



# COMPLETELY RENOVATED BARBERSHOP FOR LEASE

880 SULLIVANT AVE COLUMBUS, OH 43223



## OFFERED: FOR LEASE

# LEASE RATE: \$2,000.00 PER MONTH

## ±768 SF | MODIFIED GROSS

- Renovations to be completed in Spring 2024
- Buildout will be specific to barber / salon business
- Ability to rent full space and booth rent the chairs
- ±3 Minute access to I-70

### CONTACT:

KEAGAN FINLEY, CCIM  
859.916.9354

800.895.9329 | <https://elifinrealty.com> | April 2024

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now available for pre-leasing, 880 Sullivan Ave will soon feature a completely renovated, ±768 SF barbershop. The renovations are expected to be completed in Spring of 2024.
- The building's renovation has been meticulously planned to include a main room with space for five barber chairs, a waiting area, checkout counter, supply shelf, and restroom, complemented by additional storage and mechanical access in the basement.
- The outdoor space is being manicured into a fenced-in patio, designed to provide an exceptional space for both clients and employees.
- The primary tenant will have the ability to booth rent the chairs to other barbers.
- The property enjoys just ±3 minute access to and from I-70.
- Within the vibrant Franklinton neighborhood, the property also has great access to Downtown Columbus, the Columbus Metro Library, the Short North Arts District, COSI, Gravity, and several new or upcoming developments.

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# EXTERIOR PHOTOS

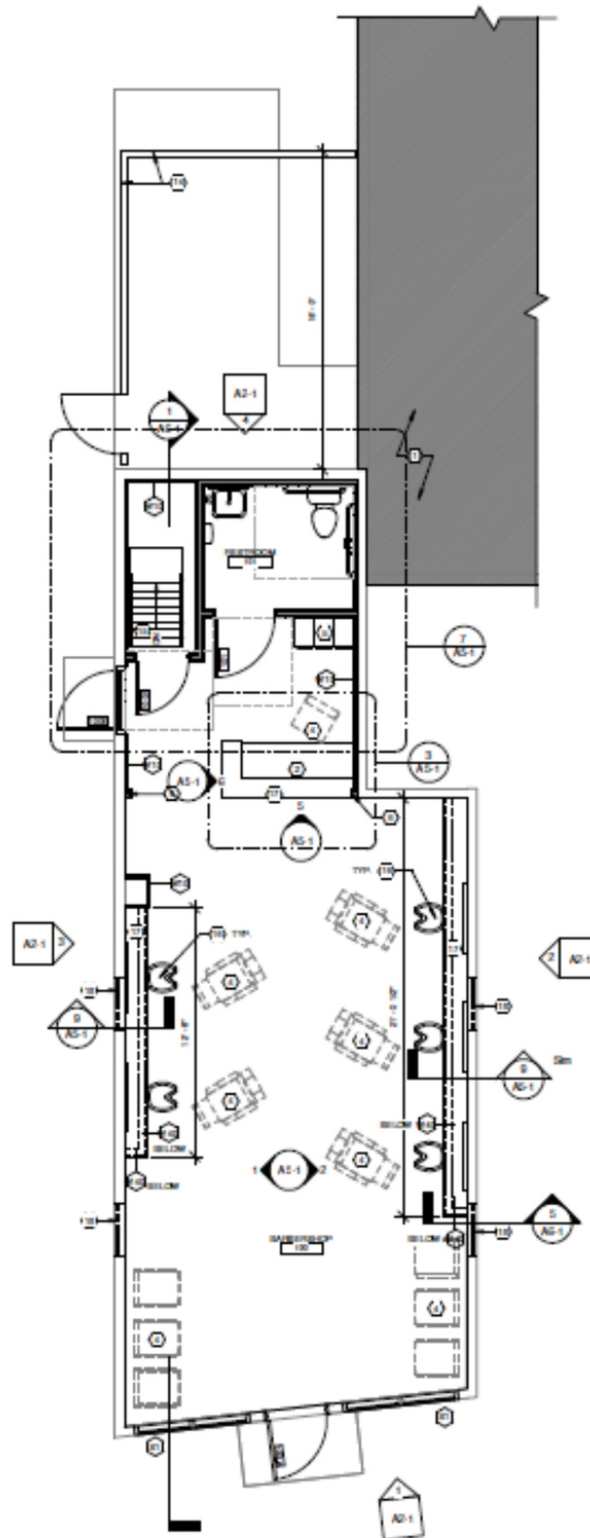
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# FLOORPLAN

