



4795 Evanswood Dr,  
Columbus, OH 43229  
CHARTER SCHOOL FOR SALE/LEASE



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[AlterraRE.com](http://AlterraRE.com)



### Property Description

4795 Evanswood Drive offers a compelling acquisition opportunity for a charter school seeking a long-term home in a convenient North Columbus location. Situated just off Morse Road with easy access to Interstate 71, the property provides strong connectivity for students, families, faculty, and staff traveling from surrounding neighborhoods and across the broader Columbus area.

The building's existing educational use and community-oriented setting make it especially well suited for a school operator looking to establish or expand its presence in the market. Located in the established Maize-Morse / Woodward Park area, the property offers proximity to residential neighborhoods, local services, retail amenities, and key transportation routes.

For a charter school user, ownership provides the opportunity to control occupancy costs, invest in a permanent campus, customize the facility to support academic programming, and create a stable, recognizable location for families. With its accessible North Columbus position and education-oriented potential, 4795 Evanswood Drive is well positioned to serve as a long-term institutional asset for a mission-driven school operator

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### Offering Summary

<b>Sale Price</b>	\$1,800,000.00
<b>Price PSF</b>	\$63.56
<b>Lease Price PSF</b>	Negotiable
Total SF	28,320
Total Lot Size	2.11 AC

### Highlights

- **Freeway signage** on I-71
- Dedicated **playground** and **basketball court**
- Positioned on **2.11 AC** with **+/- 120 parking spaces**
- Recently updated mechanicals
- Two elevators

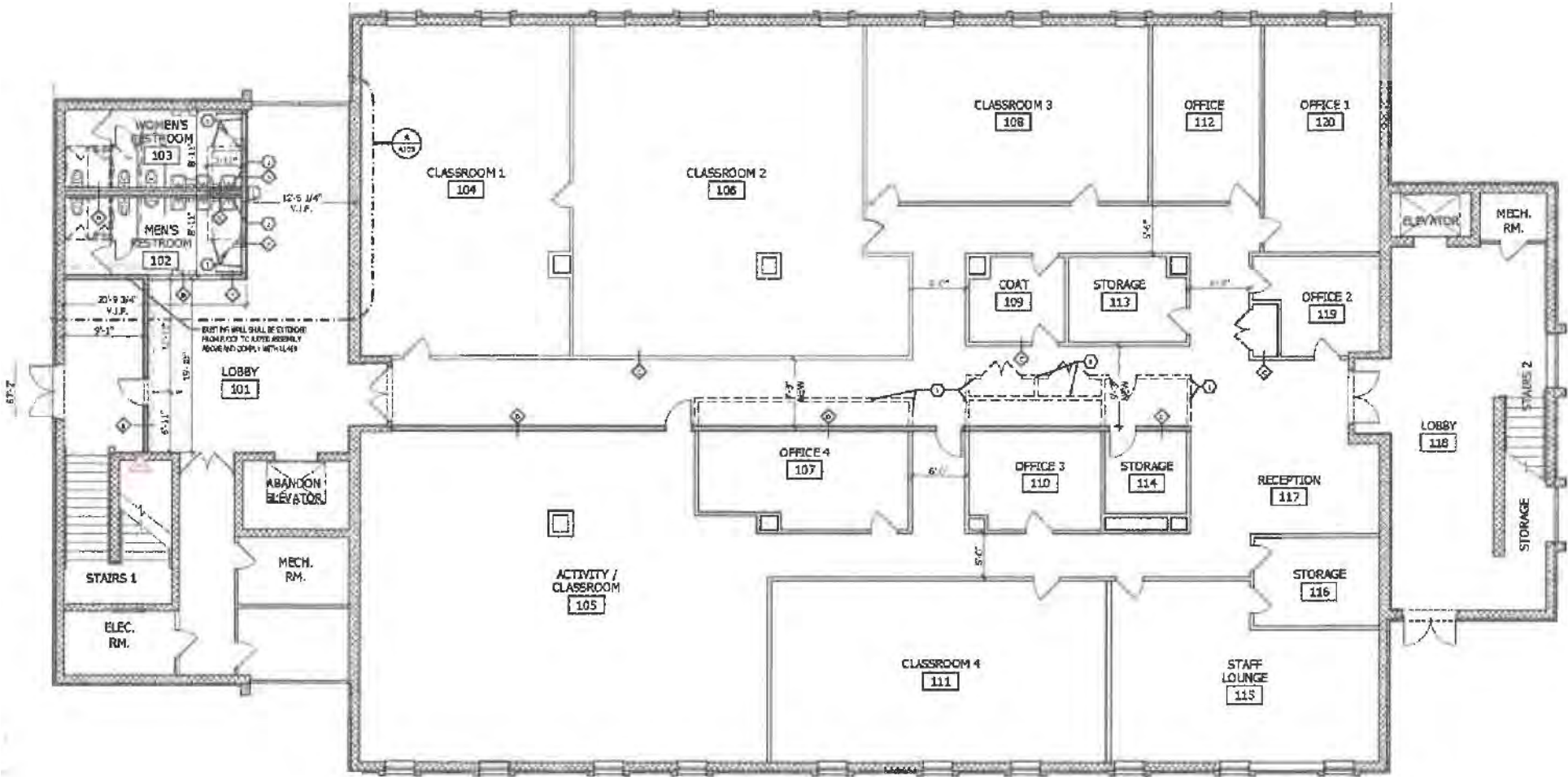
Property Type	School
County	Franklin
Year Built	1973
Number of Floors	3
Elevators	2
Parking	+/- 120 Spaces
Playground	Yes
Basketball Court	Yes
Fiber Optic	Yes
Recent Updates	Chiller, Boiler, Fan Coils

