



westwood
COMMERCIAL
REAL ESTATE CO.

For Sale/Build to Suit

\$475,000

.49 Acres

Current Zoning: C-4

APN: 520-146508-00

Contact:

Douglas D. Smith

Commercial Realtor®

Westwood Commercial

Real Estate Co.

doug.smith@westwoodohio.com

(614) 869-7139

0 Stelzer Road (Stelzer & McCutcheon)

Columbus, OH 43219

Half Acre of Development Land on Prominent High Traffic Corner

Property Overview:

- Property is **FOR SALE** or Owner can “**Build to Suit**”
- The Stelzer & McCutcheon intersection **serves as a natural “connection point” between airport-oriented commerce and Easton’s retail/entertainment/office density.**
- **40,000+ vehicles per day along Stelzer Road** with direct I-670 and I-270 access.
- As Columbus’ “front door,” **Stelzer visually defines the approach to both the airport and Easton prime real estate** for signature architecture, gateway signage, and experiential placemaking.
- Active rezonings and redevelopment at Citygate and McCutcheon nodes.
- **Nearby retail anchors (Costco, Whole Foods, REI, etc.) extend consumer draw north** along Stelzer and into McCutcheon frontage parcels.

Community Profile

0 Stelzer Rd (Stelzer & McCutcheon) Columbus, OH 43219



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2

Community Profile: Stelzer Road Corridor

The Stelzer Road Corridor, stretching from John Glenn International Airport to Easton Town Center, is one of Columbus' most strategic and visible development zones, blending airport logistics, hospitality, retail, and mixed-use growth. Anchored by two powerhouse destinations (the airport and Easton) just 2.5 miles apart, the corridor delivers exceptional visibility, connectivity, and economic momentum. Supported by modern infrastructure, high traffic volumes, and active rezonings, Stelzer is primed for investment in hospitality, health, retail, and last-mile flex spaces that serve both travelers and residents.

Corridor Highlights

- Links Columbus International Airport (9M+ passengers) to Easton Town Center (30M+ annual visitors).
- Portions of Stelzer transitioning from legacy industrial to commercial and mixed-use districts open redevelopment pathways.
- Strong transit connectivity via COTA Route 23 "Frequent" line.
- Easton area maintains near-full occupancy with luxury and experiential retail growth.
- Immediate access to I-670, I-270, and U.S. 62 positions sites for last-mile distribution, catering, and aviation-support uses.
- Northeast Area Plan designates corridor for mixed commercial intensification.
- Easton trade area household incomes exceed metro averages, with dense employment and visitor traffic sustaining seven-day economic activity.
- Roadway, lighting, and utility upgrades near Citygate Drive and McCutcheon signal long-term city commitment to corridor modernization.
- Corridor embodies Columbus' gateway image—an economic bridge between air travel, retail, and community growth.



New Terminal - John Glenn International



Easton Town Center

Supported by modern infrastructure, high traffic volumes, and active rezonings, Stelzer is primed for investment in hospitality, health, retail, and last-mile flex spaces that serve both travelers and residents.

