

7601 E MAIN STREET

REYNOLDSBURG, OH 43068



RED OUTLINE IS FOR
ILLUSTRATION PURPOSES ONLY

±0.75 ACRES AVAILABLE FOR GROUND LEASE

The property at 7601 E Main Street, Reynoldsburg, OH 43068, is available for a ground lease at \$120,000 per year. Situated on approximately 0.75 acres, the site features ±91 feet of frontage on E Main Street and ±231 feet of depth along Graham Road. Originally built in 1945 and renovated in 2012, the property is located in Franklin County and zoned EMD, with a 2025 traffic count of 28,466 vehicles per day. The location offers convenient access, just 2.5 miles from both I-270 and I-70.

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PROPERTY SUMMARY

**Address**

7601 E Main St.
Reynoldsburg, OH 43068

Lease Rate

Call for Pricing

Acreage

±0.75 Acres

**Year Built/
Renovated**

1945/2012

Traffic Count

28,466 VPD (2025)

Lot Frontage

±91' on E Main St.

Lot Depth

±231' on Graham Rd.

Zoning

EMD

County

Franklin

Parcel ID

060-000308

Location

2.5 miles to I-270 and I-70

PROPERTY AERIAL



CURRENT DEMOGRAPHICS



95,028 RESIDENTS



36.2 MEDIAN AGE



\$108,747 AVERAGE
HOUSEHOLD INCOME



\$277,318 MEDIAN HOME
VALUE (OWNER-OCCUPIED)



\$1,078 MEDIAN
RENT



2,902 TOTAL BUSINESSES
23,649 TOTAL EMPLOYEES

Based on 3 mile radius.

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FUTURE DEVELOPMENT



Alliance Place/ Kmart Redevelopment:

A multi-acre redevelopment of the former Kmart property at Brice Road and East Main Street is planned as a mixed-use project with office space, event facilities, retail or restaurant pads, and possible future residential components. This site sits within the City's growing Opportunity Zone, which is attracting developer interest and potential higher-density redevelopment.

Summit Crossing (M/I Homes & Metro Development):

Approved for multiple phases, this large residential development will bring hundreds of townhomes and apartments on about 69 acres west of Summit Road. Included amenities are a new public park and greenspaces, signaling a significant increase in local housing supply.



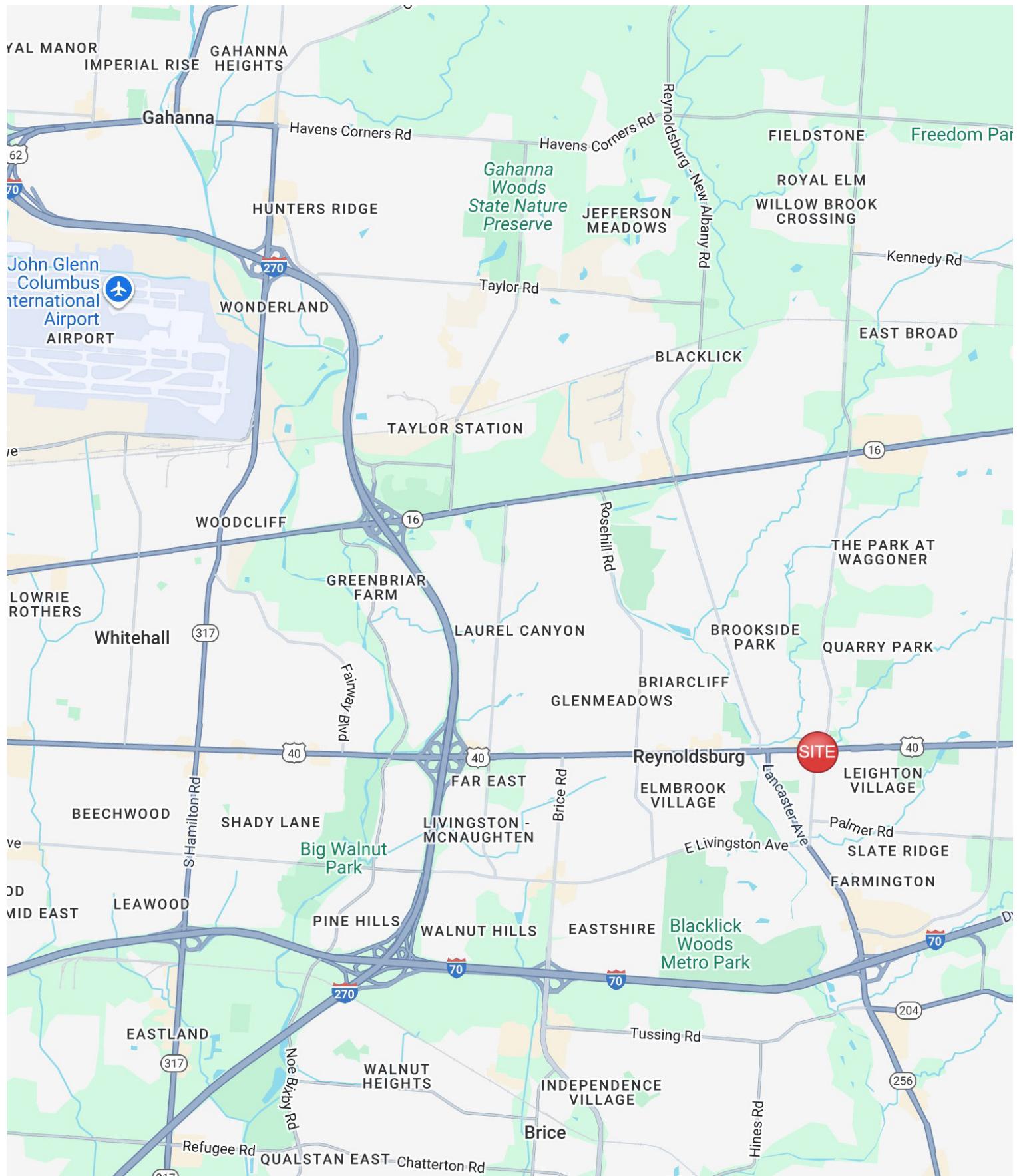
REP Fieldhouse Owners Adding Second, Larger Complex in Reynoldsburg:

REP Fieldhouse, an indoor athletic complex on the Columbus' Northeast Side, is expanding by adding a new location in Reynoldsburg. The complex will be located in the empty field by Central Ohio Primary Care, which opened in 2024 at 8050 E. Main St. The complex will include indoor athletic fields that can be used for multiple sports, such as soccer, lacrosse, track, baseball and softball, as well as indoor courts for basketball and volleyball. There will also be a commercial element to the project with retail and restaurant space fronting East Main Street.

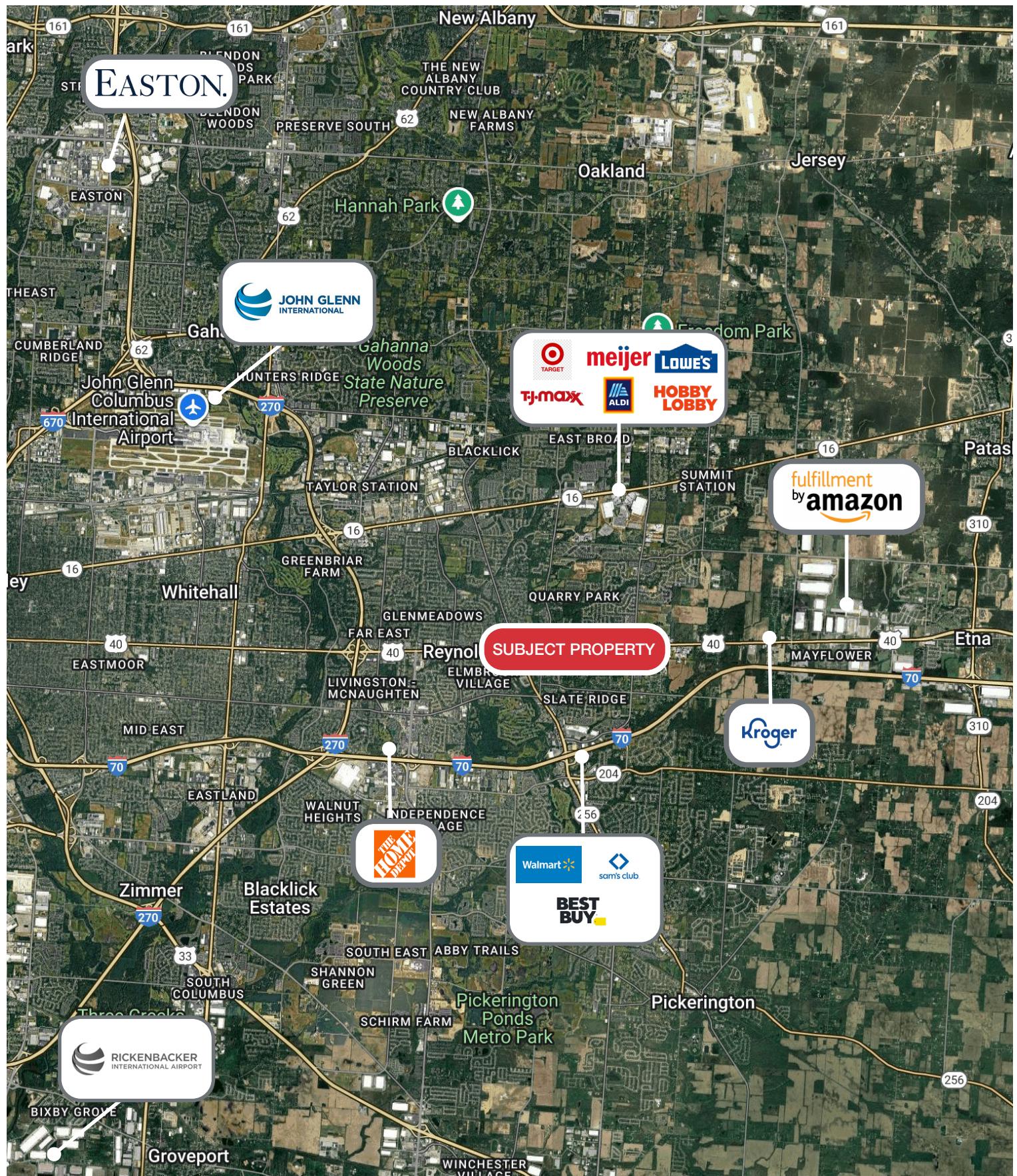
AREA HIGHLIGHTS



LOCATION MAP



NEARBY AMENITIES MAP



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