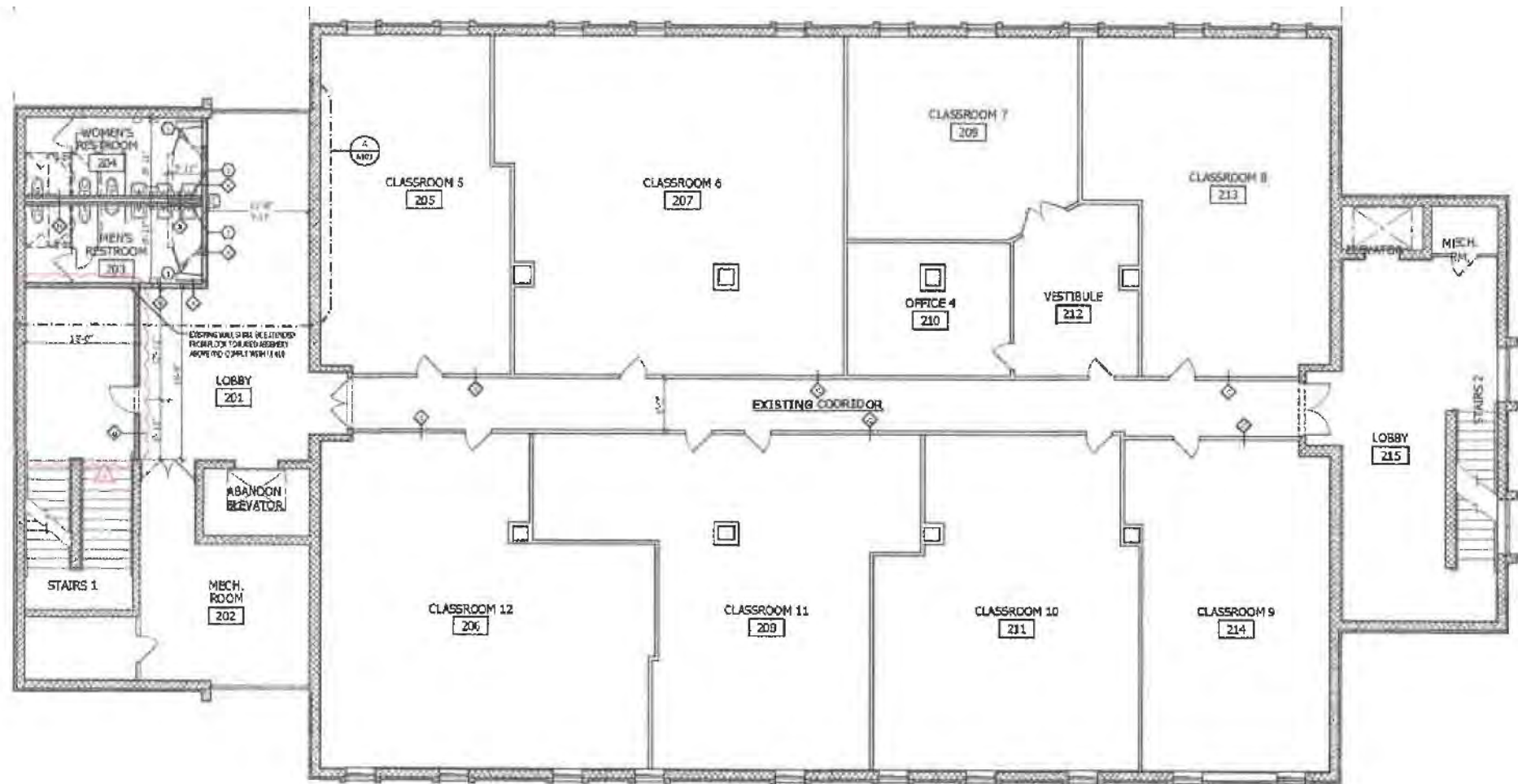
The building's existing educational use, large lot, and functional site layout make it especially well suited for a school operator seeking to establish a new campus or expand within the Columbus market. Designed to support day-to-day institutional operations, the property offers the practical site characteristics that are important to a school environment, including generous on-site parking, convenient access, and dedicated outdoor space.

