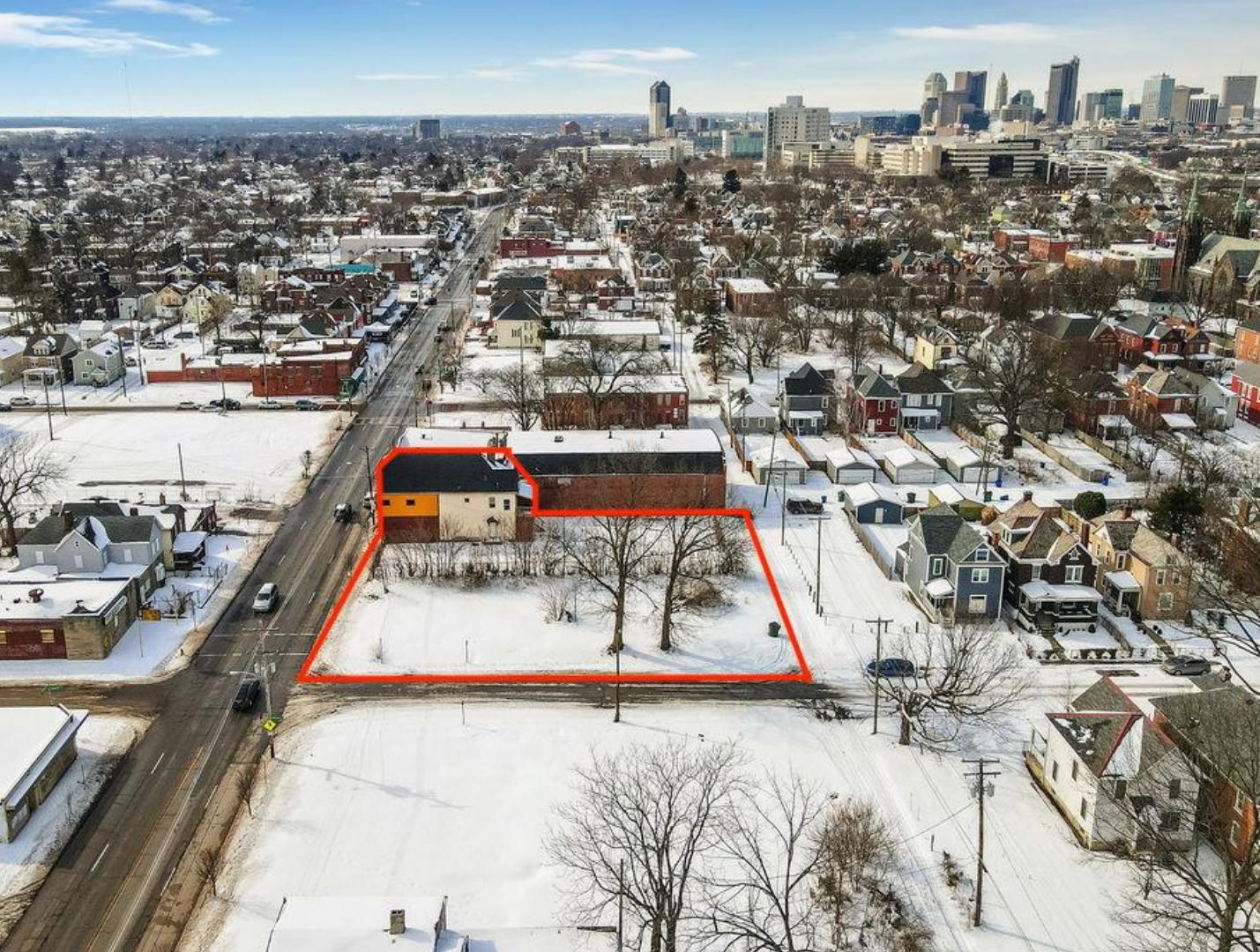


1068-1080 E Livingston  
Ave. Columbus, OH  
43205

FOR SALE | \$395,000

Prime development  
opportunity

.425 Acre site  
Commercial zoning (will allow  
density)  
-Clean phase 1  
-Existing building comprised of 2  
residential units and 1 retail unit



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SMART MOVE  
REALTORS

Roxy Ponce | 614.560.7747  
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## Recent Development Within 2 Mile Radius:

Nationwide Children's Hospital- In addition to the Interstate-70 redesign, work continues on the hospital campus itself along East Livingston and Parsons Avenue, with a new parking garage and expansion of the Ronald McDonald House. The hospital also unveiled a \$3.3-billion expansion plan that will include a 12-story inpatient tower, an orthopedic and surgery center, and two new research centers.



