

1466 HARRISBURG PIKE

DOLLAR  
GENERAL



T Mobile

DONATOS



18,097 VPD

BIG TREE DRIVE

OCTOBER RIDGE DRIVE



+/- 0.88 Acres

1466 HARRISBURG PIKE  
COLUMBUS, OHIO 43223

# FOR LEASE

# +/- 0.88 ACRES

1466 Harrisburg Pike | Columbus, Ohio 43223



## HIGHLIGHTS

- ▶ Located at the SEC of Harrisburg Pike (US Hwy 62) and Big Tree Drive
- ▶ Within two (2) miles of I-70 and I-270 in Prime Retail Corridor
- ▶ Lot Size: 0.88 acres with approximately 224' of frontage
- ▶ [Zoning: C-5 Commercial - District allows for most retail uses including Car Wash](#)
- ▶ Immediate area tenants: Kroger, BP, Speedway, McDonald's, Wendy's, KFC, Burger King, Tavo Bell, Pizza Hut, Donatos, Bank of America, Dollar General, Family Dollar, AutoZone, O'Reilly, Advanced Auto Parts, and more!

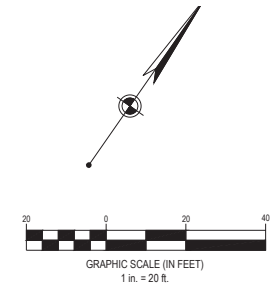
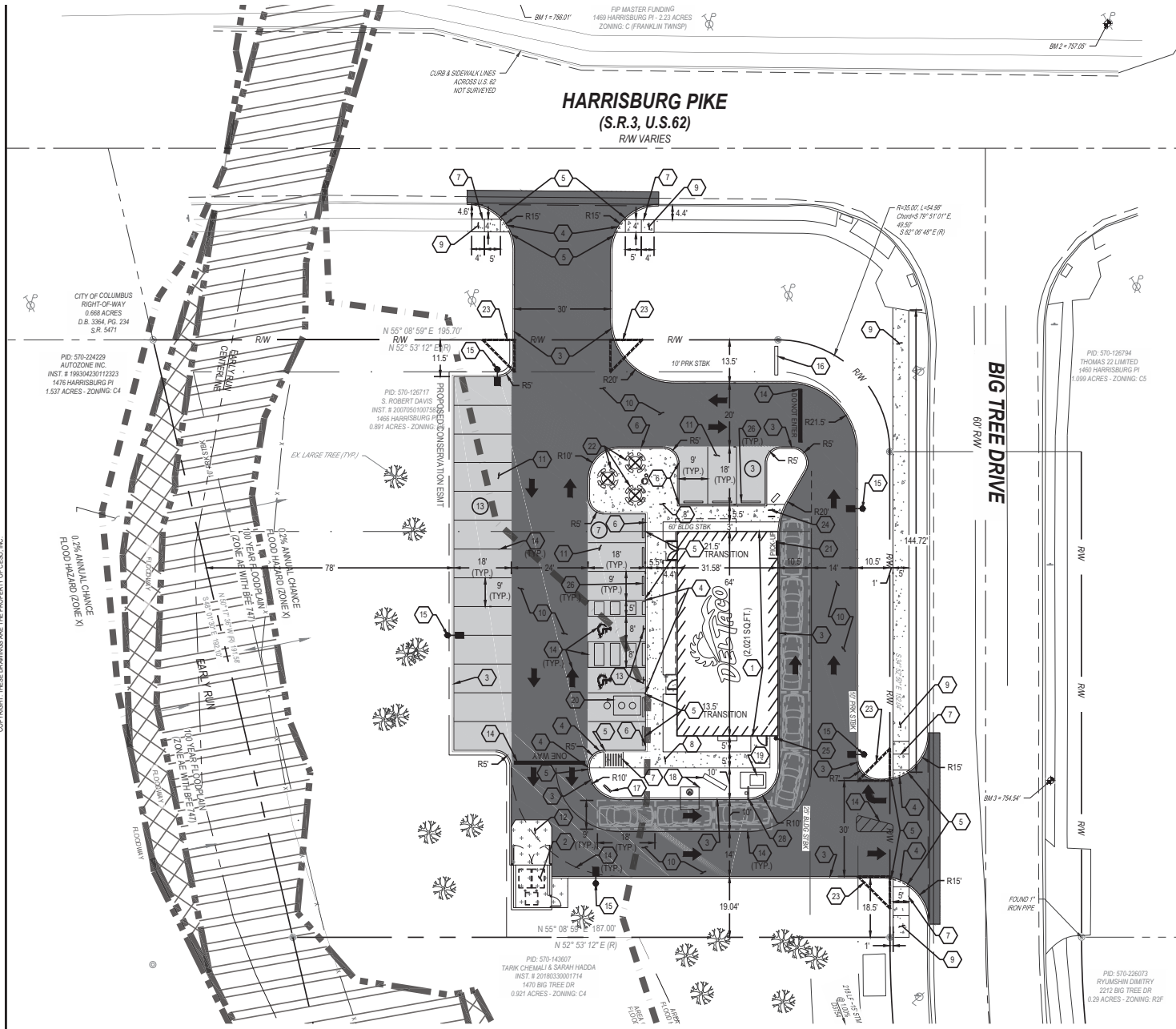


