

# FOR SALE OR LEASE



## NEGOTIABLE OR \$3,500 NNN

### 1100 Cleveland Ave, Columbus, OH 43201

- High traffic corner location
- Right off the freeway in the highly desirable Milo-Grogan Arena
- Currently undergoing major renovations and new construction in the area.
- Located at the corner of Cleveland Ave and E 5th Ave
- Previously a Church's Chicken Restaurant
- Location offers a hood system in place

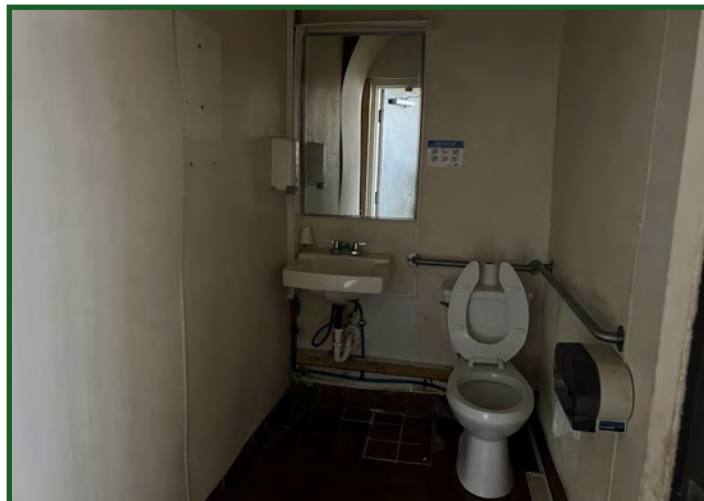
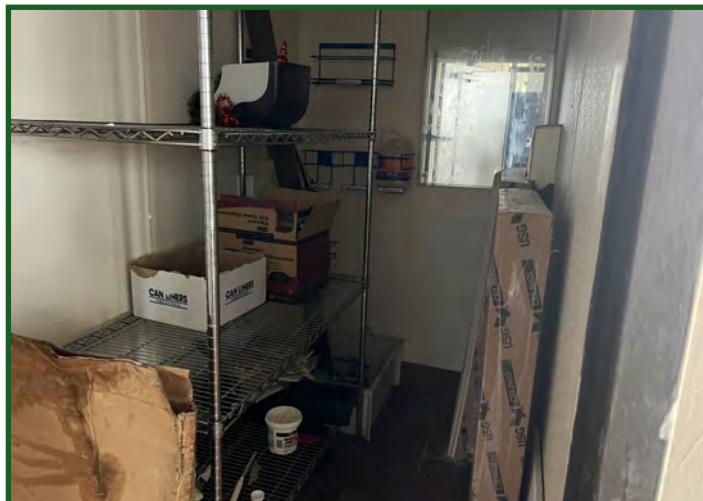
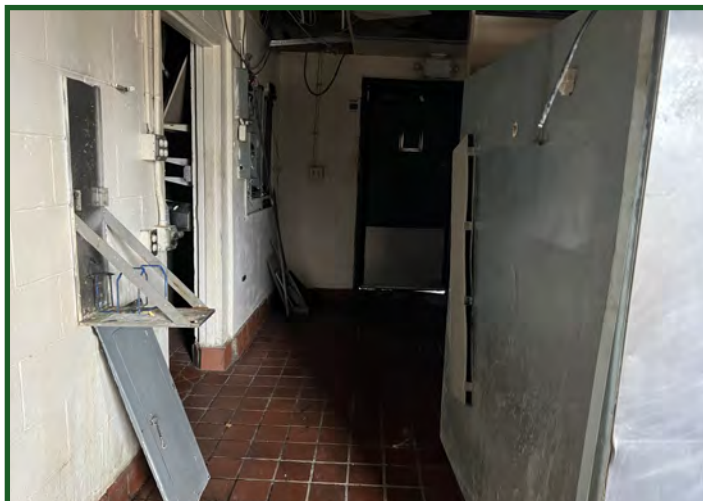


[Click Here for Video](#)

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# Investment Summary

<b>ASKING PRICE FOR SALE</b>	Negotiable
<b>ASKING PRICE FOR LEASE</b>	\$3,500/ Month NNN
<b>CAM</b>	\$8.50
<b>PARCEL</b>	#010-132066
<b>ZONING</b>	Commercial: 435 - Fast Food/Drive-In Restaurant
<b>SQ FT OF BUILDINGS</b>	± 1,663
<b>LOT SIZE</b>	± 0.34 AC
<b>YEAR BUILT</b>	1962
<b>YEAR REMODELED</b>	1975
<b>COUNTY</b>	Franklin
<b>TAX DISTRICT</b>	City Of Columbus
<b>TAXES (2023)</b>	\$11,371

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## Estimated Drive Times

### Local Locations

### Drive Time in Minutes (Miles Away)

Closest Gas Station (Exxon)	1 min (0.1)
Closest Grocery Store (Kroger)	5 min (1.1)
Closest Restaurant (Wang's Chinese Kitchen)	1 min (0.3)
Closest Pharmacy (CVS)	5 min (2.2)
Closest Hospital (Ohio State East Hospital)	8 min (3.2)
Closest Airport (John Glenn)	7 min (5.3)

