

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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AVAILABLE SPACES

LEGEND

Available



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

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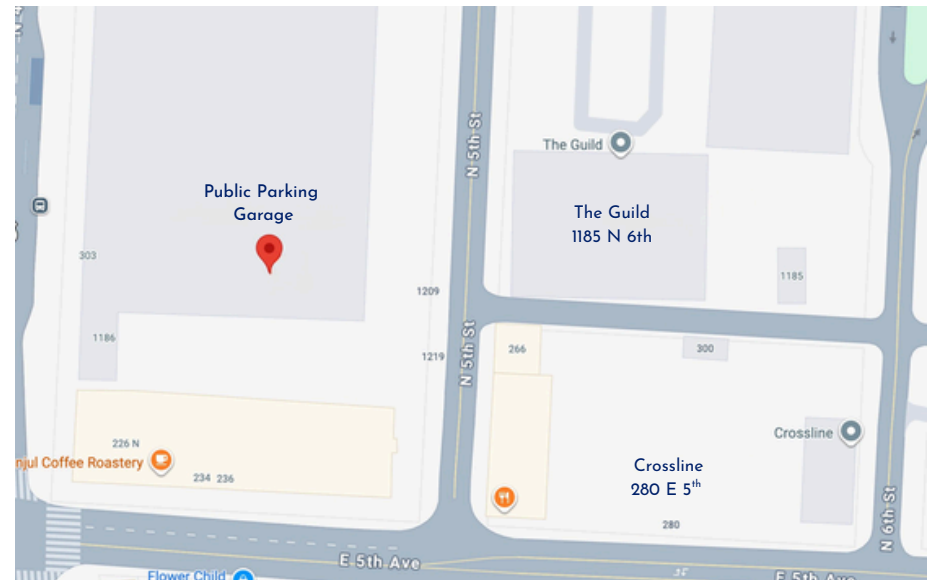
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Indulge in the endless possibilities at this premier commercial property on East 5th Avenue in Columbus, OH. Boasting a spacious layout, modern design, and ample natural light, this versatile space offers the perfect canvas for your business aspirations. 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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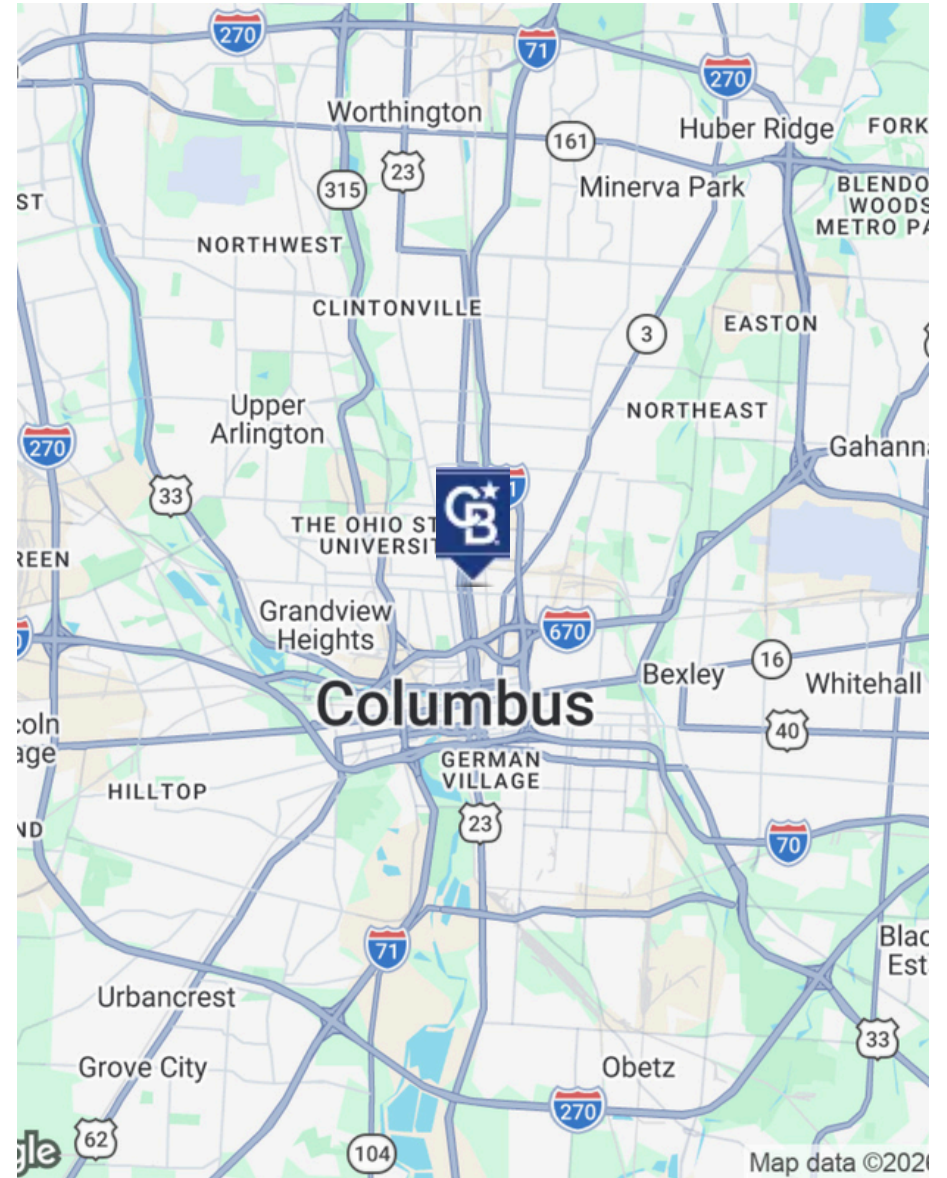


