

LEASE/ GROUND LEASE

FREESTANDING RETAIL

6736 E Main Street
Reynoldsburg, OH 43068



Property Highlights

- 2,614 SF freestanding retail restaurant for lease or ground lease
- Large onsite parking area
- Ideal for new owner operator, franchise, regional or any QSR
- Excellent traffic counts of 27,000 VPD
- Zoned EMD: East Main Street Insight District



COLDWELL BANKER
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ASPIRE REALTY
SERVICES

Anthony Maronitis, CCIM, MS
(614) 341-9800 x103

Chris Howard
(614) 341-9800 x104

Owner Agent

OFFERING SUMMARY

LEASE RATE: NEGOTIABLE

AVAILABLE SPACE: 2,614 SF

LOT SIZE: 0.637 ACRES

LOCATION

The premises is situated on a 0.637-acre parcel fronting East Main Street in Reynoldsburg. The site benefits from strong visibility and access along a heavily traveled retail corridor within Reynoldsburg's East submarket, supported by a dense surrounding population of approximately 13,700 residents within a one-mile radius and over 227,900 within five miles. The property is well-suited for retail, restaurant, or drive-thru use, with existing utility infrastructure including water, sanitary and storm sewer, natural gas, and electric service available to the site.



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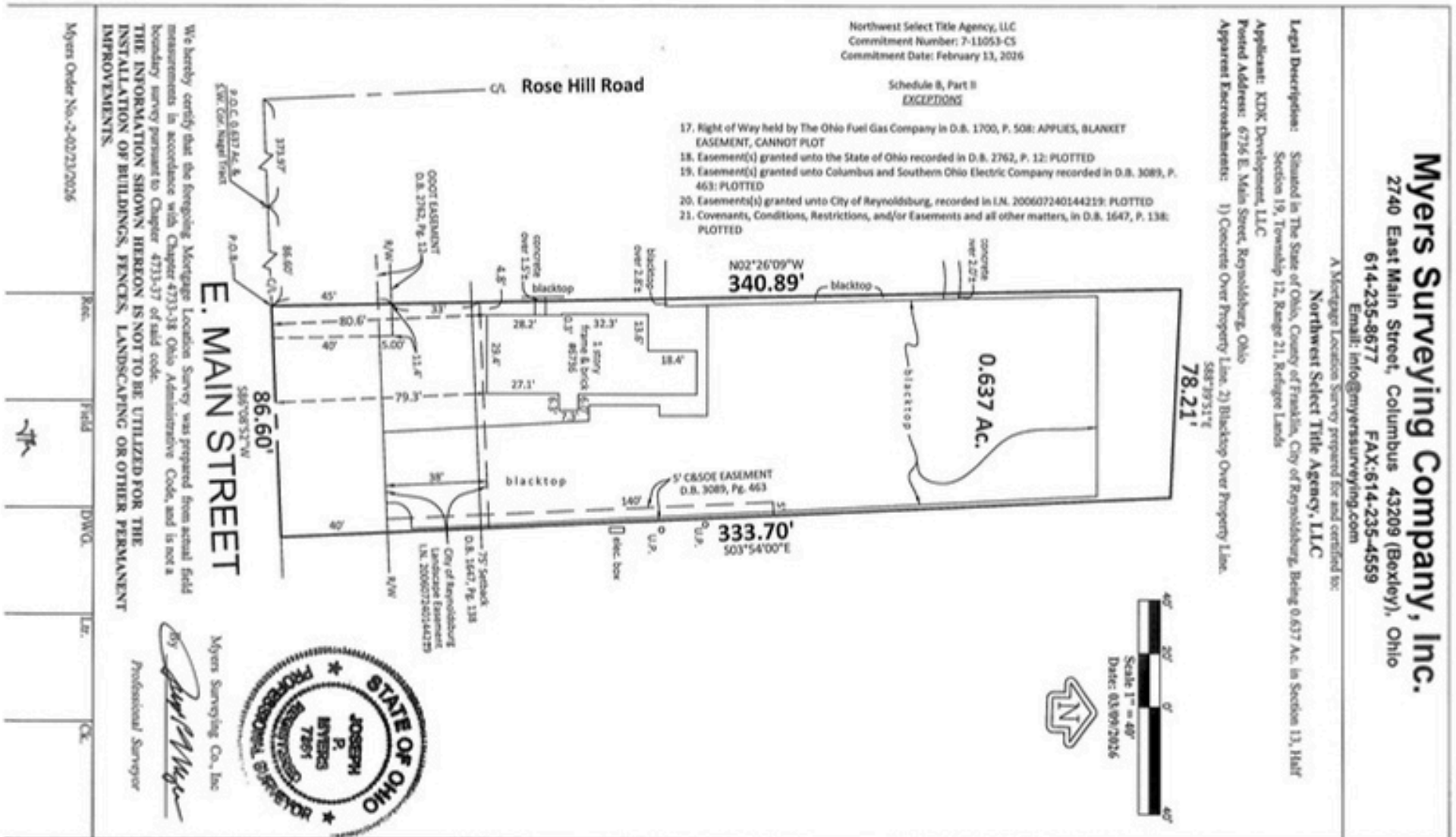
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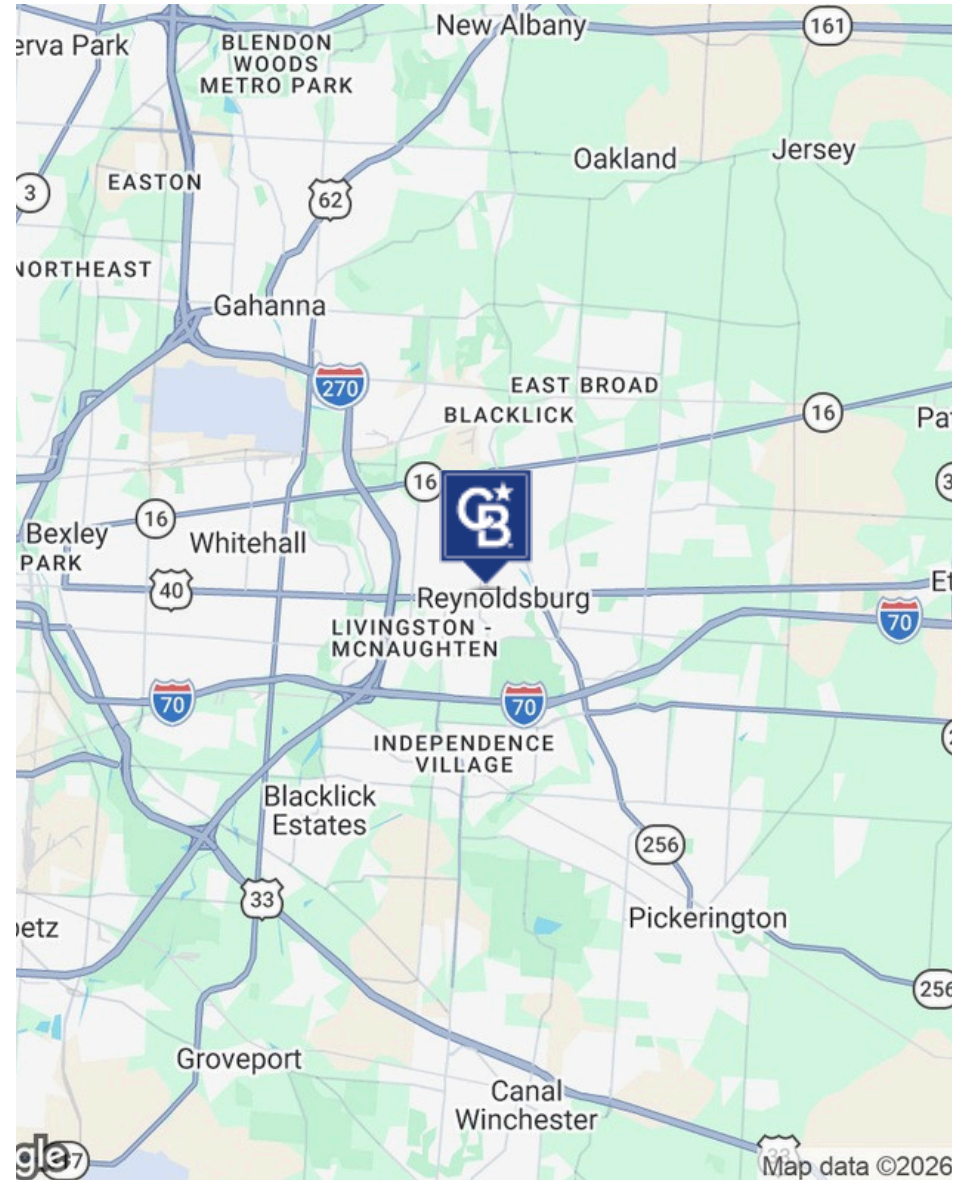
