

MIXED USE FOR SALE

**kw** GREATER COLUMBUS  
KELLER WILLIAMS REALTY

**1805 COLUMBUS RD, GRANVILLE, OH, 43023**

1805 COLUMBUS ROAD, GRANVILLE, OH 43023



**FOR SALE**

**KELLER WILLIAMS GREATER COLUMBUS**

1 Easton Oval #100  
Columbus, OH 43219

**kw** GREATER COLUMBUS  
KELLER WILLIAMS REALTY

Each Office Independently Owned and Operated

*PRESENTED BY:*

**MARTHA HUNLEY**

O: (614) 314-5555

C: (614) 314-5555

martha@therealtygroup.us

450518, OH

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# EXECUTIVE SUMMARY

1805 COLUMBUS ROAD



## OFFERING SUMMARY

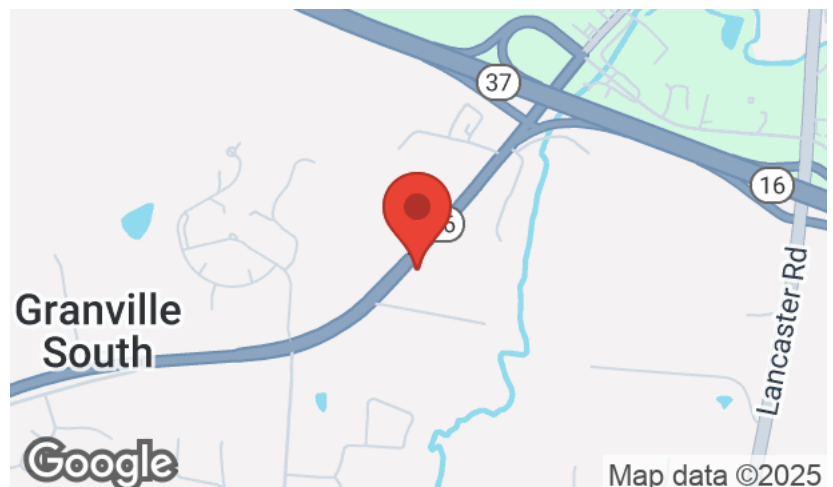
<b>PRICE:</b>	\$529,900
<b>BUILDING SF:</b>	2,844 sqft
<b>LOT SIZE:</b>	1.1 acres
<b>YEAR BUILT:</b>	1938
<b>APN:</b>	019-049830-00.000

## PROPERTY OVERVIEW

Bring Your Vision to Life in This Versatile 2,844 SF Commercial Property

With a rich history of varied uses, this property is ready for your next chapter. Set on nearly an acre and zoned R1, the possibilities are wide open — from a daycare, private or charter school, veterinary office, bed and breakfast, to boutique retail or another community-serving use. Located just minutes from Granville and with easy access to major highways, this site offers both visibility and convenience. The expansive 1.1 acre lot allows room for plenty of parking, outdoor amenities, or even a playground.

Whether you're expanding your business or launching something new, this flexible space is a rare opportunity to create something special in a prime location.