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RETAILER MAP



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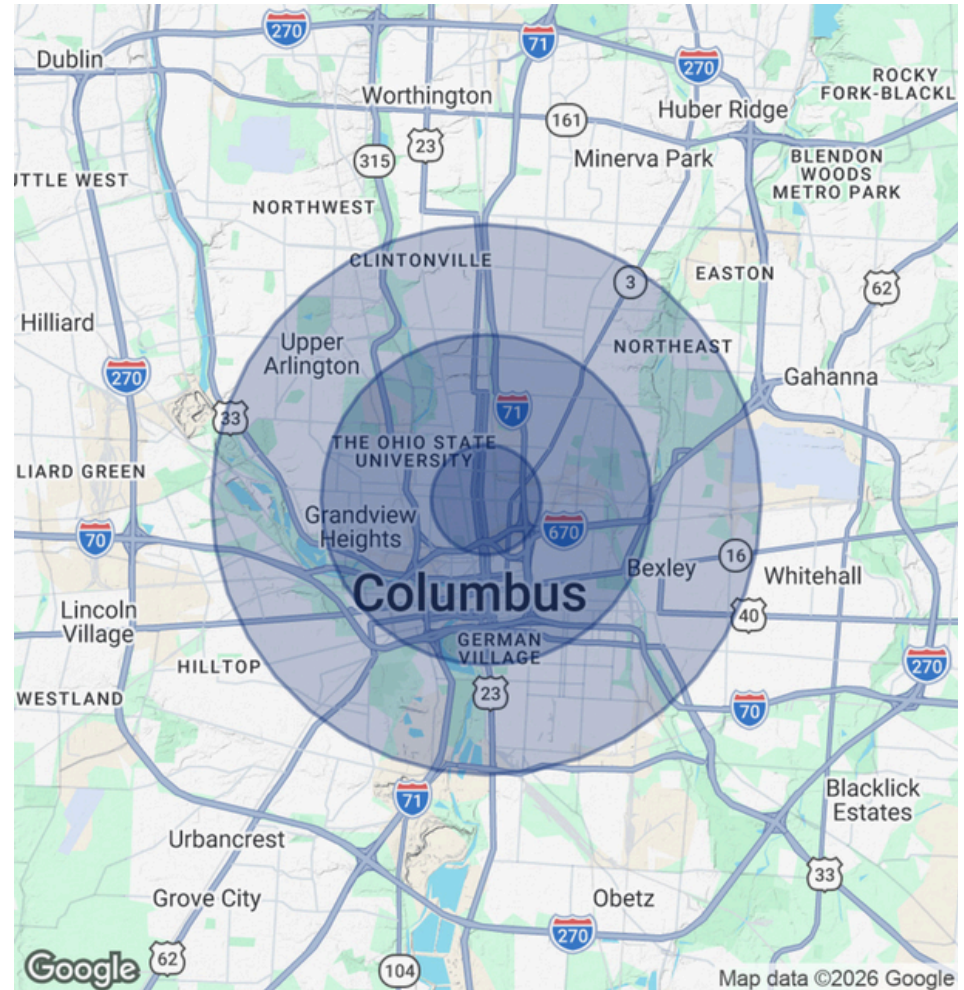
DEMOGRAPHICS

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 th St.	2-way	2025	12,355
I-71 at 5 th 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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