



.9 ACRE OUTPARCEL FOR LEASE

555 W GOODALE ST

COLUMBUS, OH 43215



A MEMBER OF CORFAC INTERNATIONAL

EXCLUSIVELY PRESENTED BY

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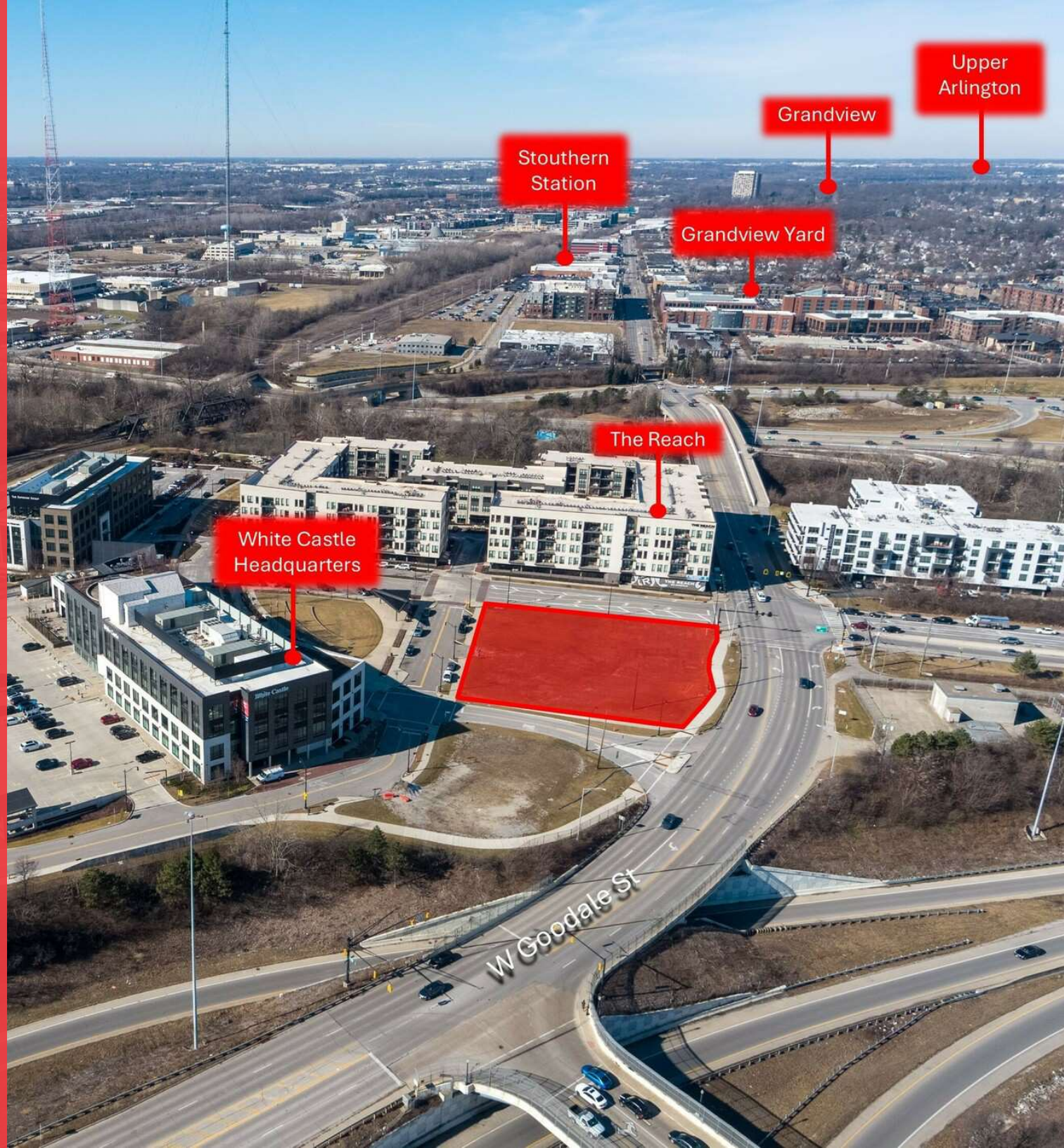
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Columbus, OH

