

# SALE

## 1691 CLEVELAND AVE

1691 Cleveland Ave Columbus, OH 43211

### LOCATION DESCRIPTION

Situated near the eclectic neighborhood of Linden, this dynamic area offers a diverse array of dining, retail, and cultural attractions. Within a short distance, find Columbus attractions such as Franklin Park Conservatory and Botanical Gardens, the Ohio History Connection, and the Columbus Museum of Art. Additionally, the location provides easy access to major transportation routes and is in close proximity to Ohio State University and downtown Columbus. With its blend of urban amenities and convenient accessibility, this area is an ideal location for a new office.

### PROPERTY HIGHLIGHTS

- 2,184 SF office building
- 7 individual offices, 1 conference room, 1 kitchen/break room
- Heated warehouse/garage with a 10'x8' drive in door
- Zoned Mixed Use - UCT
- Strategic Columbus location
- Easy access to I-71
- Thoughtfully designed interior spaces
- 0.1-acre fenced yard
- Ideal for storing vehicles and equipment
- Unparalleled visibility and accessibility along Cleveland Ave corridor
- Flexibility for various commercial uses



### OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	0.31 Acres
Building Size:	2,184 SF

### PROPERTY WEBSITE

[bit.ly/1691ClevelandAve](https://bit.ly/1691ClevelandAve)

#### Andrew Sylvester

O: (614) 341-9800 x112 | C: (724) 747-8974  
asylvester@cbc-aspire.com

#### Bill Davis

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#### Tom Velalis

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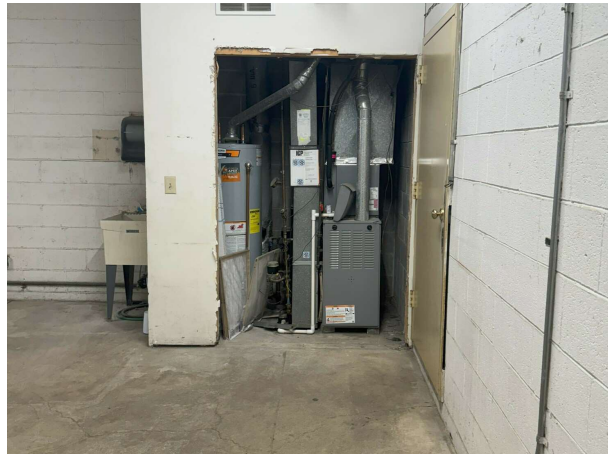
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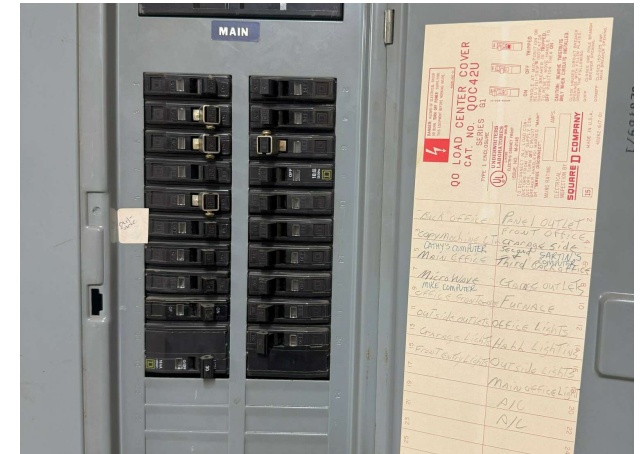


