

For Sale or Lease

**Lease Option Applies to Buyer of Business*



\$750,000 or \$4,250/Mo. NNN

3395 Indianola Avenue, Columbus, Ohio 43214

Automotive Repair, Used Auto Sales and Leasing

- Multi-Bay Repair Facility with \pm 3,866 SqFt Available For Sale on High Traffic Indianola Avenue
- Main Repair Shop
 - 3 Bays with 3 Lifts
 - 2 Floor Drains
 - 3 Overhead Doors (Approx. 10' x 10')
- Second Repair Shop
 - 2 Bays, One Lift
 - 2 Overhead Doors (Approx. 10' x 10')
- Storage Area
 - \pm 320 Square Feet
- Two Exterior Metal Storage Containers (\pm 320 SqFt Each)
- Showroom/Storage: Approximately \pm 400 SqFt



Click Here to View Property Video

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Main Repair Shop

- 4 Bays with 4 Lifts and Two Floor Drains
- 4 10' x 10' Overhead Doors
- Approximately 10' Clearance

Secondary Repair Shop

- 2 Bays with 1 Lift (No Floor Drains)
- 2 10' x 10' Overhead Doors

Showroom and Storage Area

- ± 396 Square Feet

Exterior

- 2 Metal Storage Containers (Each are Approximately 8' x 40' = ± 640 SqFt Total)
- Roofs on Main and Secondary Shops are Flat Roofs

Additional Information

- Two Toilets
- ± 33 Parking Spaces

Exterior



Main Bay



Office



Pylon Sign



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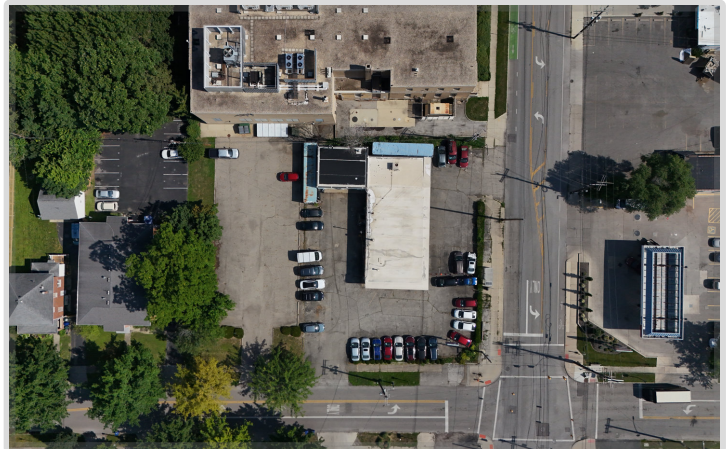
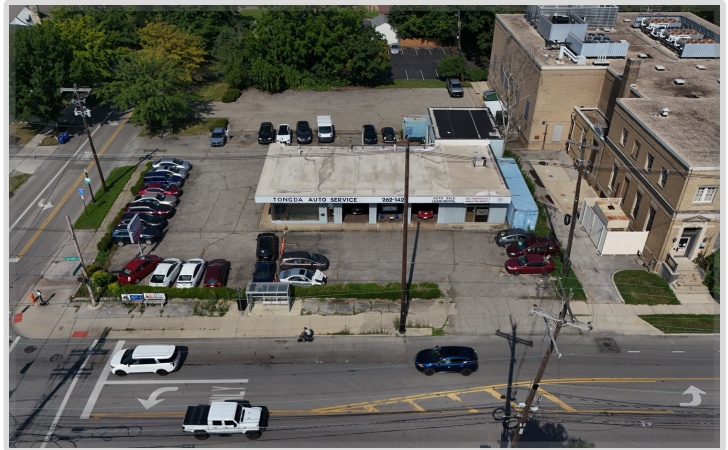
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Exterior Photos



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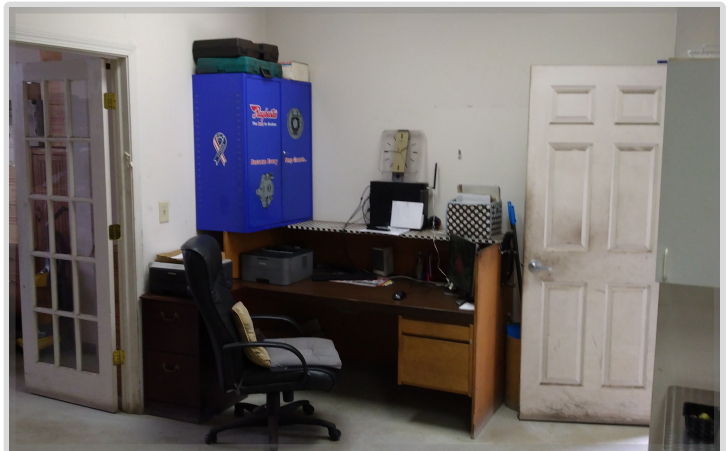
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Interior Photos