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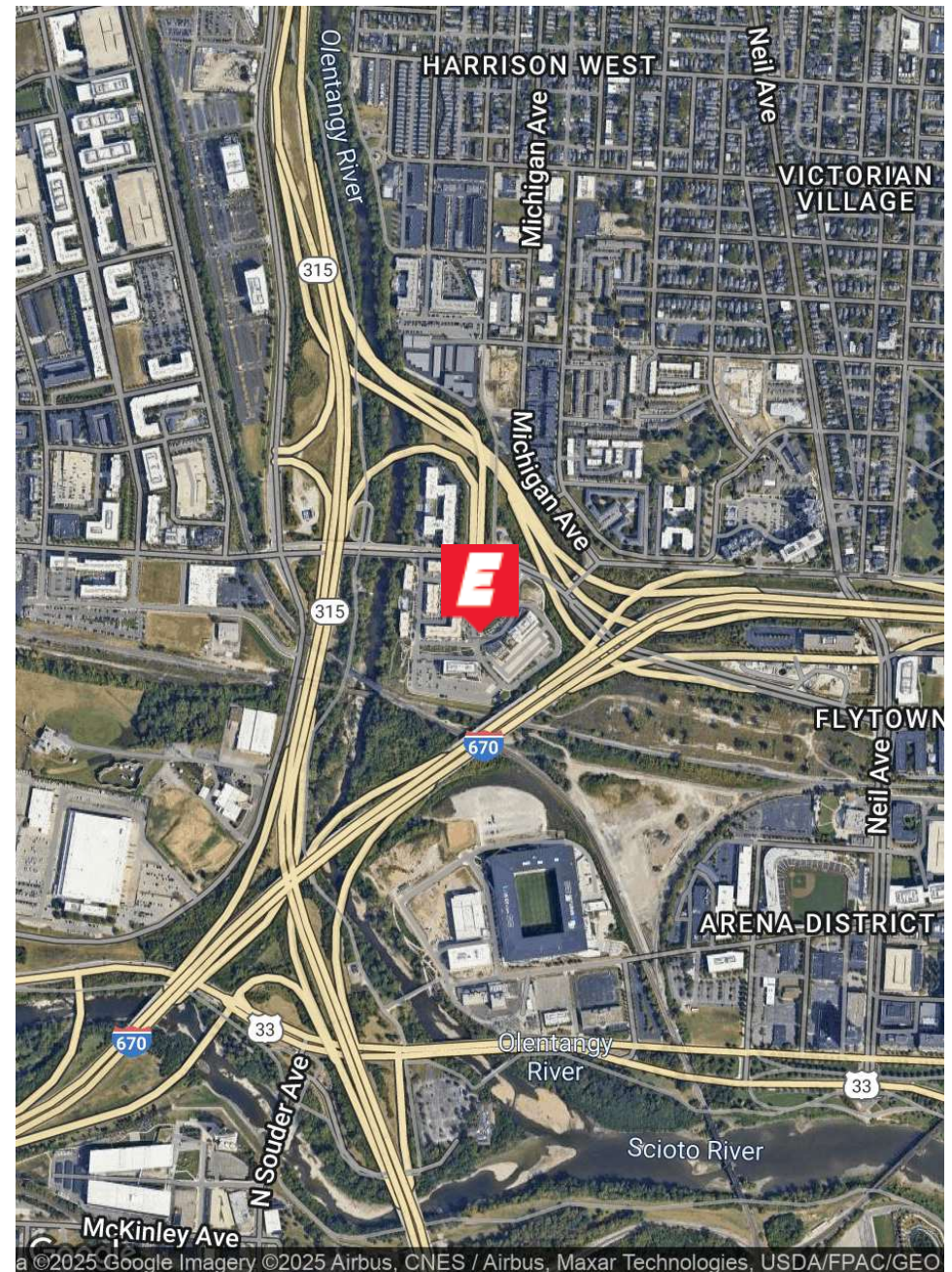


