



4795 Evanswood Dr,
Columbus, OH 43229

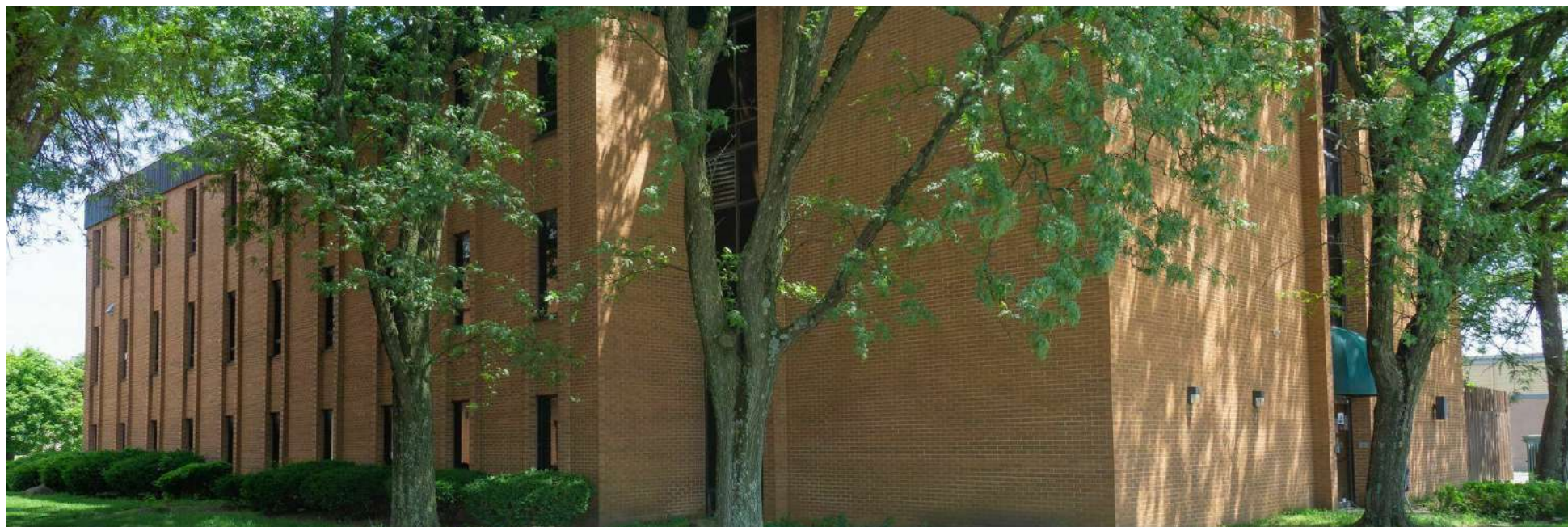
CHARTER SCHOOL FOR SALE/LEASE



BRADFORD KITCHEN, SIOR
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Property Description

4795 Evanswood Drive offers a compelling acquisition opportunity for a charter school seeking a long-term home in a convenient North Columbus location. Situated just off Morse Road with easy access to Interstate 71, the property provides strong connectivity for students, families, faculty, and staff traveling from surrounding neighborhoods and across the broader Columbus area.

With a history of educational use and a community-oriented setting, the property is well suited for a school operator looking to establish or expand its presence in the market. Located in the established Maize-Morse and Woodward Park area, it offers proximity to residential neighborhoods, local services, retail amenities, and key transportation routes.

Ownership provides the opportunity to control long-term occupancy costs, invest in a permanent campus, customize the facility to support academic programming, and create a stable, recognizable location for families. With its accessible North Columbus position and education-oriented potential, 4795 Evanswood Drive is positioned to serve as a long-term institutional asset for a mission-driven school operator, subject to customary due diligence and confirmation of required occupancy and use approvals.

Offering Summary

Sale Price	\$1,800,000.00
Price PSF	\$63.56
Lease Price PSF	Negotiable
Total SF	28,320
Total Lot Size	2.11 AC

Highlights

- **Freeway signage** on I-71
- Dedicated **playground** and **basketball court**
- Positioned on **2.11 AC** with **+/- 120 parking spaces**
- Recently updated mechanicals
- Two elevators

