



CAPITOL
EQUITIES



Bob Evans

FOR LEASE

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OUTPARCEL | 1.6 ACRES

I-270 & MAIN ST

5901 EAST MAIN STREET, COLUMBUS, OH 43213

ED FELLOWS

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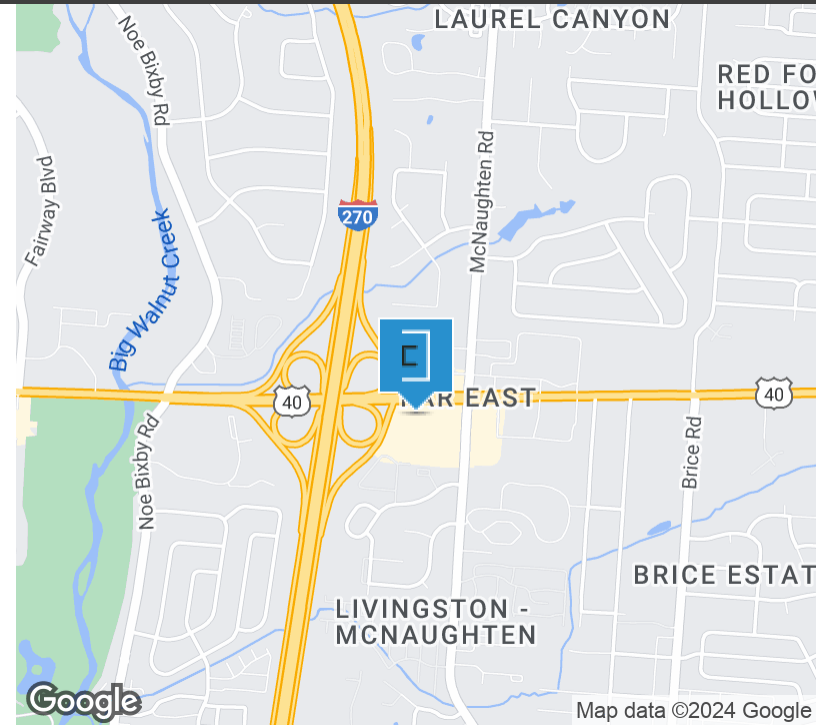
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FOR LEASE | LAND CARNABY CENTER OUTPARCEL

5901 EAST MAIN STREET, COLUMBUS, OH 43213



Property Description

This property offers high traffic counts and exceptional exposure to I-270 and East Main Street, maximizing visibility for prospective tenants. With the capacity to accommodate up to an 8,000 SF building, this site presents a versatile canvas for businesses seeking flexible space options. The property also offers high-visibility signage options, ensuring that businesses can capture the attention of passing traffic. For tenants seeking a strategic location with excellent market exposure, this property provides a compelling proposition for realizing their business objectives in the vibrant Columbus market.

Location Description

Overlooking the East Main St and I-270 interchange, this outparcel is situated fronting Carnaby Center Shopping Center, anchored by Crunch Fitness and City BBQ. The area surrounding Carnaby Center Outparcel is a prime location for retail-pad tenants seeking a dynamic market. Surrounding neighborhoods are characterized by strong residential communities, offering a ready customer base for retail businesses.

Property Highlights

- High Traffic Counts with great exposure to I-270 and East Main Street
- City BBQ recently doubled-down on this profitable location, constructing a brand-new facility fronting Carnaby Center
- Carnaby Center includes a great mix of tenants including fitness, salon & spa services, general retail and professional services

OFFERING SUMMARY

Available Site	1.6 acres
Annual Lease Rate	\$42,000 / acre
Site Use	Will accommodate up to an 8,000 SF building

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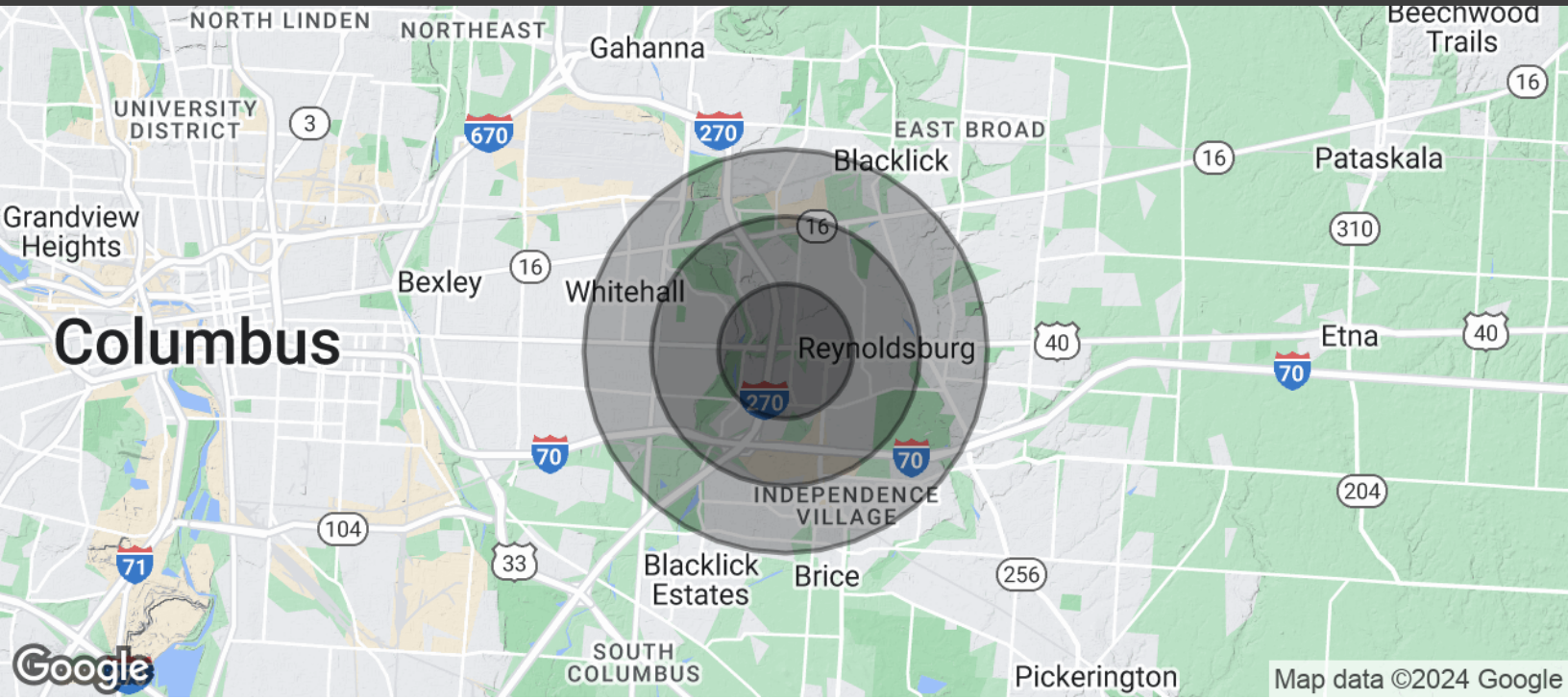
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,647	51,689	113,803
Average Age	43	40	38

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,306	21,626	45,972
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$77,388	\$70,910	\$72,674
Average House Value	\$232,657	\$226,651	\$229,151

Demographics data derived from AlphaMap

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