Aerial Photos



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3



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5



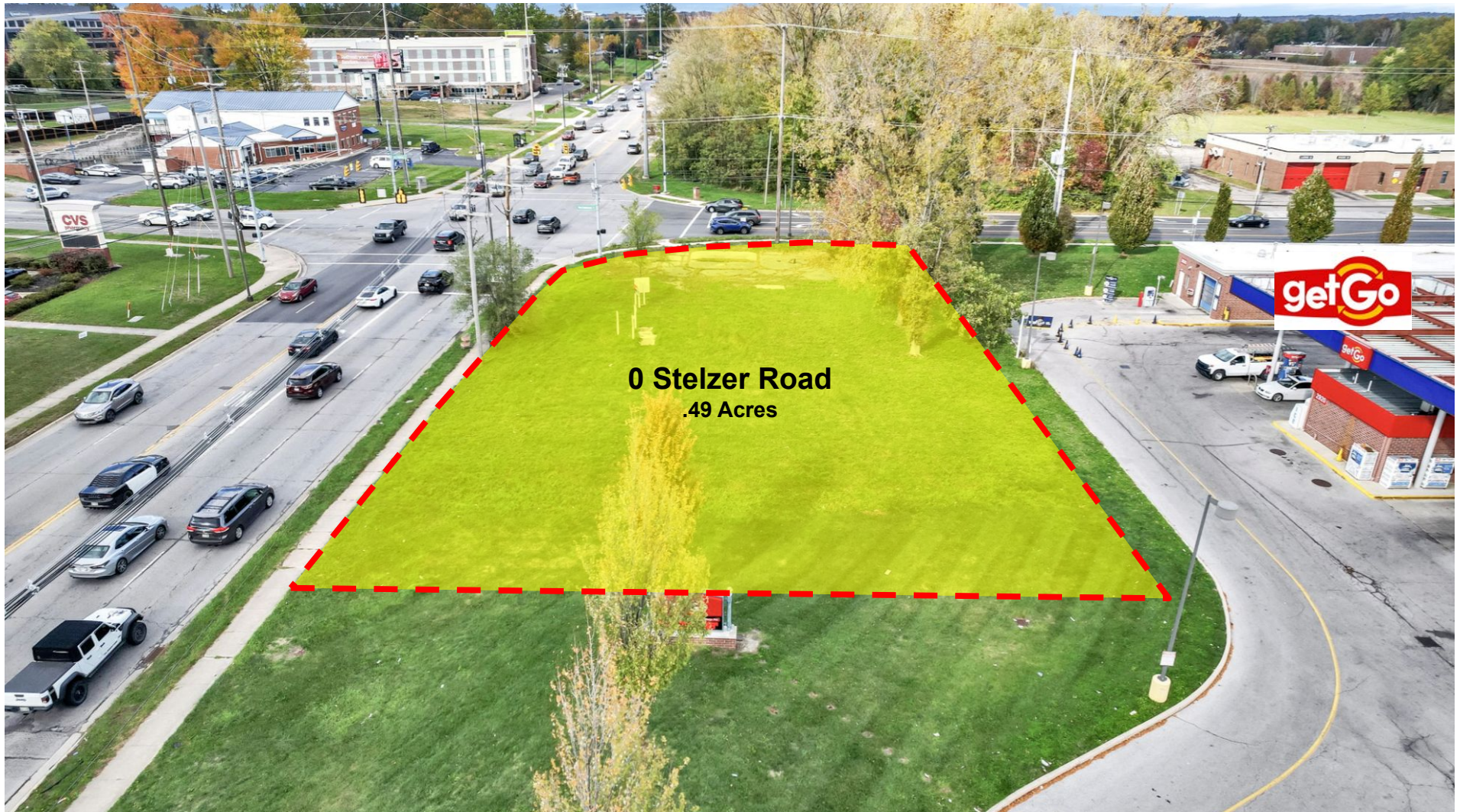
Aerial Photos



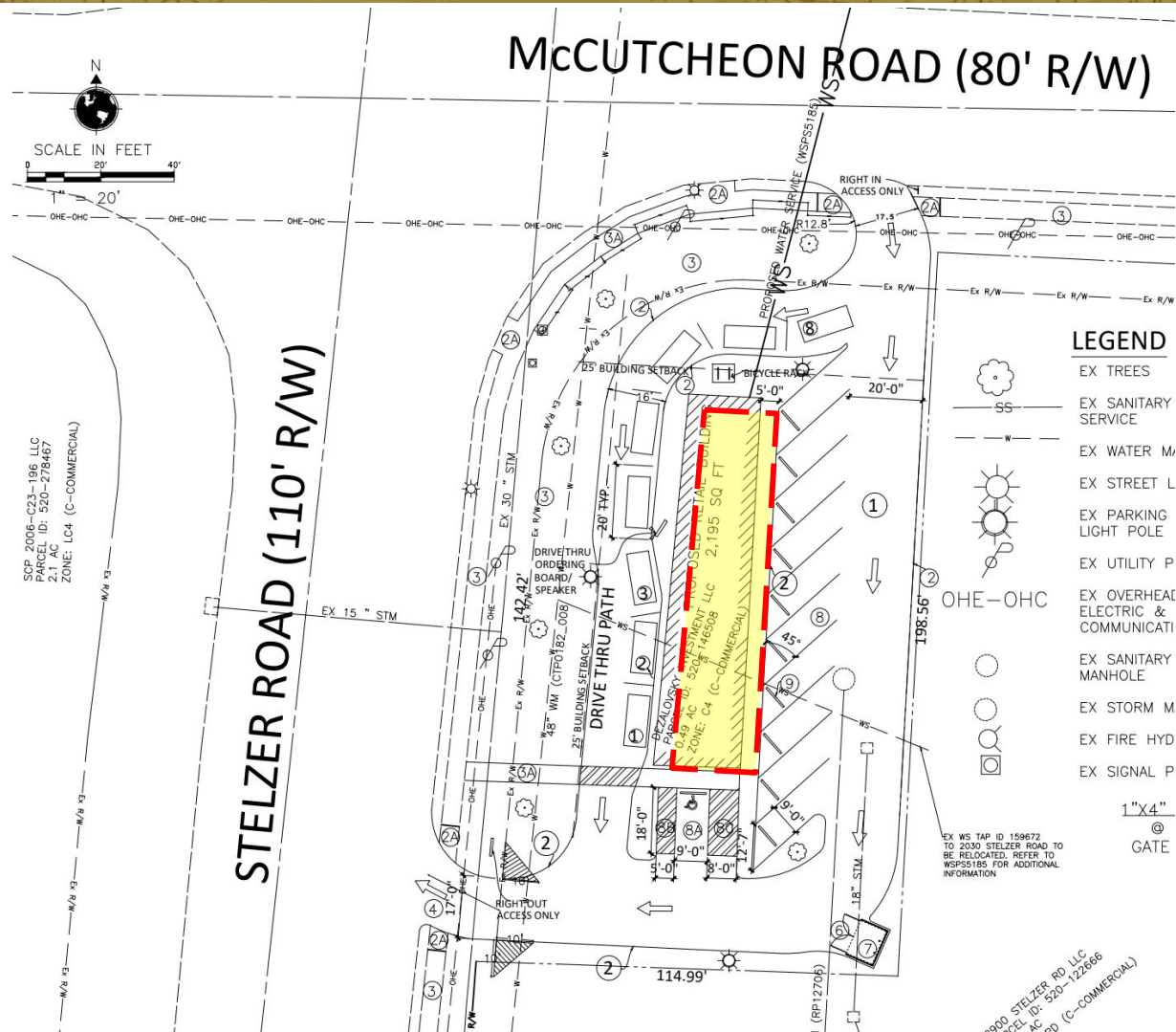
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6