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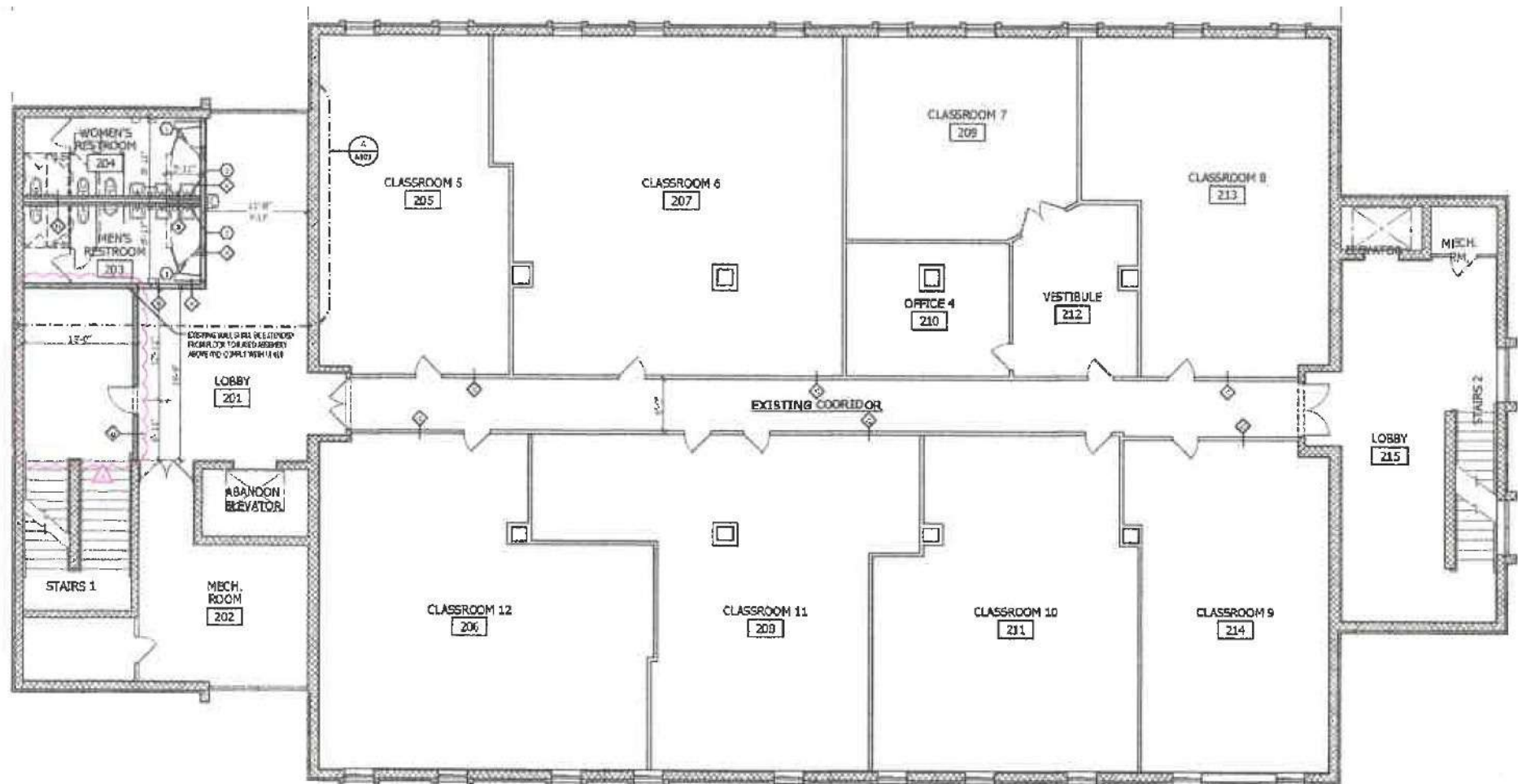
Property Type	School
County	Franklin
Year Built	1973
Number of Floors	3
Elevators	2
Parking	+/- 120 Spaces
Playground	Yes
Basketball Court	Yes
Fiber Optic	Yes
Recent Updates	Chiller, Boiler, Fan Coils

