

SALE OR GROUND LEASE **3180 OLENTANGY RIVER RD**

3180 Olentangy River Rd Columbus, OH 43202

LOCATION DESCRIPTION

This is a great opportunity to purchase or ground lease a redevelopment site on Olentangy River Rd, just minutes from The Ohio State University. The property includes 0.66 acres of land, with approximately 0.44 acres of usable space, and it is located in a highly visible, high-traffic area.

Surrounded by major anchors like OhioHealth's headquarters, Riverside Methodist Hospital, and several OSU-affiliated hotels, the site is well-positioned for a variety of retail or restaurant uses. It's ideal for a coffee shop, donut shop, or quick service restaurant (QSR), with or without a drive-thru.

The property offers strong visibility, convenient access, and sits in a corridor that continues to see steady development. This is a solid redevelopment opportunity in a growing area with strong daytime traffic and dense nearby population.

PROPERTY HIGHLIGHTS

- Easy Access from Olentangy River Rd
- Tall lighted Pylon sign
- 2 miles from OSU Stadium
- 16,000 Average Vehicle Traffic Count
- Listing agent has an ownership interest in the subject property
- 2000 +/- SF block building with high ceiling



OFFERING SUMMARY

Sale Price:	Negotiable
Ground Lease	Negotiable
Seller Financing	Available
Lease Rate:	Negotiable
Lot Size:	0.66 Acres
Building Size:	2,002 SF

