



## 2125 W 5th Avenue

2125 W 5th Avenue, Columbus, Ohio 43212

### Property Features

- Recently Renovated Retail Center
- Move-In Ready Spaces
- 1,263 SF or 3,379 SF Available (4,642 SF Contiguous)
- Former Gym & Yoga Studio
- Existing Equipment is Negotiable
- 22 On-Site Parking Spaces
- Building Signage
- Monument Sign on W. 5th Avenue
- Centrally Located Between Grandview/Upper Arlington
- Easy Access to US-33, I-670 & SR-315
- Traffic Counts of 14,350 VPD on W 5th Ave

**Lease Rate: \$24.00 SF/Yr (MG)**  
[www.TriVillageRetail.com](http://www.TriVillageRetail.com)



For more information:

**Matt Gregory, SIOR, CCIM**

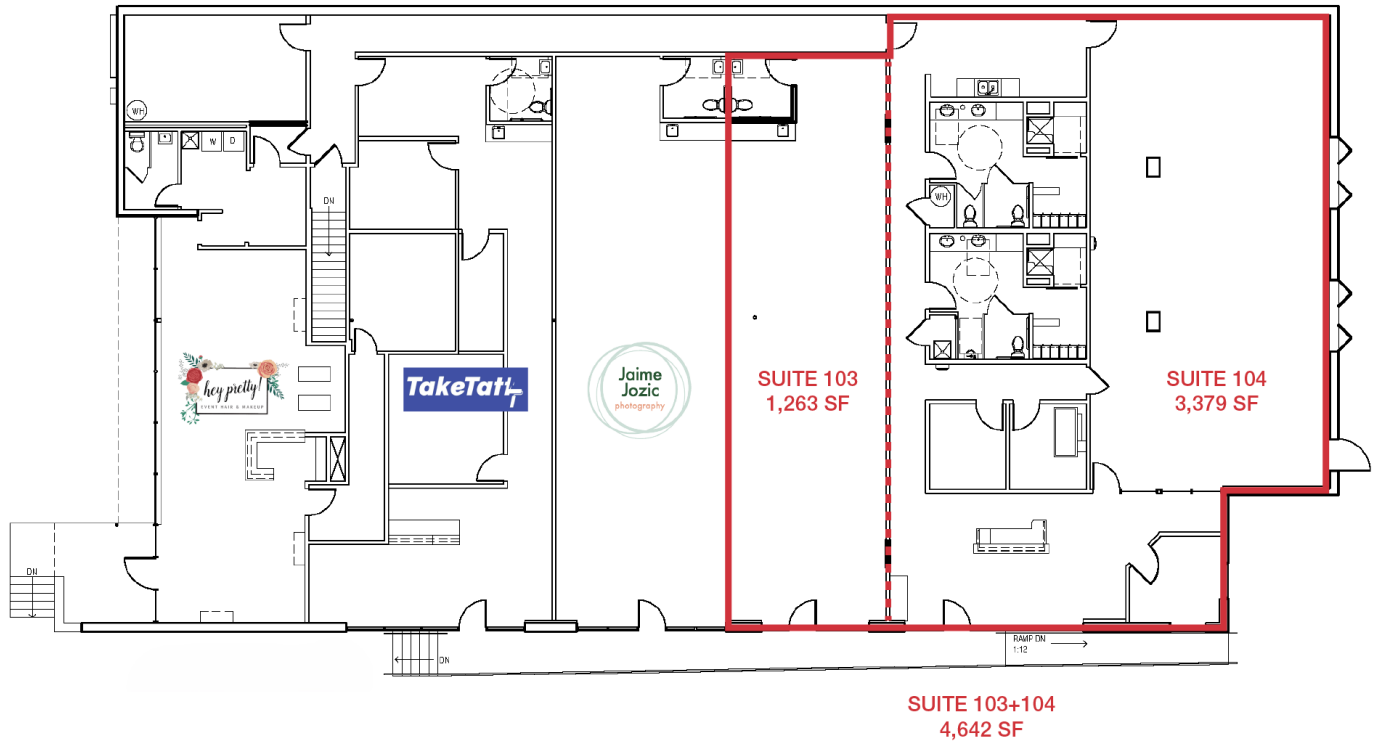
614 629 5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)