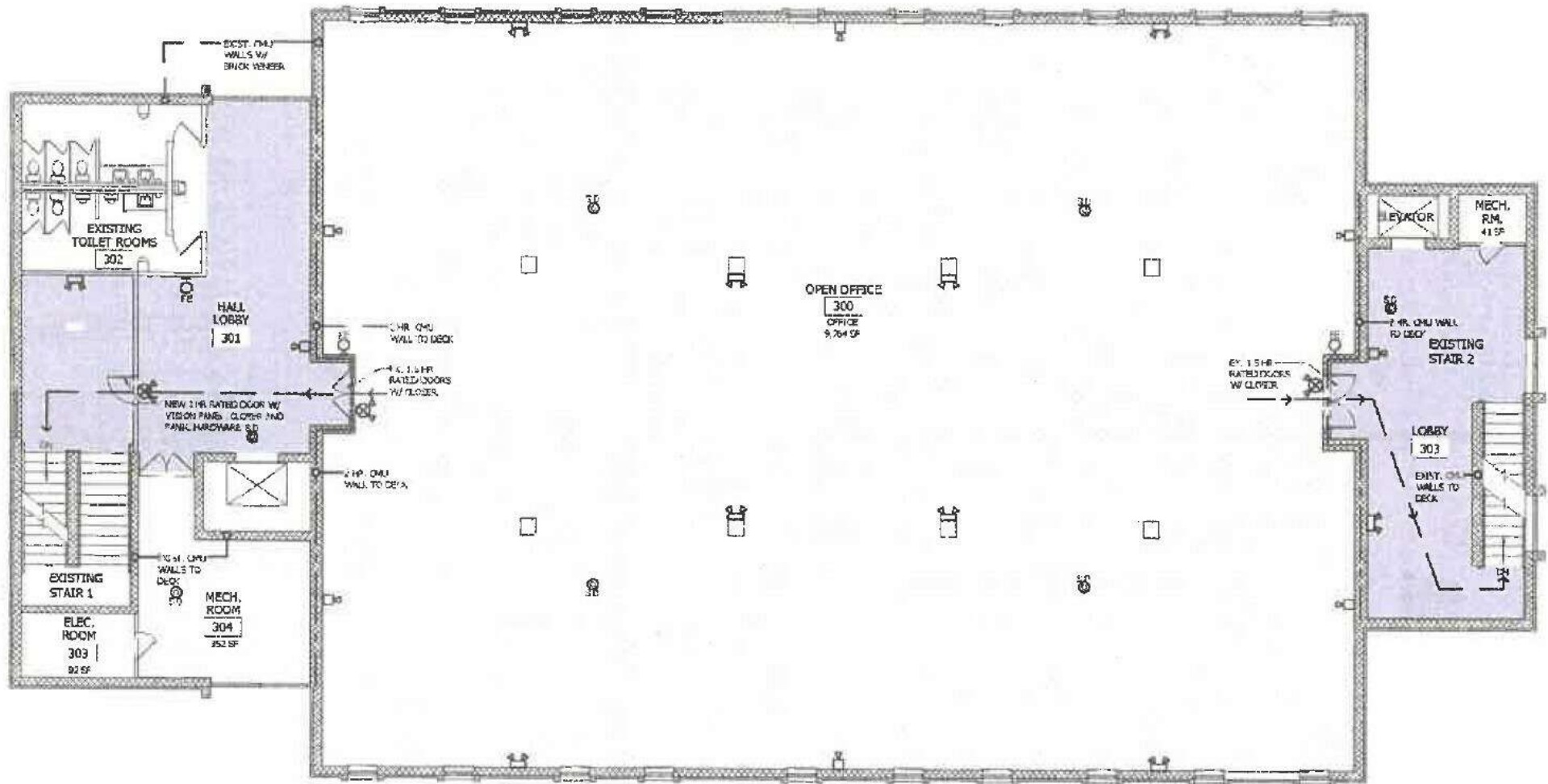
The building's history of educational use, large lot, and functional site layout make it well suited for a charter school seeking to establish a new campus or expand within the Columbus market. The property offers generous on-site parking, convenient access, and dedicated outdoor space that can support both academic programming and daily operations.

