

**FOR SALE**



**\$ 1,895,000**

**3300 Cleveland Ave, Columbus, OH 43224**

- Massive free standing Church suitable for many users
- 34,240 SF facility on an expansive 2.5 acre lot
- Property features a large, two story main sanctuary with balcony space that currently serves as the audio/visual room.
- Various offices throughout.
- A large social room outfitted with a stage and a commercial kitchen adjacent.
- Ample parking with over 120+ spaces.



**Click Here for Video**

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We have no reason to doubt its accuracy, but we do not guarantee it.

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## **Property Features**

- **Approximately 34,240 sq ft facility on an expansive 2.5 acre lot.**
- **Property features a large, two story main sanctuary with balcony space that currently serves as the audio/visual room, various offices throughout, a large social room outfitted with a stage and a commercial kitchen adjacent.**
- **Choir rooms.**
- **Beautiful stained glass windows line the two sanctuaries.**
- **The property also features an enclosed office building currently being used as classrooms. Could be integrated back into the church or leased out to provide extra income.**
- **Large parking lot with over 120+ spaces.**
- **Church has been retro fitted to accommodate handicap accessibility.**
- **Several restrooms on both floors and in classroom building.**
- **Located in Clinton Township, across from the busy Northern Lights Shopping center on Cleveland Ave.**
- **Small historic cemetery located in back corner of the lot.**
- **Built in 1946.**

