

Owner Occupant Opportunity

3589 INDIANOLA AVENUE
Columbus, Ohio

\$150,000

Catering to the Clintonville submarket, this site is located on Indianola between Arden Road and E. Torrence Road across from Weiland's, the neighborhood's premier gourmet market

Convenient access to I- 71 and SR-315

One-story building with 1,370 s.f. of available space on 0.203 acres of land

Great opportunity in under-retailed community

Located in densely populated area with daytime population of over 365,000



rev 7/7/10

TRAFFIC COUNTS

I-71 at N. Broadway St.
139,770

Indianola Ave. at Arden Rd.
17,733



KEY DEMOGRAPHICS

	ONE-MILE RADIUS	FIVE-MILE RADIUS
POPULATION	14,128	313,125
DAYTIME POPULATION	8,671	365,303
MEDIAN AGE	39 years	35 years
HOUSEHOLDS	6,474	136,448
AVERAGE HOUSEHOLD INCOME	\$58,342	\$53,381
NUMBER OF BUSINESSES	488	14,975
NUMBER OF EMPLOYEES	4,816	269,589

EXCLUSIVELY LISTED BY

Stephanie P. May Beaumier
PHONE 614.744.3404
TOLL-FREE 1.888.400.0878
FAX 614.229.4386
E-MAIL smay@castoinfo.com

www.castoinfo.com

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