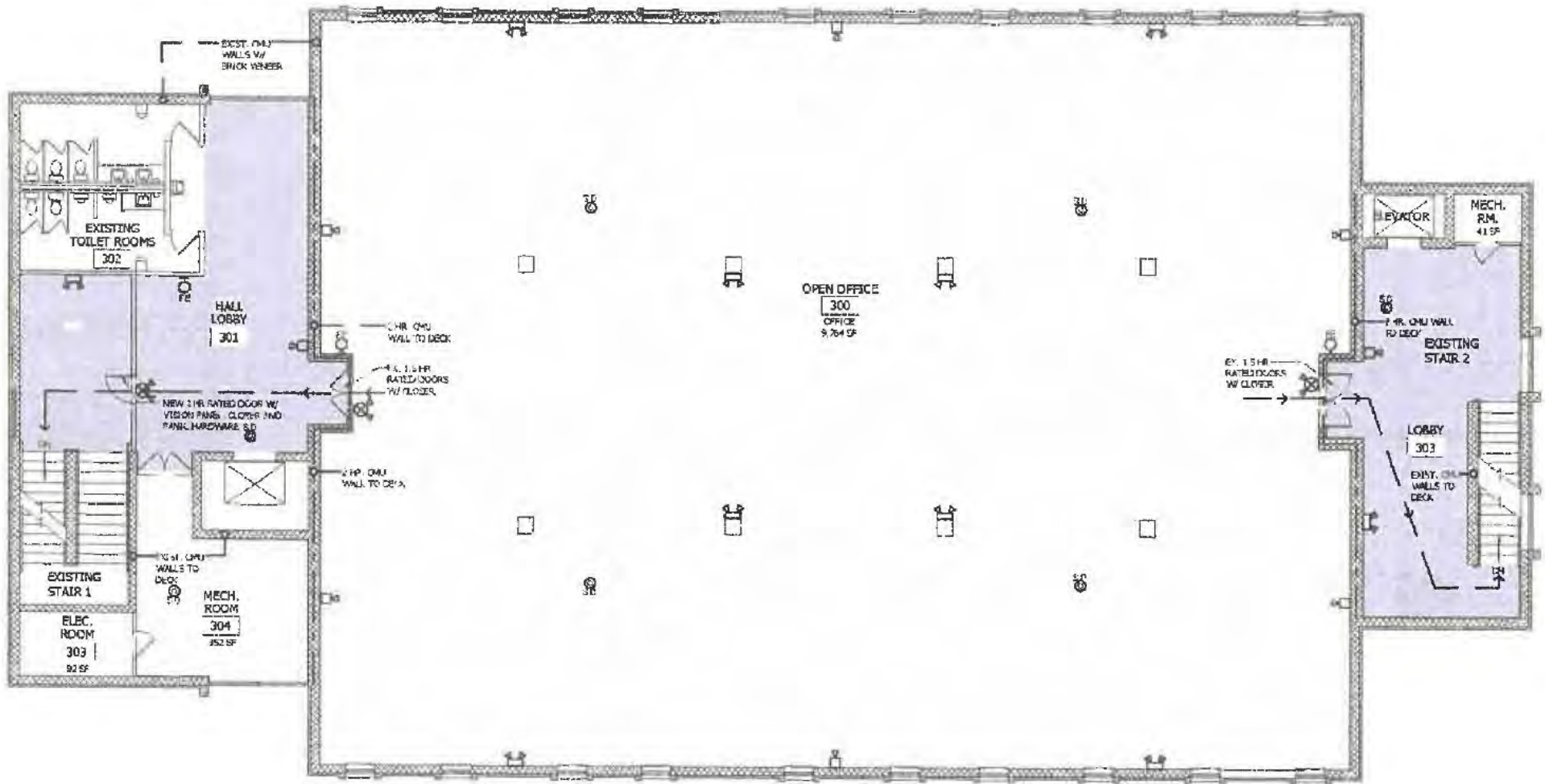
The large lot provides flexibility for student drop-off and pick-up, staff and visitor parking, and general campus circulation. Easy access from the surrounding roadway network helps simplify arrival and departure for families, faculty, staff, buses, vans, and service providers. The existing playground adds meaningful value for an educational user by offering students a dedicated area for recreation, outdoor learning, and structured activity.

