

For Sale

\$795,000



Excellent Development

Land Opportunity

**3377 Westerville Rd.
Columbus OH 43224**

- 3 Parcels included in the sale totaling 1.85 +/- Acres
- Corner development lot located at the northwest corner of Westerville Rd and Innis Rd.
- Traffic count approx. 19,000 cars per day on each street.
- Zoned C-4
- Utilities at the property

Best Corporate Real Estate

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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full**Land/Farm-Development**

Status: Active
List Number: 219029249

List Price: \$795,000
Original List Price: 795,000
Showing Start Date: 08/06/2019
VT:



Parcel #: 010-087447
Addl Parcel Numbers: 445-295879 445-295878
Previous Use:
Tax District: 010

Traffic Count PerDay:
Zoning: C-4

Acreage: 1.85
Minimum Acreage: 1.8
Minimum SF Avail:
Tillable Acres:
Lot Size (Front): 183

Lot Size (Side): 323
Lot Characteristics:
Max Contiguous SF Av:
Road Frontage: 506
Useable Acres:

Res Dwelling/Other Structure: Yes
of Dwellings: 1
Year Built: 1930
Building Sq Ft:

Year Remodeled:
of Buildings:
Built Prior to 1978: Yes
Possession: closing

General Information

Address: 3377 Westerville Road
Between Street: Innis Rd & Value Way
Subdiv/Cmplx/Comm:
Dist To Intersxn:

Unit/Suite #:
City: Columbus
County: Franklin
Multiple Parcels: Yes

Zip Code: 43224
Corp Limit: Columbus
Township: None
School District: COLUMBUS CSD 2503 FRA CO.

Financials

Gross Income: 0
Tax Abatement: No
Taxes (Yrly): 7,396.33
For Sale: Yes
For Lease: No
For Exchange: No

Tax Incentive: No
Abatement End Date:
Tax Year: 2018
Price Per Acre:
Addl Acceptance Cond: None Known

Net Operating Income: 0
Total Expenses: 0
Assessment:
Mortgage Balance:

Features

Services Available:
Construction:
Miscellaneous:
MLS Primary PhotoSrc: Realtor Provided

Property Description

Corner Development lot at the Northwest corner of Westerville Rd and Innis Rd. Zoned C-4 with approximately 19,000 cars per day on both Innis Rd and Westerville Rd. Billboard on site. Total of three parcels included in the sale with 1.85 acres. Utilities at the property.

Sold Info

Sold Date: **DOM:** 1 **SP:**
Sold Non-MLS: No

Selling Brokerage Lic #:
Sold Non-MLS: No
August 06, 2019

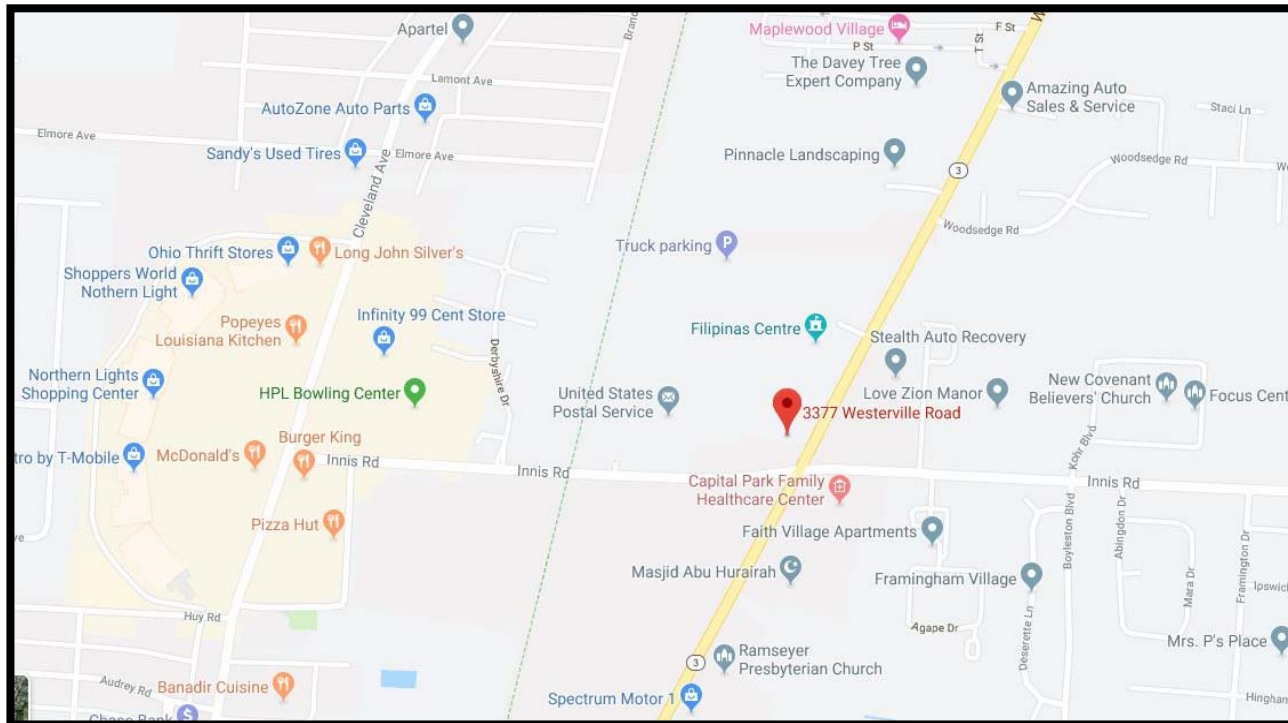
SlrCns: **SlrAst:**
Prepared by: Randy J Best

