

**EXCLUSIVE**

4551 Wright Avenue

Whitehall, OH

**AVAILABLE  
RETAIL PROPERTY**

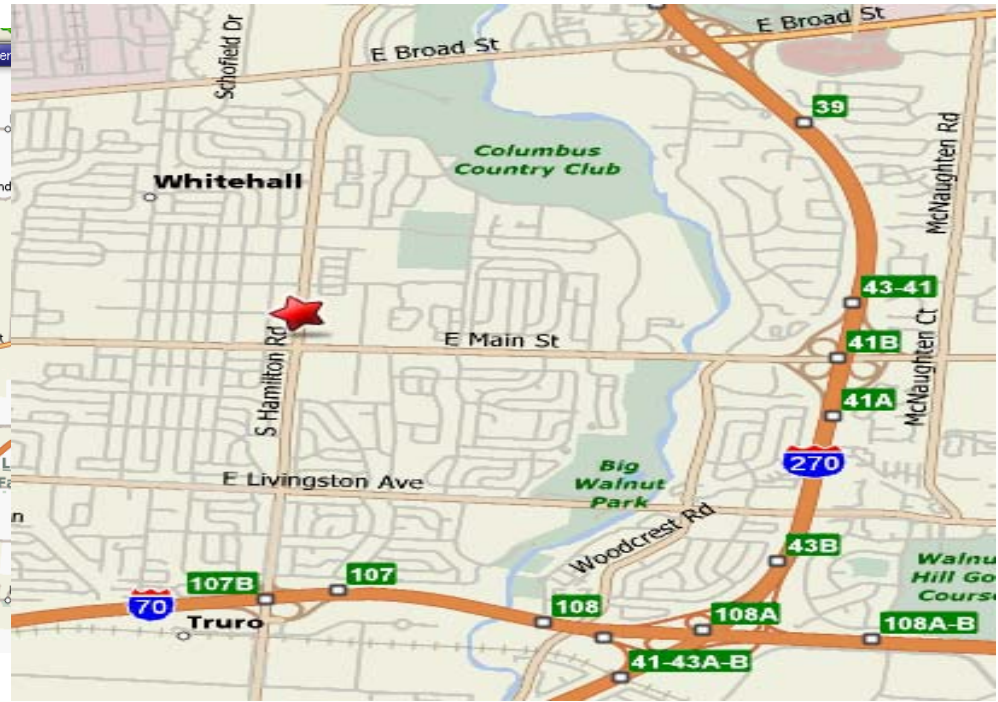
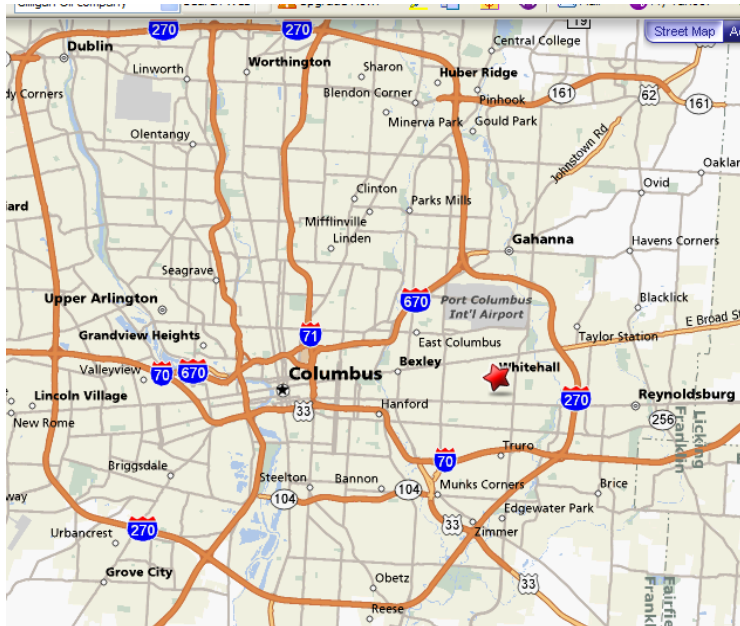
Presented by

**E.J. Schottenstein**  
Real Estate LLC

**Steve Master**

Commercial Real Estate Specialist  
614-428-6105, ext. 2262  
Steven@ejschottenstein.com

**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



# 4551 Wright Avenue, Whitehall OH

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## Vital Stats of the Area

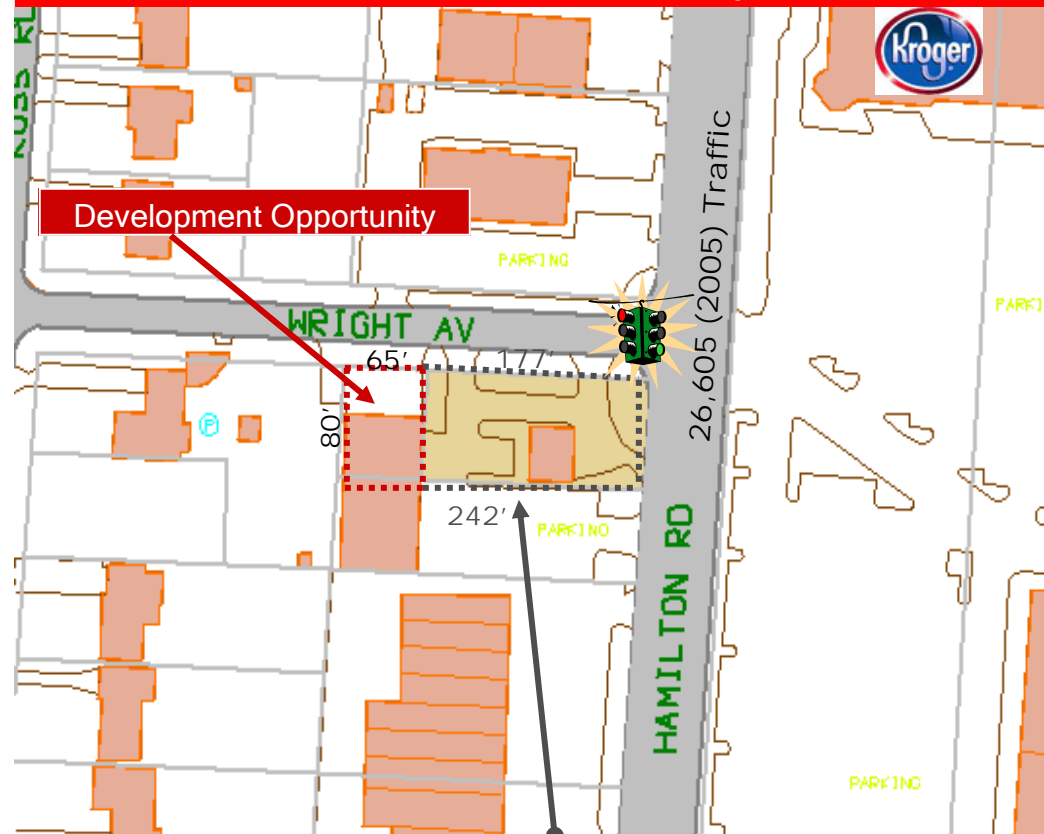
### Estimated Demographics (2000)

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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