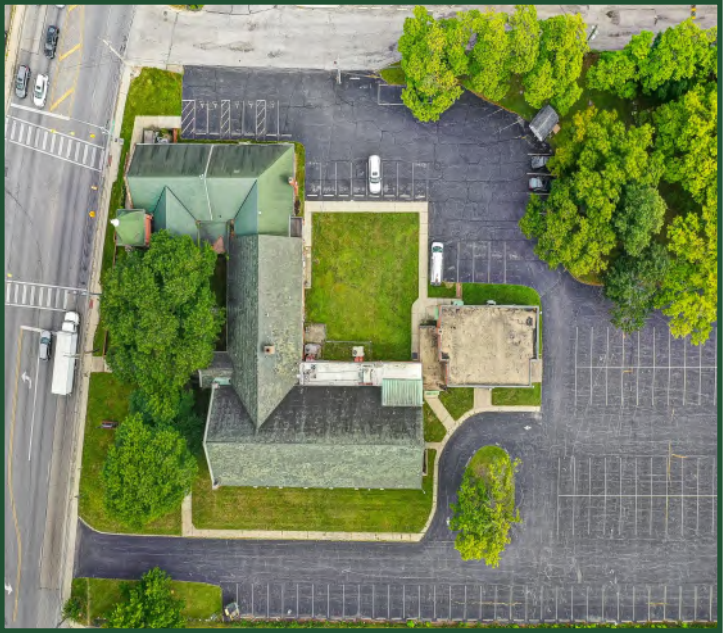
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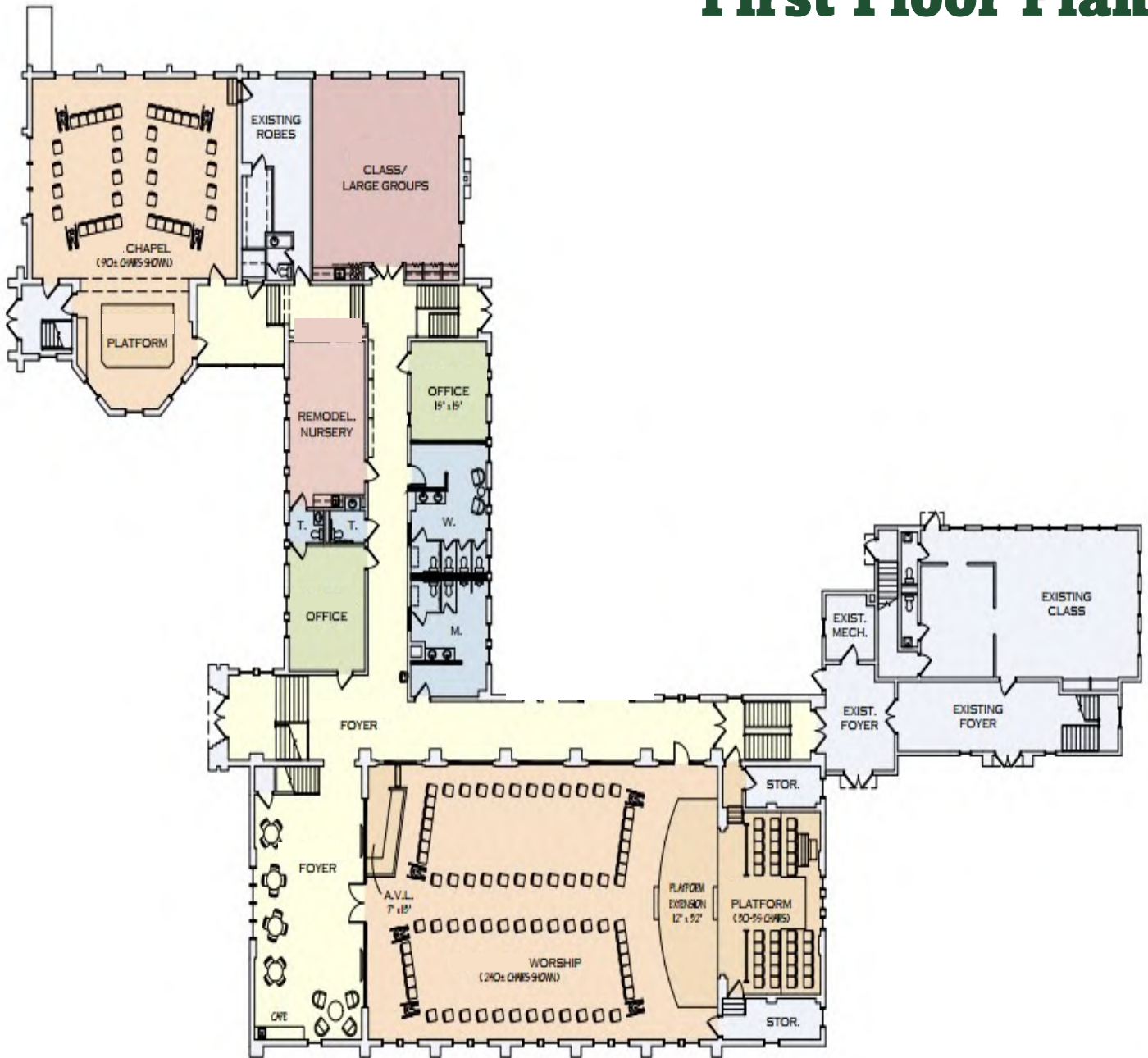


