

FOR SALE



\$2,495,000

0 Windsor Avenue, Columbus, OH 43211

- 12 +/- acres off of Joyce Avenue and 17th Avenue.
- Approximately 9.4 acres are currently zoned M-2 (Manufacturing) with approximately 2.6 acres currently zoned R-2 (Residential)
- Clear phase II (2021) on file
- Sanitary sewer on site and 6" water main at entrance

BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 115
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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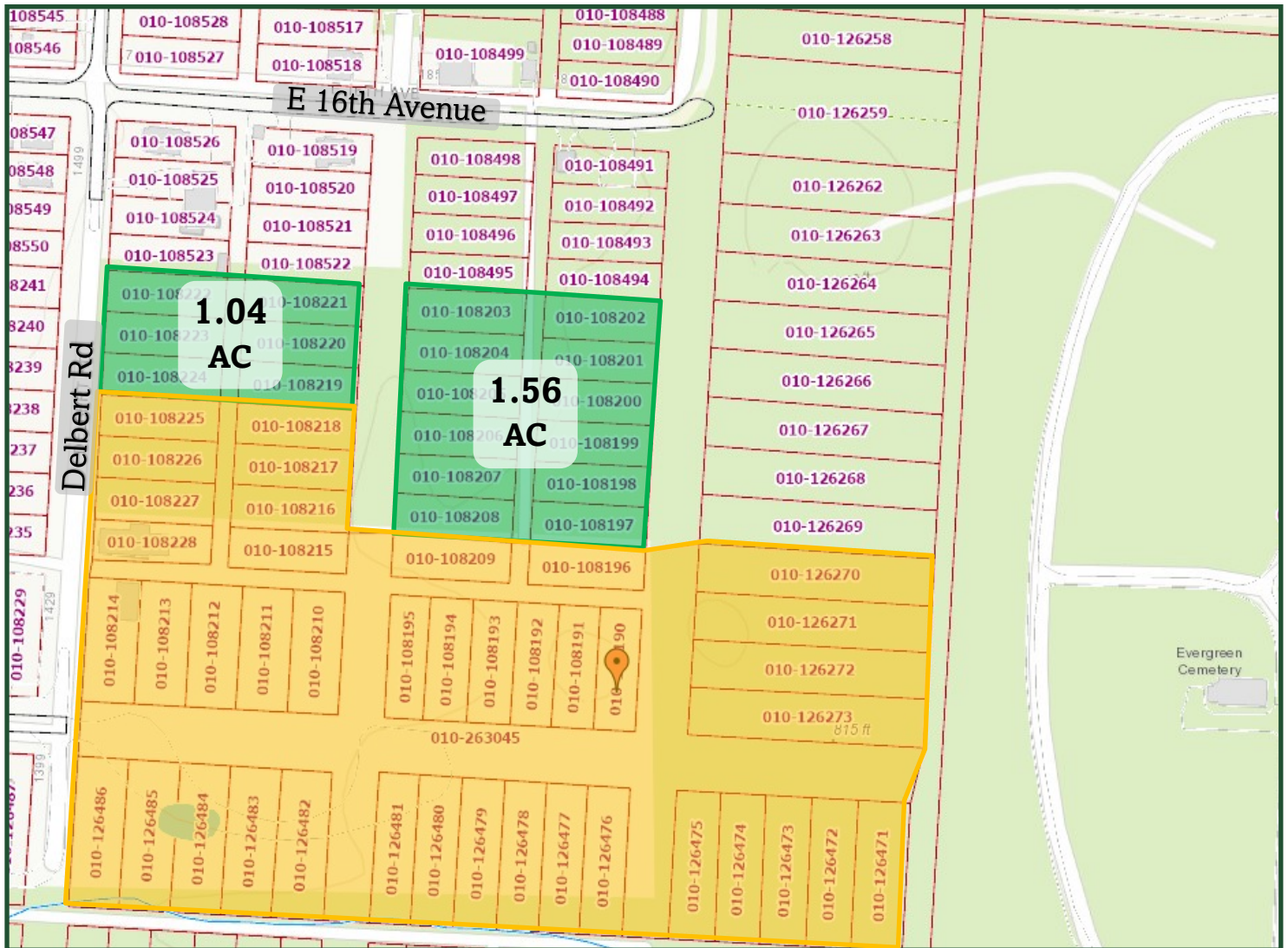


