

FOR SALE

FORMER KFC

2601 Brice Road | Reynoldsburg, Ohio 43068



SITE



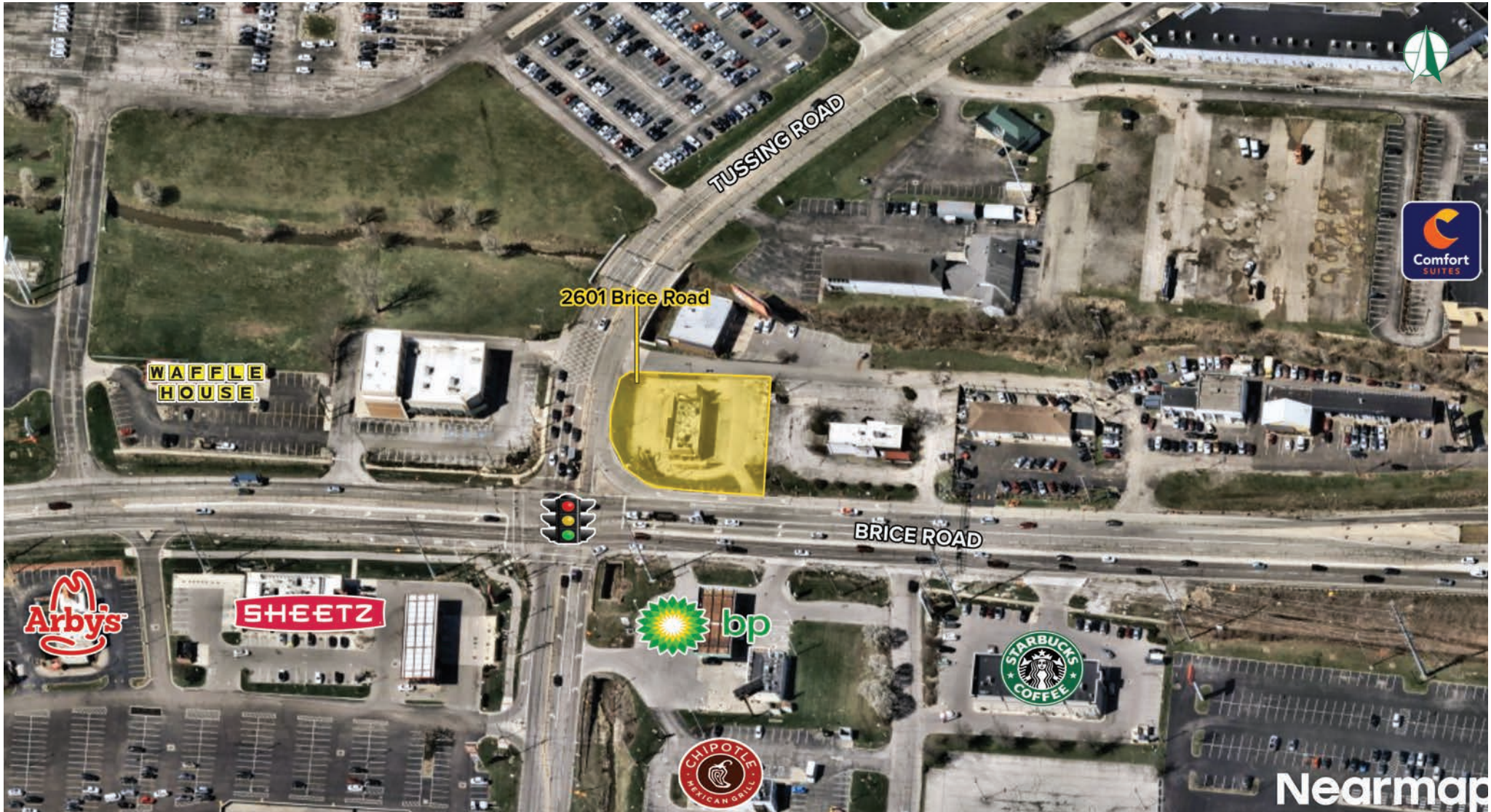
ANCHOR
RETAIL



CAPITAL
MARKETS

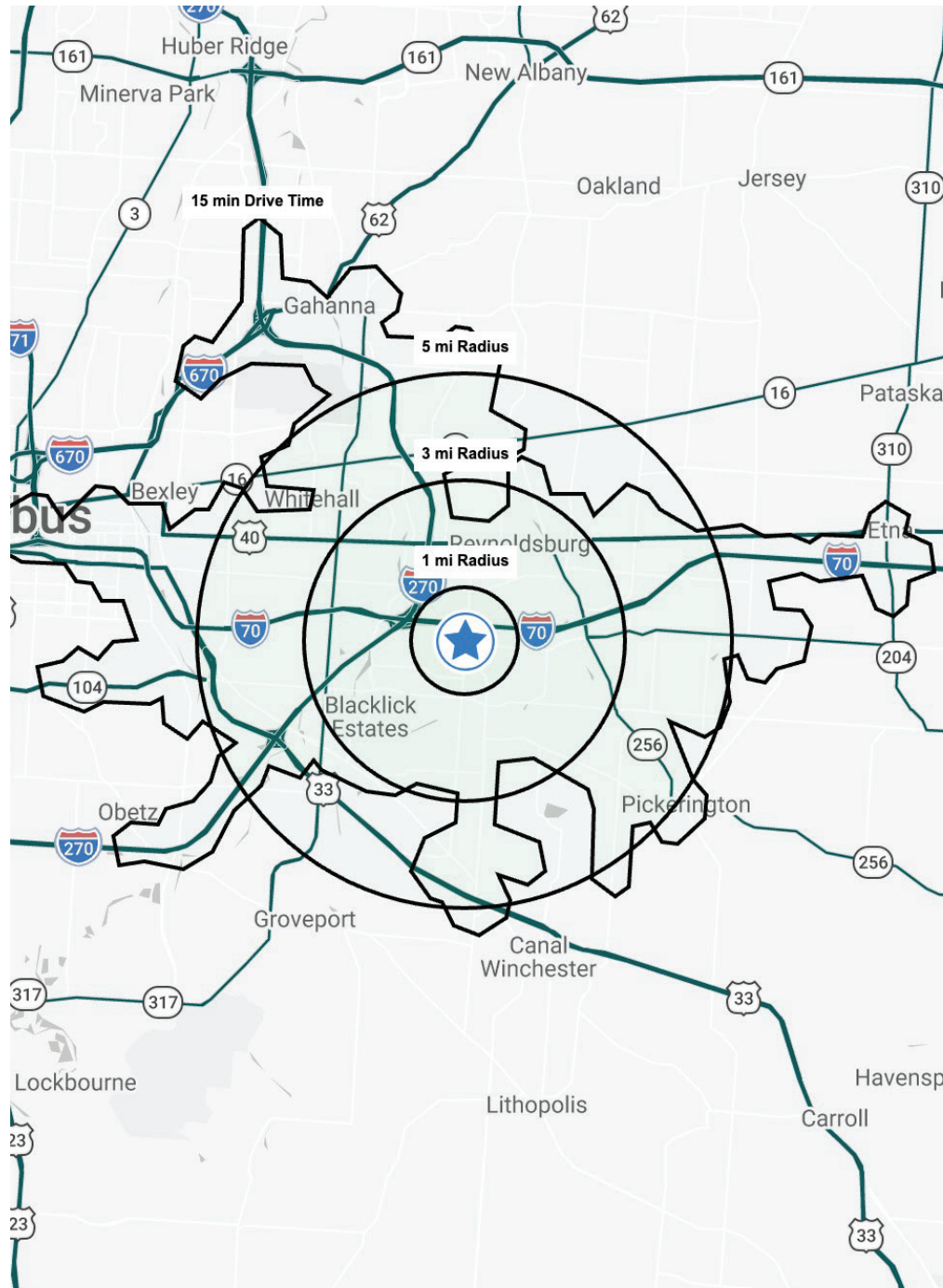
REALTY
RESOURCES
MEMBER





- ▶ Strategically positioned for QSR, Medical, or Automotive use, with significant potential for custom retail development
- ▶ Former KFC prototype featuring a functional drive-thru lane and existing kitchen infrastructure, significantly reducing speed-to-market and build-out costs
- ▶ Situated at the gateway to dense Reynoldsburg and Pickerington residential communities, ideal for evening and weekend dinner volume
- ▶ High-visibility location at the signalized intersection of Brice Road and Tussings Road, two of the most heavily trafficked retail arteries in East Columbus/Reynoldsburg
- ▶ Less than 0.5 miles from I-70 interchange, capturing a massive “to-and-from” work audience and regional travelers
- ▶ Over 32,000 VPD on Brice Road and 12,000 VPD on Tussing Road, providing constant consumer exposure
- ▶ Proximate to major employment hubs and office parks, providing robust lunch-hour customer base
- ▶ Building size: Approx. 2,478 SF, Lot Size: 0.52 acres, Zoning: Commercial/Retail

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	13,141	108,121	244,722	282,464
HOUSEHOLDS	5,231	43,429	97,662	115,695
MEDIAN AGE	31.3	34.7	35.0	35.2
AVERAGE HH INCOME	\$75,820	\$87,741	\$97,279	\$98,733
MEDIAN HH INCOME	\$58,699	\$64,684	\$72,735	\$71,577
BUSINESSES	529	3,297	7,512	10,889
EMPLOYEES	4,684	23,624	72,706	110,536
EDUCATION: BACHELORS +	25.8%	25.4%	29.6%	31.7%



CLEVELAND

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COLUMBUS

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