**KELLER WILLIAMS GREATER COLUMBUS**  
1 Easton Oval #100  
Columbus, OH 43219

**kw** GREATER COLUMBUS  
KELLER WILLIAMS REALTY

Each Office Independently Owned and Operated

**MARTHA HUNLEY**

O: (614) 314-5555

C: (614) 314-5555

martha@therealtygroup.us

450518, OH



## PROPERTY PHOTOS

1805 COLUMBUS ROAD



**KELLER WILLIAMS GREATER COLUMBUS**

1 Easton Oval #100  
Columbus, OH 43219

**kw** GREATER COLUMBUS  
KELLER WILLIAMS, REALTY

Each Office Independently Owned and Operated

**MARTHA HUNLEY**

O: (614) 314-5555

C: (614) 314-5555

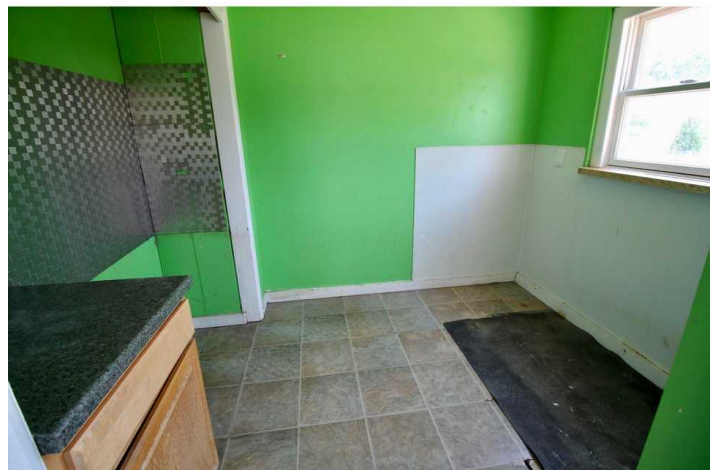
martha@therealtygroup.us

450518, OH



## PROPERTY PHOTOS

1805 COLUMBUS ROAD



**KELLER WILLIAMS GREATER COLUMBUS**  
1 Easton Oval #100  
Columbus, OH 43219

**kw** GREATER COLUMBUS  
KELLERWILLIAMS, REALTY

Each Office Independently Owned and Operated

**MARTHA HUNLEY**

O: (614) 314-5555

C: (614) 314-5555

