

FOR SALE



Business Opportunity w Real Estate

3390 Sullivant Ave., Columbus, OH 43204

Tim Weber | timweber@hcre.com | 614.374.5600

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PROPERTY INFORMATION

- Current Annual Sales (2022 thru July) \$1,139,841
- Last 3 Years Gross Sales: Average over \$1,500,000 yearly
- Strong Profits (including COVID years)
- Mad Hatter Muffler Center
- Family-Owned Business Since 1975 (Building purchased in 1983)
- 4 Service Bays
- 1 Truck Bay
- Waiting Area / Office Space / Storage
- Street Signage
- Traffic Counts 24,000+ Sullivant Avenue | 12,000+ Demorest Road
- DO NOT DISTURB EMPLOYEES/ONGOING BUSINESS

SPACE

- 5,334 +/- SF
- 0.40 +/- Acres

RATE

- Priced for Sale at: \$2,500,000.00

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TOTAL POPULATION

255,399

TOTAL DAYTIME POPULATION

147,361

AVG. HH INCOME

\$79,559

2022 Population Summary	1 Mile	3 Miles	5 Miles
Total Population	21,280	124,613	255,399
Households	4,795	46,738	136,072
Daytime Population	12,439	58,840	147,361

2022 Household Income	1 Mile	3 Miles	5 Miles
Average HH Income	\$61,137	\$63,903	\$79,559
Median HH Income	\$52,074	\$53,565	\$66,503

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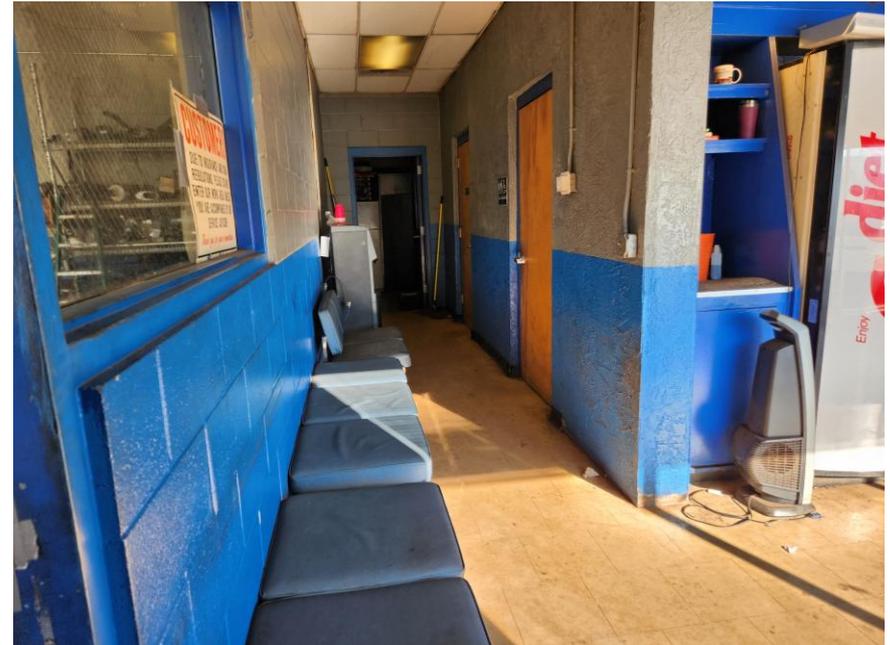
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Zoning

THE CITY OF **COLUMBUS** Columbus Zoning Map
ANDREW J. GINTHER, MAYOR

Search by Parcel/Owner/Address

Owner	FORT WALDEN LLC
Parcel Number	010079239
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ORIG, Commercial, C4, 2/27/1928, H-35
Historic District	None
Special Parking Area	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	SULLIVANT AVENUE / GREATER HILLTOP UCO
Planning Overlay	None
Graphics Variance	None
Area Commission	Greater Hilltop Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

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