



## 333 E Livingston Ave

Columbus, Ohio 43215

### Property Features

- 3,440 SF freestanding commercial building
- Ample parking on site
- Directly across the street from Nationwide Children's Hospital campus
- Currently built out for a fitness use
- Flexible building suitable for many different uses
- Excellent visibility and access to freeways
- 0.28-acre lot zoned Commercial (C4)

**Sale Price: \$1,499,000**



For more information:

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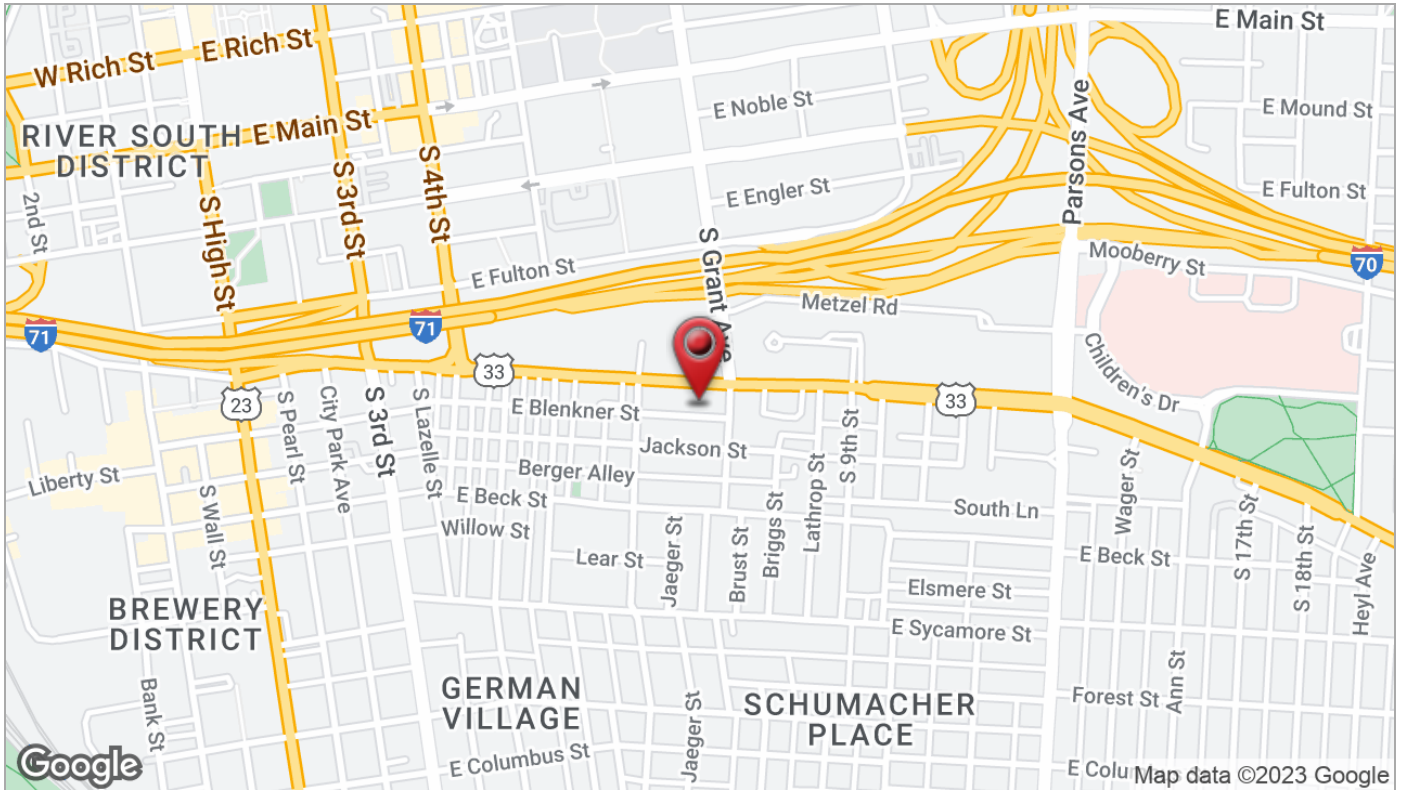
605 S Front Street, Columbus, OH 43215

