

1501-1505 FREBIS AVE

COLUMBUS, OH 43206

RETAIL SPACE AVAILABLE FOR LEASE



CALEB GIANANGELI

ASSOCIATE

DIRECT (614) 812 0138

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LICENSE NO. 2023002792 (OH)

MATTHEW WALLACE

MARKET LEADER

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LICENSE NO. 2021006798 (OH)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



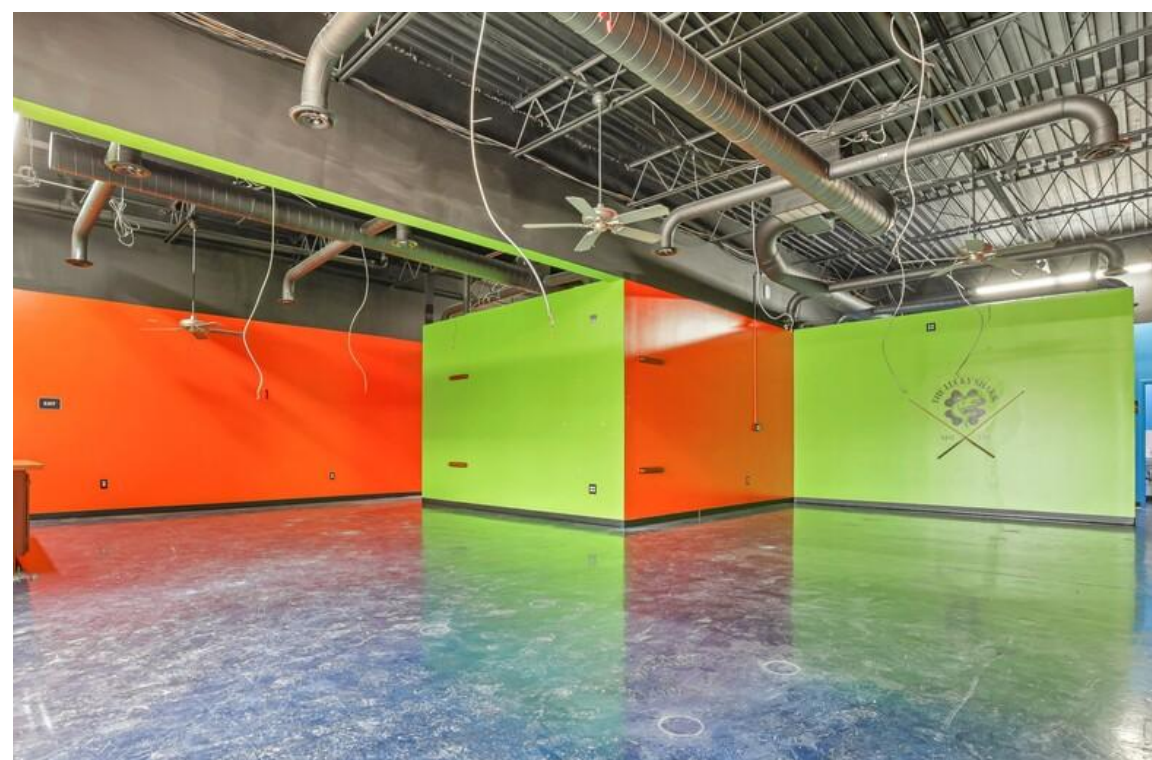
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PROPERTY HIGHLIGHTS

- \$3,200/MG
- ±2,184 SQ FT SUITE
- TWO ADA-COMPLIANT RESTROOMS
- ±15,500 VPD (FAIRWOOD/FREBIS AVE)
- NEW ROOF (2020) AND HVAC (2019)

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Five-Year Projection	11,134	160,021	421,858
Current Year Estimate	10,680	152,667	399,778
2010 Census	10,167	138,032	359,407
Growth Current Year-Five-Year	4.25%	4.82%	5.52%
Growth 2010-Current Year	5.05%	10.60%	11.23%
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Five-Year Projection	2,919	49,957	137,594
Current Year Estimate	2,772	46,821	128,664
2010 Census	2,550	40,678	111,744
Growth Current Year-Five-Year	5.30%	6.70%	6.94%
Growth 2010-Current Year	8.71%	15.10%	15.14%
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$46,600	\$46,600	\$58,637



AVAILABLE
OCCUPIED



FREBIS AVE ± 15,500 VPD





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1503-1505 FREBIS AVE

COLUMBUS, OH 43206

EXCLUSIVE LEASING AGENTS

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KYLE MATTHEWS

BROKER OF RECORD

License No. REC.2022007141 (OH)

This Leasing Package contains select information pertaining to the business and affairs of Center Name located at 1501-1505 Frebis Ave, Columbus, OH 43206 ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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