



# 209-229 WINCHESTER CEMETERY RD FOR SALE & LEASE

209-229 WINCHESTER CEMETERY RD, CANAL WINCHESTER, OH 43110



**FOR MORE INFO: 216.536.4460**

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**PASSOV GROUP**  
COMMERCIAL BROKERAGE



# 209-229 WINCHESTER CEMETERY RD

## PROPERTY HIGHLIGHTS

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- Prime Location: Situated in a vibrant suburban area with excellent visibility and accessibility.
- High Traffic Area: Located near major highways and busy intersections, ensuring a steady flow of potential customers.
- 28,000 Cars per day off of US 33.
- Versatile commercial space suitable for pet-related retail, health care, auto shops, and hardware stores.
- A new OhioHealth medical campus is being built directly across from the property. This 40,000 square foot facility will offer primary and emergency care services and is set to open in 2025.
- 157' of frontage off of US 33

**PRICING:** \$1,999,999

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	5,956	24,363	43,252
2028 Projection	5,879	24,200	43,220

BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	454	1,375	1,806
2023 Estimated Total Employees	5,235	16,599	20,939

INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$91,846	\$88,388	\$83,917
2023 Estimated Median Household Income	\$64,024	\$59,421	\$61,130





# 209-229 WINCHESTER CEMETERY RD

## EXTERIOR PHOTOS





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## INTERIOR PHOTOS





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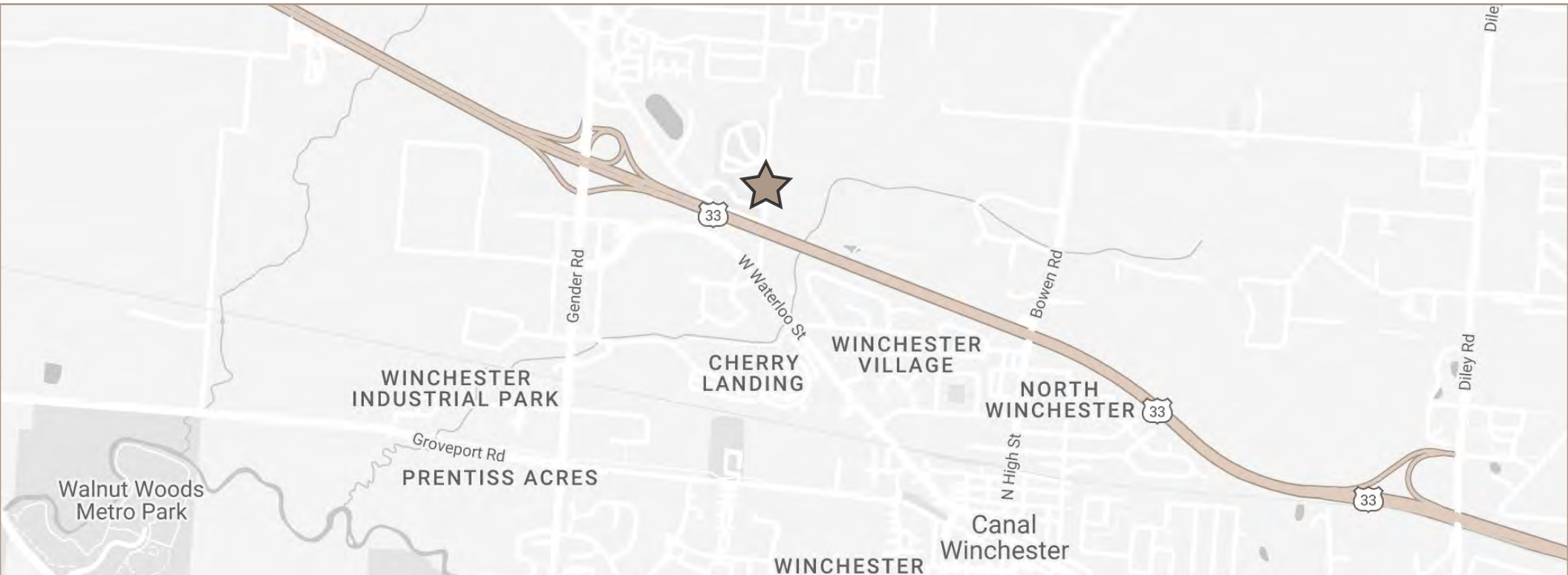
TRADE AERIAL





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## LOCATION OVERVIEW



Canal Winchester, Ohio, is a picturesque suburban community located just southeast of Columbus. Rich in history and small-town charm, this city originally grew as a vital canal town along the Ohio and Erie Canal in the 19th century. Its historic downtown area reflects this heritage, featuring beautifully preserved buildings, brick-paved streets, and a variety of local shops, eateries, and businesses. The Canal Winchester Historical Society and local museums offer insights into the town's past, making it a destination for those interested in Ohio's canal era.

Beyond its historical significance, Canal Winchester is known for its strong sense of community and vibrant local culture. The city hosts numerous events and festivals throughout the year, including the popular Labor Day Festival, Christmas in the Village, and the annual Art Stroll, which draw visitors from across the region. The local parks,

including the scenic Walnut Woods Metro Park, provide residents and visitors with ample opportunities for outdoor recreation, with trails, picnic areas, and spaces for sports and relaxation.

With its close proximity to Columbus, Canal Winchester offers the perfect blend of small-town living and big-city accessibility. The community is well-regarded for its excellent schools, safe neighborhoods, and family-friendly atmosphere, making it an attractive place to live for both young professionals and families. As the city continues to grow, it maintains a careful balance between development and preservation, ensuring that its unique character and rich history remain at the heart of its identity. Whether you're exploring its historic sites, enjoying a local festival, or taking in the natural beauty of its parks, Canal Winchester offers a welcoming and enriching experience.





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