

FOR SALE



\$575,000

3311 E Livingston Ave, Columbus, OH 43227

- Previous Use: Daycare Center.
- Lots of offices and rooms with plenty of storage areas
- Total of 5,292 Sq Ft includes the lower level
- Approximately 23 parking space available around back
- Multiple different uses, zoned C-2 Commercial
- 2 units with separate entrances, highly accessible

Livingston Avenue.



[Click Here for Video](#)

BEST CORPORATE REAL ESTATE
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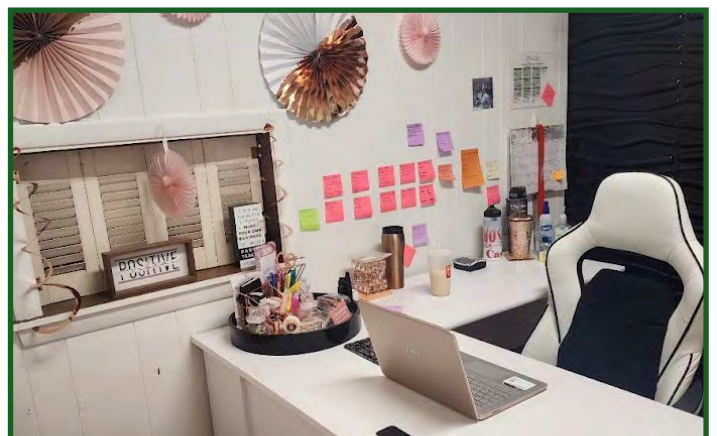
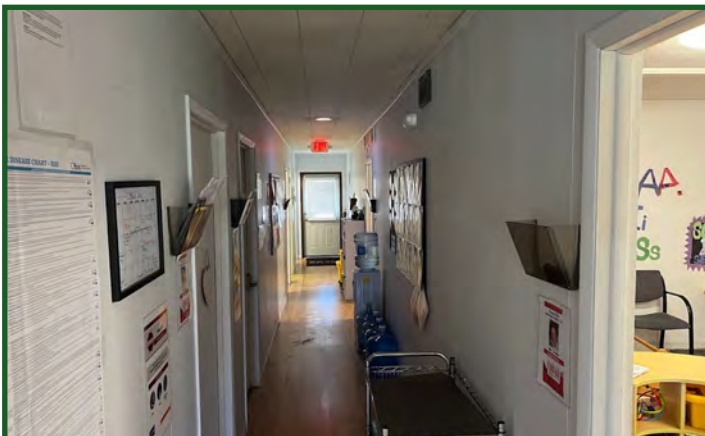
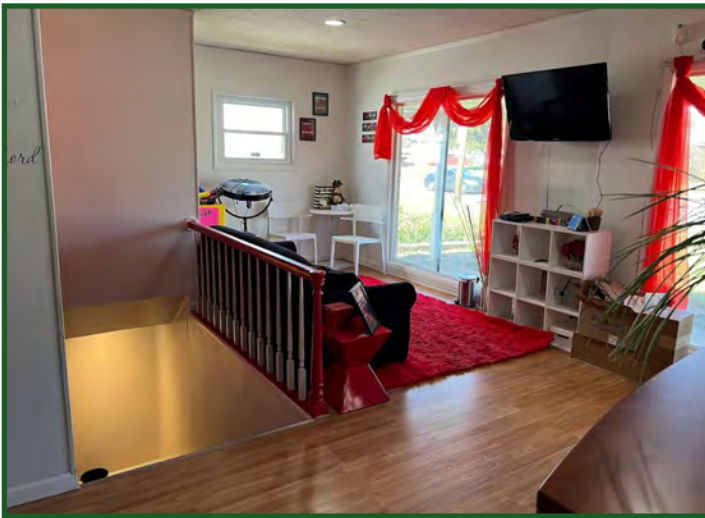


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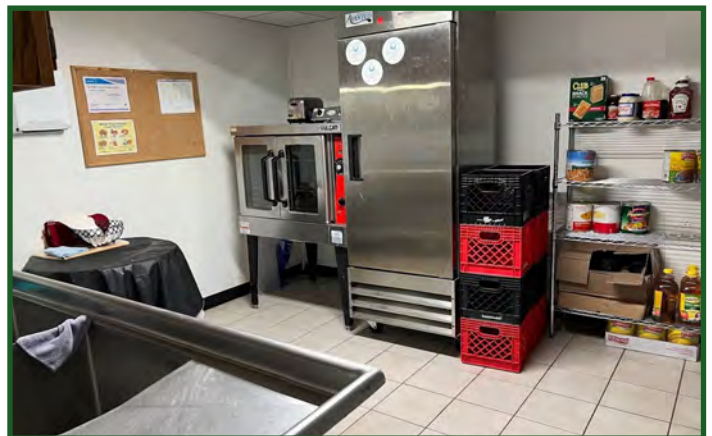


