



LOCATION.
commercial real estate

FREESTANDING 7,260 SF BUILDING ON 0.89 ACRES FOR SALE OR LEASE 6285 CLEVELAND AVENUE

COLUMBUS, OH



148,955 (2023)



SITE

Cleveland Ave 38,075 (2023)

CARETENDERS HOSPICE
AMERICAN
STRUCTUREPOINT

PFS

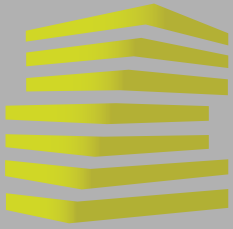
CASS
INFORMATION
SYSTEMS

ENVIRONMENTAL
PEST MANAGEMENT



James Michael

CHURCH OF PENTECOST
COLUMBUS NORTH DIST



6285 CLEVELAND AVE

NEIGHBORHOOD VIBE

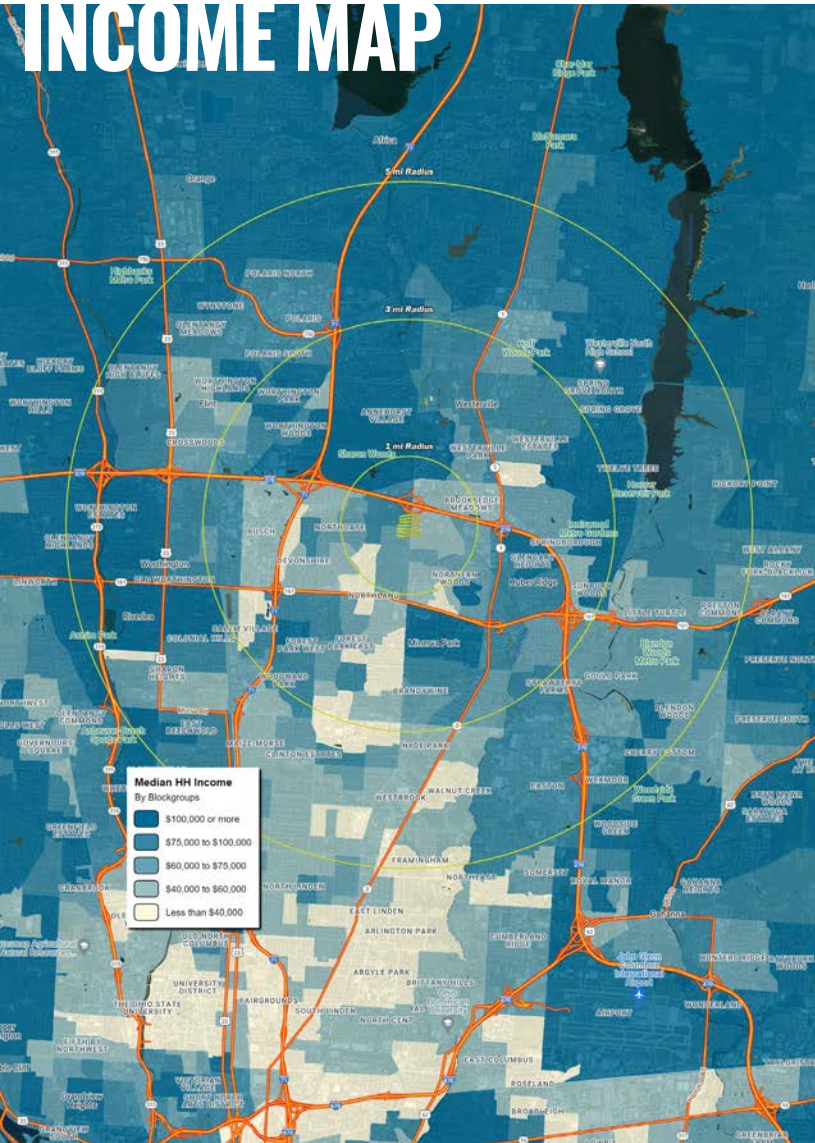
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INCOME MAP



TRADE AREA OVERVIEW

Columbus, OH, the state capital and largest city in Ohio, is a vibrant hub of culture, education, and business. Known for its diverse economy, Columbus hosts a mix of industries, including finance, healthcare, education, and technology. The city is home to The Ohio State University, one of the largest universities in the United States, and has a thriving downtown area with various cultural attractions, dining options, and shopping destinations.

The northwest part of Columbus serves a densely populated area. This retail hub draws a broad audience from surrounding neighborhoods, offering a wide array of shopping, dining, and service options.