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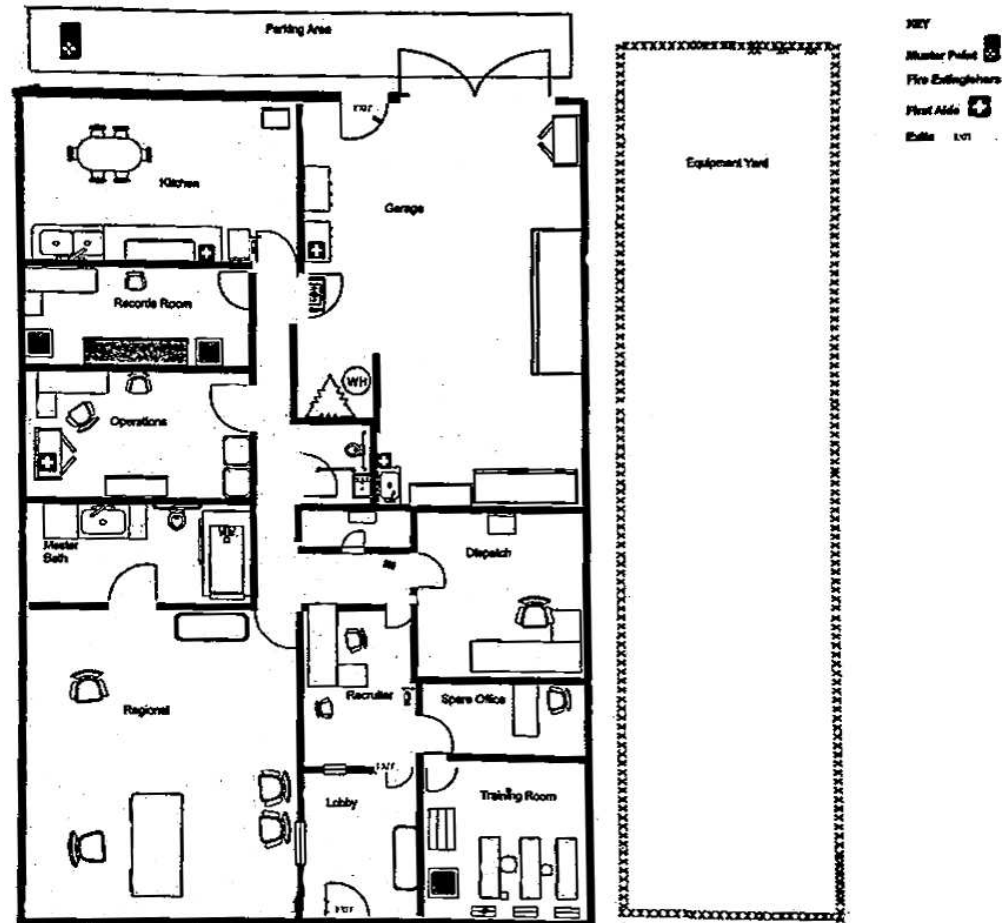


