

RETAIL SPACE FOR LEASE

**5701 Parkville Street
Columbus, Ohio 43229**



2,100 +/- SF Retail Space Available



Appraisal Brokerage Consulting Development

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Property Description

USER READY RETAIL SPACE!

2,100 +/-SF of retail space in two-tenant building. Great visibility the section of E. Dublin Granville Road and Parkville Street. Plenty of space for parking to be configured. Minutes from I-71.

Zoned Planned Commercial Development District.

Address: 5701 Parkville Street
Columbus, OH 43229

County: Franklin

PID: 010-143760-00

Location: South of SR 161 between
Karl Rd and Cleveland Ave

Building Size: 4,480 +/- SF

Year Built: 2008

Levels: 1 Story

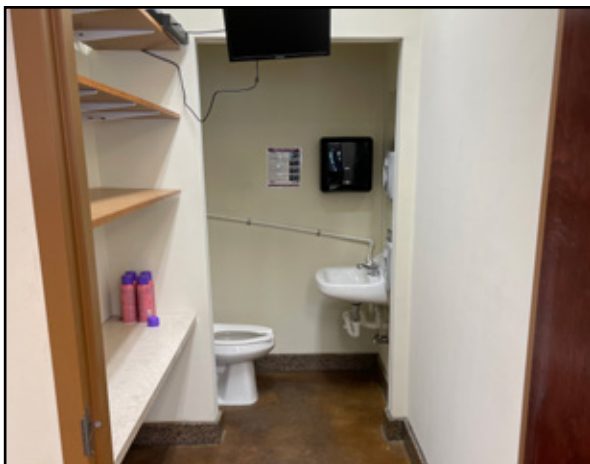
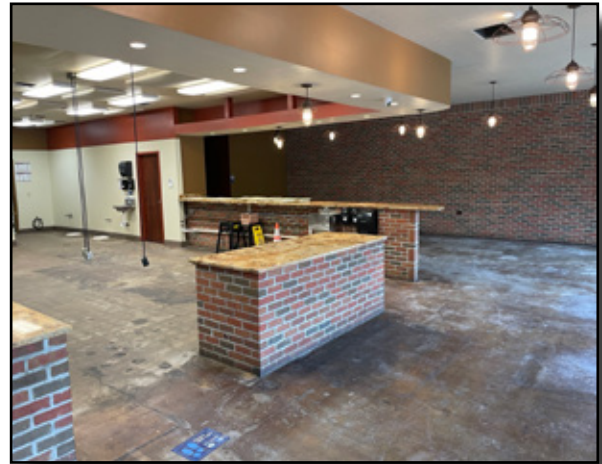
Space Available: 2,100 +/- SF

