



**449 E LIVINGSTON AVE,
COLUMBUS, OH 43215**



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CHARLIE'S CORNER GERMAN VILLAGE

PROPERTY HIGHLIGHTS

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- German Village new Mixed-Use Development
- Directly across from Nationwide Children's Hospital, the 2nd largest pediatric hospital in the country (1.8M patient visits & 20k employees)
- Join Chipotle, Panda Express and Five Guys
- Nationwide Children's constructing a second inpatient tower's as part of a \$3.3B strategic plan
- Located on E Livingston Ave (15,465 VPD)
- Close proximity to I-70 & I-71 on/off ramps
- 182 residential units (222 beds) above captive to the retail storefronts

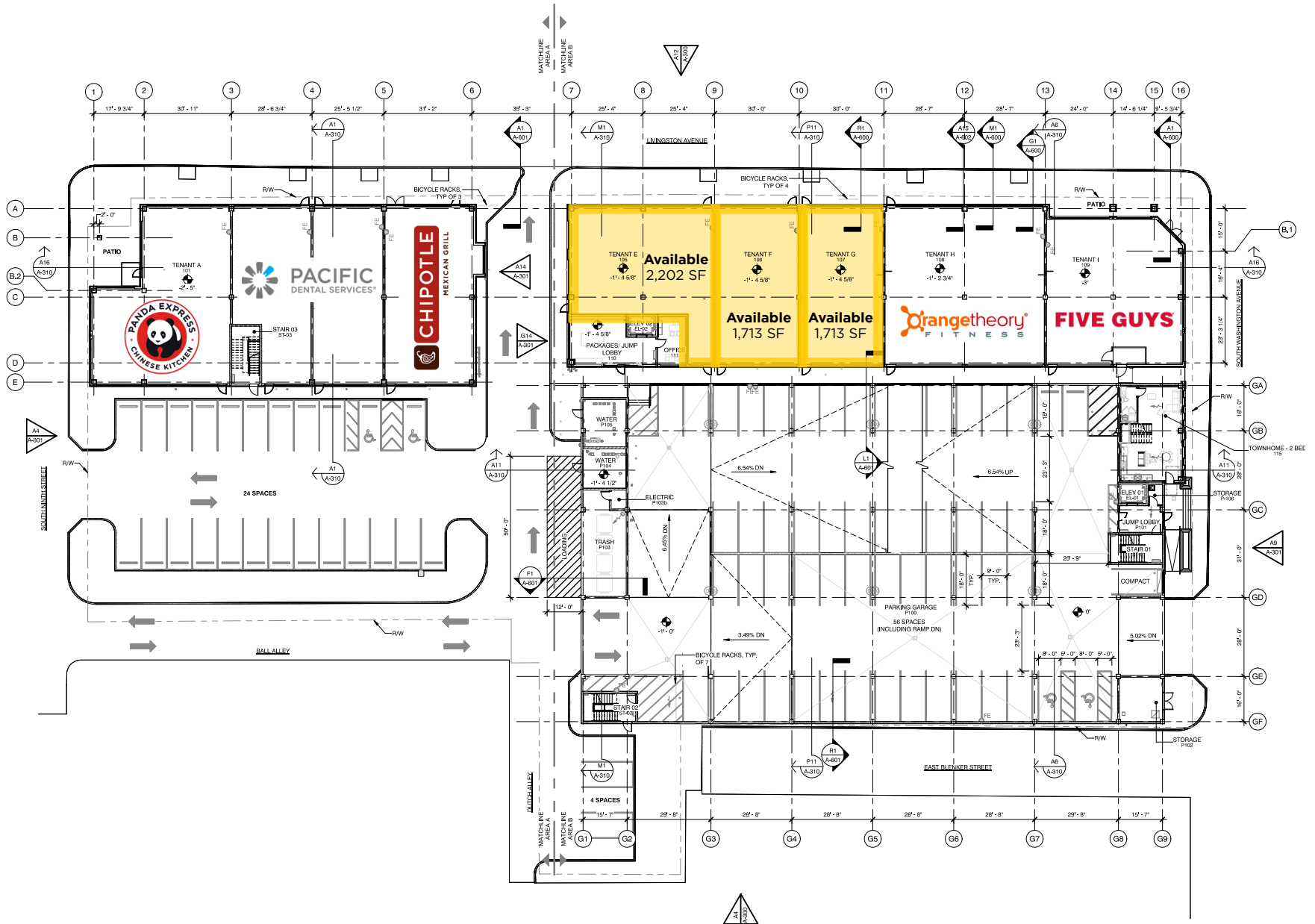
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	24,866	127,208	341,351
2029 Projection	26,338	135,518	352,623
BUSINESS	1 MILE	3 MILE	5 MILE
2024 Estimated Total Businesses	3,249	8,860	15,482
2024 Estimated Total Employees	50,827	123,796	209,904
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$107,833	\$98,110	\$87,315
2024 Estimated Median Household Income	\$73,025	\$66,244	\$62,142