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Additional Property Information

Legal Information

Legal Property Description	Automotive Shop For Sale
Sale Price	\$750,000
Lease Price	\$ 4,250/Month NNN
Parcel Number	010-019018-00
Possession	Immediate

Land Information

Land Acreage	± 0.40 Acres
Parking Spaces	± 33 Spaces
Current Use	467 - Automotive
Current Zoning	Commercial
Jurisdiction and School District	2503 - Columbus City Schools

Structural Information

Total Square Footage Available	± 17,468 Square Feet
Building Square Feet	± 3,866
Drive-In Doors	5
Year Built	1965
Lot Size (Frontage x Side)	196' x 68.70'

Additional Information

Lot Specifics	Prime Frontage on High Traffic Indianola Ave.
Parcel Benefits	Easy Access, Street Light Adjacent
Fees and Associations	None
Water/Sewer System	Public
Real Estate Taxes (2025)	\$9,907.52

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Parcel View



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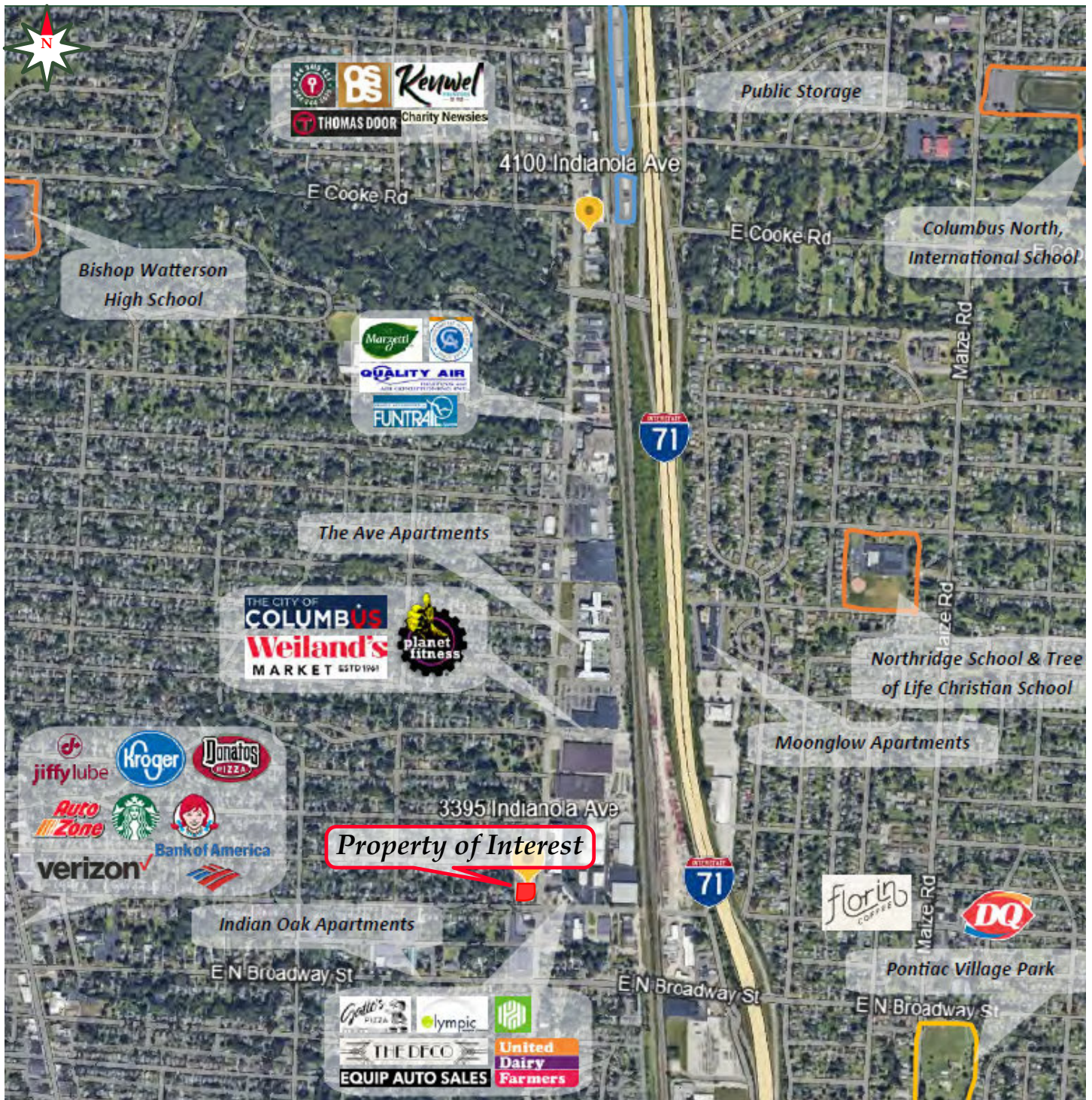
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Nearby Amenities



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1 Mile

- 16.05K
- 11.36K
- 89.03K

3 Mile

- 152.16K
- 98.92K
- 61.28K

5 Mile

- 385.66K
- 242.42K
- 65.41K

Nearby Traffic

Indianola Avenue	± 17,428 VPD
E Dunedine Road	± 17,072 VPD
N Broadway	± 14,732 VPD

Zip Code Demographics

Area Population	Area Households	Average Income
26,805	14,277	\$94,183

Major Nearby Interstates



THE CITY OF COLUMBUS

Major Regional Employers



Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.



