



Livingston Court Shopping Center

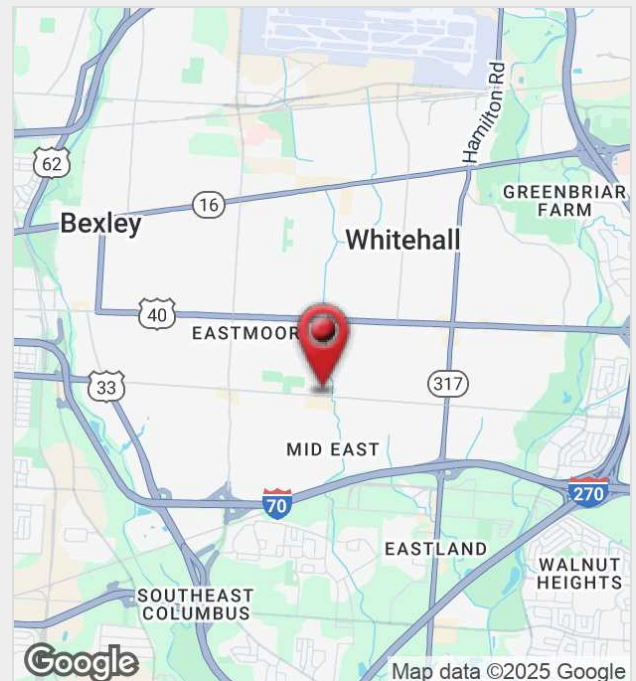
3633 E Livingston Ave, Columbus, Ohio 43227

Property Features

- ±0.53-Acre Pad Site Available For Sale or Ground Lease
- 165' of Direct Frontage on Livingston Ave (Site Dimensions: 165' x 140')
- Ideal for Restaurant, Bank Branch, Coffee Shop or Other Retail Use
- All Utilities Available On Site
- High Traffic Counts at the Signalized Corner of E. Livingston Avenue & Courtright Road
- **Directly Across from The Rand, A Recently Revitalized 500-Unit Apartment Complex**
- Current Tenants In Shopping Center Include: Family Dollar, Brightside Academy, Boost Mobile, Locally Owned Grocery Store, Barber & Beauty Shops, Resale Shops & Restaurants

Sale Price: \$295,000

Ground Lease: \$2,500 Monthly (NNN)



For more information:

