



Land For Sale



Vacant Land Available Now

Eddystone Ave,
Columbus, OH 43224

Brent Garland

614.255.4381
bgarland@krgre.com

Denny Connor

614.255.9217
dconnor@krgre.com

Kohr Royer Griffith

📍 1480 Dublin Road, Columbus, OH 43215
☎ 614.228.2471 | krgre.com

Eddystone Ave Columbus, OH 43224



PROPERTY DESCRIPTION

Vacant land with extraordinary opportunities available for sale. The lot sits directly behind a Little Ceasars pizza shop on Eddystone Ave off of Cleveland Ave. Opposite the land on the southeast corner is newly developed 45 unit Kenlawn Place. Parcel is surrounded by a diverse combination of residential, retail, faith & entertainment options. Other retail and restaurants are nearby at Easton Towne Center.

Cleveland Ave has over 20K VPD and a bus line runs along Cleveland Ave with easy access to the lot. West of the land is access to I-71 and access to I270 which leads to I670 is also nearby.

PROPERTY HIGHLIGHTS

- Vacant Land
- 20K VPD passing on Cleveland Ave.
- Bus line accessible
- Diverse community of residential and commercial properties

OFFERING SUMMARY

Sale Price:	\$95,000
Lot Size:	0.36 Acres

Brent Garland

614.255.4381

bgarland@krgre.com

Denny Connor

614.255.9217

dconnor@krgre.com

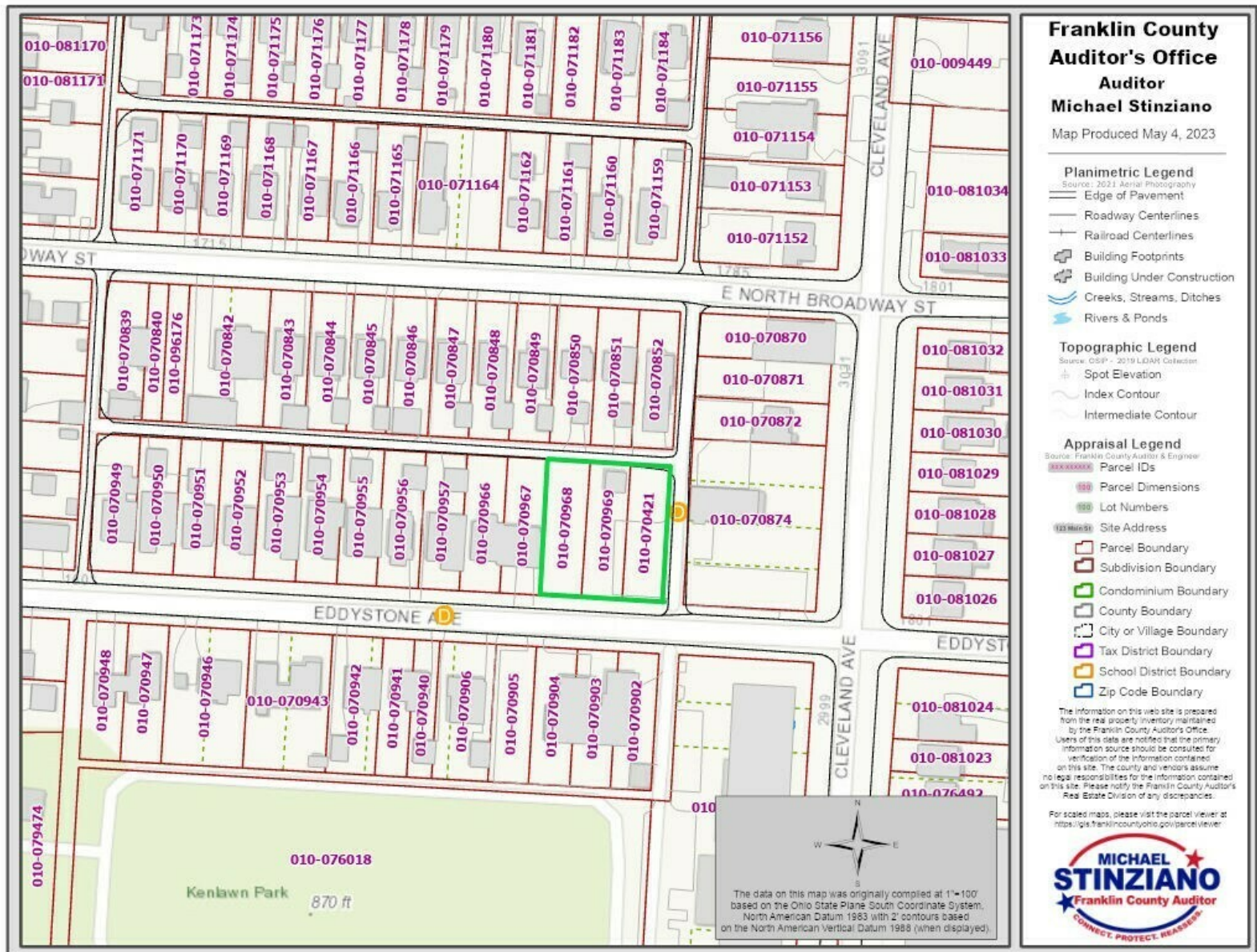
All information furnished regarding property for sale or lease is from sources deemed reliable but not made as to the accuracy thereof, and some is submitted to errors, omissions or other cancellations, prior sale or lease or withdrawal from market without notice, warranty or representation.