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# RENDERING

**CONTACT:**

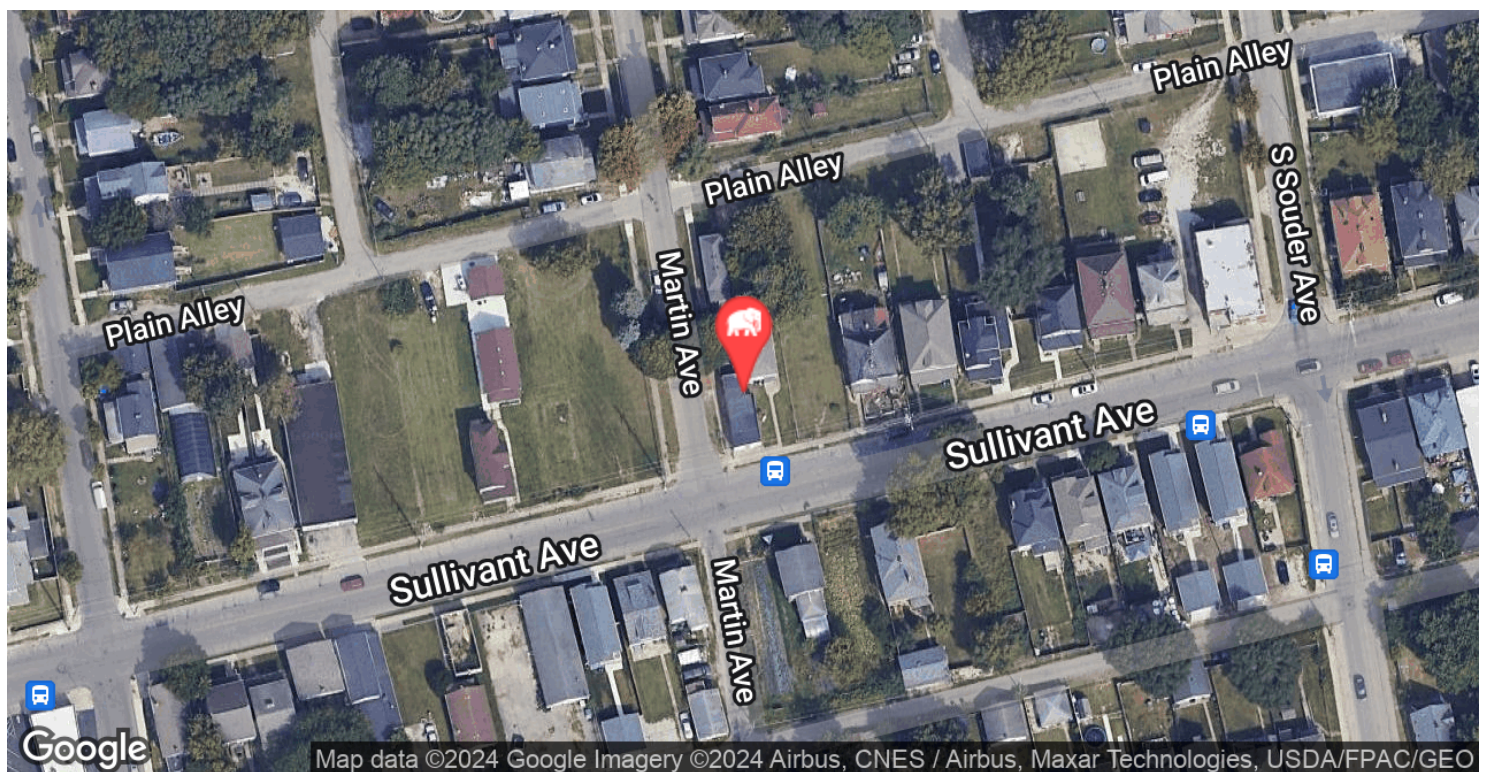
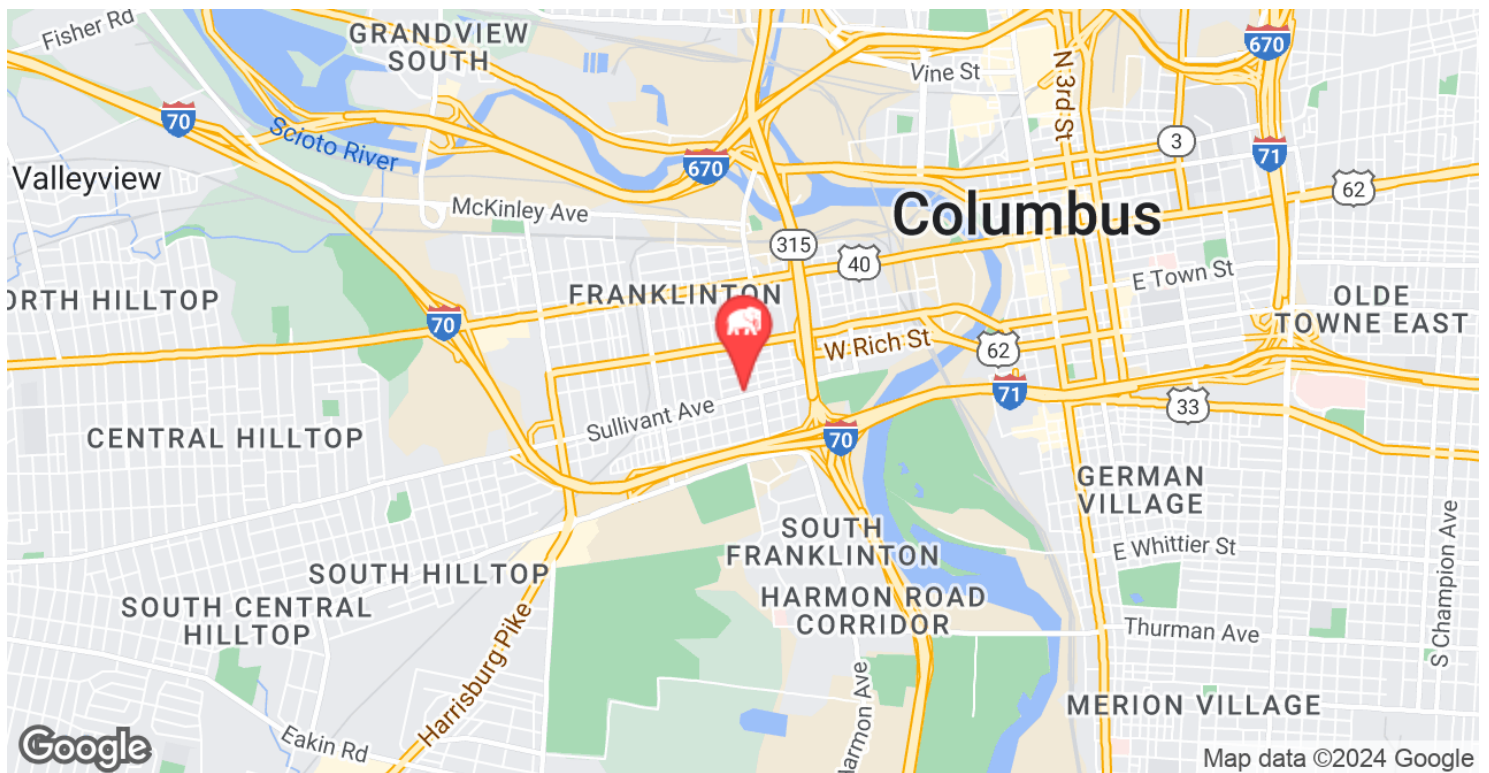
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,288	127,974	310,971
Average Age	32.5	32.9	33.4
Average Age (Male)	31.4	33.0	33.1
Average Age (Female)	36.7	33.4	34.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,035	65,462	142,267
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$34,164	\$64,321	\$65,098
Average House Value	\$77,468	\$194,851	\$184,066

2020 American Community Survey (ACS)

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