

Development/Investment Opportunity FOR SALE!
Retail/Commercial buildings on 1+/- acre lot!



3708-3710 & 3724 Cleveland Ave. Columbus, Ohio 43224
Julie Woodson, Commercial & Investment Real Estate Specialist (614) 506-0476

FOR SALE!!

Two Commercial Buildings 4,000 & 2,863 +/- SF

Corner 1 +/- acre lot on two parcels!

PROPERTY INFORMATION

- Large Paved Parking Lot
- 1 (+-) Acres on Corner Lot
- Highly Trafficked Area
- Commercial Zoning
- Bar/Restaurant/Lounge
- Retail/Daycare/Office
- Clinton Township

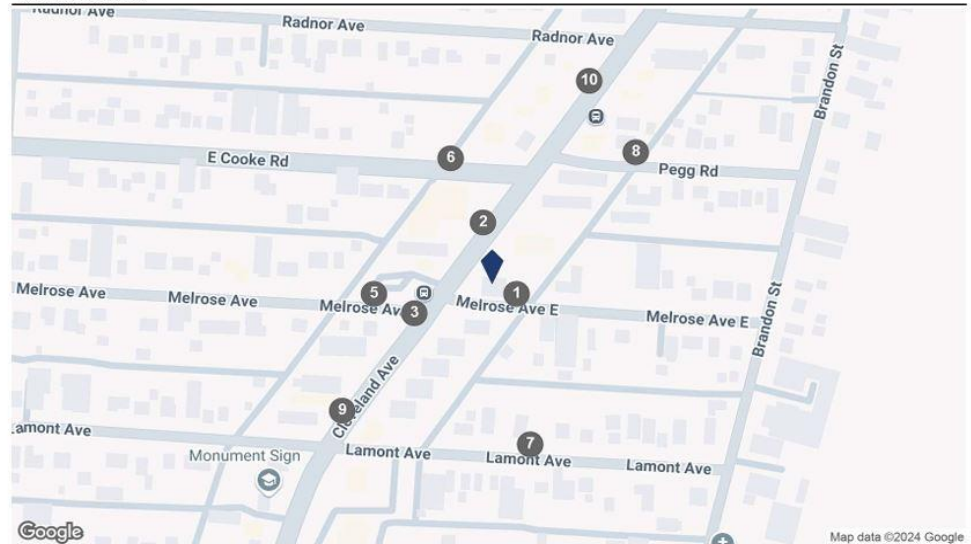
SPACE

- 2,835 +/- Daycare Tenant
- 4,000 +/- Multiple Tenants including restaurant/coffee shop with kitchen equipment and drive-thru window

PRICE

Offering Price: \$1,700,000/ 8.24% cap

TRAFFIC COUNTS



COUNTS BY STREETS

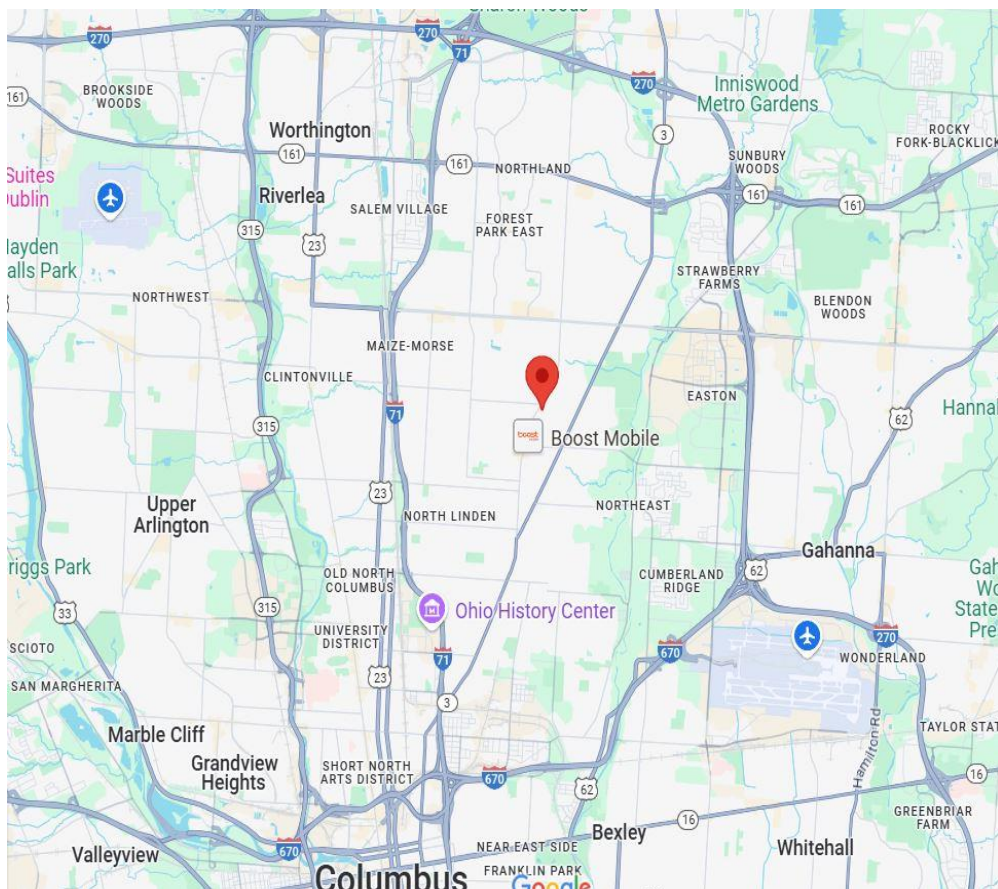
Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Melrose Ave E	Co 75 - W	362	2022	0.02 mi
2 Cleveland Ave	Cooke Rd - NE	16,986	2022	0.03 mi
3 Cleveland Ave	Co 75 - NE	17,204	2022	0.04 mi
4 Melrose Ave W	Walford St - W	193	2022	0.06 mi
5 Melrose Ave W	Cleveland Ave - E	230	2015	0.06 mi
6 Cooke Rd	Cleveland Ave - E	7,509	2022	0.06 mi
7 Lamont Ave	Brandon St - E	605	2022	0.09 mi
8 Pegg Rd	Cleveland Ave - W	217	2022	0.09 mi
9 Cleveland Ave	Lamont Ave - SW	15,563	2022	0.10 mi
10 Cleveland Ave	Radnor Ave - NE	16,201	2022	0.11 mi

****Please do not disturb tenants** Call Julie for more information***

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FOR SALE! \$1,700,000 8.24% cap rate. 3708-3710 & 3724 Cleveland Ave. Columbus Ohio 43224



- Central Location with proximity to I-71 & I-270
- 1 +/- Acre Corner Lot
- Highly Trafficked Area
- 200" +/- Frontage on Cleveland Avenue
- Two parcels with large asphalt parking lots
- Rear Drive Thru Window
- Clinton Township
- Commercial Zoning

Please do not disturb Tenants!
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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no investigation and makes no representation of the property.

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