



**COMMERCIAL SPACE FOR SALE:**  
**4380 E. LIVINGSTON**  
**COLUMBUS, OH 43227**

**PROPERTY OVERVIEW**

**LOCATION:** 4380 LIVINGSTON AVENUE  
COLUMBUS , OHIO 43227

**SQUARE FEET :** 5,500 SF BUILDING

**COMMENTS:** HIGH TRAFFIC COMMERCIAL SITE  
50,000+ DAILY TRAFFIC COUNT  
PRIME DEVELOPMENT OPPORTUNITY  
IDEAL FOR STRIP CTR., FAST FOOD, GAS STATION, DRUGSTORE, ETC.  
ALL OR PART AVAILABLE  
ZONED C-3  
LOCATED BETWEEN HAMILTON AND HARLOW

**CONTACT:** FOR MORE INFORMATION, PLEASE CONTACT:  
**DAN SHEERAN** @ 614-629-5216  
**MIKE SEMON** @ 614-629-5217  
**DREW SMITH** @ 614-629-5293

AGENT: **DAN SHEERAN** / **MIKE SEMON** / **DREW SMITH**  
605 S. FRONT STREET / STE 200 / COLUMBUS, OH 43215  
614-224-2400 / WWW.OHIOEQUITIES.COM



**SITE** →   
**Livingston Avenue**

**Hamilton Road**





**SITE** →

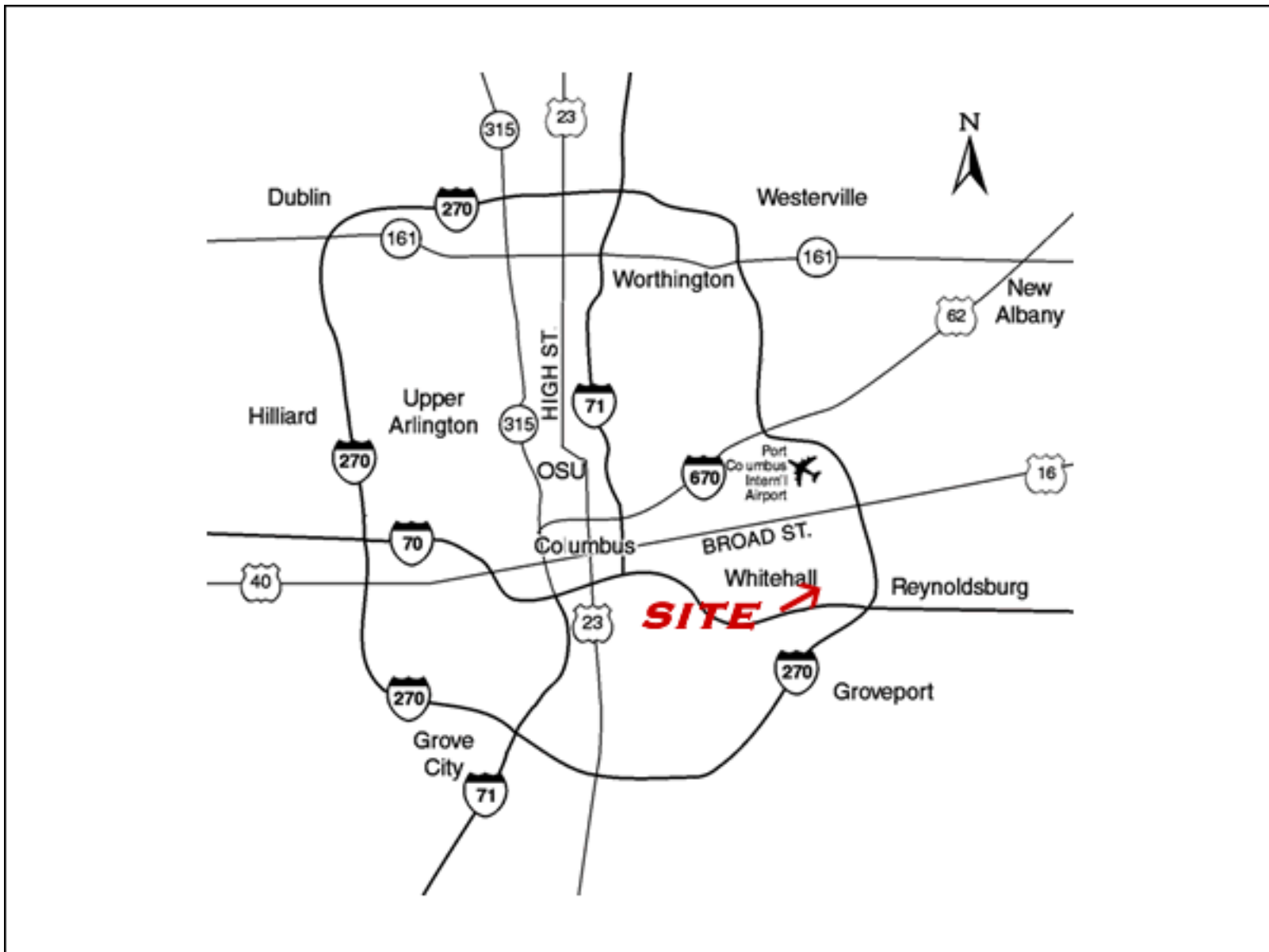
**Hamilton Road**

**Livingston Avenue**



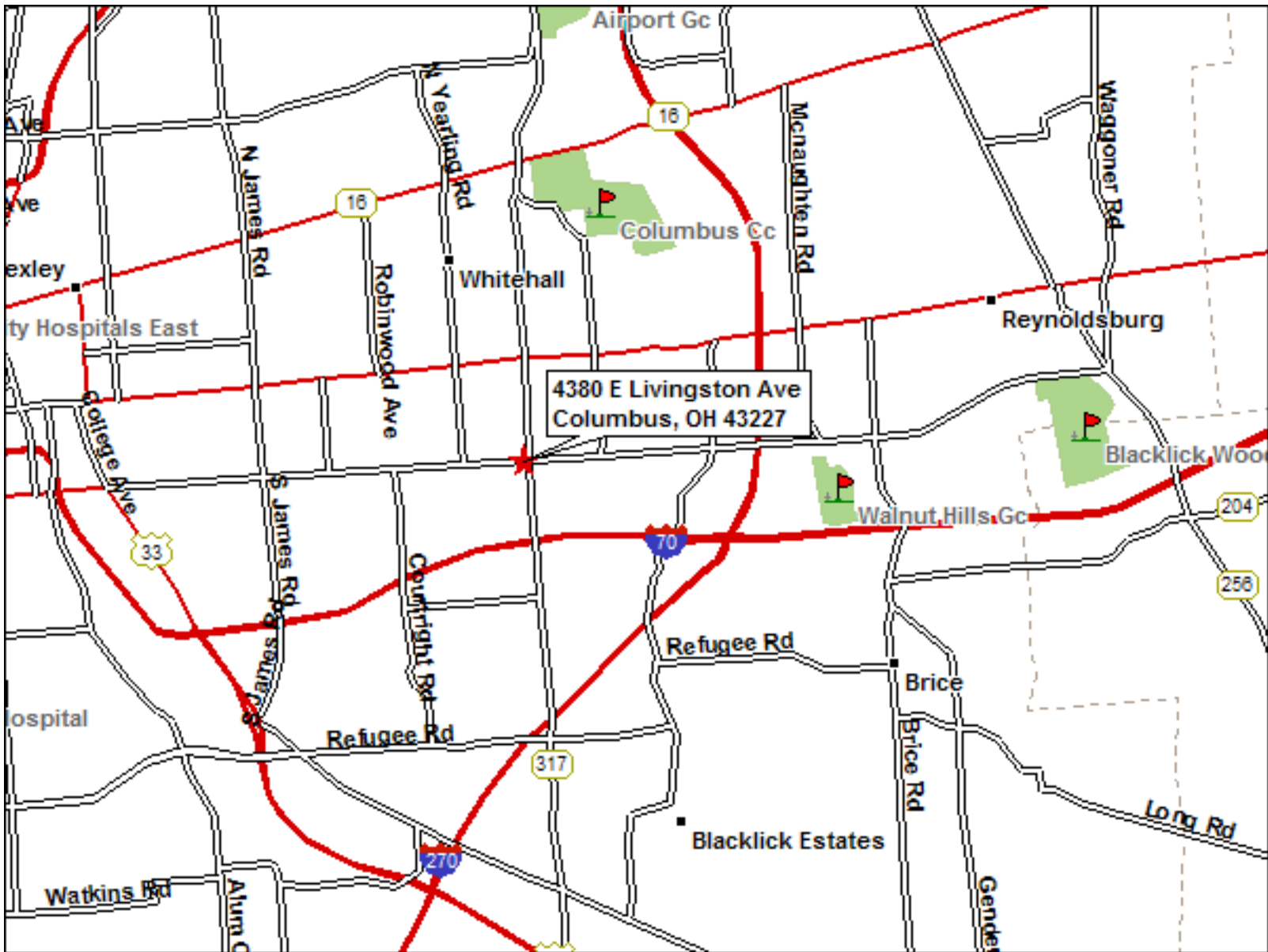


**MAP 1**





**MAP 2**



**AGENT: DAN SHEERAN / MIKE SEMON / DREW SMITH**  
605 S. FRONT STREET / STE 200 / COLUMBUS, OH 43215  
614-224-2400 / WWW.OHIOEQUITIES.COM









# 1994 - 2003 Average Daily Traffic

## How to Read the Maps

The average daily traffic (ADT, 24-hour, non-directional seasonal adjusted traffic count) is at the approximate location at which the count was taken. The counts are coded so that the last digit reflects the year of the count.