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ZONED R-2 **2.6 +/- AC**
(Residential)



ZONED M-2 **9.4063 +/- AC**
(Manufacturing)

12 +/- Acres

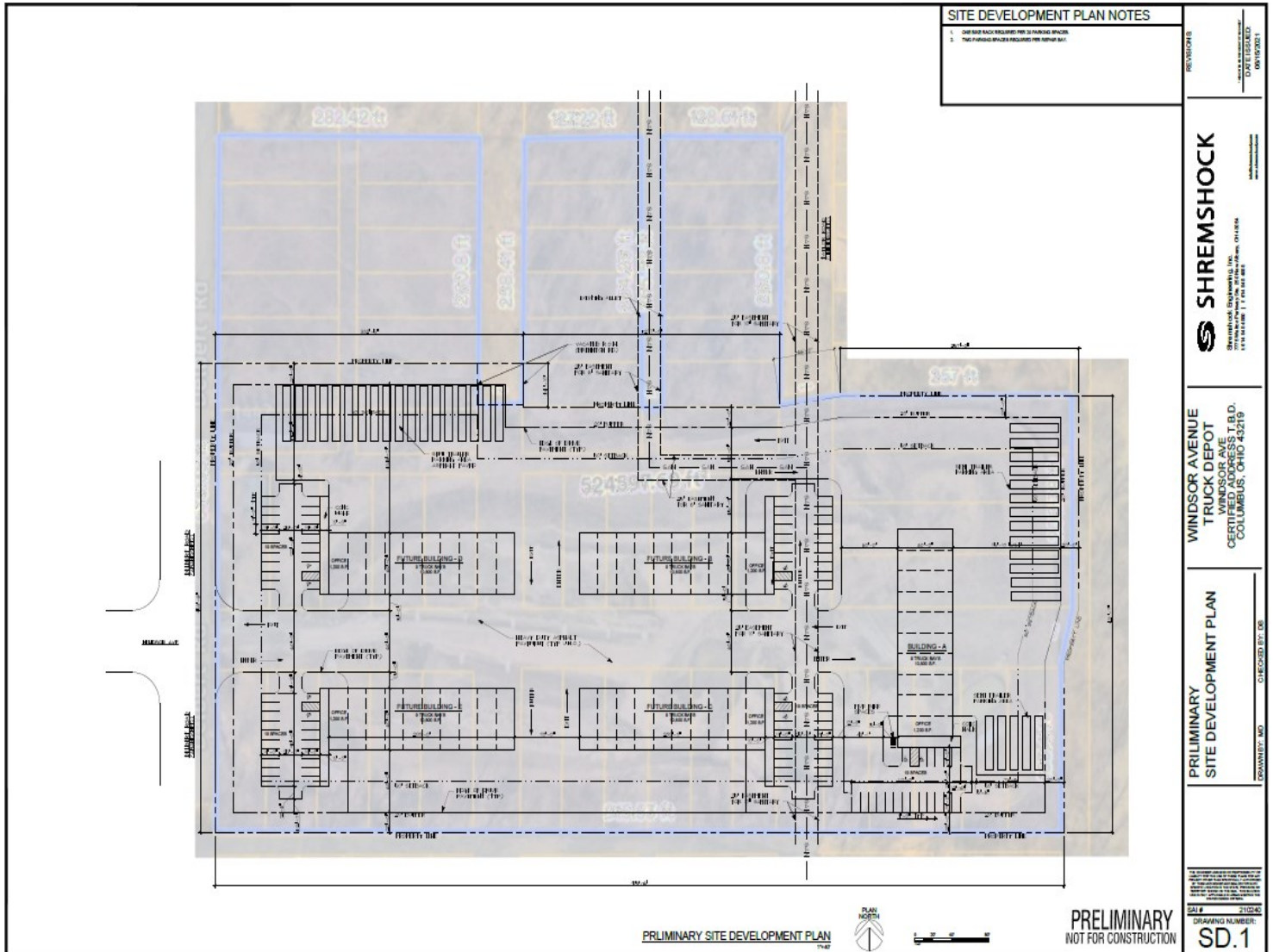
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Proposed Site Plan



