

**FOR SALE**



\*Lot lines are approximate.\*

## **0 S. Parsons Avenue, Columbus, OH 43207**

- Approximately +/- 6.5 acres
- Currently zoned LM to allow a variety of uses including: Office, Retail, manufacturing and storage development.
- Located in a Qualified Census Tract.
- Potential multifamily rezoning opportunity
- Located on busy S Parsons Ave with an average of 10,372 cars per day.

BEST CORPORATE REAL ESTATE  
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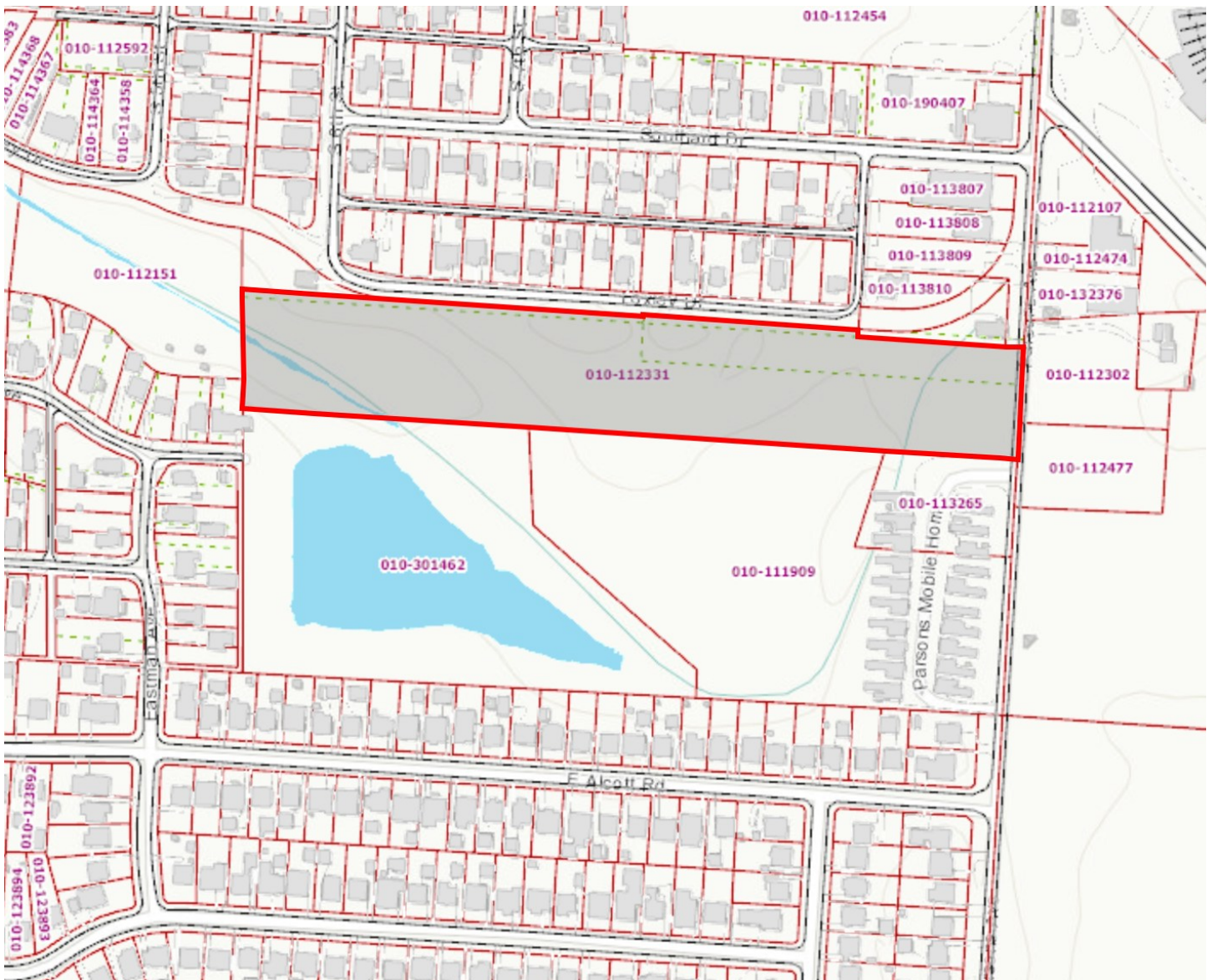


