

# COLUMBUS, OHIO FORMER WALGREENS AVAILABLE FOR SUBLEASE

3093 CLEVELAND AVENUE, COLUMBUS, OHIO 43224 (STORE 7113)



Commerce Real Estate Services



## PROPERTY OVERVIEW

Parking Spaces:	41 spaces
Drive Thru:	Yes
Square Footage:	14,490
Asking Price:	\$5.00 per sq. ft (Modified Gross)
Notes:	Excellent Location on the SWC of Cleveland Avenue and Oakland Park Avenue, Fully Signalized Intersection, Outstanding Visibility, Access and Signage, Densley Populated Residential and Retail Trade Area. Sublease Term Through 09/30/28.

**Robbie Colombo**

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## DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population:	18,291	63,599	150,809
Average HH Income:	\$64,891	\$68,013	\$82,492
Households:	7,108	25,067	60,012



*The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

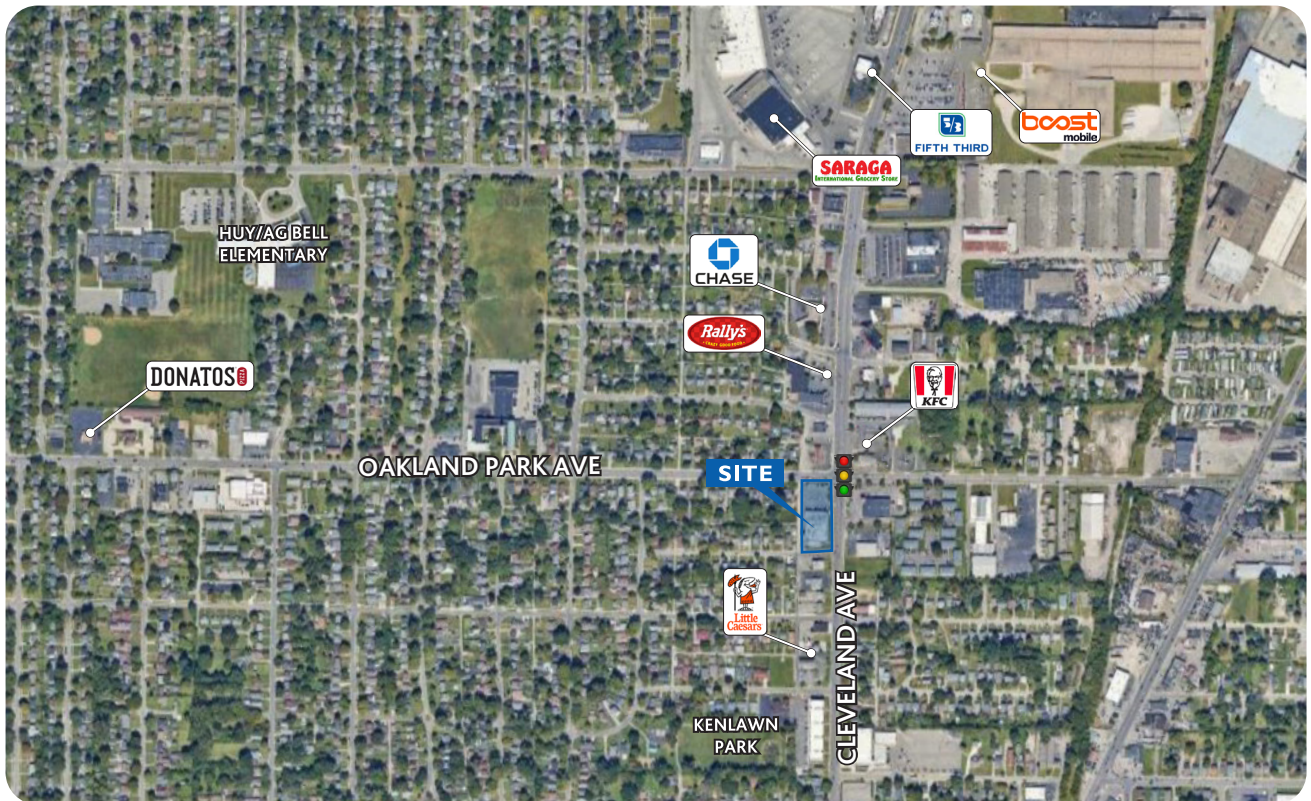
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### LOCATION HIGHLIGHTS