PROPERTY WEBSITE

bit.ly/3180OlentangyRiverRd

Tom Velalis

(614) 354-6556

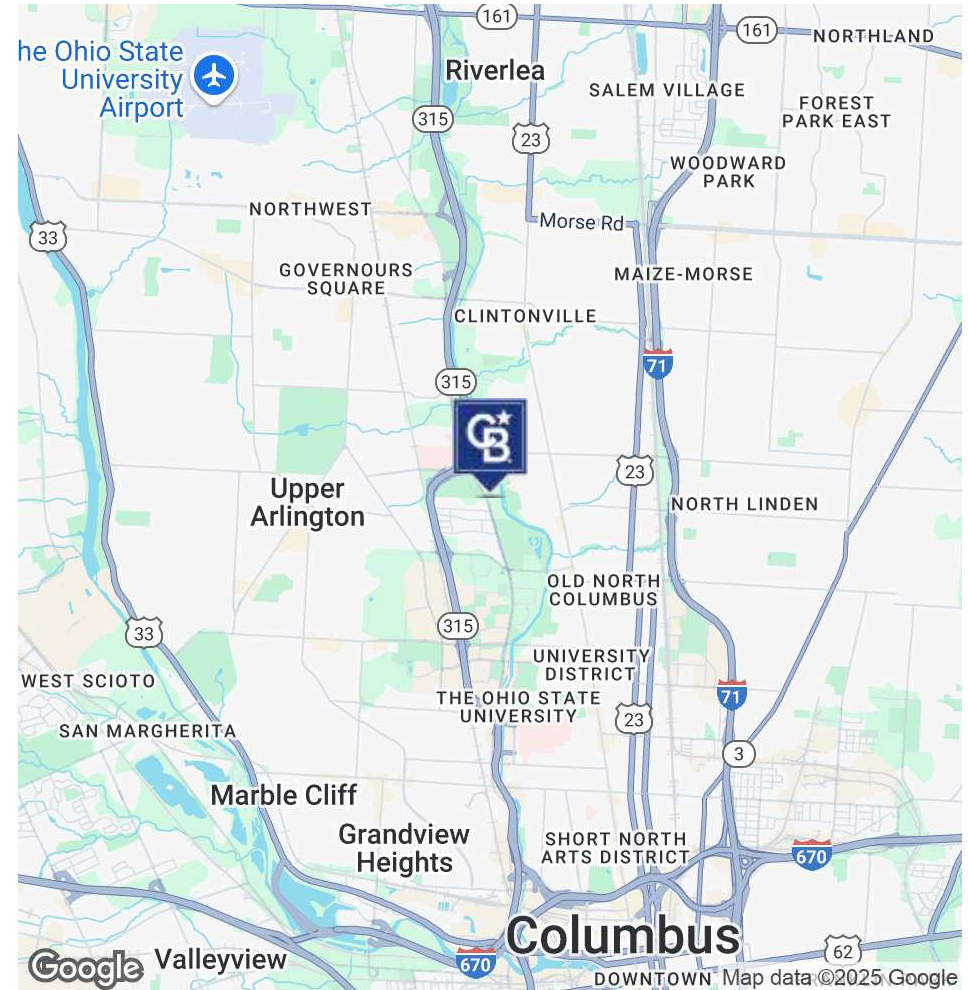
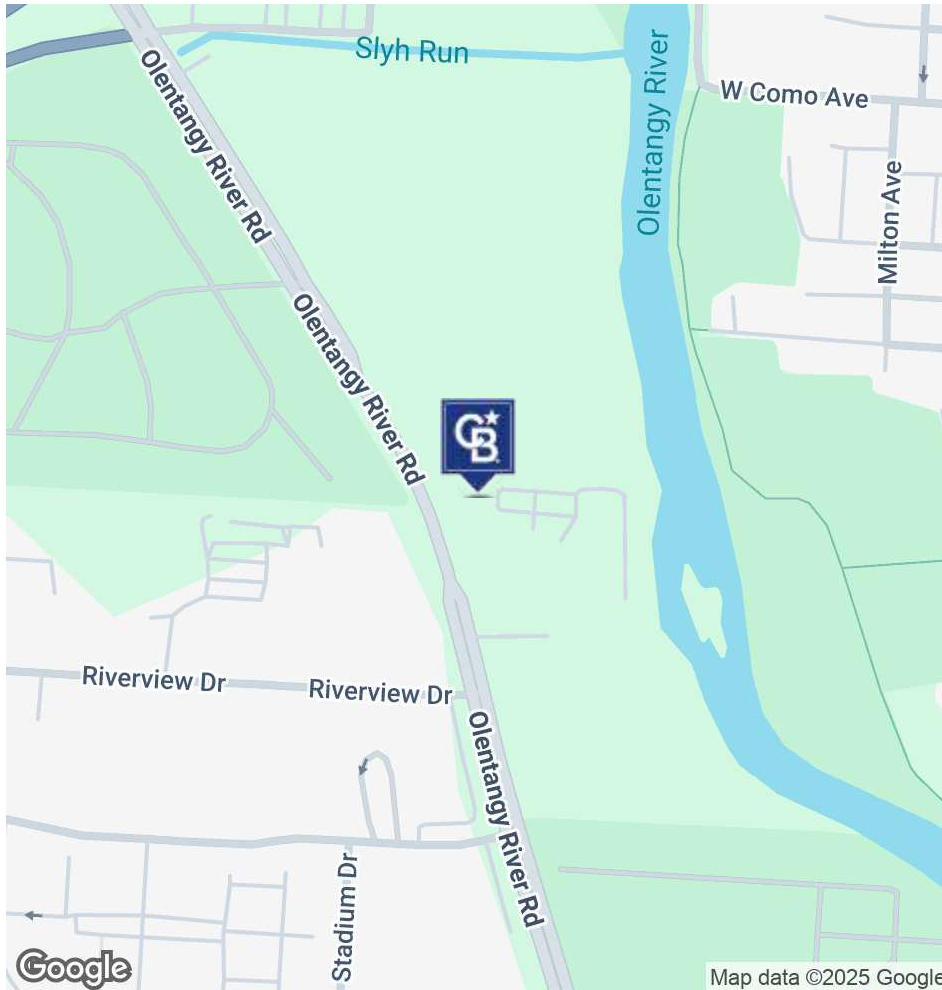
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GROUND LEASE