**Example: 22,002 reads 22,000 ADT in 2002.**

## Data Source

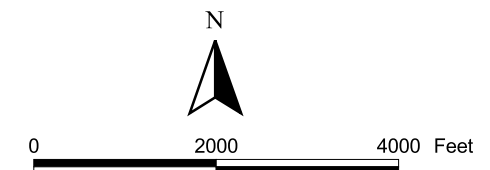
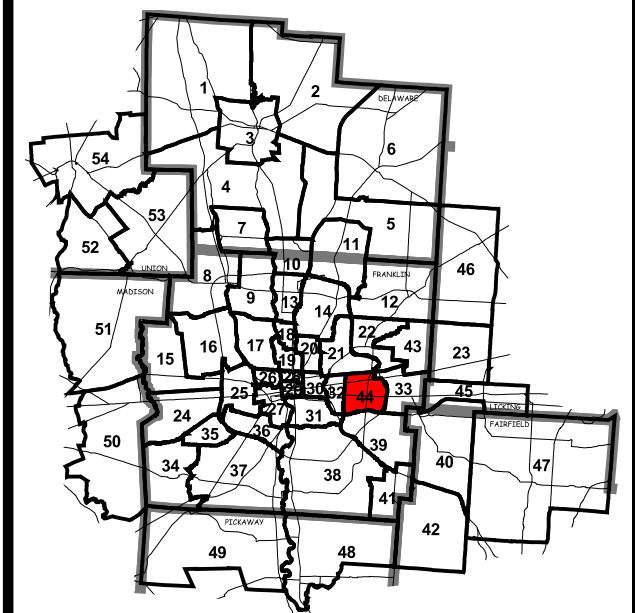
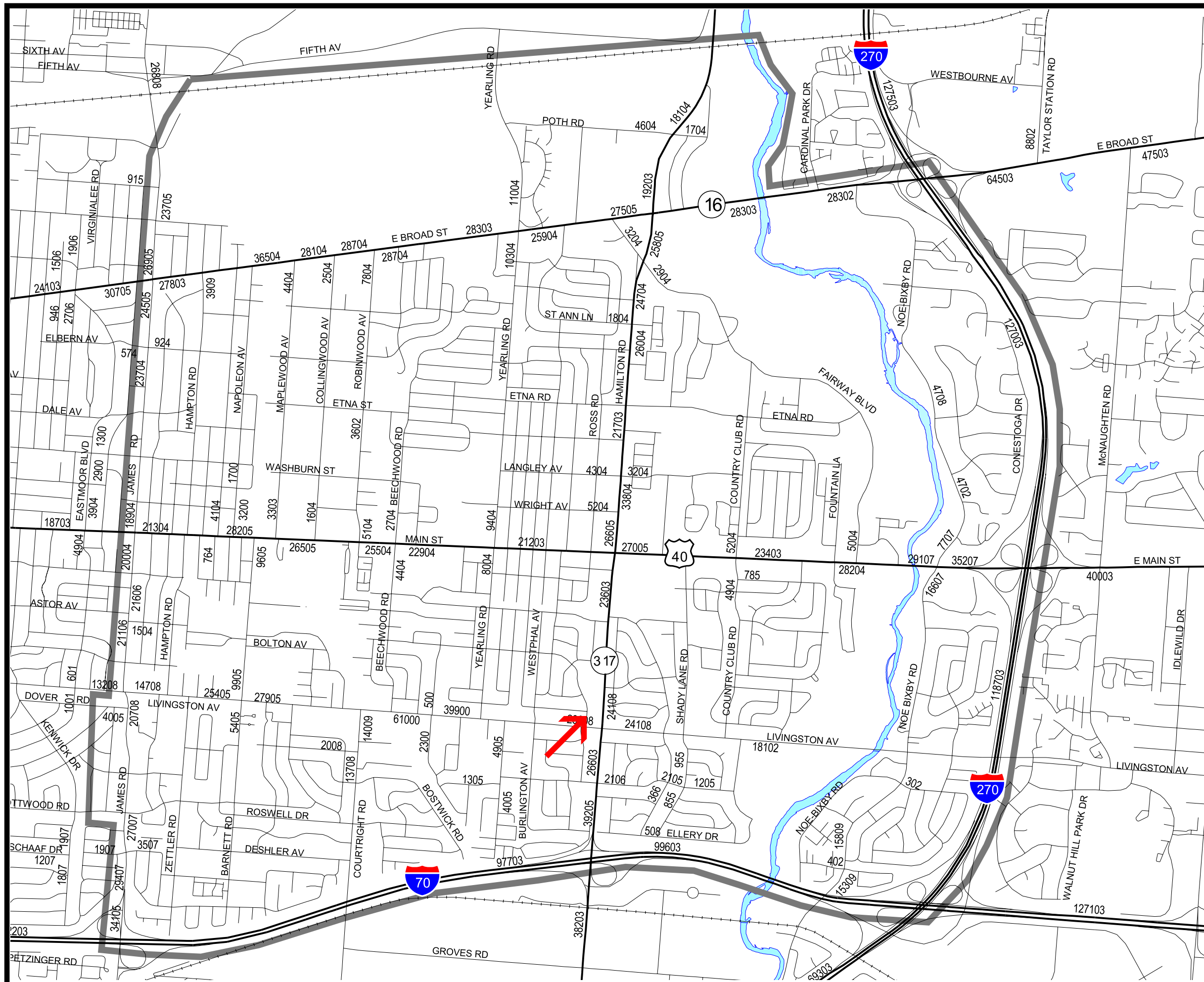
Traffic Counts reported on this map were collected from the following government agencies: ODOT, County Engineers, the City of Columbus and suburban communities, and their consultants. Counts are from 1994 - 2003 inclusively.