Lease Rate: \$15.00/SF NNN

Zoning: CPD - Planned Commercial
Development District



Photos



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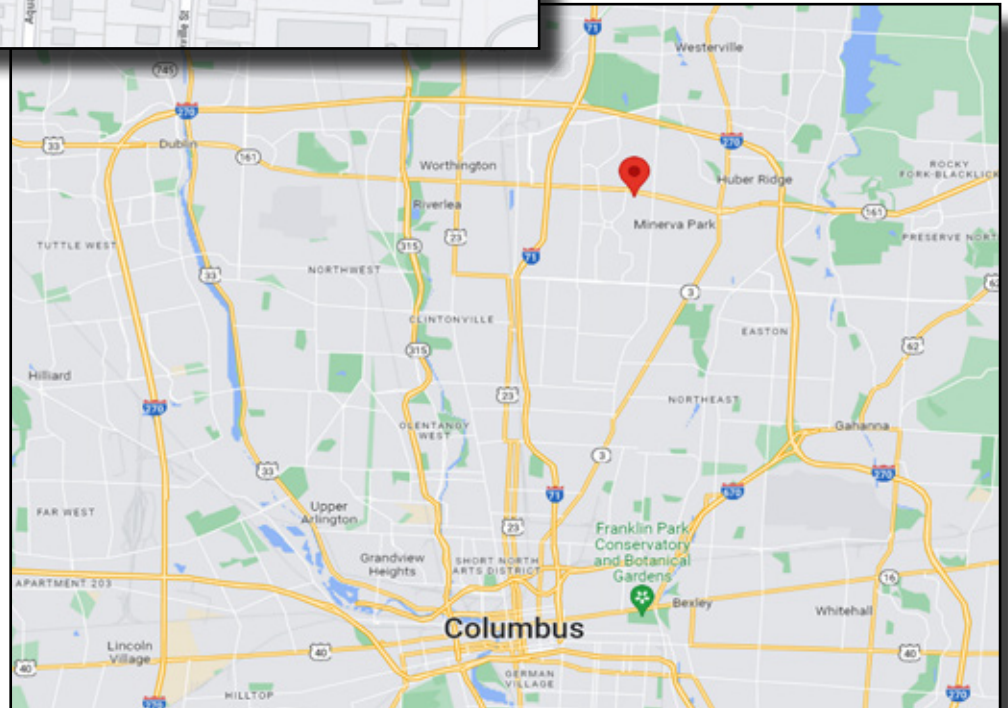
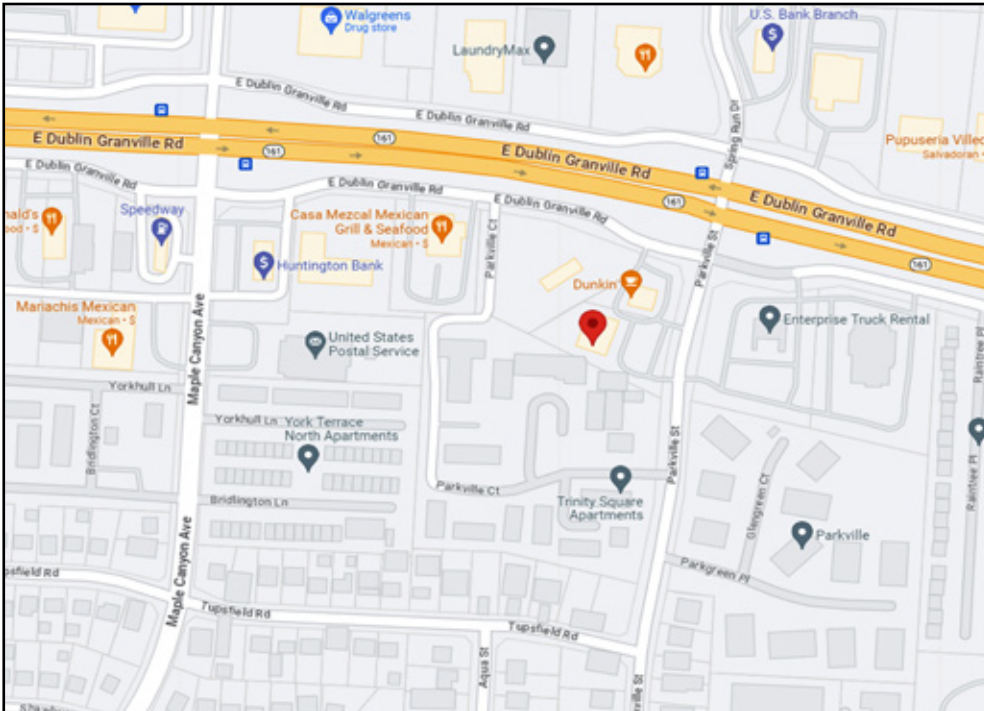
Aerial & Plat Maps



