

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**

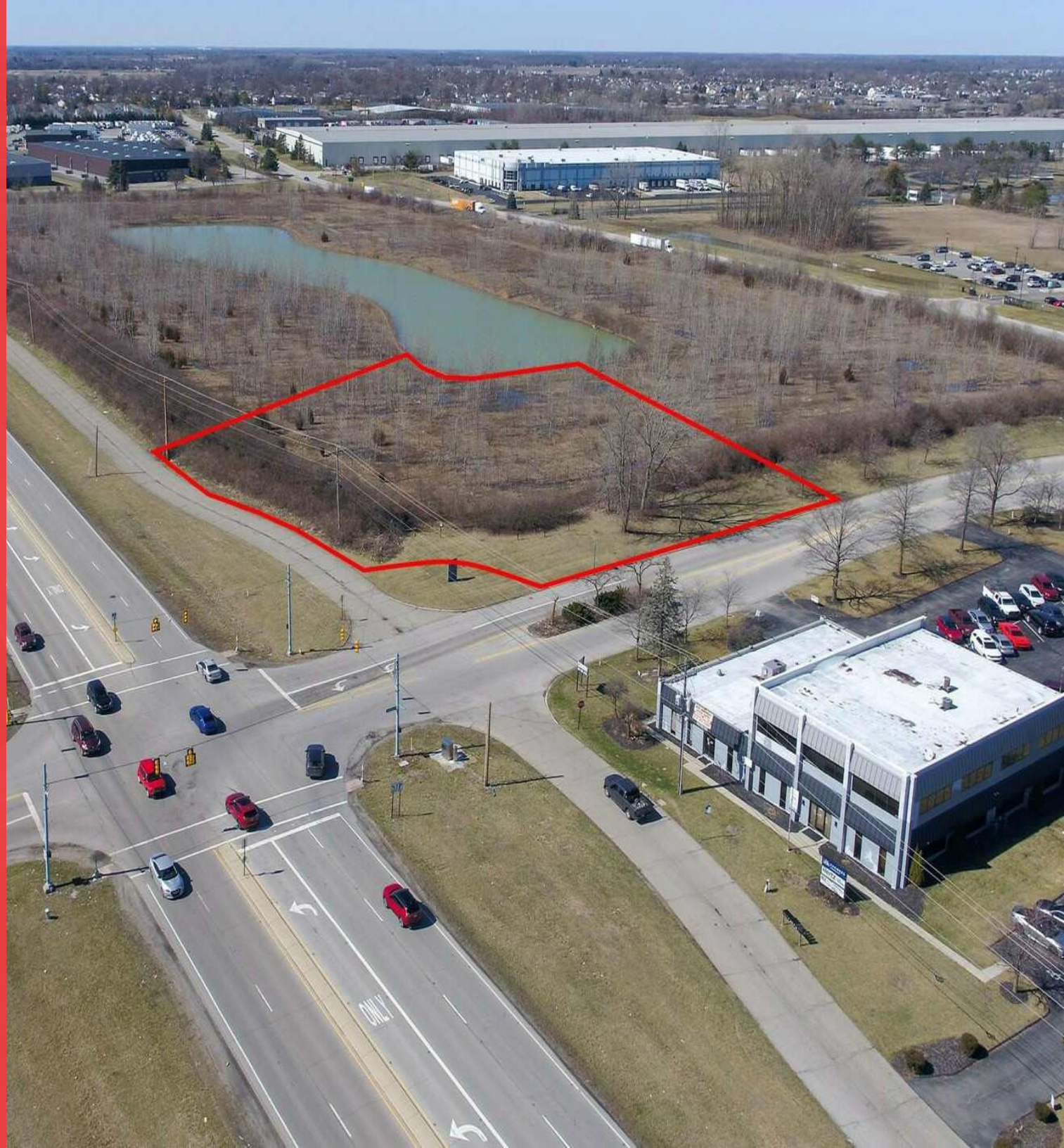
ANDY MILLS, SIOR, CCIM
614.582.5521
amills@elfordrealty.com

LAUREN ALEXANDER
312.515.8484
lalexander@elfordrealty.com

ELFORD REALTY | CORFAC INTERNATIONAL
614.488.0000
Columbus, OH
www.elfordrealty.com

