



70,000 SF WONDER BREAD FACILITY REDEVELOPMENT

697 N. FOURTH STREET - COLUMBUS, OH 43215

SITUATED
ON
1.9 ACRES

RESTAURANT
SPACE
AVAILABLE
2,500 SF USABLE
\$18.00/SF

LOCATED OFF I-670
WITH INTERSTATE
VISIBILITY

100 PARKING
SPACES
WITH ACCESS
TO
ADDITIONAL
SPACES

CONTACT INFO

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www.smithrealtypartners.com



- Site is located on the rapidly developing Fourth Street corridor right off of I-670 with interstate visibility and surrounded by new residential and office development.
- Landmark within the Italian Village Neighborhood.
- Waggenbrenner project (across the street) will begin in the next 5 months and will consist of 240 units with office. Future plans to include 700+ units, and two office buildings fronting I-670.
- Other exciting happenings: Brew Pub going in at 4th St. & 4th Avenue.
- Café just went in at 4th Street & 3rd Avenue.
- 13,000 + cars pass by per day



Smith Realty Partners, 5003 Horizons Drive, Suite 100, Columbus, OH 43220 614-973-5000

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EXTERIOR PROPERTY PHOTOGRAPHS 697 N. FOURTH STREET – COLUMBUS OH 43215



CONTACT INFORMATION:

Randy Sokol

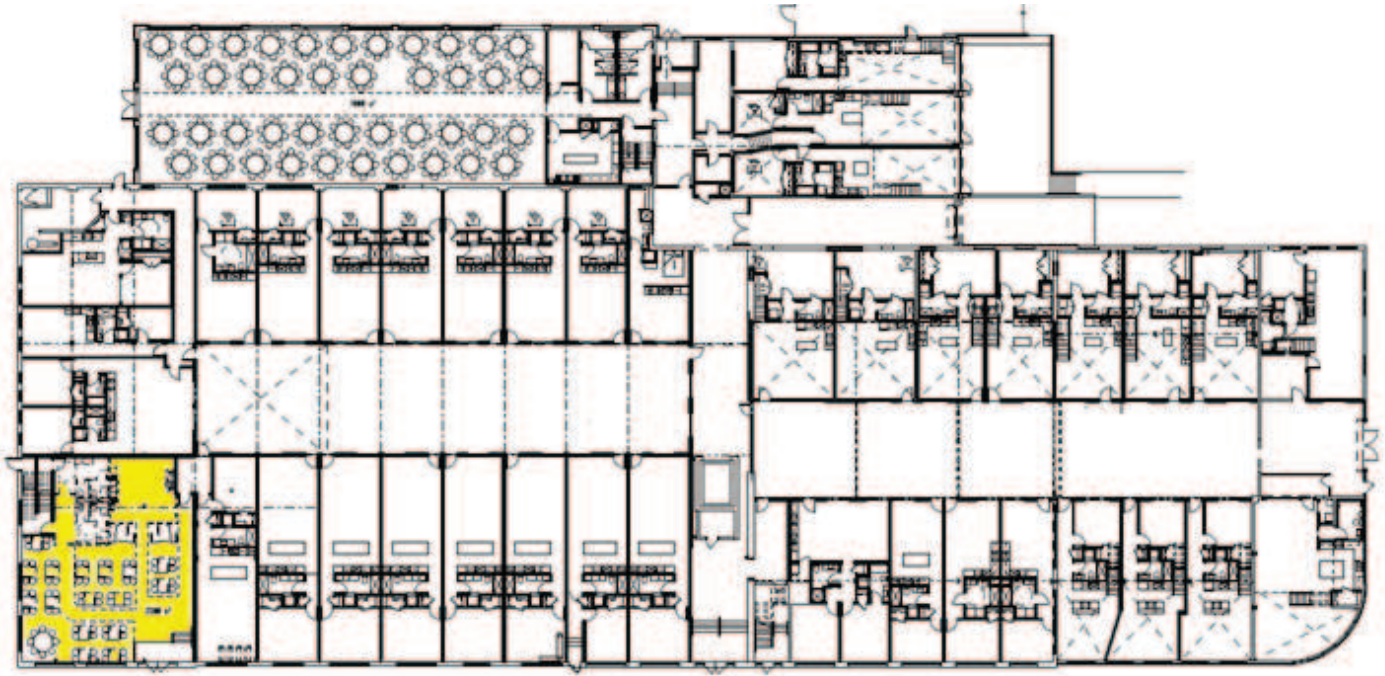
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FLOOR PLAN SHOWING RESTAURANT LOCATION 697 N. FOURTH STREET – COLUMBUS OH 43215