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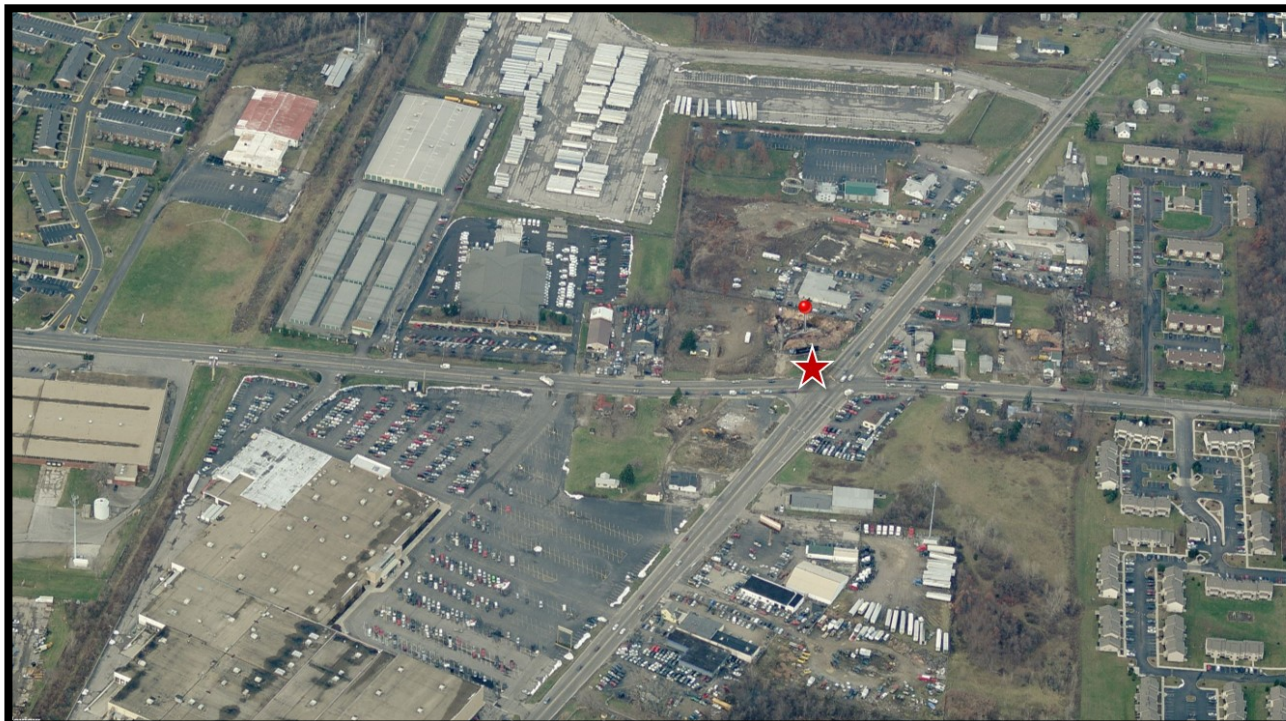
For Sale: Development Land

