

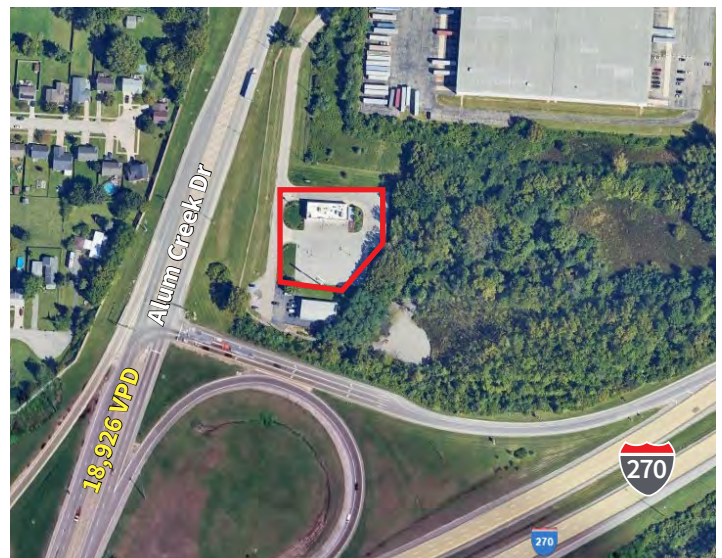
For Sublease

4480 Alum Creek Drive | Obetz, OH 43207



Property highlights

- 3,496 sf available
- Near a signalized intersection
- Plenty of parking
- Pylon signage available
- Former fast food use
- Traffic count 19,000 VPD



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Photos



Demographics	1-mile	3-miles	5-miles
Population	5,052	37,642	112,425
Households	1,946	14,389	45,525
Average Household Income	\$84,614	\$82,305	\$69,405

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 **JLL** SEE A BRIGHTER WAY

The map displays a commercial corridor with a high density of businesses. Key features include:

- Site Location:** A red dot and arrow labeled "SITE" point to a location near the intersection of a major road and a local street.
- Business Density:** The map is covered with logos for various businesses, including:
 - Fast Food & Casual Dining:** McDonald's, Burger King, Wendy's, Dairy Queen, Arby's, Popeyes, Firestone, and others.
 - Retail & Home Goods:** Walmart, Target, Home Depot, Lowe's, and various home improvement stores.
 - Automotive:** NAPA, Firestone, and other car-related services.
 - Services:** Dry cleaning, hair salons, and other local services.
- Infrastructure:** Major roads, parking lots, and green spaces are visible.
- Proximity to Airport:** The map shows the location relative to the Rickenbacker International Airport, which is visible in the lower right corner.