



LAND FOR SALE OR GROUND LEASE

GEORGESVILLE ROAD

COLUMBUS, OH 43228



A MEMBER OF CORFAC INTERNATIONAL

EXCLUSIVELY PRESENTED BY

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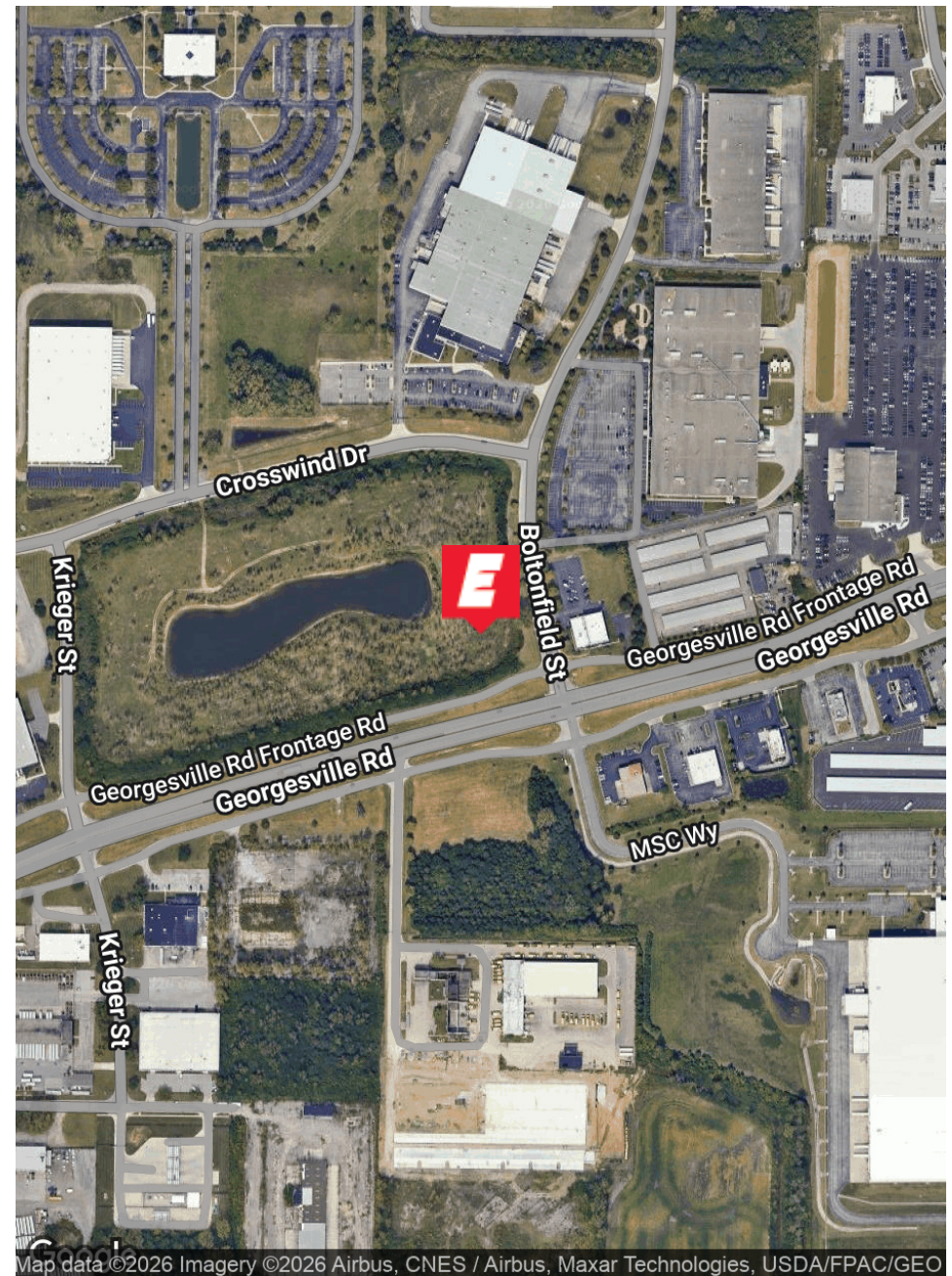
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EXECUTIVE SUMMARY

Elford Realty is proud to present an exceptional opportunity to acquire prime land available for sale or ground lease at the highly visible corner of Georgesville Road and Boltonfield Street in Columbus, Ohio. Strategically positioned along the established Georgesville Road corridor, the site benefits from strong frontage, convenient ingress/egress, and exposure to approximately 15,226 vehicles per day. Located just minutes from I-270, I-70, and I-71, the property offers excellent regional connectivity in a high-barrier-to-entry southwest Columbus trade area.

Surrounded by established retail, restaurant, automotive, storage, and industrial users, this M-zoned parcel is well-suited for a wide range of commercial concepts. Ideal for developers and owner-occupants alike, the site supports potential uses including restaurants, banks, c-stores, service retail, and other convenience-driven concepts seeking visibility and access along Georgesville Road.





