

For Lease

Your Sign Here

Dan

\$11.25/SF NNN

3967 E Livingston Avenue, Columbus, OH 43227

Retail Suite For Lease in Columbus, Ohio

- Commercial/Retail Space
- Located in a Neighborhood Shopping Center
- ± 1,600 SF Available For Lease
- Situated in a ± 13,102 SF shopping center
- Located between James Road and Hamilton Road
- Easy Access
- Ample Parking Available
- \$1.00/SF of CAMs
- Unit Layout Included
- Located off of High Traffic East Livingston Avenue (±17,347 VPD)



Click Here to View Property Video

Valerie Tivin

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4608 Sawmill Road, Columbus, Ohio 43220

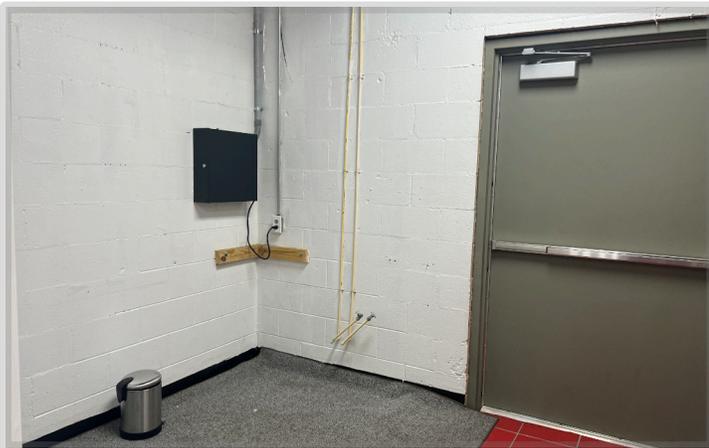
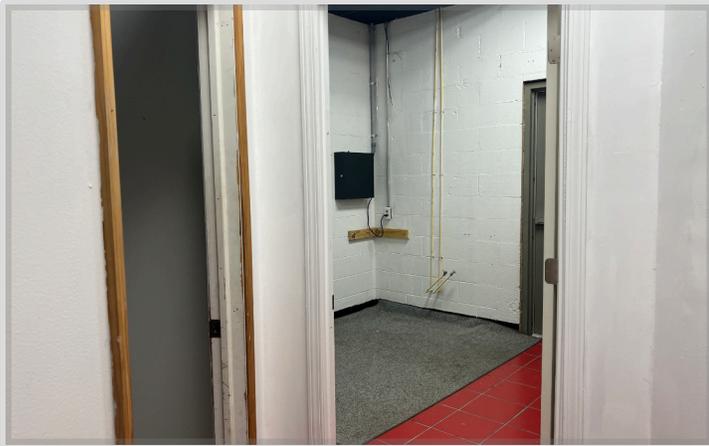
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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Property Photos



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Additional Property Information

Legal Information

Legal Property Description	Livingston Avenue Center
Price	\$11.25/SF NNN
Parcel Number	010-105333-00
Possession	Immediately

Land Information

Township	None
Parcel Acreage	± 1.95 Acres
Current Zoning	Commercial/Retail
Land Use	429 - Other Retail Structure
Tax District	010 - City of Columbus

Structural Information

Building Square Footage	± 13,102 SF
Available Unit Space	± 1,600 SF
Floors Above Ground	1
Year Built	1967

Additional Information

Tenant Pays	Utilities
CAM Charges	\$1.00/SF
Parking	Ample
Signage	Available (Tenant's Expense)
Lot Accessibility	Direct Access From E Livingston Ave

