



COLUMBUS RETAIL REDEVELOPMENT OPPORTUNITY

2375 SILVER DRIVE
COLUMBUS, OH 43201

Doug Wilson
Managing Director
614.206.3881
doug.wilson@svn.com

Kareem Amr
Associate Advisor
614.344.9095
kareem.amr@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$875,000
Lot Size:	1.29 Acres
Year Built:	2001
Building Size:	5,270 SF
Parking Spaces:	50+
Price / SF:	\$166.03

PROPERTY OVERVIEW

Located in a strong retail trade area, this 1.29 acre lot with a 5,270 sf building is an excellent redevelopment opportunity. Anchored by a Lowe's Home Improvement, the parcel is strategically located near the Ohio State University and is encompassed by multiple residential communities.

The property is zoned for a wide array of commercial uses as well as manufacturing. With a building in excellent condition already on the premises, this property has quick turnaround potential for a new owner.

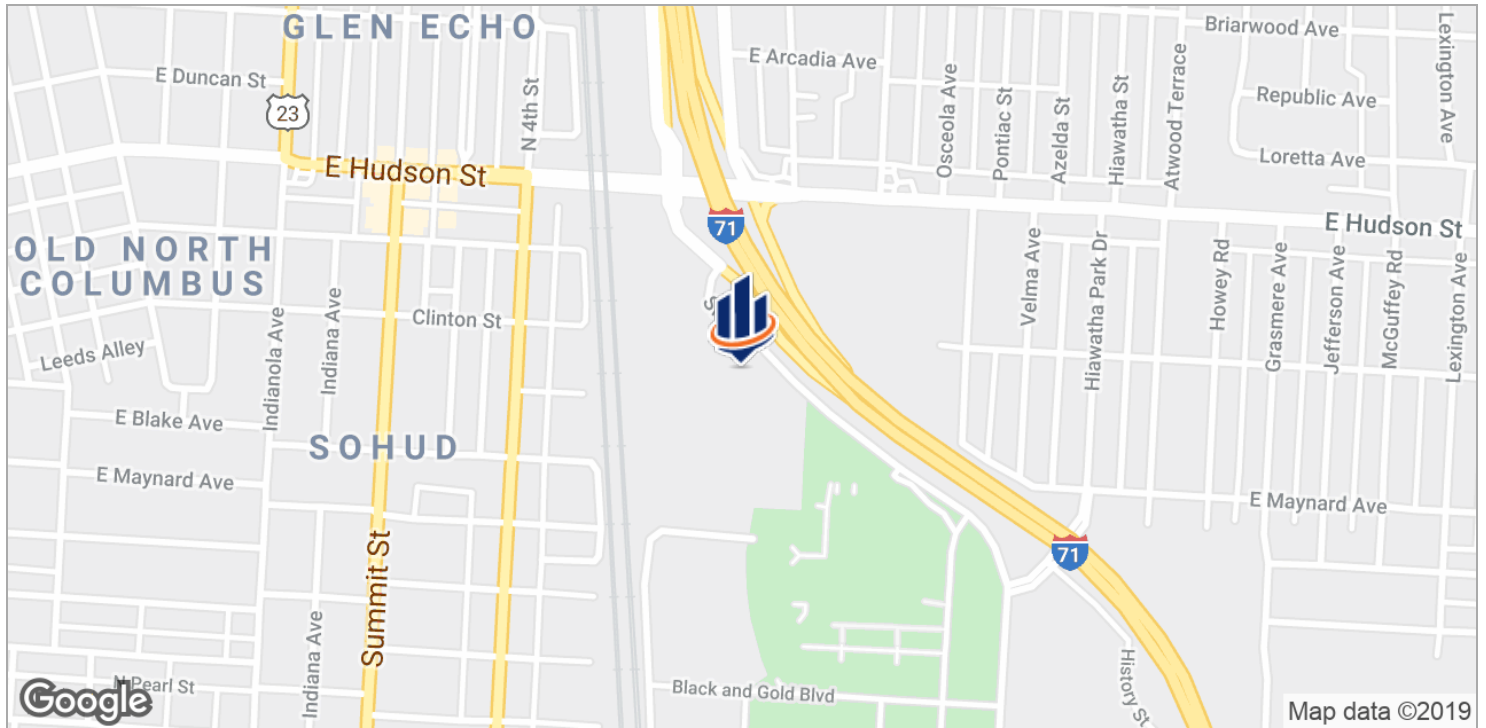
PROPERTY HIGHLIGHTS

- Redevelopment ready
- Outparcel of a strong national anchor (Lowe's)
- National credit tenants nearby
- Ample parking with easy access
- Highway visibility and access

Additional Photos



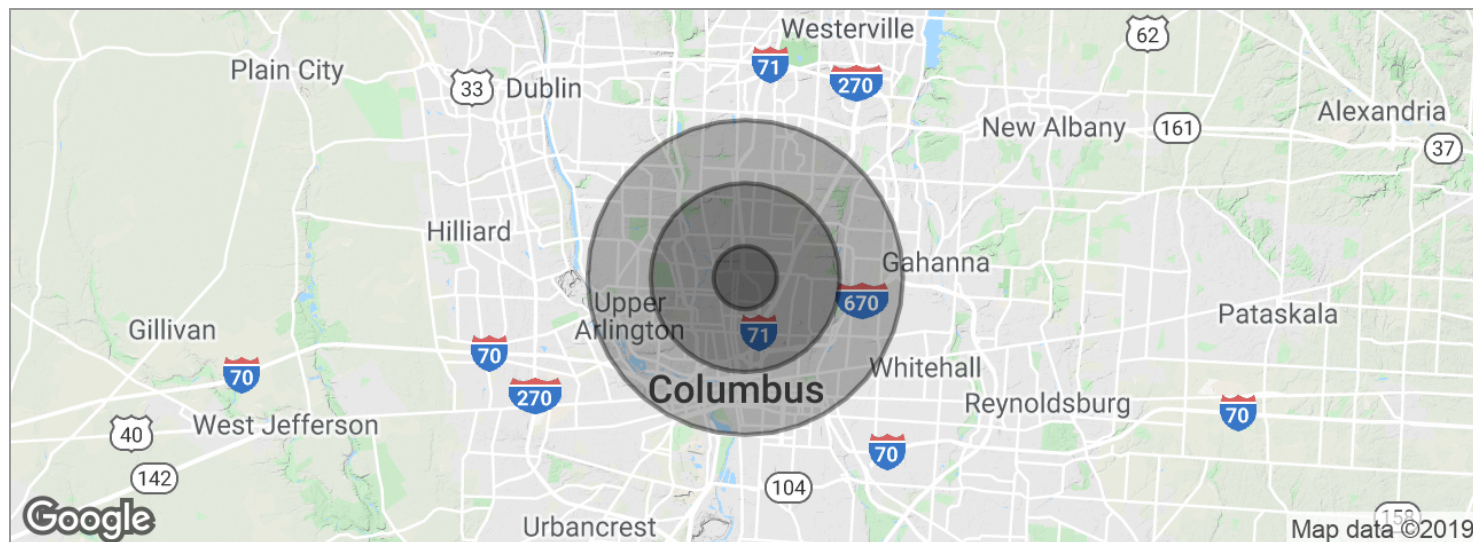
Location Maps



Retail Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	25,640	155,817	344,687
Median age	26.3	29.9	32.8
Median age [Male]	25.5	29.2	32.0
Median age [Female]	27.5	30.7	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,787	61,707	145,185
# of persons per HH	2.6	2.5	2.4
Average HH income	\$34,339	\$44,243	\$52,796
Average house value	\$158,531	\$137,313	\$181,789

* Demographic data derived from 2010 US Census