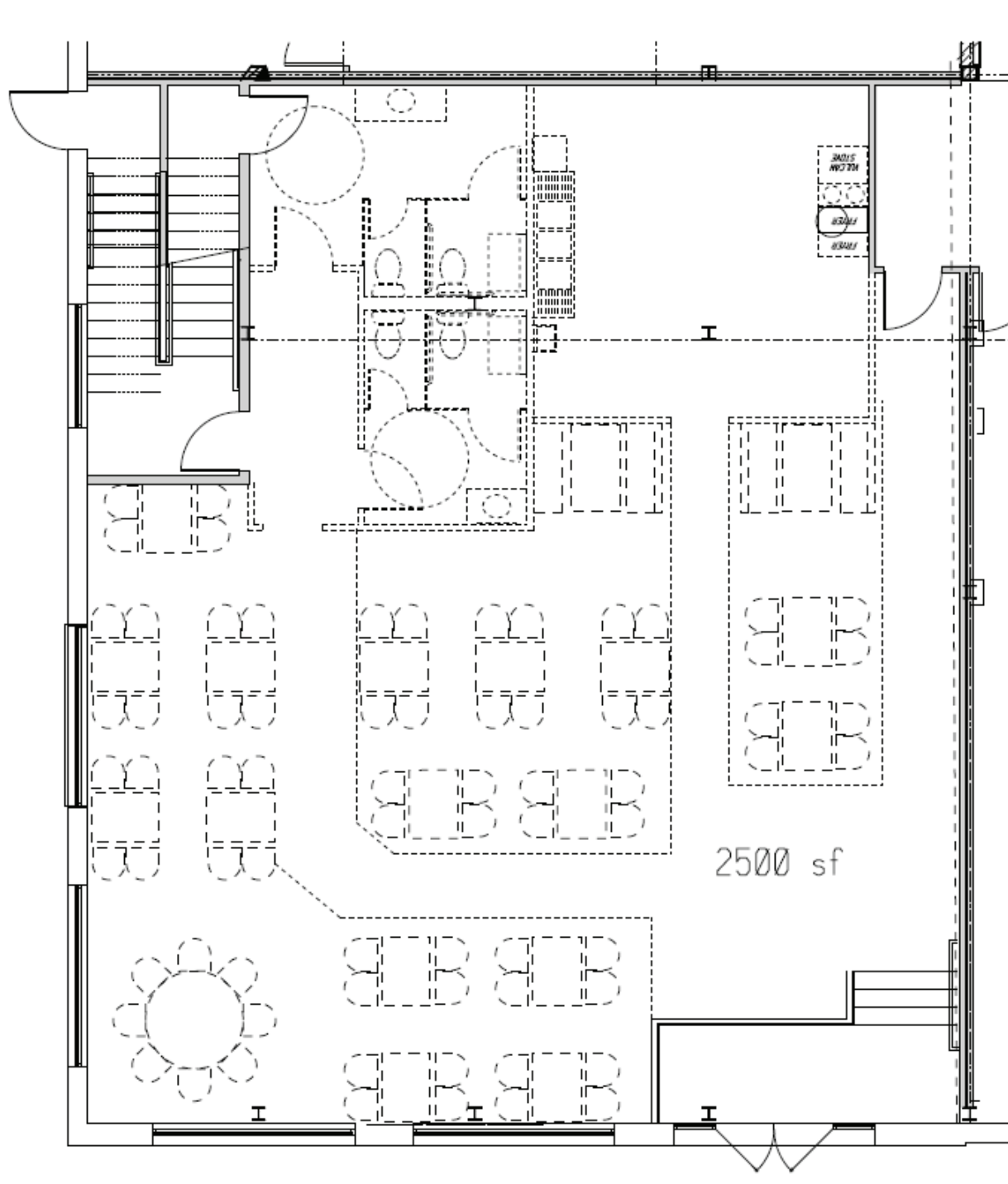
Restaurant Location

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RESTAURANT FLOOR PLAN

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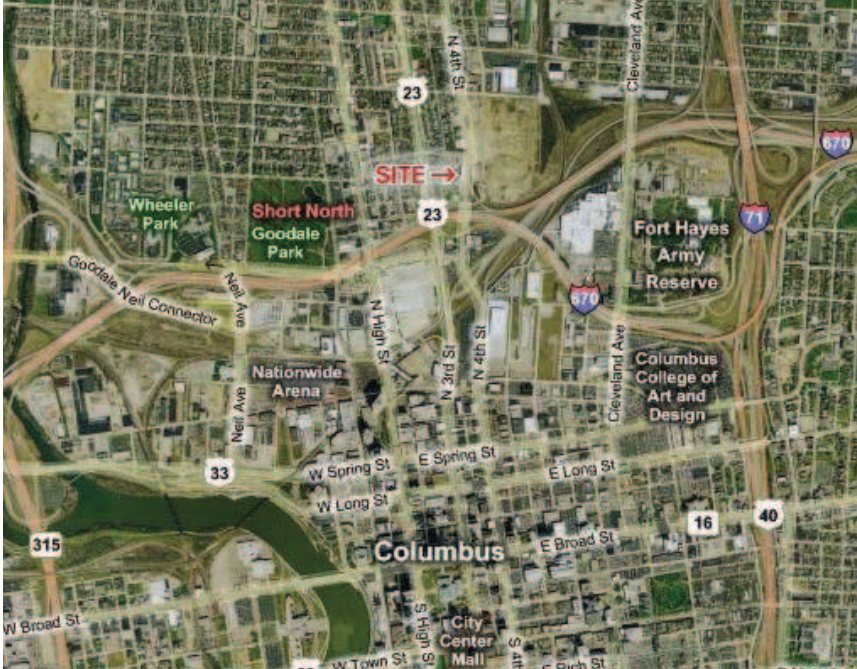


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AERIAL & LOCATION MAPS

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AERIAL IMAGERY

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DEMOGRAPHICS

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Households

	1 Mile	3 Mile	5 Mile
2015 Projection	14,197	66,485	145,763
2010 Households	13,836	65,163	145,097
2000 Census	13,003	62,490	145,824
Historic Annual Growth 2000 - 2010	6%	4%	-1%
Projected Annual Growth 2010 - 2015	3%	2%	0%
Owner	1,843	21,298	72,962
Renter	11,209	45,046	80,966

Population By Race

	1 Mile	3 Mile	5 Mile
White	22,369	92,985	213,285
Black or African American	6,174	42,456	106,234
Hispanic	1,465	5,252	11,458
Asian	2,264	9,691	14,915
Pacific Islanders	36	36	36
Native American	104	104	104

Income

	1 Mile	3 Mile	5 Mile
Median Household Income	\$22,391	\$30,237	\$36,514
Average Household Income	\$22,943	\$32,741	\$37,594
Per Capita Income	\$13,829	\$16,806	\$18,993

Education

	1 Mile	3 Mile	5 Mile
Less than a 9th grade education	574	3,734	10,335
Some high school, but no diploma	1,445	11,409	32,625
A high school degree	1,764	16,290	52,180
At least a high school degree	9,774	63,510	166,323
Some college or an Associate's degree	2,659	18,105	47,924
A Bachelor's degree	3,243	17,763	40,380
At least a Bachelor's degree	5,352	29,116	66,219
A post graduate degree	2,110	11,353	25,839

Employment

	1 Mile	3 Mile	5 Mile
Labor Force	17,051	75,966	172,117
Total Employed	14,751	65,162	148,957
Unemployment Rate	15%	15%	14%
Unemployed	2,205	10,313	22,025

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