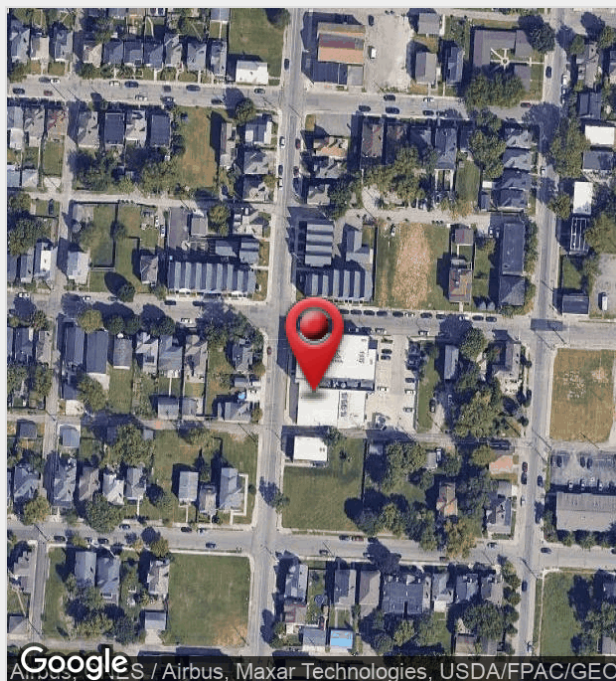# 156 S Ohio Avenue

156 S Ohio Avenue, Columbus, Ohio 43205

Property Features

- 5,624 SF in Olde Towne East
- Neighbors the new Gemma Apartments
- 400 Free Parking Spaces in the Adjacent Area
- In Shell Condition Ready for a New Concept
- Ideal for Food, Fitness, or Grocery
- 600 Amps of Power
- 37.5 Tons of HVAC, Restaurant Ready
- 2000 Gallon Grease Trap
- Trash Enclosure Available to Tenant
- Surrounded by New Investment in Olde Towne
- Possible to Have Two Tenants with Master Lease
- TI Available

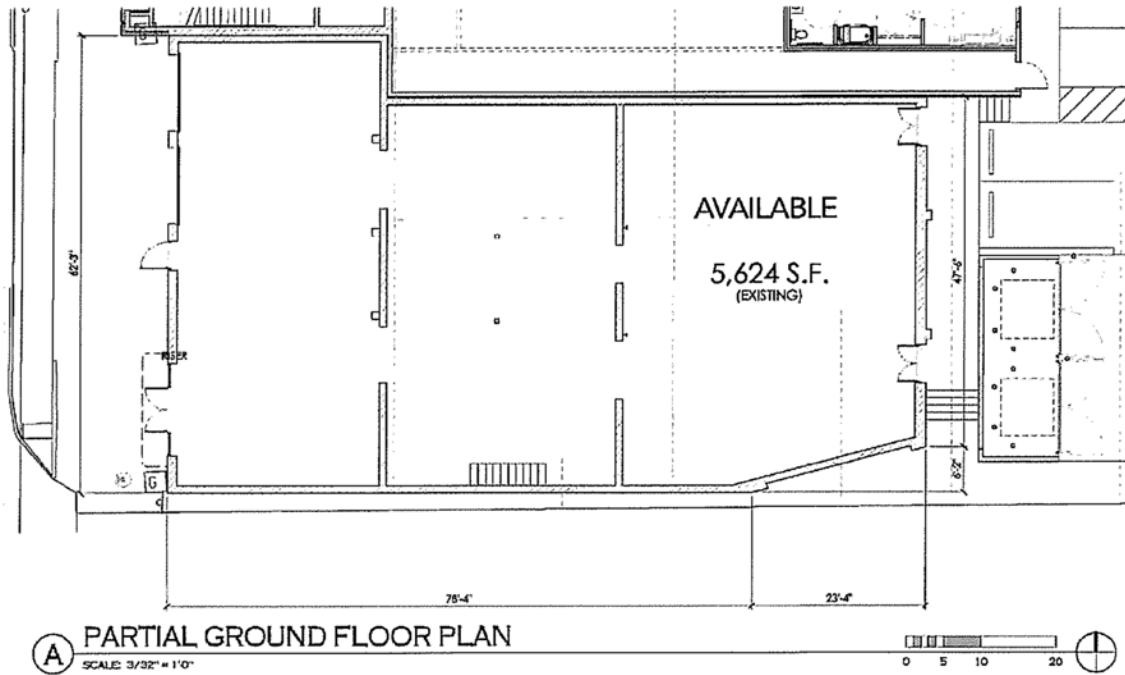Sale Price: $1,200,000
Lease Rate: $16.50 SF/Yr + OpEx: $3.50 SF