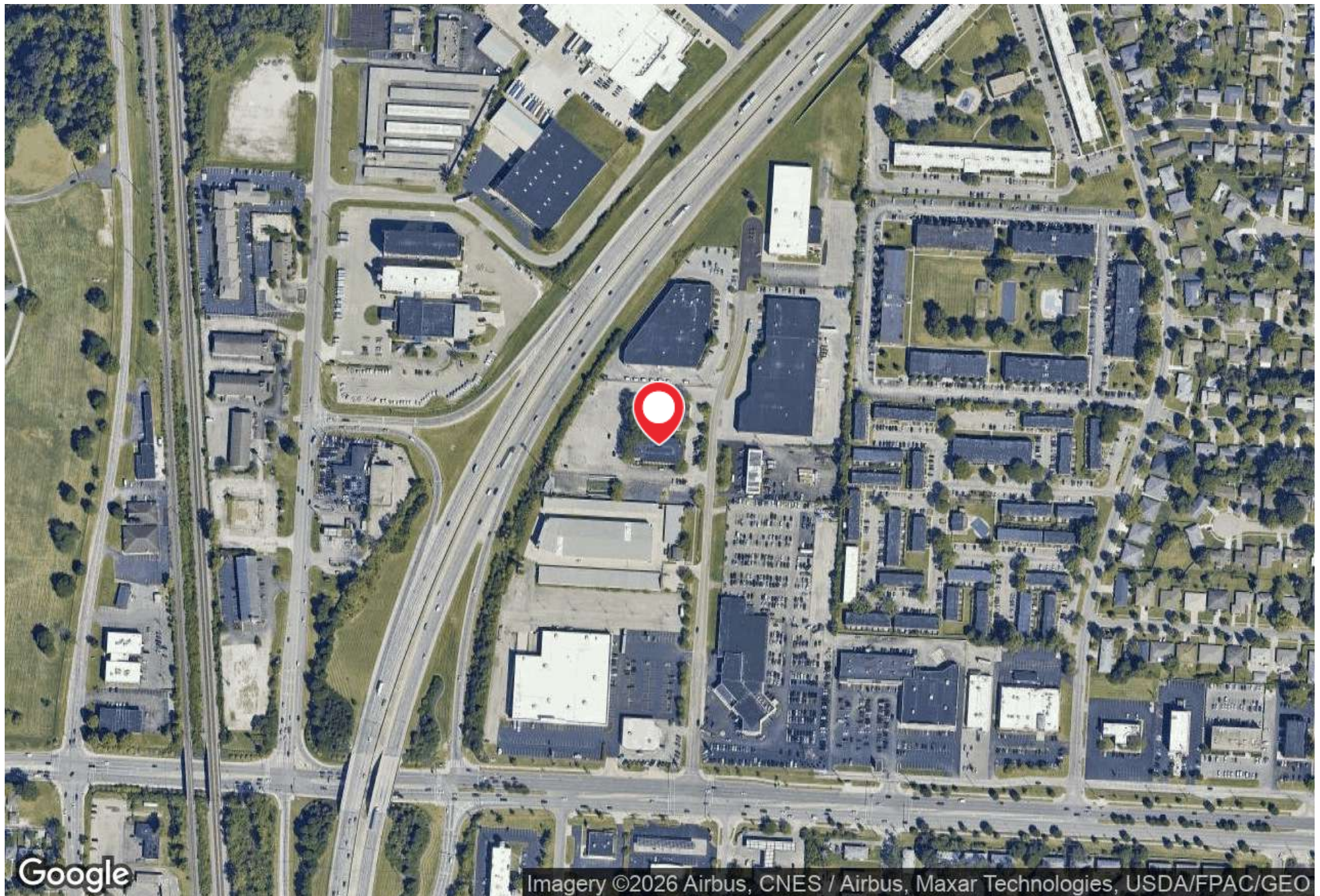
The site provides flexibility for student drop-off and pick-up, staff and visitor parking, bus and van circulation, and general campus activity. An existing playground adds further value by creating a dedicated area for recreation, outdoor learning, and structured student use.

Ownership has also updated architectural plans addressing sprinkler improvements and ADA compliance, giving a future operator a useful foundation for planned facility upgrades.









