

# LUXURY APARTMENT OUT LOT AVAILABLE

COLUMBUS, OH

US-23 & TORQUE DRIVE



T MARZETTI COMPANY  
1,330 EMPLOYEES

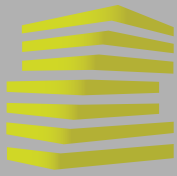
THE AVE APARTMENTS  
307 UNIT LUXURY COMPLEX



CITY OF COLUMBUS  
DIVISION OF POWER

 OHIO STATE UNIVERSITY  
67,255 STUDENTS  
3 MILES SOUTHEAST | 8 MIN DRIVE



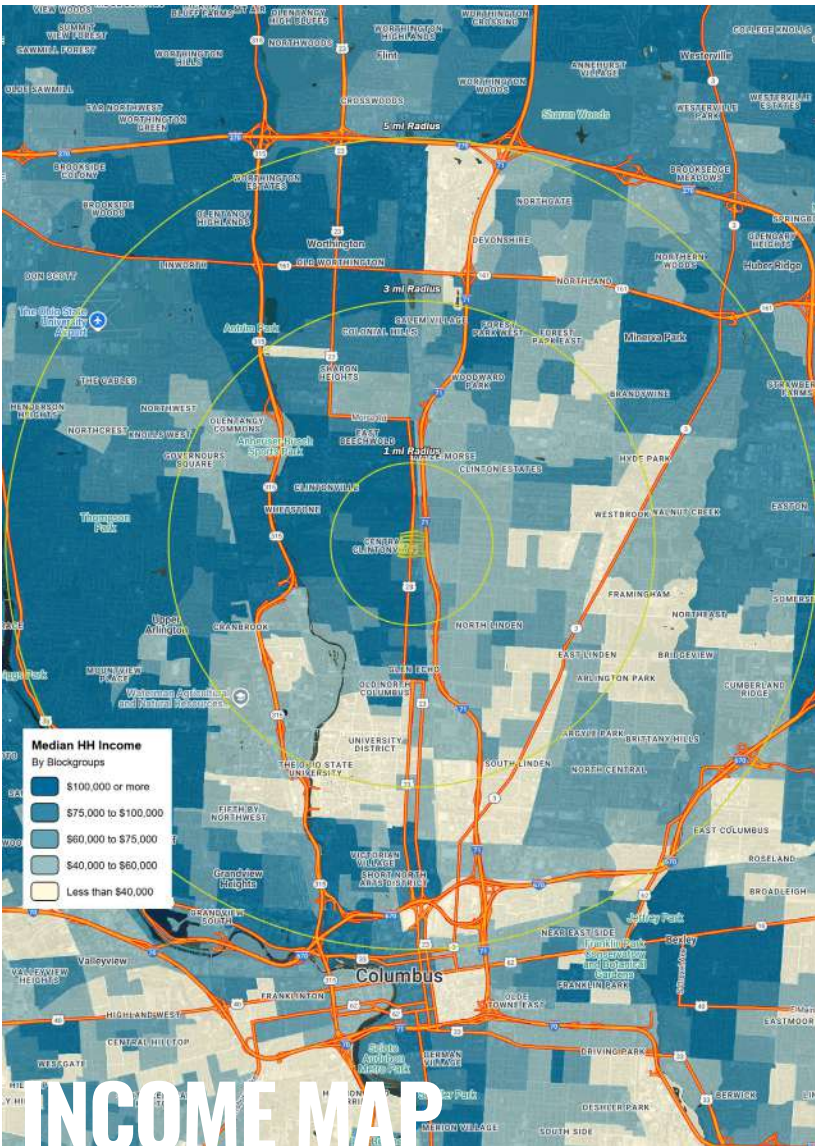


# US-23 & TORQUE DR

## NEIGHBORHOOD VIBE

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# INCOME MAP

### TRADE AREA OVERVIEW

The US-23 and Torque Drive corridor is located just north of downtown Columbus and The Ohio State University, placing it within one of the city's most active and well-connected trade areas. This prime location offers convenient access to I-71, SR-315, and I-270, providing direct routes to the urban core, surrounding suburbs, and the greater Central Ohio region.

The nearby Ohio State University serves as a major economic anchor, supporting a large student, faculty, and medical population that fuels consistent demand for retail, dining, and services. The area also benefits from proximity to OhioHealth Riverside Methodist Hospital, one of the region's largest healthcare facilities, and numerous corporate campuses and research centers.

Surrounding neighborhoods combine a mix of established residential communities, growing multifamily developments, and active commercial corridors. Retail and service businesses along High Street, US-23, and Bethel Road cater to a diverse customer base driven by students, medical professionals, and nearby residents.

With its central location, high traffic counts, and close proximity to both downtown Columbus and Ohio State University, the US-23 and Torque Drive area represents a strong and stable trade area positioned for continued commercial growth and redevelopment opportunities.

