

±2 AC

WITH SIGNALIZED ACCESS

FOR LEASE

2001 STELZER RD

COLUMBUS, OH



SITE

McCutcheon Rd 8,953 (2025)

195-362 (2025)

270

Agler Rd 8,914 (2025)

CVS
pharmacy

Citygate Dr

Stelzer Rd 21,617 (2025)

BRIGHTON RESERVE
384-UNIT APARTMENT
COMMUNITY

RETREAT AT CITYGATE
228-UNIT APARTMENT
COMMUNITY

SHEETZ

US
62

270

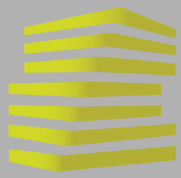
JOHN GLENN COLUMBUS
INTERNATIONAL AIRPORT
*UNDERGOING EXPANSION



LOCATION.
commercial real estate

COLUMBUS
SCHOOL
FOR GIRLS
530 STUDENTS
(2025)





2001 STELZER RD

NEIGHBORHOOD VIBE

TONY CAROSELLO

614.401.8110 (OFFICE)

330.732.7250 (MOBILE)

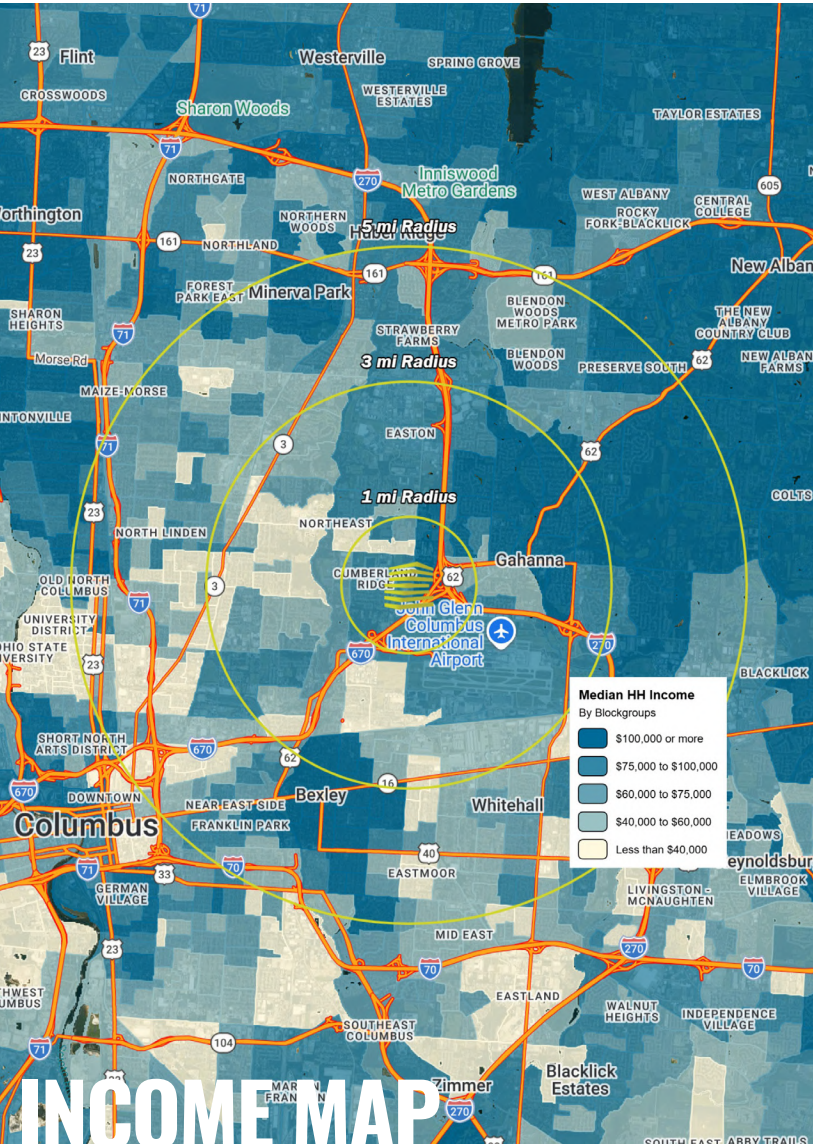
Anthony@LocationCRE.com

URI STARR

614.401.8110 (OFFICE)