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## First Floor Plan



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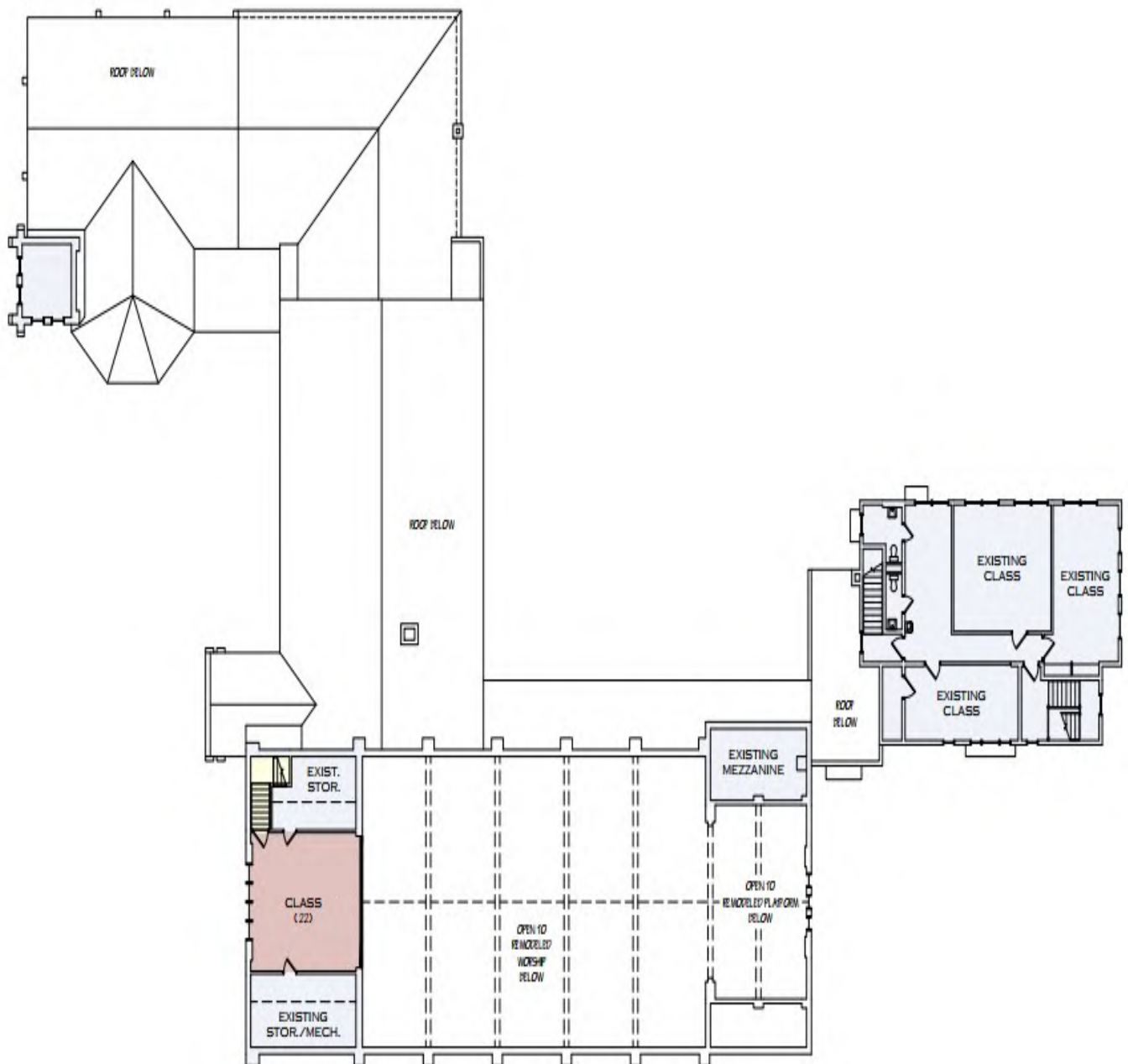


