



5069 E MAIN ST, COLUMBUS, OH 43213



SITE

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PASSOV GROUP
COMMERCIAL BROKERAGE

5069 E MAIN ST

PROPERTY HIGHLIGHTS

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- 1.25 AC hard corner available for sale or lease
- High visibility with 170 ft of frontage and 20,000 vpd on Main St
- Easily accessible with left and right turn lanes on East Main Street and Manfeld Drive
- Zoned Commercial

DEMOGRAPHICS

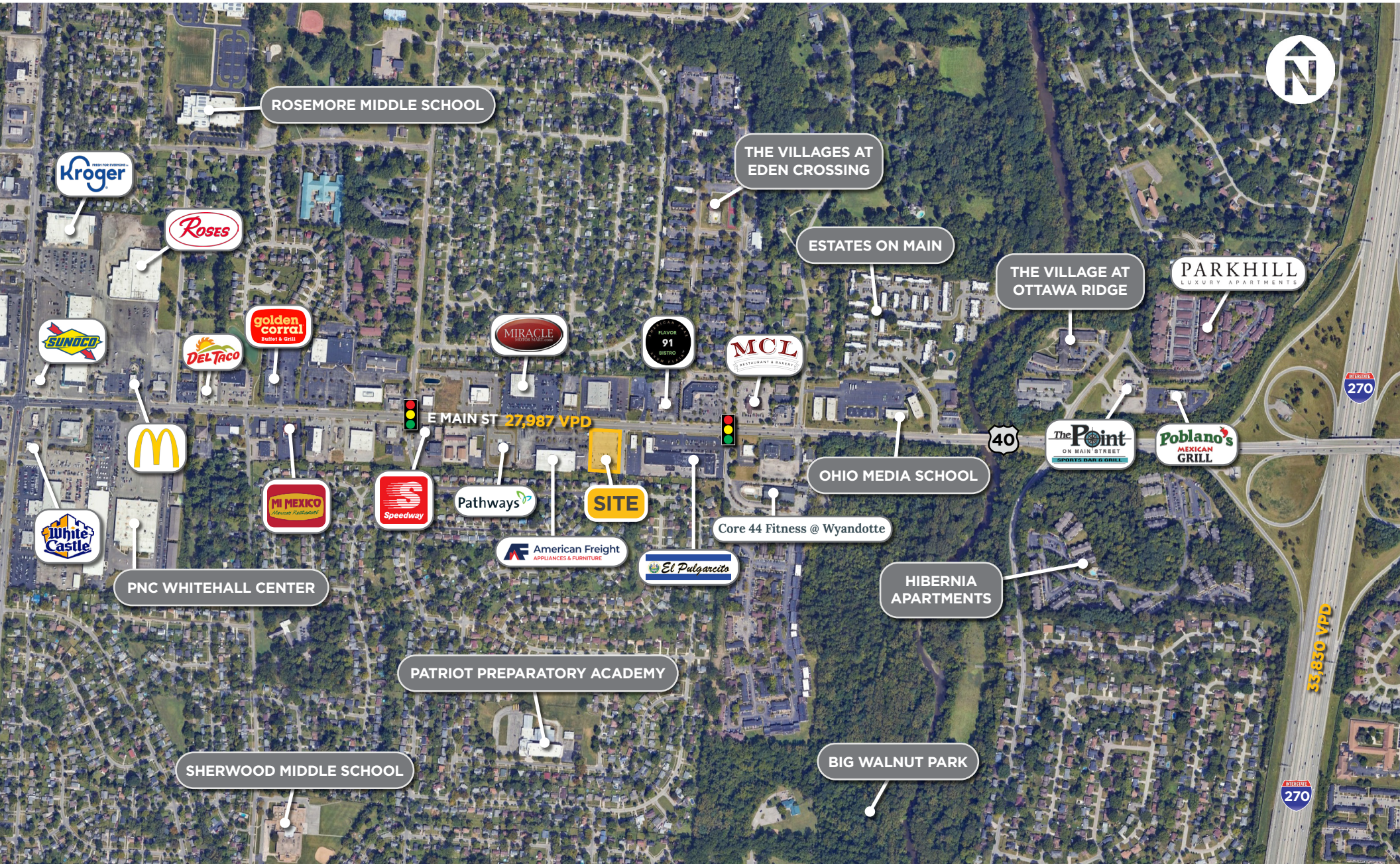
POPULATION	3 MILE	5 MILE	10 MILE
2024 Estimate	111,389	253,558	791,541
2029 Projection	112,492	262,183	813,231
BUSINESS	3 MILE	5 MILE	10 MILE
2024 Estimated Total Businesses	4,060	9,111	29,823
2024 Estimated Total Employees	45,783	96,342	352,195
INCOME	3 MILE	5 MILE	10 MILE
2024 Estimated Average Household Income	\$68,936	\$85,902	\$96,456
2024 Estimated Median Household Income	\$51,904	\$64,597	\$71,863