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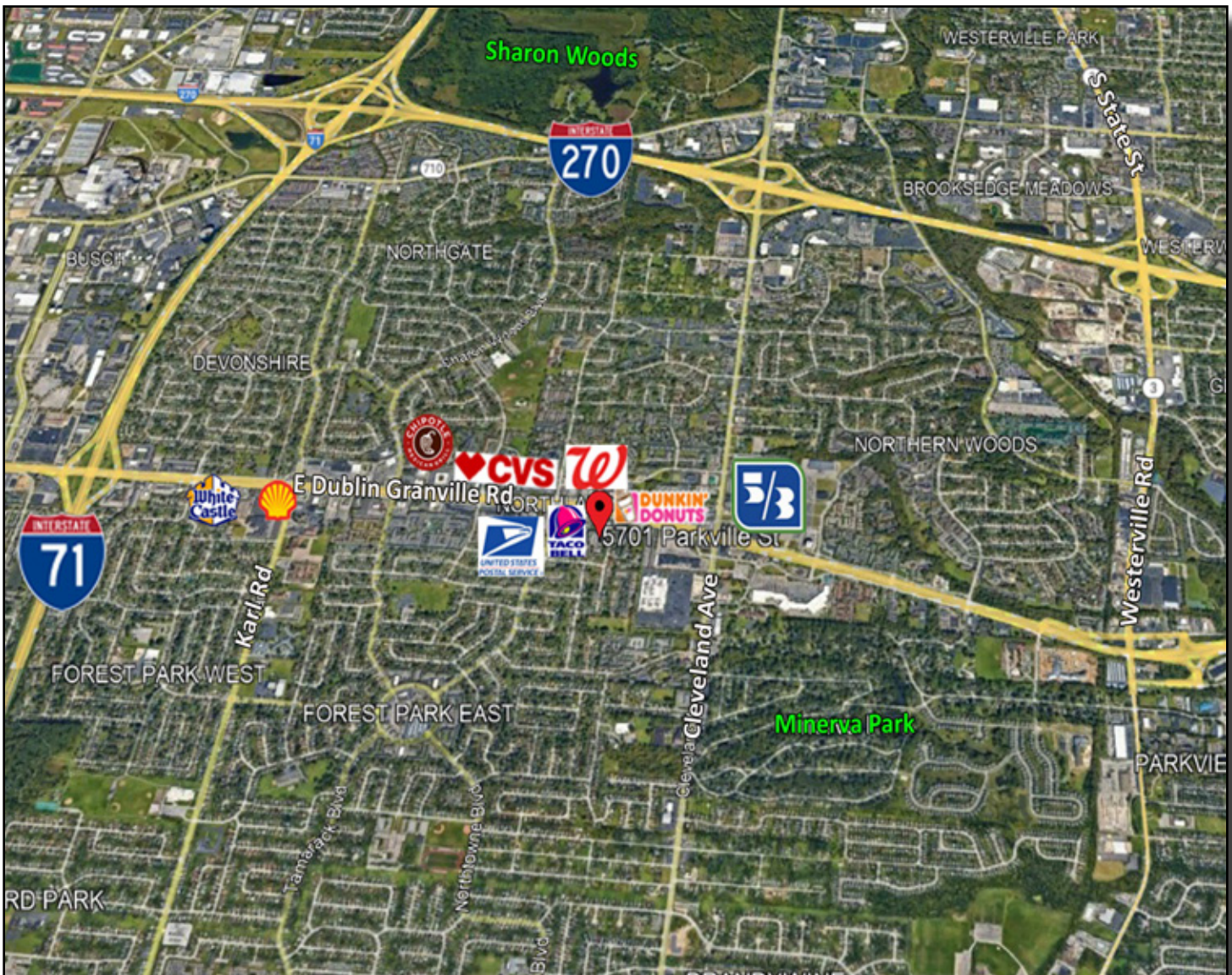
Street Maps



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Location Map



Great Location!

