

FOR LEASE



0 Stelzer Rd, Columbus, OH 43219

New Retail Center
Build to Suit, Ground Lease

- Traffic Count on Stelzer is 24,000+/- cars per day.
- Traffic Count on McCutcheon is 16,000+/- cars per day.
- Proposed +/- 3,500 Sq Ft Total Retail Building available.
- Owner will ground lease or build to suit.
- Southeast corner of McCutcheon & Stelzer, located just south of nationally known Easton Town Center. Out-parcel from Giant Eagle retail center.



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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 View

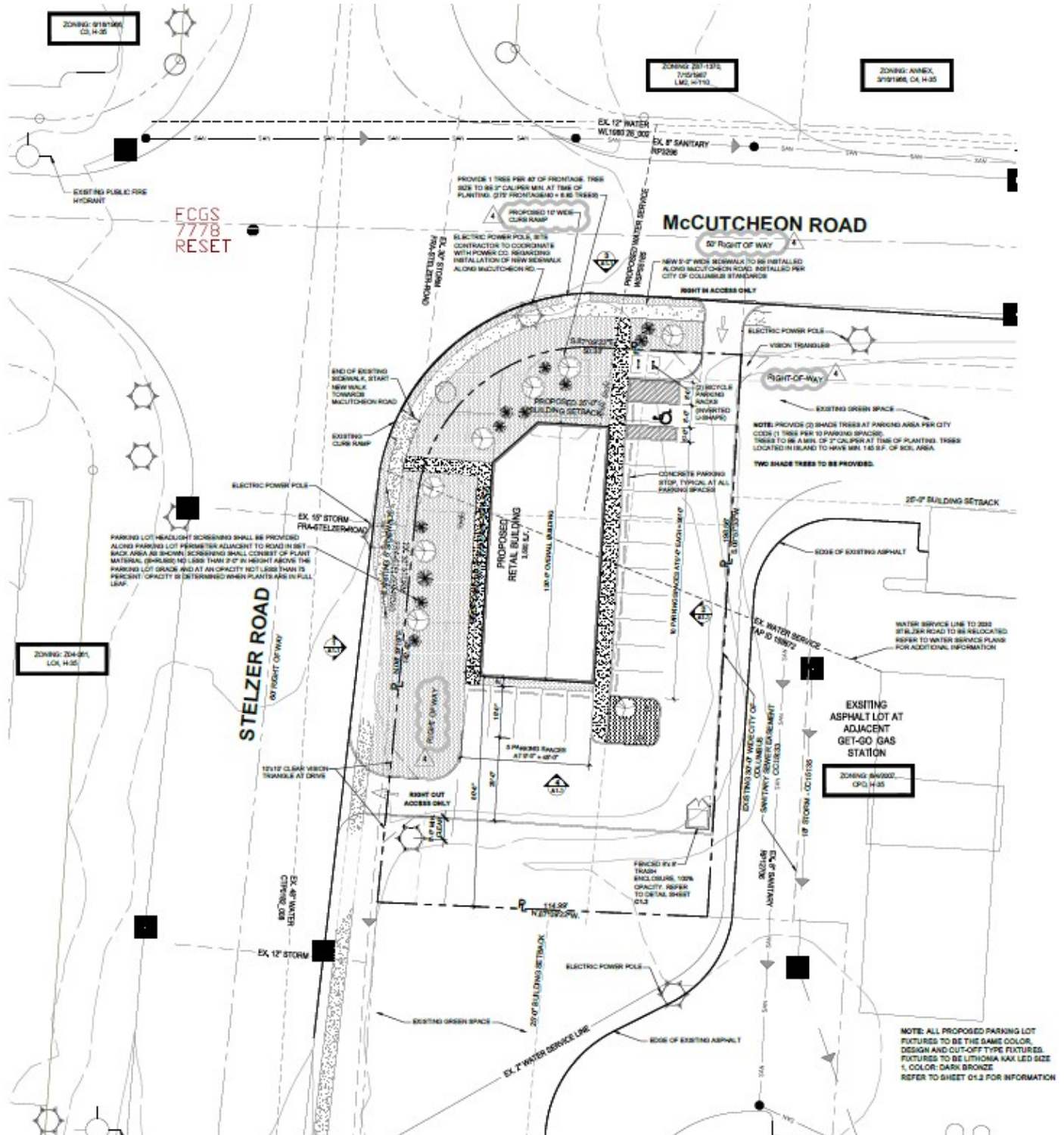


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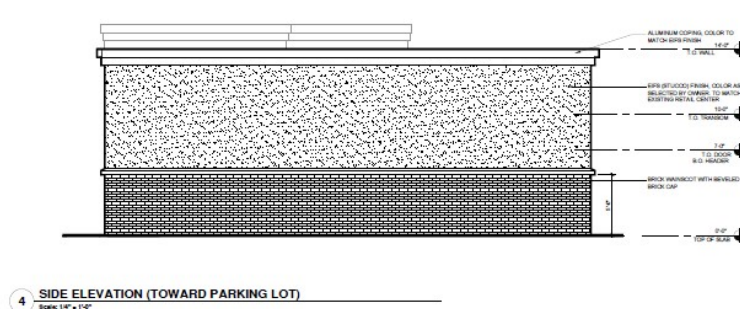
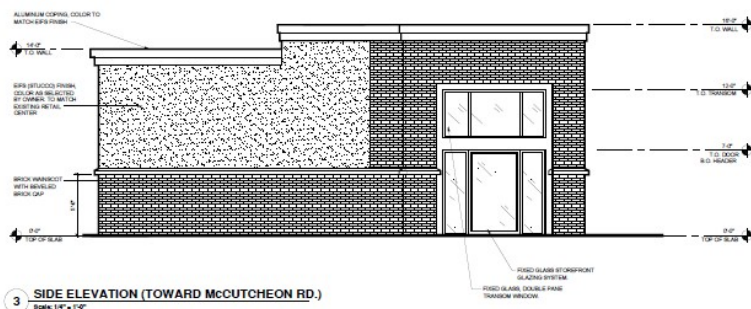
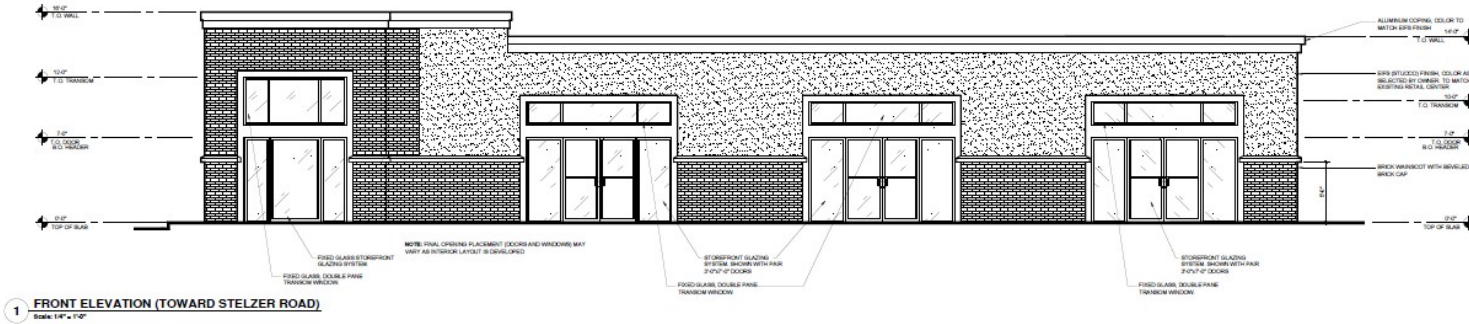


