



PLAZA SHOPS

1040-1060 MOUNT VERNON AVE | COLUMBUS, OHIO 43203
307 - 379 N 20TH ST | COLUMBUS, OHIO 43203

PRICE:

\$2,950,000

PROPERTY INFORMATION

PARCEL NUMBER	010-086577-00, 010-086576-00
COUNTY:	Franklin
GLA:	50,686 SF
TOTAL SITE ACREAGE:	4.07 Acres
YEAR BUILT/RENOVATED:	1978
PARKING:	60 Spaces
FEATURES:	Pylon Sign, Signaled Intersection

HIGHLIGHTS

- Columbus was the fastest growing city in the country the second half of 2023 with 1.1% population growth.
- True Neighborhood center with small suites and local tenants at the neighborhood meeting place.
- Value-add through lease up for hands on owner or leasing team.





PLAZA SHOPS

1040-1060 MOUNT VERNON AVE | COLUMBUS, OHIO 43203
307 - 379 N 20TH ST | COLUMBUS, OHIO 43203

1 MILE RADIUS:

TOTAL POPULATION: 15,499

HOUSEHOLDS: 7,479

AVG HOUSEHOLD INCOME: \$64,755

2 MILE RADIUS:

TOTAL POPULATION: 62,991

HOUSEHOLDS: 32,360

AVG HOUSEHOLD INCOME: \$89,626

3 MILE RADIUS:

TOTAL POPULATION: 156,916

HOUSEHOLDS: 70,918

AVG HOUSEHOLD INCOME: \$87,194

TRAFFIC COUNTS

N 20TH ST

1,890 AADT

MOUNT VERNON AVE

6,275 AADT

E LONG ST

4,536 AADT

E BROAD ST

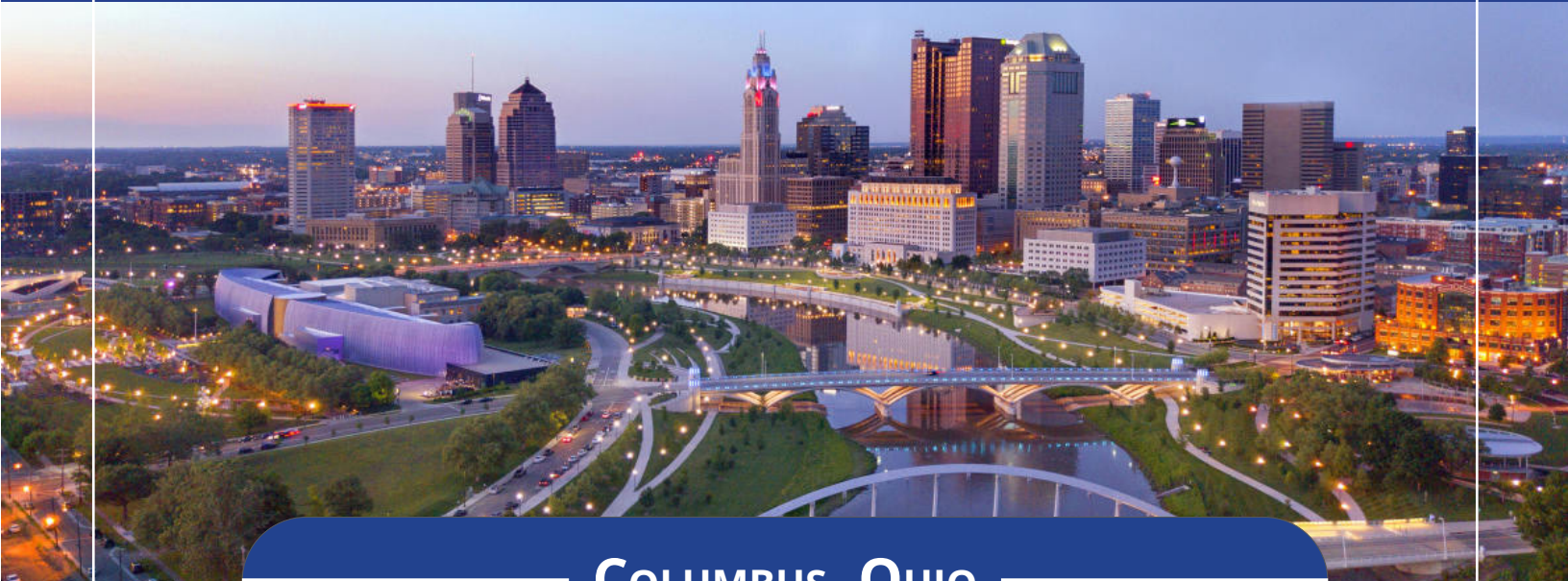
27,872 AADT





PLAZA SHOPS

1040-1060 MOUNT VERNON AVE | COLUMBUS, OHIO 43203
307 – 379 N 20TH ST | COLUMBUS, OHIO 43203



COLUMBUS, OHIO

Columbus, Ohio, is the capital and largest city of the state of Ohio. It serves as a vibrant hub of commerce, education, and culture in the Midwest region. Columbus is the 14th most populous city in the United States and the second most populous city in the Midwest, after Chicago. A recent study by the Bank of America Institute said Columbus' population grew 1.1% in the second half of 2023, which is faster than any other city in the US. It is also the core city of the Columbus Metropolitan Statistical Area, which boasts a population of over 2.1 million residents.

In recent years, Columbus has experienced significant growth across various sectors. Its economy has diversified, with industries such as finance, technology, healthcare, education, and manufacturing playing key roles. Major companies like Intel and Honda are contributing to its economic

landscape while growth has been fueled by a strong job market, with the unemployment rate consistently below the national average. In addition to its economic vitality, Columbus is known for its cultural attractions, educational institutions, and quality of life. The city is home to several prestigious universities, including The Ohio State University, which contributes to a vibrant academic community and fosters innovation and research. Columbus also boasts a thriving arts scene, with numerous museums, galleries, theaters, and music venues offering diverse cultural experiences.

Furthermore, Columbus's affordability, relative to other major cities in the United States, has contributed to its appeal as a destination for young professionals, families, and businesses. The city's affordable housing market, low cost of living, and high quality of life make it an attractive place to live and work.

EXCLUSIVELY LISTED BY:



GRANT CHANEY, CCIM
Executive Vice President
DIR: +1 (614) 437-4569
grant.chaney@colliers.com



BRENT CHANEY
Investment Associate
DIR: +1 (614) 410-5616
brent.chaney@colliers.com



PAUL GOBEILLE, SIOR
Senior Vice President
DIR: +1 (248) 320-8000
paul.gobeille@colliers.com