

# SALE

**3045 E. MAIN ST**

3045 E. Main St Columbus, OH 43209

## PROPERTY DESCRIPTION

Centrally Located on East Main Street in Columbus, this site is situated in a prime location that offers significant potential for redevelopment. It is just a 1/2 mile away from both Bexley and Whitehall, and only a 10-minute drive from downtown Columbus. With excellent visibility and prominent marquee signage, this site is an ideal location for a variety of businesses, such as a gas station, bank, grocery store, restaurant, fast food operation, retail plaza, and many others. At present, the site functions as a motel that includes a four-unit apartment complex. This provides an opportunity for income generation, and there is potential to increase revenue through redevelopment.

## PROPERTY HIGHLIGHTS

- 0.8 acres is zoned C4 commercial (motel), and the adjacent 0.4 acres is zoned residential, totaling to be 1.2 acres of real estate.
- Heavy traffic area with over 20,000 + vehicles passing daily.
- High density neighborhood next to the bus stop.
- Redevelopment opportunity for many uses.
- Income earner from current operation.



## OFFERING SUMMARY

Sale Price:	\$1,725,000
Number of Rooms:	39
Building Size:	7,906 SF
Zoning:	C4, ORIG, Commercial, 2/27/1928, H-35
APN:	010-088238-00

## OTHER RESOURCES

[bit.ly/3045EMainSt](https://bit.ly/3045EMainSt)

### Tom Velalis

O: 614 341 9800 x109 | C: 614 354 6556  
tvelalis@cbc-aspire.com

### Bill Davis

O: 614 341 9800 x102 | C: 614 588 7561  
bdavis@cbc-aspire.com



**COLDWELL BANKER  
COMMERCIAL**

**ASPIRE  
REALTY SERVICES**

# SALE

**3045 E. MAIN ST**

3045 E. Main St Columbus, OH 43209



**Tom Velalis**

O: 614 341 9800 x109 | C: 614 354 6556

tvelalis@cbc-aspire.com

**Bill Davis**

O: 614 341 9800 x102 | C: 614 588 7561

bdavis@cbc-aspire.com



**COLDWELL BANKER  
COMMERCIAL**

**ASPIRE  
REALTY SERVICES**

# SALE

## 3045 E. MAIN ST AND 730 BROOKSIDE DR

3045 E. Main St Columbus, OH 43209 and 370 Brookside Dr, Columbus, OH 43209



---

### Tom Velalis

O: 614 341 9800 x109 | C: 614 354 6556

tvelalis@cbc-aspire.com

### Bill Davis

O: 614 341 9800 x102 | C: 614 588 7561

bdavis@cbc-aspire.com



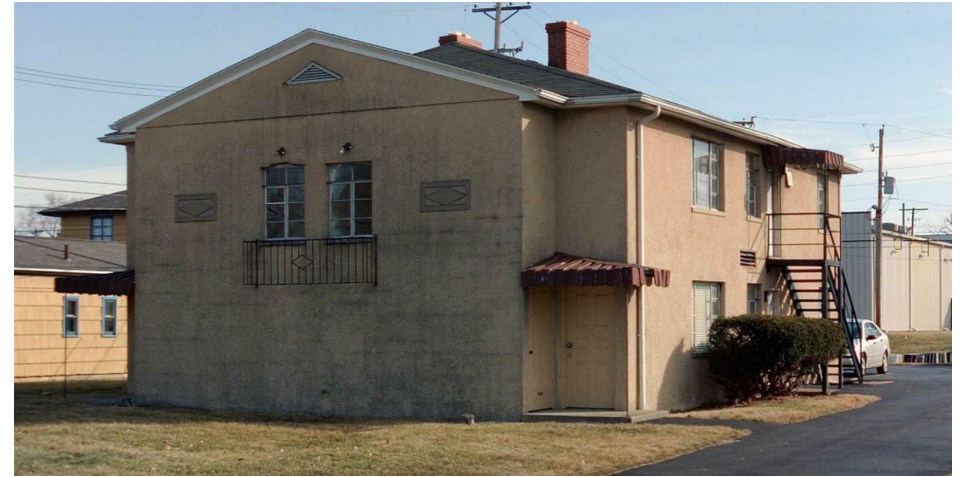
**COLDWELL BANKER**  
**COMMERCIAL**

**ASPIRE**  
**REALTY SERVICES**

# SALE

## 730 BROOKSIDE DR

730 Brookside Dr Columbus, OH 43209



### PROPERTY DETAILS

- 0.4 Acres, zoned residential
- Four units
- Separate entrances for all units
- Paved Parking Lot with four parking spaces
- Adjacent to 3045 E. Main St.



