

# ROBERT LOUIS GROUP

Diverse Real Estate Solutions

COMMERCIAL SPACE  
FOR LEASE

**2430**

Cleveland Ave  
Columbus, OH 43211

**Mulby Place**  
a Senior Living Development



**Adam Troy**

✉ Adam.Troy@robertlouisgroup.com

☎ 614-484-7088

**J.R. Foster**

✉ JR.Foster@robertlouisgroup.com

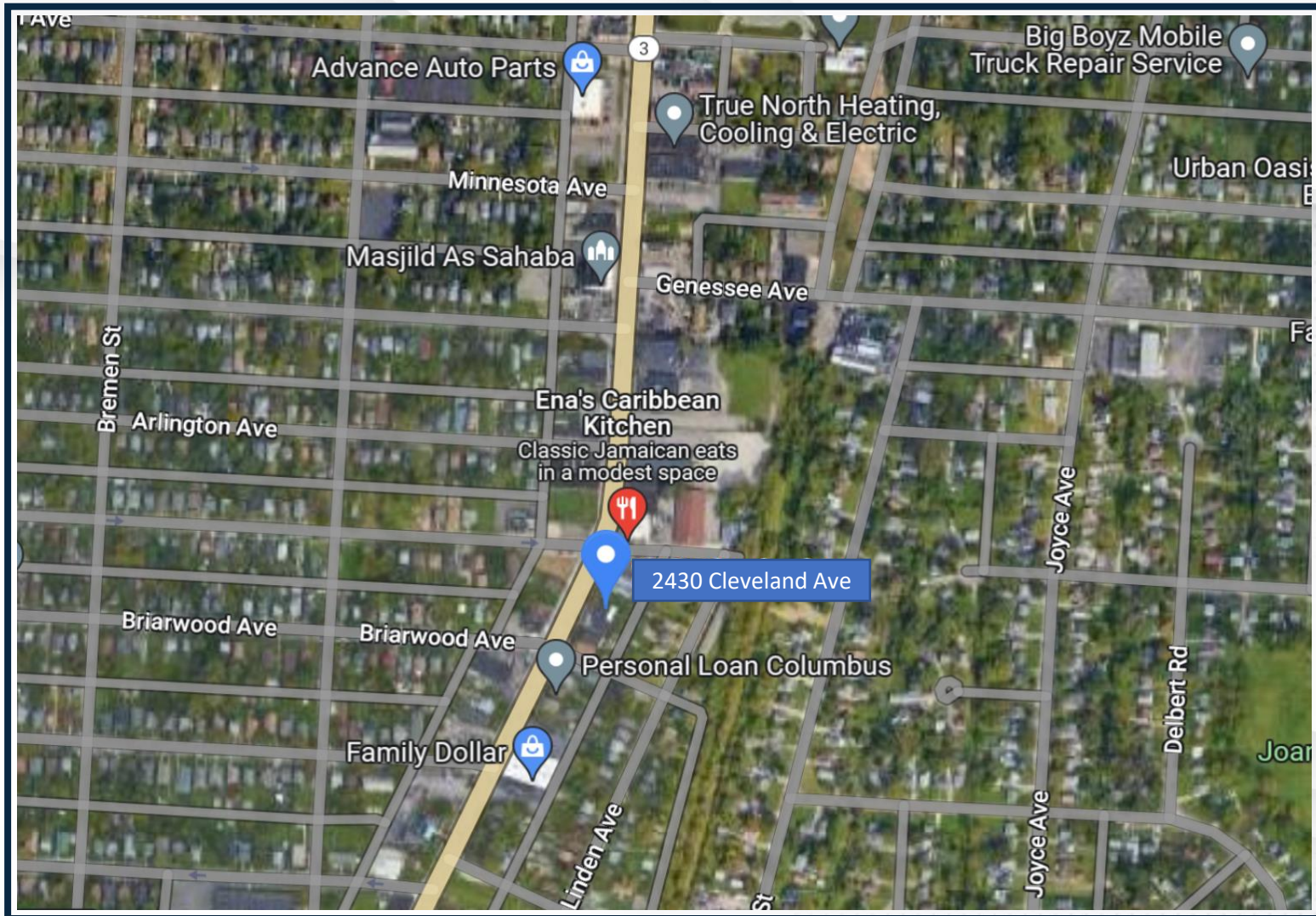
☎ 513-250-4679

## PROPERTY HIGHLIGHTS

- Office/Retail/Restaurant Space For Lease
- Up to 3,000/sf available
- \$18/sf + Modified Gross
- Located in the heart of Linden
- One of the fastest growing neighborhoods
- Excellent Walkability & Ample Parking
- Signage Exposure & Great Visibility







