

For Sale



\$1,995,000

0 Sancus Boulevard, Westerville, Ohio 43081

3.49 Acres of Development Land For Sale, Ohio

- **Potential Multi-Family Development**
- **Possible Development Land Less than a Mile to The Polaris Fashion Place Mall**
- **Excellent Opportunity for a Multi-Unit Development in Heart of Polaris Trade Corridor**
- **Condominiums Local to the Area Sell for Up to \$250,000**
- **Easy Access to High-Traffic Sancus Boulevard ($\pm$ 20,733)**



Click Here to View Property Video

Randy Best CCIM, SIOR

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Questions? Contact Us:

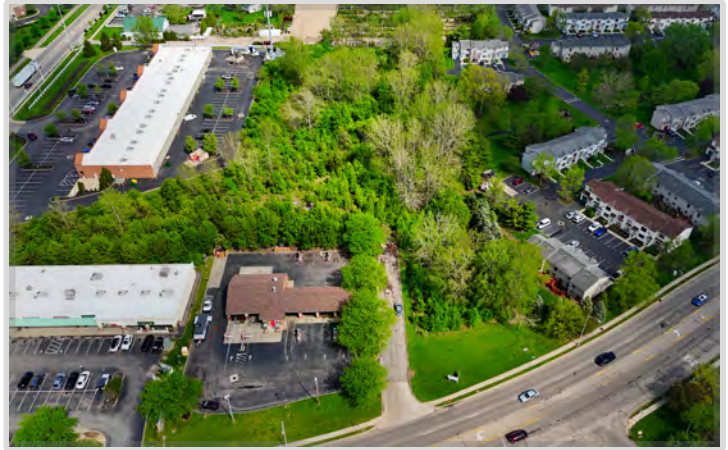
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Exterior Photos



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Additional Property Information

Legal Information

Legal Property Description	Development Land For Sale
Price	\$1,995,000
Parcel Number	610-218056
Possession	Immediate

Land Information

Land Acreage	± 3.49 Acres
Occupancy	0%
Current Use	Land
Current Zoning	Multi-Family
Jurisdiction and School District	Columbus

Additional Information

Lot Specifics	Easy Access & Close Proximity to Trade Corridor
Parcel Benefits	Ample Land Available Given the Area
Fees and Associations	None
Water/Sewer System	Public
Real Estate Taxes (2025)	\$20,171