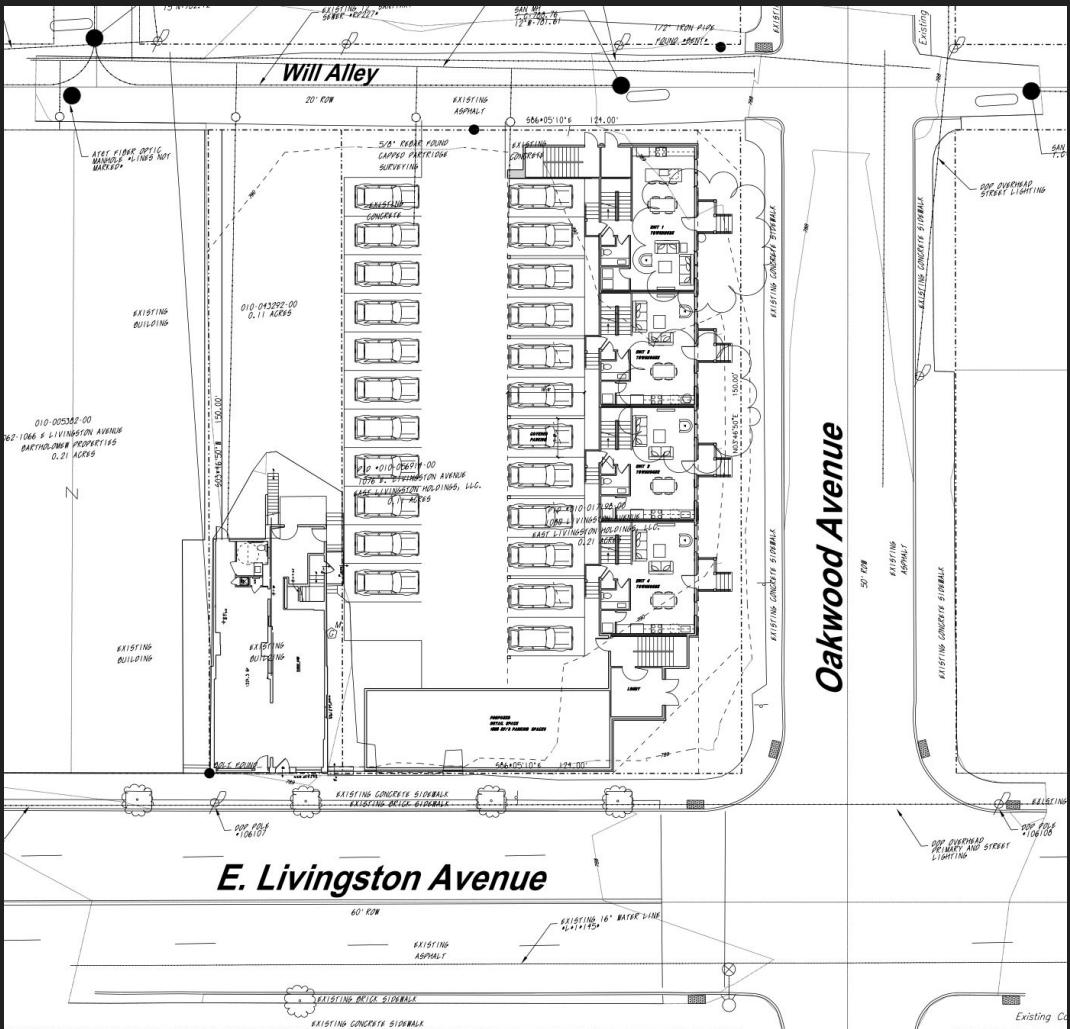
## Recent Development Within 2 Mile Radius:

Trolley Barn- Located at the northeast corner of Oak Street and Kelton Avenue. The three-acre site lies adjacent to the city-owned Franklin Park, which contains the Franklin Park Conservatory. The development is also projected to include the Trolley District Apartments, a five-story, 102-unit apartment building on the southeast corner of Oak Street and Kelton Avenue

### Proposed:

A \$45 million five-story mixed-use building has been proposed for a block of East Livingston Avenue, across from the expanding Nationwide Children's Hospital campus. The proposal calls for a 163-unit building with ground floor retail and a 179-space, on site parking garage.