2430 Cleveland Avenue, Columbus, OH 43211

ROBERT LOUIS GROUP

Diverse Real Estate Solutions

 [robertlouisgroup.com](http://robertlouisgroup.com)

 [info@robertlouisgroup.com](mailto:info@robertlouisgroup.com)

## PROJECT OVERVIEW

### Location

Mulby Place will be located directly to the East of Cleveland Avenue at the corner of Cleveland Avenue and Myrtle Avenue and will extend to Linden Avenue to the west and an alley to the south.

### Project Overview

The three-story, multi-family portion of the Cleveland Avenue and Linden Avenue development will consist of 100 units with a mix of (70) one- and (30) two-bedroom units. Additionally, on Linden Avenue, to deliver additional options for families, there will be 10 single-family three-bedroom homes, one or two-story, 1.5 baths, and located just south of the multi-family buildings. On the corner of Cleveland Avenue and Myrtle Avenue, Mulby Place will include approximately 3,000 sf for commercial development.

The commercial space offers a tremendous amount of benefits including but not limited to approximately 130 new residents, increased population

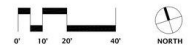
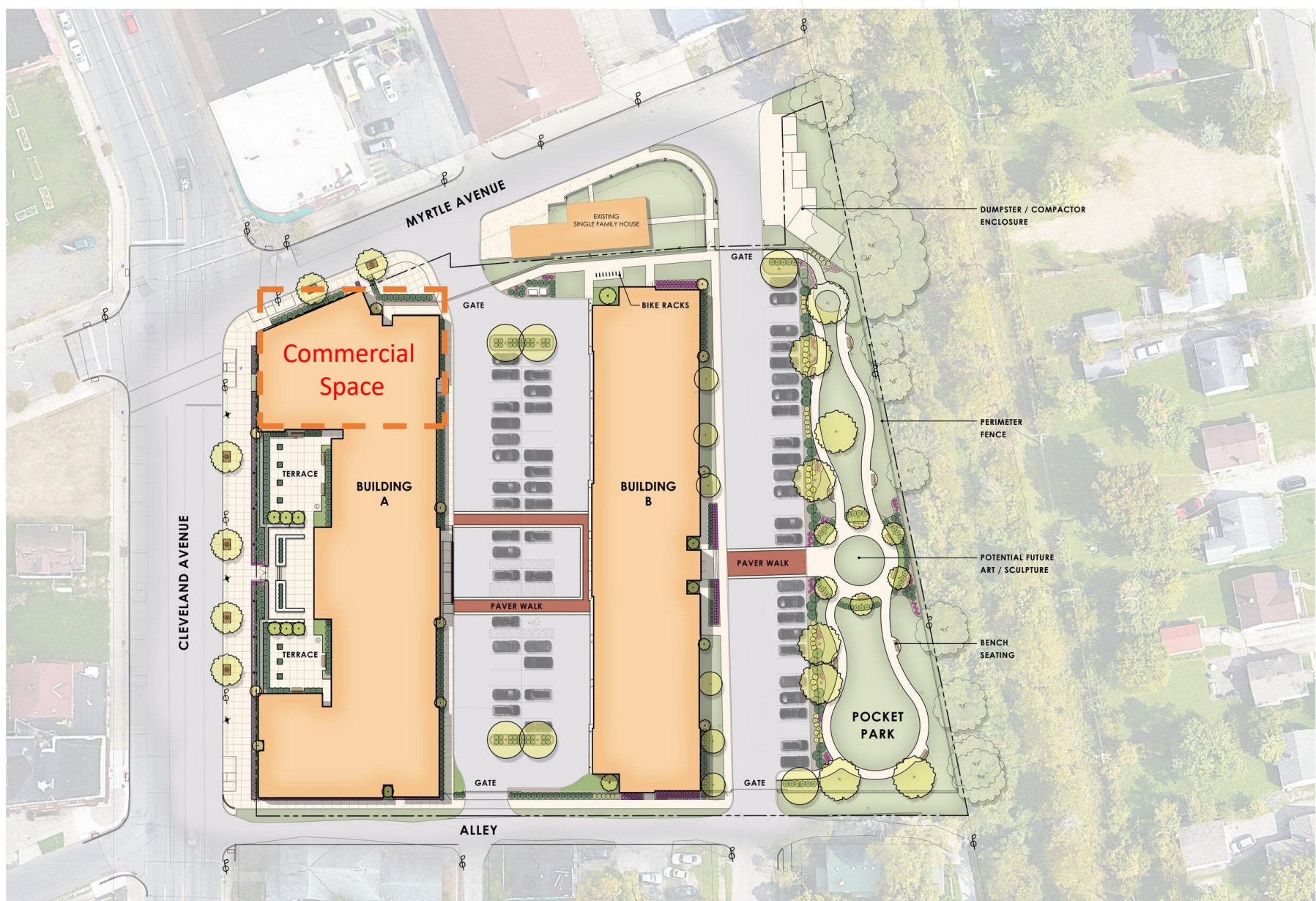


