

GROUND LEASE

3180 OLENTANGY RIVER RD

3180 Olentangy River Rd Columbus, OH 43202

LOCATION DESCRIPTION

Incredible opportunity to lease prime land near The Ohio State University on Olentangy River Rd. This .65 acres of land boasts a highly desirable location, situated alongside Ohio Health headquarters, the OSU Hotel Corridor, Riverside Hospital, and surrounded by major retail developments. With exceptional visibility from a heavily trafficked road and ease of access, this property offers a strategic advantage for any business. The land is ideal for a coffee shop, donut shop, quick service restaurant, (QSR), or any retail operation with or without a need for a drive-through.

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



OFFERING SUMMARY

| | |
|----------------|--------------------------------------|
| Lease Rate: | \$3,500.00 per month (NNN) |
| Lot Size: | 0.65 Acres |
| Building Size: | 2,002 SF |
| Zoning: | Commercial, C4, 6/10/1957, H-35, 718 |
| APN: | 010-117490-00 |

OTHER RESOURCES

bit.ly/3180OlentangyRiverRd

Tom Velalis

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tvelalis@cbc-aspire.com



**COLDWELL BANKER
COMMERCIAL**

**ASPIRE
REALTY SERVICES**

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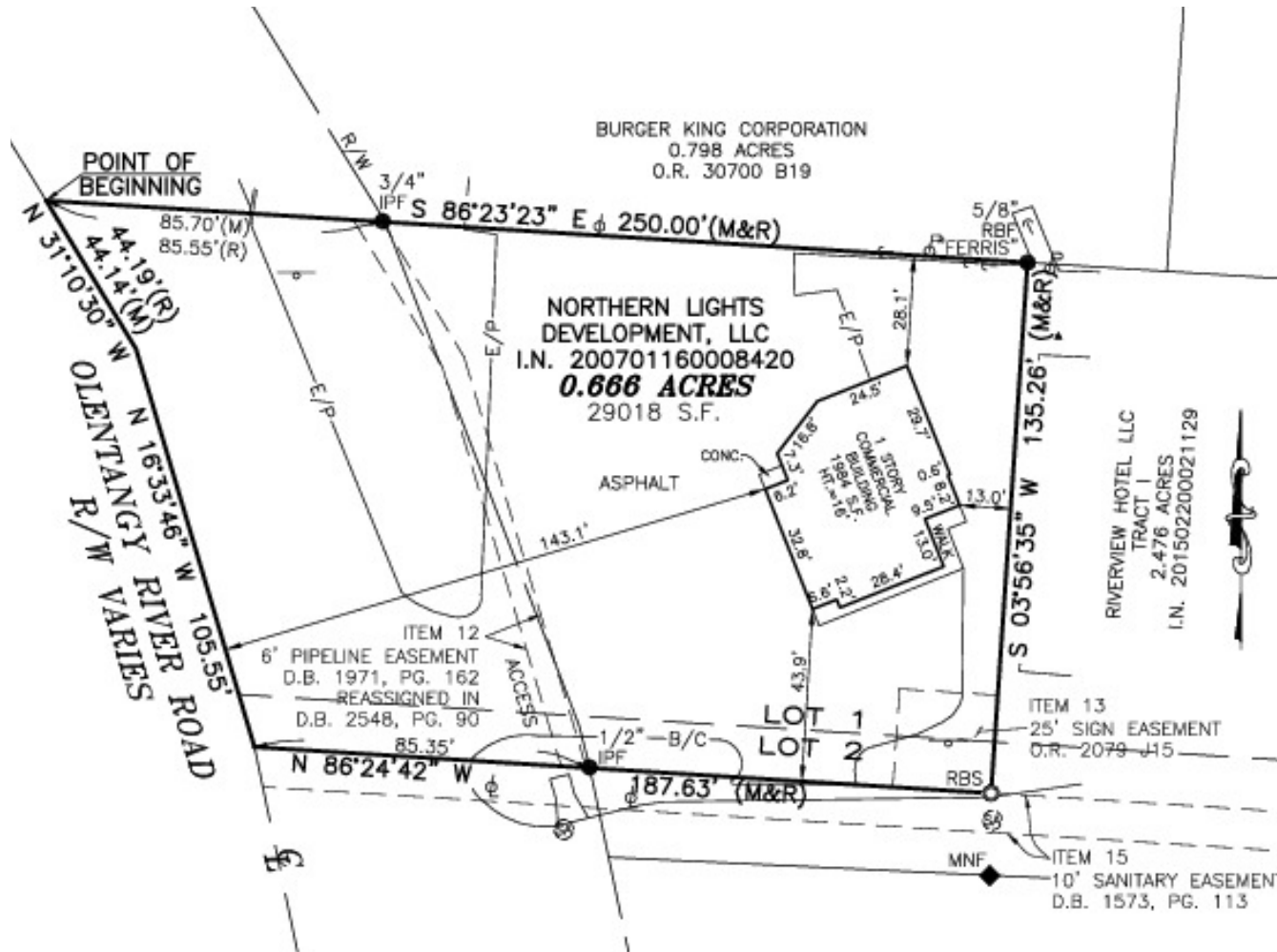
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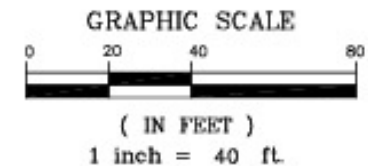