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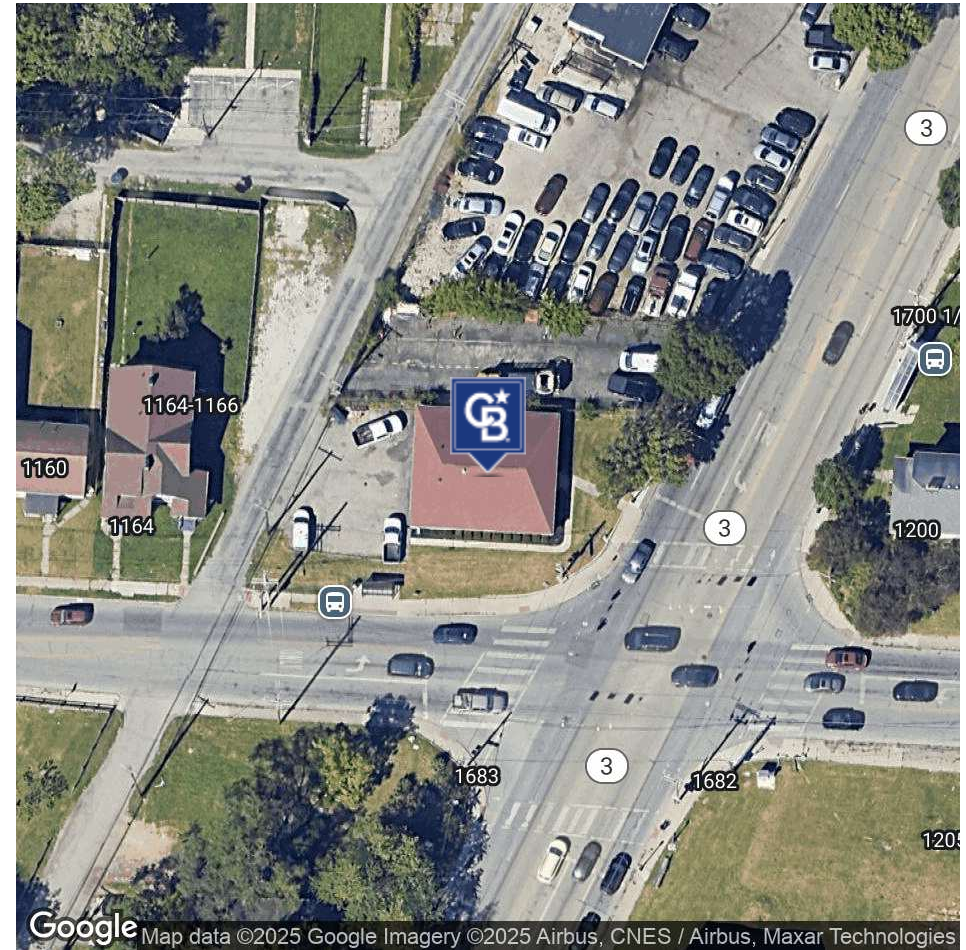
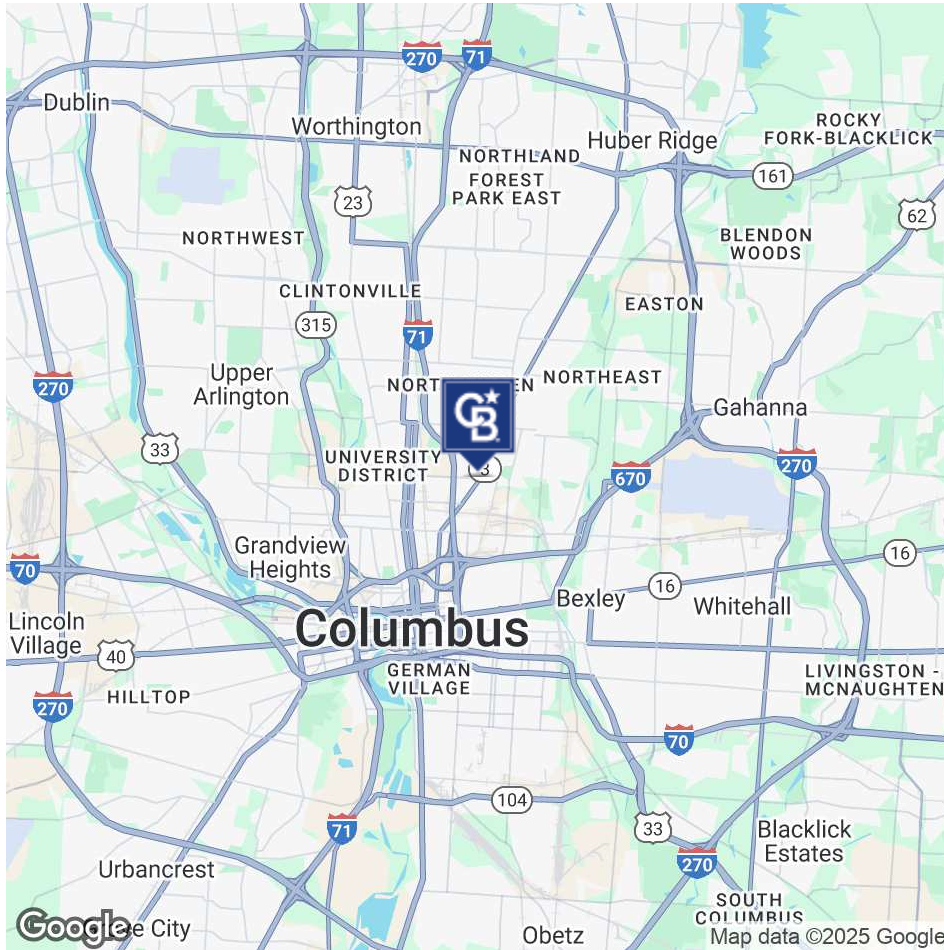