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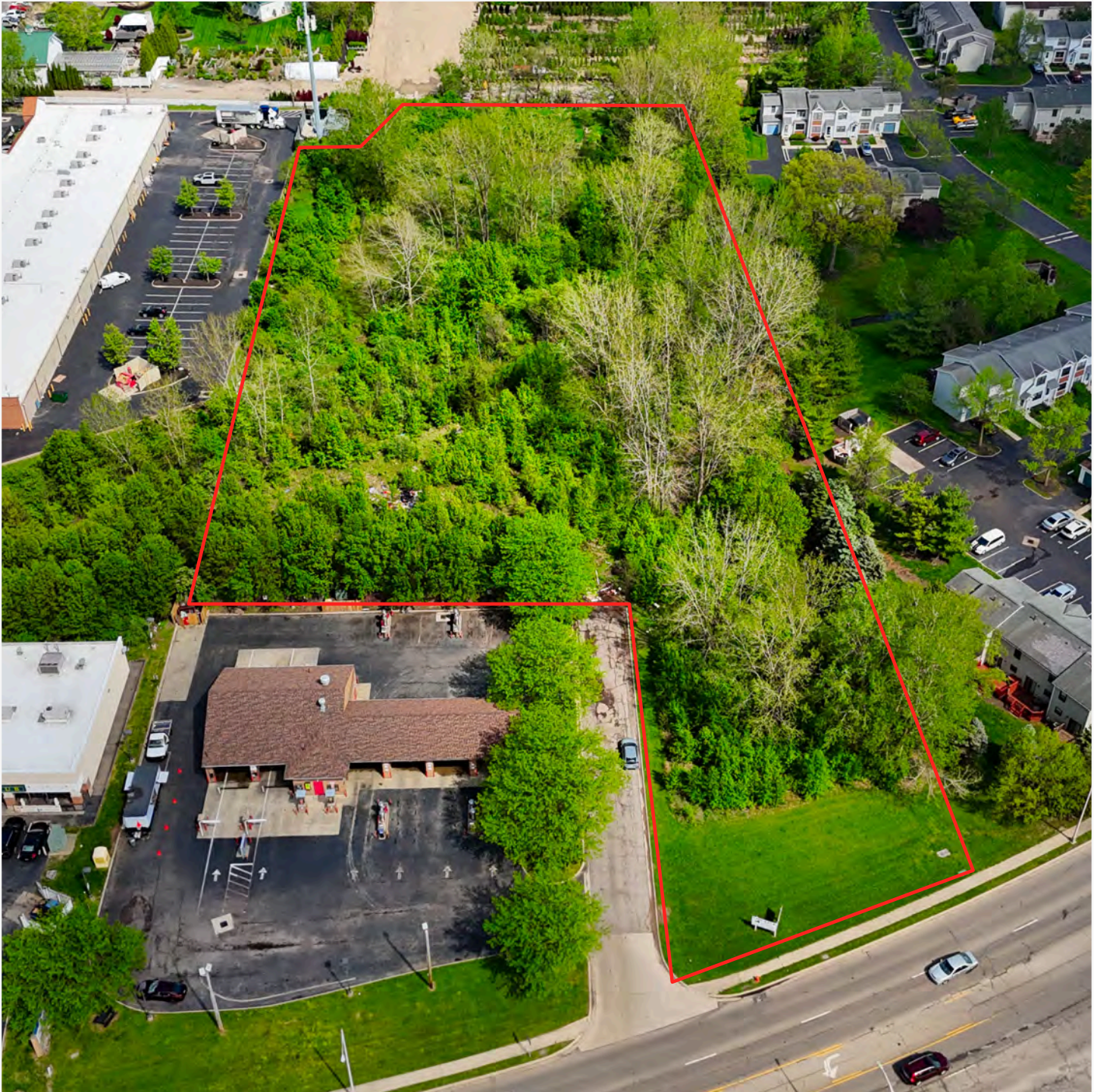
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Parcel View



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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. *Line Drawings are Approximate*

4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

0 Sancus Boulevard, Westerville, Ohio 43081

Nearby Amenities



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1 Mile



11,180



9,566



\$69,330

3 Mile



52,233



31,153



\$82,379

5 Mile



133,507



71,221



\$85,629

Nearby Traffic

Sancus Boulevard

±20,733 VPD

Lazelle Road

±11,424 VPD

Park Road

±7,610 VPD

Zip Code Demographics

Area Population

64,338

Area Households

28,986

Average Income

\$92,422

Major Nearby Interstates



THE CITY OF COLUMBUS

Major Regional Employers



Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.