\$1,900,000
ASKING PRICE

\$760,000
PRICE PER ACRE

\$90,000/YR/ACRE
GROUND LEASE OPTION

2.5 ACRES
AVAILABLE ACREAGE

M
ZONING

15,226 (MORPC)
VEHICLES PER DAY

PROPERTY PHOTOS



MARKET OVERVIEW MAP

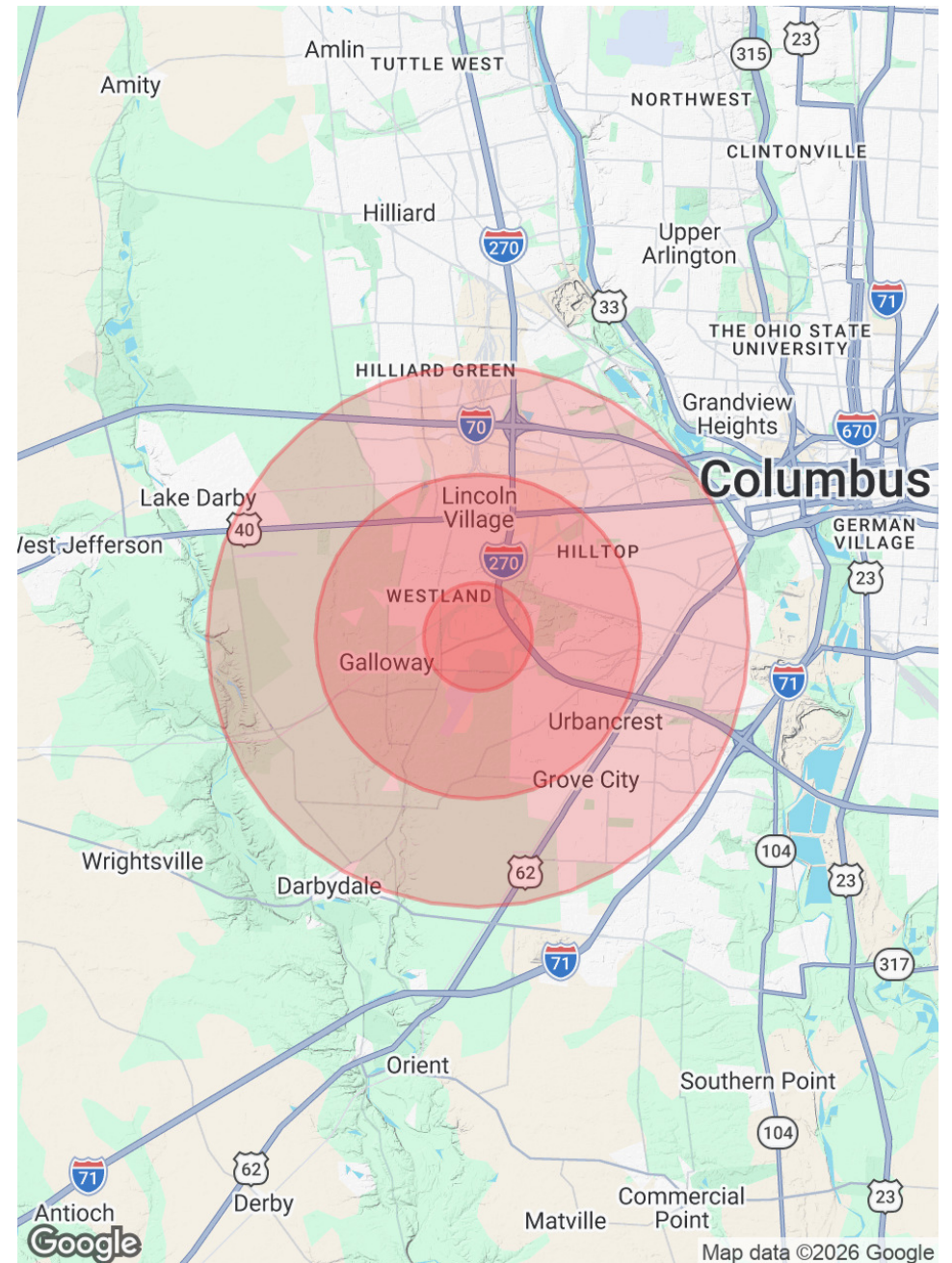


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,456	85,720	180,779
Average Age	35	36	37
Average Age (Male)	34	35	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,438	32,309	69,608
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$71,803	\$78,498	\$83,452
Average House Value	\$220,038	\$222,086	\$229,156

2020 American Community Survey (ACS)



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.

Columbus is among the top 10 metros in the United States for concentration of young professionals (age 25-34) and is the only metro with this distinction located in the eastern half of the country.

Regional experts are projecting that the population of Central Ohio is expected to grow from two million in 2016 to three million by the year 2050, and is taking steps toward planning to accommodate that continued growth.

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

*Source: <https://www.macrotrends.net/cities/22963/columbus/population>



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

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GERMAIN



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self storage



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ORDER FOOD
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Boltonfield St

Georgesville Rd

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