📍 1480 Dublin Road, Columbus, OH 43215

☎ 614.228.2471 | krgre.com

Eddystone Ave Columbus, OH 43224



Brent Garland
 614.255.4381
 bgarland@krgre.com

Denny Connor
 614.255.9217
 dconnor@krgre.com

All information furnished regarding property for sale or lease is from sources deemed reliable but not made as to the accuracy thereof, and some is submitted to errors, omissions or other cancellations, prior sale or lease or withdrawal from market without notice, warranty or representation.



1480 Dublin Road, Columbus, OH 43215
 614.228.2471 | krgre.com

Eddystone Ave Columbus, OH 43224



Brent Garland
614.255.4381
bgarland@krgre.com

Denny Connor
614.255.9217
dconnor@krgre.com

All information furnished regarding property for sale or lease is from sources deemed reliable but not made as to the accuracy thereof, and some is submitted to errors, omissions or other cancellations, prior sale or lease or withdrawal from market without notice, warranty or representation.

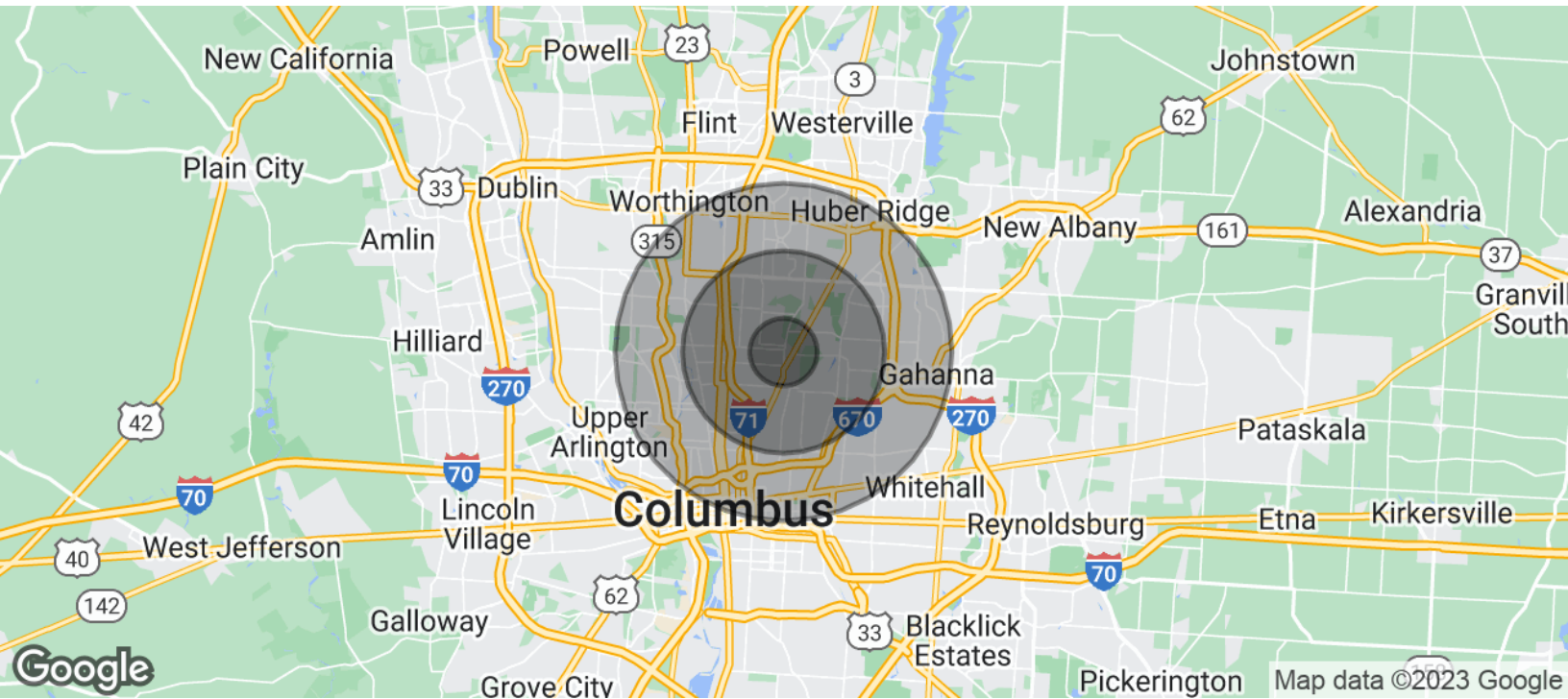


1480 Dublin Road, Columbus, OH 43215
614.228.2471 | krgre.com

Demographics Map & Report

Land For Sale

Eddystone Ave Columbus, OH 43224



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,475	151,301	365,372
Average Age	35.9	32.2	33.4
Average Age (Male)	33.3	31.0	32.6
Average Age (Female)	37.2	33.5	34.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,902	61,526	157,835
# of Persons per HH	2.3	2.5	2.3
Average HH Income	\$39,661	\$51,732	\$63,564
Average House Value	\$80,513	\$119,874	\$167,122

* Demographic data derived from 2020 ACS - US Census

Brent Garland

614.255.4381

bgarland@krgre.com

Denny Connor

614.255.9217

dconnor@krgre.com



📍 1480 Dublin Road, Columbus, OH 43215

614.228.2471 | krgre.com