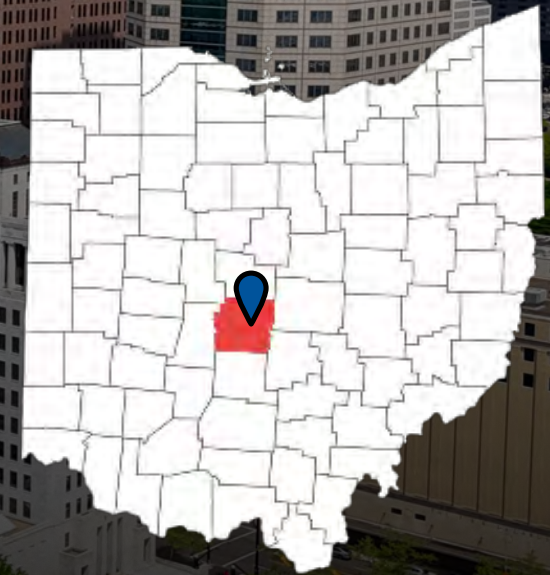


Photo: Downtown Columbus

Demographics

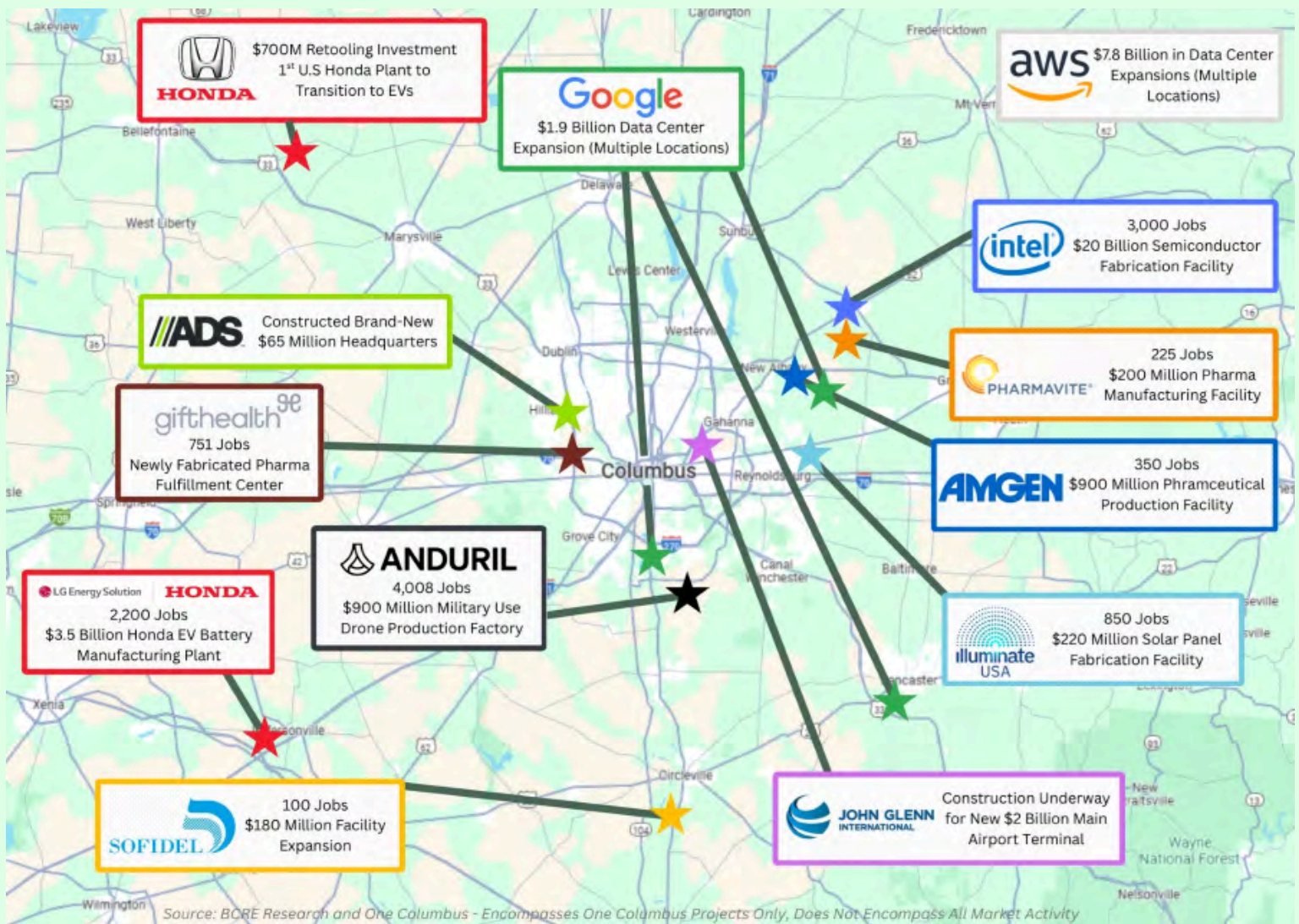


Sources used: Wikipedia, Narrpe.com, Google, Google Maps, www.Columbus.gov

Major Nearby Interstates



NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**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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Corporate Real Estate