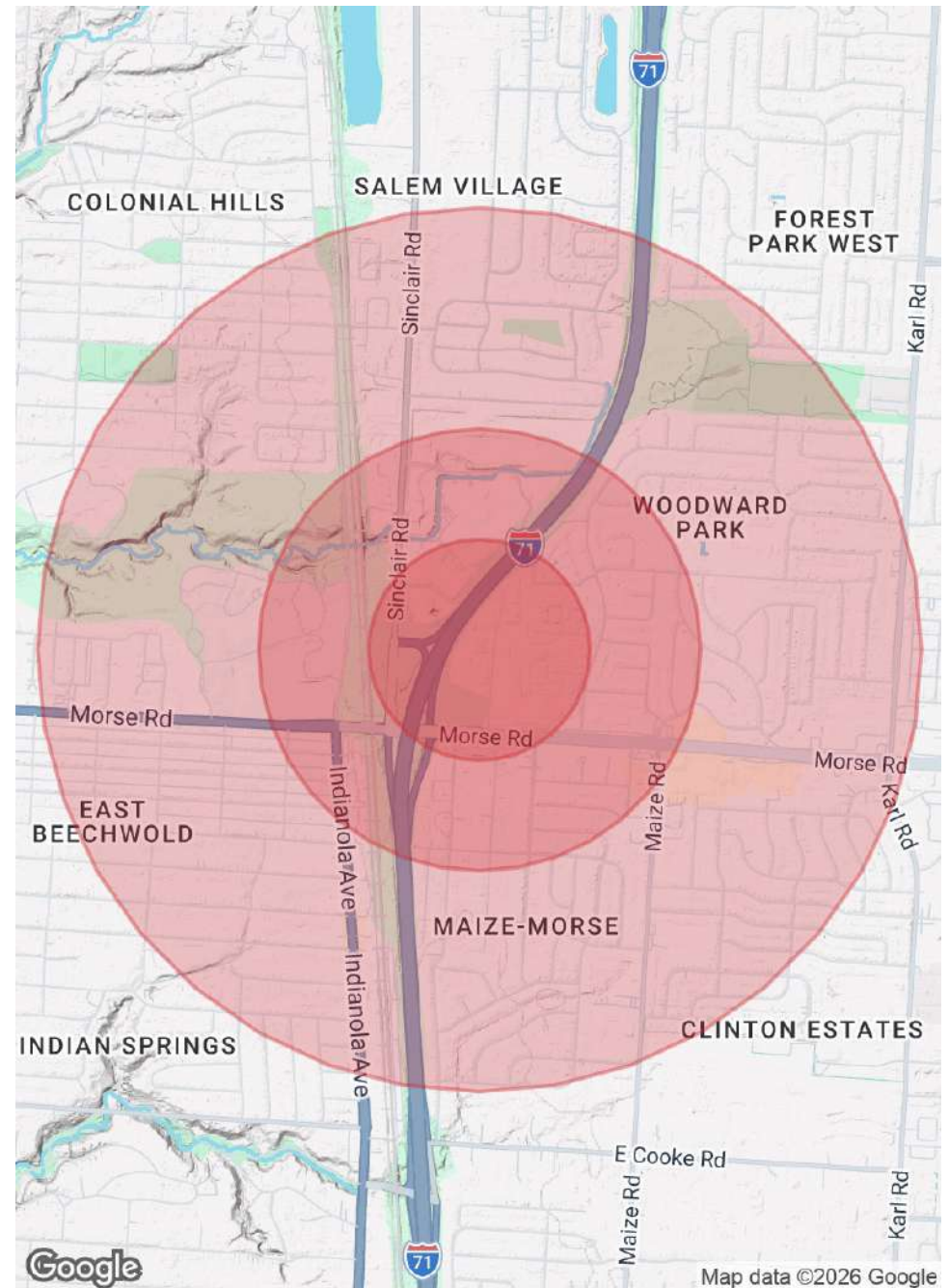
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,130	3,910	13,345
Average Age	35.5	37.2	40.4
Average Age (Male)	36.4	37.7	38.4
Average Age (Female)	30.3	34.2	41.0
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	503	1,749	6,113
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$67,735	\$76,643	\$88,560
Average House Value	\$230,883	\$236,249	\$262,901



**Bradford Kitchen, SIOR****Senior Associate**

bkitchen@AlterraRE.com

Direct: **614.545.2155** | Cell: **614.327.4366****Professional Background**

When Brad Kitchen incorporated Alterra Real Estate Advisors in late 1999, he wanted to provide the best service to his clients by providing a consultative versus transactional approach to buying, selling and managing commercial real estate. Focusing on personal service, communication with clients, intelligently structuring deals, and paying greater attention to the details, he believed he could help investors maximize their return on investment and help clients minimize their commercial real estate costs. Two decades later, the concept clearly works, and Brad and Alterra have the awards, satisfied clients and results to prove it.

During his career, Brad has performed services for clients including managing the acquisition and disposition of facilities nationally, asset management, investment advisory, strategic portfolio analysis, facility planning and much more. Brad's degrees in both Finance and Real Estate from The Ohio State University, coupled with his experience in commercial real estate, have allowed him to represent a wide range of notable clients including BMW Financial, Data General, General Electric, Huntington National Bank, LCI International (Qwest), U.S. Health and numerous others.

He also has the unique perspective of being a property owner which makes him much more effective at understanding the needs of landlords and tenants and implementing effective solutions. Brad has led the acquisition of over \$50 million worth of commercial real estate properties and is the managing investor of most of these real estate ventures.

Brad and his team of hands-on agents assess client needs and then work harder and smarter to make the best deal possible for their clients. Alterra is consistently listed as one of the top commercial real estate producers by CoStar Group and it is that drive, determination and engagement that placed Alterra in the # 4 spot on Business First's 2009 Fast 50 list (fastest growing 50 companies in Central Ohio), and #23 on the 2010 list, as well as Business First naming Brad one of the top 40 business people in Columbus under the age of 40 in 2003. Brad also has the distinction of having the largest commercial real estate transaction in Columbus in 1996.

He developed and instructed several commercial real estate courses at the Columbus Board of Realtors, including a required course titled "The Basics of Commercial Real Estate: Procedures and Practices". He also served as Chairman of the national SIOR Education Committee and on many committees in the commercial division of the Columbus Board of Realtors. Other real estate related organizations Brad is associated with include:

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