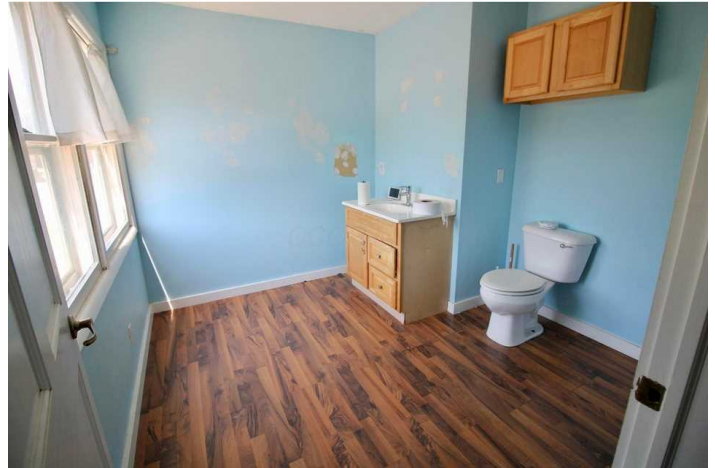
martha@therealtygroup.us

450518, OH



## PROPERTY PHOTOS

1805 COLUMBUS ROAD



**KELLER WILLIAMS GREATER COLUMBUS**

1 Easton Oval #100  
Columbus, OH 43219

**kw** GREATER COLUMBUS  
KELLER WILLIAMS, REALTY

Each Office Independently Owned and Operated

**MARTHA HUNLEY**

O: (614) 314-5555

C: (614) 314-5555

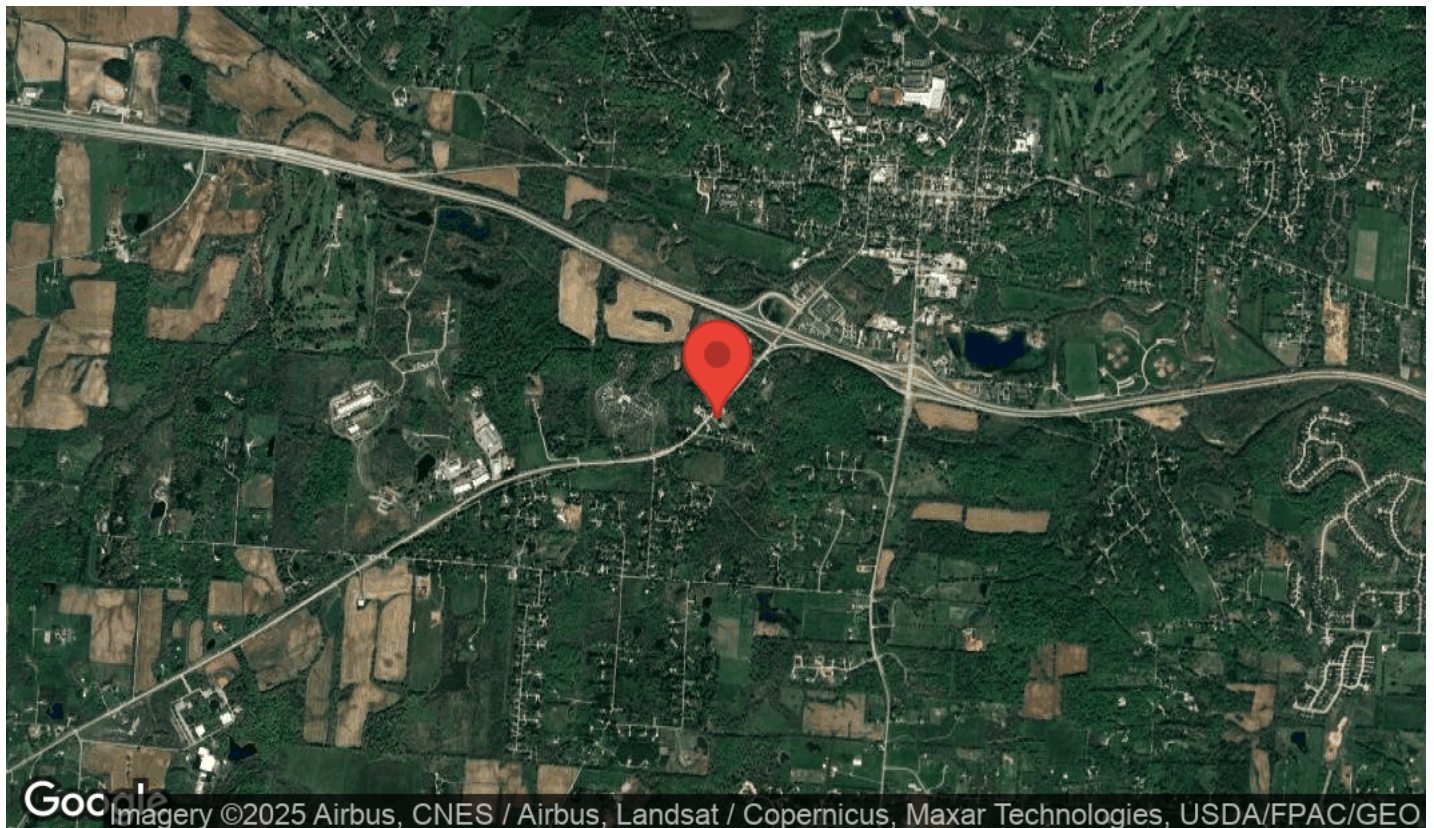
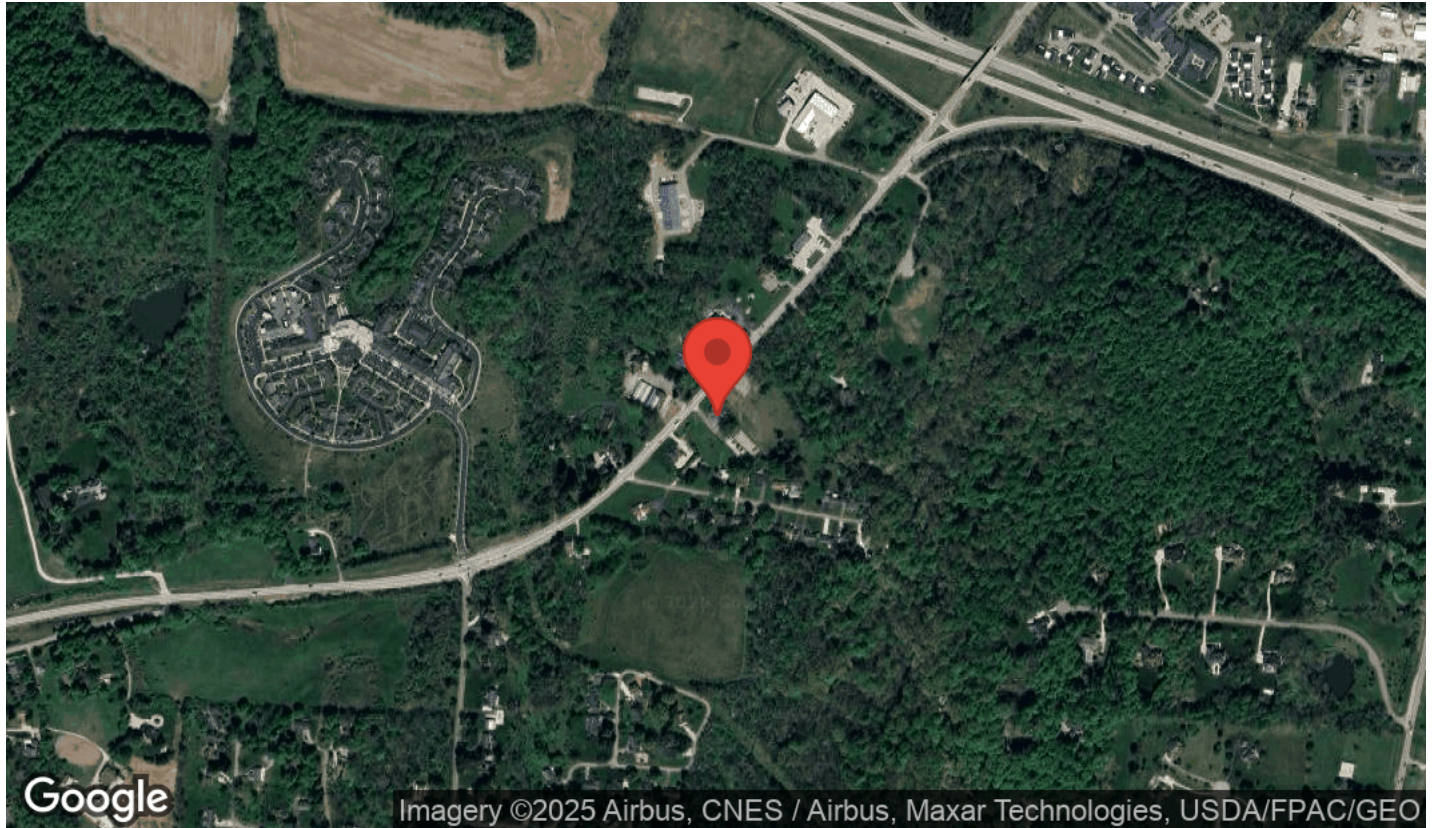
martha@therealtygroup.us