7



Proximity Map



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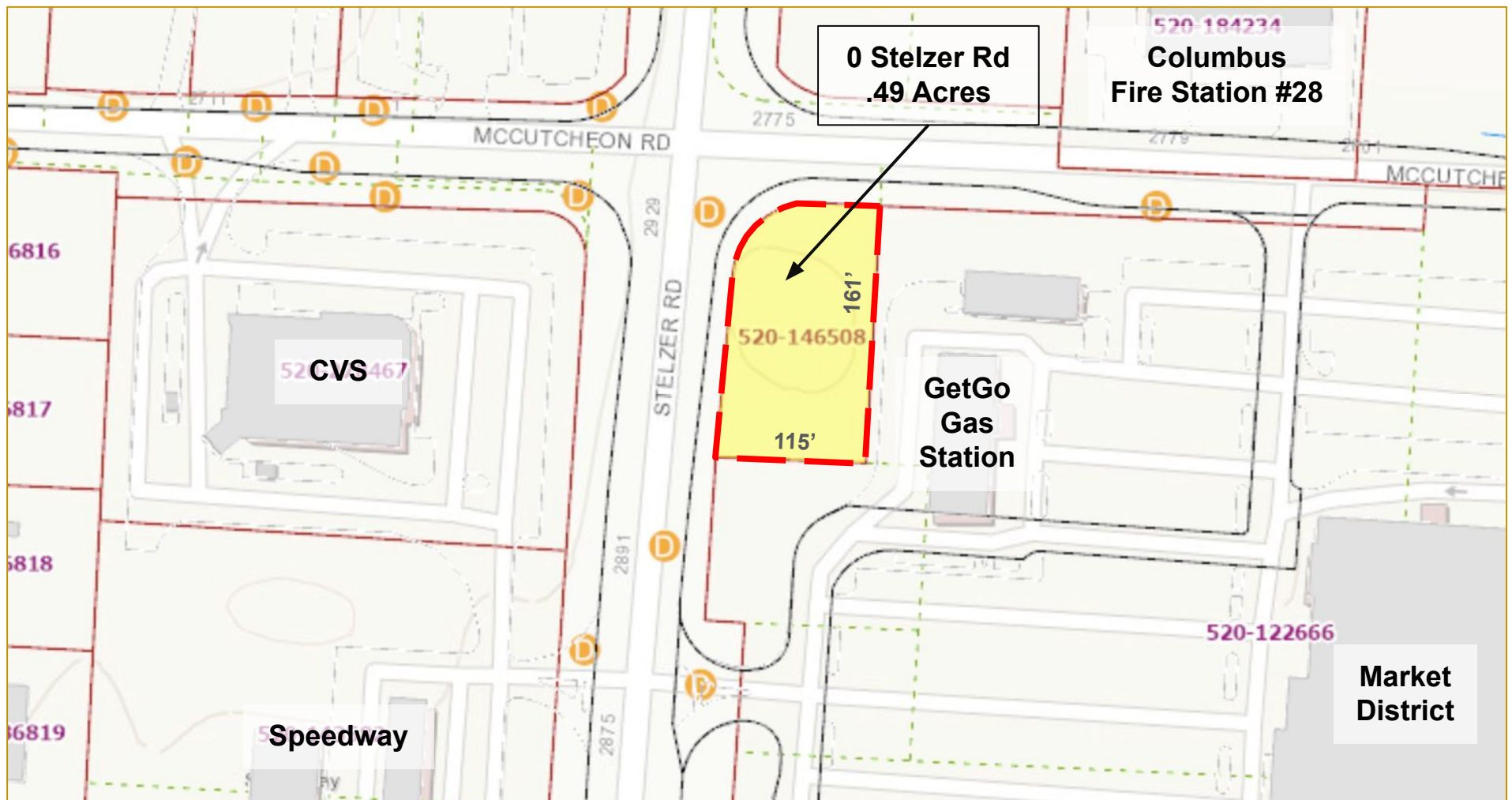
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9