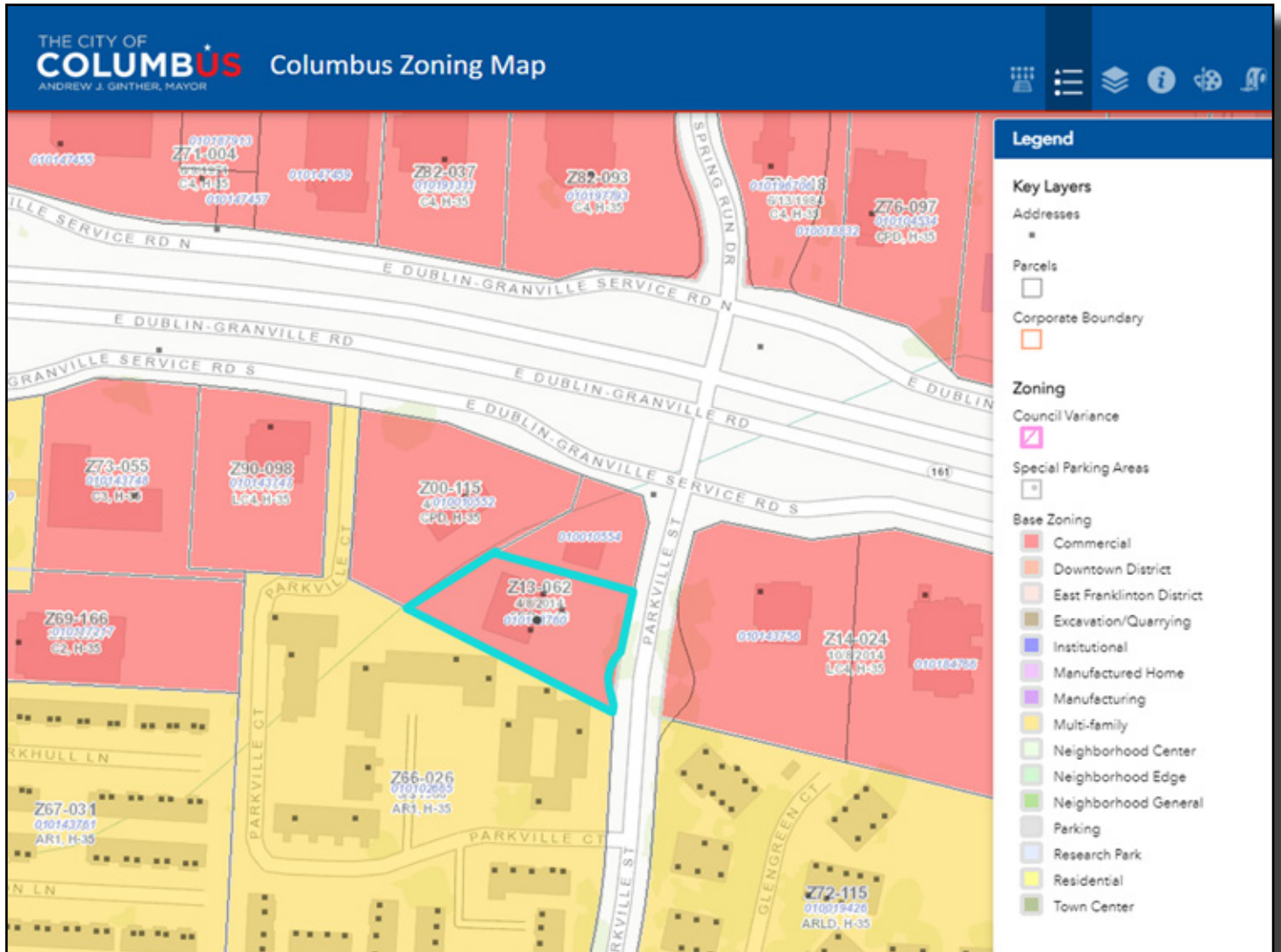
Easy access to major roads
15 minutes to John Glenn International Airport
20 minutes to Downtown Columbus