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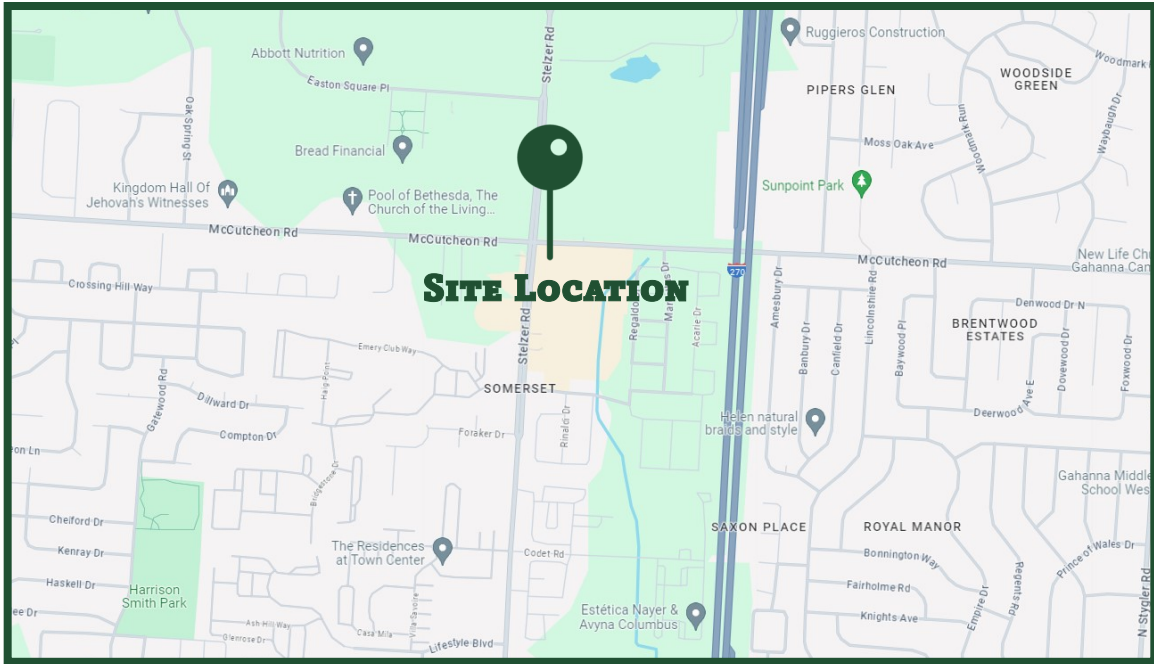
Trade Aerial



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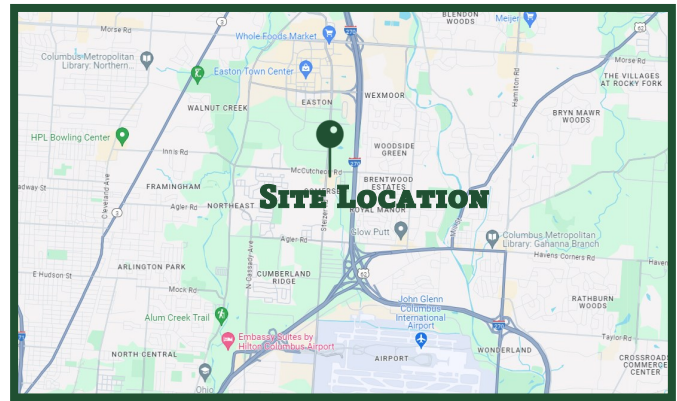


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NEARBY TRAFFIC COUNT

Street	Avg Daily Volume
STELZER RD - MCCUTCHEON RD	24,053
MCCUTCHEON RD - MARCELLUS DR	16,778
I- 270 - MCCUTCHEON RD	171,068



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	8,328	51,457	159,463
Households (2020) 	7,235	25,928	76,429
Avg Household Income (2020) 	\$64,062	\$57,376	\$51,218

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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. Central Ohio region is projected to reach a 3.15 million population by 2050.



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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