For more information:
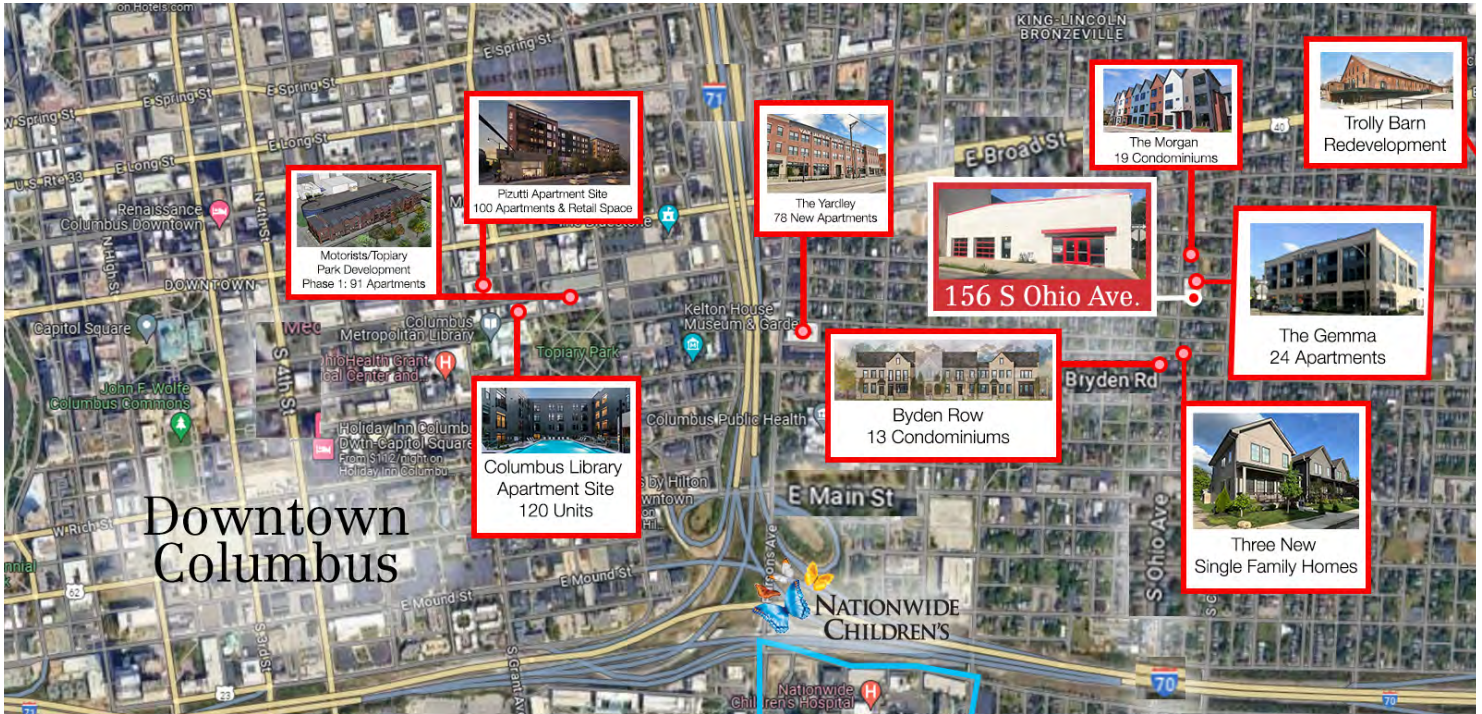
John Mally
614 629 5254 • jmally@ohioequities.com

