

**FOR SALE** 0 Eddystone Ave, Columbus OH 43224



**PRICE REDUCED!!**

**High Traffic. High Visibility. High Potential.**

**0.36**

Acres Available

**\$85,000**

Sales Price

**20K+**

Vehicles/Day

**Other Retail  
Structure**

Zoning

**EXPERIENCE MATTERS - 110+ Years Serving the CRE Community**  
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# Property Overview

0 Eddystone Ave, Columbus, OH 43224

Unlock the potential of this strategically located vacant parcel, offering exceptional development opportunities in a rapidly evolving corridor. Positioned directly behind a national retail tenant on Eddystone Avenue, just off Cleveland Avenue, the site benefits from strong visibility and accessibility.

**SALE PRICE:**

**\$85,000**

Directly across from the property on the southeast corner sits the newly developed Kenlawn Place, a 45-unit residential community, contributing to the area's growing density and demand. The surrounding neighborhood features a dynamic mix of residential, retail, faith-based, and entertainment destinations, creating a built-in customer base.

Just minutes away, Easton Town Center offers a premier retail and dining experience, further enhancing the site's appeal for commercial or mixed-use development. Cleveland Avenue sees traffic counts exceeding 20,000 vehicles per day and is serviced by a public transit line, providing convenient access for both commuters and residents. The property also offers seamless connectivity to major highways, including I-71, I-270, and I-670, ensuring excellent regional access.

This is a rare opportunity to capitalize on a well-connected location in a high-growth area with strong surrounding fundamentals.

