

# LEASE

**Crossline**  
280 E Fifth Avenue  
Columbus, OH 43201



## Property Highlights

- 15 year tax abatement
- +20' clear height
- Floor to ceiling windows
- Potential for a front patio
- Parking across the street with 200 public spaces
- Space equipped with HVAC, grease trap, and a hood shaft
- Low net charges \$2.00-\$4.00/SF
- Ample electrical panels
- 2,000+ units within 0.25 miles



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ASPIRE REALTY  
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## OFFERING SUMMARY

**LEASE RATE:** NEGOTIABLE

**AVAILABLE SF:** 1,733 SF

## LOCATION

Discover the vibrant energy of Columbus, OH, where the property is ideally situated for retail success. Located in the heart of the bustling 5th Avenue corridor, the area boasts an eclectic mix of trendy boutiques, popular eateries, and thriving local businesses, drawing a steady flow of foot traffic. Just steps away from renowned attractions like the Short North Arts District and Goodale Park, the location offers a prime opportunity for a retail or street retail tenant to capitalize on the area's dynamic atmosphere. With a rich tapestry of cultural experiences, culinary delights, and community events, the surrounding neighborhood presents an enticing environment for businesses looking to thrive and connect with a diverse clientele.



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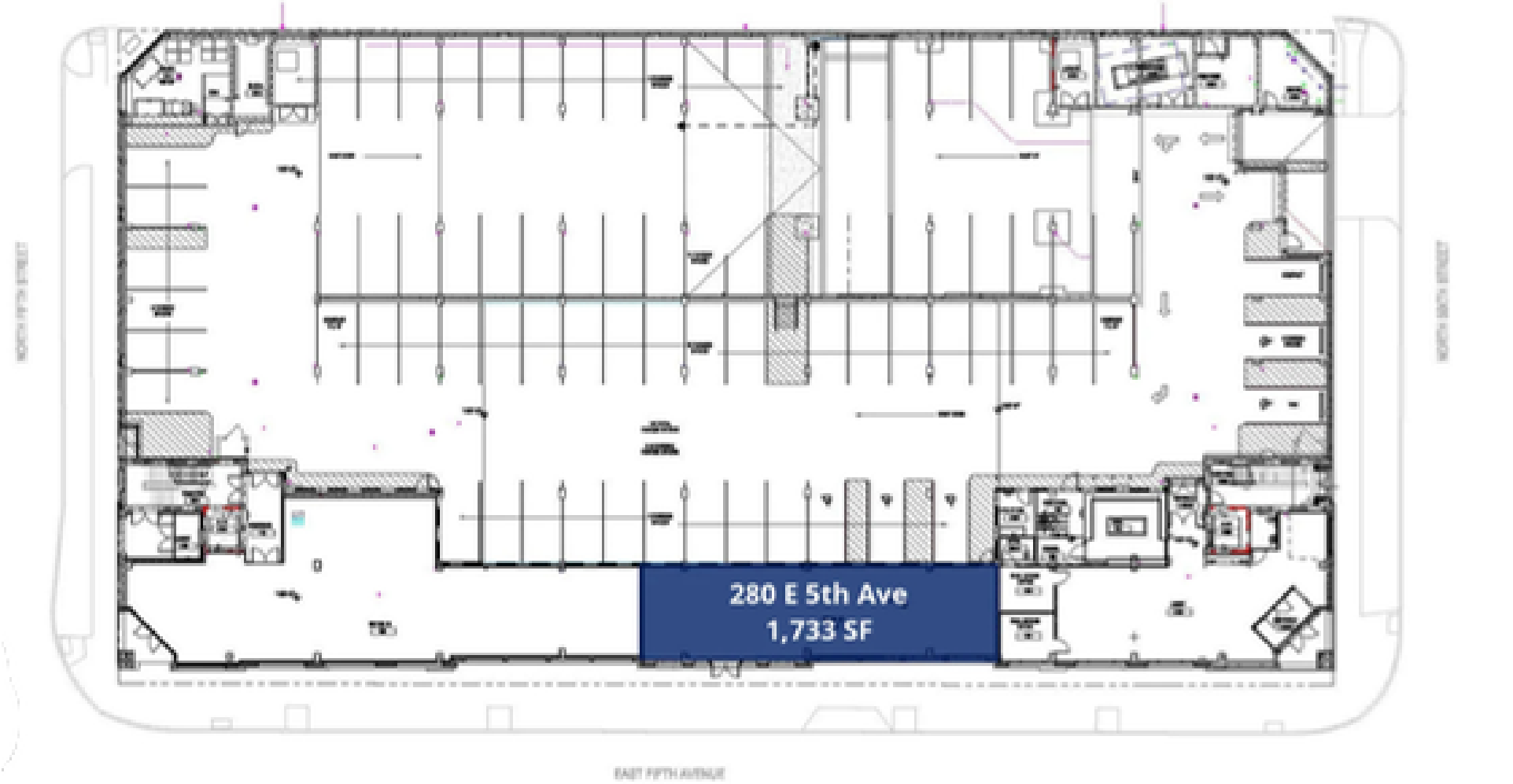
LEASE