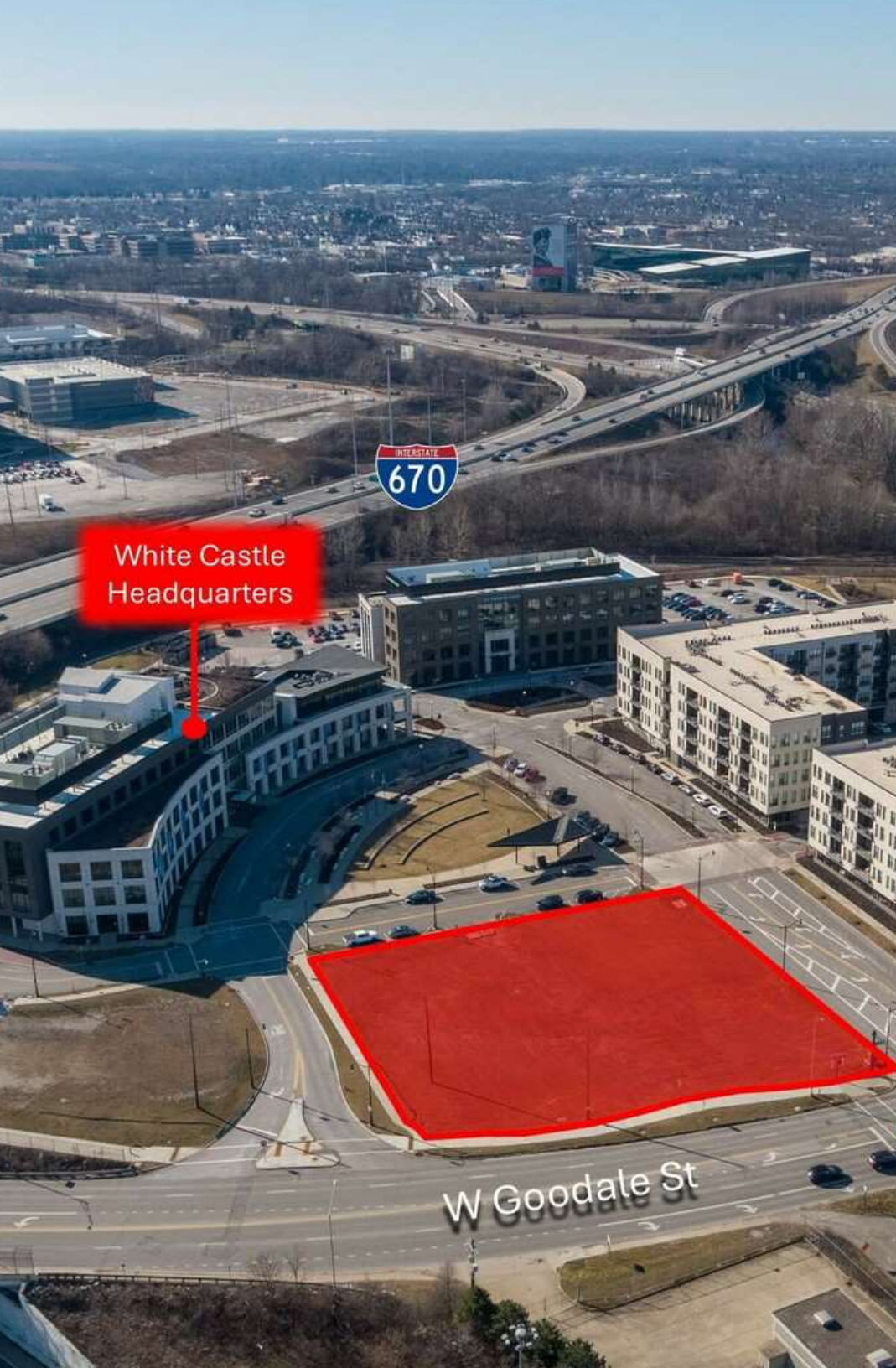
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EXECUTIVE SUMMARY