## Funding Source

These maps were financed by appropriations from Delaware, Fairfield, Franklin and Licking counties, municipalities within these counties, and planning funds from agencies of the United States Department of Transportation and the Ohio Department of Transportation.

## Base Mapping Source

The base mapping used was provided by ODOT and all the County Auditor offices.



## Whitehall (44)

Basic Variables (2004) Population Density



4380 E LIVINGSTON AVE,  
COLUMBUS, OH 43227

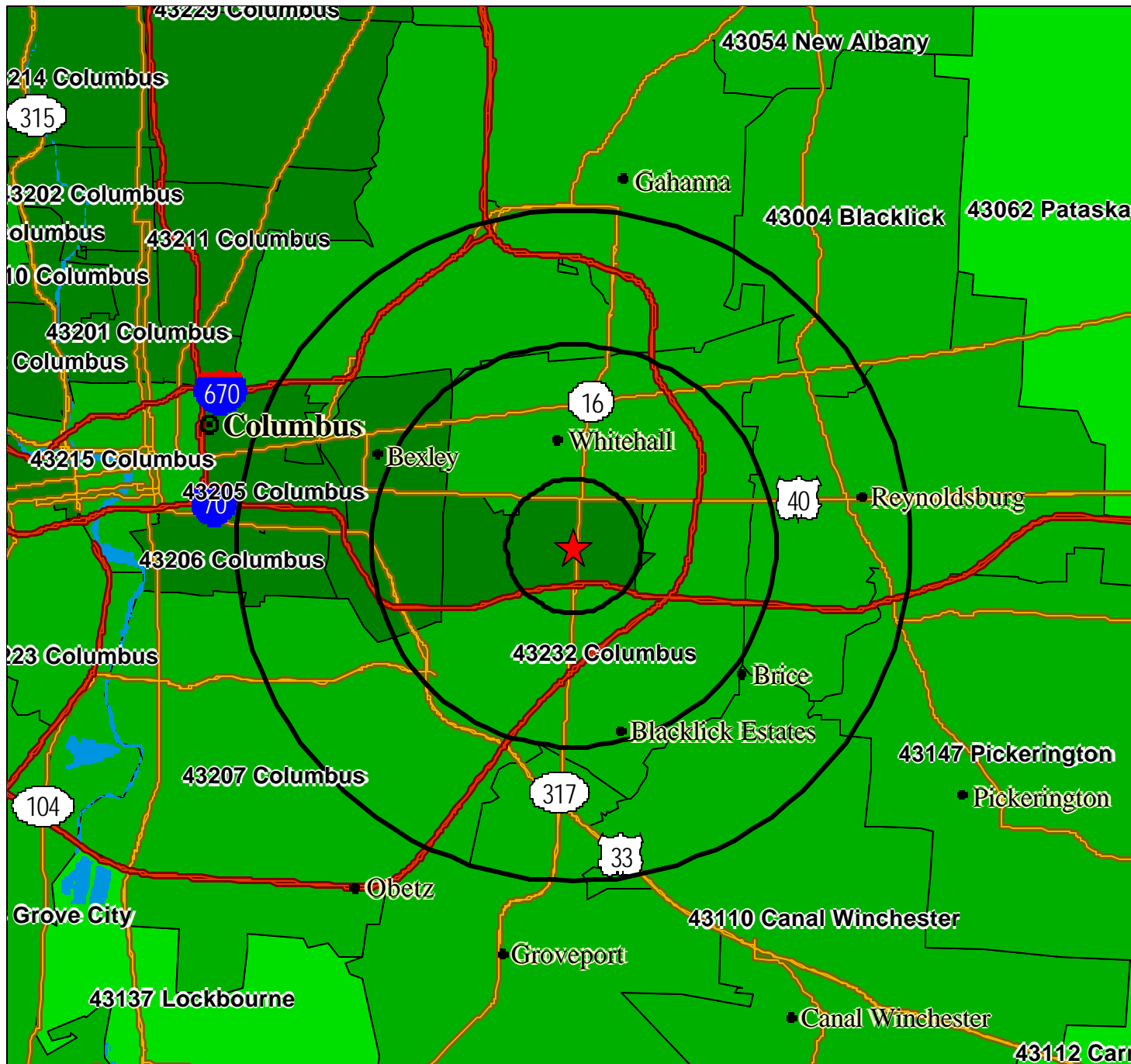
Legend

- ZIP Codes**
- Above 3,550
  - 320 to 3,550
  - 29 to 320
  - 2.60 to 29
  - Below 2.60
  - No Data