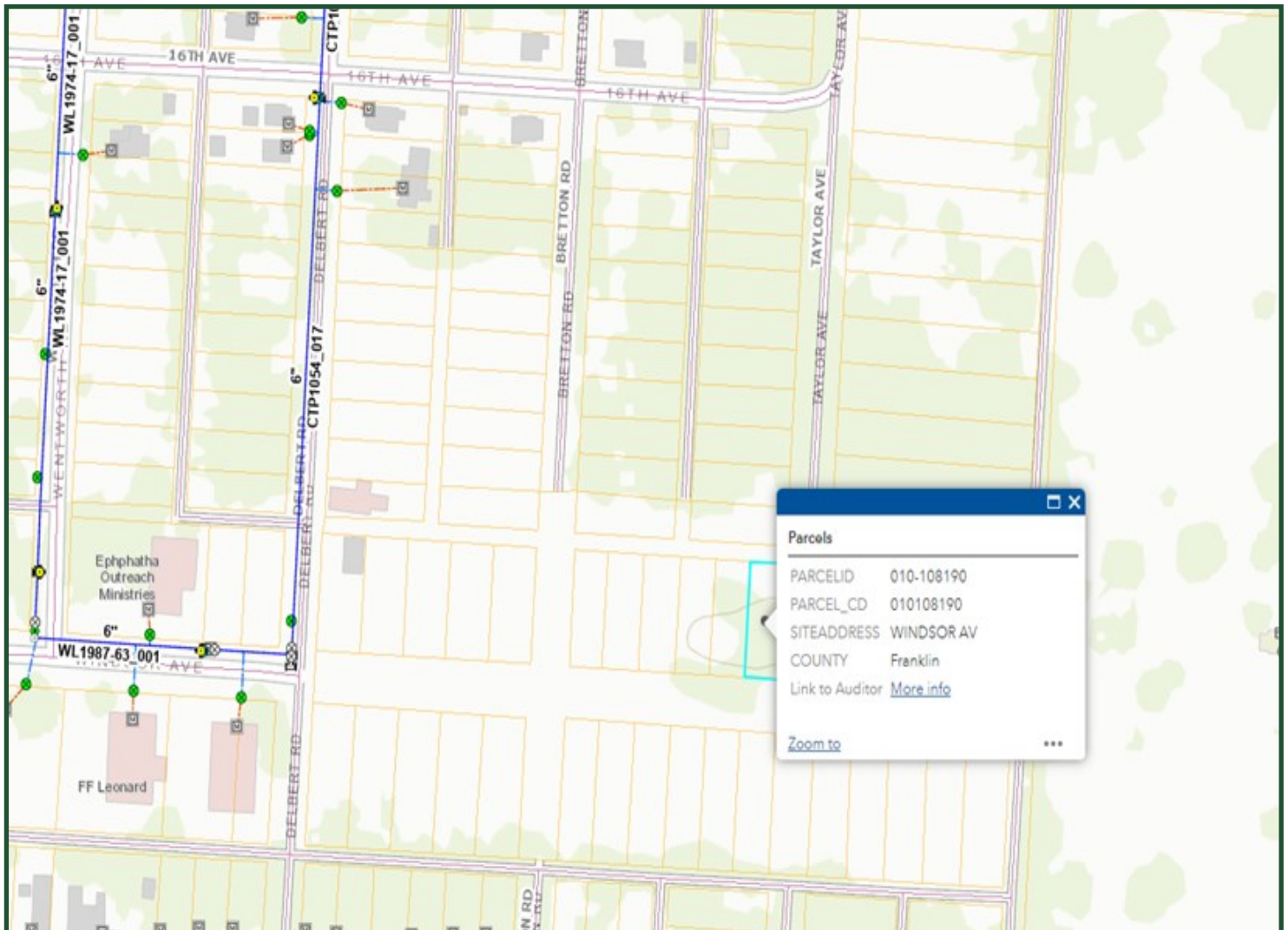
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Windsor Avenue Water Lines