- Property is located within close proximity to I-71
- Easy access to Cleveland Avenue, Oakland Park Avenue, and E. Kenworth Road
- Signalized Intersection
- Plenty of Parking
- Subject property is located at the SWC of Cleveland Avenue and Oakland Park Avenue
- Pylon Sign
- Outstanding Visibility, and Curb Appeal



### TRAFFIC COUNTS:

Drive by traffic of 20,454 cars per day on Cleveland Avenue  
and 9,014 on Oakland Park Avenue



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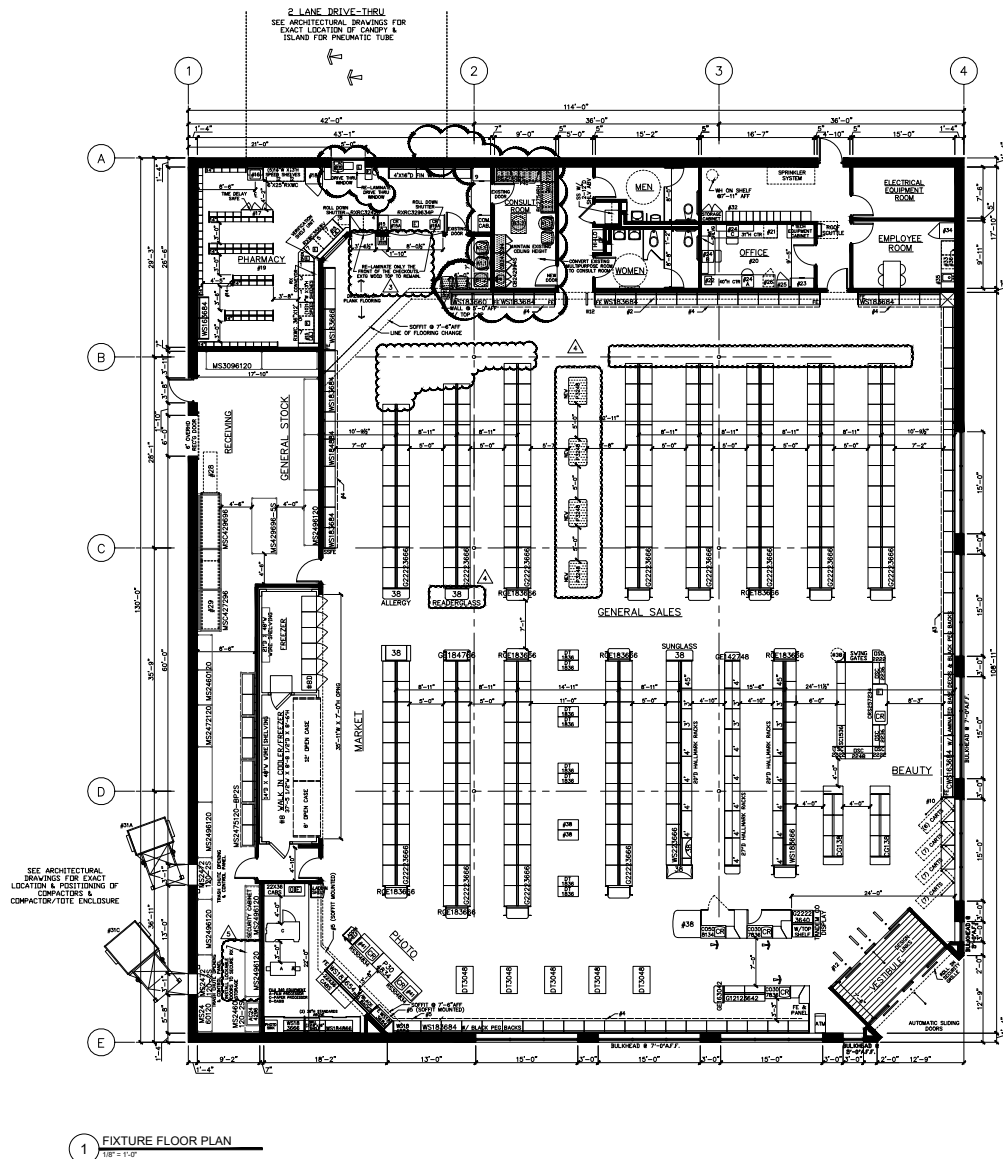


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## SITE PLAN



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