

Downtown



GERMAIN

CUBESMART self storage

Hertz

Boltonfield St

Georgesville Rd



Advance Auto Parts

TD TireDiscounters

LAND FOR SALE OR GROUND LEASE

GEORGESVILLE ROAD

GEORGESVILLE ROAD COLUMBUS, OH 43228



A MEMBER OF CORFAC INTERNATIONAL

**EXCLUSIVELY
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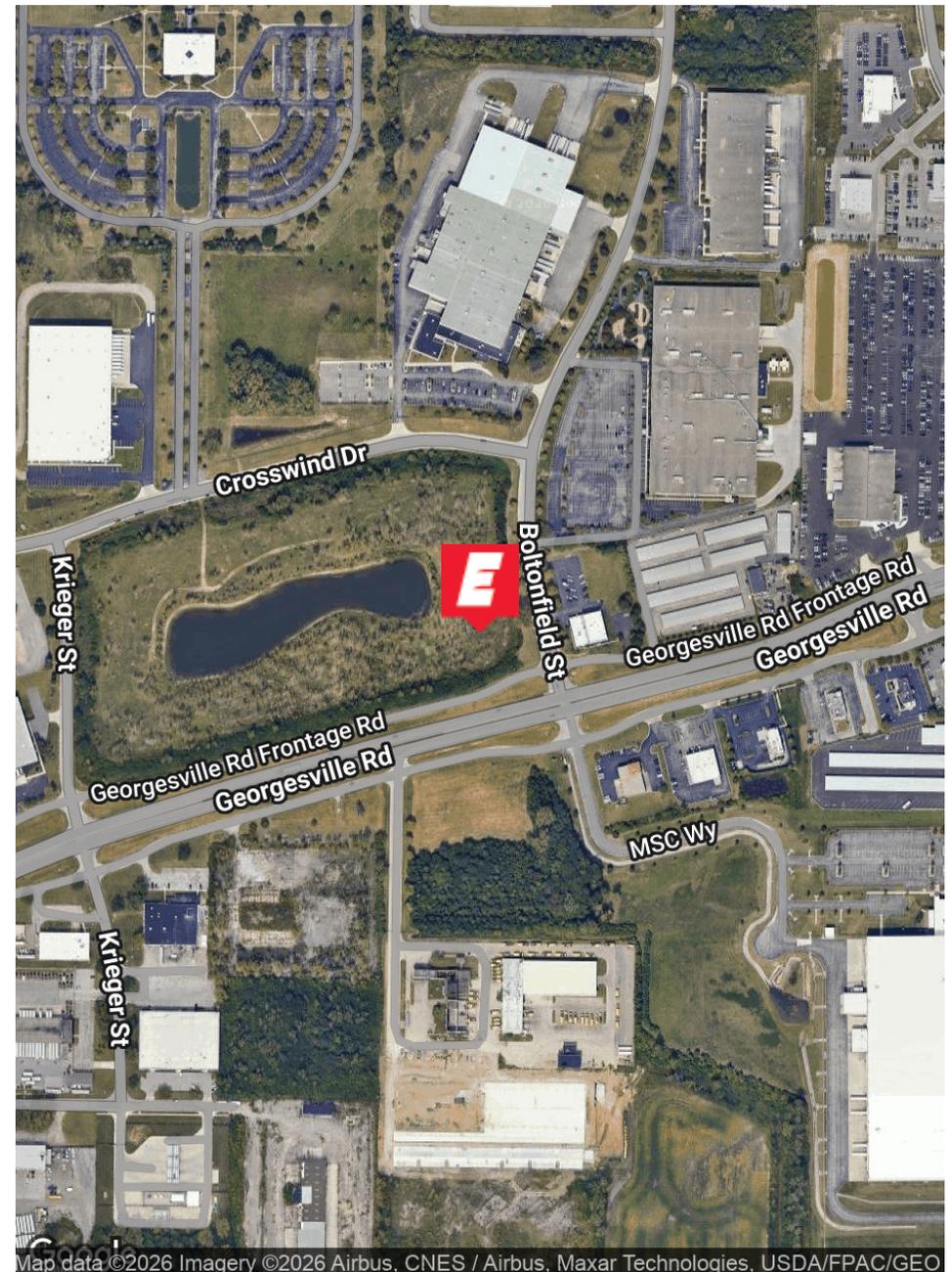


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EXECUTIVE SUMMARY

Elford Realty is proud to present an exceptional opportunity to acquire prime land for sale or ground lease in Columbus, Ohio. Strategically positioned at the intersection of Georgesville Road and Boltonfield Street (19,000+ VPD), the site offers strong visibility and convenient 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. Parcel size is subject to change due to a proposed adjacent multifamily development, but could offer up to 2.5 acres for the right user.