- Subject Site
- 1, 3, 5 mile radii
- Post Code Bndry
- Big City Ctr
- Medium City Ctr
- Small City Ctr
- Prim. Hwy
- Secd. Hwy
- Water Bodies

Source: Applied Geographic Solutions ? 2004.  
DemographicsNow is brought to you by SRC,  
LLC. ? 2004 All Rights Reserved

Date: 04/21/05





**Date:** 04/21/05  
**Current Geography Selection:** (3 Selected) 1, 3, 5 mile radii: 4380 E LIVINGSTON AVE, COLUMBUS, OH 43227 \*

**Lat:** 39.945187 **Long:** -82.879082  
**City:** Columbus city **Pop:** 729,396  
**County:** Franklin County **Pop:** 1,094,721  
**Zip:** 43227 **Pop:** 23,156

### Demographic Detail Summary Report

#### Population Demographics

|                                |             |             |               |                 | Percent Change |              |
|--------------------------------|-------------|-------------|---------------|-----------------|----------------|--------------|
|                                | 1990 Census | 2000 Census | 2004 Estimate | 2009 Projection | 1990 to 2000   | 2004 to 2009 |
| Total Population               | 214,100     | 227,606     | 230,540       | 233,767         | 6.3%           | 1.4%         |
| Population Density (Pop/Sq Mi) | 2,726.0     | 2,898.0     | 2,935.3       | 2,976.4         | 6.3%           | 1.4%         |
| Total Households               | 85,316      | 94,633      | 103,604       | 114,013         | 10.9%          | 10.0%        |

#### Population by Gender:

|        | 1990    | %     | 2000    | %     | 2004    | %     | 2009    | %     | 1990 to 2000 | 2004 to 2009 |
|--------|---------|-------|---------|-------|---------|-------|---------|-------|--------------|--------------|
| Male   | 101,042 | 47.2% | 107,708 | 47.3% | 109,548 | 47.5% | 111,616 | 47.8% | 6.6%         | 1.9%         |
| Female | 113,059 | 52.8% | 119,898 | 52.7% | 120,992 | 52.5% | 122,150 | 52.3% | 6.0%         | 1.0%         |

#### Population by Race/Ethnicity

|                                  |             |             |               |                 | Percent Change |              |         |       |        |       |
|----------------------------------|-------------|-------------|---------------|-----------------|----------------|--------------|---------|-------|--------|-------|
|                                  | 1990 Census | 2000 Census | 2004 Estimate | 2009 Projection | 1990 to 2000   | 2004 to 2009 |         |       |        |       |
| White                            | 148,183     | 69.2%       | 132,995       | 58.4%           | 134,354        | 58.3%        | 135,780 | 58.1% | -10.2% | 1.1%  |
| Black                            | 61,664      | 28.8%       | 81,301        | 35.7%           | 82,729         | 35.9%        | 84,357  | 36.1% | 31.8%  | 2.0%  |
| American Indian or Alaska Native | 495         | 0.2%        | 726           | 0.3%            | 737            | 0.3%         | 737     | 0.3%  | 46.6%  | 0.0%  |
| Asian                            | 2,920       | 1.4%        | 4,267         | 1.9%            | 4,311          | 1.9%         | 4,382   | 1.9%  | 46.1%  | 1.6%  |
| Some Other Race                  | 829         | 0.4%        | 2,524         | 1.1%            | 2,566          | 1.1%         | 2,603   | 1.1%  | 204.4% | 1.4%  |
| Two or More Races                |             |             | 5,792         | 2.5%            | 5,841          | 2.5%         | 5,908   | 2.5%  |        | 1.1%  |
| Hispanic Ethnicity               | 2,001       | 0.9%        | 5,171         | 2.3%            | 6,367          | 2.8%         | 7,782   | 3.3%  | 158.4% | 22.2% |
| Not Hispanic or Latino           | 212,100     | 99.1%       | 222,435       | 97.7%           | 224,173        | 97.2%        | 225,985 | 96.7% | 4.9%   | 0.8%  |

#### Population by Age

|      |      |      |      | Percent Change |         |
|------|------|------|------|----------------|---------|
| 1990 | 2000 | 2004 | 2009 | 1990           | 2004 to |