**Philip Bird, SIOR**

614 629 5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)

**Mitchell Moore**

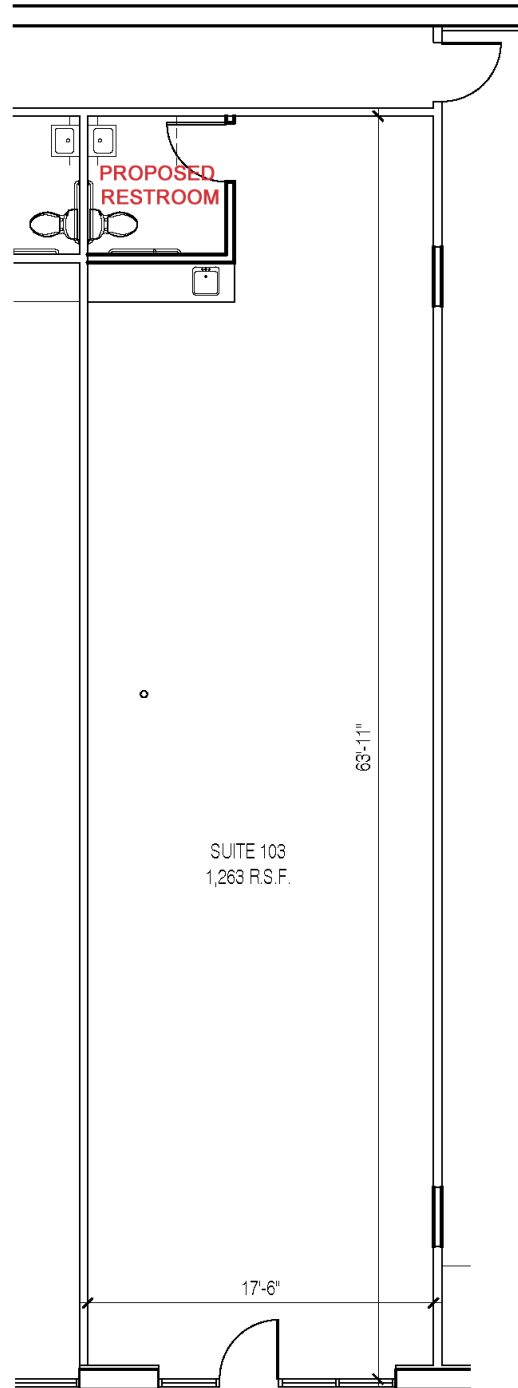
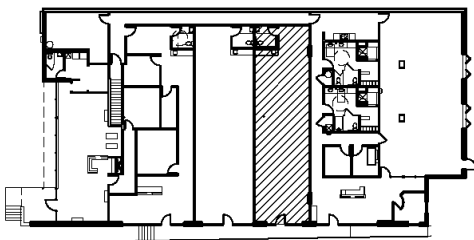
614 629 5257 • [mmoore@ohioequities.com](mailto:mmoore@ohioequities.com)