This .9-acre outparcel offers a prime commercial development opportunity in a high-visibility location just minutes from SR 315 and I-670. Positioned in a thriving retail corridor, the site is surrounded by a diverse mix of national and local retailers, restaurants, and service providers, ensuring strong consumer traffic. Its strategic location provides excellent accessibility, making it ideal for quick-service restaurants, retail establishments, medical offices, or other service-oriented businesses. With a growing local economy and a dynamic customer base, this outparcel presents an outstanding investment opportunity for businesses looking to establish a presence in a high-demand area.





\$90,000/YR
ASKING PRICE

LAND (RETAIL)
PROPERTY TYPE

0.9 ACRES
TOTAL SF AVAILABLE

010-044700
PARCEL #

COLUMBUS/DOWNTOWN
MARKET/SUBMARKET

DD
ZONING

MARKET OVERVIEW MAP





AREA OVERVIEW

Columbus is one of the fastest-growing cities in the nation—thousands of people move to the Columbus area every year, making it the 14th largest city in the United States. With a reputation for its affordable cost of living, top-ranked infrastructure, and talented workforce, the region is one of the most dynamic and diverse in the country. With a vibrant mix of arts and culture, popular collegiate and professional sports teams, an entrepreneurial spirit, a revitalized downtown, and a diverse array of surrounding neighborhoods, Columbus is a great place to call home, raise a family, and do business. With 16 Fortune 1000 companies based in the area, as well as the state's capital offices and The Ohio State University, the metro's economy is sheltered from extreme economic swings with job growth consistently outpacing the national average, people from across the country are moving to Columbus, creating significant population growth.

*Source: <https://columbusregion.com/>

#1

City for tech
Workers

#2

City for college
Grads

#5

City for
Entrepreneurs and
Startups

NEIGHBORHOOD OVERVIEW

Downtown Columbus, Ohio, is a vibrant, bustling urban hub that blends modern development with historic charm. It serves as the city's commercial and cultural center, housing a diverse range of businesses, government offices, entertainment venues, and residential spaces. The downtown district is home to iconic landmarks like the Ohio Statehouse, the LeVeque Tower, and the Scioto Mile, a scenic waterfront park along the Scioto River.

The area is also known for its thriving arts and culture scene, with venues such as the Ohio Theatre, the Columbus Museum of Art, and the National Veterans Memorial and Museum offering rich experiences for residents and visitors. Dining options in Downtown Columbus are diverse, ranging from casual eateries to high-end restaurants, and the area boasts a lively nightlife with bars, clubs, and music venues.

Pedestrian-friendly streets and a well-developed public transportation system make navigating Downtown Columbus easy. The district also features various green spaces, such as Columbus Commons, which hosts concerts and events, and the nearby Scioto Audubon Metro Park, offering outdoor activities like kayaking, biking, and nature walks.

With a mix of old and new, from contemporary office buildings and hotels to refurbished historic buildings and upscale apartments, Downtown Columbus is a dynamic area where people work, live, and play. It's also a prime location for those seeking access to major businesses, top-tier educational institutions, and a growing tech industry.

AREA AMENITIES

LOWER.COM FIELD

Soccer-specific stadium in Columbus, Ohio, United States. It serves primarily as the home stadium of the Columbus Crew of Major League Soccer.

CONVENTION CENTER

\$140 mil expansion & renovation of the Convention Center completed in 2017 created 1.8 mil SF facility that includes 3 ballrooms, & 74 meeting rooms.

