

Downtown



**GERMAIN**



**CUBESMART**  
self storage

**Hertz**

**Advance**  
Auto Parts

**TD**  
TireDiscounters

Boltonfield St

Georgesville Rd

LAND FOR SALE OR GROUND LEASE

# GEORGESVILLE ROAD

COLUMBUS, OH 43228



A MEMBER OF CORFAC INTERNATIONAL

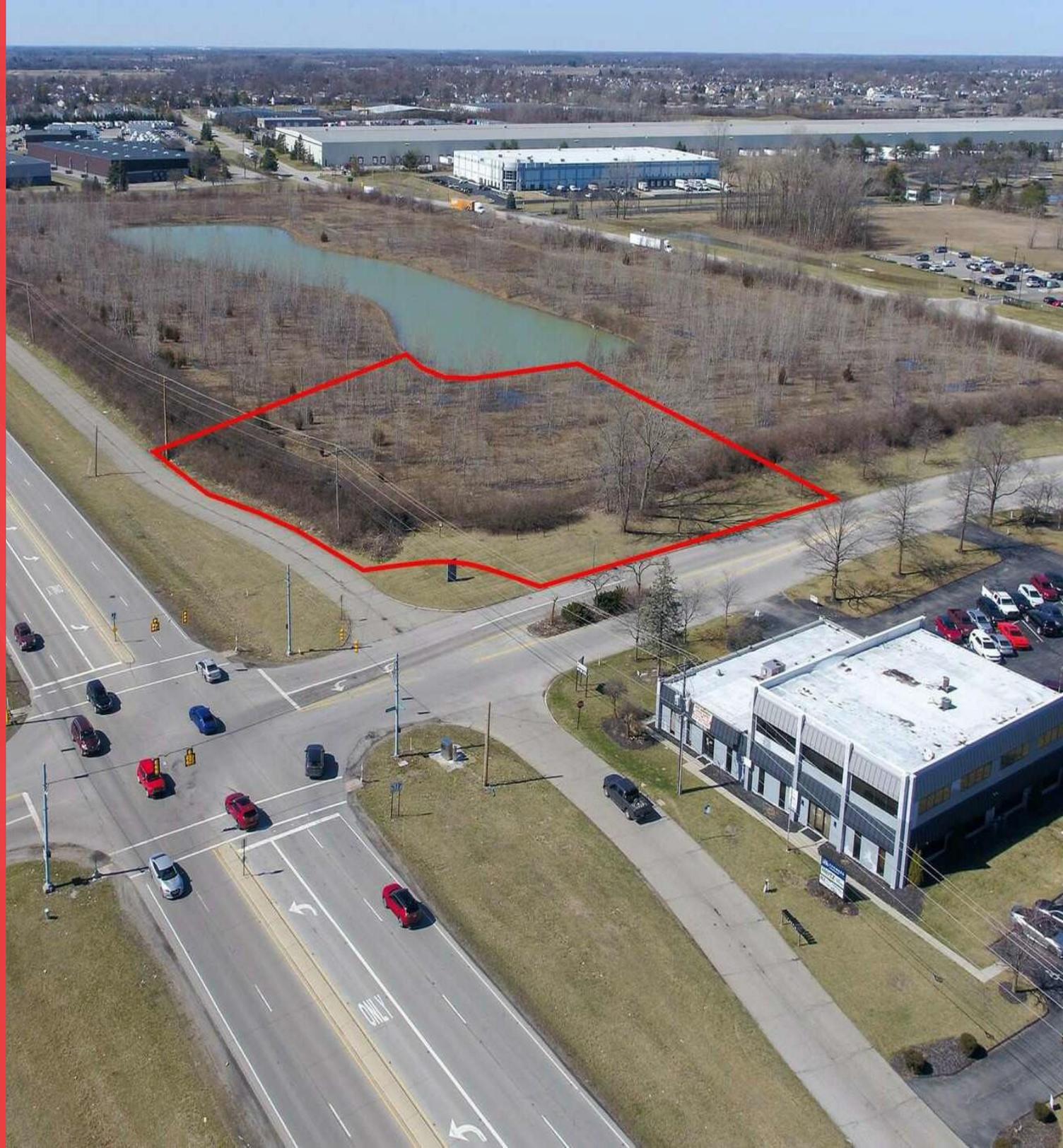
**EXCLUSIVELY  
PRESENTED BY**

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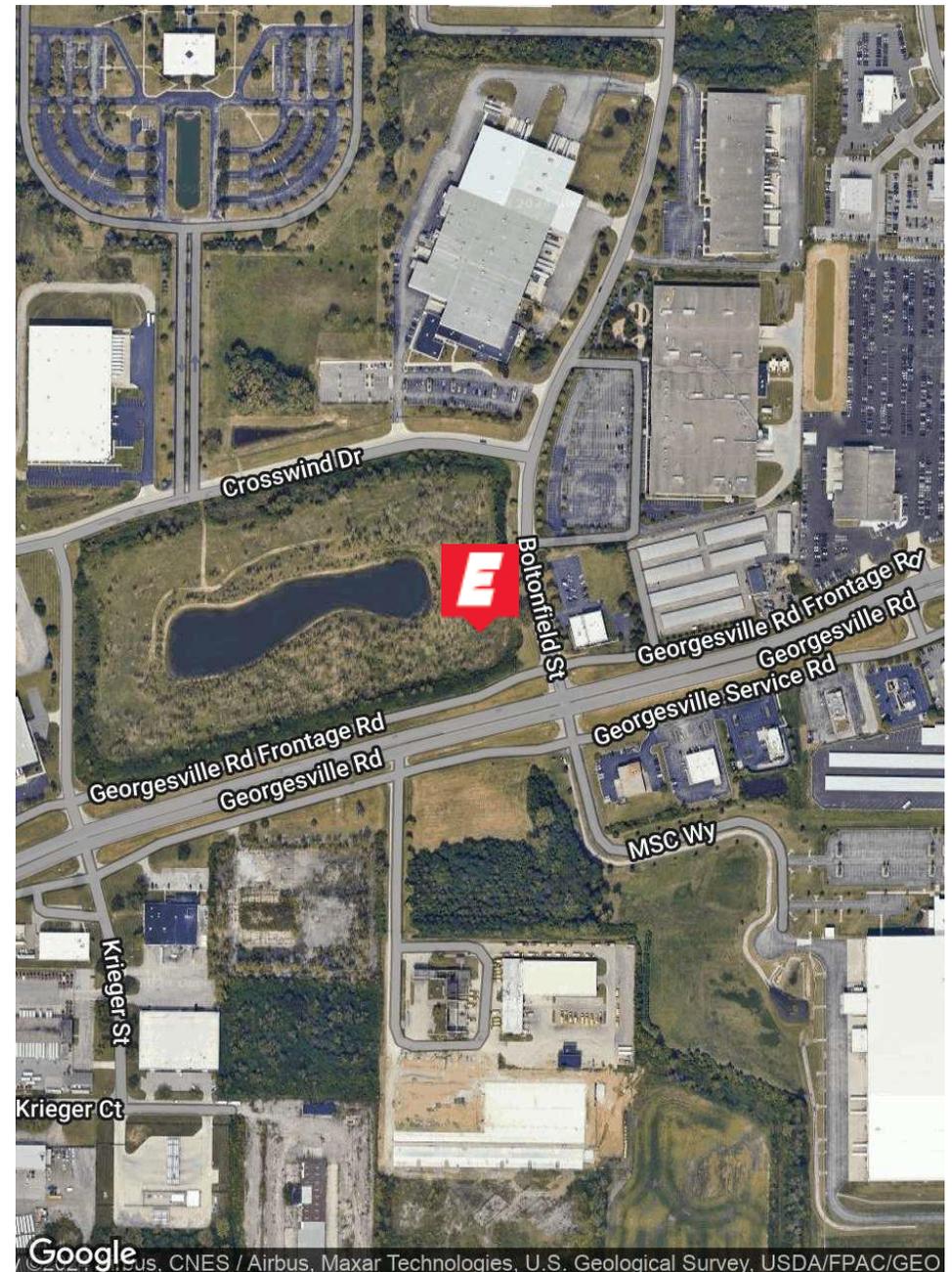


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## EXECUTIVE SUMMARY

The subject property offers an exceptional opportunity to acquire prime land for sale or ground lease in Columbus, OH. Strategically positioned at the intersection of Georgesville Road and Boltonfield Street (19,000+ VPD), the site benefits from strong visibility and access in a high barrier-to-entry corridor just minutes from I-270 and I-71. Ideal for developers and/or owner-occupants, this M-zoned parcel supports a wide range of uses, including restaurants, banks, c-stores, and other retail and service concepts seeking a foothold along Georgesville Road. Don't miss the chance to capitalize on this prime real estate offering. Parcel size is subject to change due to a proposed adjacent multifamily development, but could be up to 2.5 acres for the right user.





