

# FOR SALE

## \$3,995,000

### 6515 S High Street , Lockbourne, OH 43137

- 12.84+/- acres with approximately 836 Ft of road frontage on Rt.23
- Multiple uses for the 3 parcels within Hamilton Township
- Multiple buildings on site, utilities available
- 3 Parcels = (.96+/-, 1.92+/-, and 9.96+/-)
- Property is in an Opportunity Zone
- Access to Route 23 (60,000+ VPD), Rte. 665, and Rte. 317
- South of Scioto Downs in the Rickenbacker area
- Great potential location for semi truck parking, lot storage, and future out lot retail.



**Click Here for Video**

\*Please Do Not Disturb Tenants

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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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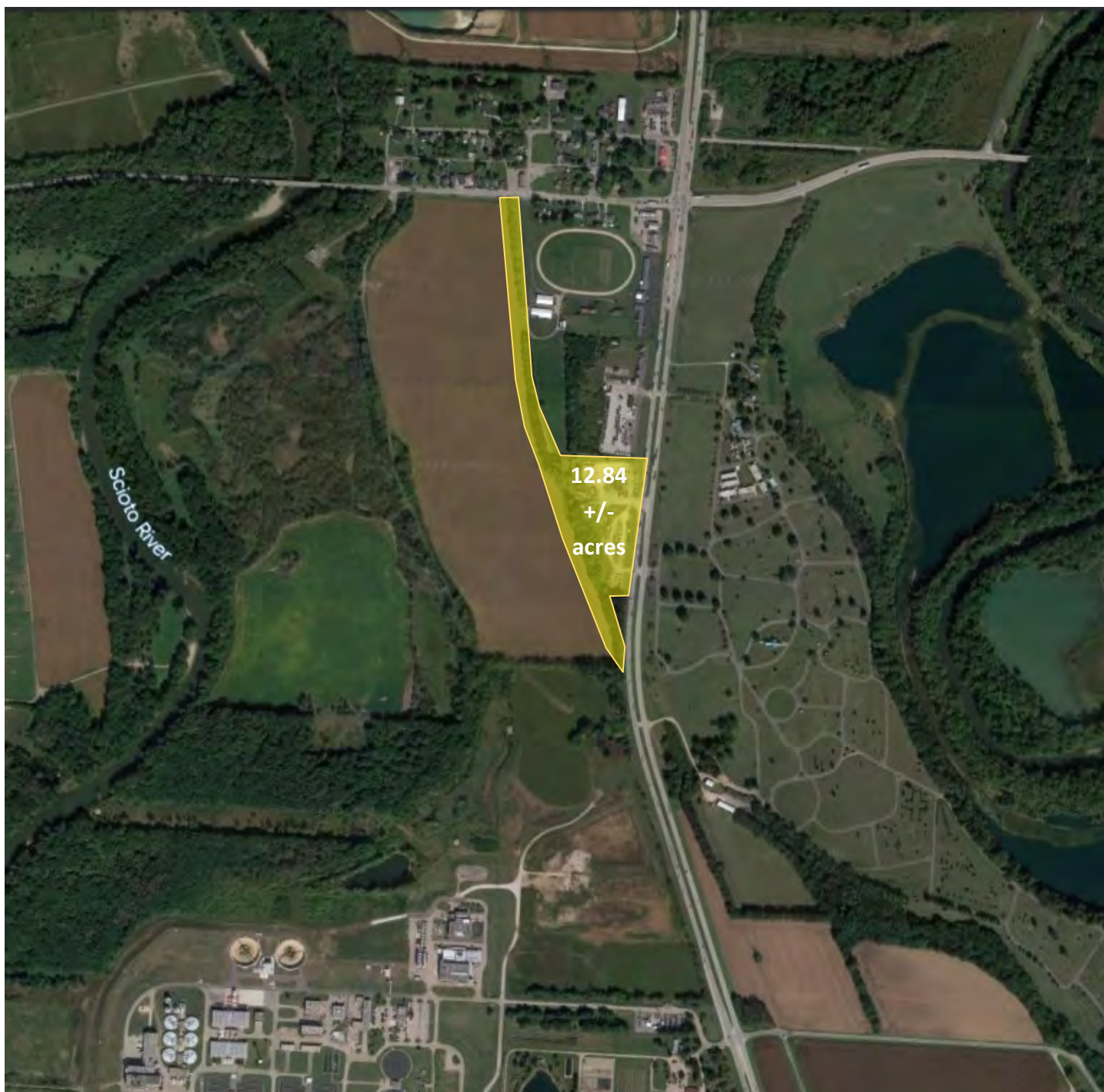