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AVAILABLE SPACES

LEGEND

Available



| SUITE         | SIZE     | TYPE | RATE       |
|---------------|----------|------|------------|
| 280 E 5th Ave | 1,733 SF | NNN  | Negotiable |

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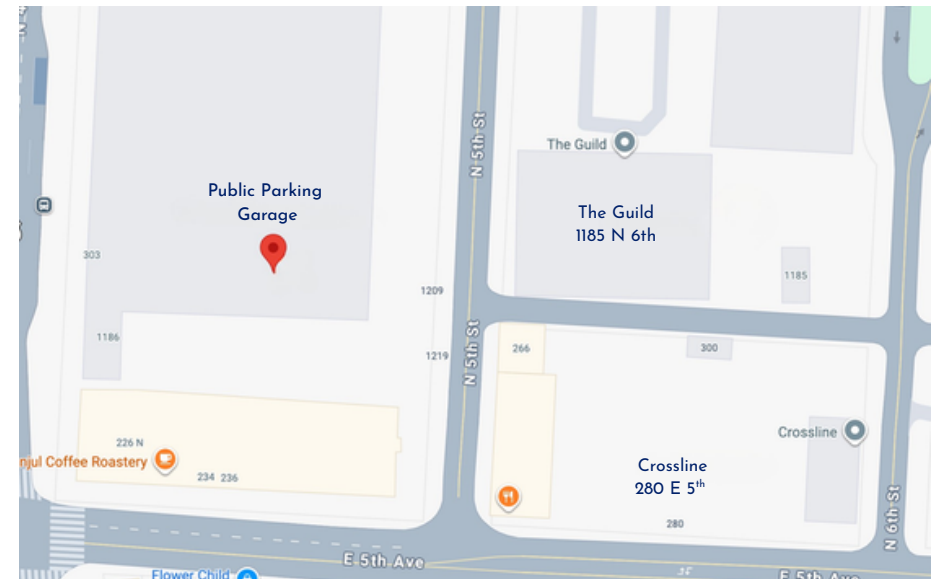


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Indulge in the endless possibilities at this premier commercial property on East 5th Avenue in Columbus, OH. Boasting a spacious layout, modern design, and ample natural light, this versatile space offers the perfect canvas for your business aspirations. With high visibility and a strategic location, this property provides a prominent storefront for retail or street retail operations. The building's well-maintained exterior and customizable interior, which includes: HVAC, a grease trap and hood shaft, ample electrical panels, and low net charges, make it an ideal choice for businesses seeking a dynamic and adaptable environment. Elevate your brand presence and captivate potential customers with the exceptional offerings of this prime leasing opportunity.