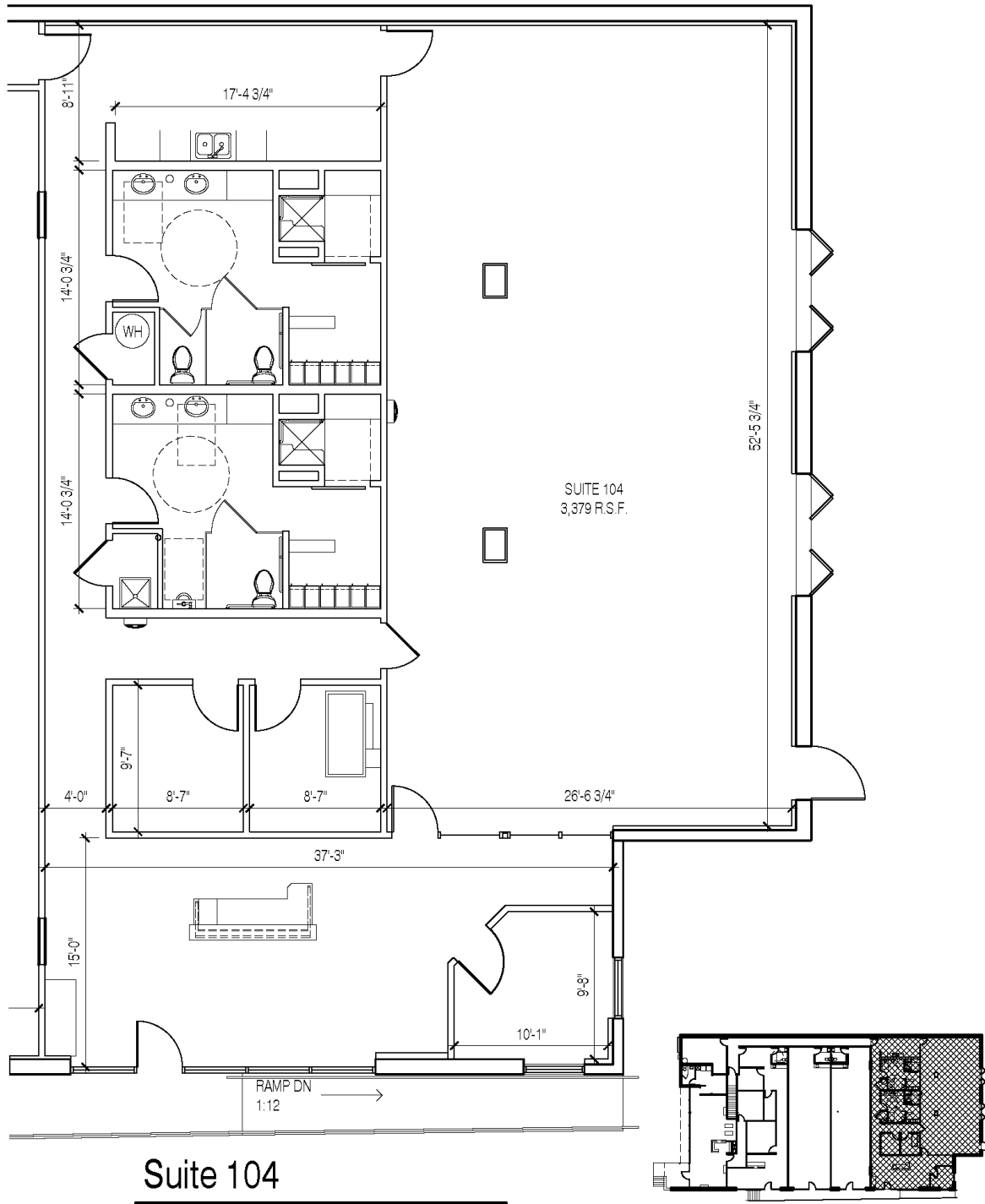


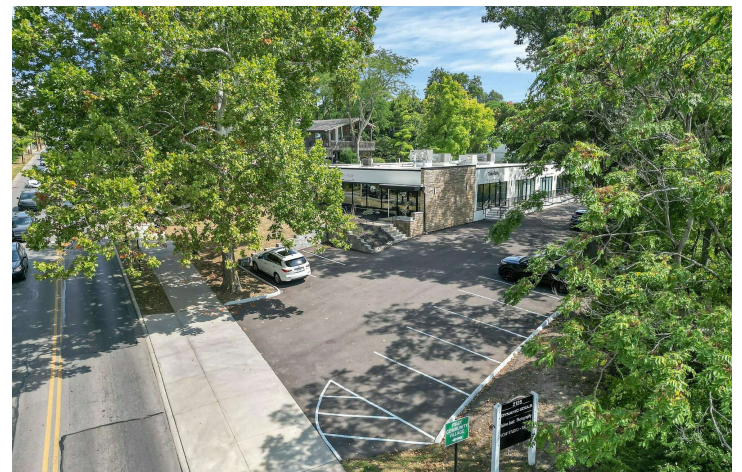
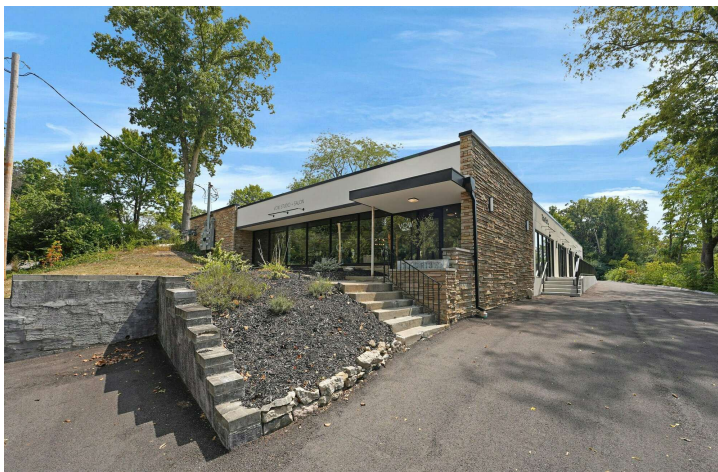
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 103	Retail	\$24.00 SF/YR	Modified Gross	1,263 SF	VACANT