EXISTING UNITED PROVISIONS CO. BUILDING
(TO REMAIN)

AVAILABLE

5,624 S.F.
(EXISTING)

Ⓐ PARTIAL GROUND FLOOR PLAN
SCALE: 3/32" = 1'0"

0   5   10   20

SPACE	SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
156 S. Ohio Avenue	156 S. Ohio Avenue	Street Retail	$16.50 SF/YR	NNN	5,624 SF	VACANT

NAI Ohio Equities

Motorists/Topiary Park Development Phase 1: 91 Apartments

Pizutti Apartment Site 100 Apartments & Retail Space

The Yardley 78 New Apartments

156 S Ohio Ave.

The Morgan 19 Condominiums

Trolly Barn Redevelopment

The Gemma 24 Apartments

Columbus Library Apartment Site 120 Units

Byden Row 13 Condominiums

Three New Single Family Homes
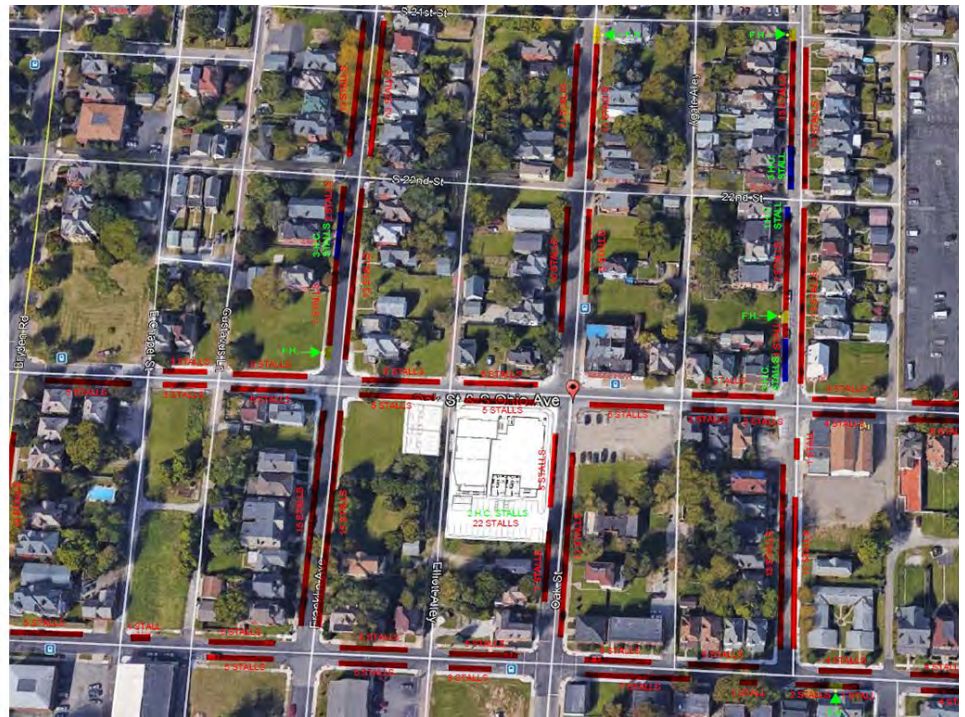
Downtown Columbus

On Street Parking Study

400 Free Parking Spots Marked in Red

Welcome to the charming neighborhood of Olde Towne East, nestled in the heart of Columbus, Ohio. Steeped in history and brimming with character, this vibrant community offers a unique blend of old-world charm and modern conveniences.