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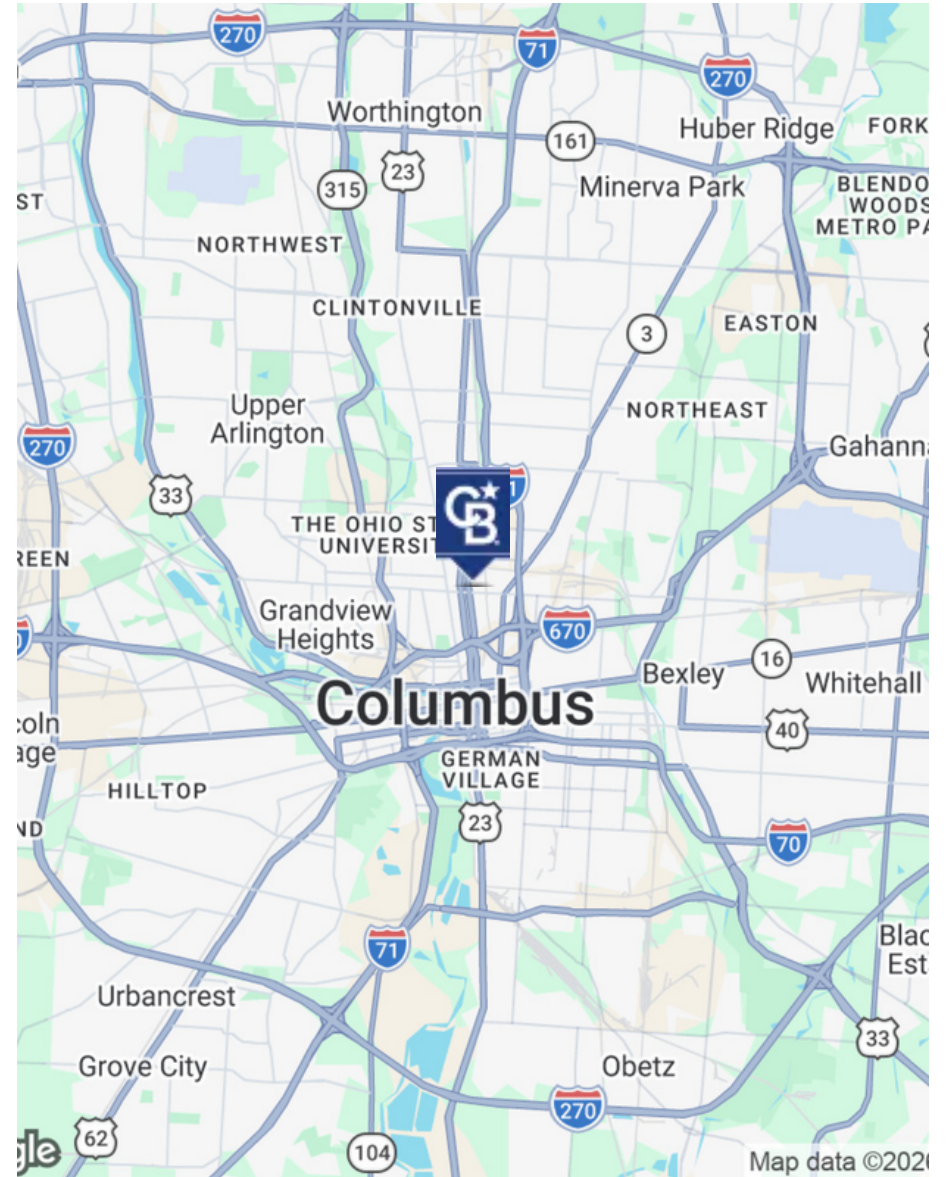
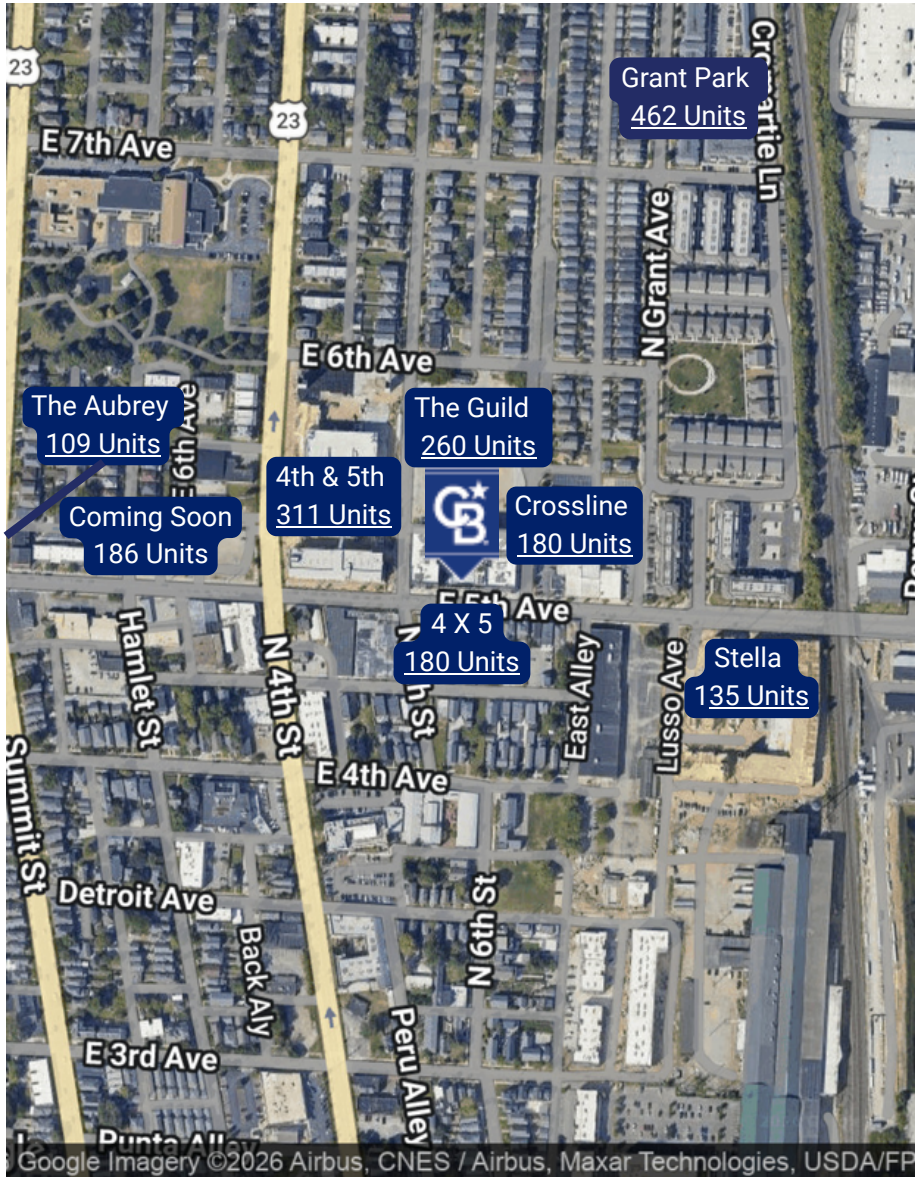
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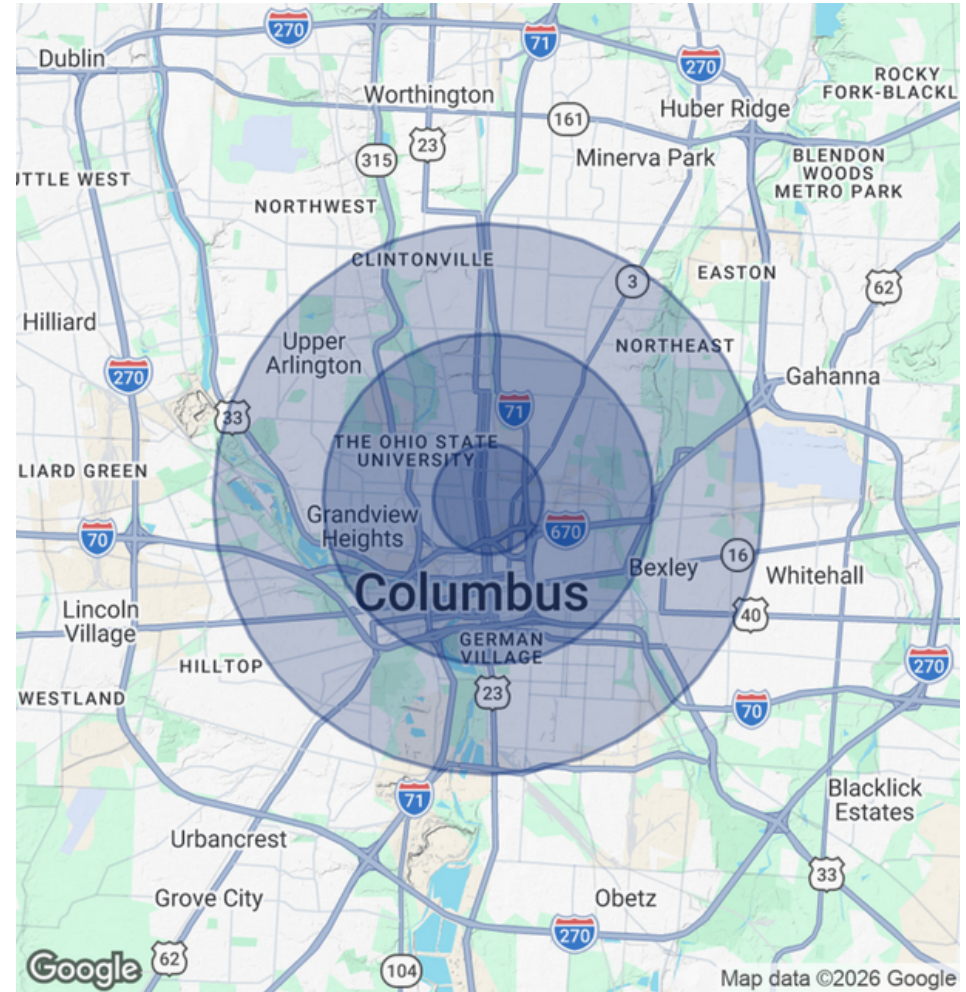
## DEMOGRAPHICS

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 28,038 | 156,416 | 353,636 |
| Average Age          | 26.4   | 30.4    | 34      |
| Average Age (Male)   | 26.9   | 30.9    | 33.5    |
| Average Age (Female) | 25.3   | 30.4    | 34.7    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 13,003    | 70,091    | 151,981   |
| # of Persons per HH | 2.2       | 2.2       | 2.3       |
| Average HH Income   | \$89,895  | \$86,996  | \$94,644  |
| Average House Value | \$424,154 | \$347,984 | \$331,606 |

2023 American Community Survey (ACS)

| TRAFFIC COUNTS                         | DIRECTION   | YEAR | COUNTS  |
|----------------------------------------|-------------|------|---------|
| W 5th Ave. east of 4 <sup>th</sup> St. | 2-way       | 2025 | 12,355  |
| I-71 at 5 <sup>th</sup> Ave.           | 2-way       | 2025 | 148,759 |
| Cleveland Ave. north of Shoemaker Ave. | 2-way       | 2025 | 10,879  |
| US-23 north of 11th Ave.               | south bound | 2025 | 12,955  |



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