

# 2305-2315 Cleveland Ave

Columbus, OH 43211

DEVELOPMENT 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.



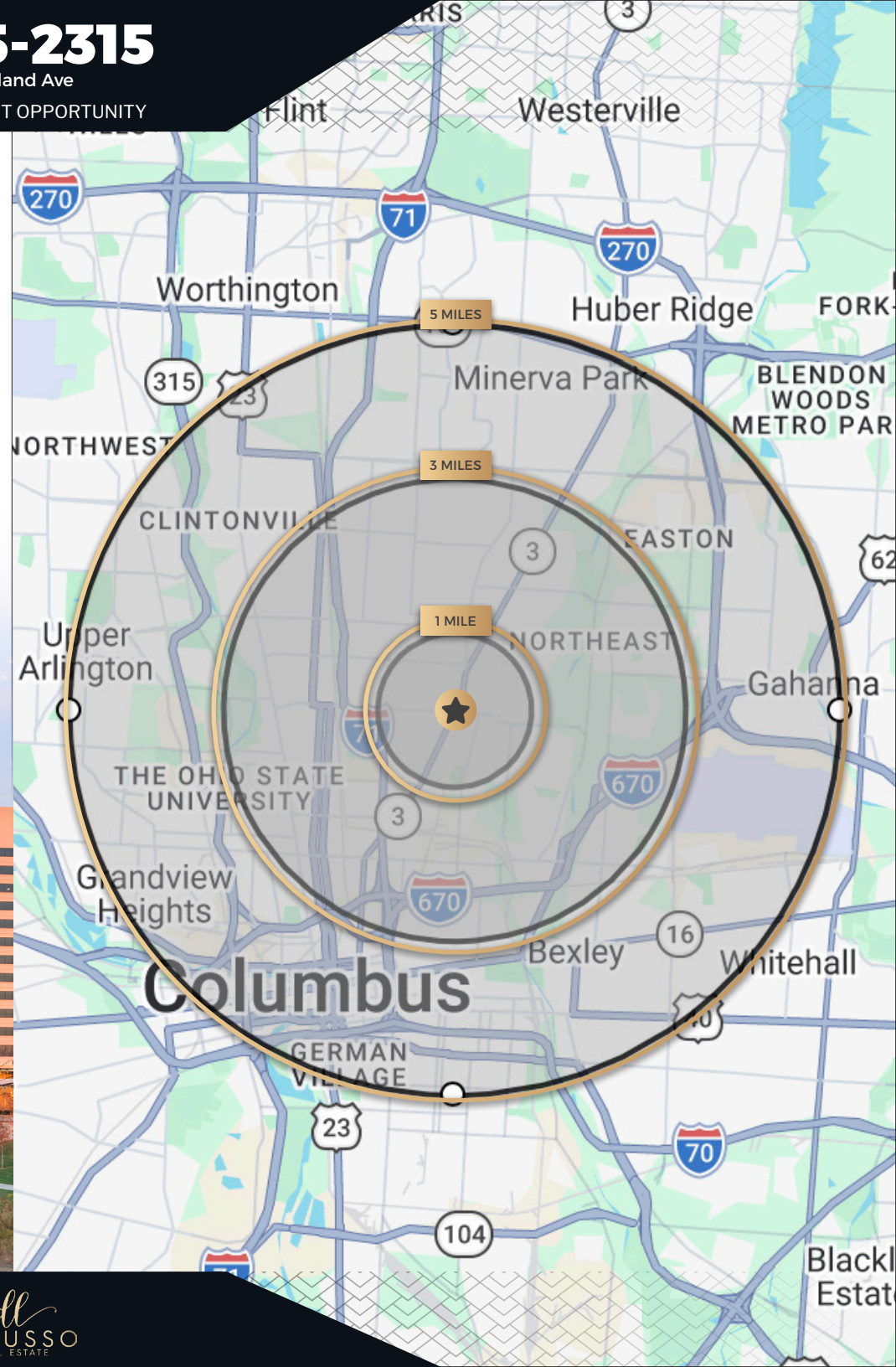
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## DEMOGRAPHICS

