

For Lease



\$27.00/SqFt NNN

1490 Livingston Ave, Columbus, OH 43205

High Traffic Corner Restaurant in Columbus, Ohio

- Long-term Location
- Corner Marquee Signage
- $\pm 1,560$ SqFt with Full Equipment
- *Do Not Disturb Tenant*
- ± 0.271 Acreage
- Parcel ID: 010-043722-00
- CAM Charges: \$7.25/SqFt



Randy Best CCIM, SIOR

(614) 559-3350 Ext. 112

Rbest@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



1490 Livingston Ave, Columbus, OH 43205

Exterior Photos



Randy Best CCIM, SIOR

(614) 559-3350 Ext. 112

Rbest@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



1490 Livingston Ave, Columbus, OH 43205

Interior Photos

Legal Information

Legal Property Description	Commercial Building For Lease
CAM Charges	\$7.25/SF NNN
Parcel Number	010-043722-00
Possession	Immediate

Site Information

Land Acreage	± 0.271 Acres
Occupancy	0%
Current Use	Restaurant
Current Zoning	Commercial
Year Built Status	2004

Additional Information

Lot Specifics	Close Proximity to Trade Corridor
Parcel Benefits	Easy Access
Fees and Associations	None
Water/Sewer System	Public
Real Estate Taxes (2025)	\$5,055.24

Randy Best CCIM, SIOR

(614) 559-3350 Ext. 112

Rbest@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



1490 Livingston Ave, Columbus, OH 43205

Parcel View



Randy Best CCIM, SIOR

(614) 559-3350 Ext. 112

Rbest@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



1490 Livingston Ave, Columbus, OH 43205

Nearby Amenities



Randy Best CCIM, SIOR
(614) 559-3350 Ext. 112
Rbest@bestcorporaterealestate.com

Questions? Contact Us:
(614) 559-3350
Info@bestcorporaterealestate.com



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

The figure is a map of Columbus, Ohio, and its surrounding areas. It displays traffic volume data for various roads and population data for different regions. The map includes labels for major roads (I-70, I-270, I-675, I-75, I-76, I-77, I-78, I-79, I-80, I-81, I-82, I-83, I-84, I-85, I-86, I-87, I-88, I-89, I-90, I-91, I-92, I-93, I-94, I-95, I-96, I-97, I-98, I-99, I-100) and local roads (e.g., E Livingston Avenue, S Nelson Street, I-70). The map also shows the locations of various cities and towns, including Columbus, Westerville, Gahanna, Reynoldsburg, Pickerington, and Groveport. The map is overlaid with a grid of green circles, each representing a different area. The size of the circle indicates the population of the area, and the color of the circle indicates the traffic volume. The legend on the right side of the map provides the following data:

Area	Population	Households	Revenue
1 Mile	16.36K	11.21K	\$72.54K
3 Mile	110.61K	68.01K	\$98.08K
5 Mile	315.06K	179.51K	\$85.23K

The map also includes a section titled "Nearby Traffic" which provides traffic volume data for specific roads:

Road	Traffic Volume (VPD)
E Livingston Avenue	±16,466 VPD
S Nelson Street	±6,212 VPD
I-70	±101,860 VPD

3³⁷ Mile

5 Mile



Nearby Traffic

±16,466 VPD

±6,212 VPD

±101,860VPD

Zip Code Demographics

12,044

7,407

\$60,181

Major Nearby Interstates



THE CITY OF COLUMBUS

Major Regional Employers



Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.

