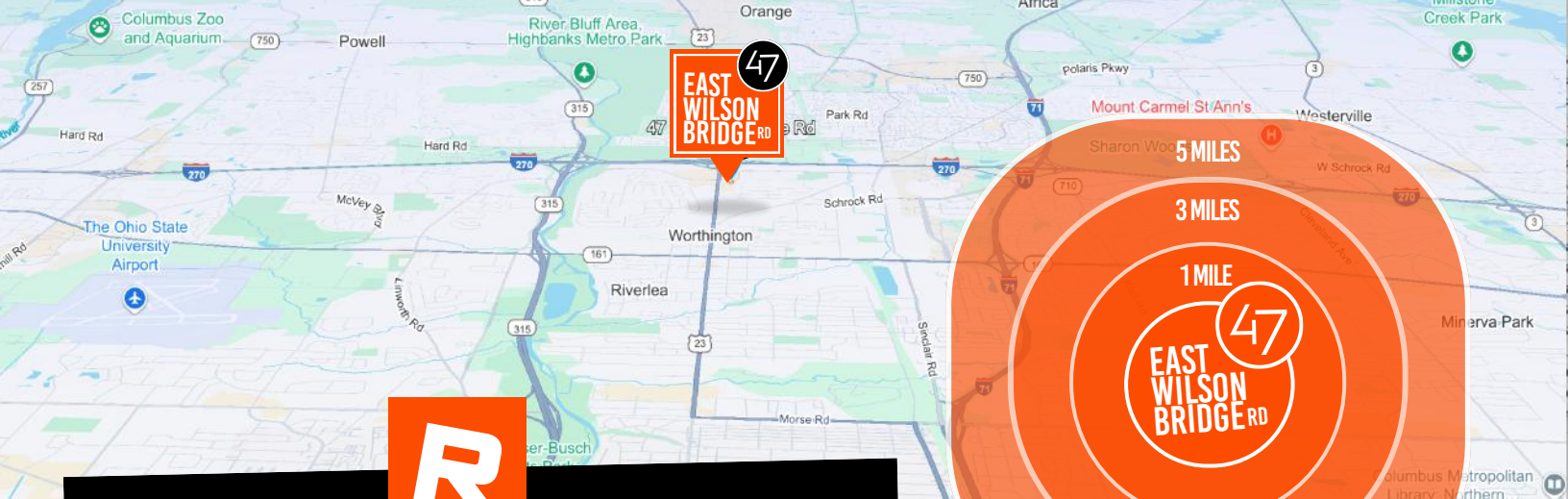


Situated just minutes from major highways such as I-270 and OH-315, Worthington ensures easy accessibility for both clients and employees. This prime location facilitates convenient commutes and enhances the reach of businesses to the broader Columbus metropolitan area.

## PRIME LOCATION FOR MEDICAL GROWTH & REFERRALS

- 📍 **5 minutes from I-270** – Direct highway access ensures easy patient commutes
- 📍 **Near OSU Wexner Medical Center** – Connect with a top-tier referral network and medical professionals
- 📍 **Surrounded by Worthington, Dublin & Westerville** – Affluent patient base in high-demand neighborhoods
- 📍 **Minutes from major healthcare institutions & specialists** – Ideal for collaborations & partnerships

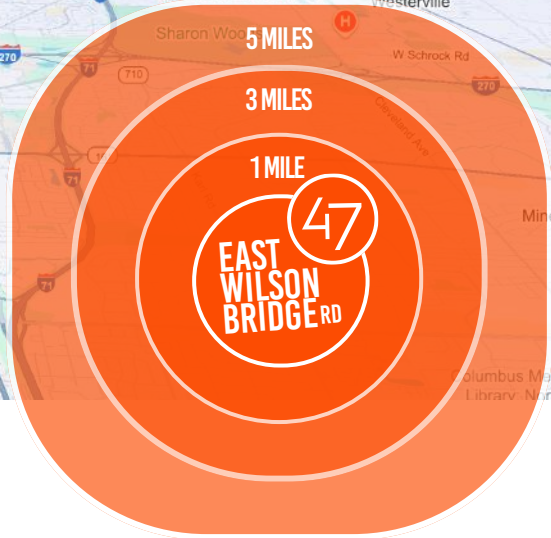




## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8K	50K	120K
AVERAGE AGE	42	40	38
AVERAGE HH INCOME	\$95K	\$85K	\$80K
AVERAGE HOUSE VALUE	\$275K	\$250K	\$240K