### DEMOGRAPHICS

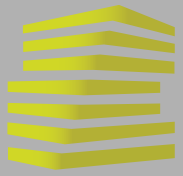
|                      | 1 mile   | 3 mile   | 5 mile   |
|----------------------|----------|----------|----------|
| <b>POPULATION</b>    | 14,974   | 161,114  | 389,484  |
| <b>HOUSEHOLDS</b>    | 6,970    | 66,235   | 166,824  |
| <b>EMPLOYEES</b>     | 8,809    | 85,440   | 211,453  |
| <b>MED HH INCOME</b> | \$97,799 | \$67,900 | \$77,792 |

### AREA RETAIL | RESTAURANTS



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## SITE PLAN & DETAILS

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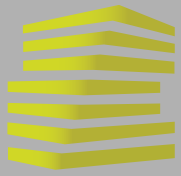
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- **EXCELLENT EXPOSURE ALONG A MAJOR NORTH-SOUTH CORRIDOR THROUGH COLUMBUS**
- **MINUTES AWAY FROM THE OHIO STATE UNIVERSITY**
- **OVER 130,000 VEHICLES PER DAY NEAR U.S. 23 / I-270, WITH CONSISTENTLY HEAVY VOLUMES IN THIS STRETCH**
- **PERFECT FOR RESTAURANT, RETAIL, MEDICAL AND MORE.**
- **SITS RIGHT IN FRONT OF THE AVE APARTMENTS, BUILT IN 2020 WITH NEARLY 300 UNITS**
- **CALL BROKER FOR PRICING**

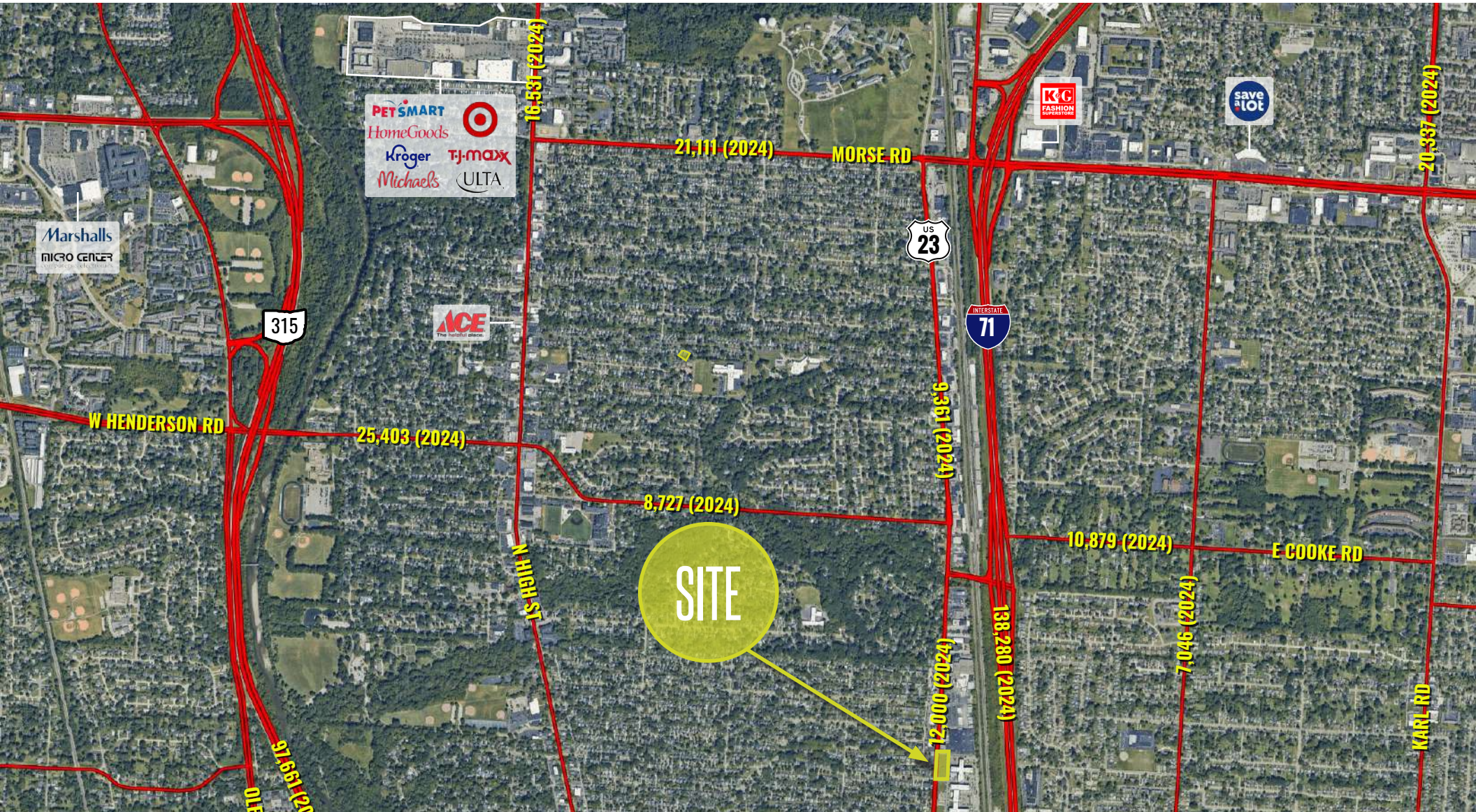


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## MARKET AERIAL

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