

2305-2315 Cleveland Ave

Columbus, OH 43211

DVELOPMENT OPPORTUNITY | 0.43 ACRES | COMMERCIAL



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DI LUSSO
REAL ESTATE

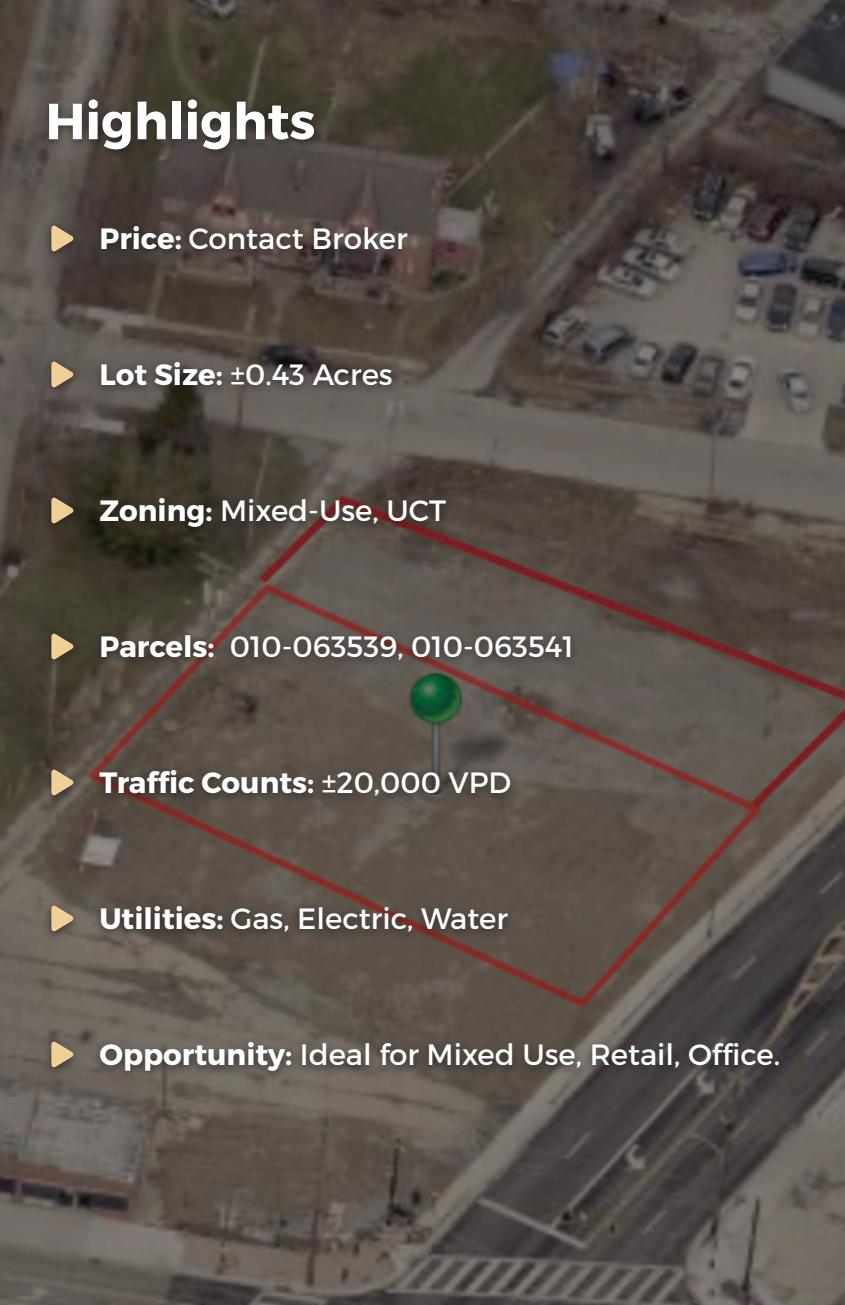
OFFERING MEMORANDUM

PROPERTY SUMMARY

2305 Cleveland Ave is a 0.43-acre pad site offering a prime opportunity for retail or commercial development. All utilities are available, providing a ready-to-build site in an established corridor. Ideal for investors, owner-users, or developers seeking a compact, high-visibility parcel.