#### Tom Velalis

O: 614 341 9800 x109 | C: 614 354 6556  
tvelalis@cbc-aspire.com

#### Bill Davis

O: 614 341 9800 x102 | C: 614 588 7561  
bdavis@cbc-aspire.com



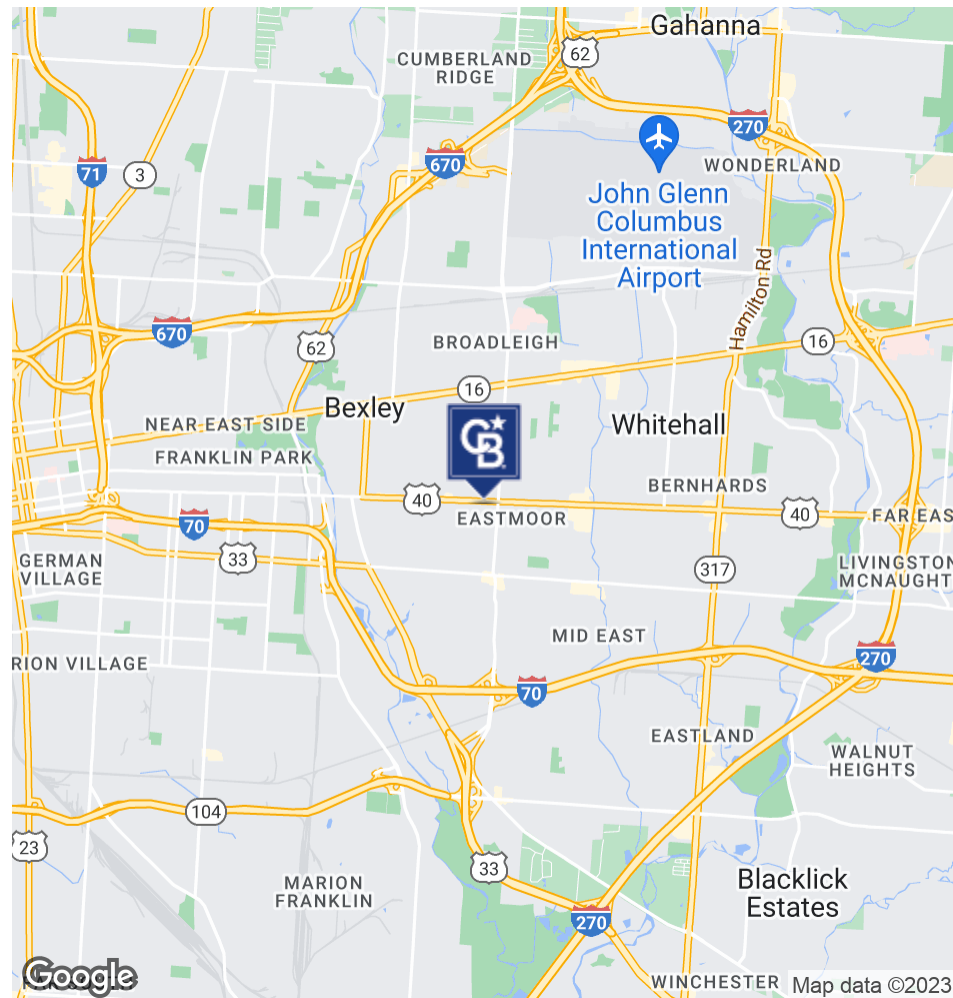
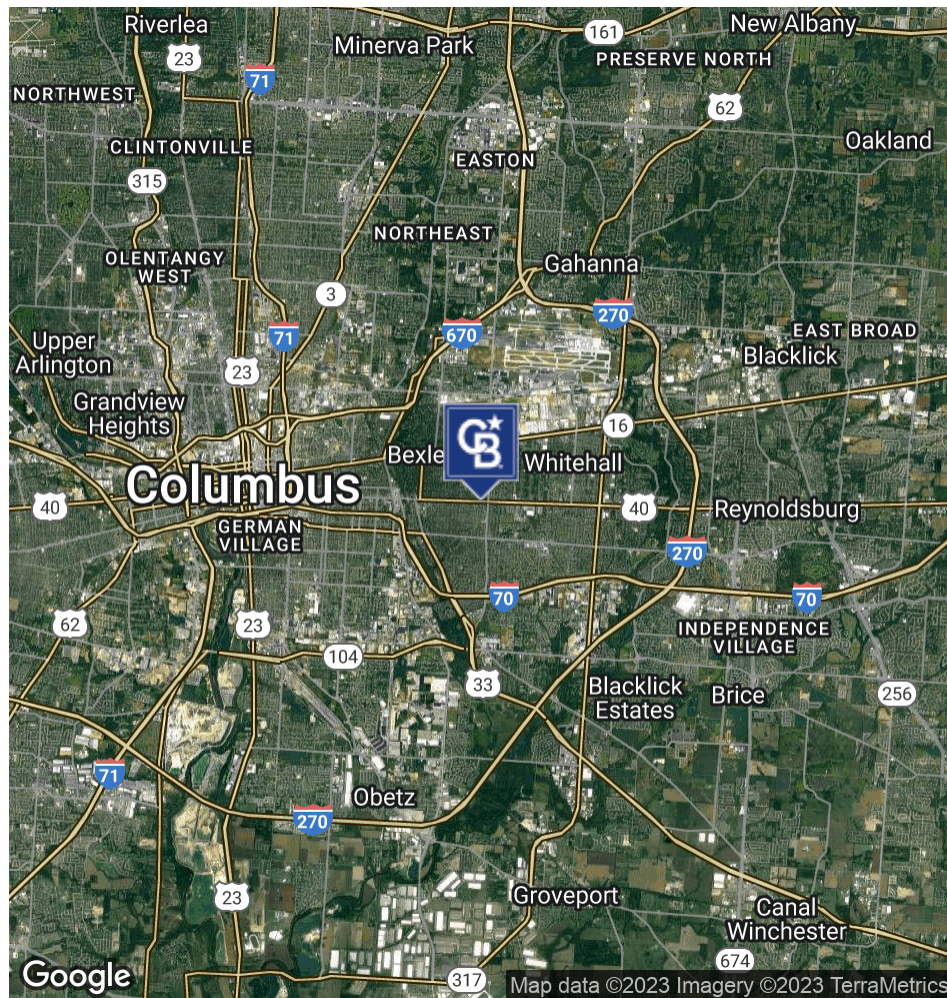
**COLDWELL BANKER**  
**COMMERCIAL**

