



1126 W HENDERSON RD, COLUMBUS, OH 43220



FOR MORE INFO: 216.970.5122

Austin Loconti | aloconti@passovgroup.com



PASSOV GROUP
COMMERCIAL BROKERAGE

JAKE'S RUN UPPER ARLINGTON

PROPERTY HIGHLIGHTS

OFFERING HIGHLIGHTS

- Shopping center at signalized intersection of West Henderson and Kenny
- Monument signage placement available at corner
- **1,593 SF available for Lease**

PRICING Negotiable

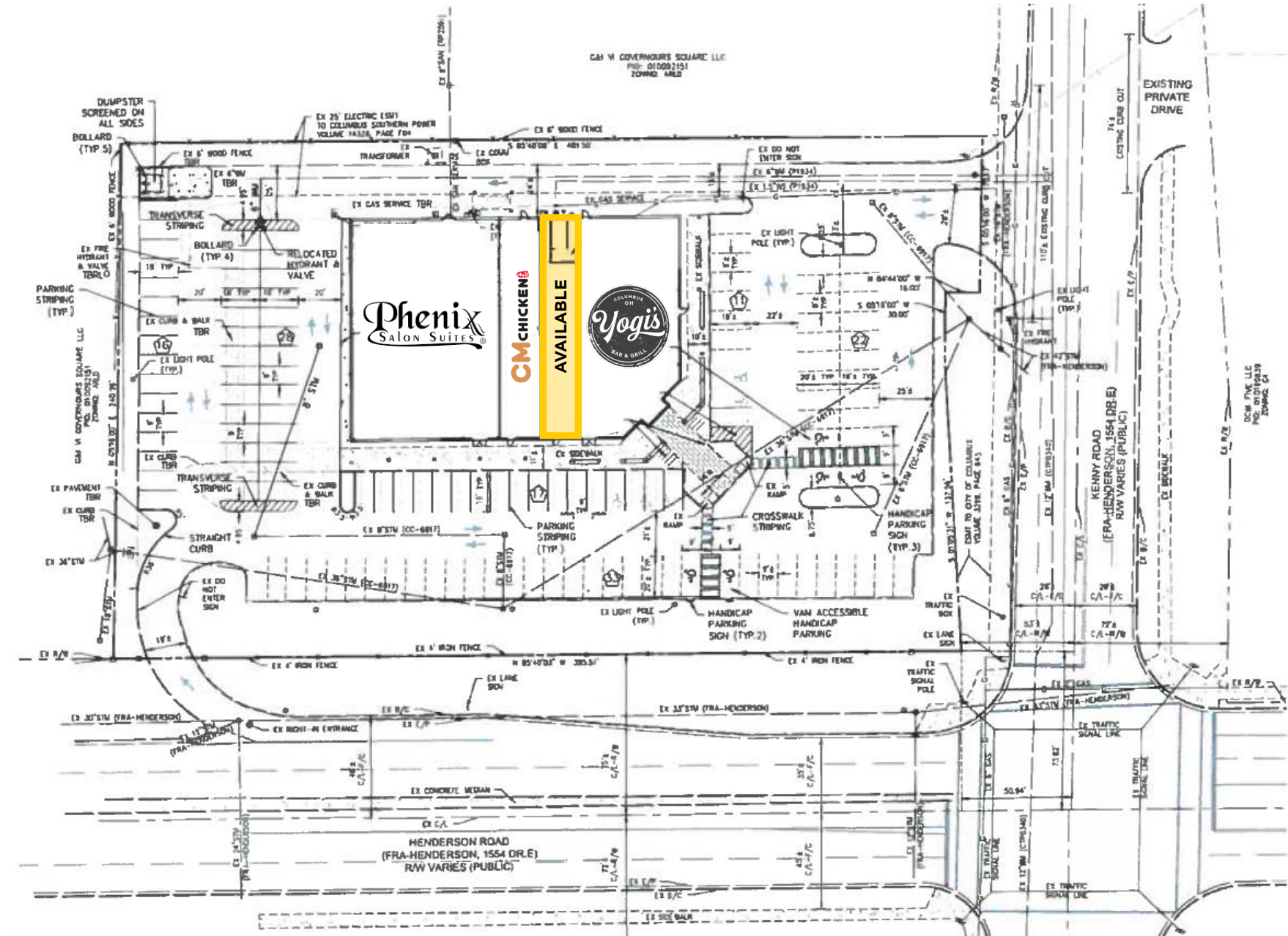
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	14,952	97,977	343,710
2029 Projection	15,061	98,603	343,264
BUSINESS	1 MILE	3 MILE	5 MILE
2024 Estimated Total Businesses	939	4,623	14,444
2024 Estimated Total Employees	6,254	36,474	153,761
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$102,497	\$128,621	\$111,399
2024 Estimated Median Household Income	\$82,803	\$95,486	\$82,003