Highlights

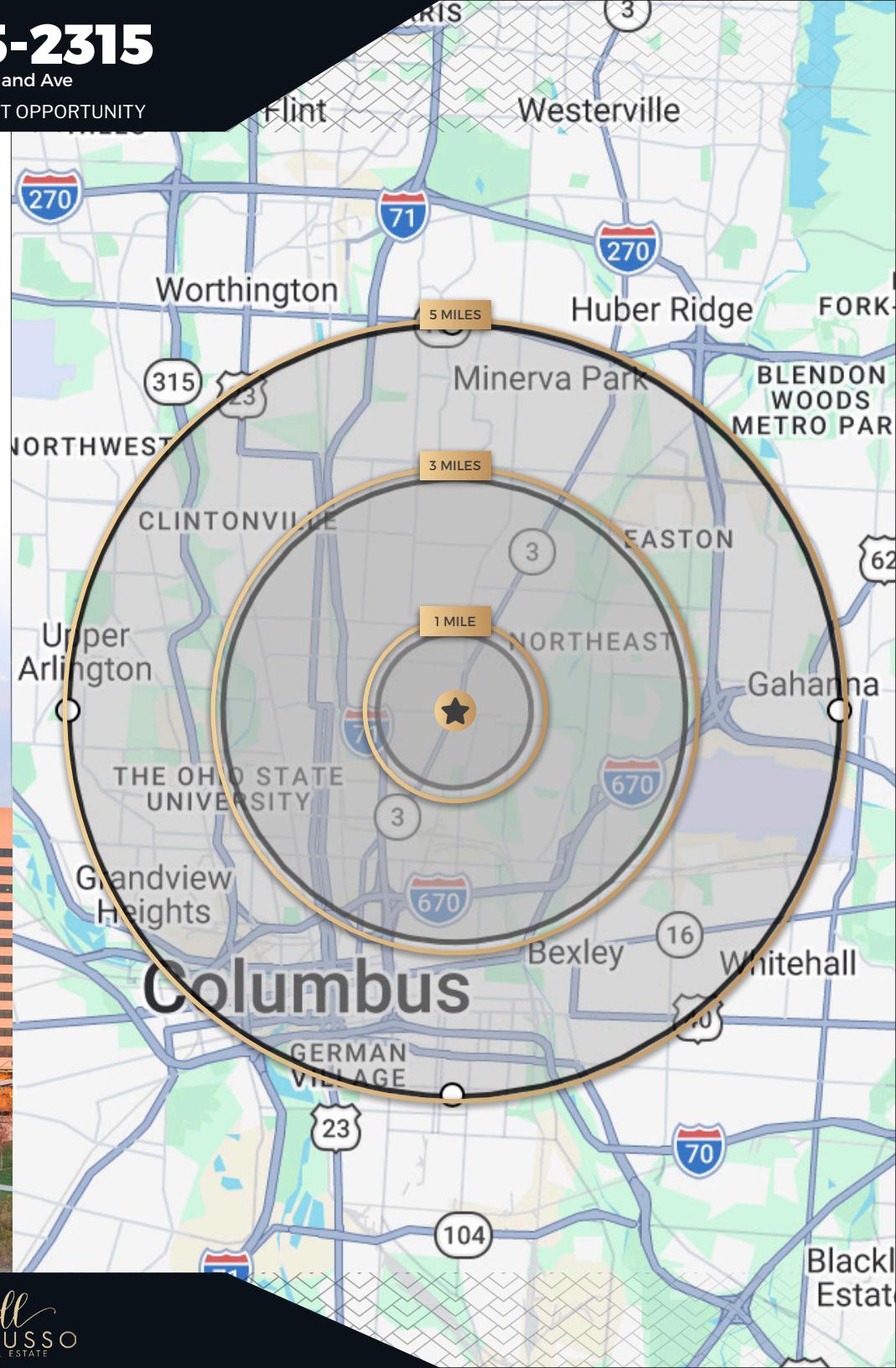
- ▶ **Price:** Contact Broker
- ▶ **Lot Size:** ±0.43 Acres
- ▶ **Zoning:** Mixed-Use, UCT
- ▶ **Parcels:** 010-063539, 010-063541
- ▶ **Traffic Counts:** ±20,000 VPD
- ▶ **Utilities:** Gas, Electric, Water
- ▶ **Opportunity:** Ideal for Mixed Use, Retail, Office.