617.733.0387 (MOBILE)

Uri@LocationCRE.com



TRADE AREA OVERVIEW

THE TRADE AREA SITS ALONG THE STELZER ROAD CORRIDOR IN NORTHEAST COLUMBUS, DIRECTLY ADJACENT TO JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT, CURRENTLY UNDERGOING TERMINAL CONSTRUCTION SET TO COMPLETE IN 2029. THE CORRIDOR OFFERS STRONG CONNECTIVITY VIA INTERSTATES 670 AND 270 AND HIGHWAY 62, AND IS ANCHORED BY MAJOR INDUSTRIAL AND LOGISTICS USERS INCLUDING FEDEX, USPS, DR. PEPPER SNAPPLE, AND FRITOLAY.

THE AREA IS ALSO SEEING NEW RESIDENTIAL GROWTH, INCLUDING A RECENTLY BUILT APARTMENT COMMUNITY JUST SOUTH OF THE CORRIDOR, ADDING DENSITY TO A TRADE AREA THAT HAS HISTORICALLY SKEWED COMMERCIAL AND INDUSTRIAL. EASTON TOWN CENTER, ROUGHLY THREE MILES AWAY, DRAWS OVER 30 MILLION VISITORS ANNUALLY AND ADDS SIGNIFICANT RETAIL PULL TO THE TRADE AREA.

DEMOGRAPHICS

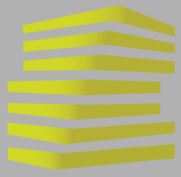
	1 mile	3 mile	5 mile
POPULATION	11,600	78,337	300,050
HOUSEHOLDS	4,368	30,843	124,554
EMPLOYEES	4,874	59,303	135,913
MED HH INCOME	\$79,626	\$75,168	\$74,308

AREA RETAIL | RESTAURANTS



TireDiscounters





2001 STELZER RD

SITE & DETAILS

TONY CAROSELLO

614.401.8110 (OFFICE)

330.732.7250 (MOBILE)

Anthony@LocationCRE.com

URI STARR

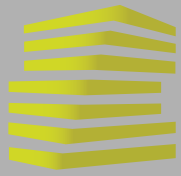
614.401.8110 (OFFICE)

617.733.0387 (MOBILE)

Uri@LocationCRE.com



- SITE SITS AT THE LIGHTED INTERSECTION OF STELZER ROAD AND CITYGATE DRIVE, WITH OVER 24,000 VEHICLES PER DAY
- FIVE-MINUTE DRIVE FROM JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT, WHICH IS CURRENTLY UNDERGOING CONSTRUCTION ON A NEW TERMINAL SET TO BE COMPLETED IN 2029
- CLOSE PROXIMITY TO EASTON TOWN CENTER, WHICH DRAWS MORE THAN 30 MILLION VISITORS PER YEAR AND SPANS OVER 2.9 MILLION SQUARE FEET OF MIXED-USE SPACE
- NEW HOUSING DEVELOPMENT (BRIGHTON RESERVE) LOCATED DIRECTLY ACROSS THE STREET FROM THE SITE
- RECENTLY BUILT APARTMENT COMMUNITY (RETREAT AT CITYGATE) JUST SOUTH OF THE SITE



2001 STELZER RD

MARKET AERIAL

TONY CAROSELLO

614.401.8110 (OFFICE)

330.732.7250 (MOBILE)