Demographic data derived from datausa.io

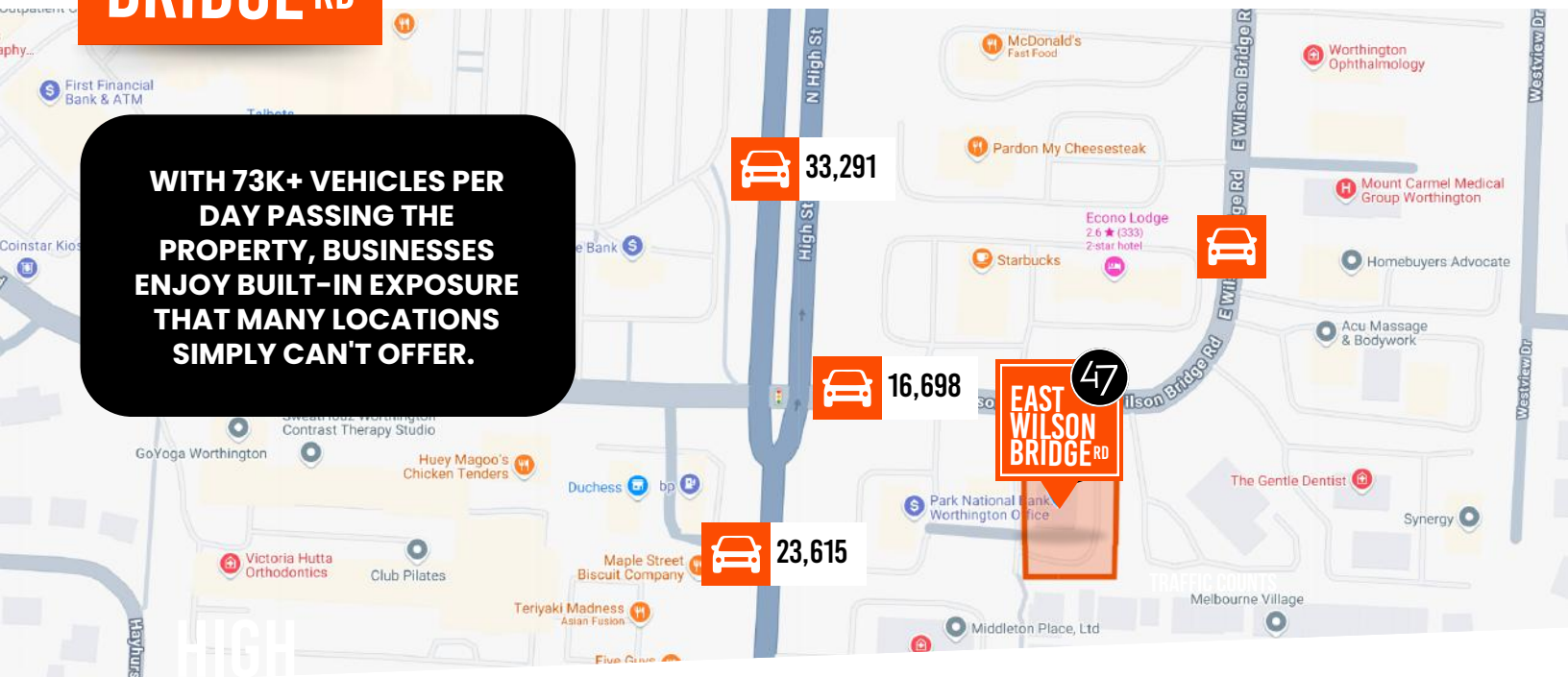


## TRAFFIC HIGH VISIBILITY + EXPOSURE



**47 E WILSON BRIDGE ROAD'S CENTRAL LOCATION IN OHIO MAKES IT ACCESSIBLE TO A LARGE REGIONAL MARKET, INCLUDING NEARBY CITIES AND SUBURBS**

**WITH 73K+ VEHICLES PER DAY PASSING THE PROPERTY, BUSINESSES ENJOY BUILT-IN EXPOSURE THAT MANY LOCATIONS SIMPLY CAN'T OFFER.**



Traffic count data represents estimated average daily traffic (ADT) based on the Mid-Ohio Regional Planning Commission (MORPC) Traffic Count Database System (TCDS), and may vary due to seasonal changes, construction, or other factors; verification with local authorities is recommended for accuracy (morpc.org).

