

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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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.

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Conceptual Rendering



Recent Development Within 2 Mile Radius:

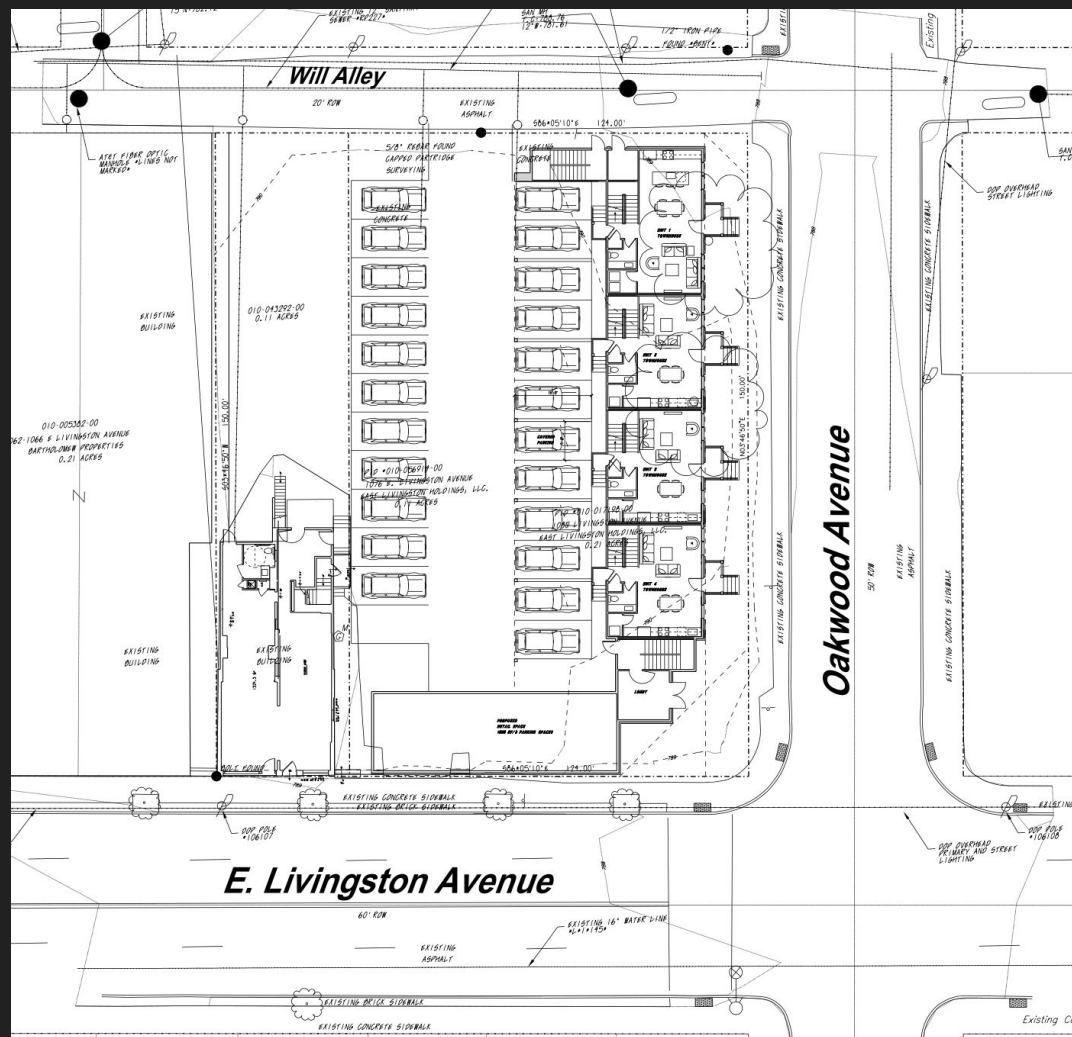
Trolley Barn- Located at the northeast corner of Oak Street and Kelton Avenue. The three-acre site lies adjacent to the city-owned Franklin Park, which contains the Franklin Park Conservatory. The development is also projected to include the Trolley District Apartments, a five-story, 102-unit apartment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

Proposed:

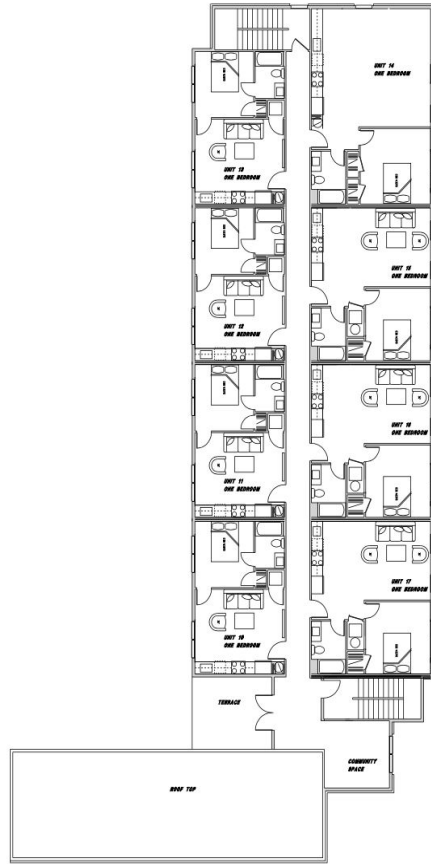
A \$45 million five-story mixed-use building has been proposed for a block of East Livingston Avenue, across from the expanding Nationwide Children's Hospital campus. The proposal calls for a 163-unit building with ground floor retail and a 179-space, and on site parking garage.