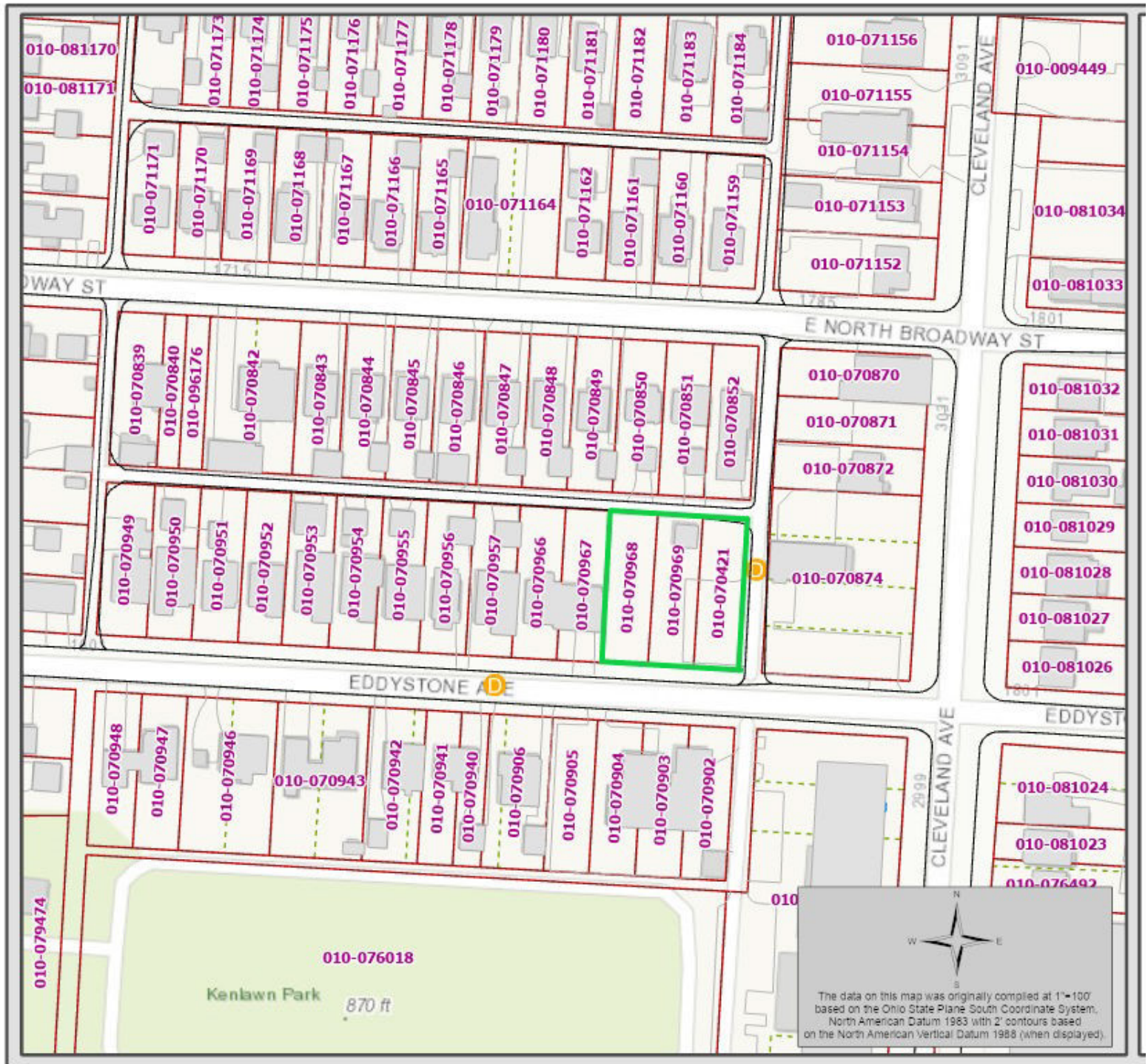
**AVAILABLE ACREAGE:** 0.36 Acres

**ZONING:** Other Small Retail Structure

**IDEAL USES:**  
QSR Small Drive Thru such as coffee  
Small neighborhood retail center  
Personal services, small spa  
Small medical offices  
Professional services

# Auditors Map

0 Eddystone Ave, Columbus, OH 43224



# Location & Demographics

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## TRAFFIC COUNTS

**Cleveland Ave at Eddystone Ave**

**19,647**

VEHICLES PASSING PER DAY

**Cleveland Ave at Agler Rd**

**22,561**

VEHICLES PASSING PER DAY

## NEARBY ANCHORS

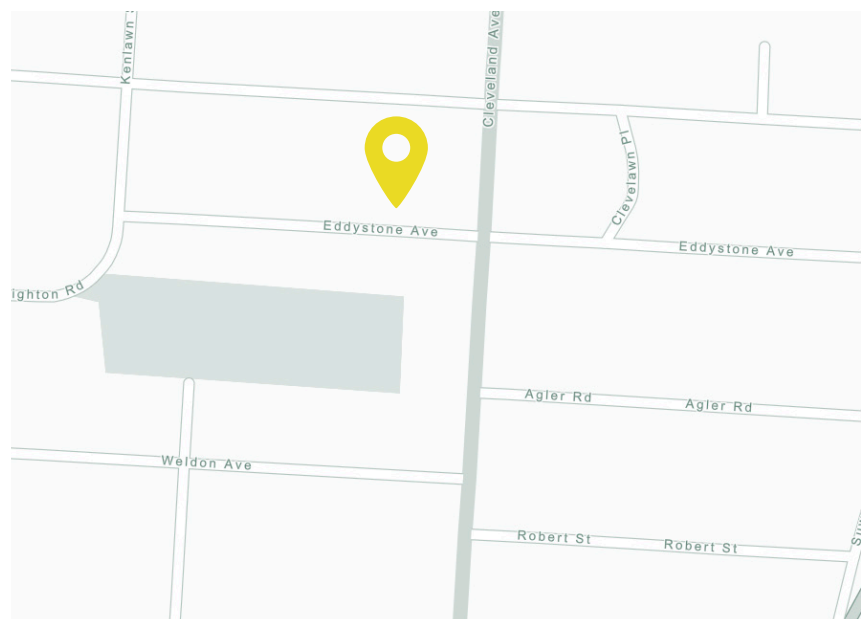
- Little Ceasar's
- Northern Lights Shopping Center
- Easton Towne Center
- Habitat for Humanity
- Chase Bank
- PNC Bank
- CVS Pharmacy
- Donatos
- Oakland Nurseries
- Huntington National Bank

## DEMOGRAPHIC SNAPSHOT

METRIC	2 miles	5 miles
Population	66,461	386,445
Households	25,667	162,498
Avg HHI	\$61,432	\$85,756
Businesses	1,283	27,379
Employees	11,249	308,124

## CONSUMER SPENDING (AVG/HOUSEHOLD)

CATEGORY	2 miles	5 miles
Entertainment	\$3,443	\$3,938
Food & Alcohol	\$6,609	\$7,448
Household	\$3,349	\$4,115
Transportation/ Maintenance	\$5,847	\$6,644



# Contact Us

0 Eddystone Ave, Columbus, OH 43224

**Don't miss out on this rare opportunity**  
Contact us today with any questions:



**Brent Garland**

O: 614-255-4381

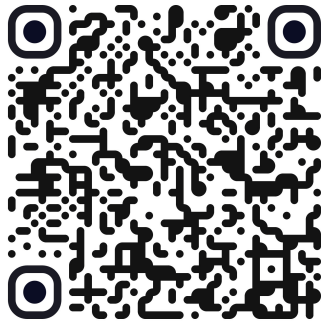
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Commercial Real Estate Services  
**EXPERIENCE MATTERS**

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# Offering Memorandum

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## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.