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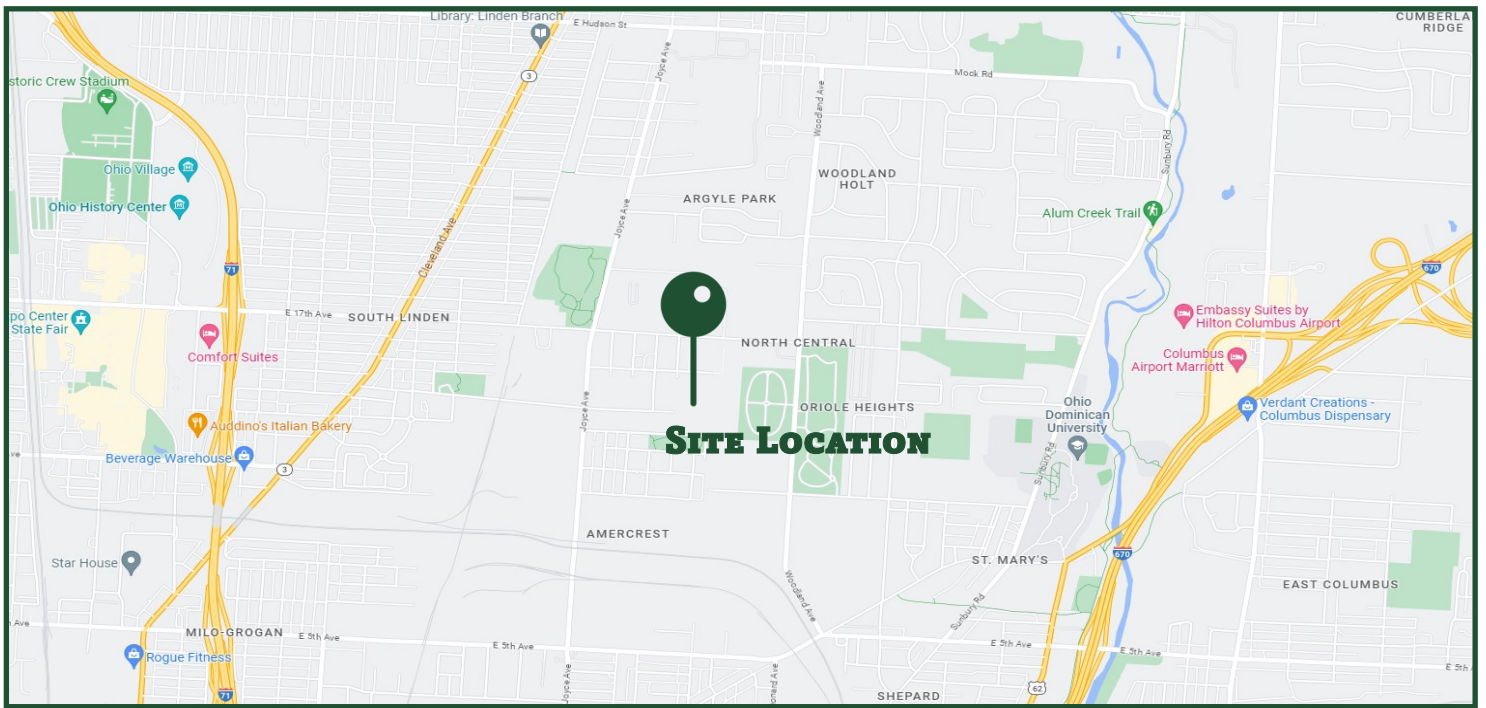
0 Windsor Avenue Parcel Sheet

