



FOR LEASE | 1,305 SF BULDING ON .78 ACRES

# 3579 TRABUE RD

COLUMBUS, OH 43204



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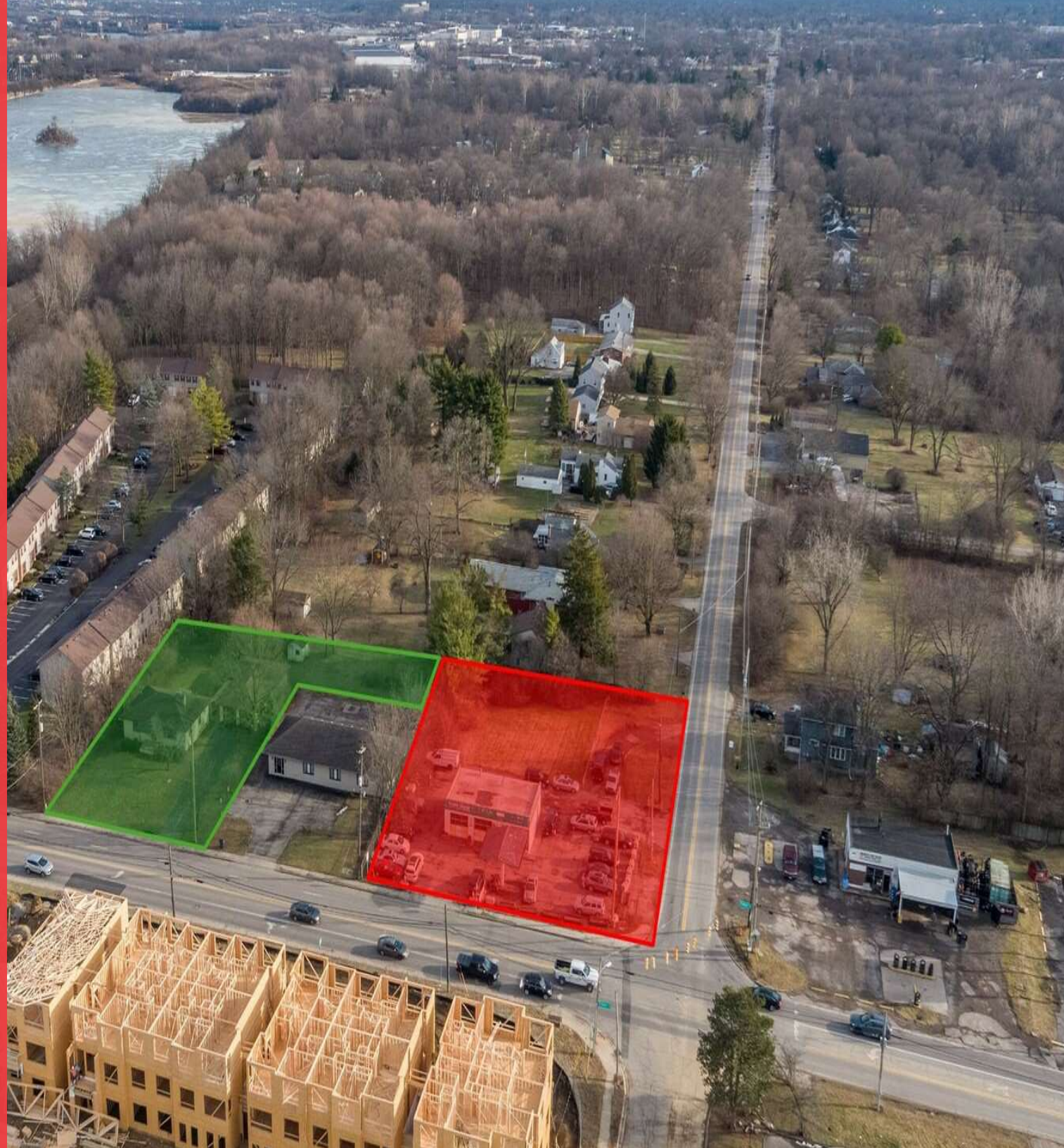
# EXCLUSIVELY PRESENTED BY