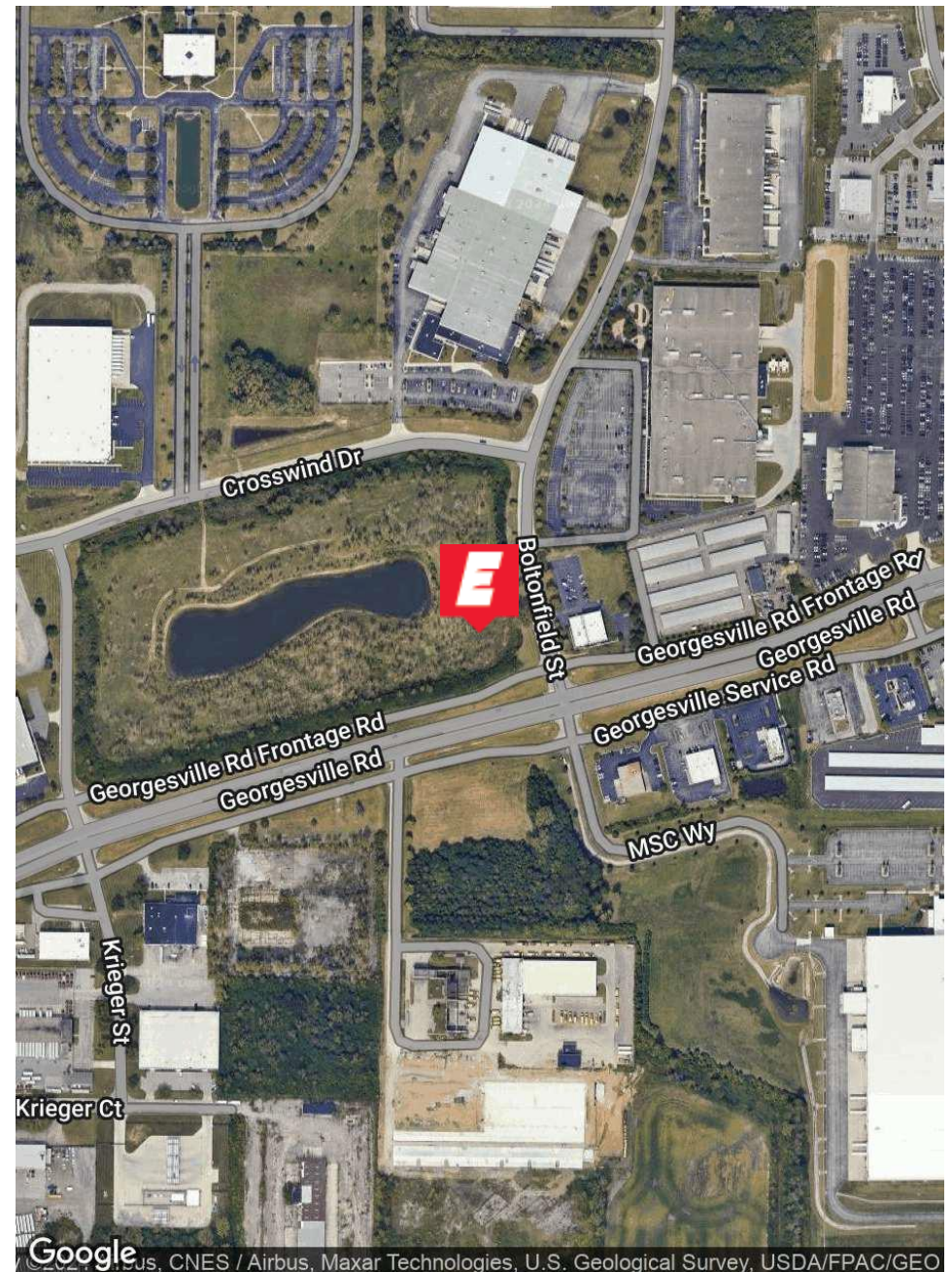


A MEMBER OF CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

The subject property is 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). This location offers a unique opportunity in a high barrier-to-entry corridor that is conveniently located minutes away from major transportation arteries, including I-270 and I-71. Ideal for a preferred developer and/or owner-occupant, this M zoning parcel presents endless possibilities for restaurants, banks, c-stores, and a variety of other users seeking a strategic foothold along Georgesville Road. Whether you're looking to establish a new business or expand your portfolio, don't miss your chance to capitalize on this prime real estate offering. The size of the parcel is subject to change based on a proposed multifamily use adjacent to the property but could be 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