DEMOCRAPHICS

1 Mile 3 Mile 5 Mile

	1 Mile	3 Mile	5 Mile
Population	18K	144K	369K
Total households	6,940	55,920	153,532
Household Income	\$55K	\$68K	\$81K



2305-2315

Cleveland Ave

DEVELOPMENT OPPORTUNITY

ZONING MAP

LORETTA AVE

GREENWICH ST

CLEVELAND AVE

Z78-052
0061247 010061246 010061245 010060168
1552, H-35

15801582, 15841586
Z78-052
010063544
R3, H-35

2113-2024
010062248
UGN-1, H-N/A
010063535
2335

2340
2338
2113-20
010061058
UGN-1, H-

1567

010061277

1550

Z78-052
2/28/1979
R3, H-35
010063543

010063538
2323
010063539
2315

010061057

010063541
2113-2024
8/28/2024
UGT, H-N/A

010061055
2320
2318
010061054
2316

010061053
2113-2024
8/28/2024
2310, H-N/A

010061052

010060174

15701572
1574

2299

2289

2291

1594

2300

010061048

010061115
ORIG
010061116

1626, C4, H-35

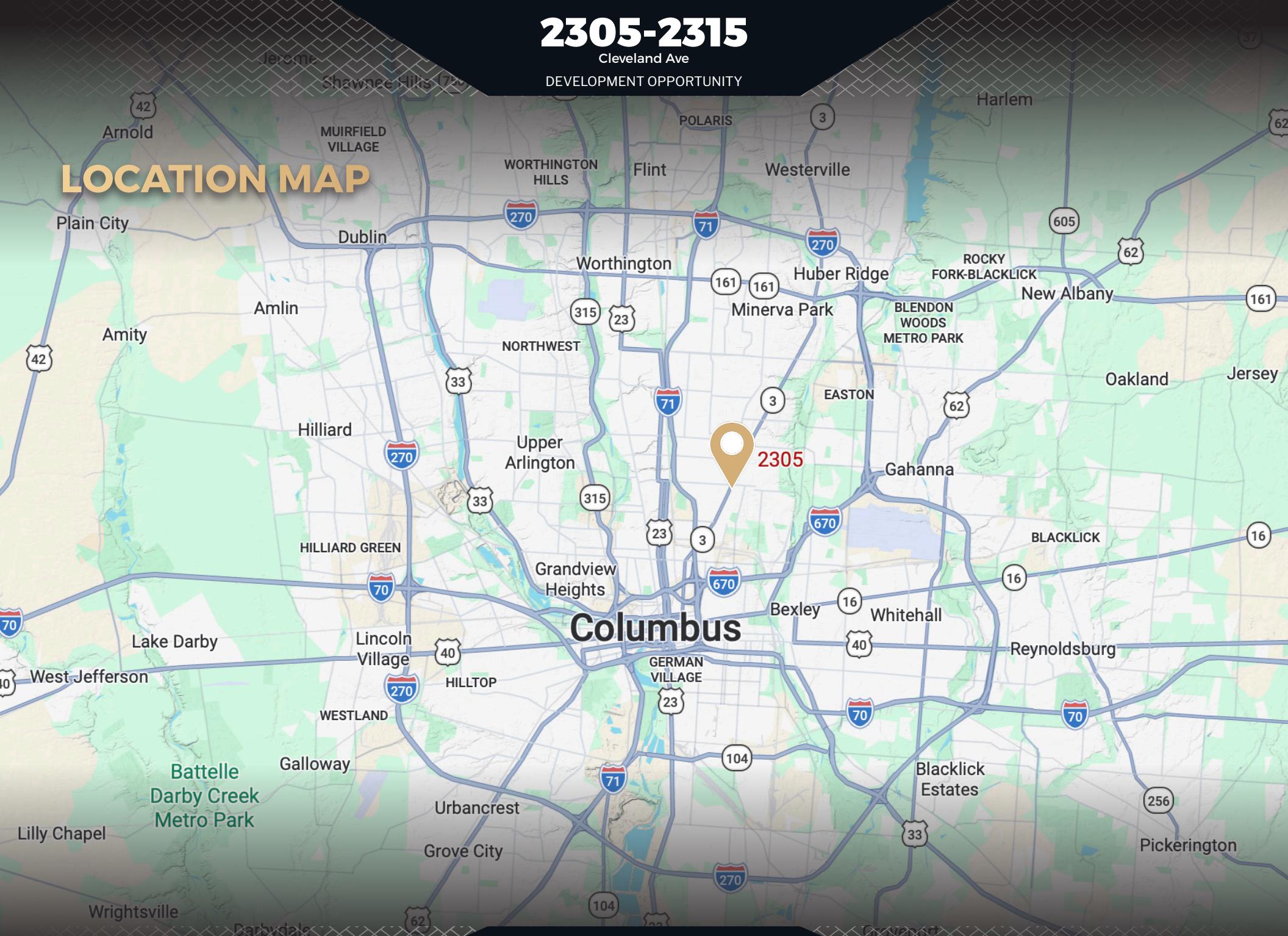
1629

2305-2315

Cleveland Ave

DEVELOPMENT OPPORTUNITY

LOCATION MAP



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Columbus, OH 43211



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Disclaimer

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Prospective purchasers should conduct their own independent due diligence and analysis, including verification of zoning, permitted uses, legal descriptions, square footage, and all other information. The property is offered subject to prior sale, lease, or withdrawal from the market without notice.