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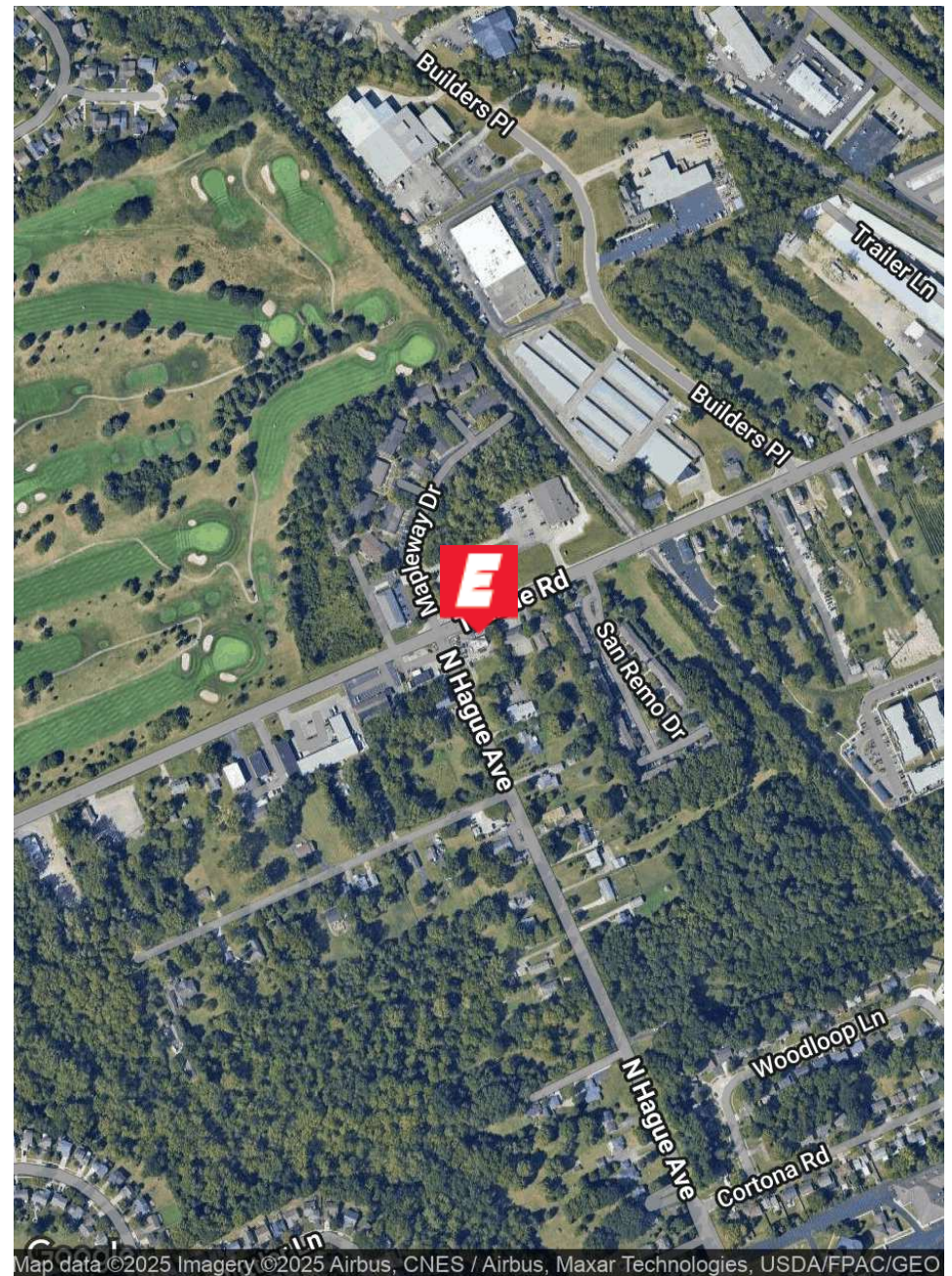


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# EXECUTIVE SUMMARY

This well-positioned property currently has a 1,305 sf 2-bay automotive garage (45' x 29') that could either be retrofitted for an adaptive reuse for retail or could be torn down and used as a .78 acre outparcel. Additionally, the current owner has two adjacent parcels that could expand the site by an additional 0.57 acres (0.21 acres – parcel 140-007091-00 and 0.36 acres – parcel 140-800104-00), offering opportunities for expanded parking or other uses. The subject property sits at the SE corner of Trabue and Hague Road and is directly across from the new The Sullivan Apartment complex, which is being developed by Avenue Partners and just up the road from Raymond Memorial Golf Course. The area offers easy access to I-70, I-270, & SR-33, making it ideal for a range of potential users. Surrounded by both residential and commercial activity, the property benefits from convenient connectivity to nearby neighborhoods and amenities including the Quarry Trails Metro Park. With over 2,000+ rooftops within a .25 mile, the location serves various needs for local residents and is in need of retail amenities for these residents.





**\$70,000 SF/YEAR (NNN)**  
ASKING PRICE

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**RETAIL (FREE STANDING  
BUILDING)**  
PROPERTY TYPE

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**0.78-1.35 ACRES**  
TOTAL ACREAGE

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**1,305**  
SQUARE FEET

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**COLUMBUS/WEST**  
MARKET/SUBMARKET