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- CODED NOTES:**
1. PROPOSED 2,048 SF BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
  2. PROPOSED TRASH ENCLOSURE PER LOCAL REQUIREMENTS. REFER TO CONSTRUCTION DETAILS.
  3. PROPOSED 6" STRAIGHT CURB. REFER TO CONSTRUCTION DETAILS.
  4. FLUSH CURB. LENGTH AS NOTED OR TO MATCH WIDTH OF SIDEWALK / RAMP.
  5. TRANSITION CURB FROM FLUSH TO FULL HEIGHT IN 12" (UNLESS TAPER LENGTH DENOTED ON PLAN).
  6. PROPOSED INTEGRAL CONCRETE CURB AND SIDEWALK. REFER TO CONSTRUCTION DETAILS.
  7. PROPOSED CURB RAMP, TYPE H, PER THE CITY OF COLUMBUS STANDARD DETAIL 2319.
  8. PROPOSED CONCRETE SIDEWALK. REFER TO CONSTRUCTION DETAILS.
  9. PROPOSED SIDEWALK PER CITY OF COLUMBUS STANDARD DRAWING 2300.
  10. PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO CONSTRUCTION DETAILS.
  11. PROPOSED LIGHT DUTY CONCRETE PAVEMENT. REFER TO CONSTRUCTION DETAILS.
  12. PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO CONSTRUCTION DETAILS.
  13. ADA ACCESSIBLE PARKING SPACE WITH SIGNAGE. REFER TO CONSTRUCTION DETAILS.
  14. PROPOSED PARKING LOT PAVEMENT MARKINGS.
  15. PROPOSED LIGHT POLE. REFER TO PHOTOMETRIC PLAN.
  16. PROPOSED IDENTIFICATION SIGN. REFER TO SIGNAGE PLANS FOR DETAILS.
  17. PROPOSED PREVIEW MENU BOARD. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
  18. PROPOSED MENU BOARD AND SPEAKER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
  19. PROPOSED ELECTRIC TRANSFORMER PAD. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY.
  20. PROPOSED GREASE INTERCEPTOR. REFER TO UTILITY PLAN FOR DETAILS.
  21. PROPOSED DRIVE-THRU WINDOW. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
  22. PATIO DINING TABLE.
  23. 10' VISION CLEARANCE TRIANGLES.
  24. PROPOSED BIKE RACK. REFER TO CONSTRUCTION DETAILS.
  25. PROPOSED BOLLARD. REFER TO CONSTRUCTION DETAILS.
  26. PROPOSED BUMPER BLOCK. REFER TO CONSTRUCTION DETAILS.