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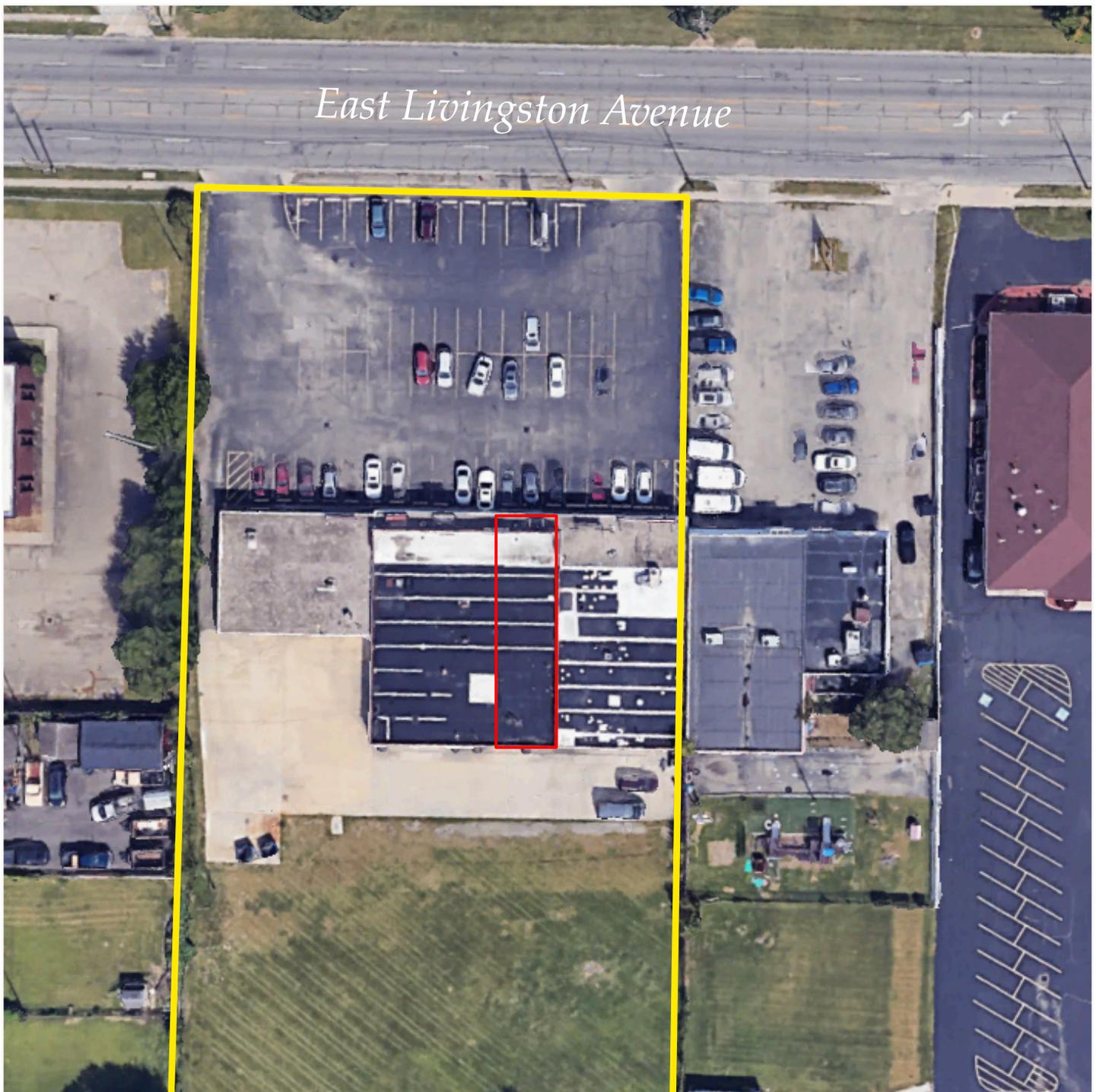
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Unit View