Westerville, a neighboring suburb, is home to notable institutions such as Mount Carmel St. Ann's Hospital and major employers like JP Morgan Chase, which has a significant presence in the area.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	13,775	124,406	275,325
HOUSEHOLDS	6,037	49,957	114,636
EMPLOYEES	8,448	56,561	135,063
MED HH INCOME	\$60,096	\$72,866	\$83,953

AREA RETAIL | RESTAURANTS



KOHL'S

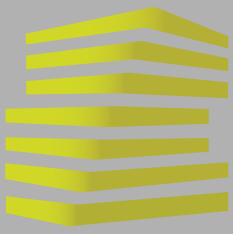
Walmart ✨

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices



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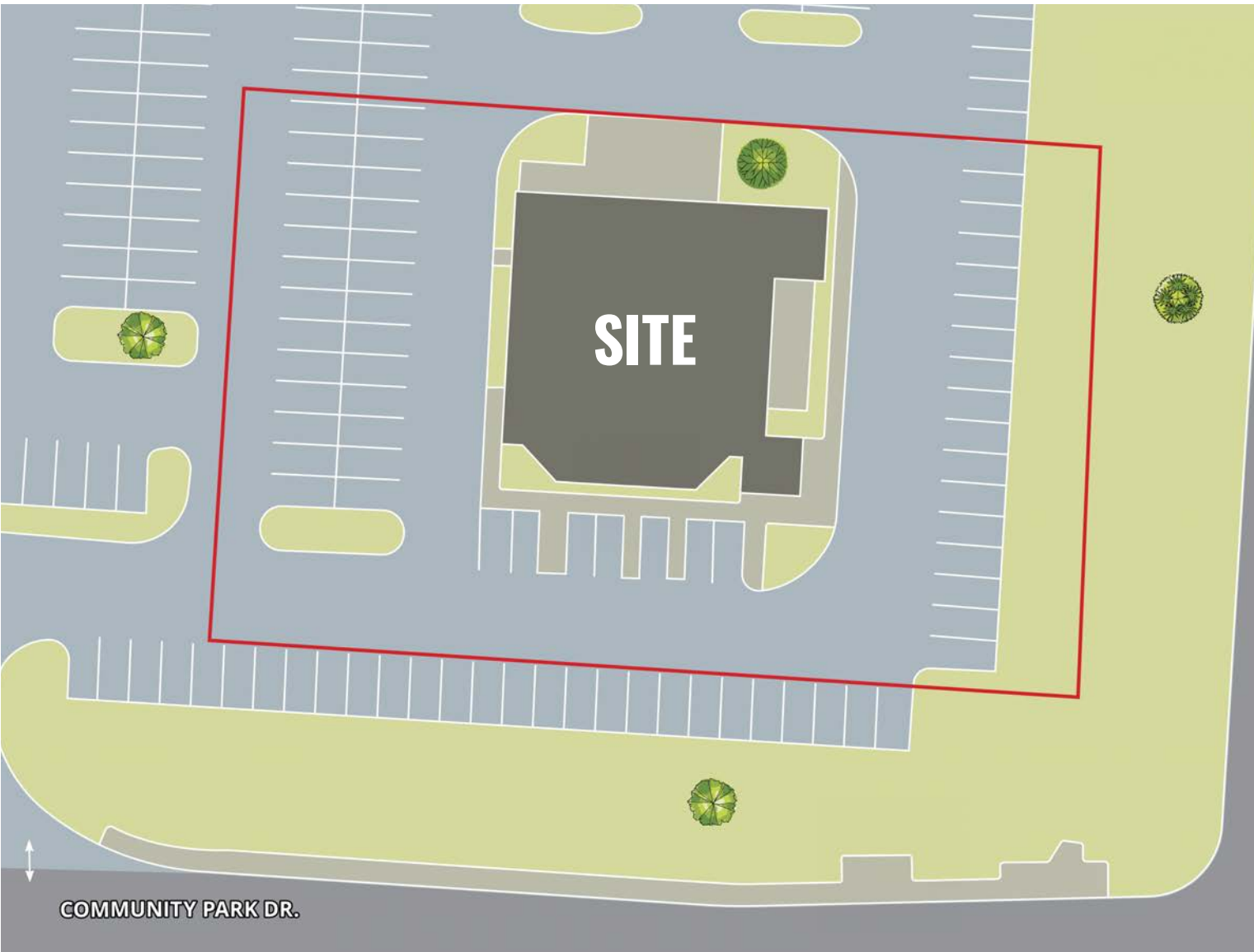
SITE PLAN + DETAILS

TONY CAROSELLO

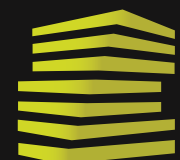
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- **FORMER O'CHARLEY'S RESTAURANT AVAILABLE FOR SALE OR LEASE IN COLUMBUS, OH**
- **7,260 SF BUILDING ON 0.89 ACRE OUTPARCEL OF HOME DEPOT (765.8K VISITS ANNUALLY)**
- **GREAT VISIBILITY TO OVER 38,000 VPD ON CLEVELAND AVE WITH CLOSE PROXIMITY TO I-270 EXIT**
- **EXCELLENT PARKING WITH NON-EXCLUSIVE EASEMENT RIGHTS TO ADDITIONAL PARKING ON HOME DEPOT PARCEL**
- **PLEASE CONTACT BROKER FOR PRICING AND ADDITIONAL INFORMATION**