<b>TOTAL PARKING SPACES</b>	
REQUIRED:	12
PROPOSED:	23
<b>CALCULATION:</b>	
1 SPACE PER 175 SF FLOOR SPACE	
2,021 / 175 = 11.5 = 12 SPACES	

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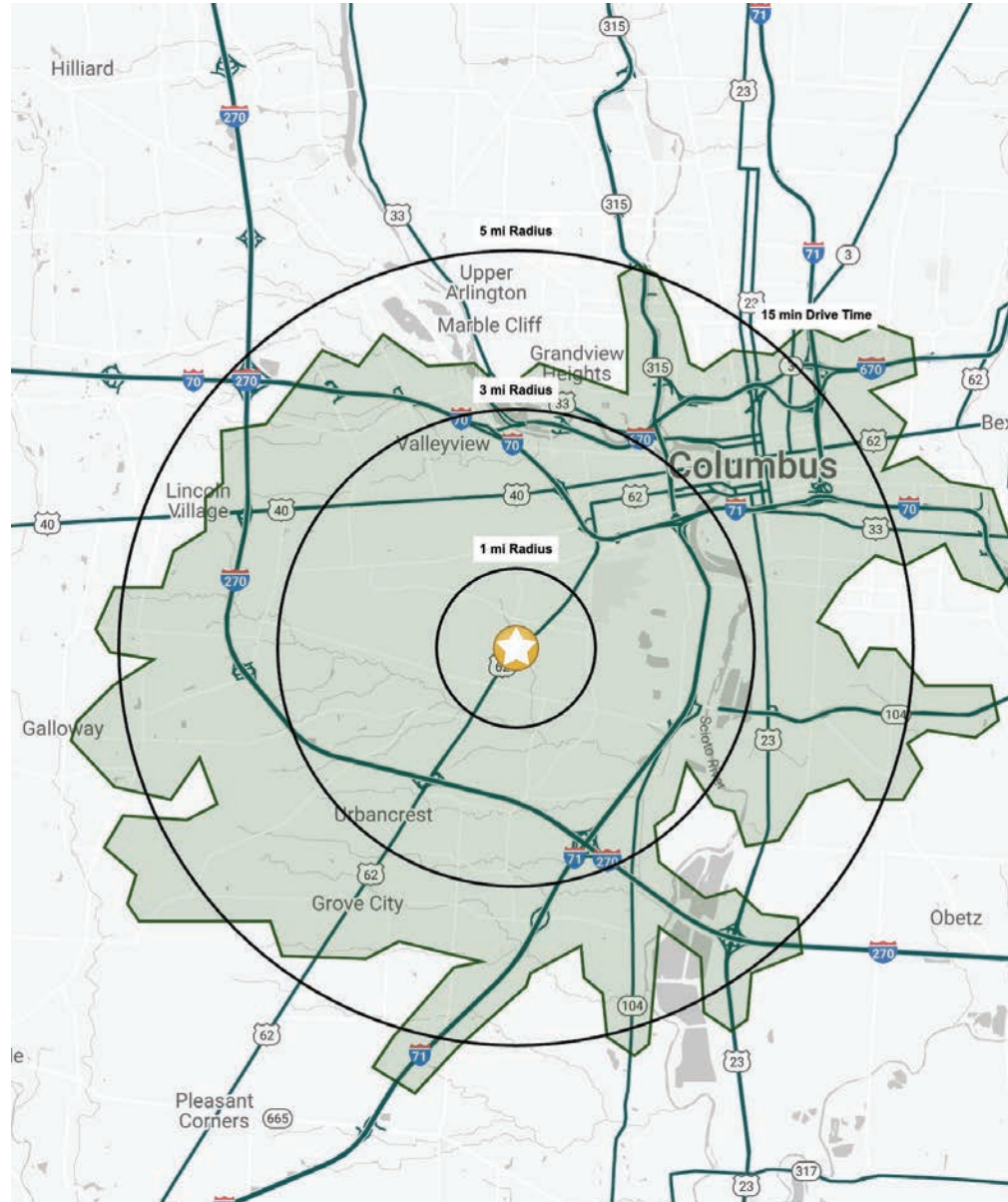
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## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	13,166	96,426	276,086	231,661
HOUSEHOLDS	5,164	36,115	120,199	97,510
MEDIAN AGE	35.8	34.2	34.3	34.2
AVERAGE HH INCOME	\$72,799	\$77,798	\$92,624	\$86,415
MEDIAN HH INCOME	\$61,438	\$58,544	\$69,816	\$65,195
BUSINESSES	306	2,282	13,183	11,594
EMPLOYEES	3,462	28,192	184,237	164,507
EDUCATION: BACHELORS +	15.1%	19.2%	35.7%	30.0%



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