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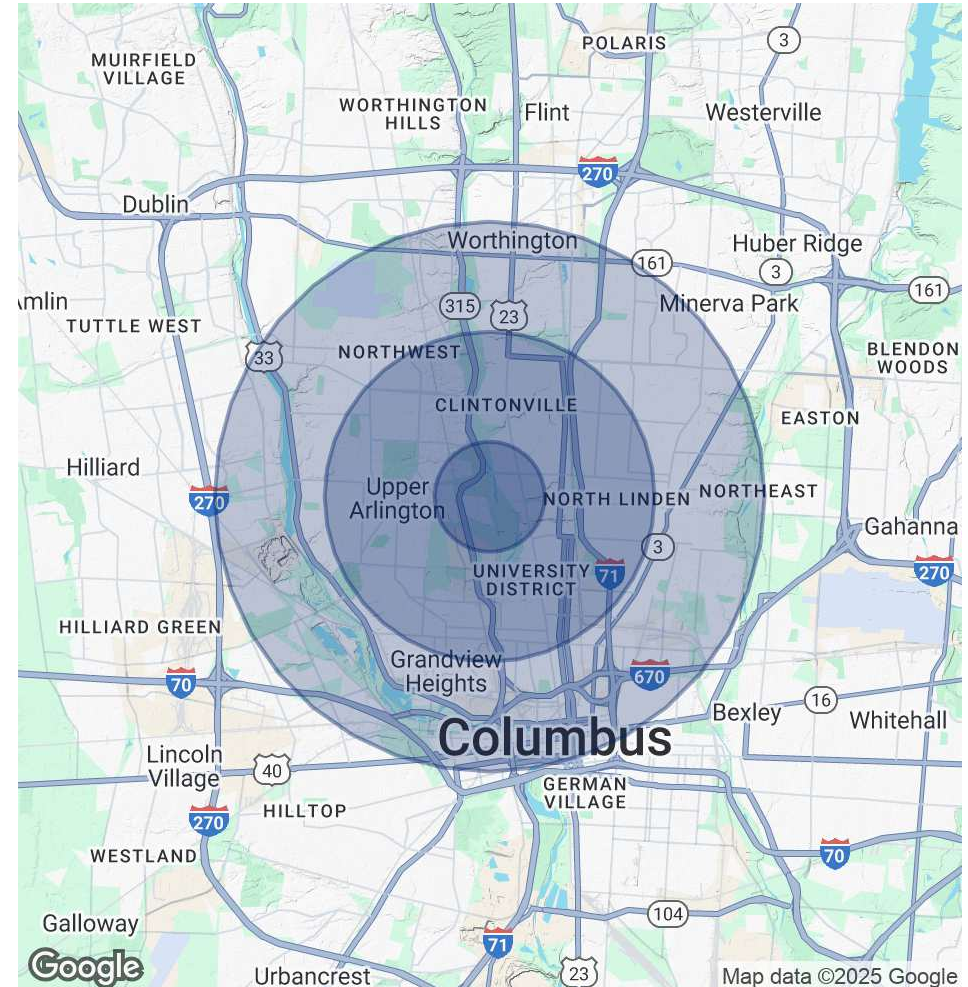
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,946	156,946	344,569
Average Age	35.5	32.9	34.6
Average Age (Male)	35.4	32	33.8
Average Age (Female)	35.8	33.9	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,208	67,512	154,179
# of Persons per HH	1.9	2.3	2.2
Average HH Income	\$72,300	\$77,721	\$75,046
Average House Value	\$176,690	\$208,276	\$205,704

2020 American Community Survey (ACS)

TRAFFIC COUNT	LOCATION	DIRECTION	YEAR
14,523	OLENTANGY RIVER RD SOUTH OF RIVERVIEW RD	2-WAY	2019
15,957	OLENTANGY RIVER RD NORTH OF KHOLS S DRIVEWAY	2-WAY	2019
18,237	OLENTANGY RIVER ROAD NORTH OF RAMP	2-WAY	2016



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