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Columbus OH 43224



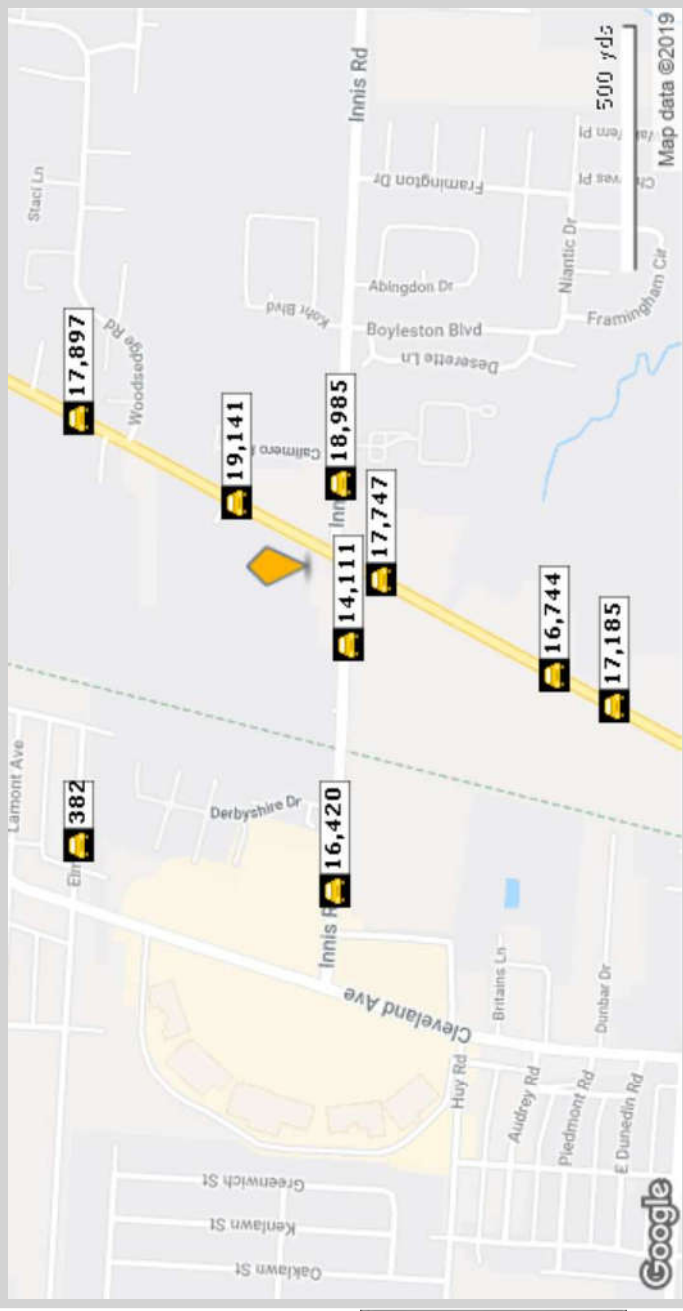
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Traffic Count Report

3377 Westerville Rd, Columbus, OH 43224

Building Type: Land
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: 0 SF
 % Leased: 0%
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Westerville Rd	Innis Rd	0.05 NE	2018	17,747	MPSI	.08
2 Innis Rd	Mildred Ave	0.03 E	2018	14,111	MPSI	.10
3 Innis Rd	Calimero Dr	0.03 E	2018	18,985	MPSI	.10
4 Westerville Rd	Innis Rd	0.14 SW	2018	19,141	MPSI	.12
5 Westerville Rd	Oakland Park Ave	0.21 SW	2018	16,744	MPSI	.31
6 Westerville Rd	2nd St	0.04 NE	2018	17,897	MPSI	.33
7 Innis Rd	Cleveland Innis Plz	0.07 W	2018	16,420	MPSI	.38
8 Westerville Rd	Oakland Park Ave	0.13 SW	2018	17,185	MPSI	.39
9 Elmore Ave	Cleveland Ave	0.07 W	2018	413	MPSI	.43
10 Elmore Ave	Cleveland Ave	0.07 W	2017	382	MPSI	.43



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8/6/2019

Demographic Summary Report

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Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	15,051	142,004	385,742
2019 Estimate	14,160	133,529	363,774
2010 Census	12,432	116,855	320,252
Growth 2019 - 2024	6.29%	6.35%	6.04%
Growth 2010 - 2019	13.90%	14.27%	13.59%
2019 Population by Hispanic Origin	1,012	8,526	21,322
2019 Population	14,160	133,529	363,774
White	5,234 36.96%	58,337 43.69%	211,757 58.21%
Black	8,101 57.21%	66,060 49.47%	122,566 33.69%
Am. Indian & Alaskan	34 0.24%	489 0.37%	1,167 0.32%
Asian	293 2.07%	3,713 2.78%	15,974 4.39%
Hawaiian & Pacific Island	6 0.04%	47 0.04%	277 0.08%
Other	491 3.47%	4,883 3.66%	12,034 3.31%
U.S. Armed Forces	0	37	129
Households			
2024 Projection	5,923	56,938	158,323
2019 Estimate	5,574	53,610	149,235
2010 Census	4,908	47,429	133,023
Growth 2019 - 2024	6.26%	6.21%	6.09%
Growth 2010 - 2019	13.57%	13.03%	12.19%
Owner Occupied	2,586 46.39%	27,838 51.93%	67,548 45.26%
Renter Occupied	2,988 53.61%	25,773 48.07%	81,687 54.74%
2019 Households by HH Income	5,573	53,611	149,234
Income: <\$25,000	2,229 40.00%	16,096 30.02%	41,214 27.62%
Income: \$25,000 - \$50,000	1,566 28.10%	14,773 27.56%	37,349 25.03%
Income: \$50,000 - \$75,000	938 16.83%	9,905 18.48%	26,878 18.01%
Income: \$75,000 - \$100,000	407 7.30%	5,659 10.56%	16,916 11.34%
Income: \$100,000 - \$125,000	251 4.50%	3,762 7.02%	11,467 7.68%
Income: \$125,000 - \$150,000	128 2.30%	1,599 2.98%	5,326 3.57%
Income: \$150,000 - \$200,000	23 0.41%	1,007 1.88%	5,650 3.79%
Income: \$200,000+	31 0.56%	810 1.51%	4,434 2.97%
2019 Avg Household Income	\$42,718	\$54,648	\$63,201
2019 Med Household Income	\$33,109	\$42,275	\$46,842



COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

Source: Columbus Chamber of Commerce

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