60 Parcels in Total

Approximately 12 Acres in Total

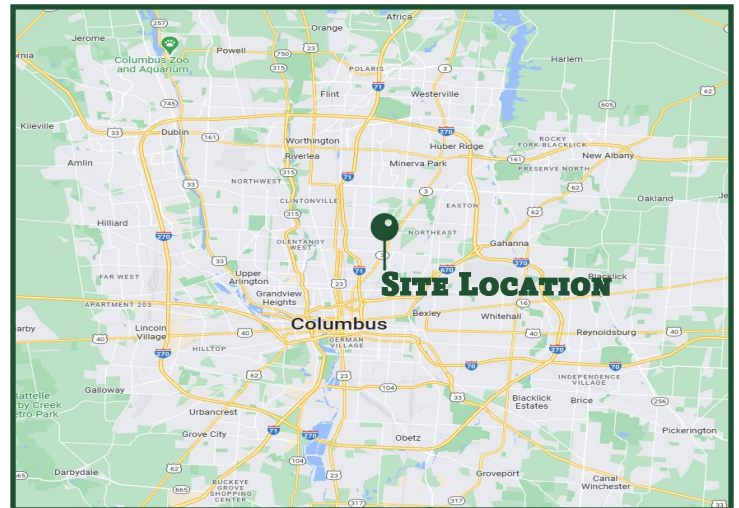
Parcel Number	Address	Property Owner	Acreage	Taxes	Zoning
010-108190-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.14	\$31.90	M-2 (Manufacturing)
010-108191-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.14	\$33.48	M-2 (Manufacturing)
010-108192-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.14	\$33.48	M-2 (Manufacturing)
010-108193-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.14	\$33.48	M-2 (Manufacturing)
010-108194-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.14	\$31.90	M-2 (Manufacturing)
010-108195-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.13	\$31.90	M-2 (Manufacturing)
010-108196-00	TAYLOR AV	ELKAH BROTHERS REALTY LLC	0.13	\$29.76	M-2 (Manufacturing)
010-108197-00	TAYLOR AV	ELKAH BROTHERS REALTY LLC	0.13	\$22.32	R-2 (Residential)
010-108198-00	TAYLOR AV	ELKAH BROTHERS REALTY LLC	0.12	\$22.32	R-2 (Residential)
010-108199-00	TAYLOR AV	ELKAH BROTHERS REALTY LLC	0.13	\$22.32	R-2 (Residential)
010-108200-00	TAYLOR AV	ELKAH BROTHERS REALTY LLC	0.13	\$22.32	R-2 (Residential)
010-108201-00	TAYLOR AV	ELKAH BROTHERS REALTY LLC	0.12	\$22.32	R-2 (Residential)
010-108202-00	TAYLOR AV	ELKAH BROTHERS REALTY LLC	0.13	\$22.32	R-2 (Residential)
010-108203-00	BRETTON RD	ELKAH BROTHERS REALTY LLC	0.13	\$22.32	R-2 (Residential)
010-108204-00	BRETTON RD	ELKAH BROTHERS REALTY LLC	0.13	\$22.32	R-2 (Residential)
010-108205-00	BRETTON RD	ELKAH BROTHERS REALTY LLC	0.13	\$22.32	R-2 (Residential)
010-108206-00	BRETTON RD	ELKAH BROTHERS REALTY LLC	0.13	\$22.32	R-2 (Residential)
010-108207-00	BRETTON RD	ELKAH BROTHERS REALTY LLC	0.13	\$22.32	R-2 (Residential)
010-108208-00	BRETTON RD	ELKAH BROTHERS REALTY LLC	0.13	\$22.32	R-2 (Residential)
010-108209-00	BRETTON RD	ELKAH BROTHERS REALTY LLC	0.13	\$29.76	M-2 (Manufacturing)
010-108210-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.17	\$39.34	M-2 (Manufacturing)
010-108211-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.17	\$39.34	M-2 (Manufacturing)
010-108212-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.17	\$39.34	M-2 (Manufacturing)
010-108213-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.17	\$39.34	M-2 (Manufacturing)
010-108214-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.17	\$441.10	M-2 (Manufacturing)
010-108215-00	BRETTON RD	ELKAH BROTHERS REALTY LLC	0.13	\$29.76	M-2 (Manufacturing)
010-108216-00	BRETTON RD	ELKAH BROTHERS REALTY LLC	0.14	\$29.76	M-2 (Manufacturing)
010-108217-00	BRETTON RD	ELKAH BROTHERS REALTY LLC	0.13	\$29.76	M-2 (Manufacturing)
010-108218-00	BRETTON RD	ELKAH BROTHERS REALTY LLC	0.13	\$29.76	M-2 (Manufacturing)
010-108219-00	BRETTON RD	ELKAH BROTHERS REALTY LLC	0.13	\$29.76	R-2 (Residential)