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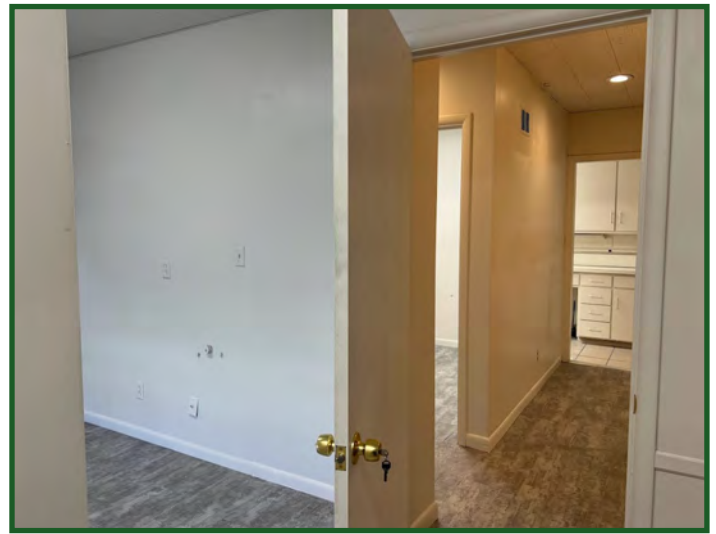


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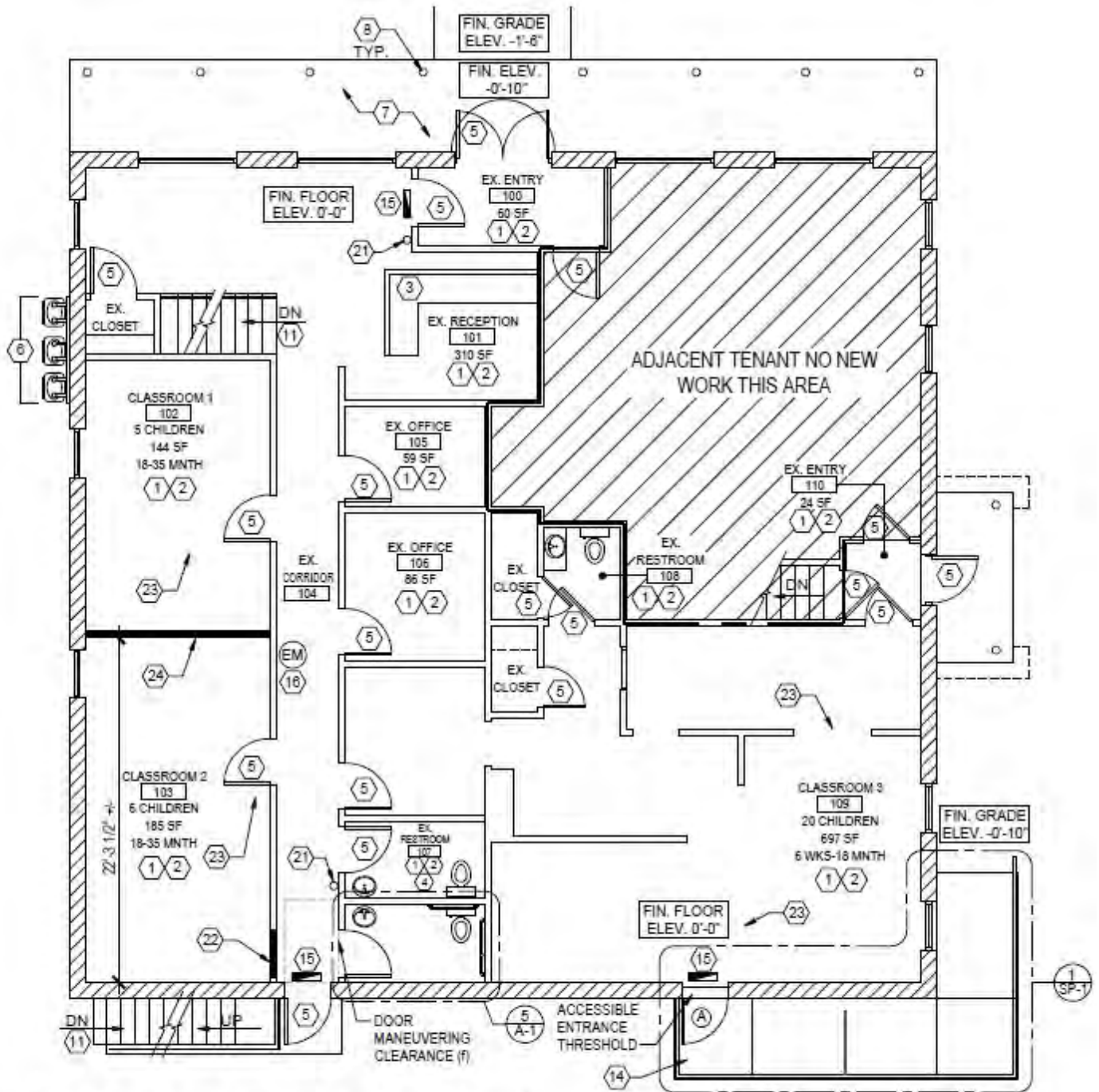