450518, OH



## LOCATION MAPS

1805 COLUMBUS ROAD



**KELLER WILLIAMS GREATER COLUMBUS**  
1 Easton Oval #100  
Columbus, OH 43219

**kw** GREATER COLUMBUS  
KELLERWILLIAMS REALTY

Each Office Independently Owned and Operated

**MARTHA HUNLEY**

O: (614) 314-5555

C: (614) 314-5555

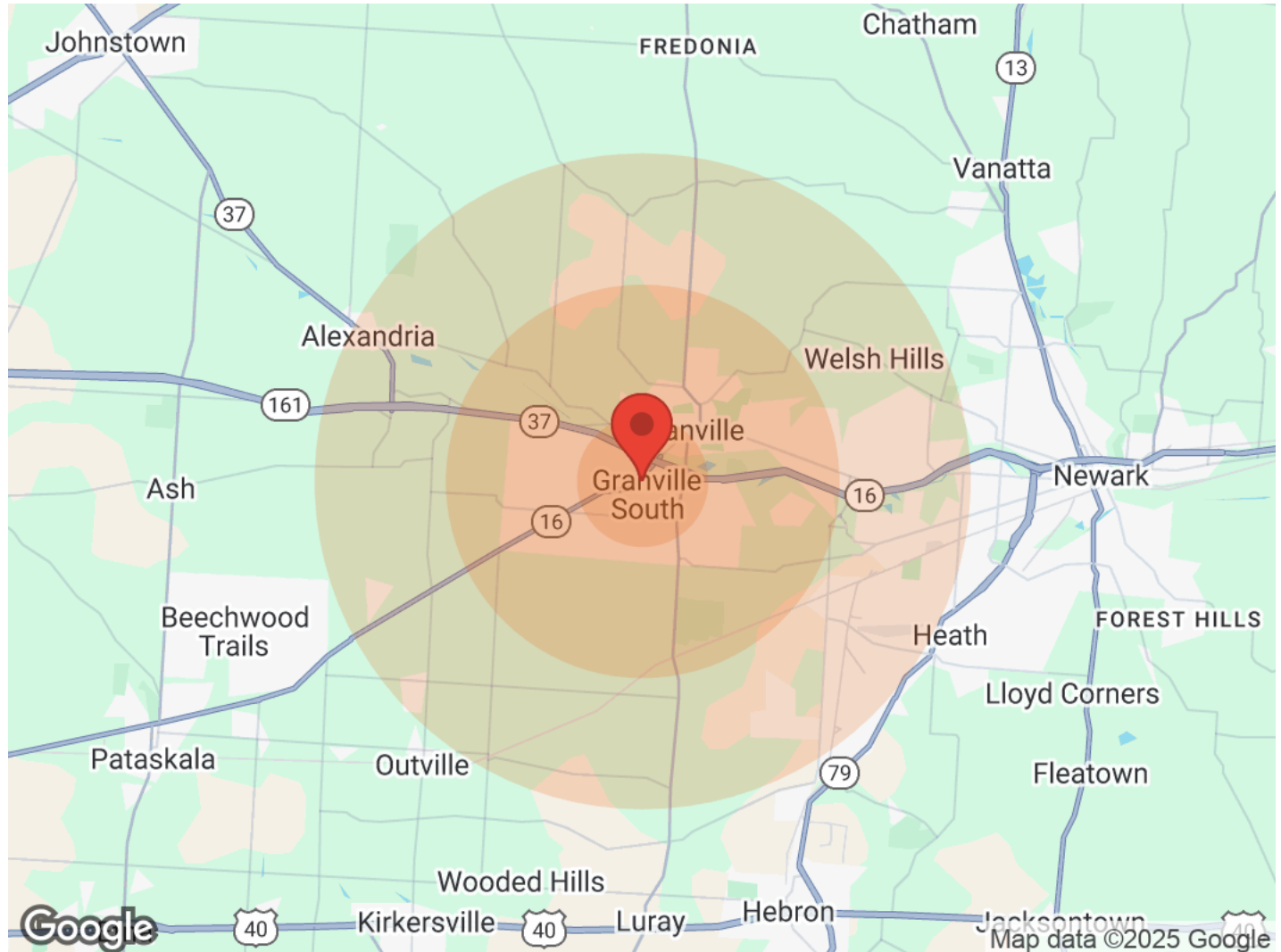
martha@therealtygroup.us

450518, OH



## DEMOGRAPHICS

1805 COLUMBUS ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,098	5,411	14,570	Median	\$92,110	\$90,291	\$75,773
Female	1,164	5,734	15,470	< \$15,000	33	142	940
Total Population	2,262	11,145	30,040	\$15,000-\$24,999	27	136	782
				\$25,000-\$34,999	51	181	812
				\$35,000-\$49,999	103	464	1,340
				\$50,000-\$74,999	176	640	2,173
				\$75,000-\$99,999	138	476	1,609
				\$100,000-\$149,999	155	824	1,915
				\$150,000-\$199,999	128	317	635
				> \$200,000	95	281	703
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	383	1,853	5,267	Total Units	1,158	3,817	11,978
Ages 15-24	329	1,521	3,960	Occupied	1,096	3,559	11,265
Ages 25-54	812	3,863	10,647	Owner Occupied	771	2,592	8,468
Ages 55-64	342	1,558	4,140	Renter Occupied	325	967	2,797
Ages 65+	396	2,350	6,026	Vacant	62	258	713
Race	1 Mile	3 Miles	5 Miles				
White	2,229	10,661	29,064				
Black	N/A	179	408				
Am In/AK Nat	N/A	N/A	6				
Hawaiian	N/A	N/A	N/A				
Hispanic	12	132	281				
Multi-Racial	18	244	726				

**KELLER WILLIAMS GREATER COLUMBUS**

1 Easton Oval #100  
Columbus, OH 43219

**KW** GREATER COLUMBUS  
KELLER WILLIAMS REALTY

Each Office Independently Owned and Operated

**MARTHA HUNLEY**

O: (614) 314-5555

C: (614) 314-5555

martha@therealtygroup.us

450518, OH