

FOR LEASE



3311 E Livingston Ave, Columbus, OH 43227

- Previous Use: Tax Accounting.
- Side door entrance.
- Approximately 4 offices, reception area, and bathroom.
- 1/4 of the 1st floor space available, approx. +/- 800 SF.
- Approximately 23 parking spaces available around back.
- Multiple unit building with a daycare located on the same floor.
- Multiple different uses, zoned C-2 Commercial.
- Ready for occupancy.



[Click Here for Video](#)

BEST CORPORATE REAL ESTATE
VALERIE TIVIN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 110
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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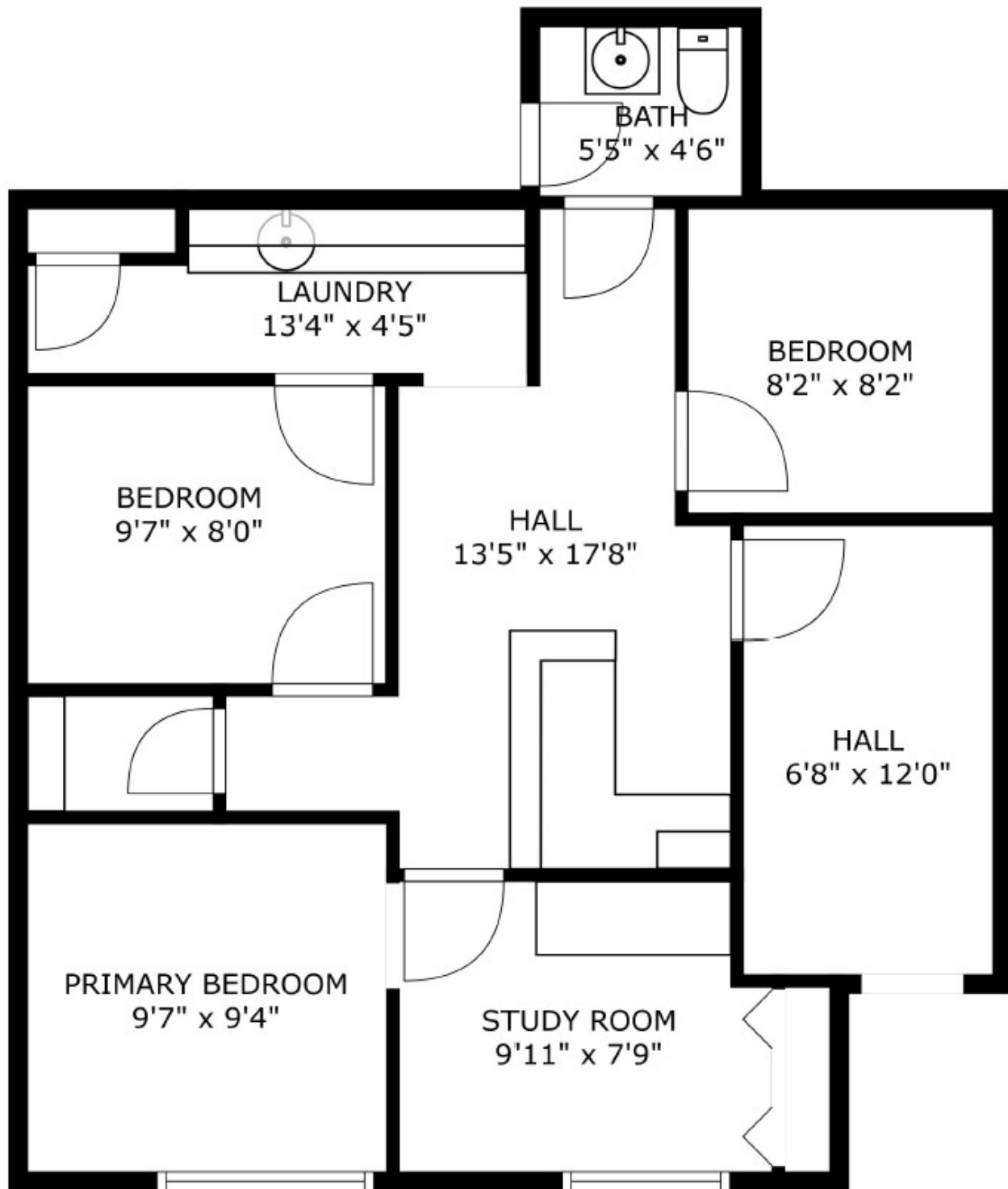