Suite 104	Retail	\$24.00 SF/YR	Modified Gross	3,379 SF	VACANT
Suite 103+104	Retail	\$24.00 SF/YR	Modified Gross	4,642 SF	VACANT

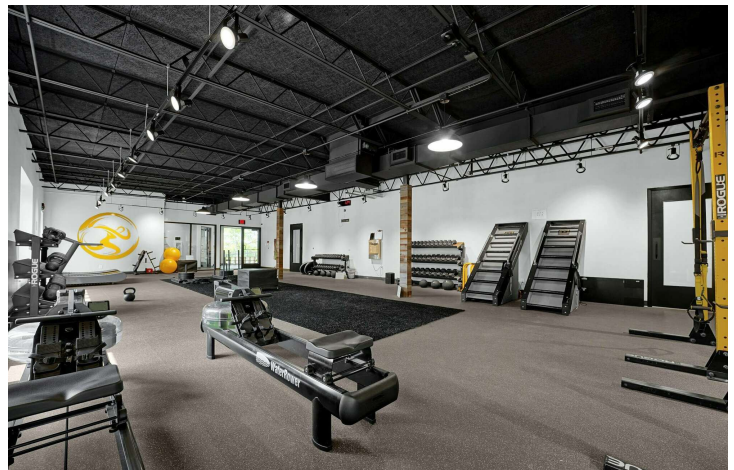
### Suite 103

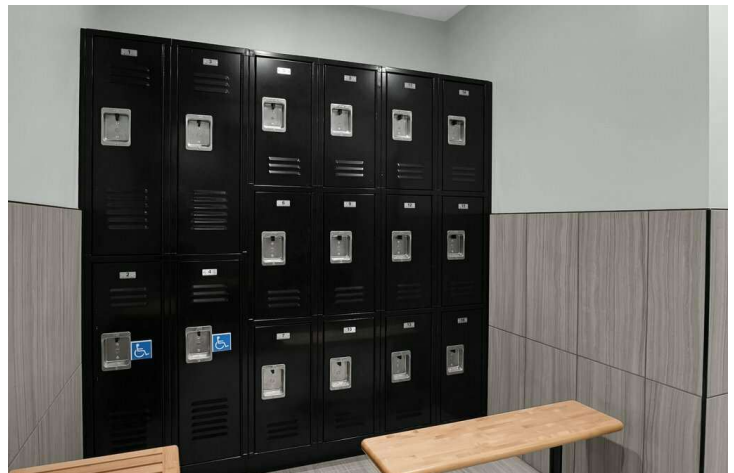
N.T.S.