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## **Second Floor Plan**



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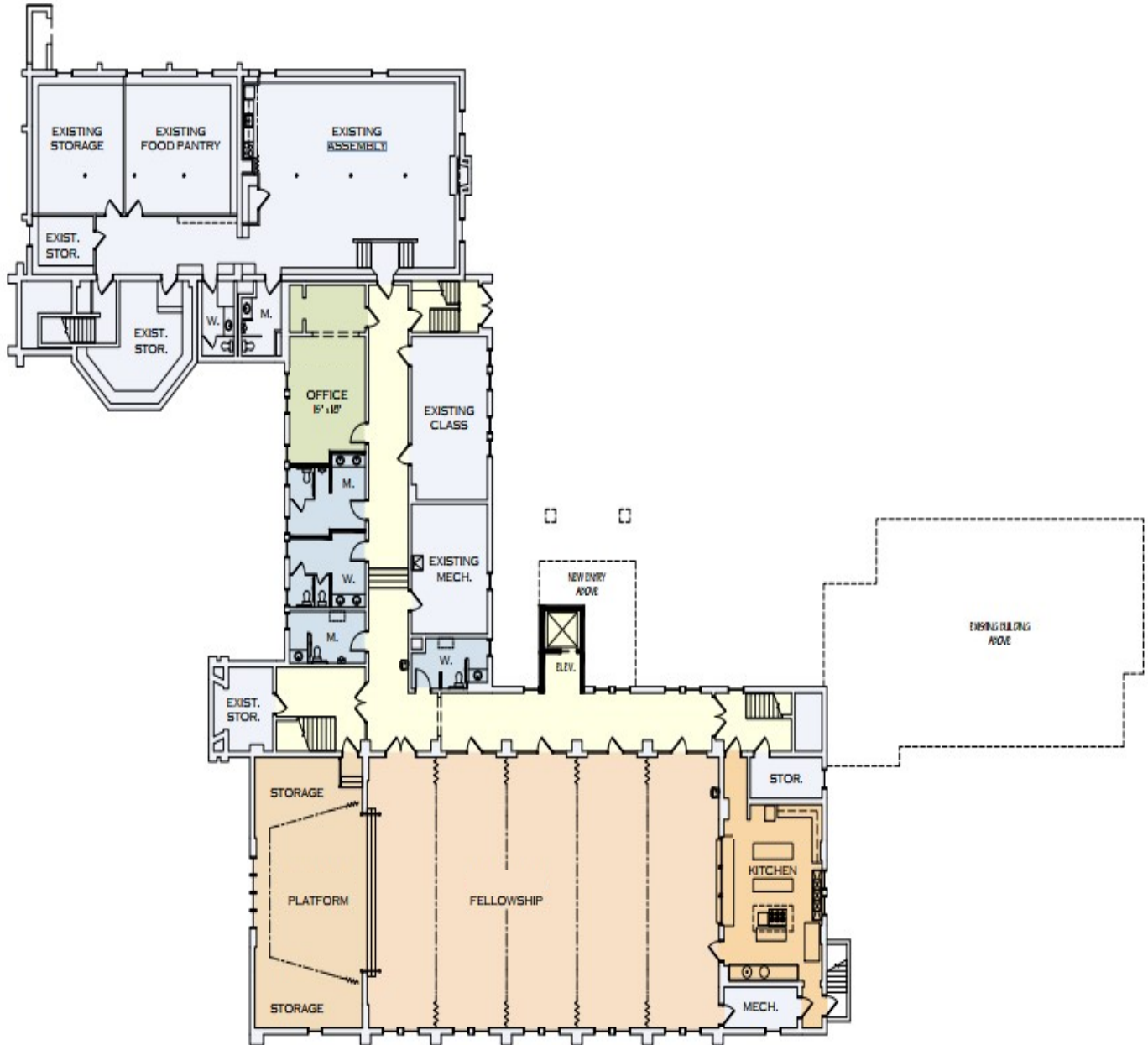