|          | <b>Census</b> |       | <b>Census</b> |       | <b>Estimate</b> |       | <b>Projection</b> |             | <b>to</b> | <b>2009</b> |
|----------|---------------|-------|---------------|-------|-----------------|-------|-------------------|-------------|-----------|-------------|
|          |               |       |               |       |                 |       |                   | <b>2000</b> |           |             |
| 0 to 4   | 16,645        | 7.8%  | 17,079        | 7.5%  | 17,854          | 7.7%  | 17,473            | 7.5%        | 2.6%      | -2.1%       |
| 5 to 14  | 29,184        | 13.6% | 33,881        | 14.9% | 34,007          | 14.8% | 34,091            | 14.6%       | 16.1%     | 0.2%        |
| 15 to 19 | 15,103        | 7.0%  | 15,461        | 6.8%  | 14,966          | 6.5%  | 15,129            | 6.5%        | 2.4%      | 1.1%        |
| 20 to 24 | 18,060        | 8.4%  | 16,682        | 7.3%  | 14,755          | 6.4%  | 13,572            | 5.8%        | -7.6%     | -8.0%       |
| 25 to 34 | 40,142        | 18.7% | 35,760        | 15.7% | 34,767          | 15.1% | 31,909            | 13.6%       | -10.9%    | -8.2%       |
| 35 to 44 | 32,109        | 15.0% | 36,022        | 15.8% | 35,304          | 15.3% | 35,283            | 15.1%       | 12.2%     | -0.1%       |
| 45 to 54 | 21,222        | 9.9%  | 29,225        | 12.8% | 31,203          | 13.5% | 32,669            | 14.0%       | 37.7%     | 4.7%        |
| 55 to 64 | 18,390        | 8.6%  | 18,158        | 8.0%  | 21,684          | 9.4%  | 26,041            | 11.1%       | -1.3%     | 20.1%       |
| 65 to 74 | 14,118        | 6.6%  | 13,875        | 6.1%  | 13,731          | 6.0%  | 15,172            | 6.5%        | -1.7%     | 10.5%       |
| 75 to 84 | 6,916         | 3.2%  | 8,703         | 3.8%  | 8,962           | 3.9%  | 9,075             | 3.9%        | 25.8%     | 1.3%        |
| 85+      | 2,210         | 1.0%  | 2,759         | 1.2%  | 3,307           | 1.4%  | 3,353             | 1.4%        | 24.8%     | 1.4%        |

**Median Age:**

|                  |      |      |      |      |
|------------------|------|------|------|------|
| Total Population | 31.9 | 33.6 | 34.7 | 36.3 |
|------------------|------|------|------|------|

**Households by Income**

|                       | <b>1990</b>   |       | <b>2000</b>   |       | <b>2004</b>     |       | <b>2009</b>       |       | <b>Percent Change</b> |                     |
|-----------------------|---------------|-------|---------------|-------|-----------------|-------|-------------------|-------|-----------------------|---------------------|
|                       | <b>Census</b> |       | <b>Census</b> |       | <b>Estimate</b> |       | <b>Projection</b> |       | <b>1990 to 2000</b>   | <b>2004 to 2009</b> |
| \$0 - \$15,000        | 19,788        | 23.2% | 15,710        | 16.6% | 16,280          | 15.7% | 16,854            | 14.8% | -20.6%                | 3.5%                |
| \$15,000 - \$24,999   | 16,448        | 19.3% | 13,035        | 13.8% | 12,916          | 12.5% | 11,823            | 10.4% | -20.8%                | -8.5%               |
| \$25,000 - \$34,999   | 15,469        | 18.1% | 14,378        | 15.2% | 14,457          | 14.0% | 14,695            | 12.9% | -7.0%                 | 1.6%                |
| \$35,000 - \$49,999   | 16,737        | 19.6% | 17,163        | 18.1% | 18,446          | 17.8% | 18,796            | 16.5% | 2.5%                  | 1.9%                |
| \$50,000 - \$74,999   | 11,453        | 13.4% | 19,013        | 20.1% | 21,302          | 20.6% | 23,281            | 20.4% | 190.7%                | 9.3%                |
| \$75,000 - \$99,999   | 3,113         | 3.6%  | 8,202         | 8.7%  | 10,478          | 10.1% | 13,923            | 12.2% | 163.5%                | 32.9%               |
| \$100,000 - \$149,999 | 1,449         | 1.7%  | 4,756         | 5.0%  | 6,761           | 6.5%  | 10,393            | 9.1%  | 228.3%                | 53.7%               |
| \$150,000 +           | 828           | 1.0%  | 2,376         | 2.5%  | 2,964           | 2.9%  | 4,246             | 3.7%  | 186.8%                | 43.3%               |
| Average Hhld Income   | \$35,338      |       | \$48,530      |       | \$51,867        |       | \$57,453          |       | 37.3%                 | 10.8%               |
| Median Hhld Income    | \$29,083      |       | \$38,049      |       | \$40,996        |       | \$46,136          |       | 30.8%                 | 12.5%               |
| Per Capita Income     | \$14,151      |       | \$20,178      |       | \$23,427        |       | \$28,138          |       | 42.6%                 | 20.1%               |