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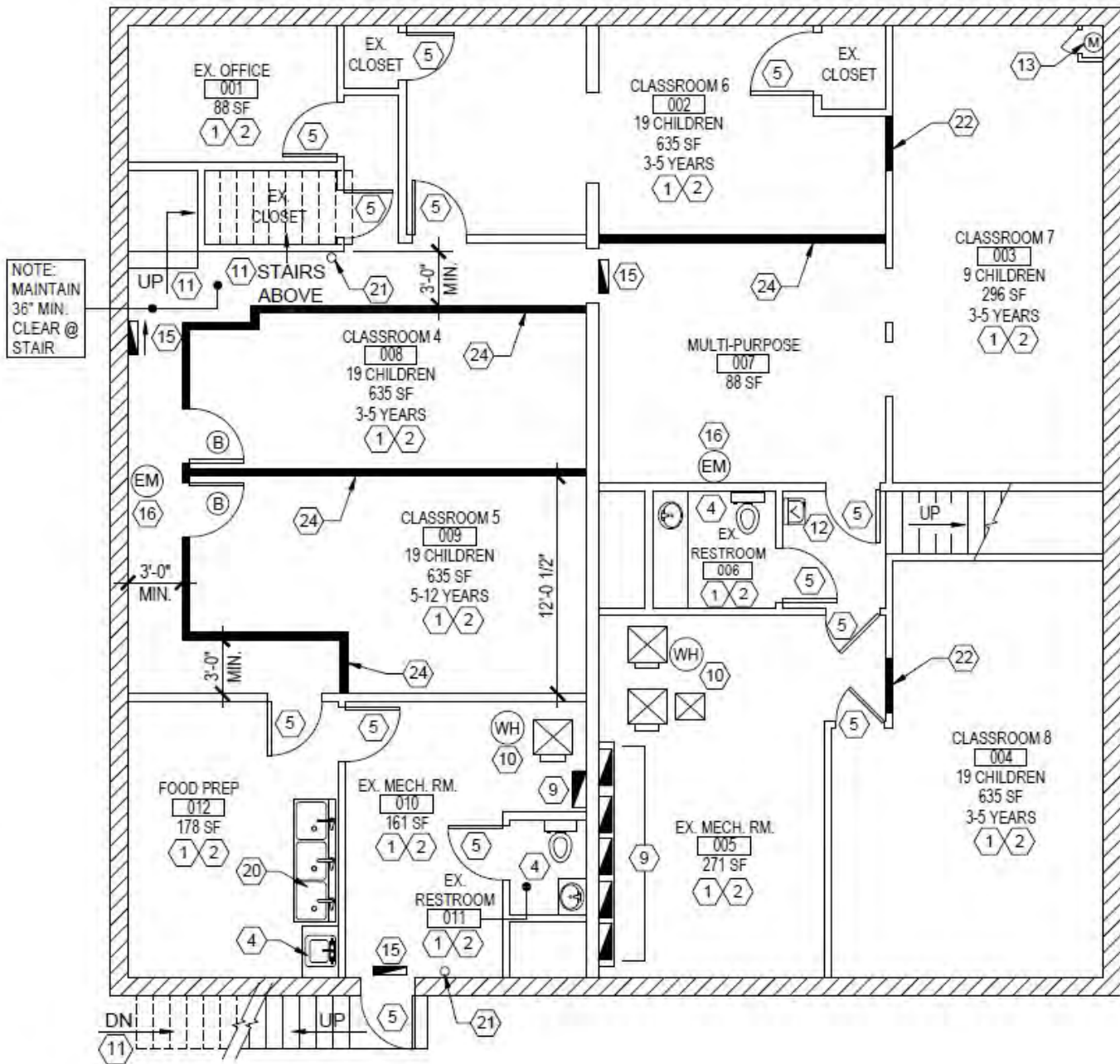


