



1877 KENNY RD, COLUMBUS, OH 43212



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**PASSOV GROUP**  
COMMERCIAL BROKERAGE



# 1877 KENNY RD

## PROPERTY HIGHLIGHTS

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- Former home of historic 5th Ave Floral Company.
- 3,586 SF freestanding retail
- 2,424 SF of storage space.
- Prime Location at the signalized intersection of Kenny Rd and Kinnear Rd.
- Total Vehicles Per Day of 23,058.
- 0.76 acres of buildable land.
- Insulated retail property with high barriers of entry.
- Less than 1/3 miles from The Ohio State University (2024 Fall Enrollment of 66,900+, faculty count of 7,800+).

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	16,146	157,027	369,634
2030 Projection	16,123	159,678	370,421
BUSINESS	1 MILE	3 MILE	5 MILE
2025 Estimated Total Businesses	1,094	7,113	17,772
2025 Estimated Total Employees	12,269	99,925	220,584
INCOME	1 MILE	3 MILE	5 MILE
2025 Estimated Average Household Income	\$107,147	\$123,376	\$112,021
2025 Estimated Median Household Income	\$67,508	\$80,211	\$75,917





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## CARMENTON DISTRICT

Located Adjacent to The Ohio State University's Carmenton Innovation District. Carmenton is a transformative 270-acre development on the university's west campus in Columbus, Ohio. Envisioned as a dynamic "live-work-play" environment, Carmenton aims to integrate academic research, healthcare, industry innovation, and residential life into a cohesive community. The district is a collaborative effort among Ohio State, the City of Columbus, and JobsOhio, with over \$900 million invested to date and plans for a \$3- 4 billion total development over the next several decades.





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TRADE AERIAL





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2 MILE RESIDENTIAL MAP – POPULATION ~ 90,000



NEIGHBORHOOD	AVERAGE HOME SALE PRICE
Upper Arlington	\$680,782
Grandview Heights	\$574,897
Victorian Village Harrison West Dennison Place	\$513,957

NEIGHBORHOOD	NUMBER OF HOMES
Upper Arlington	14,500+
Grandview Heights	3,900+
Victorian Village	850+
Harrison West	300+
Dennison Place	2,150+



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## LOCATION OVERVIEW

- less than 1/3 mile from SR-315 with access on to Kinnear.
  - 125k + Vehicles Per Day
- Only 1/3 mile from Lennox Town Center
  - 4.3M annual visitors
  - 96th percentile Target in Ohio in terms of Visits
- less than 1 mile to The Shops on Lane
  - 2.2M annual visitors
- less than 0.7 miles from Upper Arlington
  - average household income of \$207,000
- less than 1 mile to Grandview Heights
  - average household income of \$160,753
- Less than 1/3 mile from the Carmenton Innovation District