growth in the Linden Community, and an additional 38 public parking spaces soon to be online on a first come first serve basis.

### Accessibility & Green Features

10 units in the multi-family will be fully accessible and designed to ADA Type A standards. Homeport will also be incorporating Universal Design strategies throughout that are reasonable and cost-efficient. In addition, the project will be constructed according to either LEED or Enterprise Green Communities green building standards, ensuring that apartment units are energy efficient and sustainable for generations.





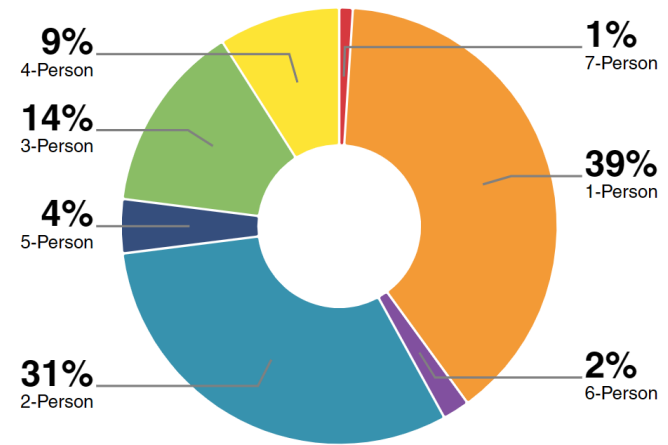
## Income

|                         | 2 mile   | 5 mile   | 10 mile  |
|-------------------------|----------|----------|----------|
| Avg Household Income    | \$47,721 | \$73,659 | \$84,394 |
| Median Household Income | \$37,001 | \$52,806 | \$63,085 |
| < \$25,000              | 8,580    | 41,547   | 86,099   |
| \$25,000 - 50,000       | 6,669    | 36,344   | 94,775   |
| \$50,000 - 75,000       | 4,733    | 29,022   | 87,026   |
| \$75,000 - 100,000      | 2,279    | 17,755   | 57,299   |
| \$100,000 - 125,000     | 955      | 12,990   | 44,880   |
| \$125,000 - 150,000     | 541      | 7,791    | 26,693   |
| \$150,000 - 200,000     | 316      | 9,262    | 31,404   |
| \$200,000+              | 181      | 8,351    | 29,934   |

## Population

|                             | 2 mile | 5 mile  | 10 mile   |
|-----------------------------|--------|---------|-----------|
| 2010 Population             | 55,724 | 326,145 | 954,838   |
| 2022 Population             | 62,162 | 384,799 | 1,105,624 |
| 2027 Population Projection  | 64,903 | 404,381 | 1,162,575 |
| Annual Growth 2010-2022     | 1.0%   | 1.5%    | 1.3%      |
| Annual Growth 2022-2027     | 0.9%   | 1.0%    | 1.0%      |
| Median Age                  | 34     | 34.1    | 35.5      |
| Bachelor's Degree or Higher | 16%    | 39%     | 38%       |
| U.S. Armed Forces           | 4      | 107     | 428       |

## Household Size



# ROBERT LOUIS GROUP

Diverse Real Estate Solutions

## CONTACT US TODAY

### **Adam Troy**

Adam.Troy@robertlouisgroup.com

614-484-7088

### **J.R. Foster**

JR.Foster@robertlouisgroup.com

513-250-4679