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ZOOM AERIAL

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THE HOME DEPOT

SITE

CARETENDERS HOSPICE
AMERICAN STRUCTUREPOINT

PFS

E
EMBASSY SUITES
by Hilton

CAPITAL CITY HOSPICE

CORPORATE EXCHANGE BUSINESS PARK

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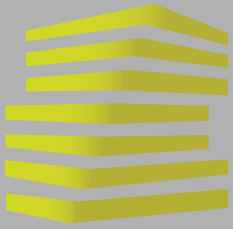


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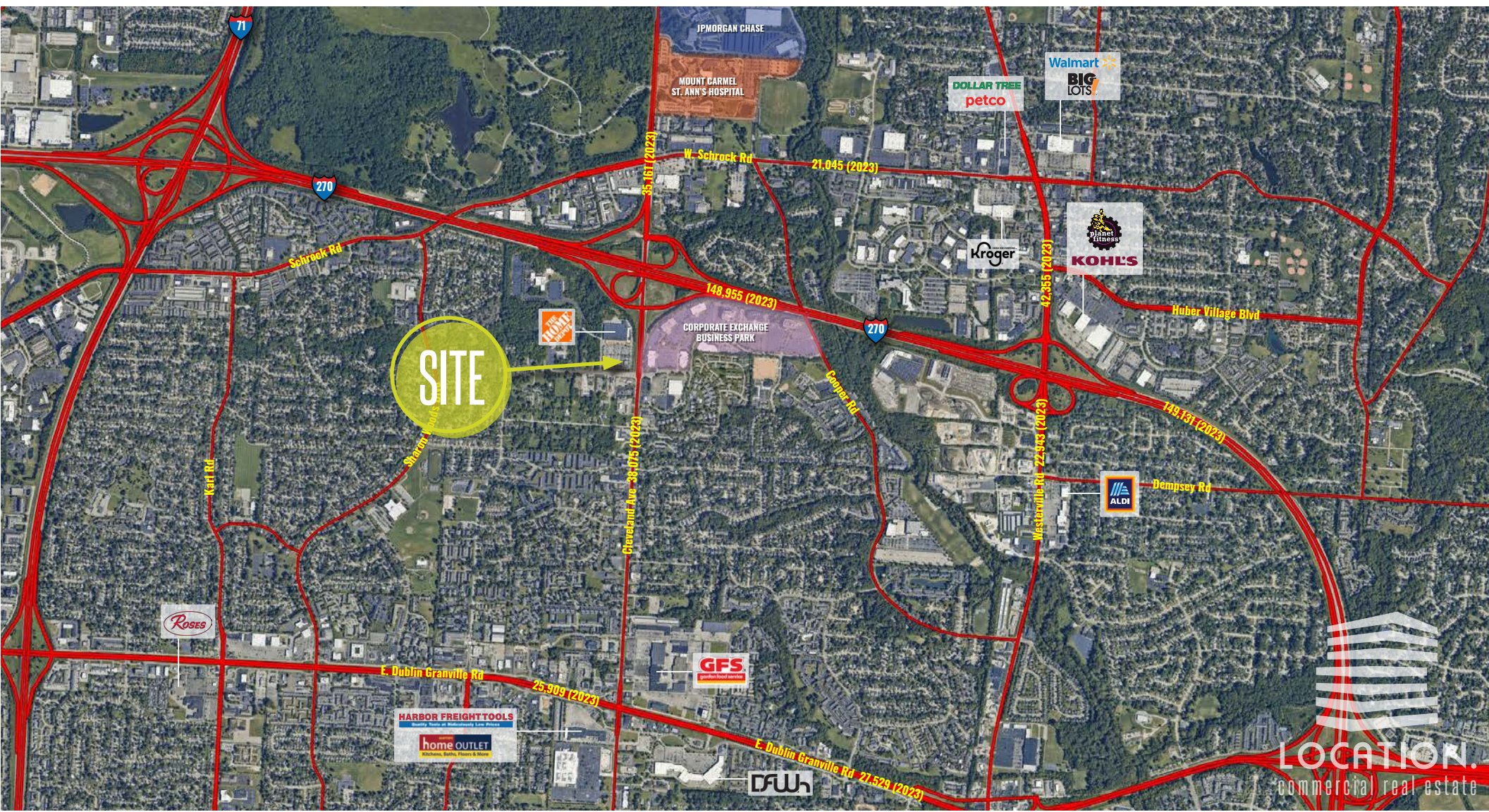
MARKET AERIAL

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