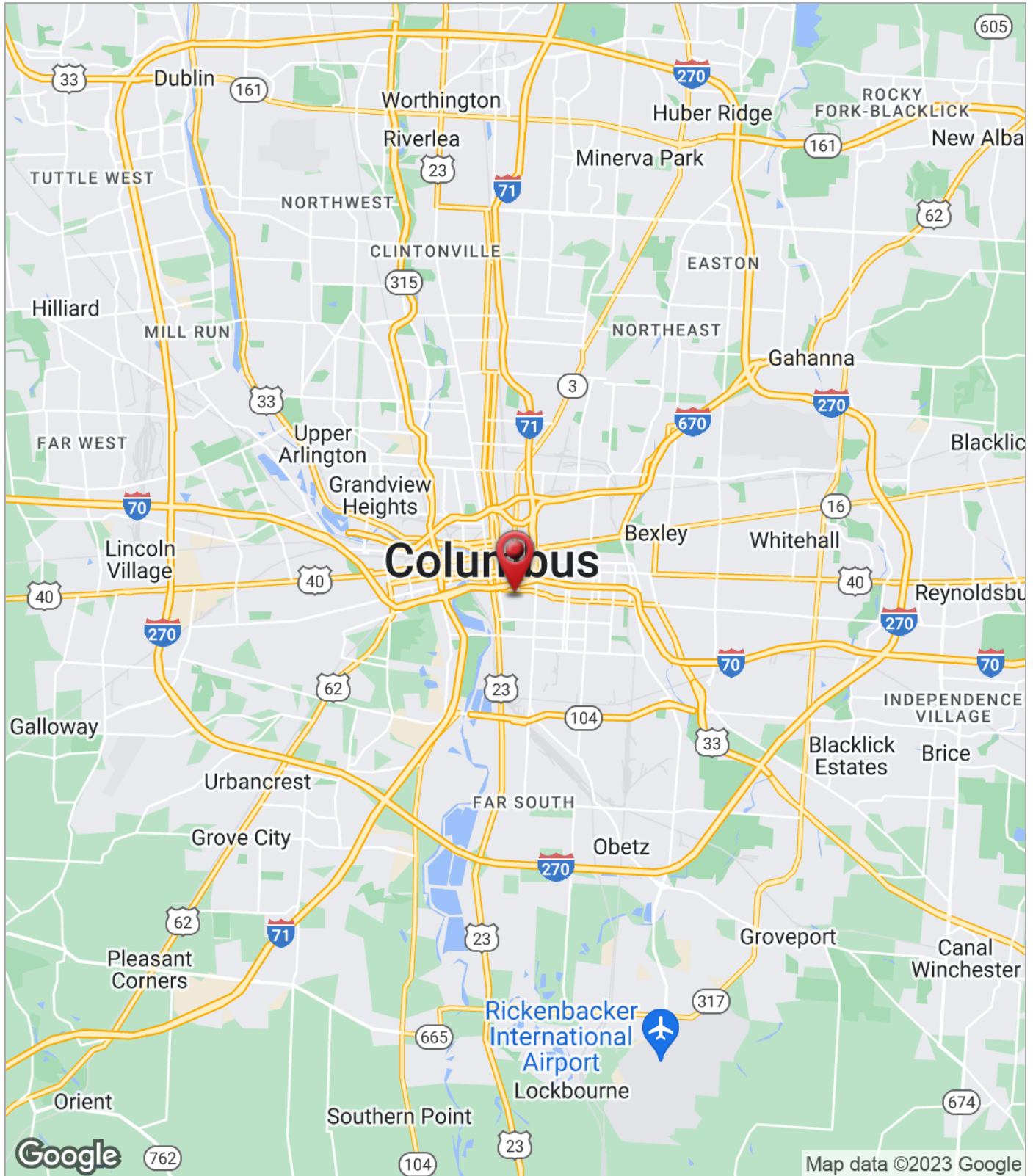
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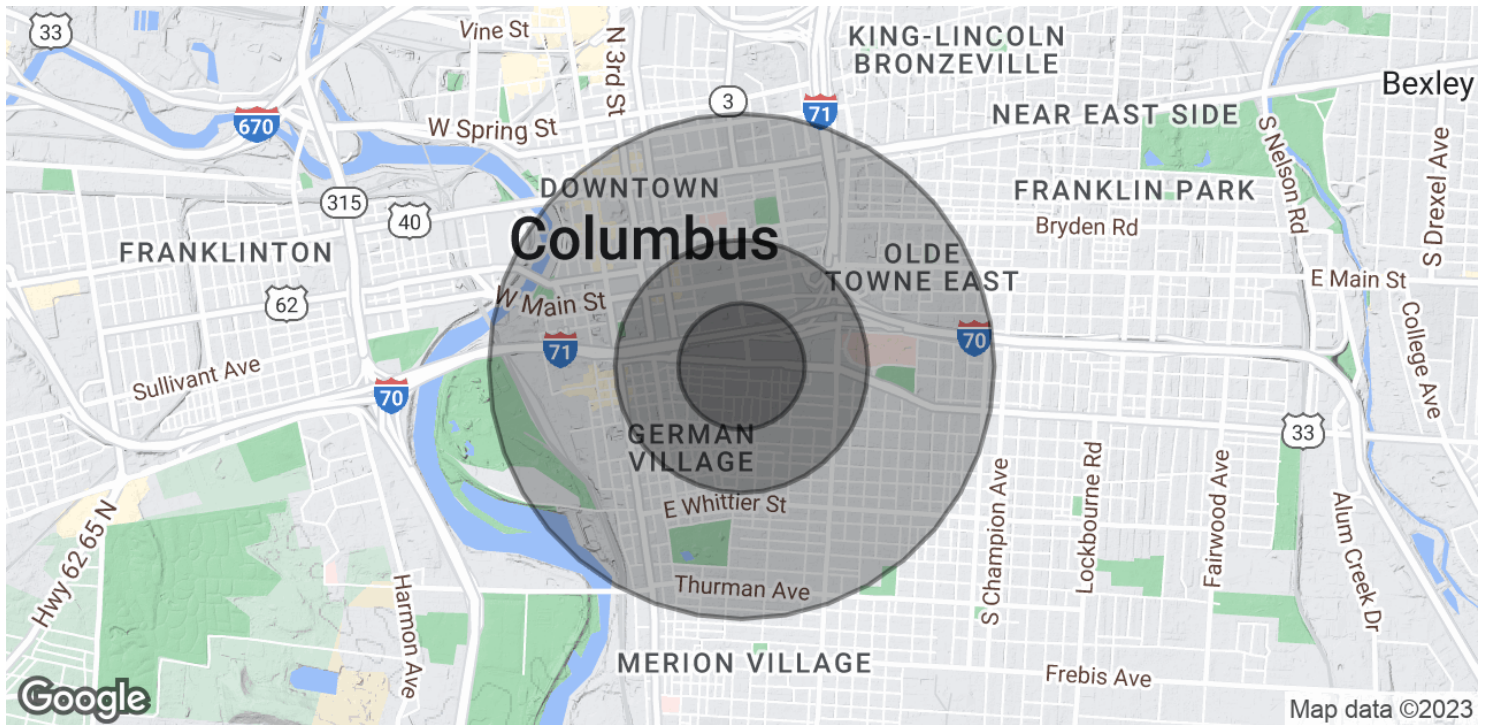
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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,626	5,324	17,376
Average Age	35.6	35.7	34.6
Average Age (Male)	35.2	35.0	35.5
Average Age (Female)	34.7	35.2	32.7

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,061	3,503	11,228
# of Persons per HH	1.5	1.5	1.5
Average HH Income	\$111,856	\$100,768	\$80,864
Average House Value	\$374,276	\$327,271	\$269,328

\* Demographic data derived from 2020 ACS - US Census