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SITE PLAN



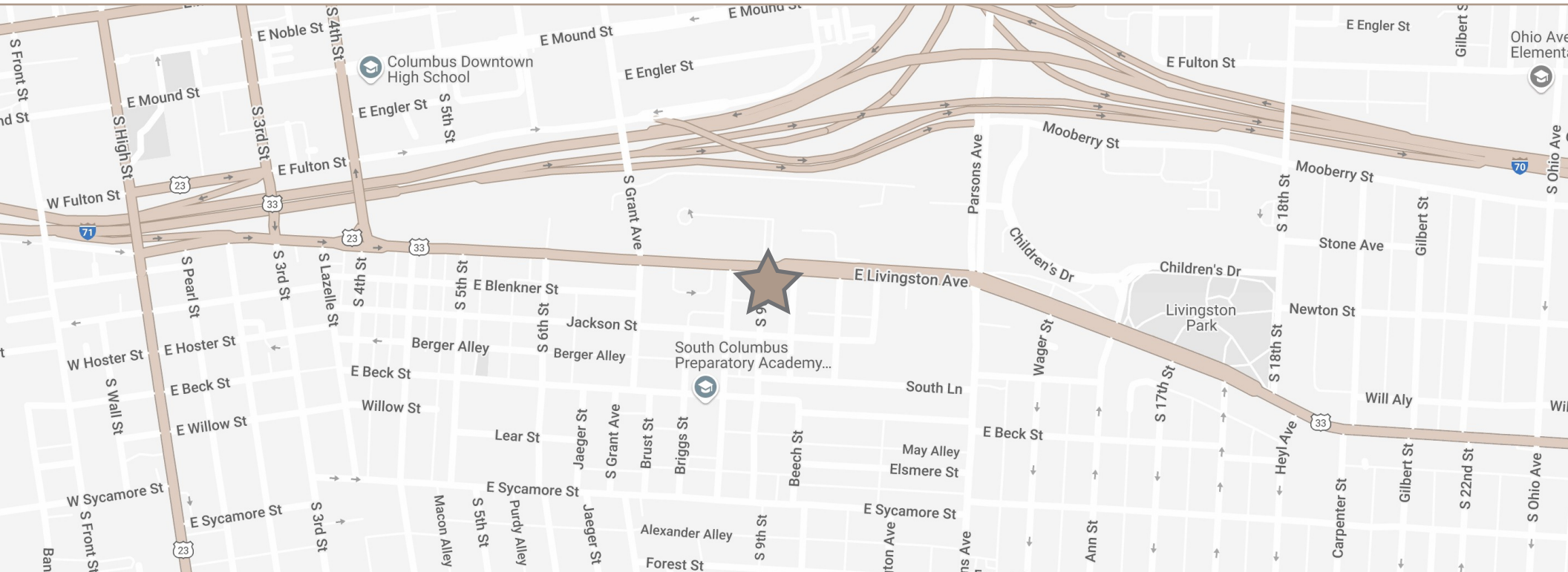
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RENDERINGS



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LOCATION OVERVIEW



Columbus, Ohio, is a dynamic city at the heart of the Midwest, known for its rapidly growing economy and appealing quality of life. As the state capital and home to nearly one million residents within a metropolitan area of over two million, Columbus thrives on its diversity and innovative business environment. Major industries, including healthcare, finance, education, and technology, provide a strong economic foundation. Institutions like The Ohio State University and companies such as Nationwide Insurance, Cardinal Health, and L Brands bring skilled talent and ongoing investment to the region. With vibrant districts like the Short North Arts District, German Village, and the Arena District, Columbus offers an exciting blend of culture, dining, and entertainment.

Commercial real estate opportunities in Columbus are plentiful. The downtown area has experienced extensive redevelopment, with new

office spaces, residential projects, and mixed-use developments that attract both established businesses and startups. High-demand retail and entertainment hubs such as Easton Town Center and Polaris Fashion Place are top spots for retail investment. Franklinton has emerged as a thriving arts and innovation district, popular among entrepreneurs and creative professionals.

The city's suburban areas—including Dublin, New Albany, and Westerville—further expand Columbus's real estate potential, offering ample space for office parks, industrial developments, and retail centers. With its strategic location, accessible infrastructure, and business-friendly atmosphere, Columbus continues to be a highly attractive market for commercial real estate investors looking for diverse and sustainable opportunities in a thriving urban center.



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