

EXCLUSIVE

4551 Wright Avenue

Whitehall, OH

**AVAILABLE
RETAIL PROPERTY**

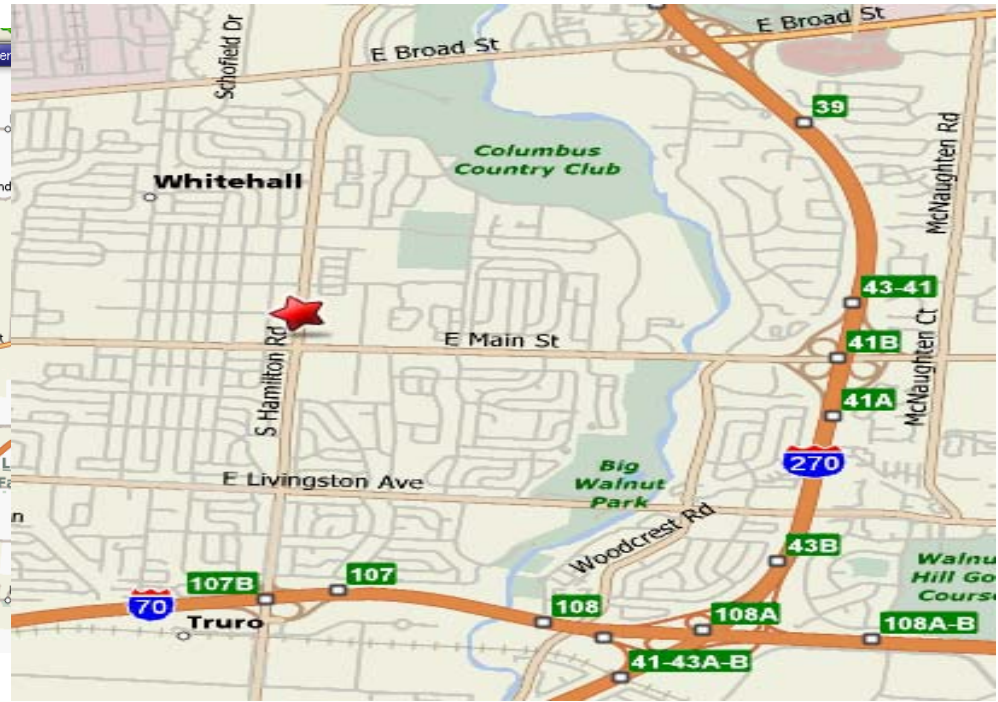
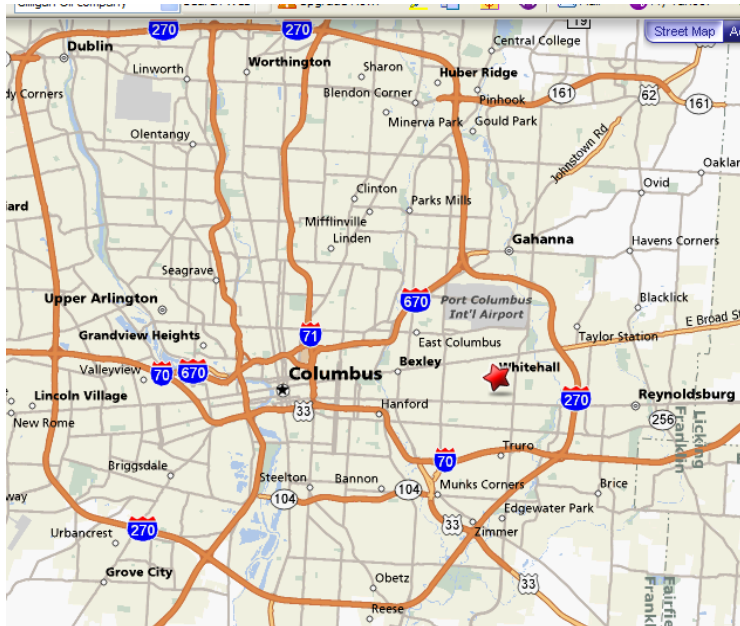
Presented by

E.J. Schottenstein
Real Estate LLC

Steve Master

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Former Auto Parts Facility



- **Adjacent to a former oil & lube facility**
 - **10,800 square foot building**
- **Excellent redevelopment opportunity**

Located on the east side of Columbus

The information contained within this packet is from sources that are believed to be accurate. This does not guarantee their accuracy. An independent investigation of this property should be conducted to better analyze all data.