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## Lower Level Floor Plan

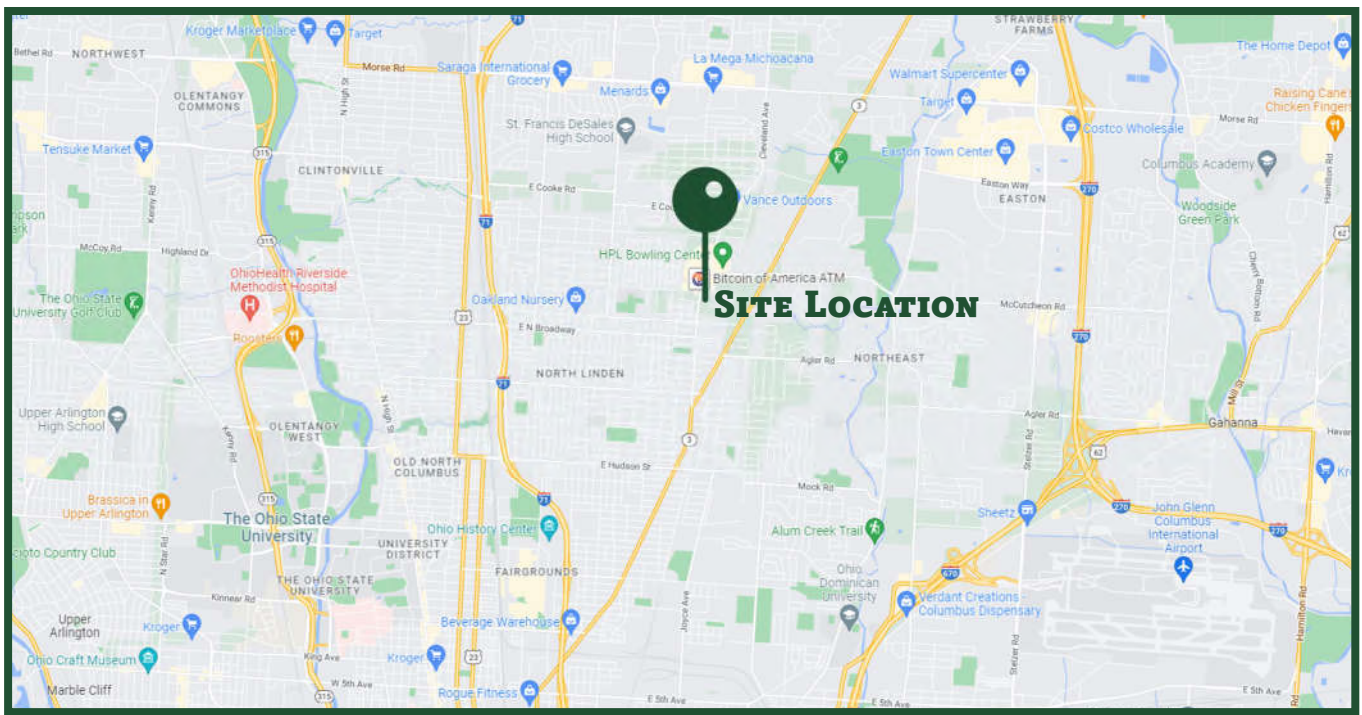


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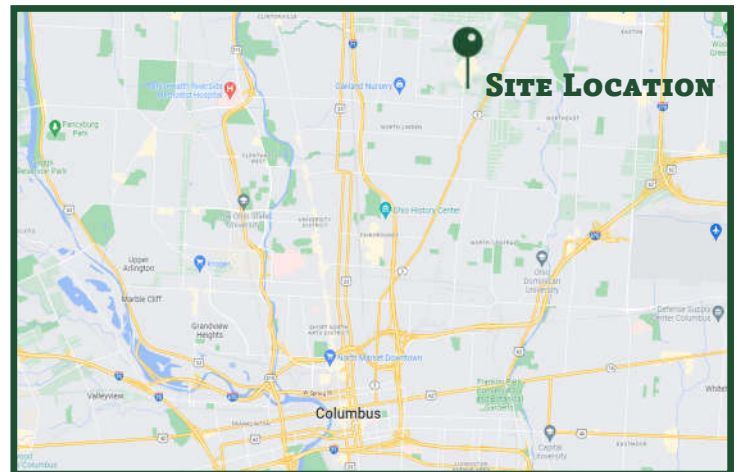
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## TRAFFIC COUNT

Street	Avg Daily Volume
CLEVELAND AVE- INNIS RD	16,977
CLEVELAND AVE- PIEDMONT RD	14,510
WESTERVILLE RD- AGLER RD	16,397



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022) 	10,505	89,737	247,115
Households (2022) 	7,263	46,629	109,354
Avg Household Income (2022) 	\$37,479	\$43,360	\$44,568