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Zoning Map



Click [here](#) to see zoning text

Demographics

5701 Parkville St, Columbus, OH 43229

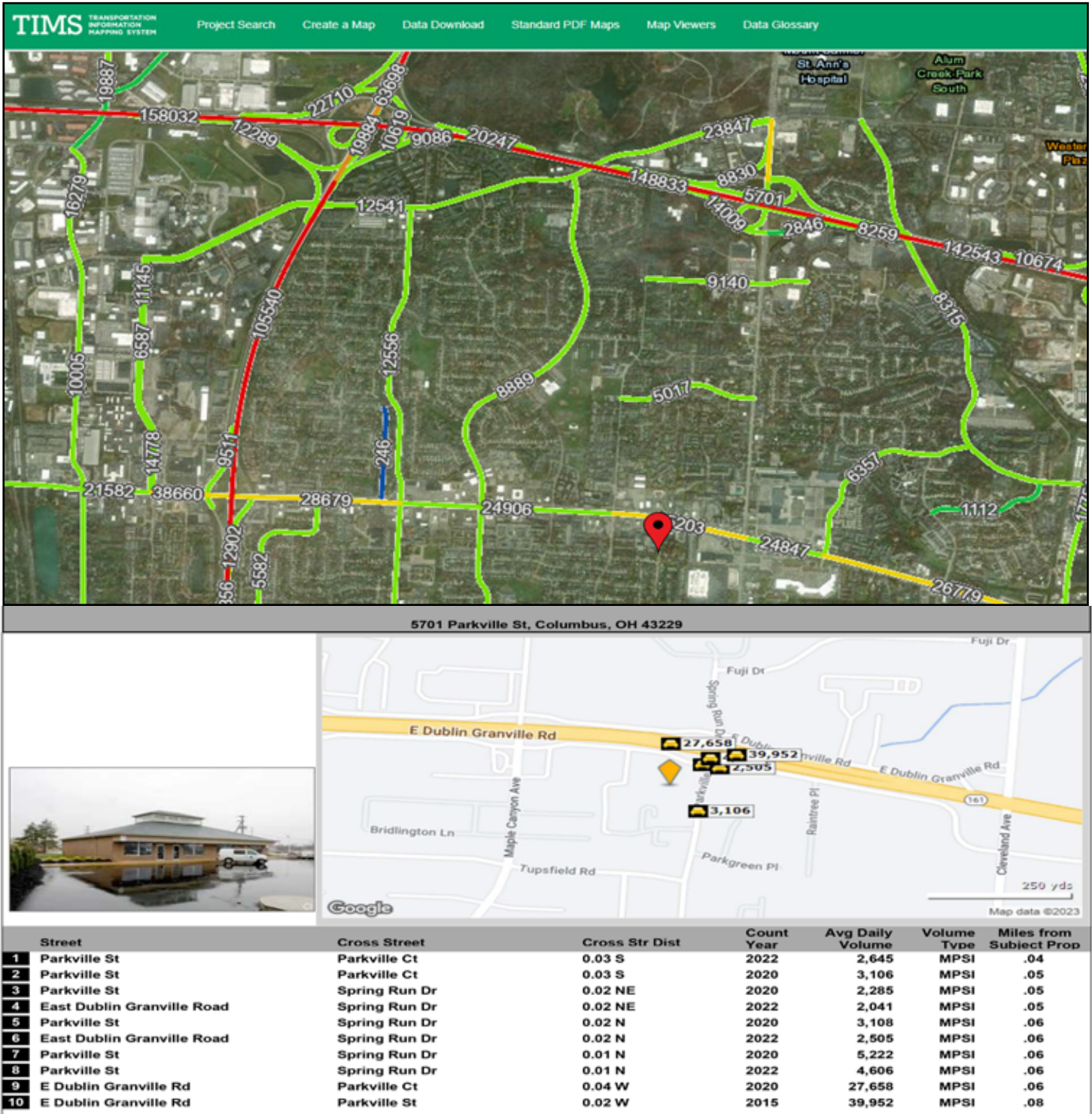


Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	21,575		123,195		301,091	
2023 Estimate	21,611		123,322		298,663	
2010 Census	20,360		115,740		269,612	
Growth 2023 - 2028	-0.17%		-0.10%		0.81%	
Growth 2010 - 2023	6.14%		6.55%		10.78%	
2023 Population by Hispanic Origin	2,949		12,445		19,721	
2023 Population	21,611		123,322		298,663	
White	9,700	44.88%	68,182	55.29%	187,709	62.85%
Black	10,187	47.14%	44,873	36.39%	82,802	27.72%
Am. Indian & Alaskan	95	0.44%	554	0.45%	916	0.31%
Asian	690	3.19%	4,475	3.63%	16,275	5.45%
Hawaiian & Pacific Island	38	0.18%	79	0.06%	137	0.05%
Other	901	4.17%	5,159	4.18%	10,824	3.62%
U.S. Armed Forces	0		37		93	
Households						
2028 Projection	8,962		50,613		125,265	
2023 Estimate	8,986		50,745		124,472	
2010 Census	8,536		48,151		113,716	
Growth 2023 - 2028	-0.27%		-0.26%		0.64%	
Growth 2010 - 2023	5.27%		5.39%		9.46%	
Owner Occupied	3,462	38.53%	25,132	49.53%	70,138	56.35%
Renter Occupied	5,523	61.46%	25,613	50.47%	54,335	43.65%
2023 Households by HH Income						
Income: <\$25,000	1,837	20.45%	9,499	18.72%	19,746	15.86%
Income: \$25,000 - \$50,000	2,538	28.25%	12,688	25.00%	24,853	19.97%
Income: \$50,000 - \$75,000	2,192	24.40%	11,044	21.76%	23,960	19.25%
Income: \$75,000 - \$100,000	1,010	11.24%	5,990	11.80%	16,392	13.17%
Income: \$100,000 - \$125,000	1,002	11.15%	5,248	10.34%	13,694	11.00%
Income: \$125,000 - \$150,000	244	2.72%	2,292	4.52%	8,408	6.75%
Income: \$150,000 - \$200,000	128	1.42%	2,531	4.99%	9,909	7.96%
Income: \$200,000+	33	0.37%	1,452	2.86%	7,509	6.03%
2023 Avg Household Income	\$58,291		\$71,522		\$87,699	
2023 Med Household Income	\$51,159		\$56,787		\$68,110	



