

LUXURY APARTMENT OUT LOT AVAILABLE

COLUMBUS, OH

US-23 & TORQUE DRIVE

SITE

T MARZETTI COMPANY
1,330 EMPLOYEES

THE AVE APARTMENTS
300 UNIT LUXURY COMPLEX

Weiland's
MARKET

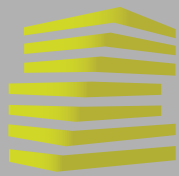
CITY OF COLUMBUS
DIVISION OF POWER



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



LOCATION.
commercial real estate



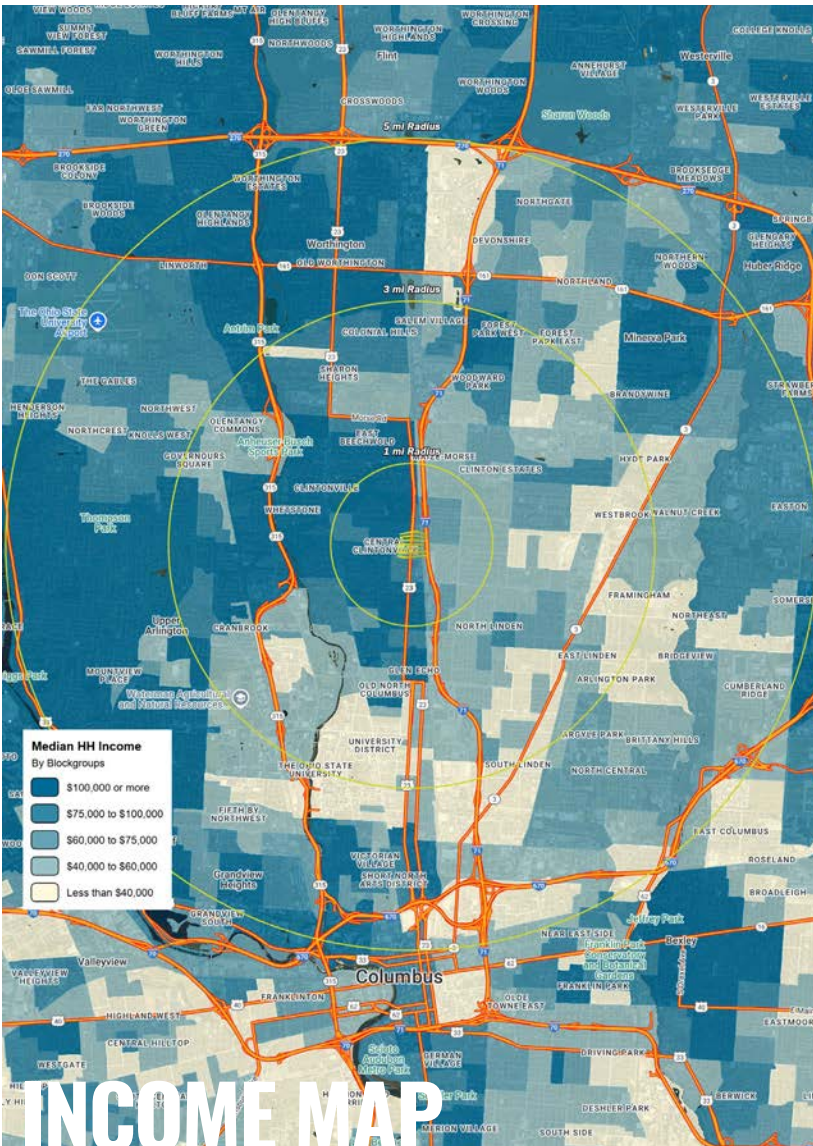
US-23 & TORQUE DR

NEIGHBORHOOD VIBE

URI STARR | REAGAN CHRISTIE

614.401.8110 (OFFICE)
617.733.0387 (MOBILE)
Uri@LocationCRE.com

614.401.8110 (OFFICE)
419.279.3225 (MOBILE)
Reagan@LocationCRE.com



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.

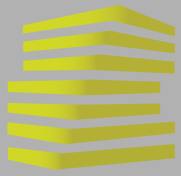
With its central location, high traffic counts, and close proximity to both downtown Columbus and Ohio State University, the US-23 and Torque Drive area represents a strong and stable trade area positioned for continued commercial growth and redevelopment opportunities.

DEMOGRAPHICS

	3 mile	5 mile	10 mile
POPULATION	15,103	162,888	390,468
HOUSEHOLDS	7,036	67,013	166,885
EMPLOYEES	2,889	44,400	178,149
MED HH INCOME	\$96,372	\$67,108	\$76,817

AREA RETAIL | RESTAURANTS





US-23 & TORQUE DR

SITE PLAN & DETAILS

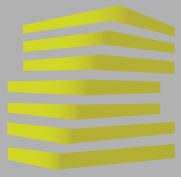
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- **EXCELLENT EXPOSURE ALONG A MAJOR NORTH-SOUTH CORRIDOR THROUGH COLUMBUS**
- **MINUTES AWAY FROM THE OHIO STATE UNIVERSITY**
- **NEARLY 80,000 VEHICLES PER DAY NEAR U.S. 23 / I-270, WITH CONSISTENTLY HEAVY VOLUMES IN THIS STRETCH**
- **PERFECT FOR RESTAURANT, RETAIL, MEDICAL AND MORE.**
- **SITS RIGHT IN FRONT OF THE AVE APARTMENTS, BUILT IN 2020 WITH NEARLY 300 UNITS**
- **CALL BROKER FOR PRICING**



US-23 & TORQUE DR

MARKET AERIAL

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