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## Amenities Page



★ = 3300 Cleveland Avenue Location

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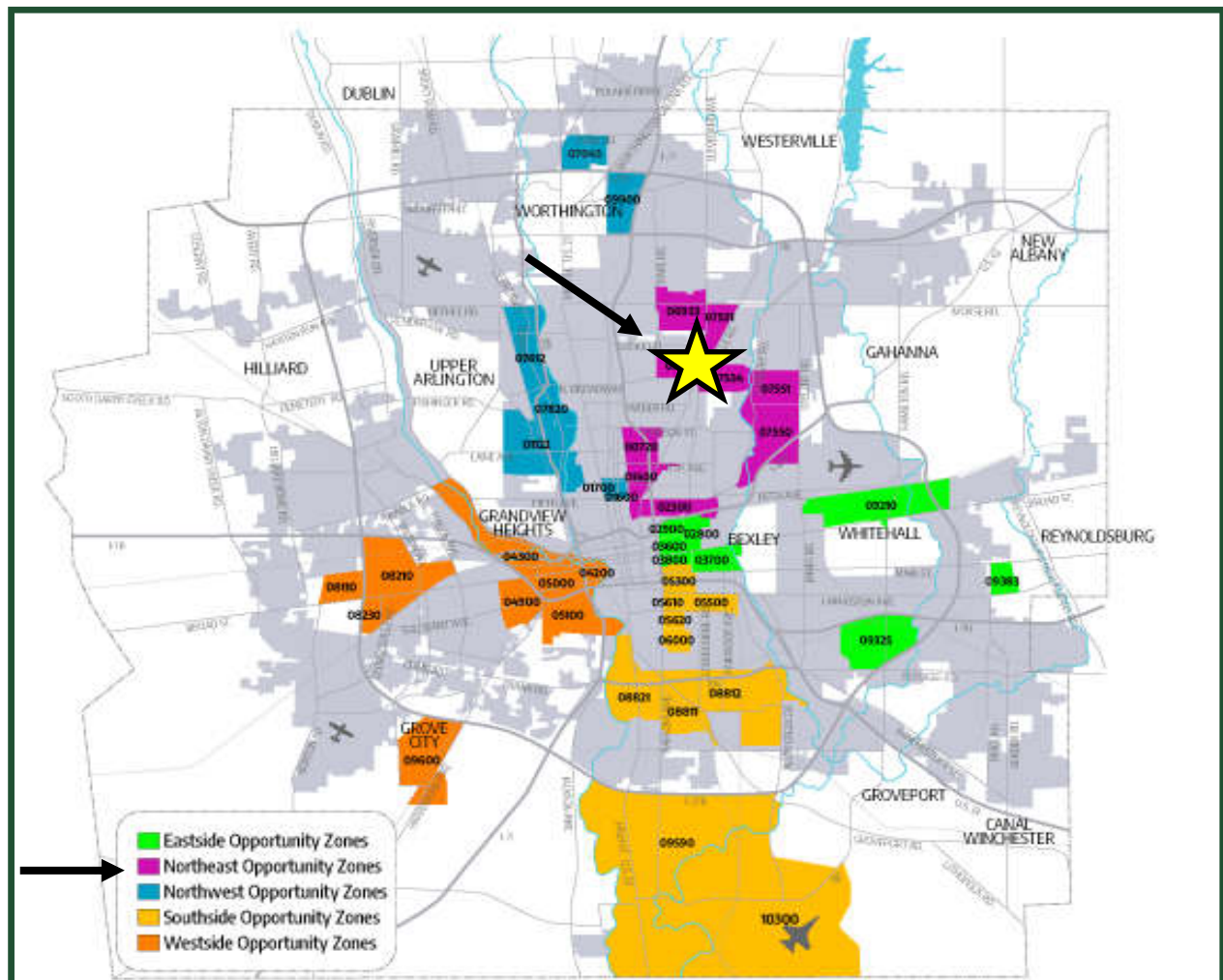