LEGAL DESCRIPTION OF RECORD:

SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO AND IN THE CITY OF COLUMBUS:

BEING PART OF LOTS NO. 1 AND NO. 2 SHOWN ON THE PLAT OF PARTITION AMONG THE HEIRS OF HENRY T. SLYL, DECEASED, AS THE SAME IS SHOWN OF RECORD IN PLAT BOOK 5, PAGE 238, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE ORIGINAL CENTER LINE OF THE OLENTANGY RIVER ROAD, SAID POINT BEING AT THE NORTHWEST CORNER OF WHAT WAS FORMERLY KNOWN AS TAYLOR'S TWO ACRE TRACT, IT BEING A TWO ACRES OUT OF THE SOUTHEAST CORNER OF THE ABOVE MENTIONED LOT NO. 1; THENCE FROM SAID BEGINNING POINT ALONG THE NORTH LINE OF SAID TWO ACRE TRACT, SOUTH 86 DEGREES 15 MINUTES EAST 250 FEET TO AN IRON PIN, PASSING AN IRON PIN ON LINE IN THE PRESENT EAST RIGHT-OF-WAY LINE OF OLENTANGY RIVER ROAD AT 85.55 FEET; THENCE AT RIGHT ANGLES WITH THE NORTH LINE OF SAID TWO ACRE TRACT, SOUTH 3 DEGREES 45 MINUTES WEST 135.26 FEET TO AN IRON PIN IN LOT NO. 2, ABOVE MENTIONED PASSING THE SOUTH LINE OF LOT NO.1 AT 122.19 FEET; THENCE NORTH 86 DEGREES 15 MINUTES WEST PARALLEL WITH THE NORTH LINE OF THE ABOVE MENTIONED TWO ACRE TRACT, 187.63 FEET TO THE POINT ON THE ORIGINAL CENTER LINE OF OLENTANGY RIVER ROAD, PASSING AN IRON PIN AT 103 FEET IN THE PRESENT EAST RIGHT-OF-WAY LINE OF OLENTANGY RIVER ROAD; THENCE ALONG THE ORIGINAL CENTER LINE OF OLENTANGY RIVER ROAD NORTH 16 DEGREES 43 MINUTES WEST 105.51 FEET TO A POINT AT AN ANGLE IN SAID ORIGINAL CENTER LINE, PASSING THE LINE BETWEEN LOT NO. 1 AND LOT NO. 2, ABOVE MENTIONED, AT 13.95 FEET; THENCE CONTINUING ALONG THE ORIGINAL CENTER LINE OF OLENTANGY RIVER ROAD NORTH 31 DEGREES 22 MINUTES WEST 44.19 FEET TO THE PLACE OF BEGINNING; SUBJECT TO ALL LEGAL HIGHWAYS.