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## Parcel View



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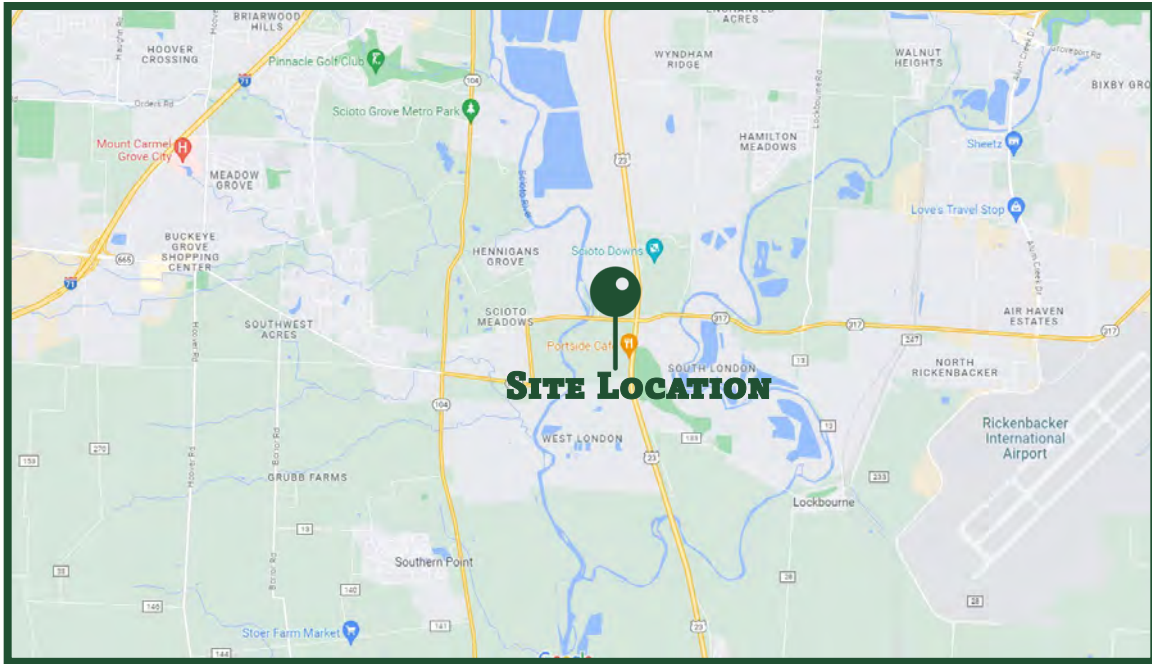
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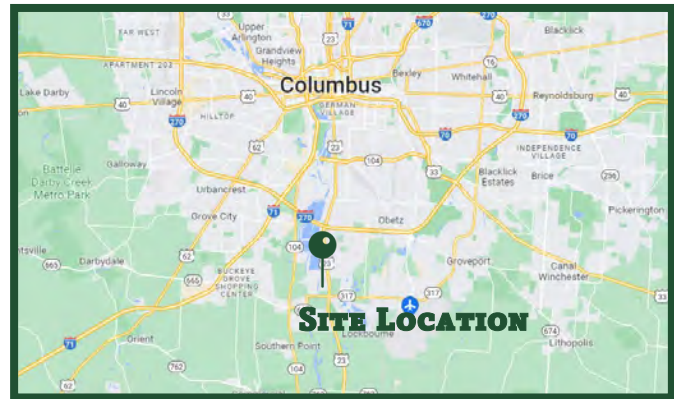


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## TRAFFIC COUNT

Street	Avg Daily Volume
PORTSMOUTH-COLUMBUS RD - LONDON GROVEPORT	73,218
S HIGH ST LONDON - GROVEPORT RD (NB)	30,628
S HIGH ST LONDON - GROVEPORT RD (SB)	29,181



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022)		151	4,865	25,247
Households (2023)		3,154	7,646	17,582
Avg Household Income (2022)		\$73,905	\$70,321	\$66,505

