

FOR LEASE

**YOUR SIGN
HERE**

Dan
BEAUTY • BARB



3967 E Livingston Avenue, Columbus, OH 43227

- Commercial/Retail Space
- Located in a Neighborhood Shopping Center
- 1,600 Sq Ft for lease
- Situated in a 13,102 Sq Ft shopping center
- Located between James Road and Hamilton Road
- Easy Access
- Plenty of Parking
- \$0.75/ SF CAM



Click Here for Video

BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
4608 SAWMILL ROAD
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WWW.BESTCORPORATEREAL ESTATE.COM
PHONE: 614-559-3350 EX 117
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Aerial



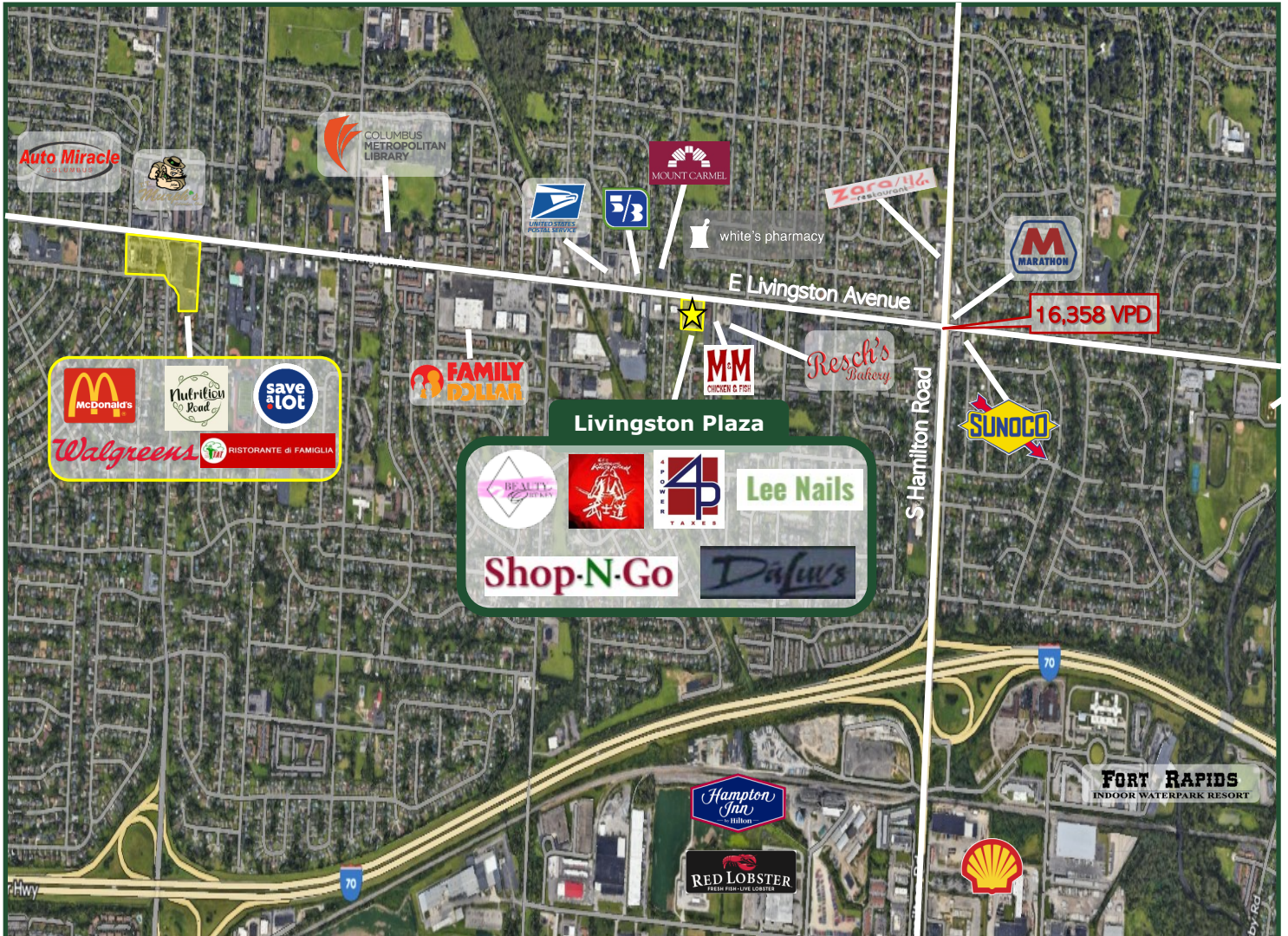
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Amenities



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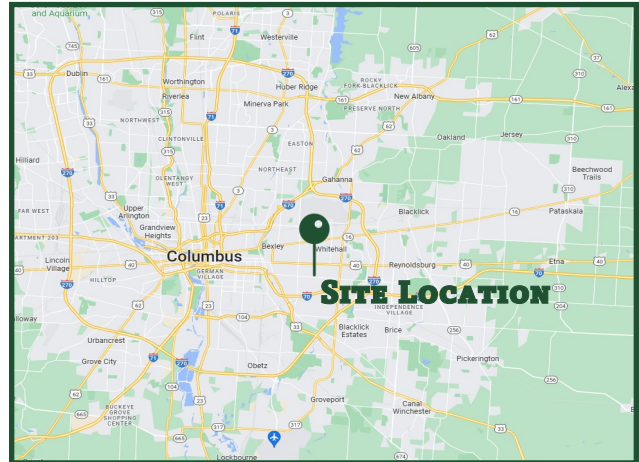


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TRAFFIC COUNT

Street	Avg Daily Volume
E LIVINGSTON AVE—S HAMILTON RD	16,368
S HAMILTON RD—DUNDEE AVE	27,197
E LIVINGSTON AVE	19,258



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023) 	16,303	114,484	260,420
Households (2023) 	6,555	47,804	107,451
Avg Household Income (2023) 	\$54,166	\$66,065	\$66,543

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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers

 **WORTHINGTON**
INDUSTRIES

 **FedEx**

 **Nationwide**

 **XPO**
Logistics

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN**
ELECTRIC
POWER

 **Huntington**

 **Whirlpool**
CORPORATION

 **DSW**
DESIGNER SHOE WAREHOUSE

 **VERTIV**

 **HYPERION**
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

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