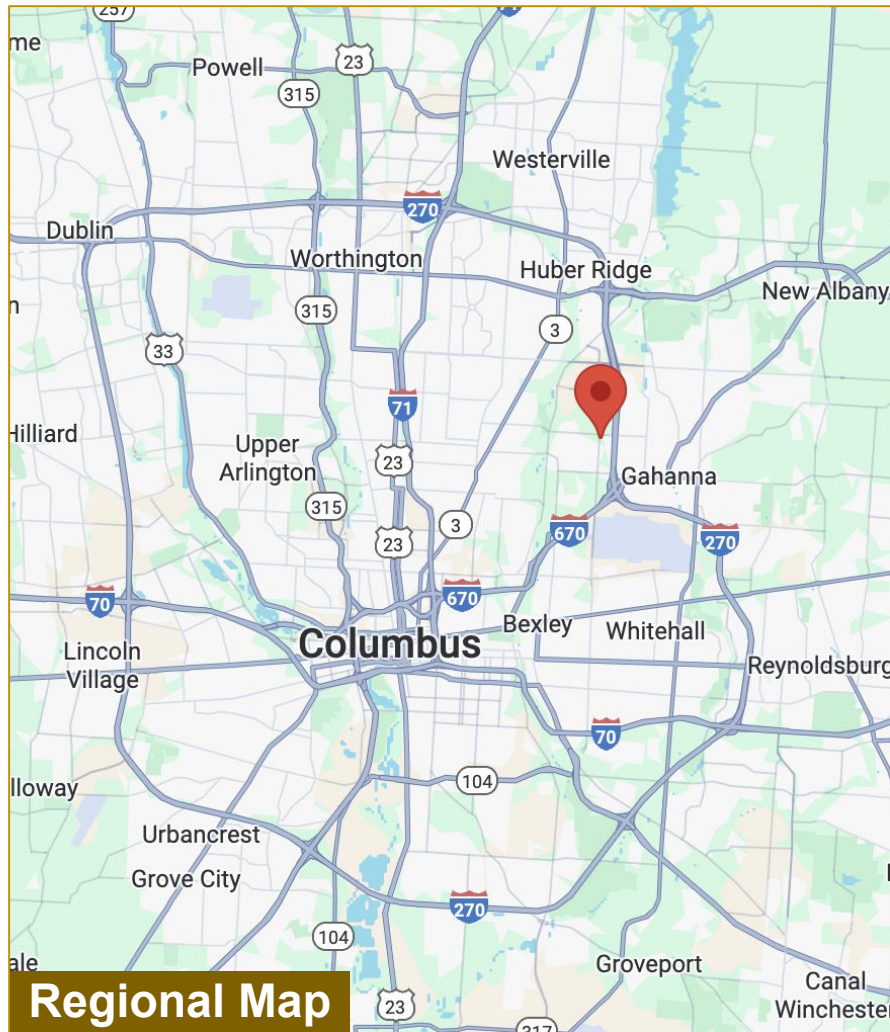
Location Map



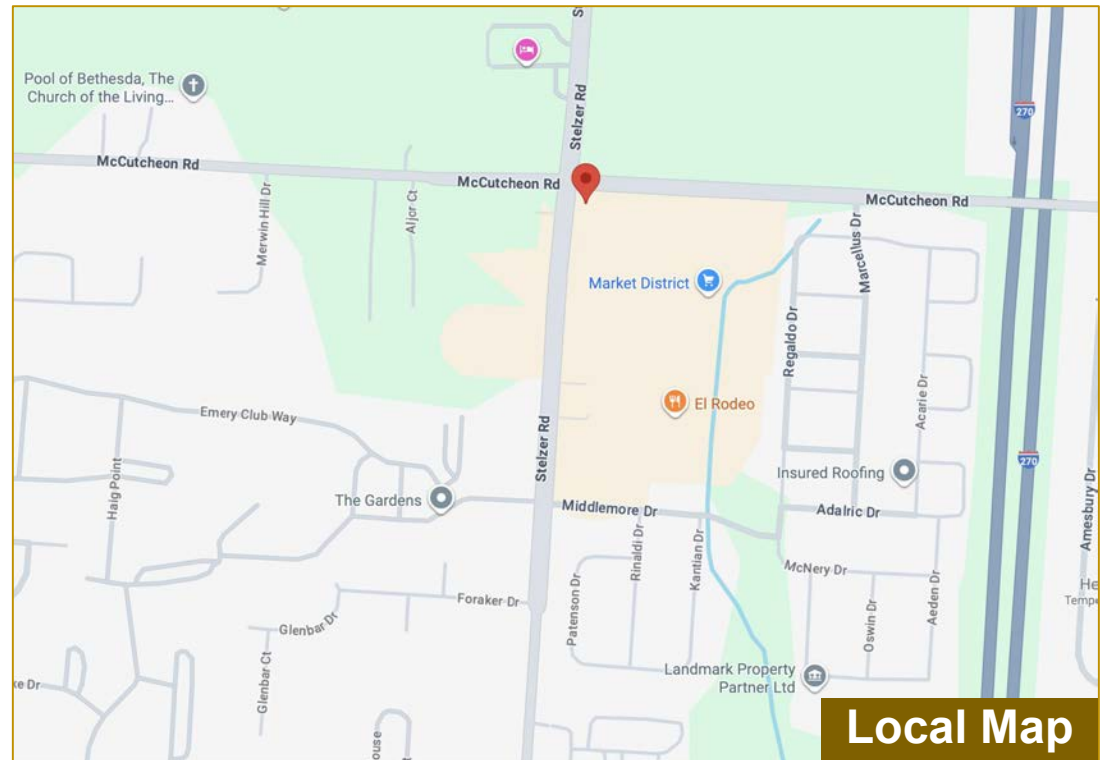
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10



