BEXLEY COMMUNITY IMPROVEMENT CORPORATION

From Lotto to Launch:
2220 East Livingston Community Challenge

Reimagine a Neighborhood Gateway

The Bexley Community Improvement Corporation (BCIC) is seeking bold, creative, and community-serving proposals for the transformation of a key commercial property at 2220 East Livingston Avenue. Located on a fast-moving, auto-oriented corridor, this site has sat underutilized for years—but that's about to change.

We're launching a 6-week community challenge to select a visionary tenant or partner to bring this site to life as a model for adaptive reuse and corridor revitalization.

What BCIC Provides

- A lightly renovated building with:
  - New roof
  - HVAC system
  - Accessible restroom
- Support for creative indoor/outdoor activation
- Flexible lease terms with affordable rates

Property Snapshot

Address:	2220 E Livingston Avenue, Bexley, OH
Size:	0.21 acres, ~3,050 sq ft building + 5,700 sq ft paved area, including potential for outdoor courtyard area in rear of building
Zoning:	Mixed Use Commercial (MUC) with Livingston Avenue Overlay
Parking:	Limited on-site, applicants encouraged to emphasize walkability, biking, and shared parking models

Your Proposal Should Include

- Concept description
- Monthly rent offer
- References
- Proof of financial ability
- Business model and operating plan
- Visuals or layout if available
- Proposed improvements and landscape ideas

Evaluation Criteria

Proposals will be evaluated based upon a variety of criteria, including the following:

- Community Value
- Financial Viability of Proposed Use
- Financial Capability of User
- Rental Rate
- Parking Independence / Outdoor Use

Timeline

Challenge Launch: Friday, June 20
Submissions Due: Friday, August 1
Selection Announcement: Mid-summer 2025

Submit Your Proposal

Email your complete proposal to applications@bexley.org
Subject line: 2220 Livingston Proposal – [Your Name/Org]

Proposals should include:

- The name and contact information for all partners involved in the proposal
- Detailed proposal for use
- Proposed rental rate, rent expense structure, and length of term
- Detailed estimate of proposed investment in the space, including request for landlord work, if any
- Timeline for any proposed work as well as proposed opening date
- Pro forma for proposed use
- Floor plan and any other drawings or renderings of proposed use

Visual References

See the Appendix below for:

- Exterior and interior photos
- Exterior Design Renderings
- Auditor's parcel report

Appendix: Site Photos









Appendix: Exterior Design Rendering

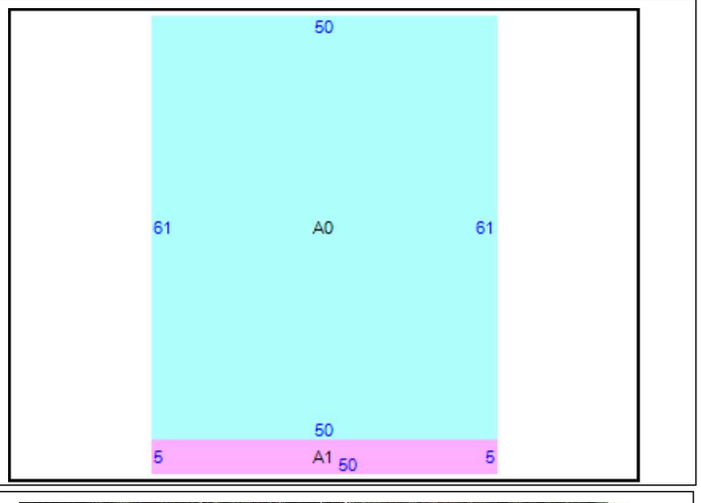


Rendering created using AI-based visualization tools.

Franklin County Auditor - Michael Stinziano 020-003499-00

Owner Name	BEXLEY COMMUNITY IMPROVEMENT CORPORATION	**Prop. Class**	C - Commercial
		Land Use	439 - CONVENIENT FOOD STORES
Site Address		**Tax District**	020 - CITY OF BEXLEY
	2220 E LIVINGSTON AV	**Sch. District**	2501 - BEXLEY CSD
		App Nbrhd	X6103
LegalDescriptions		**Tax Lein**	No
	2220 E LIVINGSTON AV	**CAUV Property**	No
	W LOTS 74-5-6 E LOTS	**Owner Occ. Credit**	2024: No 2025: No
	71-2-3 BEXLEY DR 3	**Homestead Credit**	2024: No 2025: No
Owner Address		**Rental Registration**	No
	2242 E MAIN ST	**Board of Revision**	Yes
	BEXLEY OH 43209	**Zip Code**	43209
Transfer Date		**Annual Taxes**	14,471.42
Transfer Price	10/31/2024	**Taxes Paid**	7,959.28
Instrument Type	375,000.00	**Calculated Acreage**	.21
		Legal Acreage	.00

	Current Auditor's Appraised Value			Taxable Value		
	Land	**Improv**	**Total**	**Land**	**Improv**	**Total**
Base	$92,300	$406,400	$498,700	$32,310	$142,240	$174,550
TIF	$0	$0	$0	$0	$0	$0
Exempt	$0	$0	$0	$0	$0	$0
Total	$92,300	$406,400	$498,700	$32,310	$142,240	$174,550
CAUV	$0					

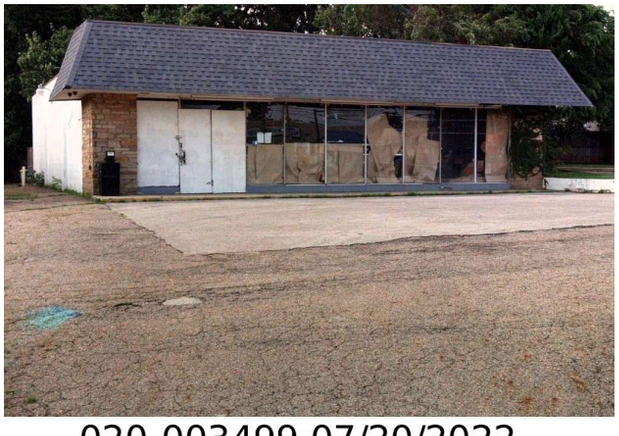


Building Data

Land Use	439-CONVENIENT FOOD STORES
Year Built	1968
Total Sq Ft	3050
Stories	01
Grade	AVERAGE QUALITY

Sketch Legend

1 A0 - 034:RETAIL STORE 3050 Sq. Ft.
1 A1 - CP2:CANOPY-WD, ROOF/SLAB 250 Sq. Ft.
1 PAVING ASP - PA2:PAVING ASPHALT/CONCRETE 5700 Sq. Ft.



020-003499 07/20/2022



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