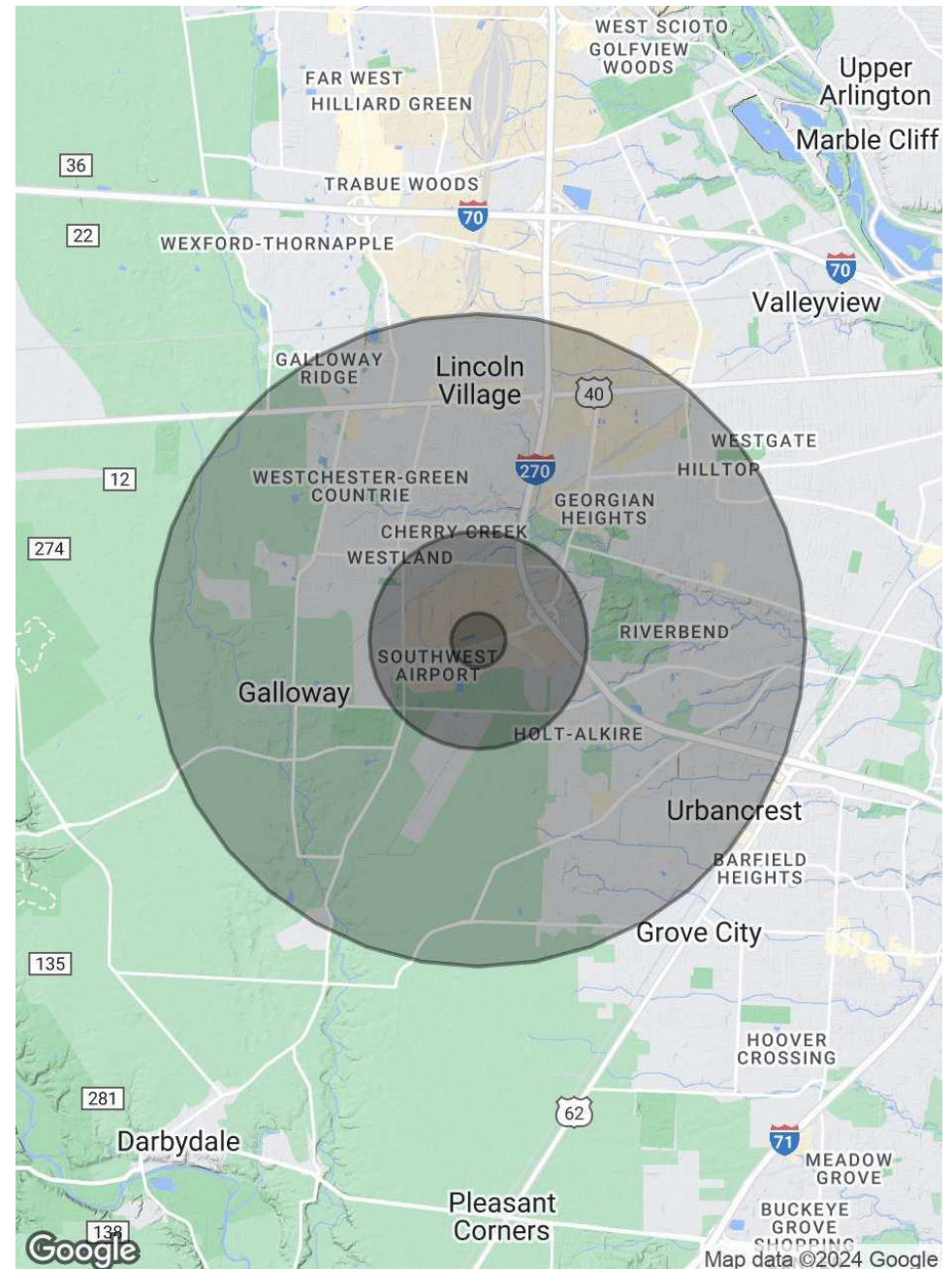


DEMOGRAPHICS MAP & REPORT

POPULATION	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

The Columbus area showcases an economic landscape marked by its wide-ranging diversity, with no single sector accounting for more than 18% of its employment. This region is the birthplace of globally renowned brands such as Scotts, Express, JPMorgan Chase, Nationwide, and Abercrombie & Fitch. It's also set to host Intel's \$20 billion manufacturing facility, alongside data centers for tech giants Google, Facebook, and Amazon, positioning the Columbus Region as a robust platform for business expansion across multiple industries.

The Columbus Region is home to a population of 1.7 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+ holds 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.

UPCOMING PROJECT ANNOUNCEMENTS

Intel's introduction to the Columbus Region is not only the largest manufacturing investment in Ohio history, it is a commitment that will secure the nation's future. As the largest U.S.-based chip manufacture, Intel sought a location that could support its \$20 billion expansion designed to help the nation close its chip shortage gap. Intel chose the Columbus Region thanks to the high concentration of engineers, the education community's enthusiasm, unmatched site and infrastructure options, and economic incentives. The Region's geographically powerful location further set it apart.

Amgen, one of the world's leading biotechnology companies, invested \$365 million to open a new manufacturing facility in New Albany, Ohio. The facility is slated to be Amgen's most advanced assembly and distribution center and will allow the company to get more medicine in the hands of patients. Amgen chose to put down roots in the Columbus Region to take advantage of the Region's logistical stability, thriving and supportive business community, and ever-growing talent pool.

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

FORTUNE 1000 COMPANIES IN COLUMBUS



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	1,727,000



Downtown



GERMAIN



Hertz



Boltonfield St

Georgesville Rd

LAND FOR SALE OR LEASE

GEORGESVILLE ROAD

COLUMBUS, OH 43228



A MEMBER OF CORFAC INTERNATIONAL