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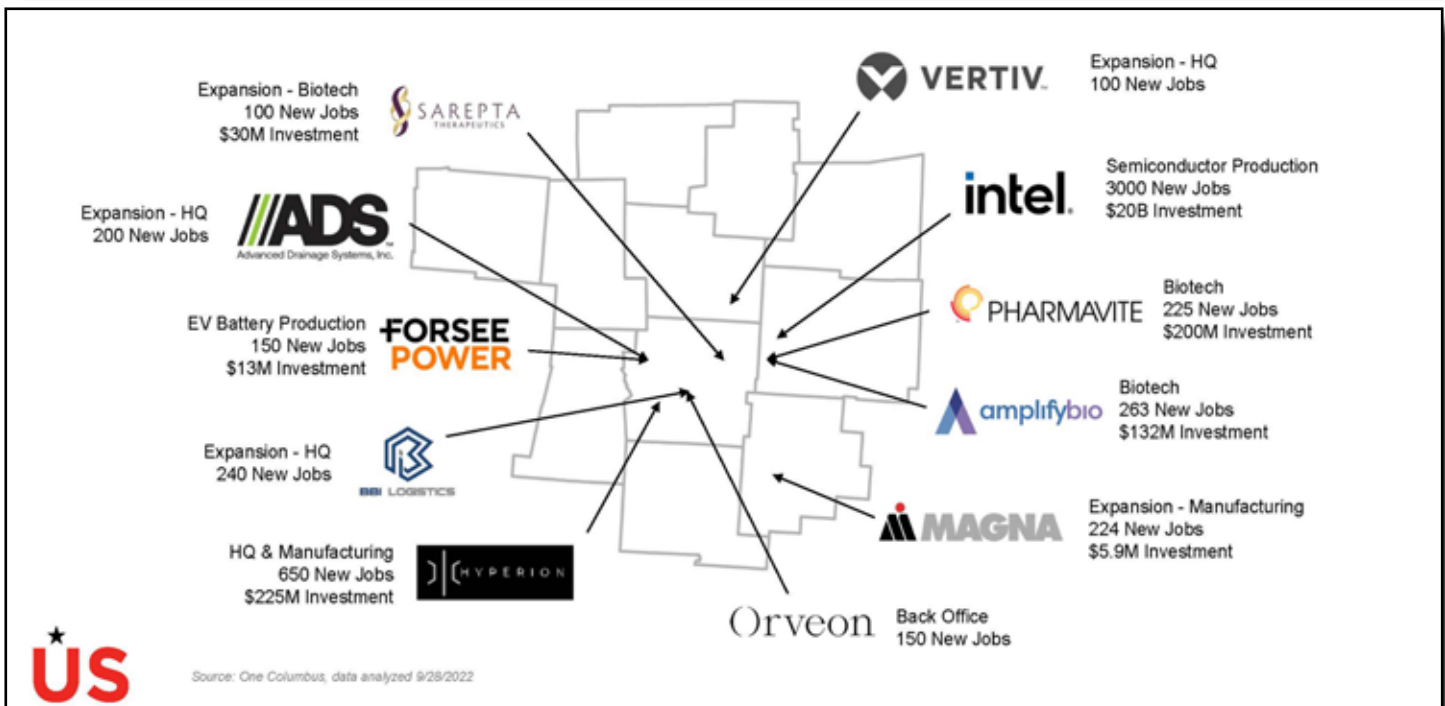
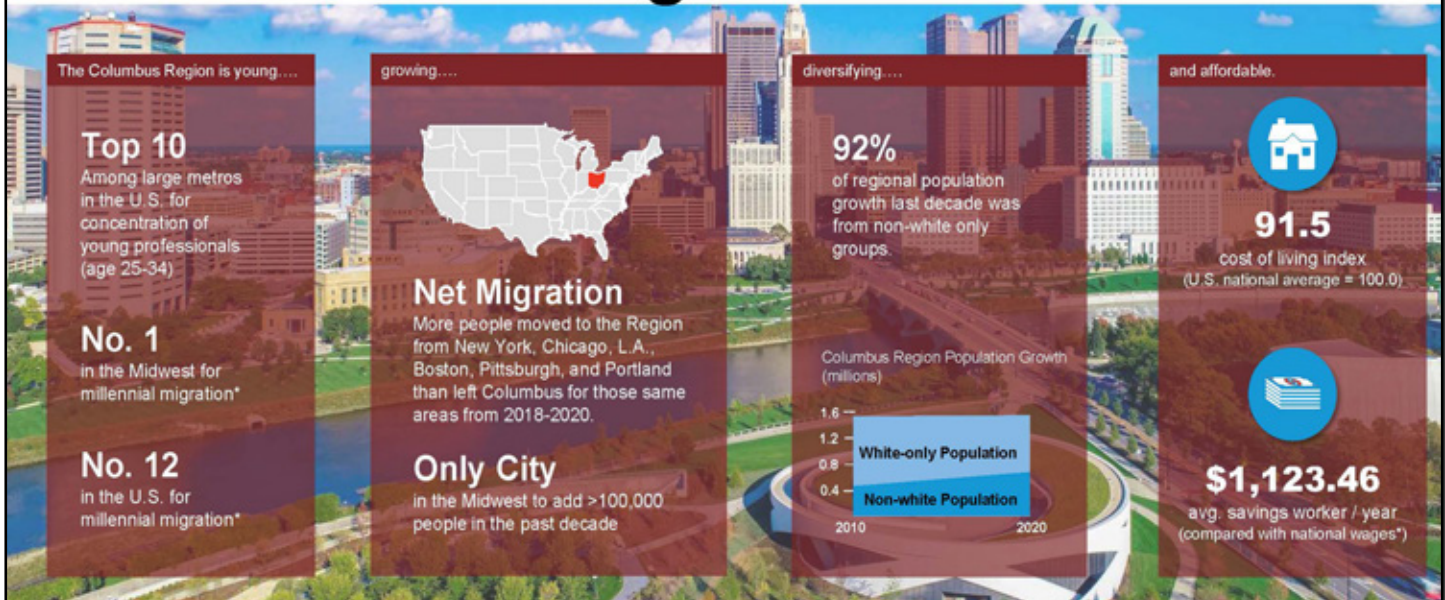
Traffic Map



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Region Highlights

What's Driving Investment?



Regional Overview

REGIONAL OVERVIEW

THE COLUMBUS REGION

The Columbus Region is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). The information and data in this document cover the 11-county region with City of Columbus highlights. Some data is only available at the MSA level and is identified as such in the text, title or source.