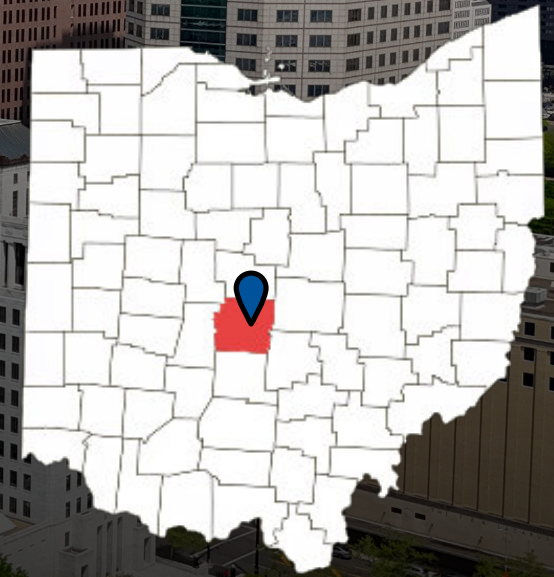


Photo: Downtown Columbus

Demographics

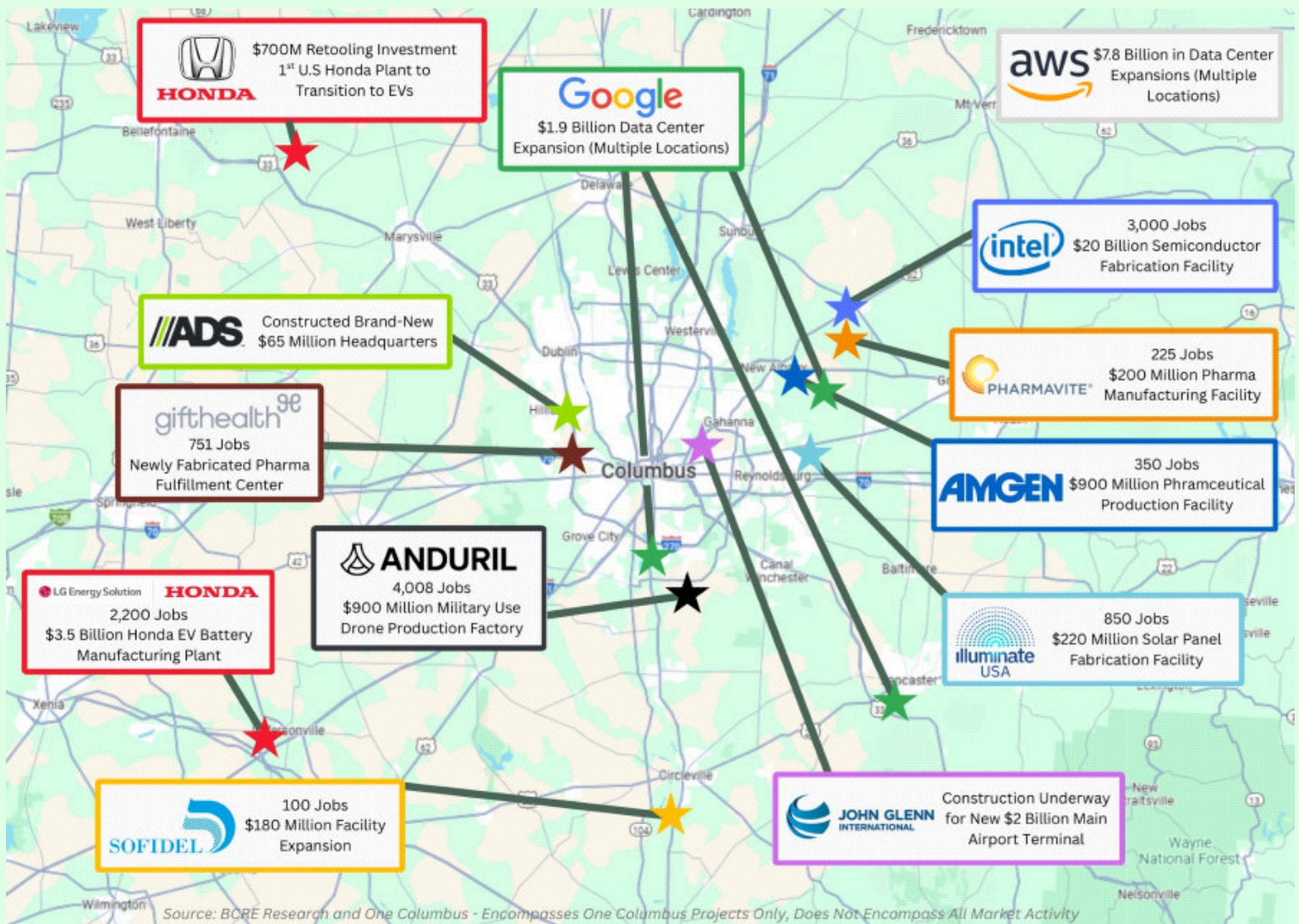


Sources used: Wikipedia,

Major Nearby Interstates



NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

Randy Best CCIM, SIOR

(614) 559-3350 Ext. 112

Rbest@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



Disclaimer And Confidentiality Agreement

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Disclaimer And Confidentiality Agreement - Continued -

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.

BEST
Corporate Real Estate