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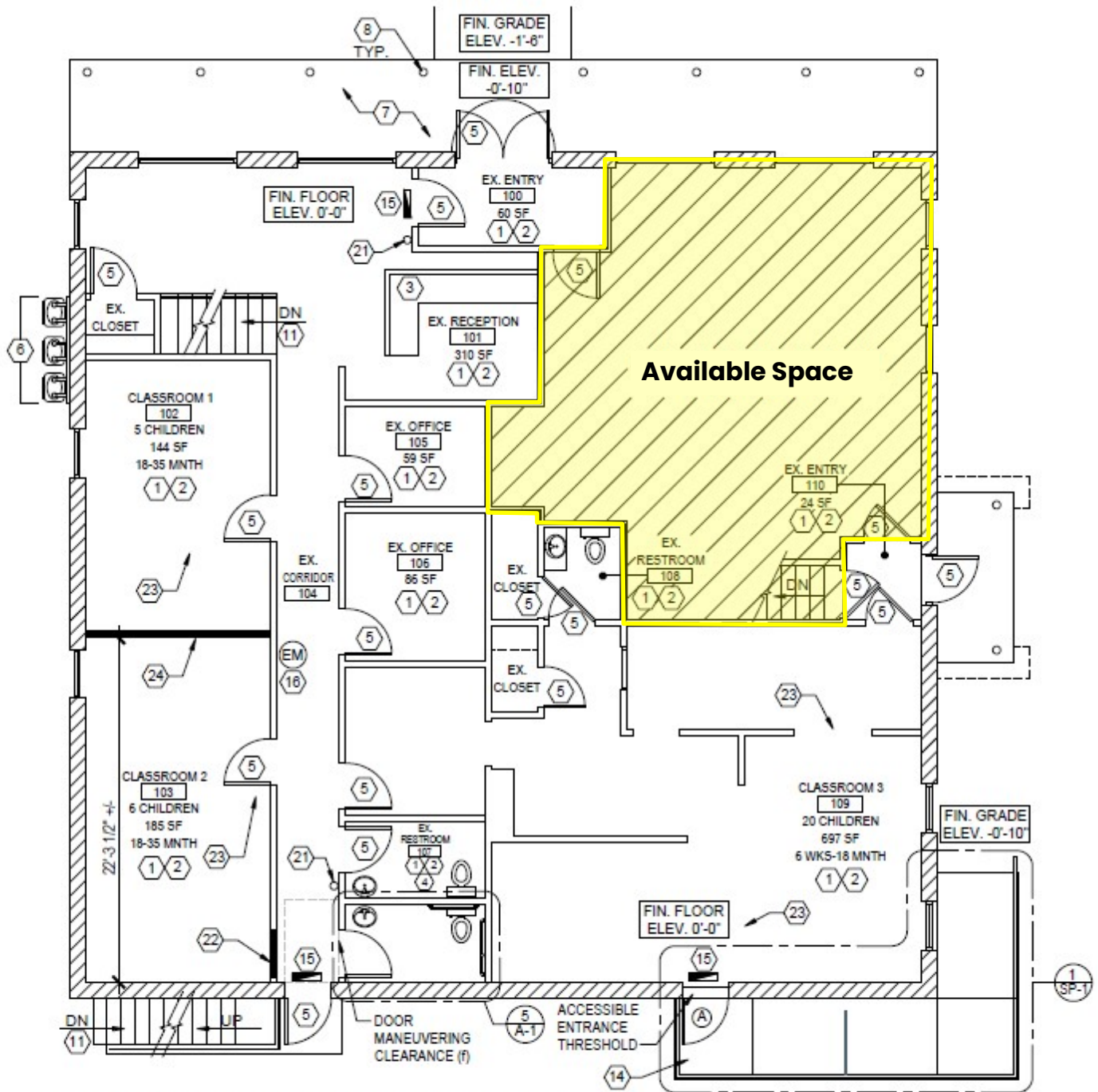