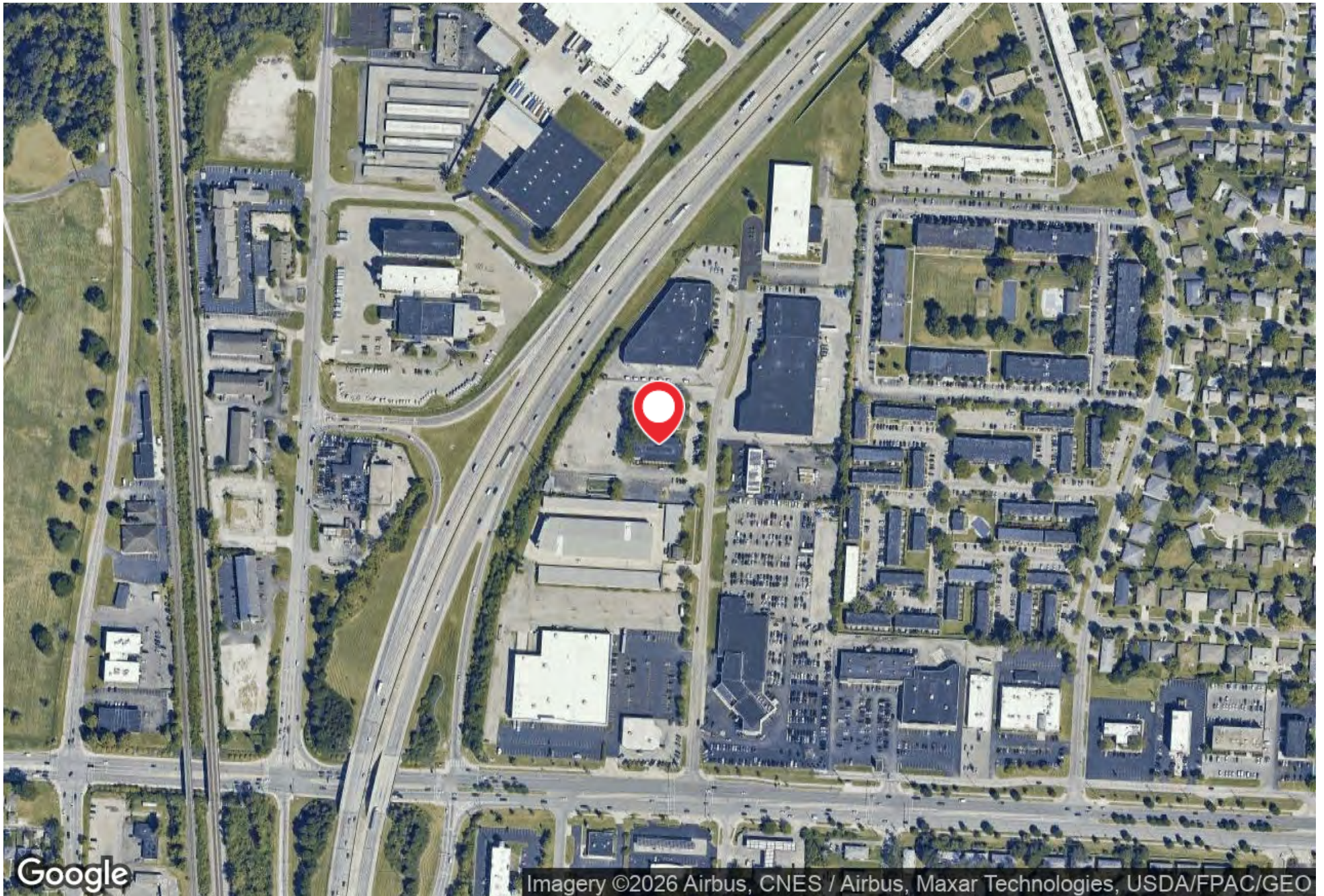
Together, these features create a setting that can support both academic programming and daily operational needs. With its accessible North Columbus location, parking capacity, outdoor amenities, and education-oriented functionality, 4795 Evanswood Drive is positioned as a strong long-term home for a mission-driven charter school seeking stability, visibility, and room to serve its student community.











