

FOR LEASE



\$12/SF MG

1482-1484 Oakland Park Avenue, Columbus, OH 43224

Former Pizza Location For Lease in Columbus

- Two Units Available: One unit comes with a kitchen hood.
- Approximately \pm 1,000 Sq Ft in each unit. Located in a neighborhood shopping center just off of I-71 at N. Broadway.
- Previously a pizza location.
- Opportunity to make the space your own, in open shell condition.
- Existing tenants include a dog groomer, pharmacy, and hair salon.
- Each unit offers a bathroom.



VALERIE TIVIN
PHONE: 614-559-3350 EXT 110
EMAIL: VTIVIN@BESTCORPORATEREALESTATE.COM

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BEST CORPORATE REAL ESTATE
4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

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. *Line Drawings are Approximate*

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Property Photos



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Property Information

LEGAL

Legal Property Description:	425—Commercial Neighborhood Center
Price:	\$12.00/SF NNN
Parcel Number:	010-097083-00
Availability:	Immediately

LAND

Land Acreage:	Neighborhood Center on ± 0.444 Acres
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STRUCTURAL

Building Square Footage:	± 6,763 SF
Unit Square Footage:	± 2,000 SF
Minimum Available Sq Ft:	± 1,000 SF
Floors Above Ground:	1
Year Built:	1977

ADDITIONAL INFO

CAMs:	\$1.20/SF
Electric:	AEP
Gas:	Columbia Gas
Water/Sewer System:	Columbus City
Tenant Pays:	Utilities

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Parcel View



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TRAFFIC COUNTS AND AREA OVERVIEW

*Line Drawings are Approximate



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**3 MINUTES FROM I-71 NORTH
ON AND OFF RAMPS**

**1 MILE FROM WESTERVILLE ROAD
(ROUTE 3)**

**1 MINUTE AND 0.5 MILE FROM
CLEVELAND AVENUE**

**10 MINUTE DRIVE TO EASTON OR
DOWNTOWN COLUMBUS**

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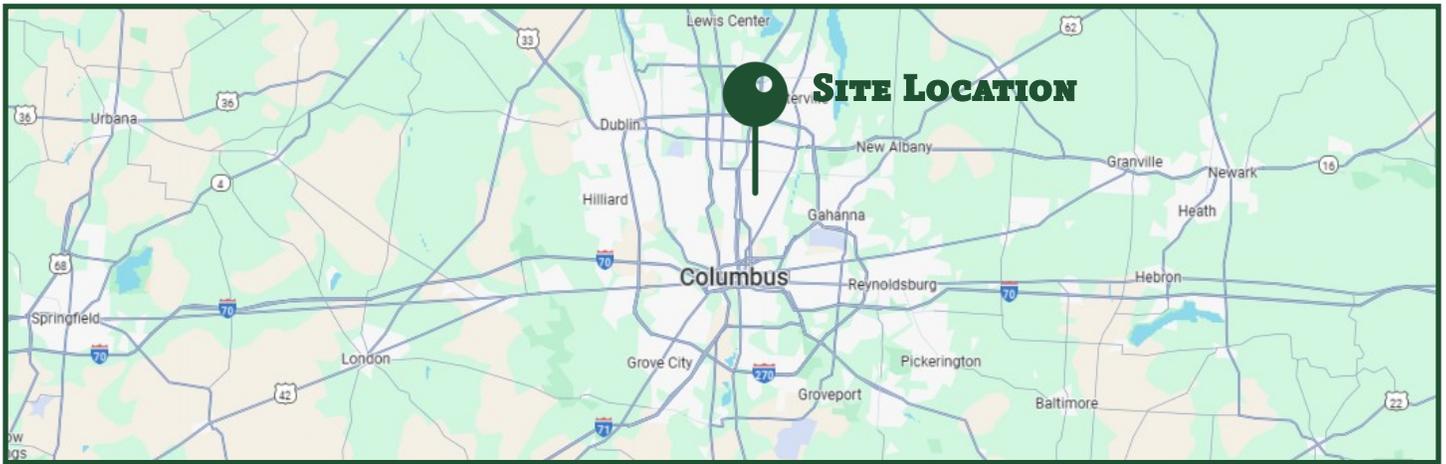
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TRAFFIC OVERVIEW