2 GROUND LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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1 LOWER LEVEL FLOOR PLAN 

SCALE: 1/8" = 1'-0"

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Aerial



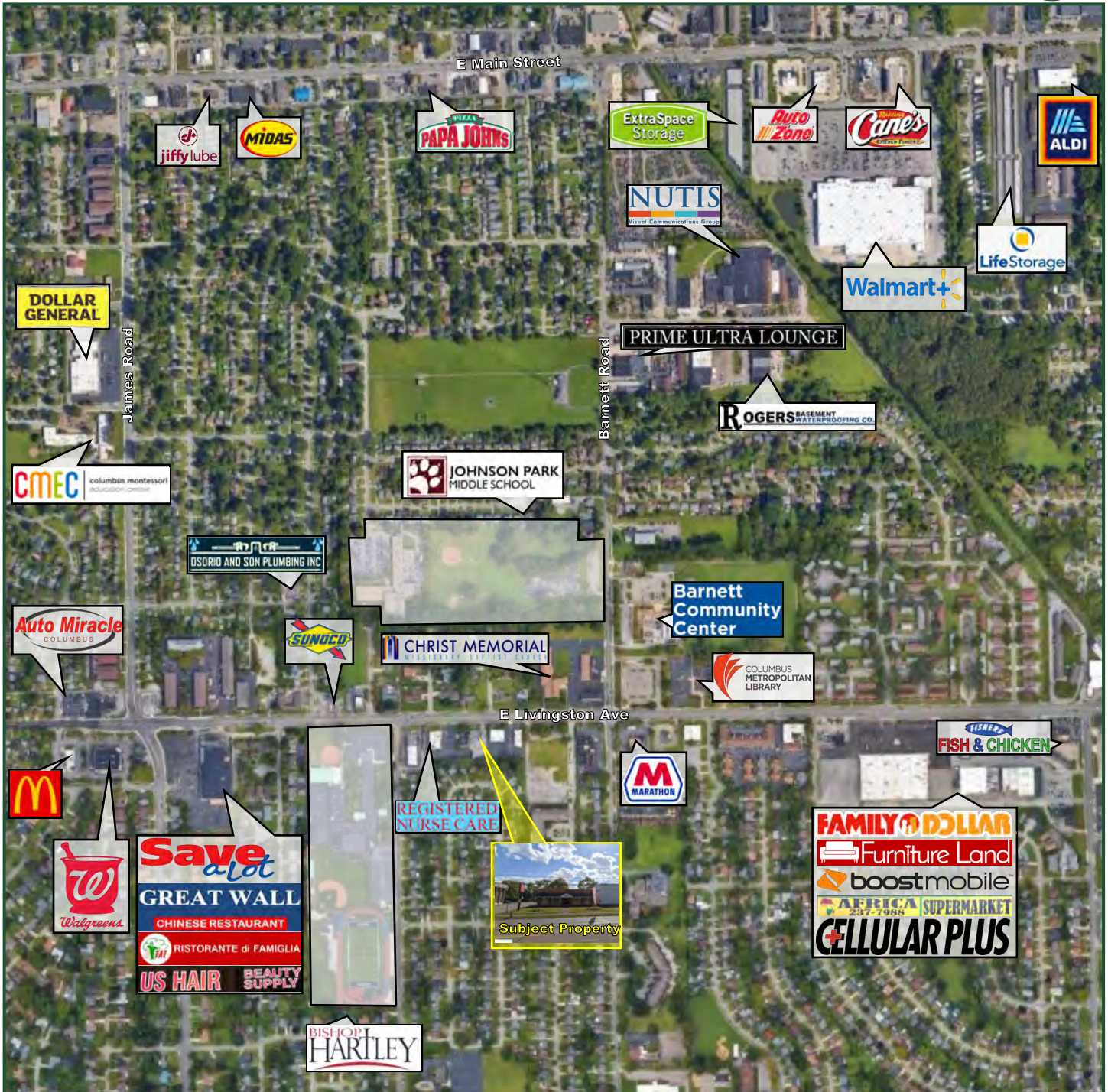
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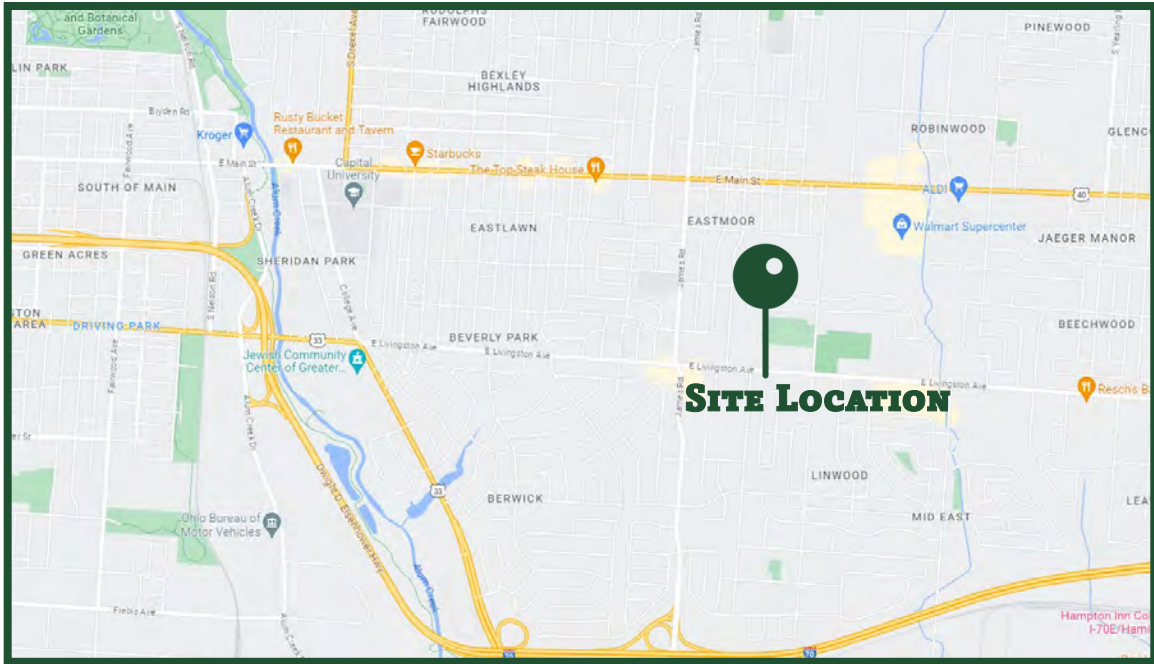
Amenities Page