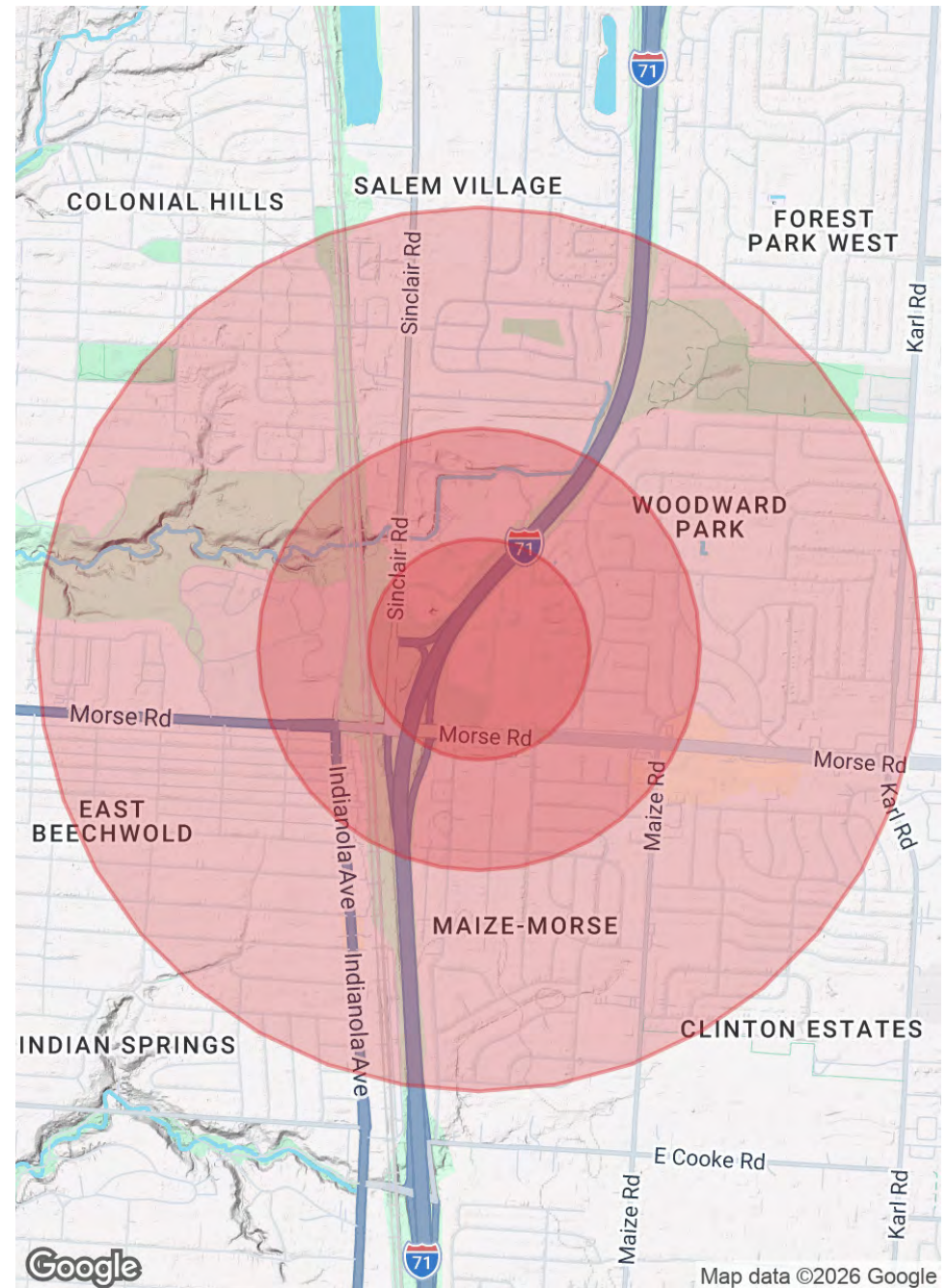
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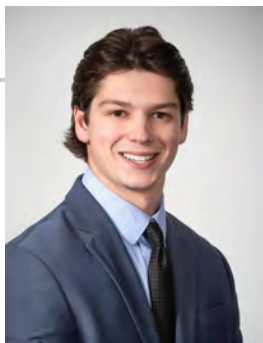
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,130	3,910	13,345
Average Age	35.5	37.2	40.4
Average Age (Male)	36.4	37.7	38.4
Average Age (Female)	30.3	34.2	41.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	503	1,749	6,113
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$67,735	\$76,643	\$88,560
Average House Value	\$230,883	\$236,249	\$262,901