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Property Summary

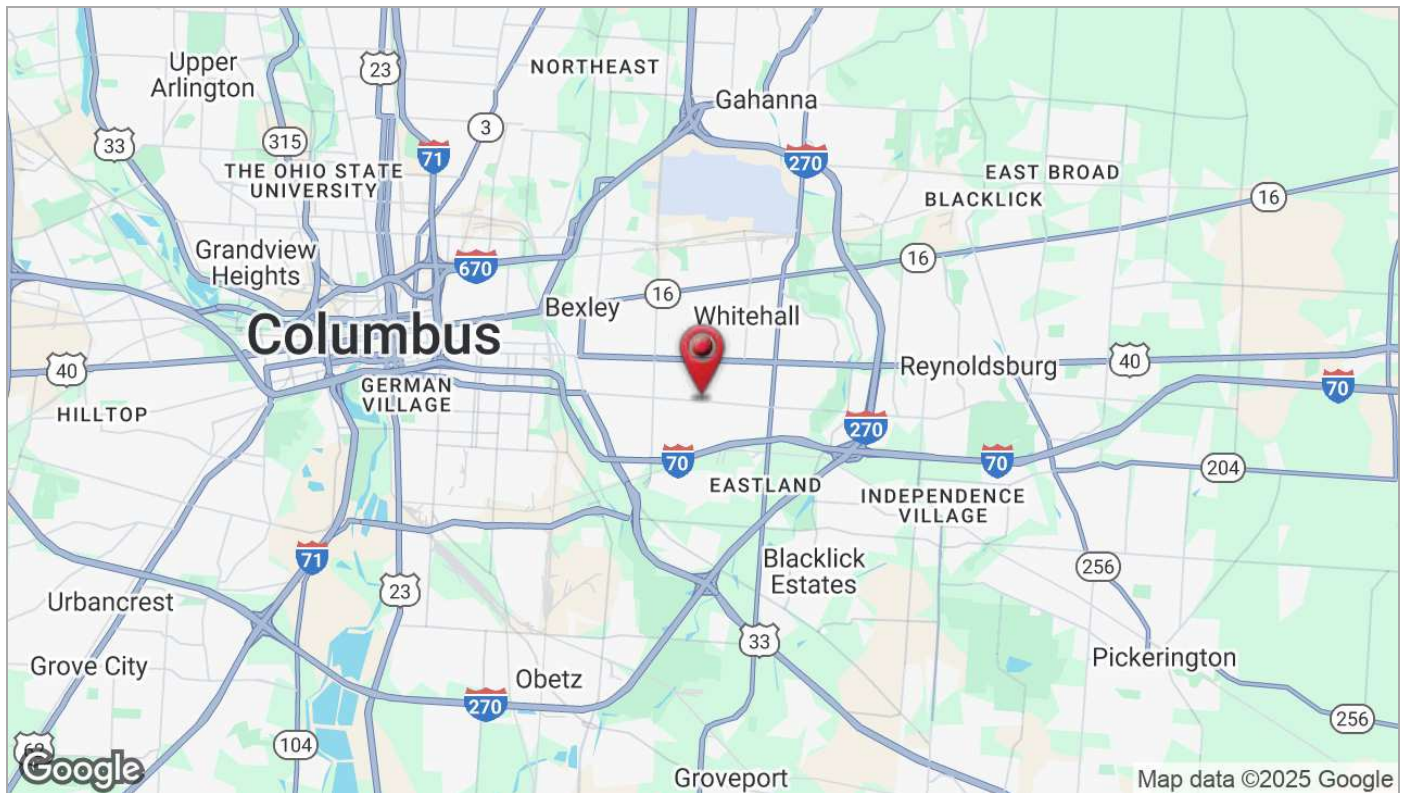
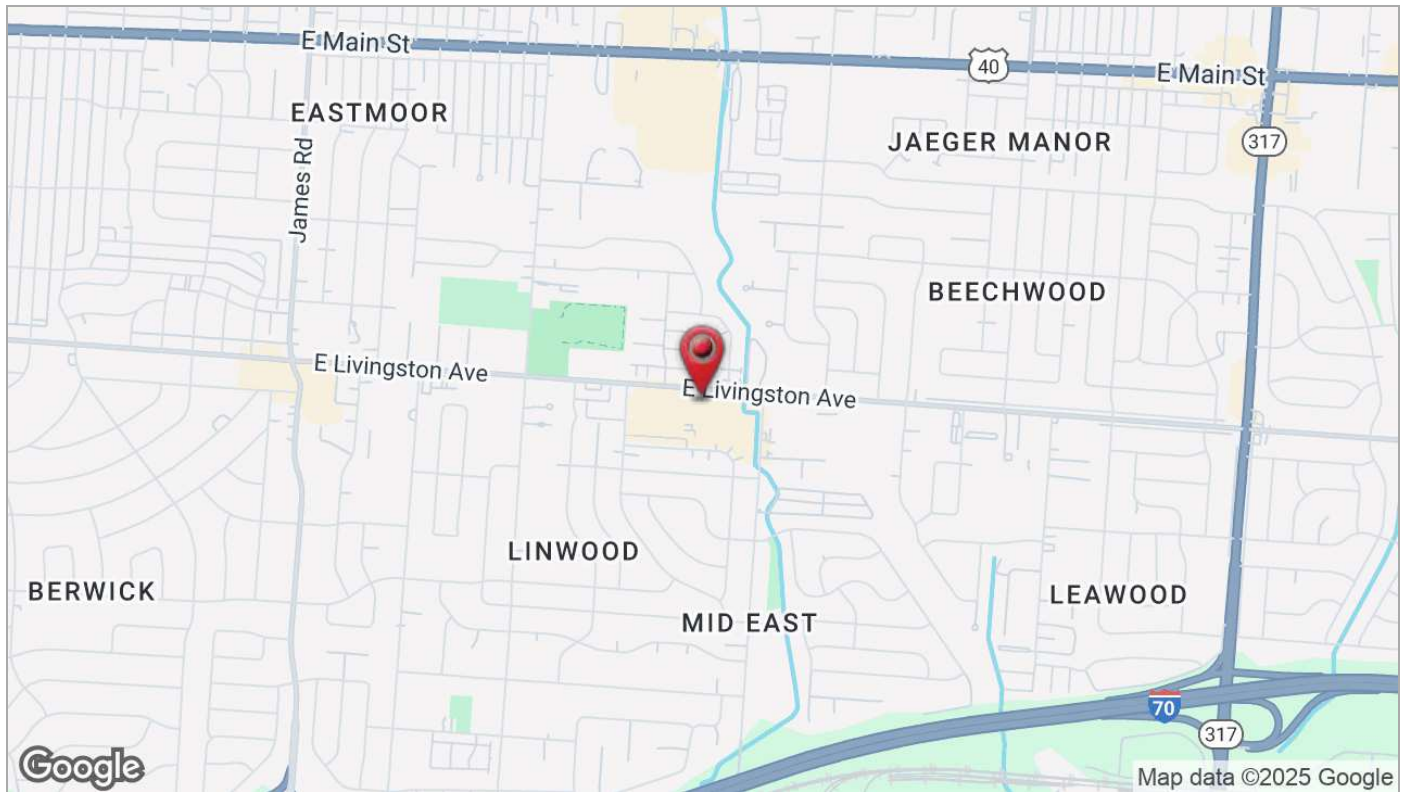
Sale Price:	\$295,000
Lease Rate:	\$2,500 Monthly (Ground Lease)
Lot Size:	0.53 Acres
APN #:	010-192996
Zoning:	Mixed-Use, CAC
Market:	Greater Franklin County
Sub Market:	Columbus East
Cross Streets:	East Livingston Ave. & Courtright Rd.
Traffic Count:	20,394