Photo: Downtown Columbus

Demographics

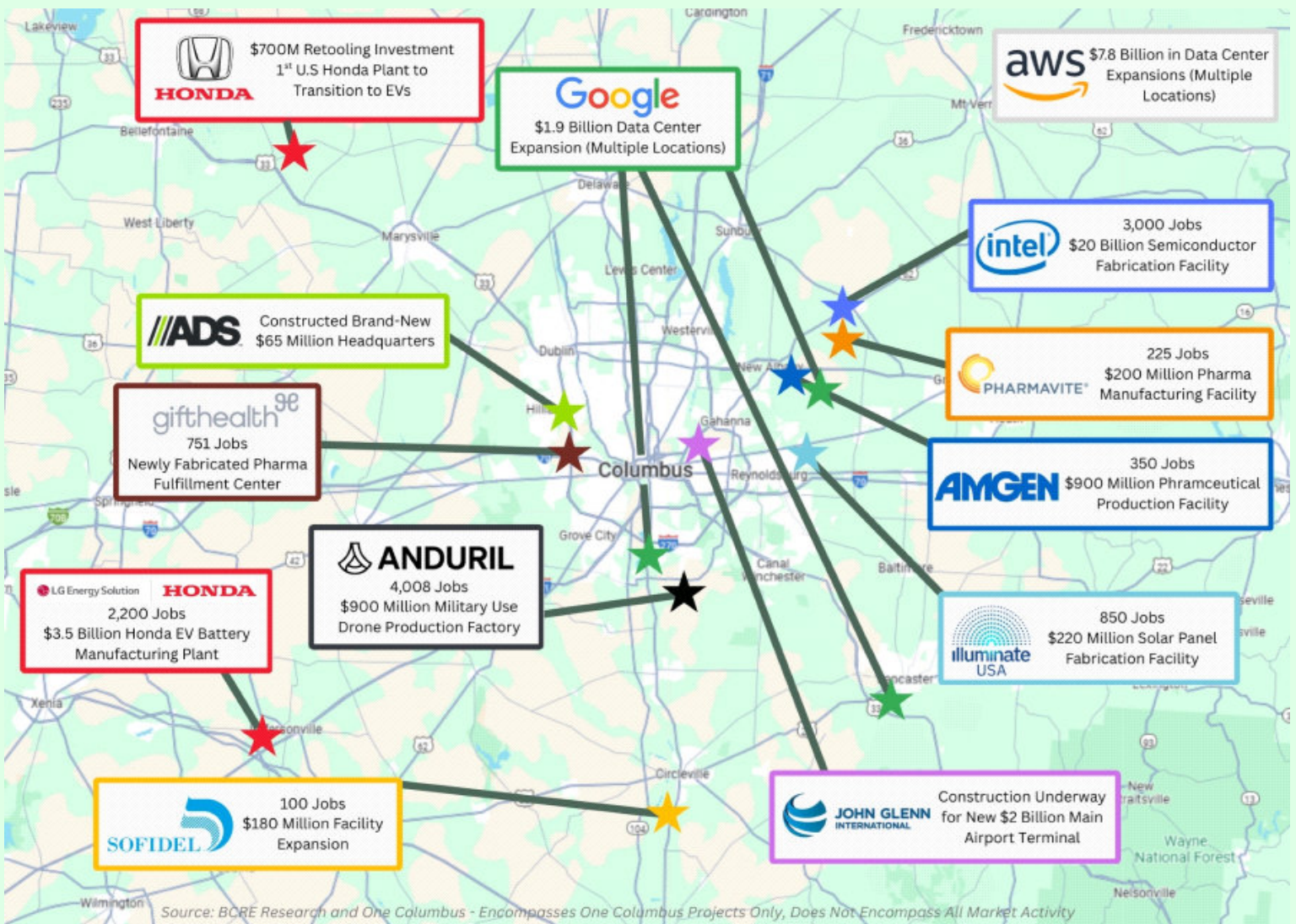
 Area Population	 Area Households	 Average Income
2,230,960	826,729	\$67,000

Major Nearby Interstates



Sources used: Wikipedia,

NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**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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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*

4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

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- Continued -**

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