PRICING Negotiable



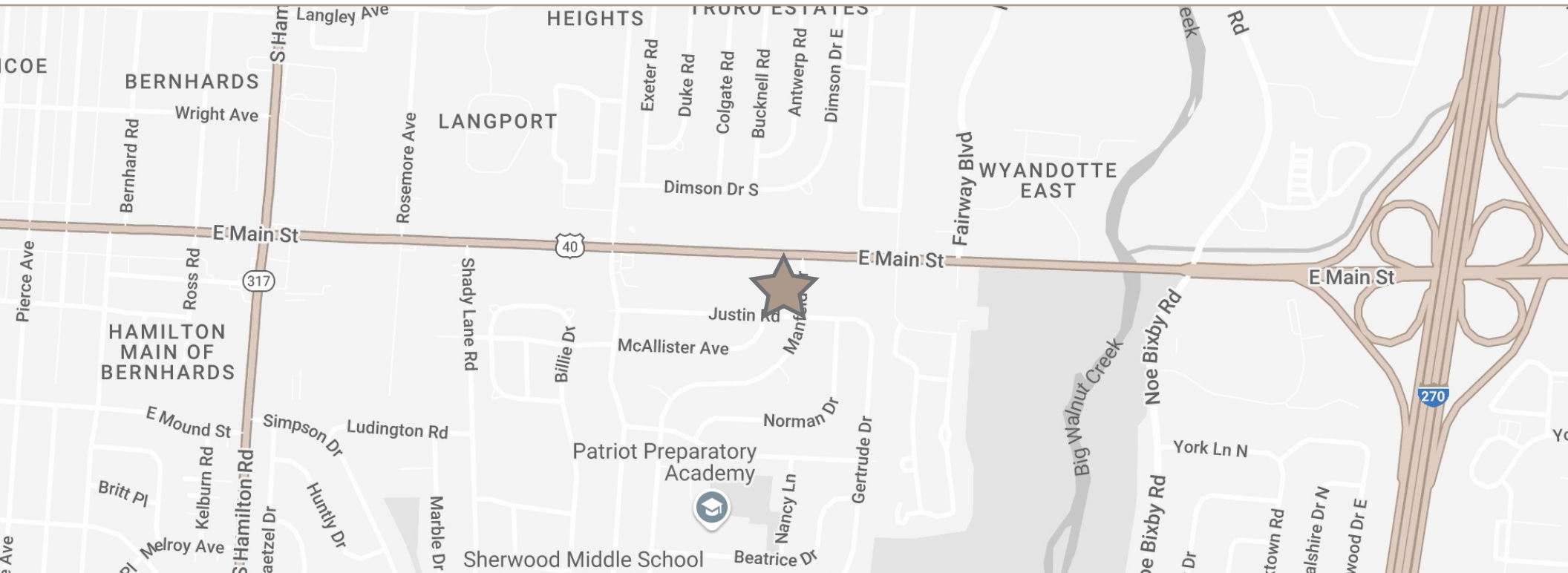
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TRADE AERIAL



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LOCATION OVERVIEW



Columbus, Ohio, the state capital and largest city, is a thriving hub for business, education, and culture. With a population nearing 1 million, it is one of the fastest-growing cities in the Midwest, attracting both residents and businesses due to its robust economy and high quality of life. Home to The Ohio State University, Columbus benefits from a strong talent pool and cutting-edge research and innovation. The city is also known for its vibrant neighborhoods, such as the Short North Arts District and German Village, which offer a mix of culture, dining, and entertainment.

The city's economy is anchored by key sectors including finance, healthcare, technology, and logistics. Major companies like Nationwide Insurance, Cardinal Health, and JPMorgan Chase have a strong presence here, contributing to a diverse and stable economy. Additionally, Columbus's

strategic location, with access to major highways, rail lines, and John Glenn Columbus International Airport, makes it a vital logistics and distribution center.

Commercial real estate opportunities in Columbus are diverse and abundant. The downtown area offers a mix of modern office spaces, retail centers, and mixed-use developments, particularly in districts like the Arena District and Easton Town Center. Emerging neighborhoods like Franklinton are becoming attractive for startups and creative industries. The suburbs, including Dublin, Westerville, and New Albany, also offer prime office parks, retail centers, and industrial spaces. Columbus's strong economy, strategic location, and growing population make it a top destination for commercial real estate investment.