**\$2,250,000**

ASKING PRICE

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**\$900,000**

PRICE PER ACRE

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**\$90,000/YR/ACRE**

GROUND LEASE OPTION

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**UP TO 2.5**

AVAILABLE ACREAGE

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**M**

ZONING

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**19,188**

VEHICLES PER DAY

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# SITE PLAN



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# MARKET OVERVIEW MAP

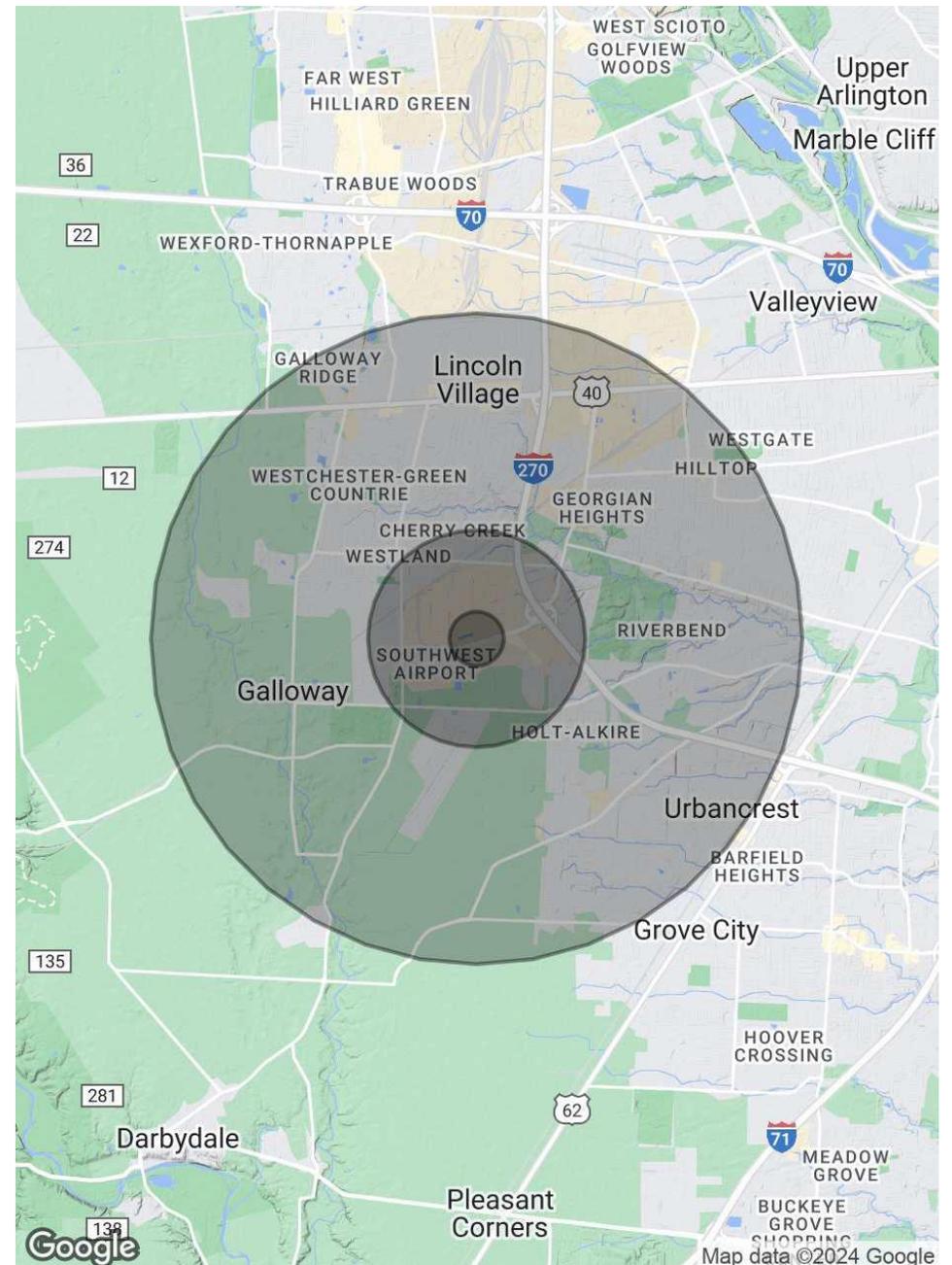


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	1 MILE	3 MILES
Total Population	123	7,892	77,591
Average Age	26.4	31.4	34.8
Average Age (Male)	25.7	30.3	34.1
Average Age (Female)	26.7	32.5	36.3

HOUSEHOLDS & INCOME	0.25 MILES	1 MILE	3 MILES
Total Households	42	3,450	31,669
# of Persons per HH	2.9	2.3	2.5
Average HH Income	\$77,298	\$54,423	\$62,253
Average House Value	\$174,350	\$114,797	\$129,095

\* Demographic data derived from 2020 ACS - US Census



## ECONOMY OVERVIEW

Columbus region's economy boasts a highly-diversified base of companies, with no industry representing more than 18% of employment. Home of the world's most recognizable brands—Scotts, Express, JPMorgan Chase, Nationwide, Abercrombie & Fitch— innovative small businesses and top-ranked educational and research institutions, the Columbus Region offers a stable environment for companies looking to grow in a variety of sectors.

The Columbus Region is home to a population of 2.1 million, and a potential workforce of 1.2 million. With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ hold a bachelor's degree or higher. The Region offers a steady pipeline of young talent with one of the highest populations of millennials in the nation. The Columbus metro ranks first among large Midwest metro areas for population and job growth since 2010 and is among the fastest-growing metros in the country.

\*Source:

# #7

LARGEST ECONOMY IN  
THE US (2023)  
- COLUMBUS ONE

# #8

BEST STATE CAPITAL TO  
LIVE IN (2023)  
- WALLETHUB

# #12

BEST TECH CITY FOR IT  
JOBS (2023)  
- COMPATIA.ORG

# POPULATION OVERVIEW

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented population growth. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro— with 46% of the United States population within a 10-hour drive.

With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ holds a bachelor’s degree or higher. The Region offers a steady pipeline of young talent with one of the highest concentrations of college students in the nation.

\*Source: <https://columbusregion.com/>

	POPULATION			
	2021	2022	2023	2024
Columbus	1,666,000	1,687,000	1,708,000	2,200,000



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