Schottenstein: The trusted name
in Central Ohio Real Estate



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Vital Stats of the Area

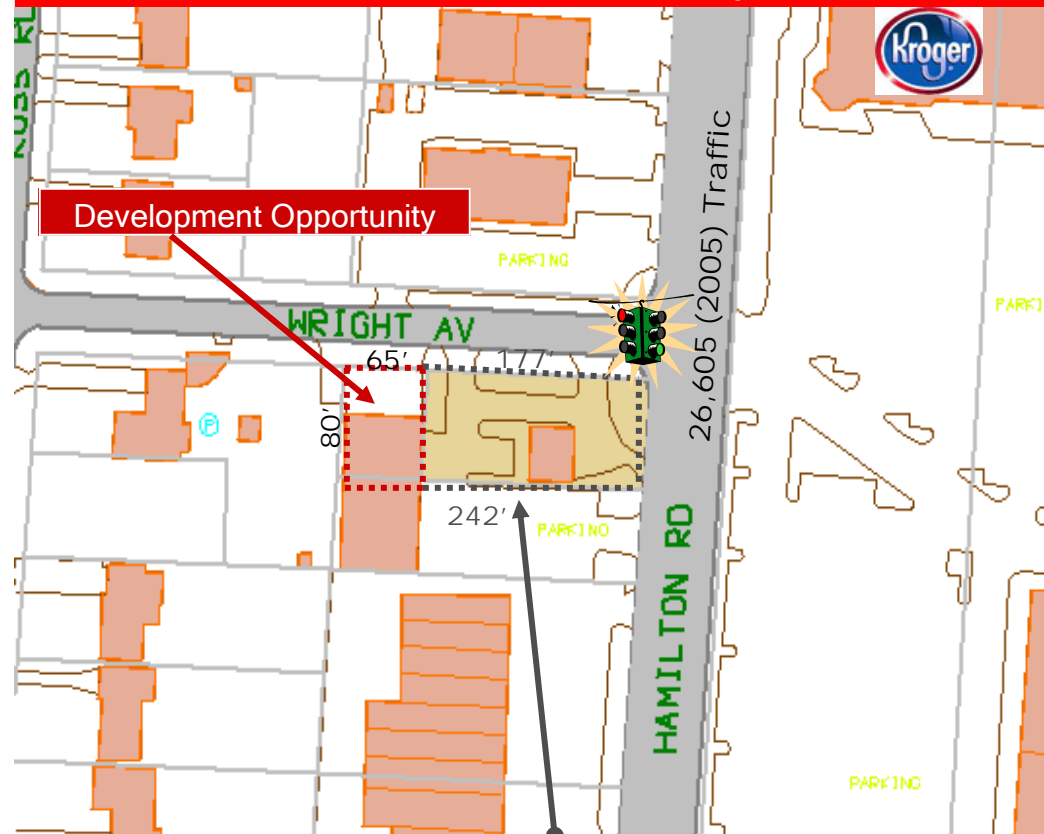
Estimated Demographics (2000)

Radius:	1 Mile	3 Mile	5 Mile
Population	24,665	135,385	265,816
# HH:	11,147	62,171	118,676
Avg Median Income:	\$ 37,938	\$40,835	\$41,794
Unemployment rate	4.0%	5.0%	5.0%
Population Inc. ('00-'10)	29 (0%)	1,655 (1%)	7,682 (3%)

Other Useful Facts

- Adjacent to retail development & a rebuilt Kroger facility
- High traffic count on Hamilton Rd
 - Very dense population
 - Former auto parts building
 - Building is 10,800 square feet

Available immediately.



Note: this location is also available for sale (former Valvoline)

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