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# Opportunity Zone Program



**This site is located in the new Opportunity Zone Program established by Congress**

-The program offers three main benefits to investors and owners:

- A temporary tax deferral for capital gains reinvested in an Opportunity Fund.
- A step-up in basis for capital gains reinvested in an Opportunity Fund:
  - 10% basis increase if the investment is held for at least 5 years and 15% if held for at least 7 years.
- A permanent exclusion from taxable income of capital gains from the sale or exchange of a qualified fund investment if it is held for at least 10 years.

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# SMARTGROWTH OVERLAY

The *Smart Growth Overlay* is a set of proposed changes to the Franklin County Zoning Resolution that modifies design standards for building location, landscaping and parking. *Smart Growth Overlay* standards differ from the traditional suburban-style

standards commonly found in zoning regulations. The overlay makes development more attractive and accessible to pedestrians and motorists alike. These improved standards will support economically successful commercial corridors.

## The *Smart Growth Overlay* addresses the following:

### Accessibility

- 5' wide sidewalks
- Bicycle parking
- Building entrances face main roads
- Walkways from sidewalk to entrances

### Uses

- No new limits on land uses within each zoning district
- Allow condominiums & apartments in commercial districts

### Design

- Orient buildings toward main road
- 16' minimum building height
- Incorporate architectural features to break up long façades

### Setbacks

- 25' front setbacks along main roads
- Maximum side-yard setbacks

### Landscaping

- Landscape front yards
- Plant shade trees along street
- Trees & landscaping in parking lot

### Parking

- Parking lots at side or rear
- Drive-thru windows face side or rear
- Reduce minimum required parking
- Screen parking lots

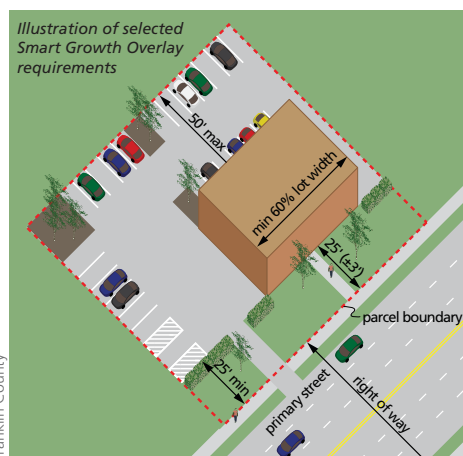
### Signage

- Ground-mount monument-style signs
- Pedestrian-scale sign height
- Limit number and size of signs



Seattle Daily Journal of Commerce

Details, illustrations and the complete regulation online:  
[tinyurl.com/smartgrowthoverlay](http://tinyurl.com/smartgrowthoverlay)



## The *Smart Growth Overlay* applies in select areas:

### Blendon Township

- Cleveland Avenue
- Executive Parkway
- Morse Road
- Sunbury Road
- Valley Quail Blvd S.
- Westerville Road

### Clinton Township

- Cleveland Avenue
- Innis Road
- Westerville Road

### Mifflin Township

- Agler Road
- Innis Road
- Morse Road
- Stelzer Road
- Westerville Road

### Pleasant Township

- Alkire Road
- Harrisburg Pike
- London-Groveport Road
- Norton Road

### Franklin Township

- Brown Road
- Frank Road
- Georgesville Road
- Harrisburg Pike
- Industrial Mile Road
- Mound Street
- Phillipi Road
- W. Broad Street
- W. Mound Street
- Wilson Road

The *Smart Growth Overlay* applies to new development and substantial redevelopment, not routine maintenance. For details, please view the regulation on our website

[tinyurl.com/smartgrowthoverlay](http://tinyurl.com/smartgrowthoverlay)





# 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



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

## **Disclaimer And Confidentiality Agreement**

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