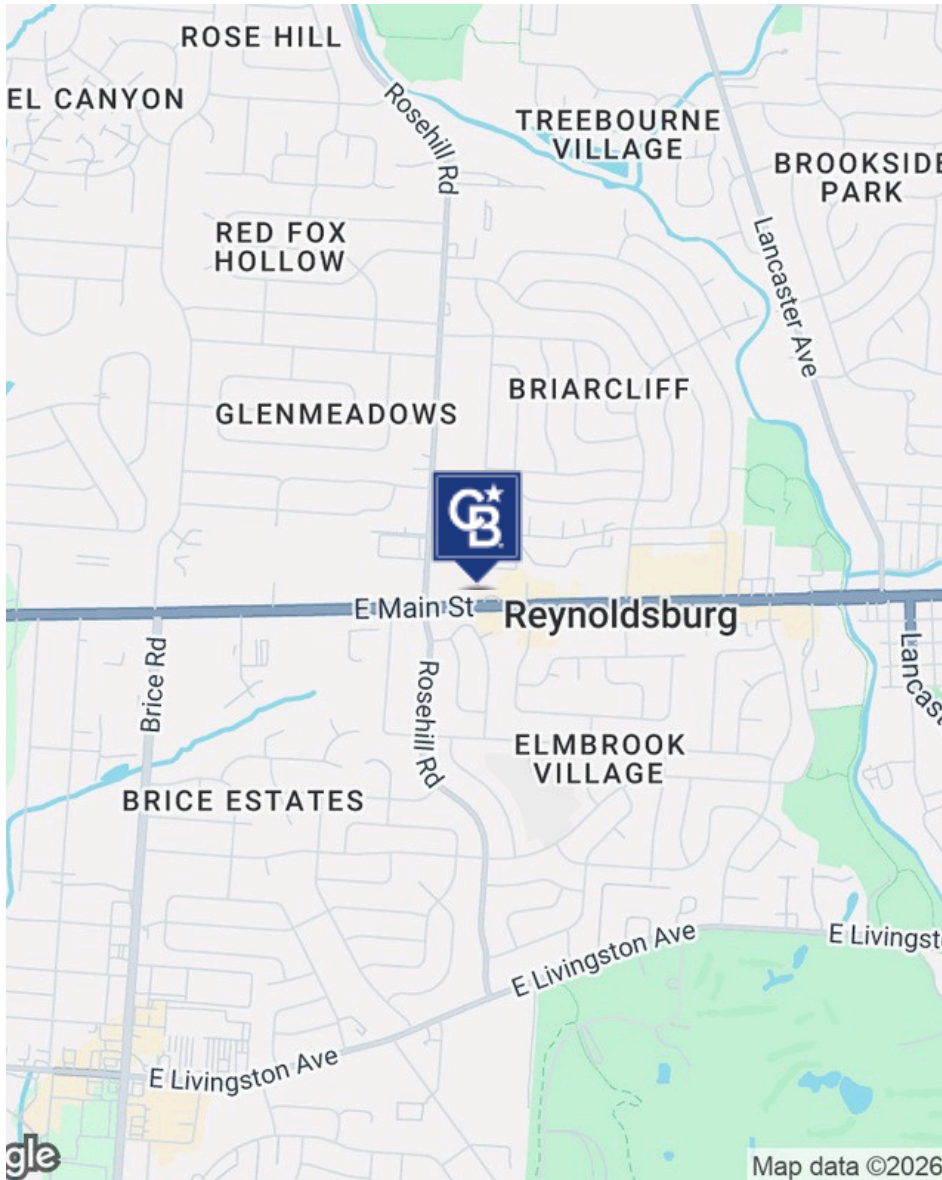
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SURVEY



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,755	105,74	232,97
Average Age	38.4	5 37.9	8 36.9
Average Age (Male)	37.2	36.2	35.6
Average Age (Female)	37.3	38.8	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,332	44,431	93,220
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$77,842	\$85,235	\$88,583
Average House Value	\$204,355	\$231,152	\$248,014

2023 American Community Survey (ACS)

CROSS STREETS	TRAFFIC COUNTS	YEAR
E Main Street west of Rosehill Rd	26,963	2025
Rosehill Rd between E Main St and E Broad St	9,821	2025