**Richard Conie**

Senior Associate

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### Professional Background

Richard is an ambitious and dedicated professional specializing in commercial real estate. With a background in urban planning and development, Richard brings a unique perspective to the table, ensuring that his clients receive the most comprehensive and strategic advice for their real estate needs.

A proud graduate of Miami University of Ohio, where he majored in Urban Planning and Development, Richard has always possessed a deep fascination with the intricate dynamics of urban landscapes. His education provided him with a solid foundation in understanding the complexities of zoning regulations, land use, and the economic factors that shape real estate markets.

But Richard's expertise extends far beyond the classroom. Over the years, he has honed his skills through hands-on experience, successfully running and starting multiple companies centered around negotiation. These ventures have not only allowed him to fine-tune his business acumen but have also provided him with invaluable insights into the art of deal-making. Richard understands the power of effective negotiation and utilizes this skill to secure optimal outcomes for his clients.

While Richard may be relatively new to the commercial real estate scene, his ambition and passion for helping clients set him apart. He possesses a tireless work ethic and an unwavering commitment to excellence, always going above and beyond to ensure his clients' satisfaction. Richard approaches each transaction with a fresh perspective, seeking innovative solutions that maximize his clients' investments and align with their long-term goals.

Clients who work with Richard can expect a highly personalized and collaborative experience. He listens attentively to their unique needs and aspirations, tailoring his approach accordingly. Richard believes that successful real estate transactions are built on trust, open communication, and transparent guidance. With his exceptional interpersonal skills, he fosters strong relationships with clients, ensuring that they feel supported and informed throughout the entire process.

Whether you're a seasoned investor seeking to expand your commercial portfolio or a newcomer to the real estate market, Richard is dedicated to providing you with unparalleled service. By leveraging his expertise in urban planning, his astute negotiation abilities, and his unwavering ambition, Richard is ready to guide you towards your real estate goals, turning your vision into reality.

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