010-108220-00	BRETTON RD	ELKAH BROTHERS REALTY LLC	0.13	\$29.76	R-2 (Residential)
010-108221-00	BRETTON RD	ELKAH BROTHERS REALTY LLC	0.13	\$29.76	R-2 (Residential)
010-108222-00	DELBERT RD	ELKAH BROTHERS REALTY LLC	0.13	\$29.76	R-2 (Residential)
010-108223-00	DELBERT RD	ELKAH BROTHERS REALTY LLC	0.13	\$29.76	R-2 (Residential)
010-108224-00	DELBERT RD	ELKAH BROTHERS REALTY LLC	0.13	\$29.76	R-2 (Residential)
010-108225-00	DELBERT RD	ELKAH BROTHERS REALTY LLC	0.13	\$29.76	M-2 (Manufacturing)
010-108226-00	DELBERT RD	ELKAH BROTHERS REALTY LLC	0.13	\$29.76	M-2 (Manufacturing)
010-108227-00	DELBERT RD	ELKAH BROTHERS REALTY LLC	0.13	\$29.76	M-2 (Manufacturing)
010-108228-00	1442 DELBERT RD	ELKAH BROTHERS REALTY LLC	0.13	\$425.96	M-2 (Manufacturing)
010-126270-00	TAYLOR AV	ELKAH BROTHERS REALTY LLC	0.30	\$45.00	M-2 (Manufacturing)
010-126271-00	TAYLOR AV	ELKAH BROTHERS REALTY LLC	0.30	\$45.00	M-2 (Manufacturing)
010-126272-00	TAYLOR AV	ELKAH BROTHERS REALTY LLC	0.30	\$45.00	M-2 (Manufacturing)
010-126273-00	TAYLOR AV	ELKAH BROTHERS REALTY LLC	0.31	\$45.00	M-2 (Manufacturing)
010-126471-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.21	\$43.04	M-2 (Manufacturing)
010-126472-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.18	\$39.34	M-2 (Manufacturing)
010-126473-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.18	\$37.20	M-2 (Manufacturing)
010-126474-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.18	\$37.20	M-2 (Manufacturing)
010-126475-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.18	\$37.20	M-2 (Manufacturing)
010-126476-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.17	\$35.62	M-2 (Manufacturing)
010-126477-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.16	\$35.62	M-2 (Manufacturing)
010-126478-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.17	\$35.62	M-2 (Manufacturing)
010-126479-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.17	\$35.62	M-2 (Manufacturing)
010-126480-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.17	\$35.62	M-2 (Manufacturing)
010-126481-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.16	\$35.62	M-2 (Manufacturing)
010-126482-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.20	\$43.04	M-2 (Manufacturing)
010-126483-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.20	\$43.04	M-2 (Manufacturing)
010-126484-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.20	\$43.04	M-2 (Manufacturing)
010-126485-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.21	\$43.04	M-2 (Manufacturing)
010-126486-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	0.20	\$43.04	M-2 (Manufacturing)
010-263045-00	WINDSOR AV	ELKAH BROTHERS REALTY LLC	2.53	\$81.74	M-2 (Manufacturing)
Total =			11.99	\$2,819.44	






TRAFFIC COUNT

Street	Avg Daily Volume
E 17TH AVE— KEMPER RD	7,169
JOYCE AVE—E 17TH AVE S	9,164
E 16TH AVE S— JOYCE AVE	8,934



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023) 	10,399	167,838	385,538
Households (2023) 	3,918	66,969	165,399
Avg Household Income (2023) 	\$39,117	\$63,053	\$71,143

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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers

 **WORTHINGTON INDUSTRIES**

 **FedEx**

 **Nationwide**

 **XPO Logistics**

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN ELECTRIC POWER**

 **Huntington**

 **Whirlpool CORPORATION**

 **DSW DESIGNER SHOE WAREHOUSE**

 **VERTIV**

 **HYPERION**
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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