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Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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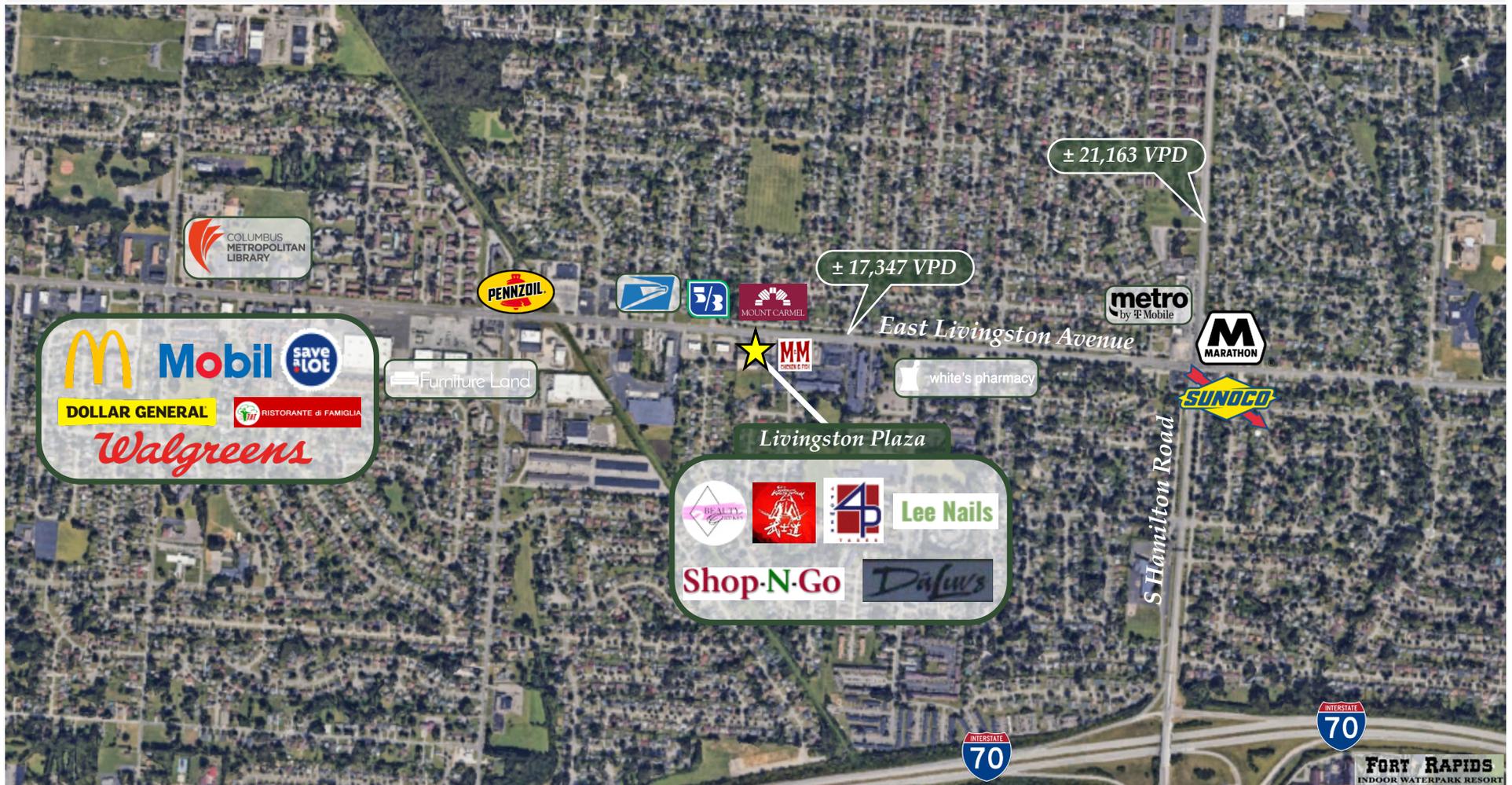
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Nearby Amenities



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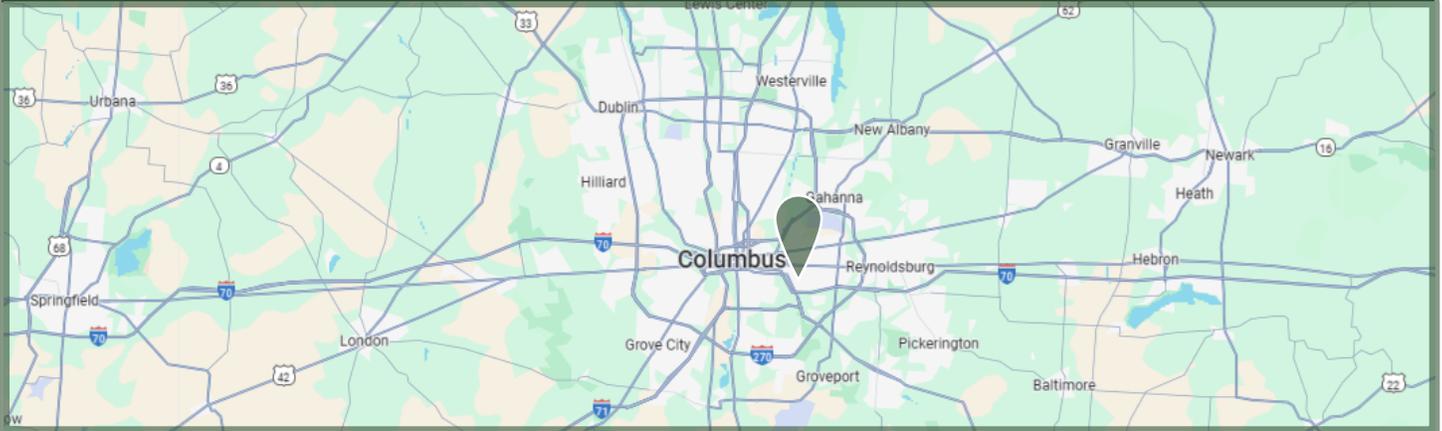
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Traffic Counts and Regional Demographics