Take a stroll down the tree-lined streets and discover a treasure trove of beautifully preserved Victorian-era homes, each with its own story to tell. From quaint cottages to grand mansions, the architectural diversity adds to the neighborhood's allure, making it a haven for architecture enthusiasts and history buffs alike.
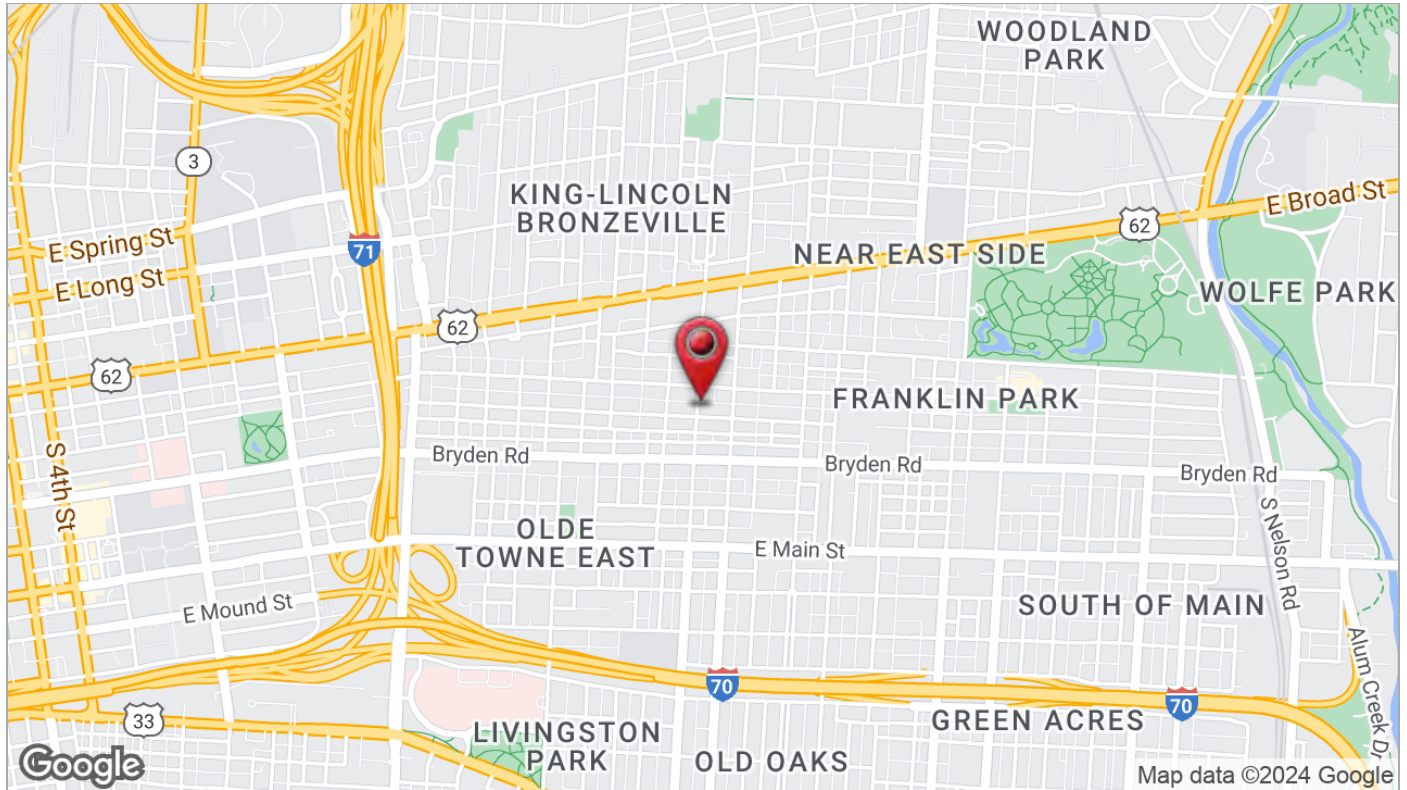
But Olde Towne East is more than just a picturesque backdrop – it's a thriving community with a strong sense of camaraderie. Residents here take pride in their neighborhood, fostering a welcoming atmosphere where neighbors become friends and local businesses are cherished.
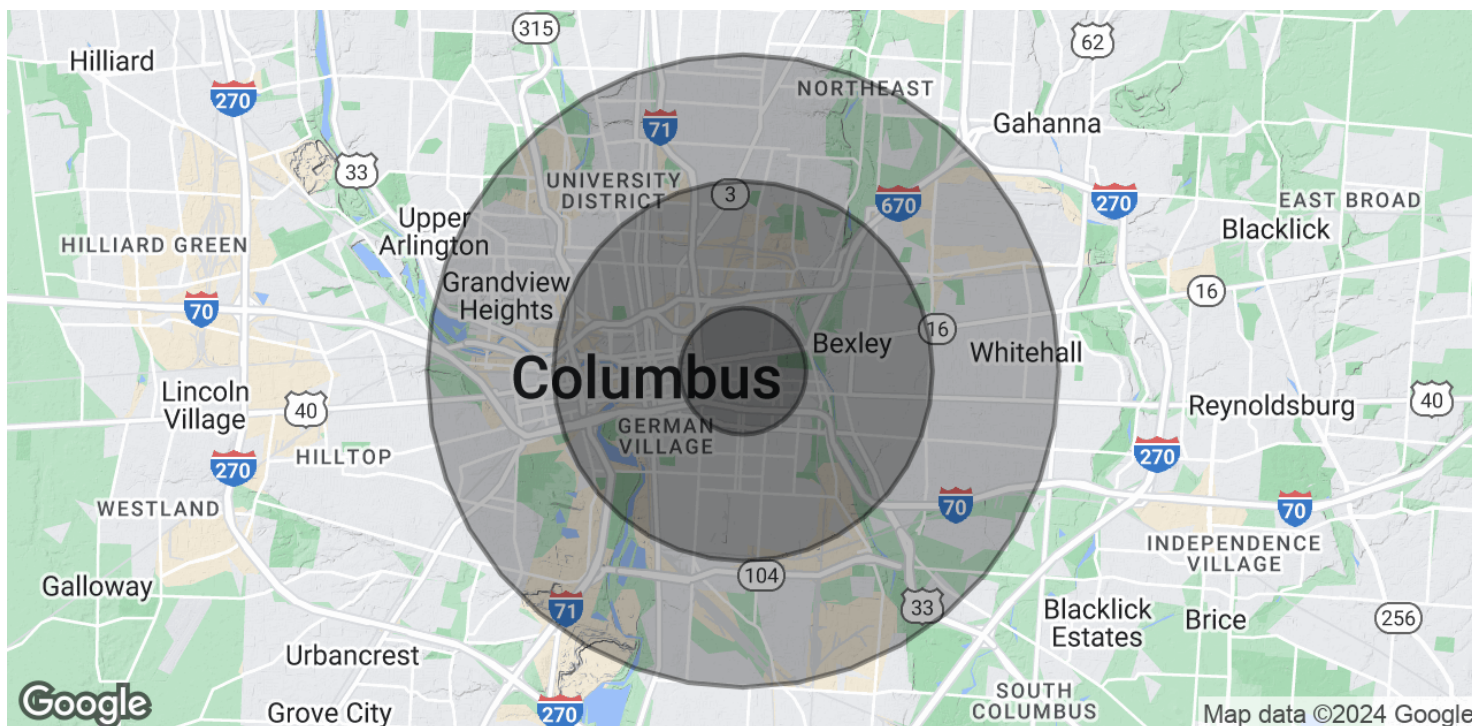
Conveniently located just east of downtown Columbus, Olde Towne East offers easy access to a wealth of amenities. From trendy cafes and eclectic boutiques to award-winning restaurants and cultural landmarks, there's always something new to explore just around the corner.

With its rich history, architectural beauty, and vibrant community spirit, Olde Towne East truly captures the essence of quintessential Columbus living. Come experience the charm and allure of this historic neighborhood – you may just find yourself falling in love with its timeless appeal.

NAI Ohio Equities

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,057	137,591	331,936
Average Age	37	37	36
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,974	65,944	142,043
# of Persons per HH	2	2.1	2.3
Average HH Income	$68,118	$85,001	$73,845
Average House Value	$378,952	$399,448	$294,902

Demographics data derived from AlphaMap