**Employment and Business**

|                     | <b>1990</b>   |       | <b>2000</b>   |       | <b>2004</b>     |       | <b>2009</b>       |       | <b>Percent Change</b> |                     |
|---------------------|---------------|-------|---------------|-------|-----------------|-------|-------------------|-------|-----------------------|---------------------|
|                     | <b>Census</b> |       | <b>Census</b> |       | <b>Estimate</b> |       | <b>Projection</b> |       | <b>1990 to 2000</b>   | <b>2004 to 2009</b> |
| Age 16 + Population | 165,527       |       | 173,609       |       | 175,820         |       | 179,336           |       | 4.9%                  | 2.0%                |
| In Labor Force      | 115,885       | 70.0% | 119,264       | 68.7% | 120,819         | 68.7% | 123,251           | 68.7% | 2.9%                  | 2.0%                |
| Employed            | 108,690       | 93.8% | 113,060       | 94.8% | 114,555         | 94.8% | 116,821           | 94.8% | 4.0%                  | 2.0%                |
| Unemployed          | 6,840         | 5.9%  | 6,012         | 5.0%  | 6,066           | 5.0%  | 6,226             | 5.0%  | -12.1%                | 2.6%                |

|                                   |         |       |        |       |        |       |        |       |        |      |
|-----------------------------------|---------|-------|--------|-------|--------|-------|--------|-------|--------|------|
| In Armed Forces                   | 339     | 0.2%  | 192    | 0.2%  | 198    | 0.2%  | 203    | 0.2%  | -43.4% | 2.9% |
| Not In Labor Force                | 49,643  | 30.0% | 54,345 | 31.3% | 55,001 | 31.3% | 56,085 | 31.3% | 9.5%   | 2.0% |
| Number of Employees (Daytime Pop) | 107,218 |       |        |       |        |       |        |       |        |      |
| Number of Establishments          | 8,094   |       |        |       |        |       |        |       |        |      |
| Emp in Blue Collar Occupations    |         |       | 43,276 | 38.3% |        |       |        |       |        |      |
| Emp in White Collar Occupations   |         |       | 69,785 | 61.7% |        |       |        |       |        |      |

**Housing Units**

|                     | <b>1990 Census</b> |       | <b>2000 Census</b> |       | <b>2004 Estimate</b> |       | <b>2009 Projection</b> |       | <b>Percent Change</b> |                     |
|---------------------|--------------------|-------|--------------------|-------|----------------------|-------|------------------------|-------|-----------------------|---------------------|
|                     |                    |       |                    |       |                      |       |                        |       | <b>1990 to 2000</b>   | <b>2004 to 2009</b> |
| Total Housing Units | 92,316             |       | 103,016            |       | 112,754              |       | 123,984                |       | 11.6%                 | 10.0%               |
| Owner Occupied      | 45,233             | 49.0% | 50,223             | 48.8% | 55,708               | 49.4% | 62,303                 | 50.3% | 11.0%                 | 11.8%               |
| Renter Occupied     | 40,086             | 43.4% | 44,410             | 43.1% | 47,895               | 42.5% | 51,710                 | 41.7% | 10.8%                 | 8.0%                |
| Vacant              | 6,998              | 7.6%  | 8,383              | 8.1%  | 9,151                | 8.1%  | 9,971                  | 8.0%  | 19.8%                 | 9.0%                |

**Vehicles Available**

|                                | <b>1990 Census</b> |       | <b>2000 Census</b> |       | <b>2004 Estimate</b> |       | <b>2009 Projection</b> |       | <b>Percent Change</b> |                     |
|--------------------------------|--------------------|-------|--------------------|-------|----------------------|-------|------------------------|-------|-----------------------|---------------------|
|                                |                    |       |                    |       |                      |       |                        |       | <b>1990 to 2000</b>   | <b>2004 to 2009</b> |
| Average Vehicles Per Household | 1.60               |       | 1.40               |       | 1.60                 |       | 1.70                   |       | -10.7%                | 10.6%               |
| 0 Vehicles Available           | 9,536              | 10.1% | 10,183             | 10.8% | 11,107               | 10.7% | 12,182                 | 10.7% | 6.8%                  | 9.7%                |
| 1 Vehicle Available            | 32,689             | 34.8% | 39,482             | 41.7% | 43,162               | 41.7% | 47,417                 | 41.6% | 20.8%                 | 9.9%                |
| 2+ Vehicles Available          | 51,848             | 55.1% | 44,967             | 47.5% | 49,335               | 47.6% | 54,415                 | 47.7% | -13.3%                | 10.3%               |

**Marital Status**

|                         | <b>1990 Census</b> |       | <b>2000 Census</b> |       | <b>2004 Estimate</b> |       | <b>2009 Projection</b> |       | <b>Percent Change</b> |                     |
|-------------------------|--------------------|-------|--------------------|-------|----------------------|-------|------------------------|-------|-----------------------|---------------------|
|                         |                    |       |                    |       |                      |       |                        |       | <b>1990 to 2000</b>   | <b>2004 to 2009</b> |
| Age 15+ Population      | 168,270            |       | 176,645            |       | 178,648              |       | 182,264                |       | 5.0%                  | 2.0%                |
| Married, Spouse Present | 82,508             | 49.0% | 75,398             | 42.7% | 75,661               | 42.4% | 74,200                 | 40.7% | -8.6%                 | -1.9%               |
| Married, Spouse Absent  | 4,234              | 2.5%  | 7,933              | 4.5%  | 8,631                | 4.8%  | 10,608                 | 5.8%  | 87.4%                 | 22.9%               |
| Divorced                | 20,447             | 12.2% | 25,065             | 14.2% | 11,434               | 6.4%  | 11,059                 | 6.1%  | 22.6%                 | -3.3%               |
| Widowed                 | 11,935             | 7.1%  | 11,684             | 6.6%  | 25,581               | 14.3% | 27,028                 | 14.8% | -2.1%                 | 5.7%                |