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# 14.9K

TOTAL POPULATION

# \$378K

AVG HOME VALUE

## WORTHINGTON, OH

# \$119K

AVG HH INCOME

# 40.9

MEDIAN AGE

As of the second quarter of 2024, the office vacancy rate in Worthington stood at **26.46%**, indicating a competitive market with potential for growth.

**OFFICE VACANCY  
RATE**

→ **26.46%**

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Worthington is renowned for its historic charm, excellent schools, and vibrant community. Recognized as one of the best places to live in Ohio, it offers a supportive environment for businesses. The broader Columbus area is known for its diverse economy, skilled workforce, and cultural attractions, making it a hub for innovation and growth.

### ECONOMIC GROWTH + MARKET STABILITY



**Projected Job Growth:** Over the next decade, Worthington anticipates a job growth rate of 34.0%, slightly surpassing the U.S. average of 33.5%, reflecting a stable and expanding local economy.

#### Affluent & Stable Patient Base

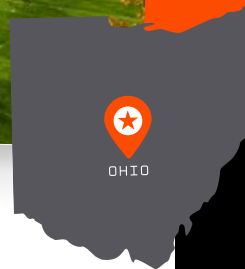
- Worthington has a well-educated and affluent population, with a median household income above the national average.
- The community is known for long-term residents and family-oriented demographics, providing a stable and reliable patient base.
- Aging population trends in the area increase demand for healthcare services, particularly in primary care, specialty medicine, and senior-focused care.

# #4

**BEST SUBURBS FOR  
YOUNG PROFESSIONALS  
IN COLUMBUS AREA**  
[NICHE.COM](https://www.niche.com)



WITH A 1.4% ANNUAL GROWTH RATE, COLUMBUS IS THE FASTEST GROWING MAJOR METRO IN THE MIDWEST AND THE 7TH LARGEST ECONOMY IN THE UNITED STATES



902K

TOTAL POPULATION

\$213K

AVG HOME VALUE

COLUMBUS

## ECONOMIC GROWTH + MARKET STABILITY

- ✓ No single industry represents more than 18% of employment, reducing economic volatility
- ✓ Columbus has a highly diversified economy, ensuring stability across multiple industries
- ✓ 1.0 million SF of positive net absorption in 2024, demonstrating strong business demand

Office vacancy rate in Columbus remained stable at 13.2% in Q4 2024, reflecting a steady demand for quality office space.

OFFICE VACANCY RATE

→ 13.2%

\$68K

AVG HH INCOME

28

MEDIAN AGE

100

OVER 100 COMPANIES ARE HEADQUARTERED IN COLUMBUS

37K

COLLEGE + GRADUATE STUDENTS



28M

VISITORS FROM FOOTBALL ATTRACTIONS ANNUALLY

14K

NEW RESIDENTS IN 2024



64K+

PROJECTED RESIDENTS IN THE NEXT 5 YEARS



2 BILLION EXPANSION AT JOHN GLENN INTERNATIONAL AIRPORT BREAKS GROUND IN EARLY 2025

Columbus, Ohio, is a fast-growing business hub, offering an affordable, strategic, and innovative environment for companies looking to establish or expand their presence. With a strong economy, diverse talent pool, and high-quality office spaces, Columbus continues to attract businesses across various industries.





## 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

OHIO RANKED  
#7 AMERICA'S  
TOP STATES FOR  
BUSINESS 2024  
**CNBC**



RANKED AMONG  
THE TOP 10 CITIES  
FOR BUSINESS  
GROWTH  
**FORBES**

**Forbes**

NAMED ONE OF  
THE BEST CITIES  
FOR YOUNG  
PROFESSIONALS  
**FORBES**

**Forbes**

BEST  
DESTINATIONS  
FOR CULINARY  
TRAVEL 2024  
**ESSENCE**

**ESSENCE**

RANKED IN THE  
TOP 10 HOTTEST  
JOB MARKETS  
**WALL STREET  
JOURNAL**

**WSJ**

Franklin County and the Columbus Region have received numerous accolades that highlight their attractiveness to businesses, including retailers. The region is recognized as a top-ranked business climate with a strong economy and a prepared workforce. It has been named the No.1 Rising City for Startups and has grown multiple unicorn companies, showcasing its potential for innovation and business success.

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