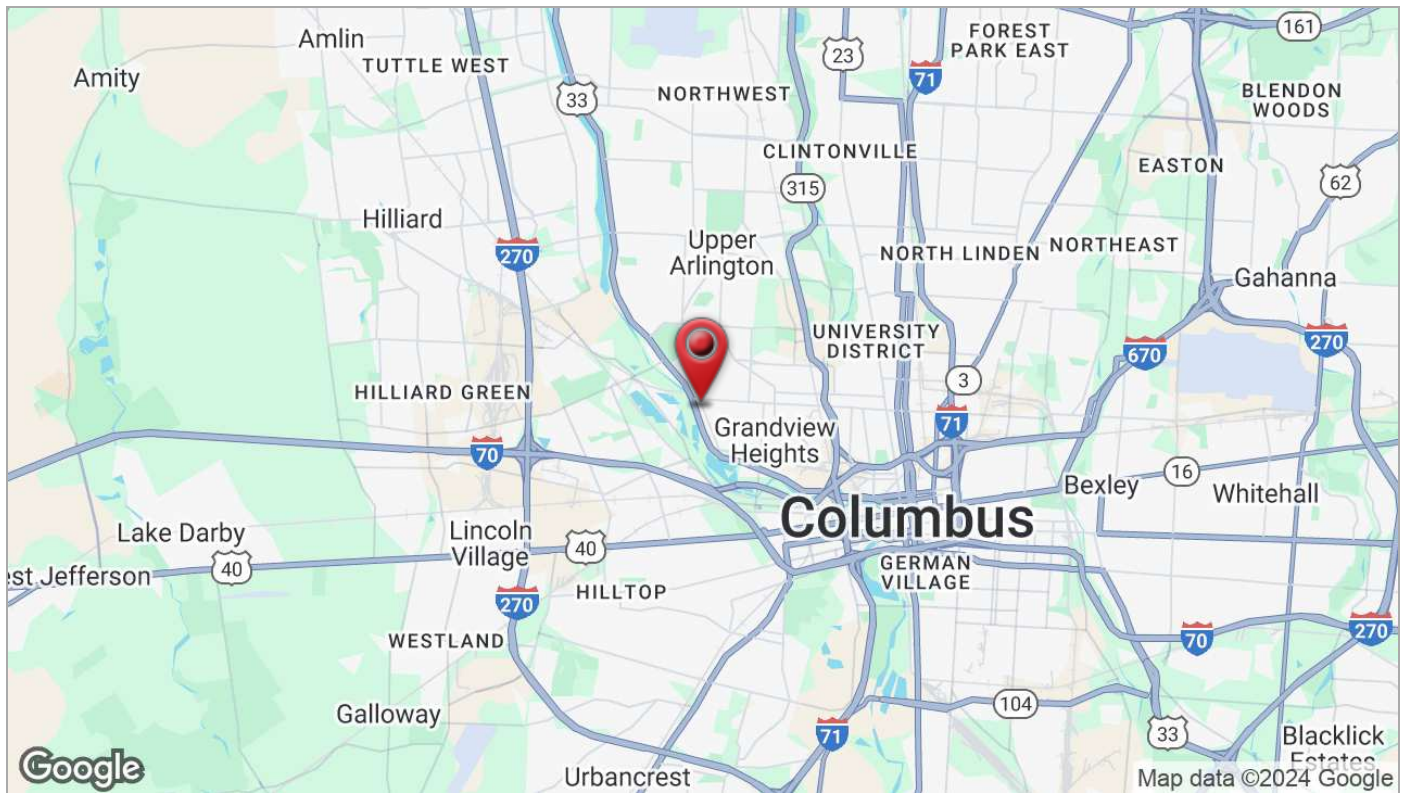