All information furnished regarding property for sale or lease is from sources deemed reliable but not made as to the accuracy thereof, and some is submitted to errors, omissions or other cancellations, prior sale or lease or withdrawal from market without notice, warranty or representation.

Eddystone Ave Columbus, OH 43224



1,316,756
RESIDENTS



36.1
MEDIAN AGE



504,702
HOUSEHOLDS



\$58,762
MEDIAN HH INCOME

10 Largest Private Sector Employers

JPMORGAN CHASE & CO
NATIONWIDE
HONDA
L BRANDS
CARDINAL HEALTH
HUNTINGTON
AMAZON
AMERICAN ELECTRIC POWER CO
ALLIANCE DATA
ABERCROMBIE & FITCH

No. 1

for population, job, GDP
growth among Midwest's
10 largest metros

17

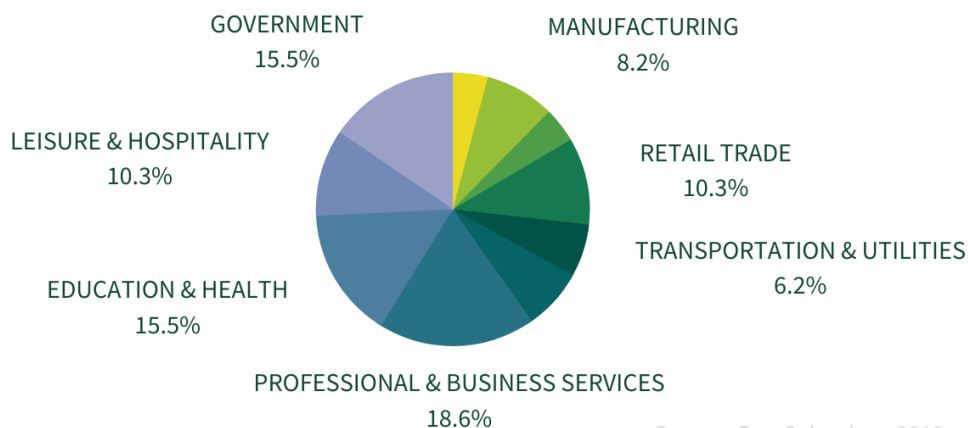
Fortune 1000 headquarters

No. 1

rising city for startups

302

foreign-owned
establishments



Source: One Columbus, 2019

Brent Garland

614.255.4381

bgarland@krgre.com

Denny Connor

614.255.9217

dconnor@krgre.com



📍 1480 Dublin Road, Columbus, OH 43215

📞 614.228.2471 | krgre.com

All information furnished regarding property for sale or lease is from sources deemed reliable but not made as to the accuracy thereof, and some is submitted to errors, omissions or other cancellations, prior sale or lease or withdrawal from market without notice, warranty or representation.

Eddystone Ave Columbus, OH 43224



BRENT GARLAND

Brokerage Associate

bgarland@krgre.com

Direct: **614.255.4381** | Cell: **614.551.4485**

OH #2012002167

PROFESSIONAL BACKGROUND

Prior to joining Kohr Royer Griffith Inc almost 10 years ago, Brent held positions as Director of Business Development at companies such as TRG Rubicon, Mount Carmel Health System, and John Gerlach & Company. Also during that time he was a Partner at Ten Pin Alley. His experience in Business Development spans over 20 years with emphasis in Health Care, Real Estate, and Small Business entrepreneurship.