## Site Plan



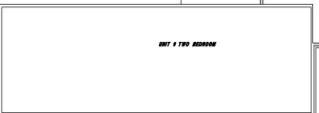
# Floor Plans

SMART MOVE  
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PROPOSED  
THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



PROPOSED  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



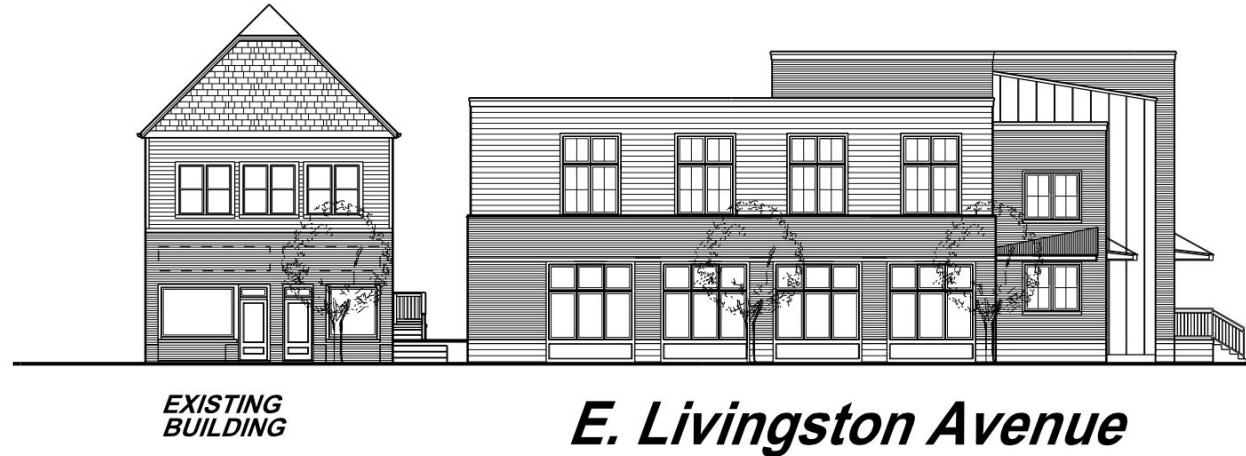
PROPOSED  
FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



8/24/21

HAWKEYE DEVELOPMENT  
1076 E. LIVINGSTON AVENUE

Elevations



# Demographic

Population				Households			Income		
	2 mile	5 mile	10 mile	2 mile	5 mile	10 mile	2 mile	5 mile	10 mile
2010 Population	63,250	286,053	864,804	2010 Households	28,108	116,406	358,248	Avg Household Income	\$67,539
2020 Population	76,988	335,387	982,519	2020 Households	34,160	136,059	404,142	Median Household Income	\$44,638
2025 Population Projection	81,934	354,337	1,034,901	2025 Household Projection	36,347	144,011	425,597	< \$25,000	9,918
Annual Growth 2010-2020	2.2%	1.7%	1.4%	Annual Growth 2010-2020	0.3%	0.5%	0.5%	\$25,000 - 50,000	8,443
Annual Growth 2020-2025	1.3%	1.1%	1.1%	Annual Growth 2020-2025	1.3%	1.2%	1.1%	\$50,000 - 75,000	23,710
Median Age	34.5	32.2	33.8	Owner Occupied	13,753	57,820	215,031	\$75,000 - 100,000	77,083
Bachelor's Degree or Higher	29%	27%	30%	Renter Occupied	22,594	86,191	210,566	\$100,000 - 125,000	3,147
U.S. Armed Forces	14	100	420	Avg Household Size	2.1	2.3	2.3	\$125,000 - 150,000	8,122
				Avg Household Vehicles	1	1	2	\$150,000 - 200,000	33,383
				Total Specified Consumer S...	\$671.5M	\$2.7B	\$8.9B	\$200,000+	20,316
									16,753

## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E Livingston Ave	Oakwood Ave E	12,599	2020	0.01 mi
S Champion Ave	Denton Aly S	2,480	2020	0.05 mi
S Champion Ave	E Livingston Ave S	2,956	2020	0.06 mi
S Ohio Ave	Newton St N	3,550	2020	0.13 mi
S Champion Ave	Mooberry St N	2,865	2020	0.18 mi
Newton St	S Ohio Ave E	424	2020	0.19 mi
S Ohio Ave	Mooberry St N	3,302	2020	0.24 mi
Mooberry St	S Champion Ave E	1,931	2018	0.24 mi
Mooberry St	S Champion Ave E	2,531	2020	0.24 mi
South Ohio Avenue	Forest St N	3,227	2020	0.25 mi

## Per Capita & Avg Household Spending