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**LC4**  
ZONING

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# PROPERTY PHOTOS



# PROPERTY PHOTOS

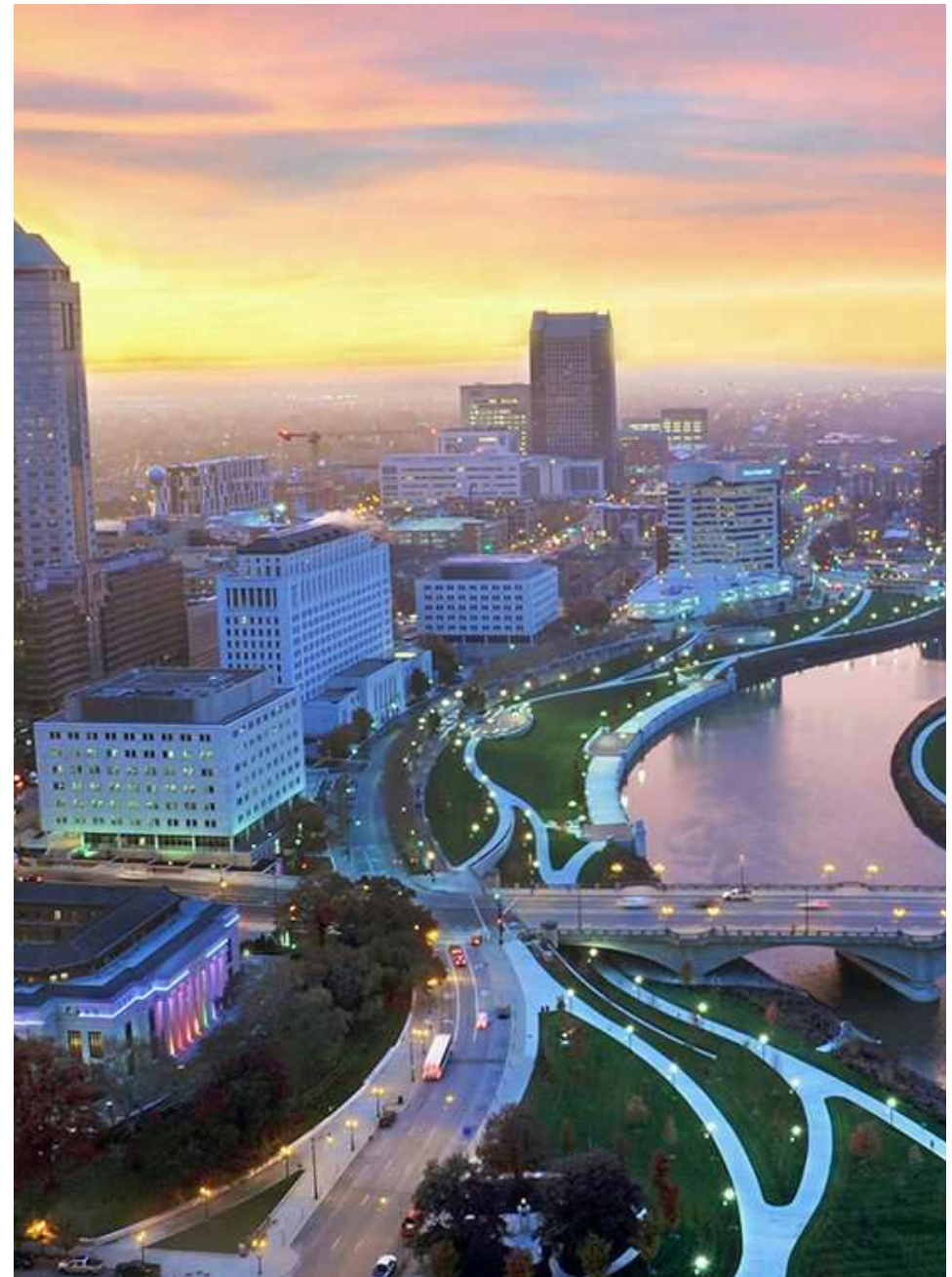




# TOP EMPLOYERS

The Ohio State University	41,791 Employees
State of Ohio	48,000 Employees
OSU Health System	26,307 Employees
Ohio Health	35,000 Employees
JPMorgan Chase	17,480 Employees
Nationwide Insurance	16,000 Employees
Nationwide Children's Hospital	15,868 Employees
Amazon	9,250 Employees
Mount Carmel Health System	9,000 Employees
Honda	8,850 Employees
City of Columbus	8,870 Employees

# FORTUNE 1000 HEADQUARTERS



# AREA OVERVIEW



## ABOUT COLUMBUS

Columbus is one of the fastest-growing cities in the nation—thousands of people move to the Columbus area every year, making it the 14th largest city in the United States. With a reputation for its affordable cost of living, top-ranked infrastructure, and talented workforce, the region is one of the most dynamic and diverse in the country. With a vibrant mix of arts and culture, popular collegiate and professional sports teams, an entrepreneurial spirit, a revitalized downtown, and a diverse array of surrounding neighborhoods, Columbus is a great place to call home, raise a family, and do business. With 16 Fortune 1000 companies based in the area, as well as the state's capital offices and The Ohio State University, the metro's economy is sheltered from extreme economic swings with job growth consistently outpacing the national average, people from across the country are moving to Columbus, creating significant population growth.

\*Source: <https://columbusregion.com/>

Raymond Memorial  
Golf Course



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