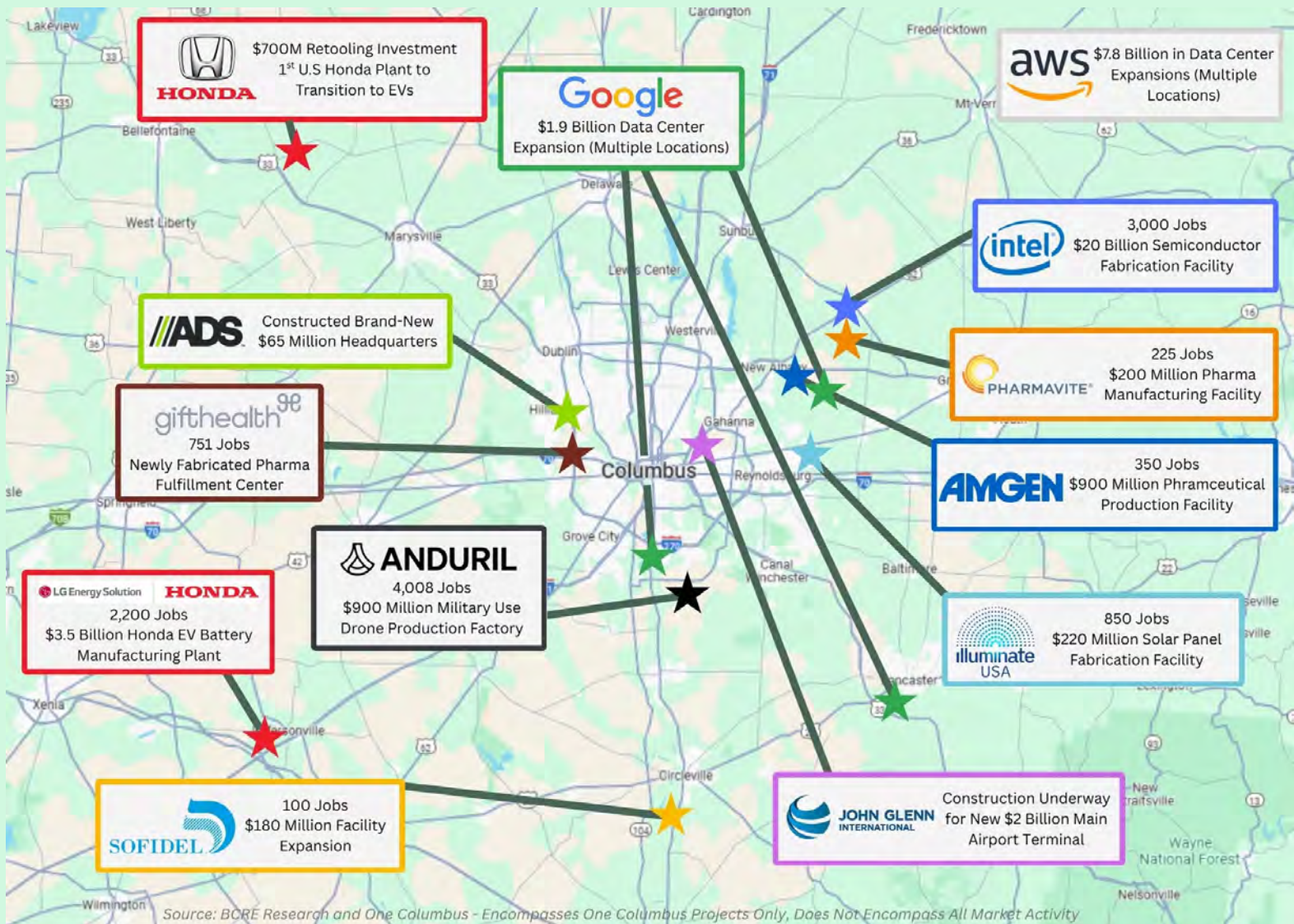
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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED  
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY  
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO  
THE AREA**

**\$34 BILLION IN NEW CAPITAL  
INVESTMENTS**

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# THE CITY OF COLUMBUS

## Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. 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. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960

Residents (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a  
Business

#5

City for  
Entrepreneurs and  
Startups

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

FORBES MAGAZINE

## Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM [www.columbusregion.com](http://www.columbusregion.com) and The One Columbus Organization

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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