\$2,250,000
ASKING PRICE

\$900,000
PRICE PER ACRE

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

UP TO 2.5
AVAILABLE ACREAGE

M
ZONING

19,188
VEHICLES PER DAY

SITE PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS



MARKET OVERVIEW MAP

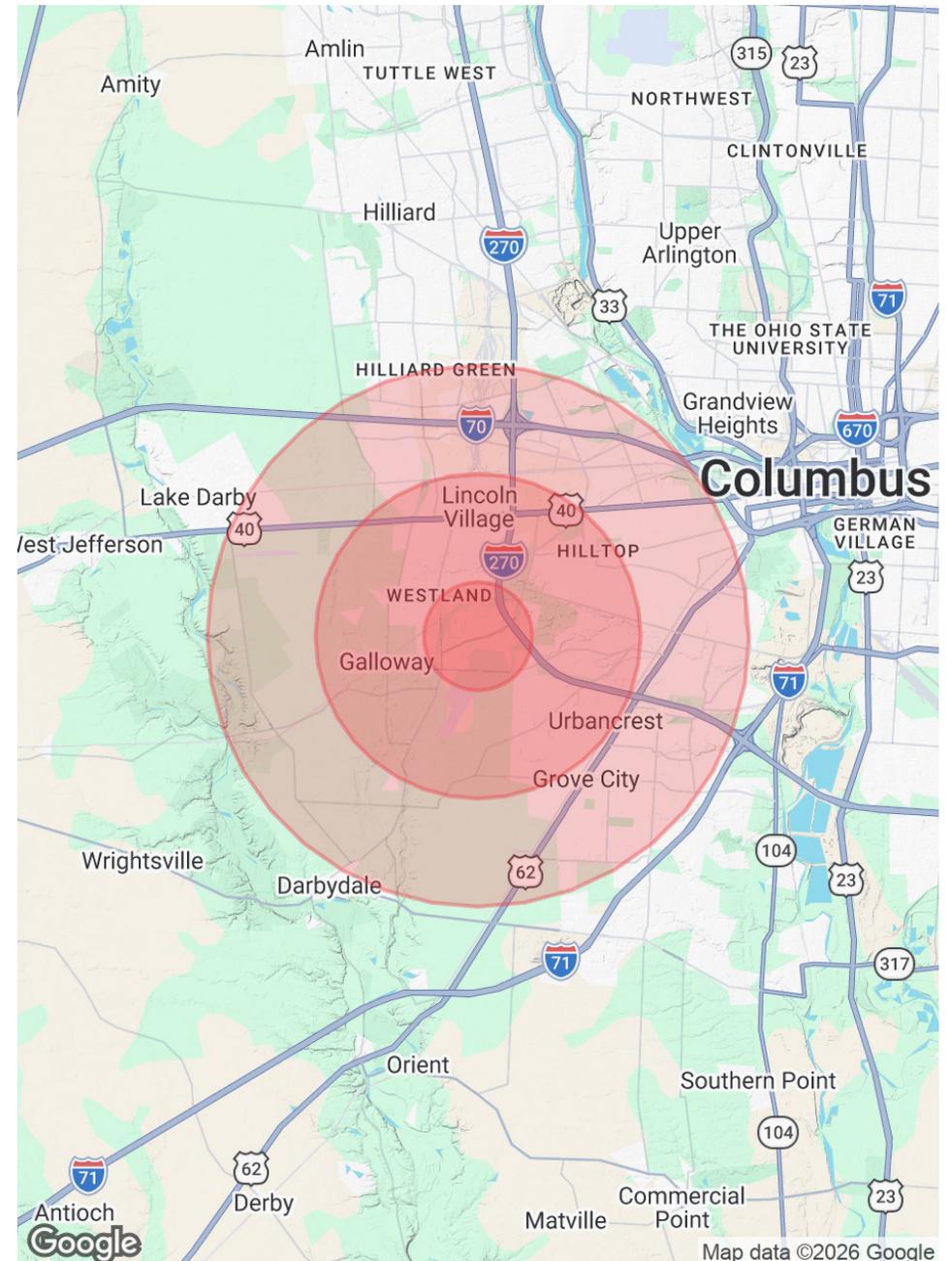


DEMOGRAPHICS MAP & REPORT

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

Demographics data derived from AlphaMap



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.

Image Sources: soccerstadiumdigest.com (p. 11 [top left] www.hometeamproperties.net (p. 11 [bottom left]), www.experiencecolumbus.com (p. 11 [top & middle right], ohio.org (p. 11 [bottom right] Shutterstock (p. 09, 12 bottom right, 14), foxnews.com/sports/ohio-state-football-stadium-fans-guidelines-relaxed-ad (p. 12 [top right], (p. 12 [middle right], <https://www.choicehotels.com/ohio/columbus/5-reasons-to-visit> (p. 12 [middle right])

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