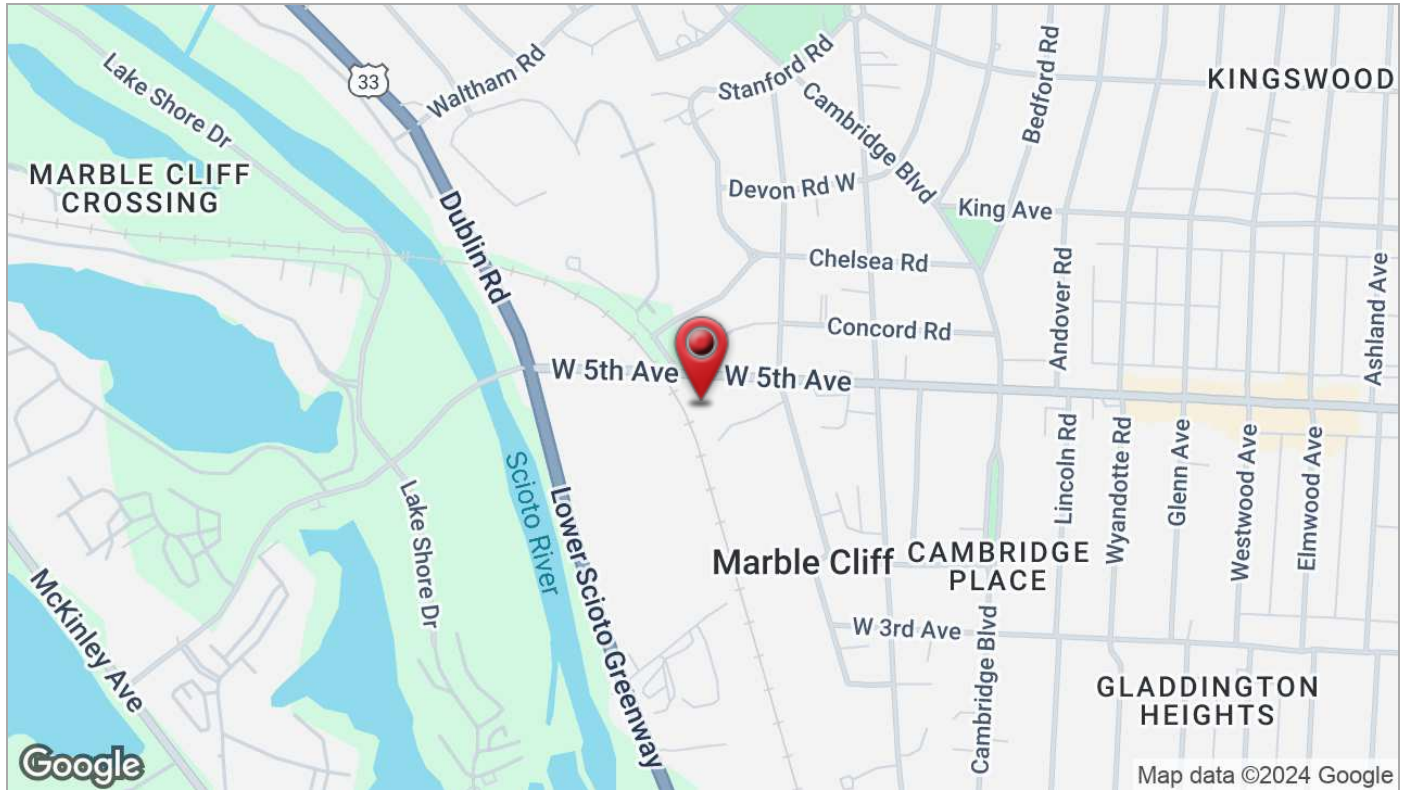