### Regional Locations

The Ohio State University	6 min (1.5)
Downtown Columbus	5 min (2.1)
Easton Town Center	15 min (9.4)
Polaris Mall	15 min (12.2)
Lower.com Field (Columbus Crew)	7 min (2.9)
Nationwide Arena (Blue Jackets)	5 min (2.2)
Columbus Zoo and Aquarium	25 min (20.1)
Zoombezi Bay Waterpark	26 min (20.1)
Franklin Park Conservatory	10 min (3.6)
COSI	8 min (4.2)

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## Parcel View

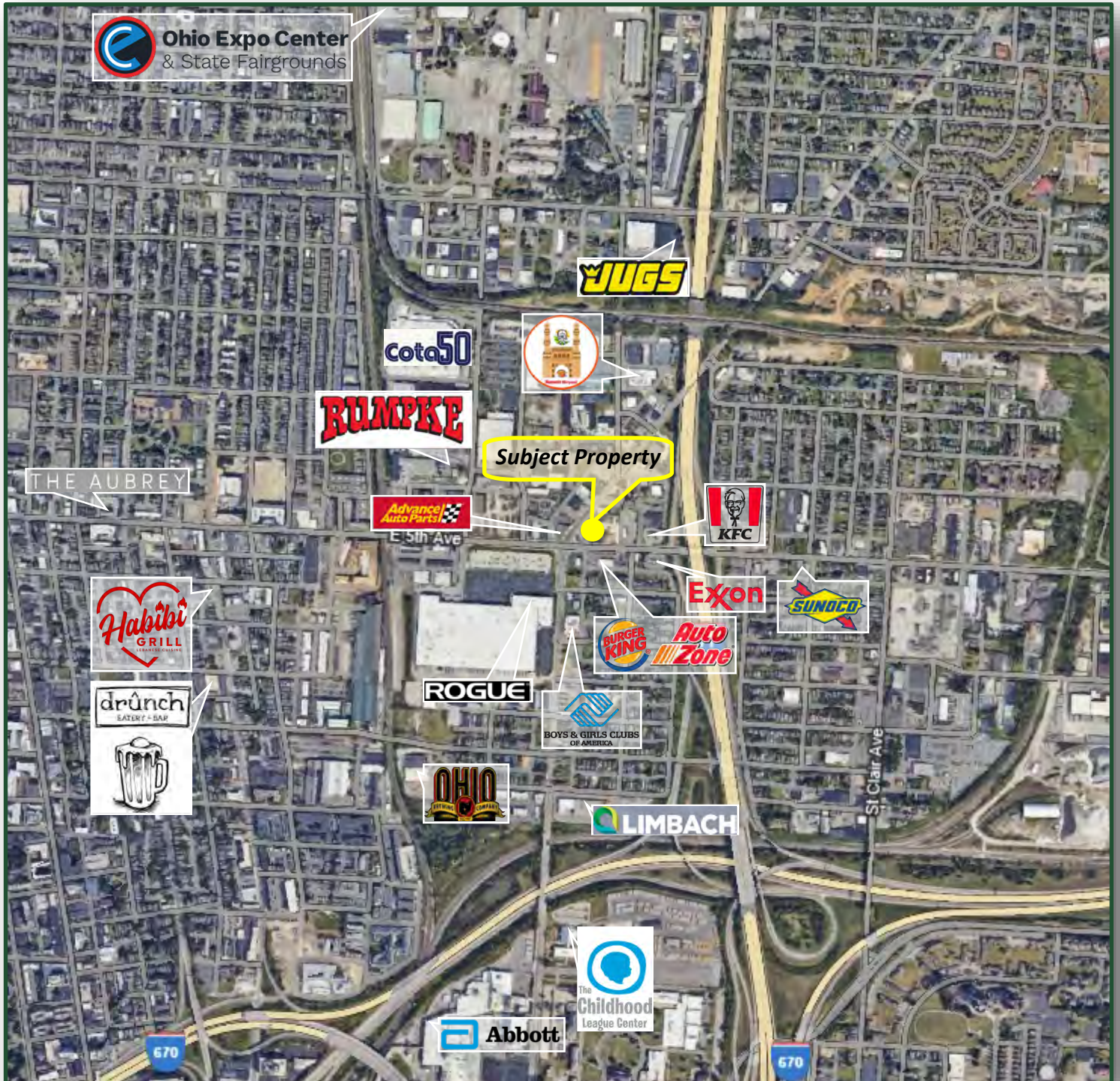


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## Trade Aerial



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# TRAFFIC COUNT (2023)

Street	Avg Daily Volume
Cleveland Ave - E 5th Ave	10,886
E 5th Ave - N 9th St	17,331
E 5th Ave - I- 71	14,704



**SITE LOCATION**

## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		6,851	109,996	253,566
Households (2023)		6,651	53,679	124,576
Avg Household Income (2023)		\$28,771	\$34,943	\$47,749

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# THE CITY OF COLUMBUS

## Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. 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 (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a Business

#5

City for Entrepreneurs and Startups

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

FORBES MAGAZINE

## Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM [www.columbusregion.com](http://www.columbusregion.com) and The One Columbus Organization

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