- **Eleven-county** region located in Central Ohio
- Population of **2.2 million** people
- Population growth rate of 10 percent since 2010
- Ten-county Columbus MSA, **fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- Over **forty-nine** college and university campuses
- Nearly **132,000** college students
- Home to **15** Fortune 1000 headquarters

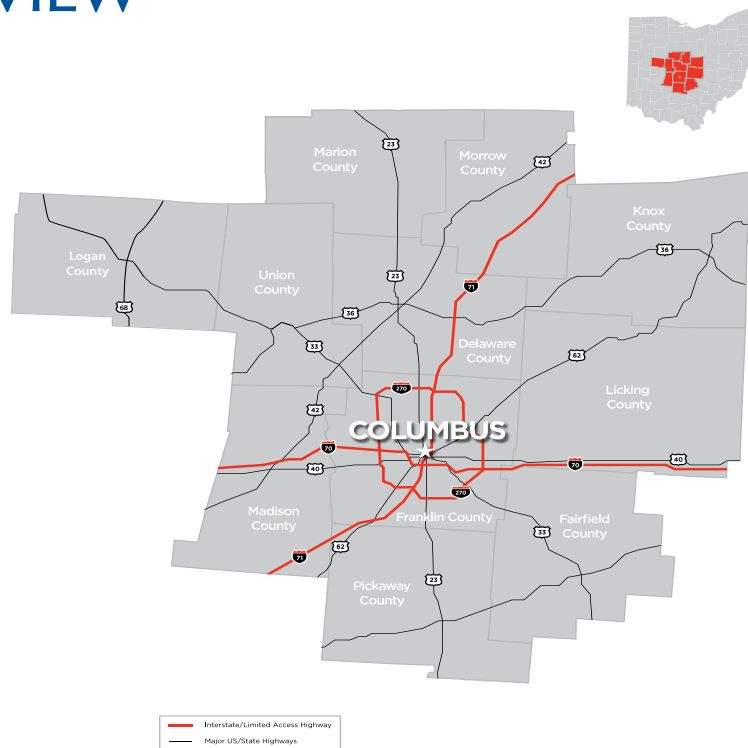
COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **Fourteenth largest city** in the U.S.

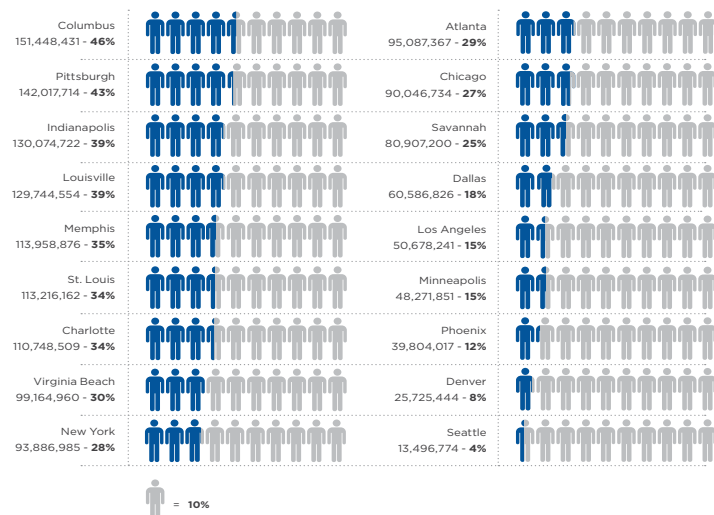
COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- John Glenn Columbus International Airport: Over **160** daily flights to more than **40** destinations
- Enhanced freight rail connections to East Coast ports in Norfolk, VA; Baltimore, MD; and Wilmington, NC
- Columbus is within a 10-hour drive of **151 million** people in the U.S., higher than other major distribution centers in the U.S.

Sources: ESRI Business Analyst 2018; 600 minute (10-hour) drive time from city center; U.S. Census, 2018 Population Estimates; Columbus 2020



U.S. population within 10-hour drive



Offering Memorandum

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs. All potential tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Landlord. The Landlord expressly reserves the right, at its sole discretion, to reject any offer to lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Lease, approved by Landlord, shall bind the property. Each prospective Tenant and/or Broker proceeds at its own risk.



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