Local Traffic

East Livingston Avenue

± 17,347 VPD

Courtright Road

± 10,168 VPD

South Hamilton Road

± 21,163 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	12,822	81,060	171,140
Households	7,979	43,976	81,623
Avg Household Income	\$41,643	\$50,233	\$51,758

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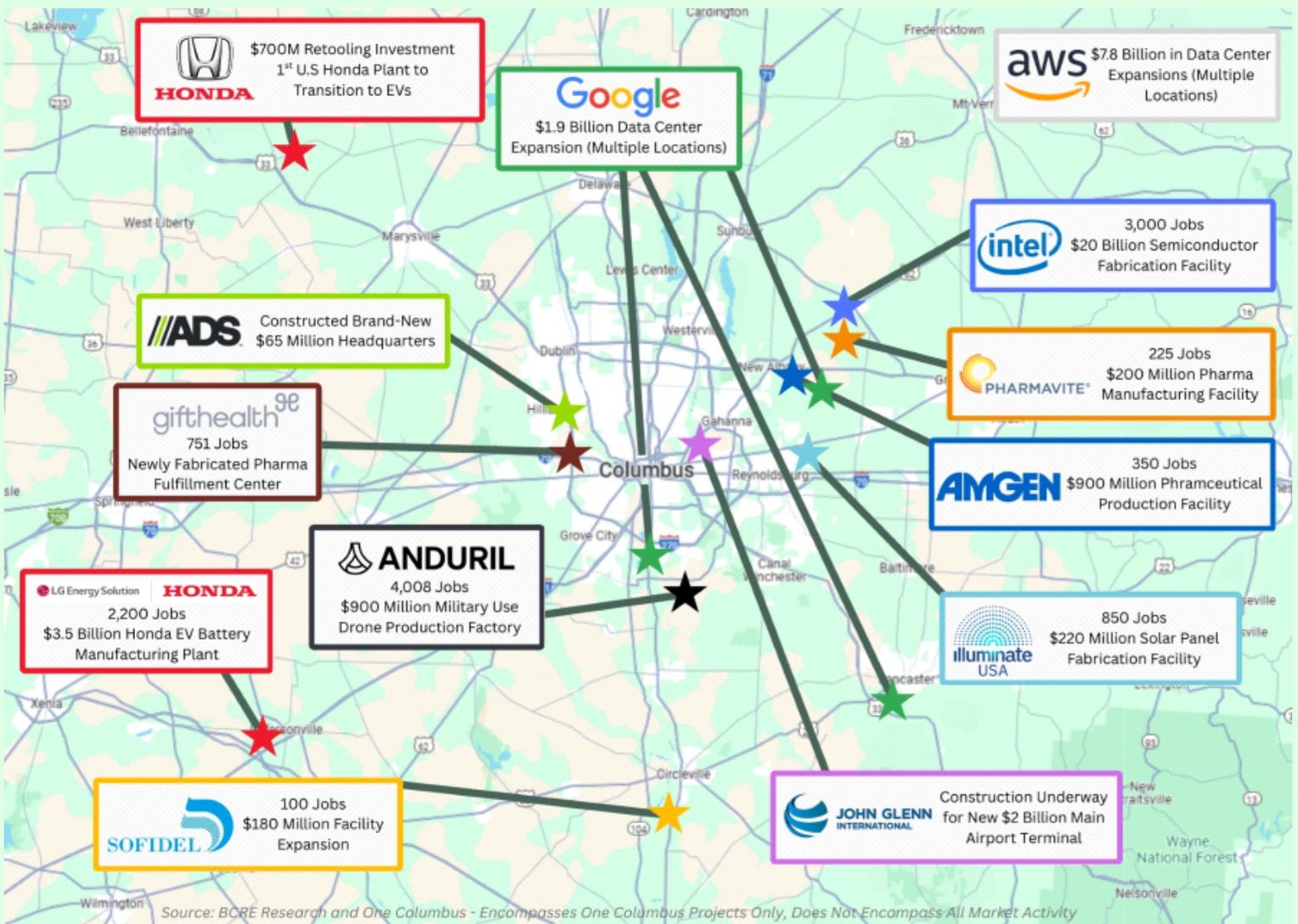
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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And Confidentiality Agreement
- Continued -**

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