

FOR LEASE



\$5,000 / MONTH NNN

37 N Sylvan Avenue, Columbus, OH 43204

Automotive Repair Facility for Lease

- High Visibility and High Traffic Location
- Utility Shop with Office and Industrial Space
- Fenced in Lot
- Located just off of High Traffic West Broad Street
- Lot is Vacant and Ready for Use
- Approximately 3,398 SF of Industrial with Drive-In door and 3,988 SF of Office space
- Detailed Floor Plan for layout of building



Click Here for Video

BEST CORPORATE REAL ESTATE
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Exterior Photos

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Garage Photos

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Interior Photos

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Property Information

LEGAL

Legal Property Description: **Commercial Automotive**
Price: **\$5,000/Month NNN**
Parcel: **010-065232-00**
Occupancy: **Vacant**

LAND

Land Acreage: **.4821**
Current Zoning: **Commercial**
Designated Use: **Commercial**

STRUCTURAL

Building Square Footage: **7,386**
Unit Square Footage: **+/-3,398 SF of Industrial & +/-3,988 SF of Office**
Floors Above Ground: **1**
Year Built: **1929**

ADDITIONAL INFO

Drive-in Doors: **1**
of Docks: **0**
Lot Specifics: **Fenced in Lot**
Water System: **City Water**
Sewer System: **City Sewer**

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Estimated Drive Times

Local Locations

Drive Time in Minutes (Miles Away)

Closest Gas Station (Certified)	<1(.1)
Closest Grocery Store (Kroger)	1 (.5)
Closest Restaurant (No.1 Gyro Shoppe)	1 (.8)
Closest Pharmacy (Kroger Pharmacy)	1 (.5)
Closest Hospital (Ohio Health Doctors Hospital)	9 (2.8)

Regional Locations

The Ohio State University	14 (8.1)
Downtown Columbus	13 (4.8)
Easton Town Center	24 (16.6)
Polaris Mall	27 (19.9)
Lower.com Field (Columbus Crew)	13 (4.7)
Nationwide Arena (Blue Jackets)	12 (4.9)
North High Street (Location)	14 (5)
Columbus Zoo and Aquarium	27 (19.3)
Zoombezi Bay Waterpark	27 (19.3)
Franklin Park Conservatory	19 (9.5)
COSI	13 (4.7)

[GOOGLE MAPS \(Link\)](#)