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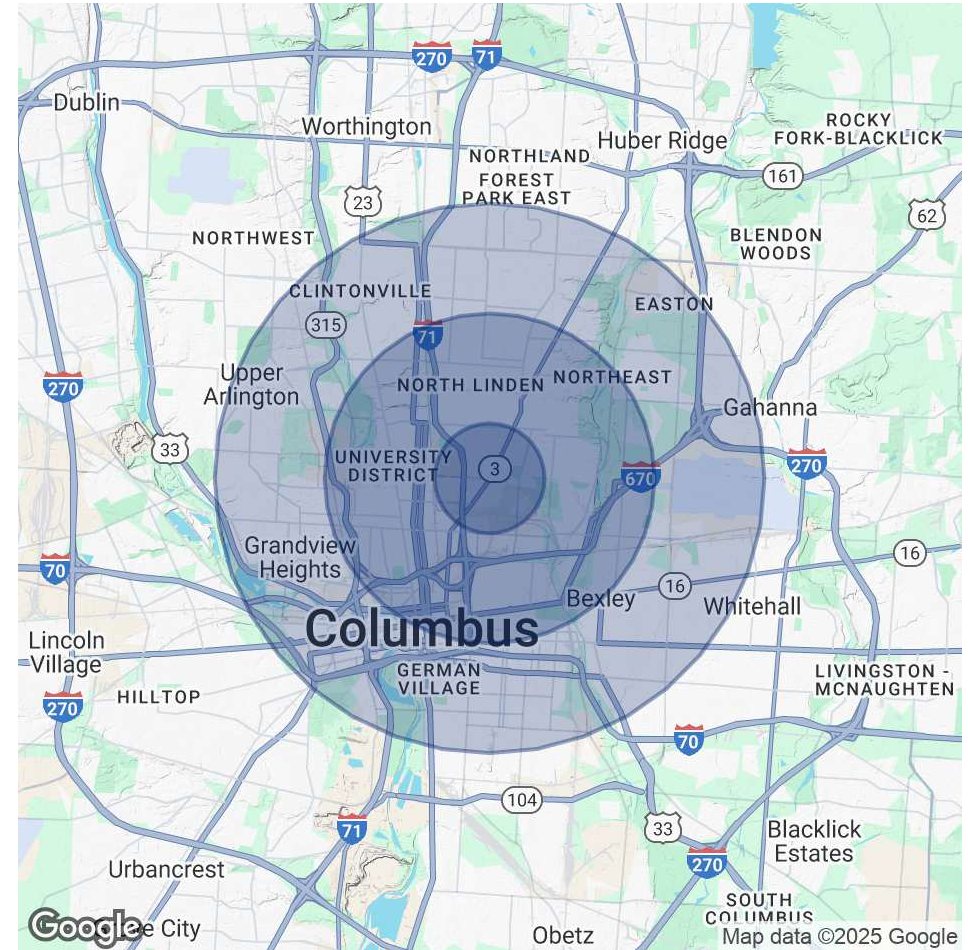
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,104	168,269	382,733
Average Age	34	33	36
Average Age (Male)	32	33	35
Average Age (Female)	36	34	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,358	70,941	163,751
# of Persons per HH	2.8	2.4	2.3
Average HH Income	\$43,531	\$70,357	\$85,896
Average House Value	\$126,685	\$296,803	\$332,792

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTION	YEAR	COUNT
Cleveland Ave North of Twenty-Fourth Ave	2-Way	2004	20,060
Cleveland Ave North of Twenty-Third Ave	2-Way	2003	23,611



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