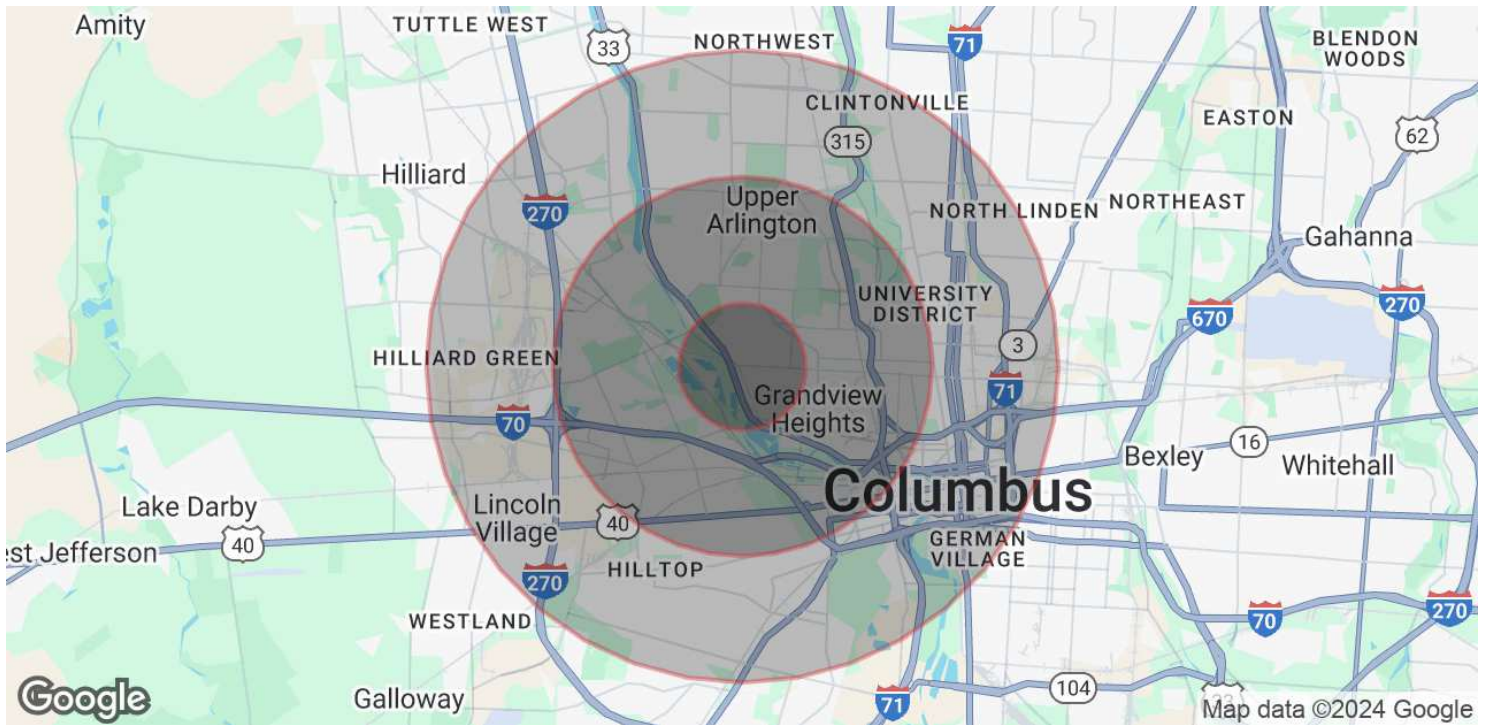












<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	13,519	118,860	356,267
Average Age	39	35	36
Average Age (Male)	38	34	35
Average Age (Female)	39	35	36
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	6,649	50,266	152,177
# of Persons per HH	2	2.4	2.3
Average HH Income	\$165,100	\$106,198	\$93,859
Average House Value	\$683,695	\$415,678	\$343,782

\* Demographic data derived from 2020 ACS - US Census