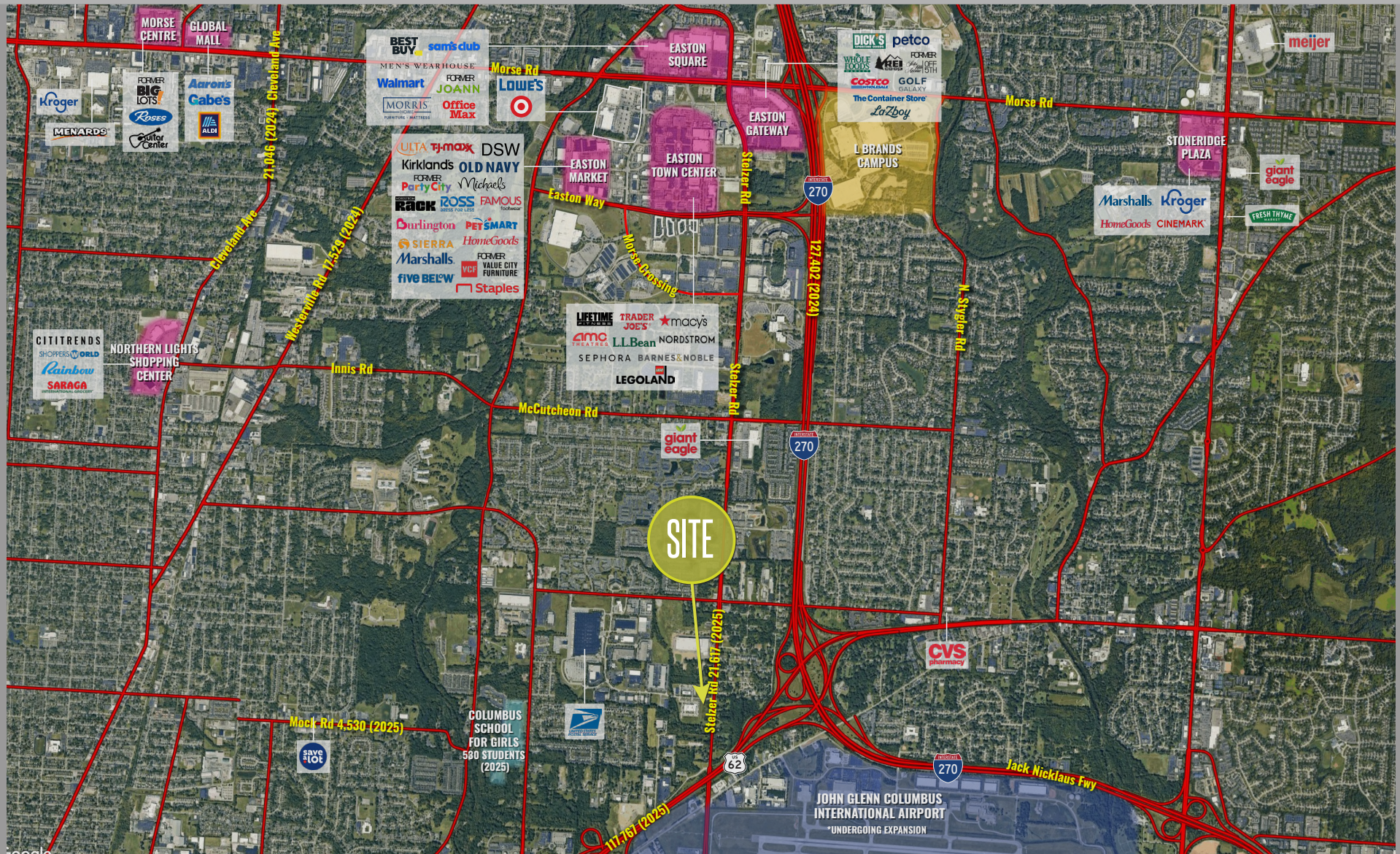
Anthony@LocationCRE.com

URI STARR

614.401.8110 (OFFICE)

617.733.0387 (MOBILE)

Uri@LocationCRE.com

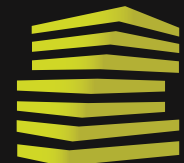


SITE

Stelzer Rd 21,617 (2025)
Mock Rd 4,530 (2025)

COLUMBUS SCHOOL FOR GIRLS
580 STUDENTS (2025)

JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT
*UNDERGOING EXPANSION



LOCATION.
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.