Brent's experience as a small business entrepreneur, knowledge of the medical industry and accounting industry has fueled his success. Over the years he has served as a board member for companies like Taylor Station Surgery Center, Central Ohio Sleep Center, Lower Lights Christian Health Center and Media Source. He also served as Director for the Upper Arlington Civic Association. Brent is results oriented and growth driven.

EDUCATION

Wright State University

The Ohio State University

MEMBERSHIPS

Board of Director's - Santa's Silent Helpers- Sep 2012 – Present

Board of Director's - Columbus Center for Human Services - Jan 2009 – Present

Columbus Commercial Industrial Investment Realtors (CCIIR)

National Association of Realtors (NAR)

Ohio Association of Realtors (OAR)

Member of Columbus Realtors

Mercator Club of Columbus

Brent Garland

614.255.4381

bgarland@krgre.com

Denny Connor

614.255.9217

dconnor@krgre.com



📍 1480 Dublin Road, Columbus, OH 43215

☎ 614.228.2471 | krgre.com

Eddystone Ave Columbus, OH 43224



DENNY CONNOR

Brokerage Associate

dconnor@krgre.com

Direct: **614.255.9217** | Cell: **614.531.5541**

OH #2008001860

PROFESSIONAL BACKGROUND

Denny has over 40 years of experience in various aspects of commercial and residential real estate. Prior to joining Kohr Royer Griffith Inc in early 2020, Denny previously held executive positions at Chicago Title Agency of Columbus, Oh, Dominion Homes, Borror Properties and Continental Realty.

At Chicago Title Agency Denny was a partner / owner of the Columbus Agency with 12 offices and 125 employees. He was responsible for business development, mortgage lending relationships and instrumental as effective interface in banking relationships.

During his tenure at Dominion Homes Denny oversaw all areas of company administration. For example, he oversaw HR, Contracts, created, and managed company-wide Title and Mortgage Operations. He also managed purchase contracts/ permits/mortgage processing real estate closings for \$2bil + in transactions.

Denny's years of experience in commercial real estate combined with his title and mortgage operations background enhance his ability to get your property sold.

EDUCATION

BA Miami University - Geography and Urban Planning

MEMBERSHIPS

Columbus Board of Realtors

Volunteer Experience:

Columbus Mortgage Bankers Association - Trustee

Columbus Land Title Underwriters - President

Brent Garland

614.255.4381

bgarland@krgre.com

Denny Connor

614.255.9217

dconnor@krgre.com



📍 1480 Dublin Road, Columbus, OH 43215

☎ 614.228.2471 | krgre.com

Eddystone Ave Columbus, OH 43224

100+ YEARS IN CENTRAL OH & COUNTING

Since its inception in 1914, Kohr Royer Griffith Inc. (KRG) has served the commercial real estate market in Central Ohio and throughout the United States. No other firm provides better quality service or more insightful knowledge while maintaining a reputation as stellar as ours.

Our expertise and repeated success empower us to maintain a wide range of loyal clients, including individuals, corporations, pension funds, financial institutions, and government agencies.

KRG's leaders are actively involved in the real estate community. Our roster includes four former presidents of the Columbus Board of Realtors, five former presidents of the local chapter of the Institute of Real Estate Management, two former presidents of the Columbus Apartment Association, one trustee for the Columbus Apartment Association, and one former president of the Appraisal Institutes Ohio Chapter.

At KRG, it all begins with you. We strive to develop, strengthen, and maintain personal relationships that allow our clients to invest in our beloved communities, in and outside of Ohio.

KRG ACCREDITATION

- Society of Industrial & Office Realtors
- Certified Property Managers
- Columbus Commercial Industrial & Investment Realtors
- Real Property Administrator
- Building Owners & Managers Association
- Certified Commercial Investment Member
- Counselors of Real Estate
- International Council of Shopping Centers
- Columbus, Ohio, & National Association of Realtors

OUR TEAM SPECIALIZES IN

- Appraisal Services
- Brokerage Services
- Consulting Services
- Development Services
- Management Services

Brent Garland

614.255.4381

bgarland@krgre.com

Denny Connor

614.255.9217

dconnor@krgre.com

All information furnished regarding property for sale or lease is from sources deemed reliable but not made as to the accuracy thereof, and some is submitted to errors, omissions or other cancellations, prior sale or lease or withdrawal from market without notice, warranty or representation.



📍 1480 Dublin Road, Columbus, OH 43215

📞 614.228.2471 | krgre.com