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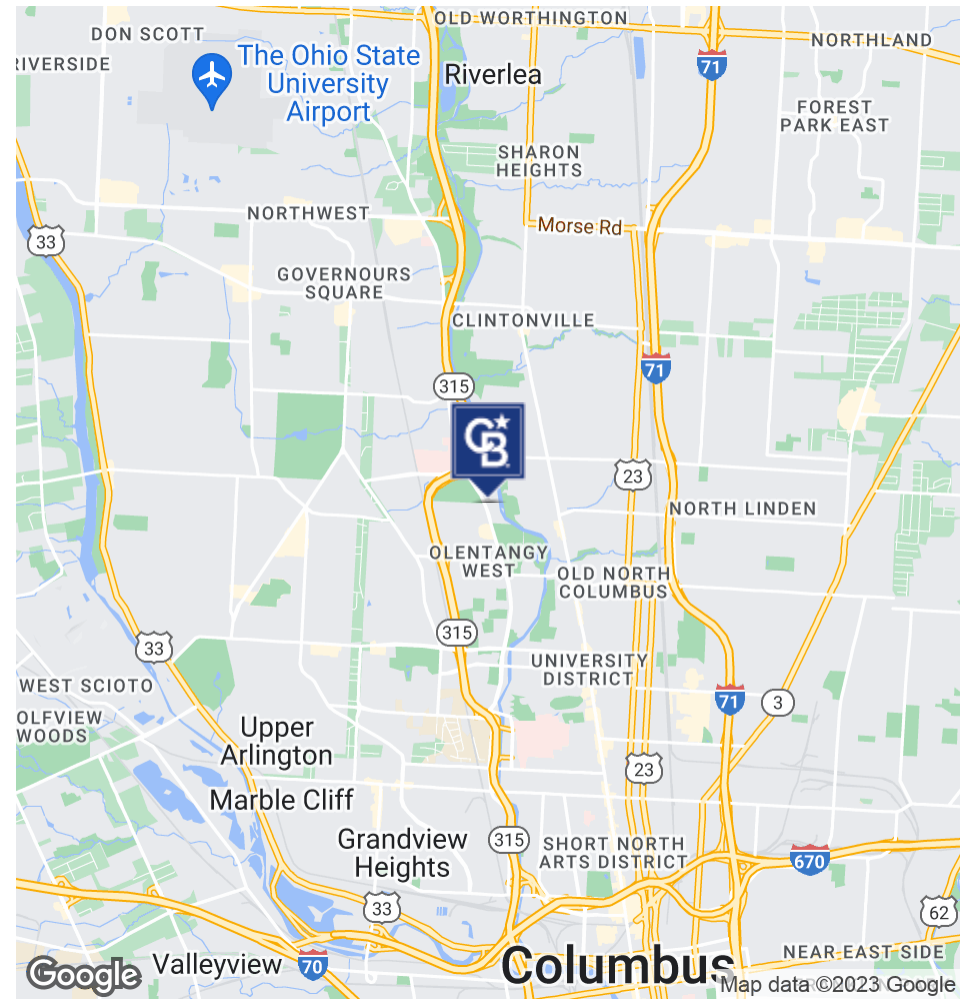
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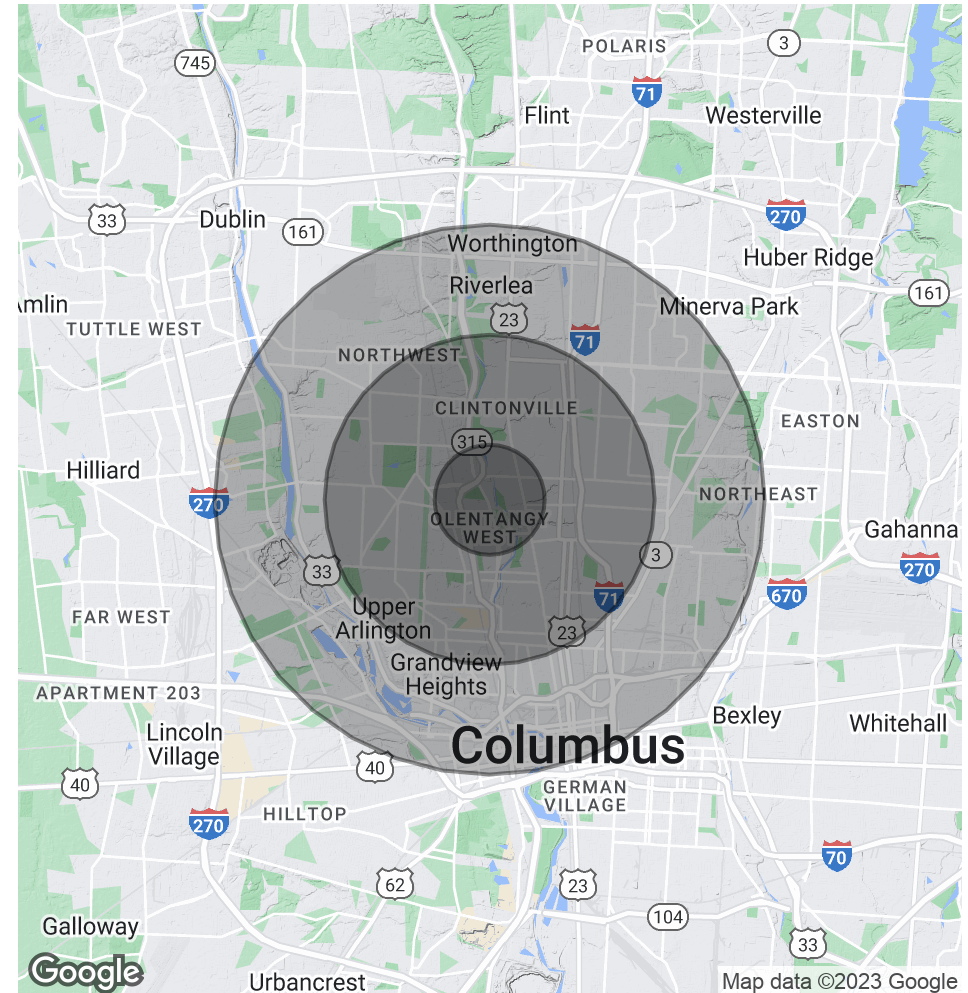
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 13,946 | 156,946 | 344,569 |
| Average Age | 35.5 | 32.9 | 34.6 |
| Average Age (Male) | 35.4 | 32 | 33.8 |
| Average Age (Female)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

* Demographic data derived from 2020 ACS - US Census

| 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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