Never Married 49,146 29.2% 56,565 32.0% 57,340 32.1% 59,369 32.6% 15.1% 3.5%

**Educational Attainment**

|                         | 1990    |       | 2000    |       | 2004     |       | 2009       |       | Percent Change |              |
|-------------------------|---------|-------|---------|-------|----------|-------|------------|-------|----------------|--------------|
|                         | Census  |       | Census  |       | Estimate |       | Projection |       | 1990 to 2000   | 2004 to 2009 |
| Age 25+ Population      | 135,107 |       | 144,502 |       | 148,958  |       | 153,506    |       | 7.0%           | 3.1%         |
| Grade K - 8             | 7,073   | 5.2%  | 4,024   | 2.8%  | 5,132    | 3.5%  | 5,304      | 3.5%  | -43.1%         | 3.4%         |
| Grade 9 - 12            | 20,897  | 15.5% | 18,281  | 12.7% | 18,752   | 12.6% | 19,301     | 12.6% | -12.5%         | 2.9%         |
| High School Graduate    | 45,162  | 33.4% | 47,501  | 32.9% | 49,028   | 32.9% | 50,402     | 32.8% | 5.2%           | 2.8%         |
| Some College, No Degree | 28,343  | 21.0% | 33,898  | 23.5% | 34,949   | 23.5% | 36,021     | 23.5% | 19.6%          | 3.1%         |
| Associates Degree       | 7,746   | 5.7%  | 8,296   | 5.7%  | 8,477    | 5.7%  | 8,699      | 5.7%  | 7.1%           | 2.6%         |
| Bachelor's Degree       | 17,389  | 12.9% | 21,137  | 14.6% | 21,889   | 14.7% | 22,664     | 14.8% | 21.6%          | 3.5%         |
| Graduate Degree         | 8,478   | 6.3%  | 10,416  | 7.2%  | 10,731   | 7.2%  | 11,115     | 7.2%  | 22.9%          | 3.6%         |
| No Schooling Completed  |         |       | 949     | 0.7%  |          |       |            |       |                |              |

\* Reports requiring summarization use only the largest Radius or Drive Time around each center point to calculate results.

Current year data is for the year **2004**, 5 year projected data is for the year **2009**. More [About Our Data](#).  
Demographic data © 2004 by Experian/Applied Geographic Solutions.



NAI Site Right is brought to you by [SRC, LLC](#).  
© 2004 All Rights Reserved



SERVING CENTRAL OHIO'S REAL ESTATE NEEDS SINCE 1971

VIEW OUR PROPERTIES



DAN SHEERAN



AGGRESSIVE VOLUME OF LISTINGS EACH YEAR SUCCESSFULLY SOLD OR LEASED.

MORE THAN 25 YEARS EXPERIENCE IN COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE.

BROADLY BASED EXPERIENCE WORKING IN A VARIETY OF INDUSTRIES, FROM RESTAURANTS TO FAST FOOD OUTLETS, FROM INDUSTRIAL FACILITIES TO OFFICES.

INNOVATOR IN THE REAL ESTATE MARKET, SKILLFULLY MATCHING CLIENTS WITH PROPERTIES AND NEGOTIATING THE VERY BEST TERMS.

PH: 614-629-5216 FAX: 614-224-5436

[INFO@OHIOEQUITIES.COM](mailto:INFO@OHIOEQUITIES.COM)

SERVING CENTRAL OHIO'S REAL ESTATE NEEDS SINCE 1971

VIEW OUR PROPERTIES



MIKE SEMON, CBR



MIKE SEMON IS AN ASSOCIATE OF NAI OHIO EQUITIES, LLC AND HAS OVER 5 YEARS EXPERIENCE IN CORPORATE REAL ESTATE SERVICES, AND LANDLORD REPRESENTATION SERVICES.

PROVIDING INDUSTRIAL, COMMERCIAL, RETAIL, INVESTMENT, OFFICE, AND LAND EXPERTISE AT OHIO EQUITIES FOR MORE THAN 4 YEARS.

MIKE HAS BEEN INVOLVED IN REAL ESTATE TRANSACTIONS TOTALING MORE THAN \$20 MILLION.

MIKE IS A GRADUATE OF OHIO NORTHERN UNIVERSITY.

HE IS A MEMBER OF THE COLUMBUS BOARD OF REALTORS, AND CANDIDATE FOR CCIM, AND CCIIR.

PH: 614-629-5217 FAX: 614-224-5436

[MJSEMON@OHIOEQUITIES.COM](mailto:MJSEMON@OHIOEQUITIES.COM)