HUNTINGTON PARK

Home stadium of the Columbus Clippers, a AAA affiliate of the Cleveland Indians since 2009, that seats over 10,000 fans

COLUMBUS COMMONS

Six-acre park located in the center of Downtown Columbus that functions as a gathering space, hosting over 200 free events every year

NATIONWIDE ARENA

684,000 total SF Arena that is home to the NHL's Columbus Blue Jackets, as well as the host of several shows and concerts that come to the area

SHORT NORTH

A hip, culture-rich area centered on N. High St. featuring Contemporary galleries, unique restaurants and bars, & several of the area's popular small businesses

AREA AMENITIES



LOWER.COM FIELD



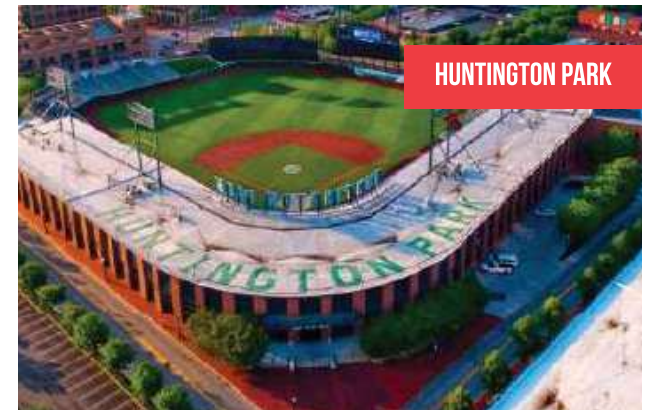
COLUMBUS COMMONS



NATIONWIDE ARENA



SHORT NORTH



HUNTINGTON PARK

EDUCATION

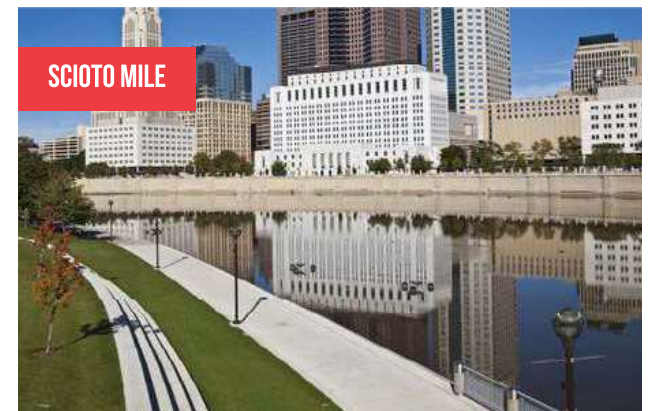
The Columbus Region has one of the highest concentrations of higher education in the nation, with 52 college and university campuses, a total enrollment of more than 134,000 students and 22,000 annual graduates. Of the colleges in the region, two are leading private research institutions, allowing Columbus to attract some of the best and brightest talent in the country. The range of educational opportunities contributes to Columbus' talented and diverse labor force.

The top colleges in the Columbus area are The Ohio State University, Columbus State Community Colleges, and Otterbein University, with enrollment totaling 92,000 +.

*Source: <https://columbusregion.com/>

AREA ATTRACTIONS

Columbus has an array of entertainment to offer. From the unique restaurants and bars in the Short North to the outdoor concerts performed at the Columbus Commons and Express Live concert venue, to Gallery Hop and the North Market, featuring local artistic talent and food vendors, Columbus has something for everyone. The city hosts special events and festivals such as Comfest and The Arnold Classic, as well as several sports teams such as The Ohio State Buckeyes, Columbus Crew, and the Columbus Blue Jackets, giving residents and visitors something to do year-round. Columbus also features many parks and museums including the Columbus Museum of Art, COSI, the world-famous Columbus Zoo and Aquarium, the Scioto Mile, and the Franklin Park Conservatory.





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