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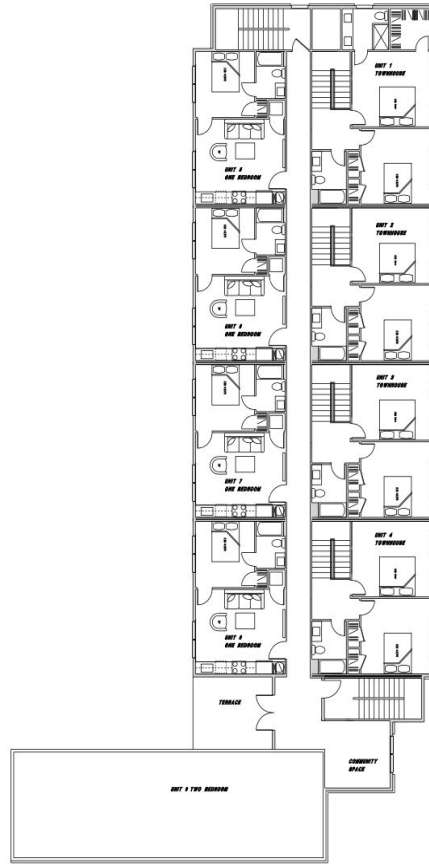
Site Plan



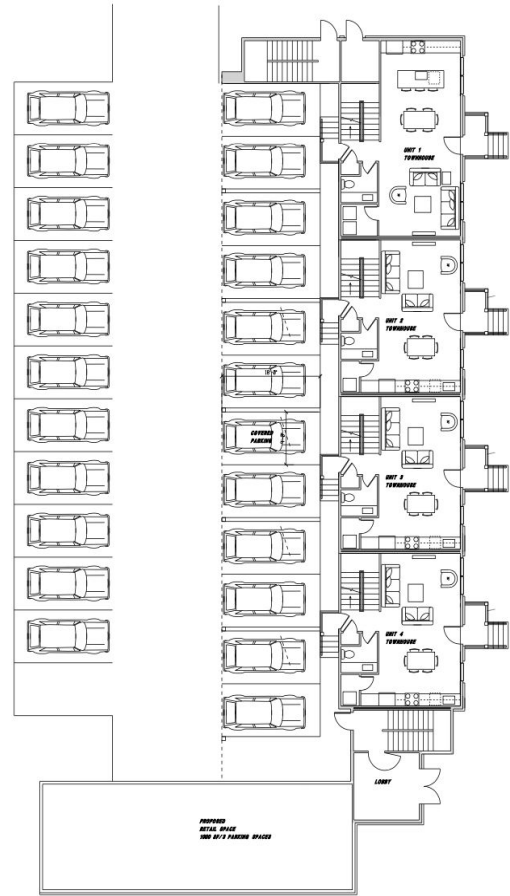
Floor Plans



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"

Elevations



***EXISTING
BUILDING***

E. Livingston Avenue



Oakwood Avenue

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 | \$61,327 | \$71,131 |
| 2020 Population | 76,988 | 335,387 | 982,519 | 2020 Households | 34,160 | 136,059 | 404,142 | Median Household Income | \$44,638 | \$41,982 | \$53,279 |
| 2025 Population Projection | 81,934 | 354,337 | 1,034,901 | 2025 Household Projection | 36,347 | 144,011 | 425,597 | < \$25,000 | 9,918 | 42,012 | 89,337 |
| 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 | 35,317 | 101,649 |
| Annual Growth 2020-2025 | 1.3% | 1.1% | 1.1% | Annual Growth 2020-2025 | 1.3% | 1.2% | 1.1% | \$50,000 - 75,000 | 5,915 | 23,710 | 77,083 |
| Median Age | 34.5 | 32.2 | 33.8 | Owner Occupied | 13,753 | 57,820 | 215,031 | \$75,000 - 100,000 | 3,147 | 12,423 | 48,694 |
| Bachelor's Degree or Higher | 29% | 27% | 30% | Renter Occupied | 22,594 | 86,191 | 210,566 | \$100,000 - 125,000 | 2,045 | 8,122 | 33,383 |
| U.S. Armed Forces | 14 | 100 | 420 | Avg Household Size | 2.1 | 2.3 | 2.3 | \$125,000 - 150,000 | 1,642 | 5,119 | 20,316 |
| | | | | Avg Household Vehicles | 1 | 1 | 2 | \$150,000 - 200,000 | 1,249 | 4,170 | 16,753 |
| | | | | Total Specified Consumer S... | \$671.5M | \$2.7B | \$8.9B | \$200,000+ | 1,801 | 5,184 | 16,929 |

| 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 |