Street	Avg Daily Volume
Oakland Park Avenue	± 7,000
Cleveland Avenue	± 16,079
Karl Road	± 7,732



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2025)		12,012	95,851	246,388
Households (2025)		6,429	54,025	111,809
Avg Household Income (2025)		\$38,347	\$44,327	\$45,030

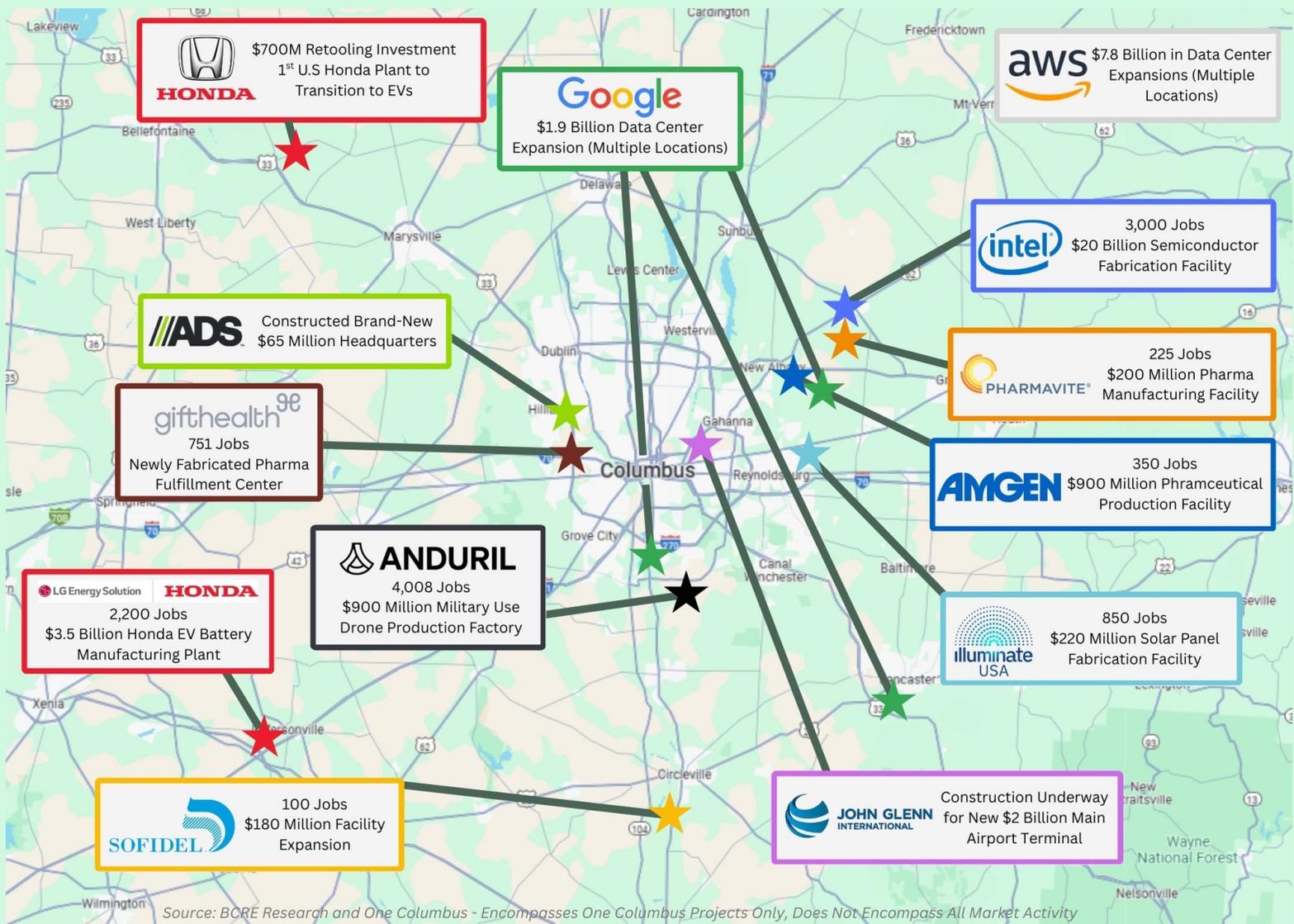
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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