

OFFICE FOR LEASE

5869 - 5877 CLEVELAND AVENUE

Columbus, OH 43231



SALE PRICE: \$675,000

PROPERTY INFORMATION:

COUNTY: Franklin

MARKET: Columbus

SUBMARKET: Westerville

BUILDING SF: 10,104 SF

YEAR BUILT: 1985

ZONING: City of Columbus
Commercial - C2

PARKING: 7.13/1,000 SF
(72 Total)

TRAFFIC COUNT: 21,900 ADT

SIGNAGE: Monument & Exterior
Building Signage Available



PROPERTY OVERVIEW

Great opportunity for an owner user or a value-add investment. The building is made up of four individual suites that are ideal for a wide range of users from medical to general office. The property has a large parking lot, excellent visibility, and prominent monument signage.

LOCATION OVERVIEW

This single story office building is conveniently located on Cleveland Avenue, less than three miles from SR-161, I-270, and I-71. The property is located in close proximity to numerous retail and restaurant amenities.

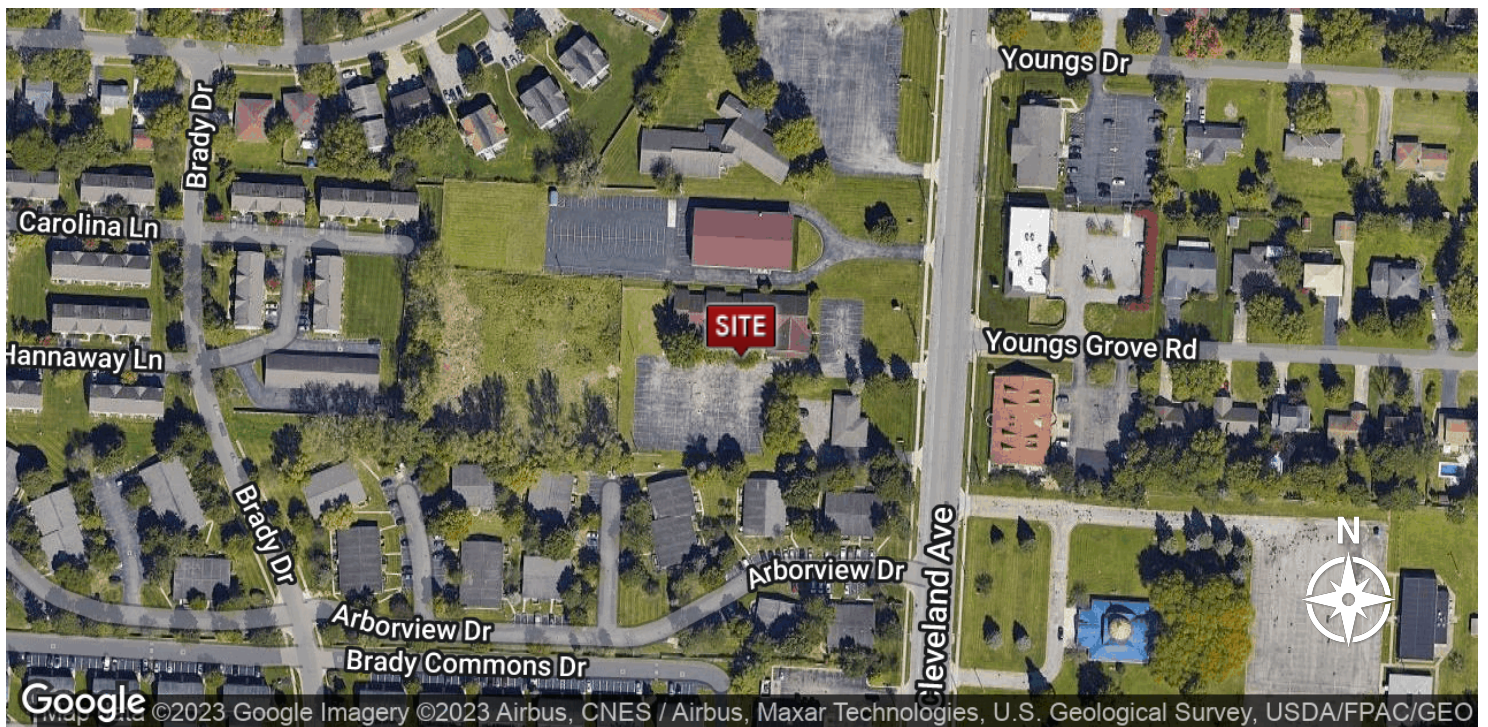
Alex Kuniega
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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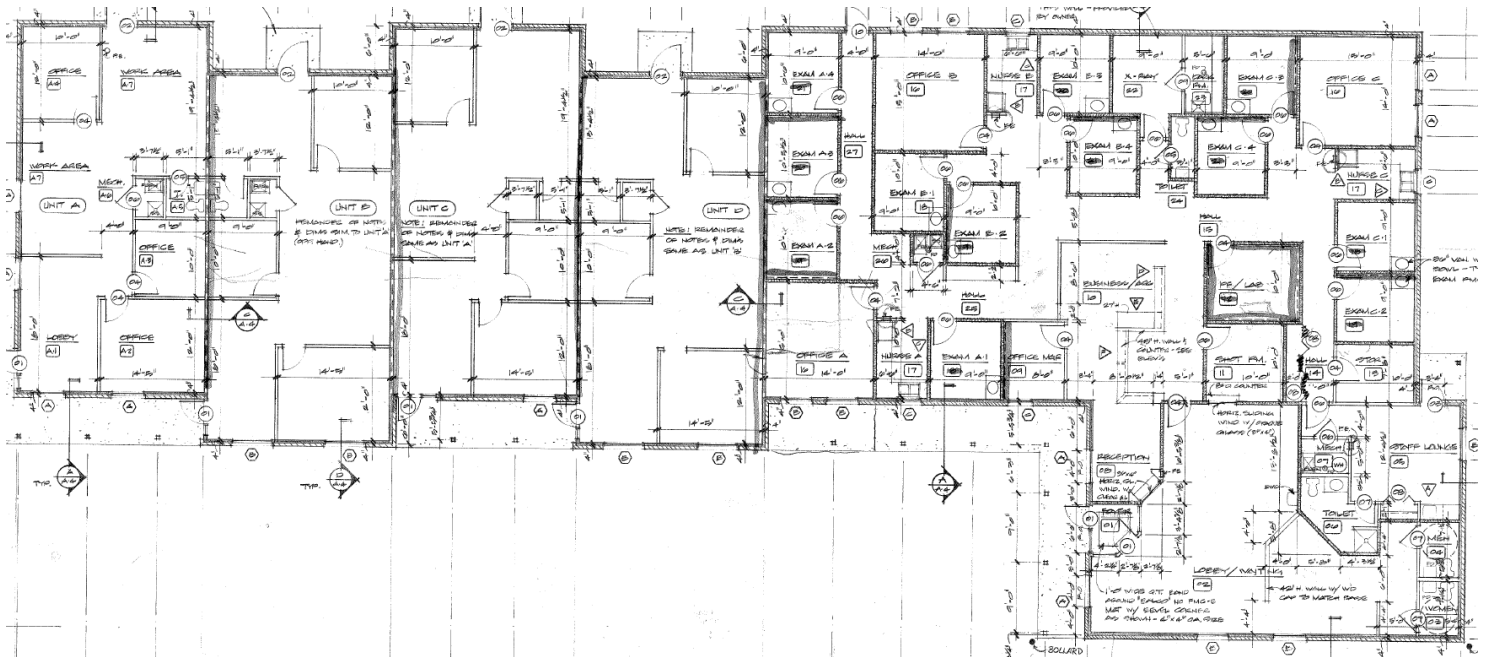
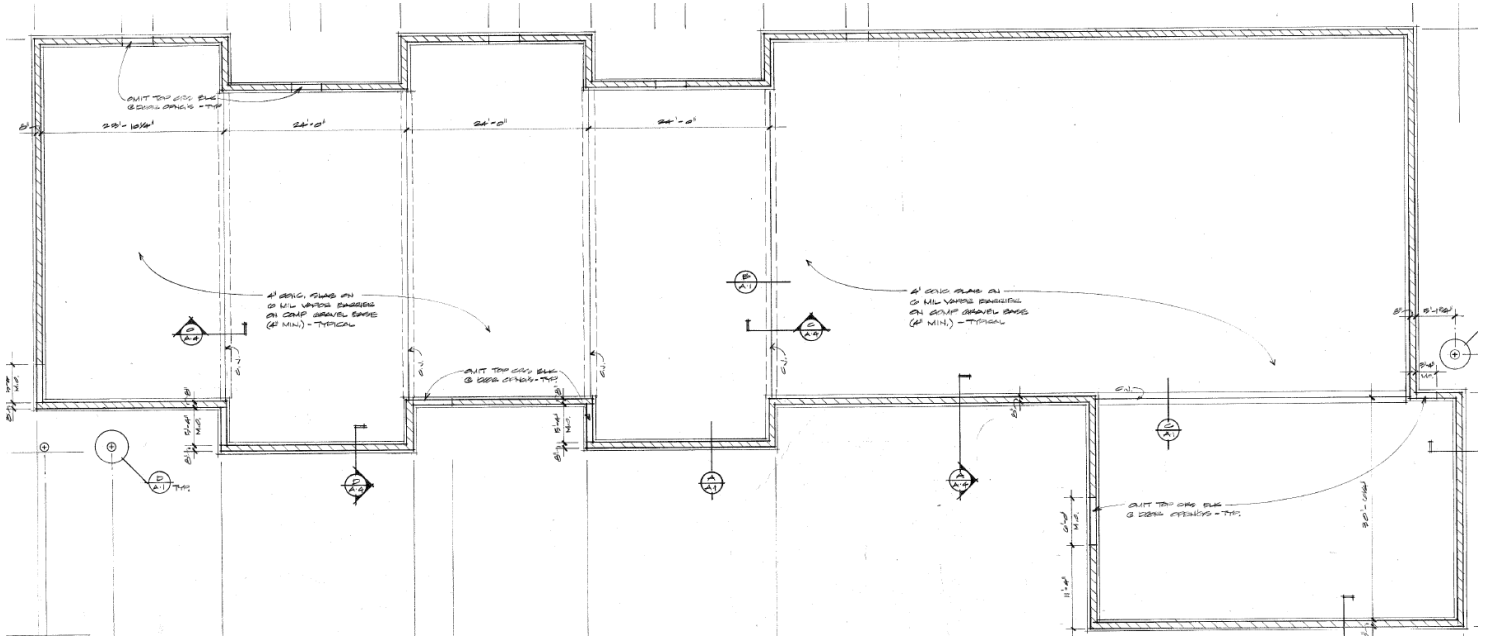
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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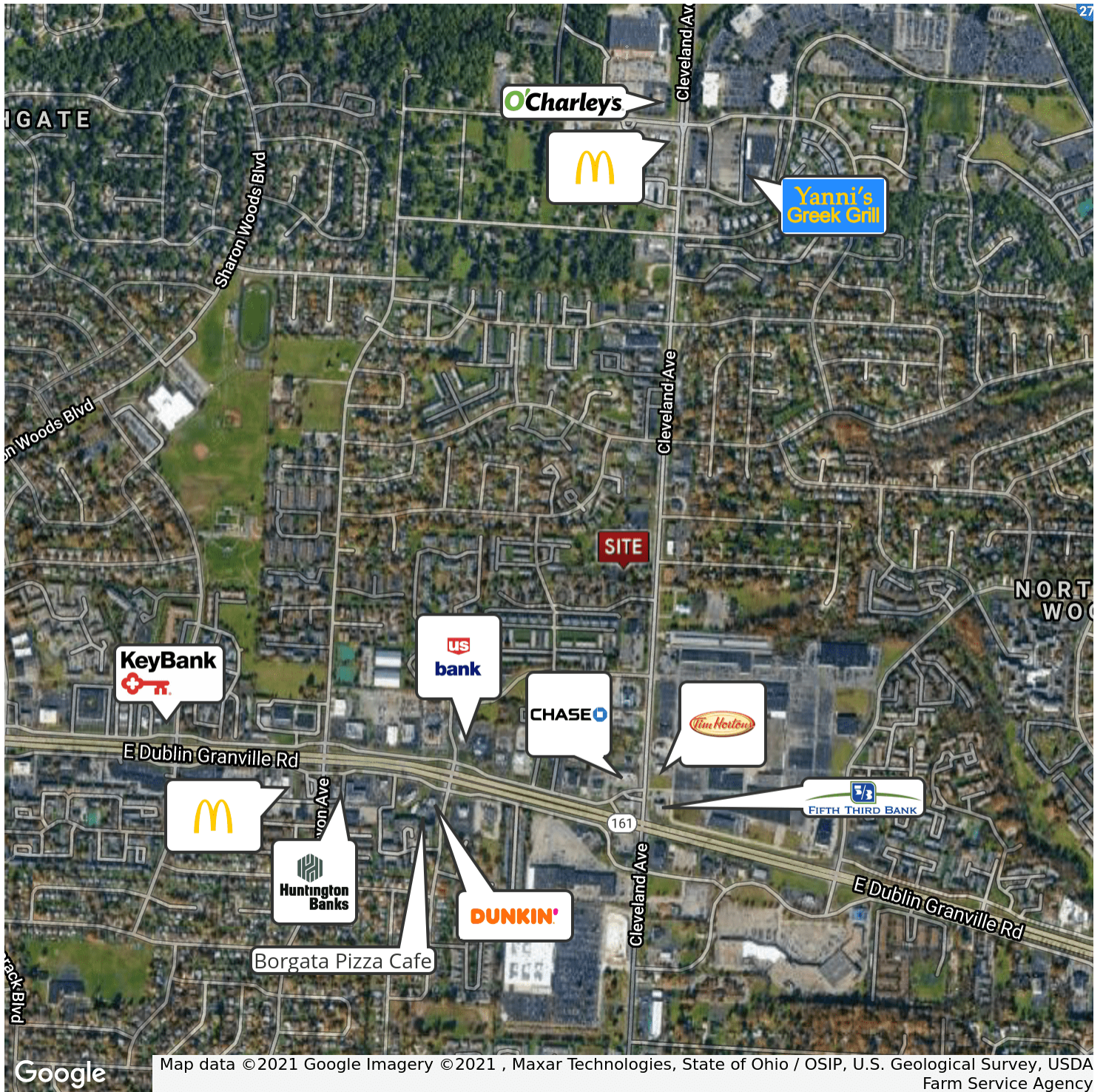
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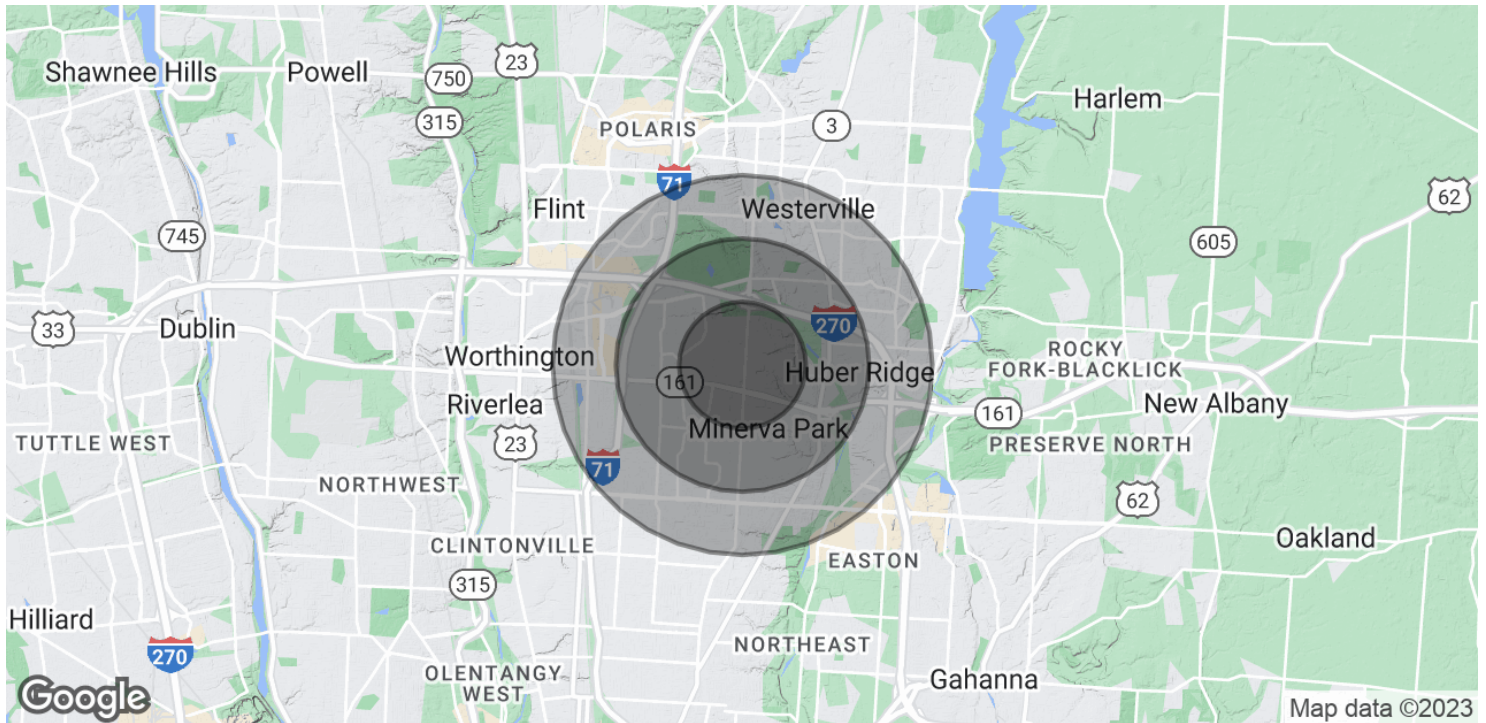
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,409	58,962	118,633
Average age	33.3	34.7	33.5
Average age (Male)	31.4	33.2	32.5
Average age (Female)	34.7	36.0	34.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,745	23,783	47,060
# of persons per HH	2.4	2.5	2.5
Average HH income	\$43,685	\$51,771	\$52,931
Average house value	\$125,671	\$146,558	\$152,300

* Demographic data derived from 2020 ACS - US Census

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