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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## Parcel View



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## Flood Plain Map



Info provided by FEMA\*

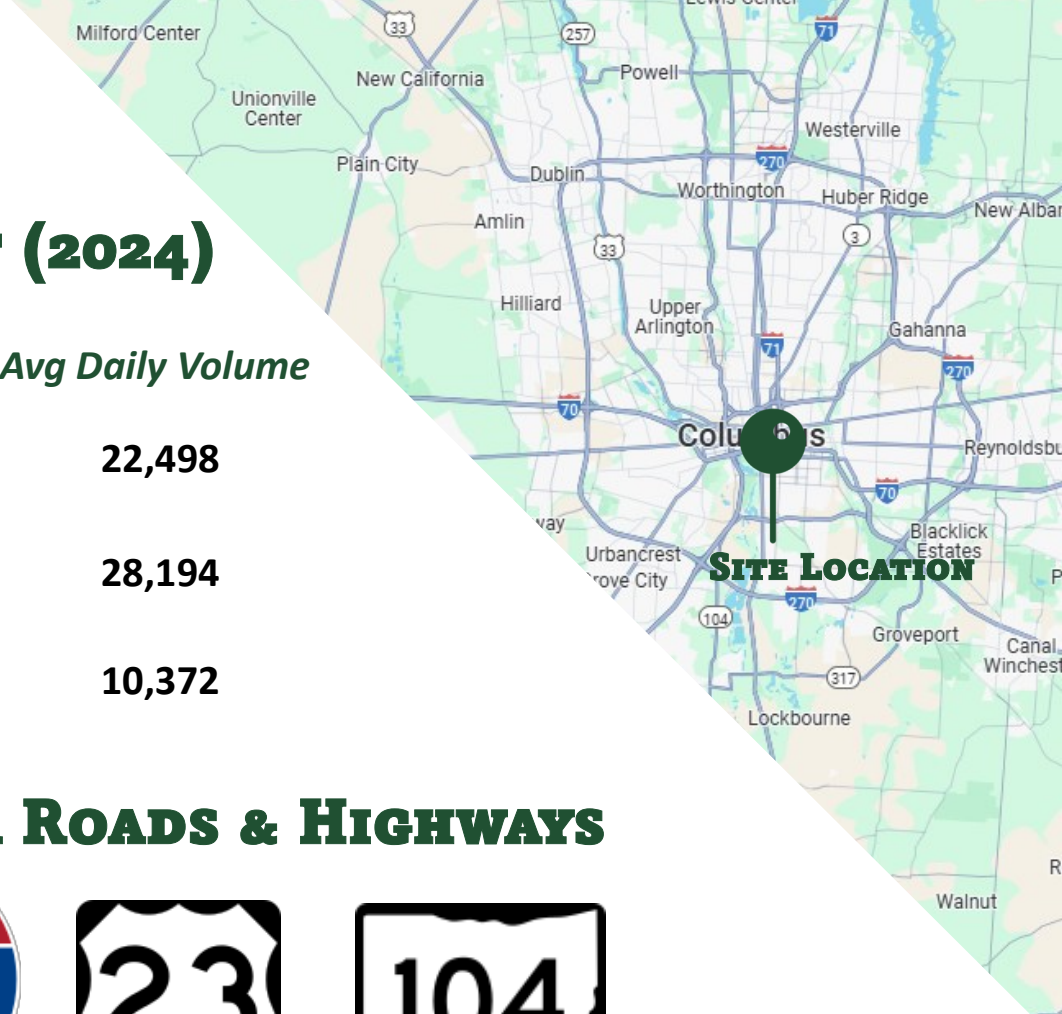
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# TRAFFIC COUNT (2024)




Street	Avg Daily Volume
S High St - Colton Rd	22,498
S High St - Williams Rd	28,194
Parsons Ave - Harland Dr	10,372



## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		6,215	26,549	82,026
Households (2023)		5,315	16,933	43,773
Avg Household Income (2023)		\$47,306	\$45,282	\$62,597

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# **Disclaimer And Confidentiality Agreement**

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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.



## **Disclaimer And Confidentiality Agreement - Continued -**

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By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

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.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

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The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.