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2 GROUND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Aerial



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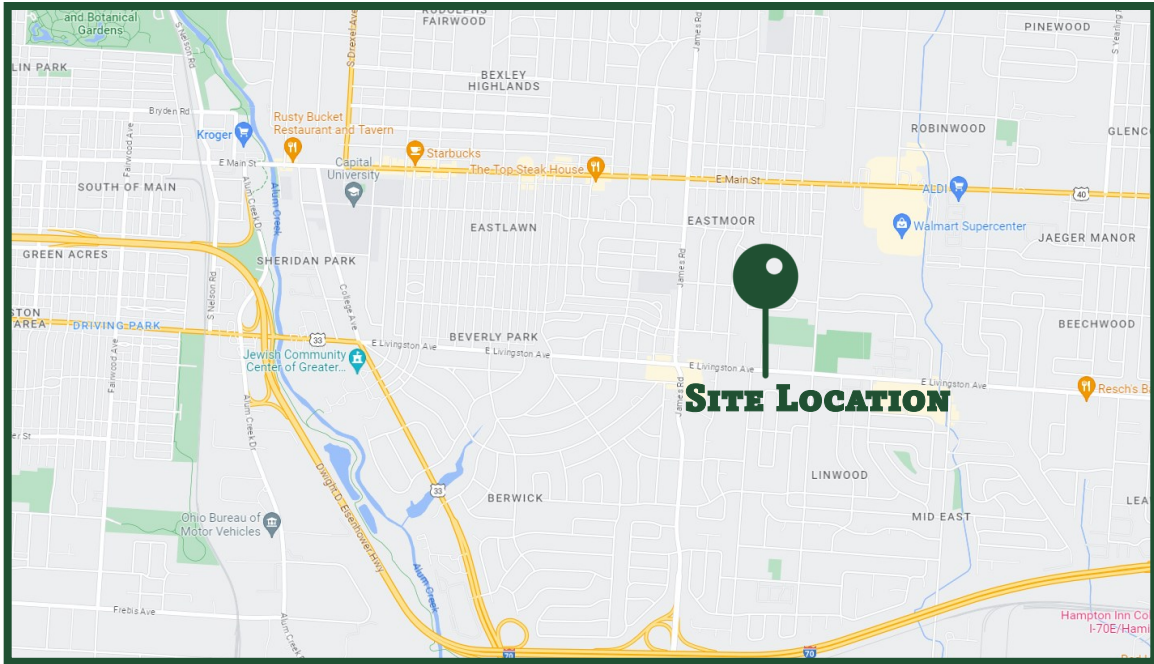
Amenities Page



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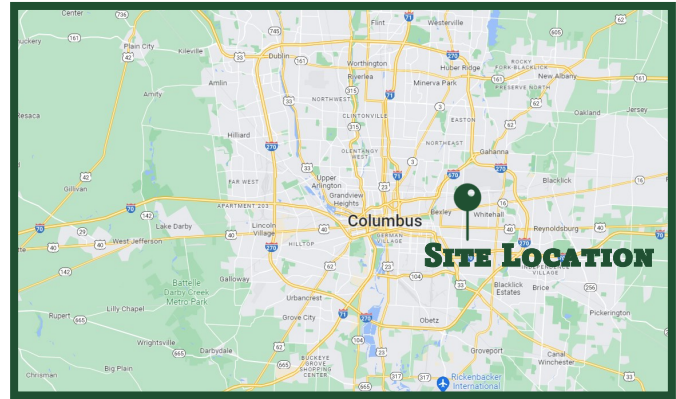


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TRAFFIC COUNT

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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