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





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## ZONING MAP



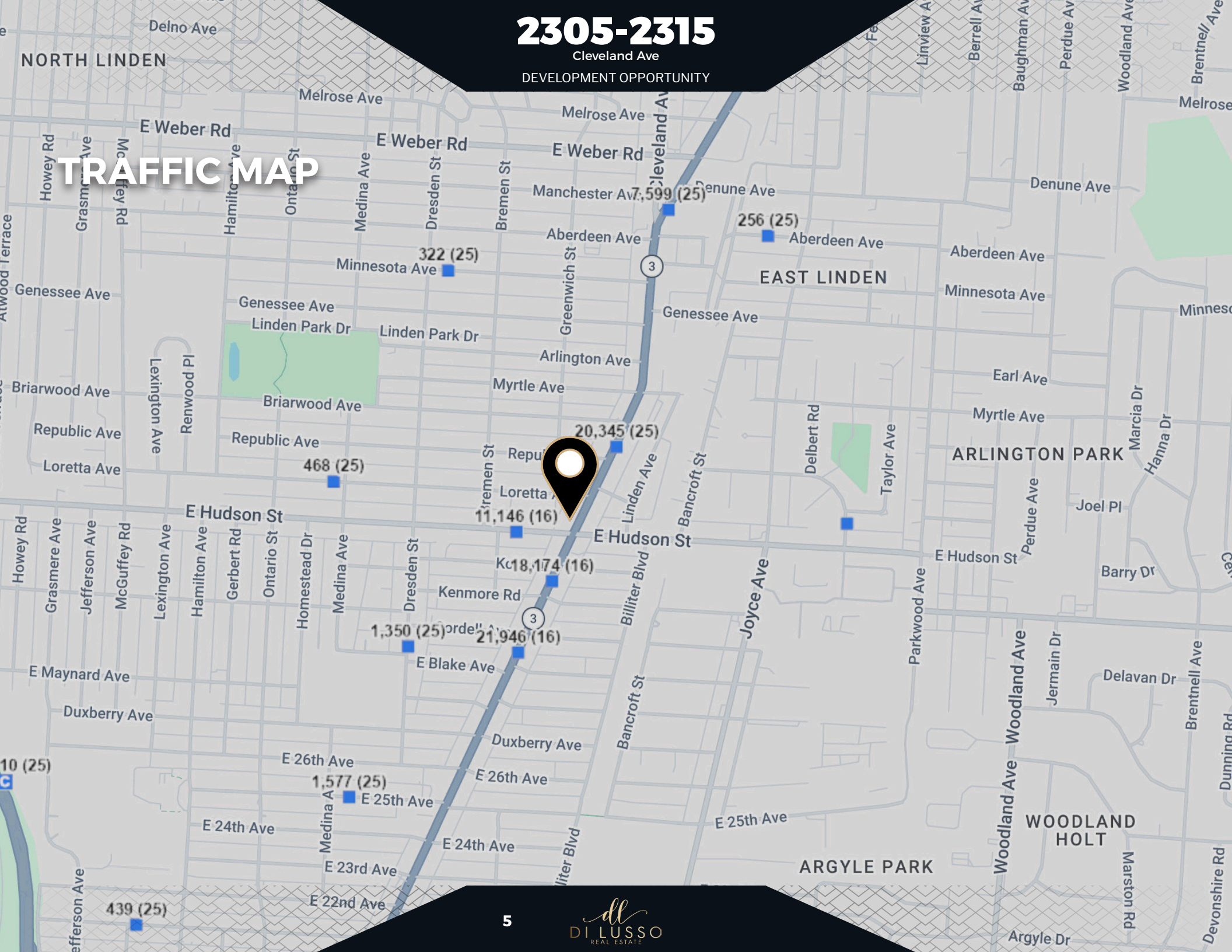


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# TRAFFIC MAP





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## LOCATION MAP





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