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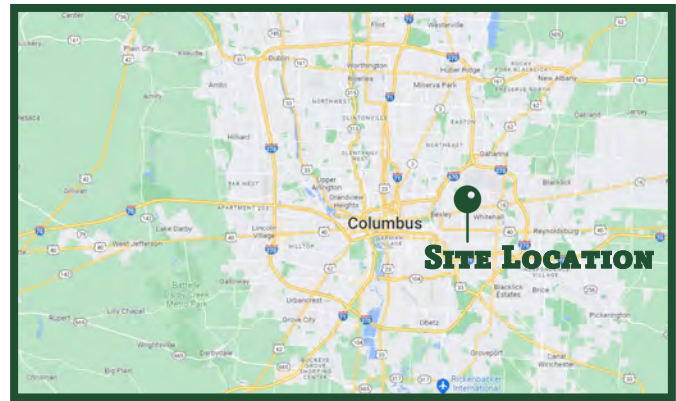


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TRAFFIC COUNT

Street	Avg Daily Volume
S JAMES RD - BROWNLEE AVE	19,761
E LIVINGSTON AVE - LIVINGSTON AVE	15,082
EASTMOOR BLVD - EASTMORELAND DR	2,301



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	10,378	77,430	174,782
Households (2023) 	8,194	41,071	89,224
Avg Household Income 2020) 	\$44,964	\$54,099	\$47,279

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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers

 **WORTHINGTON**
INDUSTRIES

 **FedEx**

 **Nationwide**

 **XPO**
Logistics

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN**
ELECTRIC
POWER

 **Huntington**

 **Whirlpool**
CORPORATION

 **DSW**
DESIGNER SHOE WAREHOUSE

 **VERTIV**

 **HYPERION**
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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