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Floor Plan

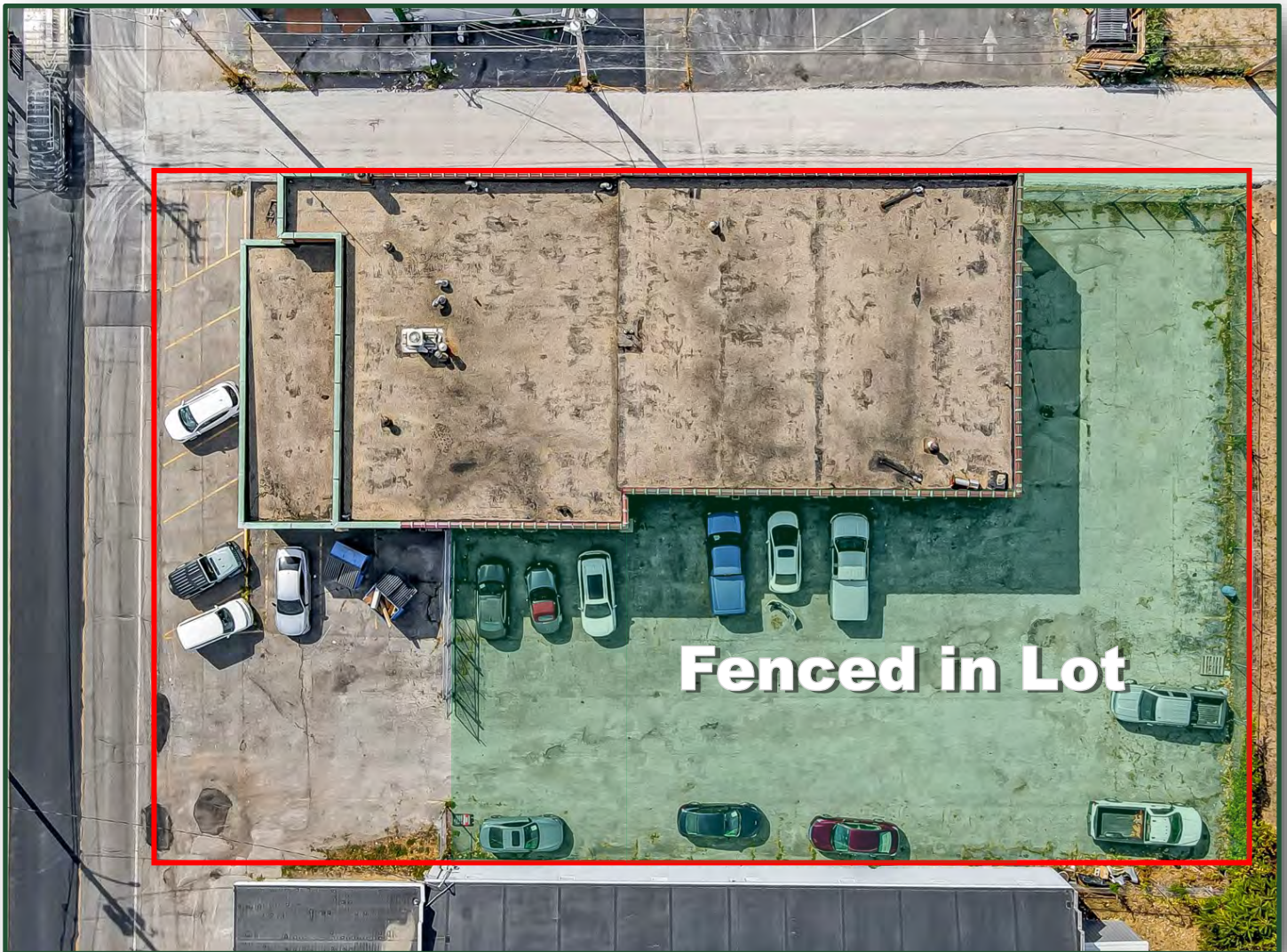


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Parcel View



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Nearby Amenities

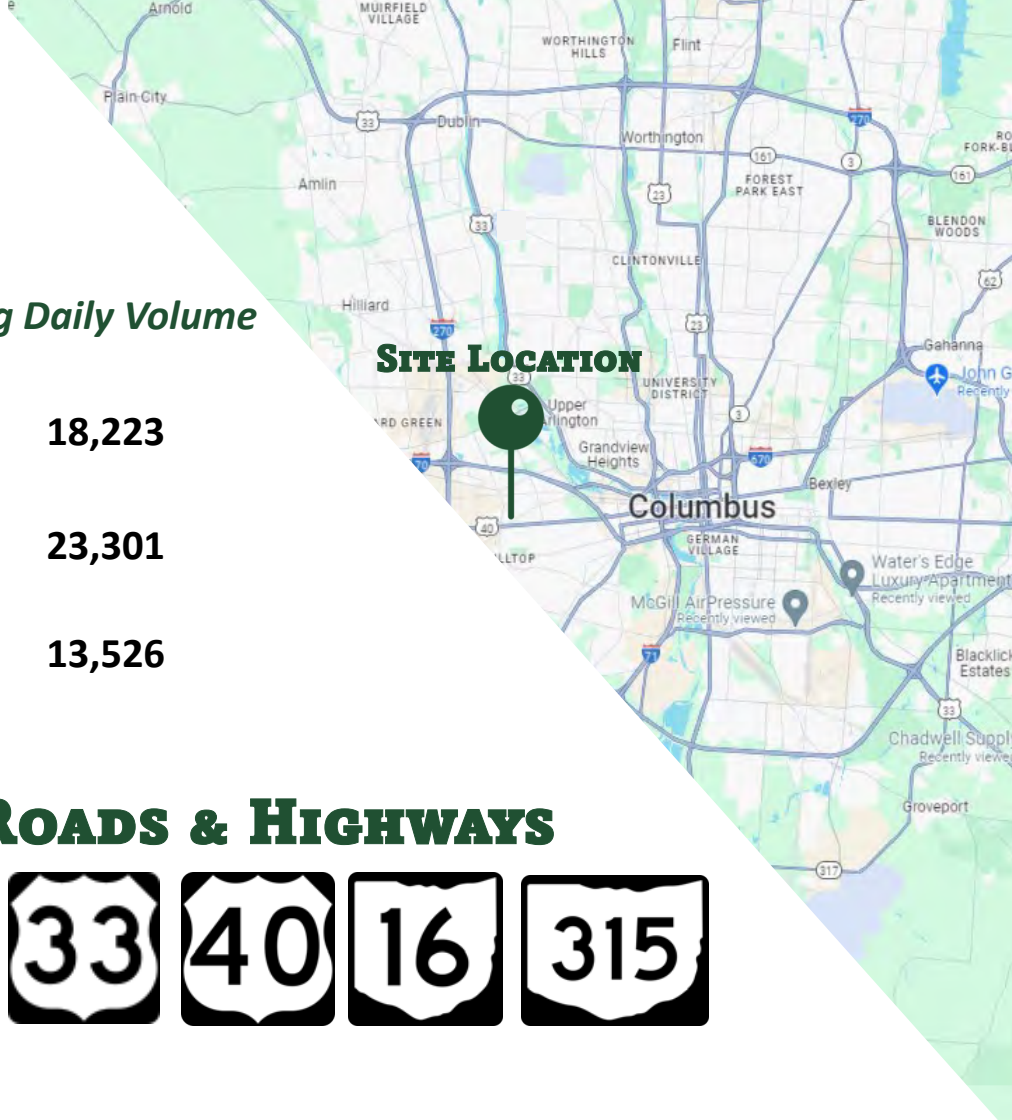


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TRAFFIC COUNT

Street	Avg Daily Volume
W Broad Street	18,223
N Wilson Road	23,301
S Wilson Road	13,526



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		9,335	76,671	185,295
Households (2020)		6,628	38,331	91,386
Avg Household Income (2020)		\$43,338	\$44,719	\$52,884

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