Location Overview

3633 E. Livingston Avenue offers prime visibility along one of Columbus' busiest east-west corridors. This outparcel benefits from strong daily traffic counts and excellent accessibility to both I-70 and I-270, connecting it to Downtown Columbus, the eastern suburbs, and the region's major employment hubs. Surrounded by densely populated residential neighborhoods, including the newly revitalized The Rand Apartments across the street, and a growing daytime workforce, the property draws steady customer traffic from nearby hospitals, schools, and large retailers. Its position along E. Livingston Avenue also places it just minutes from Bexley, Reynoldsburg, and Whitehall, making it a convenient retail destination for residents and commuters alike.







3575 E Livingston Ave Columbus, OH 43227	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	17,353	114,701	266,069	896,621
2030 Projected Population	16,787	114,777	266,559	901,209
2020 Census Population	16,217	108,209	248,889	857,454
2010 Census Population	14,942	101,535	235,163	765,485
Projected Annual Growth 2025 to 2030	-0.7%	-	-	0.1%
Historical Annual Growth 2010 to 2025	1.1%	0.9%	0.9%	1.1%
2025 Median Age	35.5	34.9	35.2	34.6
Households				
2025 Estimated Households	7,213	48,537	114,274	370,782
2030 Projected Households	7,029	49,130	115,604	376,089
2020 Census Households	6,726	44,393	104,030	346,661
2010 Census Households	6,273	42,459	99,089	311,488
Projected Annual Growth 2025 to 2030	-0.5%	0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2025	1.0%	1.0%	1.0%	1.3%
Race and Ethnicity				
2025 Estimated White	25.1%	39.0%	41.7%	55.2%
2025 Estimated Black or African American	60.7%	48.8%	47.0%	31.5%
2025 Estimated Asian or Pacific Islander	2.5%	1.9%	2.3%	5.2%
2025 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%	0.3%
2025 Estimated Other Races	11.4%	9.9%	8.7%	7.9%
2025 Estimated Hispanic	10.4%	8.4%	7.0%	6.5%
Income				
2025 Estimated Average Household Income	\$65,976	\$92,797	\$92,074	\$108,454
2025 Estimated Median Household Income	\$48,221	\$62,265	\$64,080	\$75,904
2025 Estimated Per Capita Income	\$27,436	\$39,389	\$39,668	\$45,047
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	3.9%	3.6%	3.2%	4.0%
2025 Estimated Some High School (Grade Level 9 to 11)	9.1%	7.9%	7.2%	6.1%
2025 Estimated High School Graduate	41.2%	34.1%	30.6%	26.0%
2025 Estimated Some College	20.2%	19.5%	22.1%	18.4%
2025 Estimated Associates Degree Only	7.7%	7.5%	7.6%	7.4%
2025 Estimated Bachelors Degree Only	12.5%	17.0%	18.6%	23.4%
2025 Estimated Graduate Degree	5.3%	10.5%	10.7%	14.8%
Business				
2025 Estimated Total Businesses	589	3,916	10,691	33,925
2025 Estimated Total Employees	3,776	40,608	116,723	397,466
2025 Estimated Employee Population per Business	6.4	10.4	10.9	11.7
2025 Estimated Residential Population per Business	29.5	29.3	24.9	26.4

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