JAKE'S RUN UPPER ARLINGTON

SITE PLAN



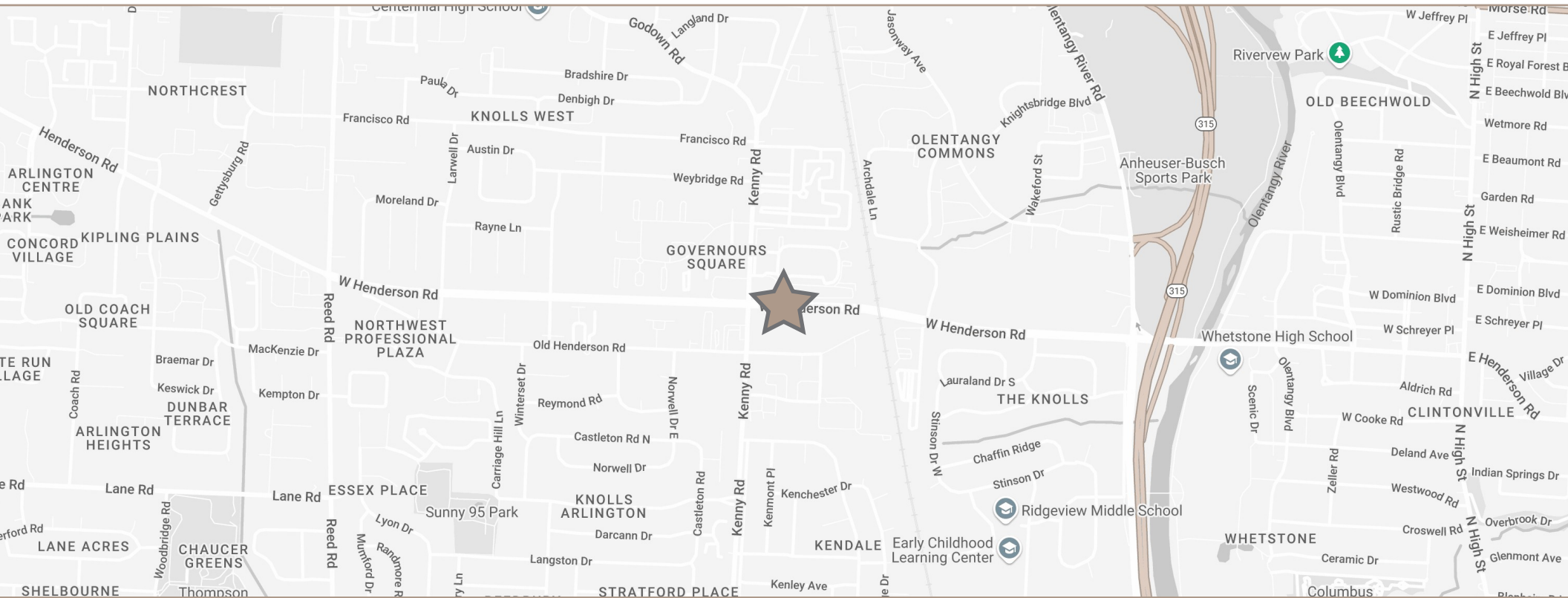
JAKE'S RUN UPPER ARLINGTON

TRADE AERIAL



JAKE'S RUN UPPER ARLINGTON

LOCATION OVERVIEW



Columbus, Ohio, the state capital and largest city, is a thriving hub for business, education, and culture. With a population nearing 1 million, it is one of the fastest-growing cities in the Midwest, attracting both residents and businesses due to its robust economy and high quality of life. Home to The Ohio State University, Columbus benefits from a strong talent pool and cutting-edge research and innovation. The city is also known for its vibrant neighborhoods, such as the Short North Arts District and German Village, which offer a mix of culture, dining, and entertainment.

The city's economy is anchored by key sectors including finance, healthcare, technology, and logistics. Major companies like Nationwide Insurance, Cardinal Health, and JPMorgan Chase have a strong presence here, contributing to a diverse and stable economy. Additionally, Columbus's

strategic location, with access to major highways, rail lines, and John Glenn Columbus International Airport, makes it a vital logistics and distribution center.

Commercial real estate opportunities in Columbus are diverse and abundant. The downtown area offers a mix of modern office spaces, retail centers, and mixed-use developments, particularly in districts like the Arena District and Easton Town Center. Emerging neighborhoods like Franklinton are becoming attractive for startups and creative industries. The suburbs, including Dublin, Westerville, and New Albany, also offer prime office parks, retail centers, and industrial spaces. Columbus's strong economy, strategic location, and growing population make it a top destination for commercial real estate investment.