**ASPIRE**  
**REALTY SERVICES**

# SALE

## 3045 E. MAIN ST

3045 E. Main St Columbus, OH 43209



**Tom Velalis**

O: 614 341 9800 x109 | C: 614 354 6556

tvelalis@cbc-aspire.com

**Bill Davis**

O: 614 341 9800 x102 | C: 614 588 7561

bdavis@cbc-aspire.com



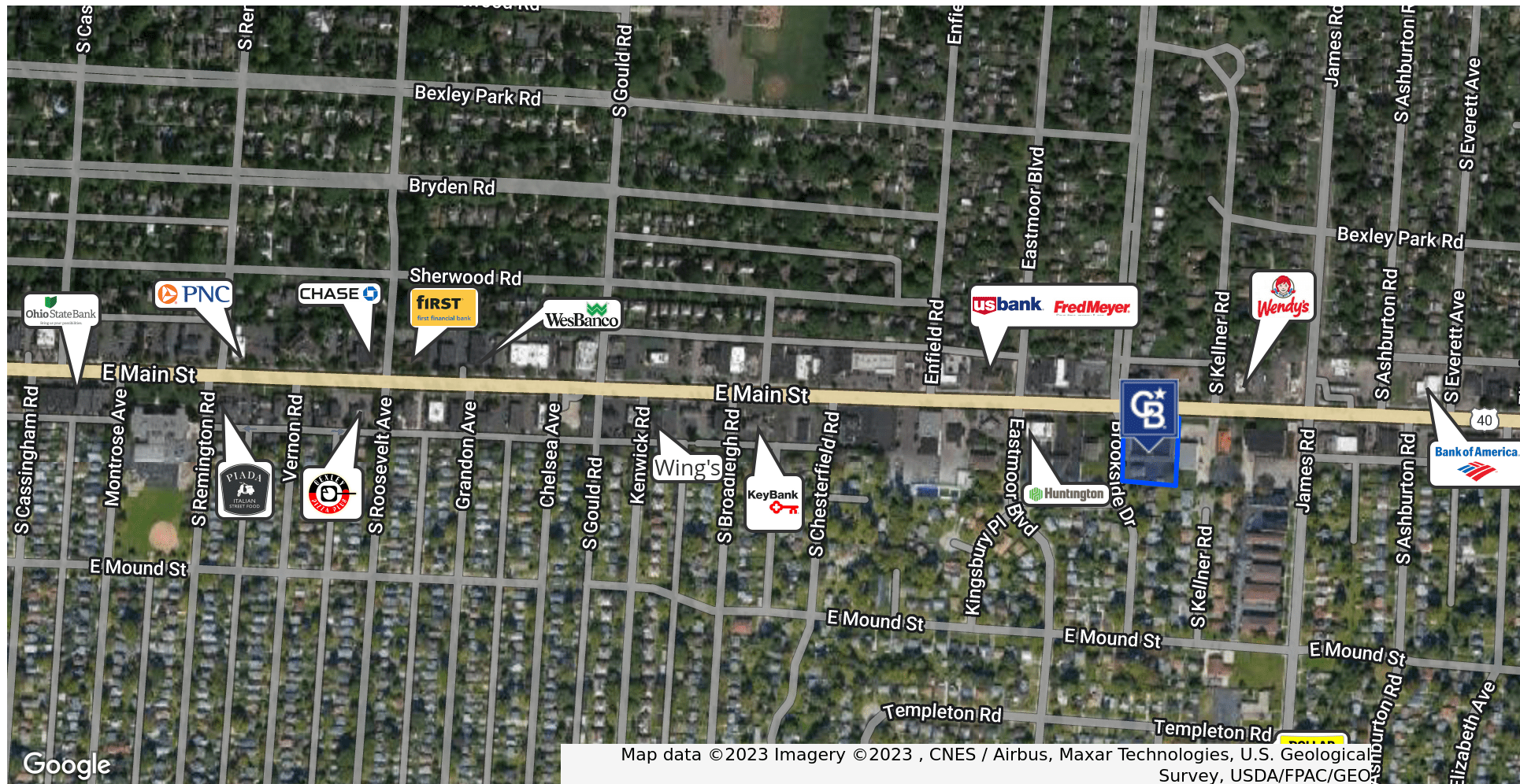
**COLDWELL BANKER**  
**COMMERCIAL**

**ASPIRE**  
**REALTY SERVICES**

# SALE

## 3045 E. MAIN ST

3045 E. Main St Columbus, OH 43209



**Tom Velalis**

O: 614 341 9800 x109 | C: 614 354 6556

tvelalis@cbc-aspire.com

**Bill Davis**

O: 614 341 9800 x102 | C: 614 588 7561

bdavis@cbc-aspire.com



**COLDWELL BANKER**  
**COMMERCIAL**

**ASPIRE**  
**REALTY SERVICES**

# SALE

**3045 E. MAIN ST**

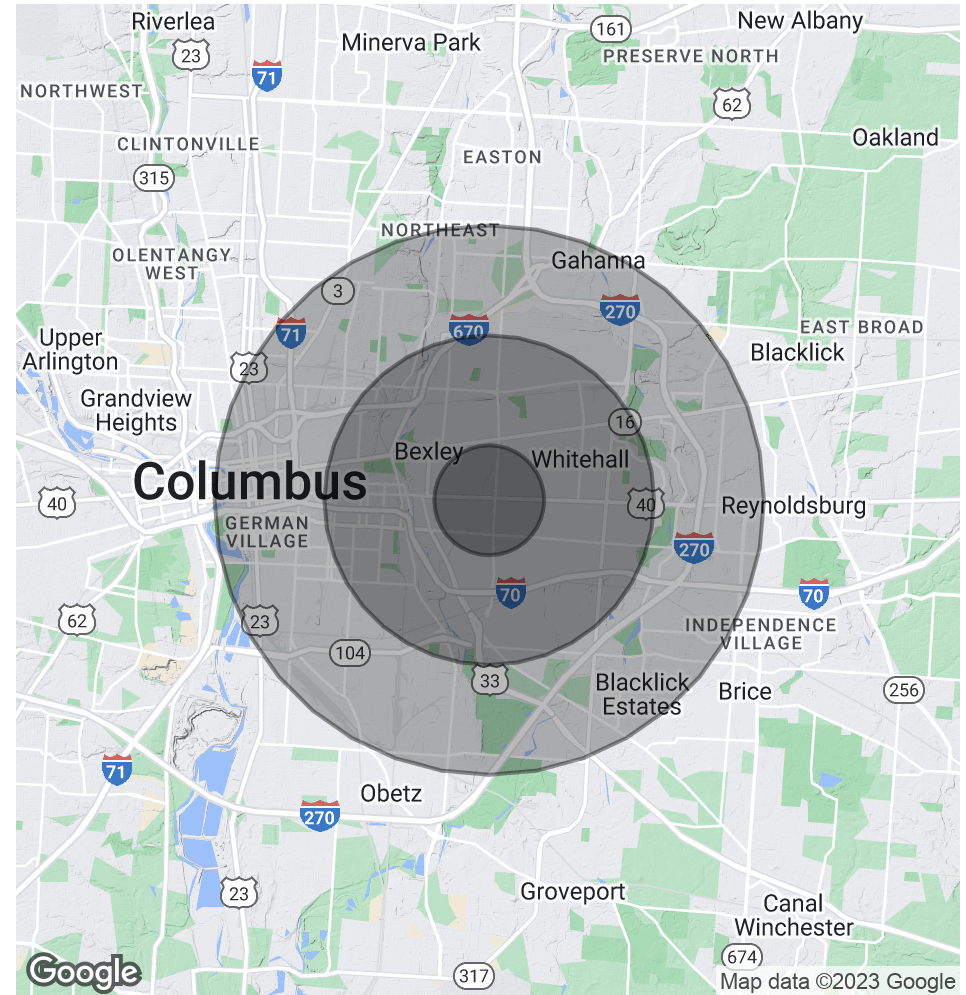
3045 E. Main St Columbus, OH 43209

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,358	114,894	272,858
Average Age	38.7	36.5	35.7
Average Age (Male)	39.3	35.6	34.2
Average Age (Female)	38.6	37.5	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,787	53,592	129,056
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$83,713	\$58,092	\$58,325
Average House Value	\$193,455	\$139,937	\$142,841

*\* Demographic data derived from 2020 ACS - US Census*

TRAFFIC COUNT	LOCATION	DIRECTION	YEAR
20,964	MAIN ST EAST OF EASTMOOR BLVD	2-WAY	2022
17,464	MAIN ST WEST OF JAMES RD	2-WAY	2022
23,984	JAMES RD NORTH OF MAIN ST	2-WAY	2022



**Tom Velalis**

O: 614 341 9800 x109 | C: 614 354 6556

tvelalis@cbc-aspire.com

**Bill Davis**

O: 614 341 9800 x102 | C: 614 588 7561

bdavis@cbc-aspire.com



**COLDWELL BANKER**  
**COMMERCIAL**

**ASPIRE**  
**REALTY SERVICES**