Regional Map



Local Map

Stelzer Corridor



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11



Drive Times



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12



This property enjoys a strategic location near four of the largest manufacturing investments in Ohio's history: Anduril Industries Defense Production Facility - Arsenal 1, near Rickenbacker International Airport, Honda's North American Automobile Operations in Marysville, Intel's cutting-edge Semiconductor Manufacturing Facility - Ohio One, in New Albany, and LG Energy Solutions' Advanced Battery Plant in Jeffersonville. This prime position places the property at the heart of a rapidly evolving economic corridor, offering unparalleled access to growth, innovation, and opportunity to support these and other growing companies in the Greater Columbus region.

Drive Times to the following landmarks:

Miles	To	Miles	To
2	I-70	13	Anduril Industries
3	I-270	15	I-71
5	US 33	16	OH 161
5	John Glenn Intl	24	Intel - Ohio One
9	Downtown Columbus	52	LGES Battery Plant
13	US 23	56	Honda America

Demographics



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13

Location Facts & Demographics

Demographics are determined by a 10 minute drive from Stelzer Rd, Columbus, OH 43219

CITY, STATE

Columbus, OH

POPULATION

96,366

AVG. HHSIZE

2.40

MEDIAN HH INCOME

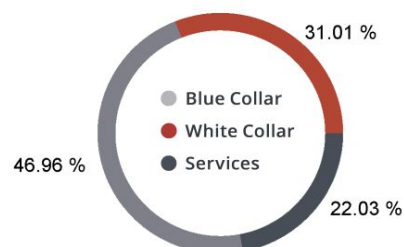
\$45,401

HOME OWNERSHIP

Renters: 18,950

Owners: 19,897

EMPLOYMENT



47.86 %
Employed

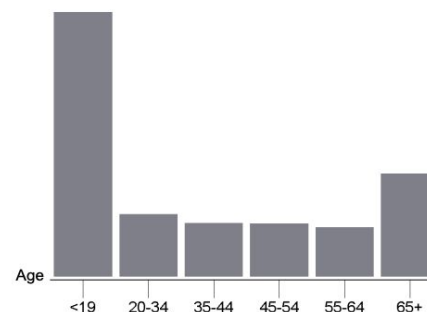
2.15 %
Unemployed

GENDER & AGE

47.51 %



52.49 %



RACE & ETHNICITY

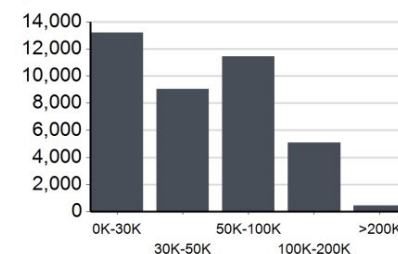
White:	44.82 %
Asian:	2.42 %
Native American:	0.02 %
Pacific Islanders:	0.00 %
African-American:	43.67 %
Hispanic:	4.66 %
Two or More Races:	4.42 %

EDUCATION

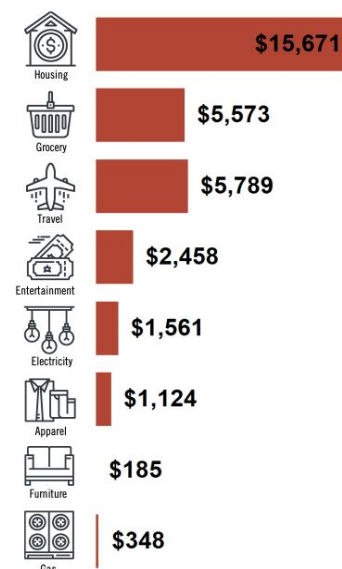
High School Grad:	30.44 %
Some College:	23.49 %
Associates:	5.90 %
Bachelors:	28.57 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



Demographics

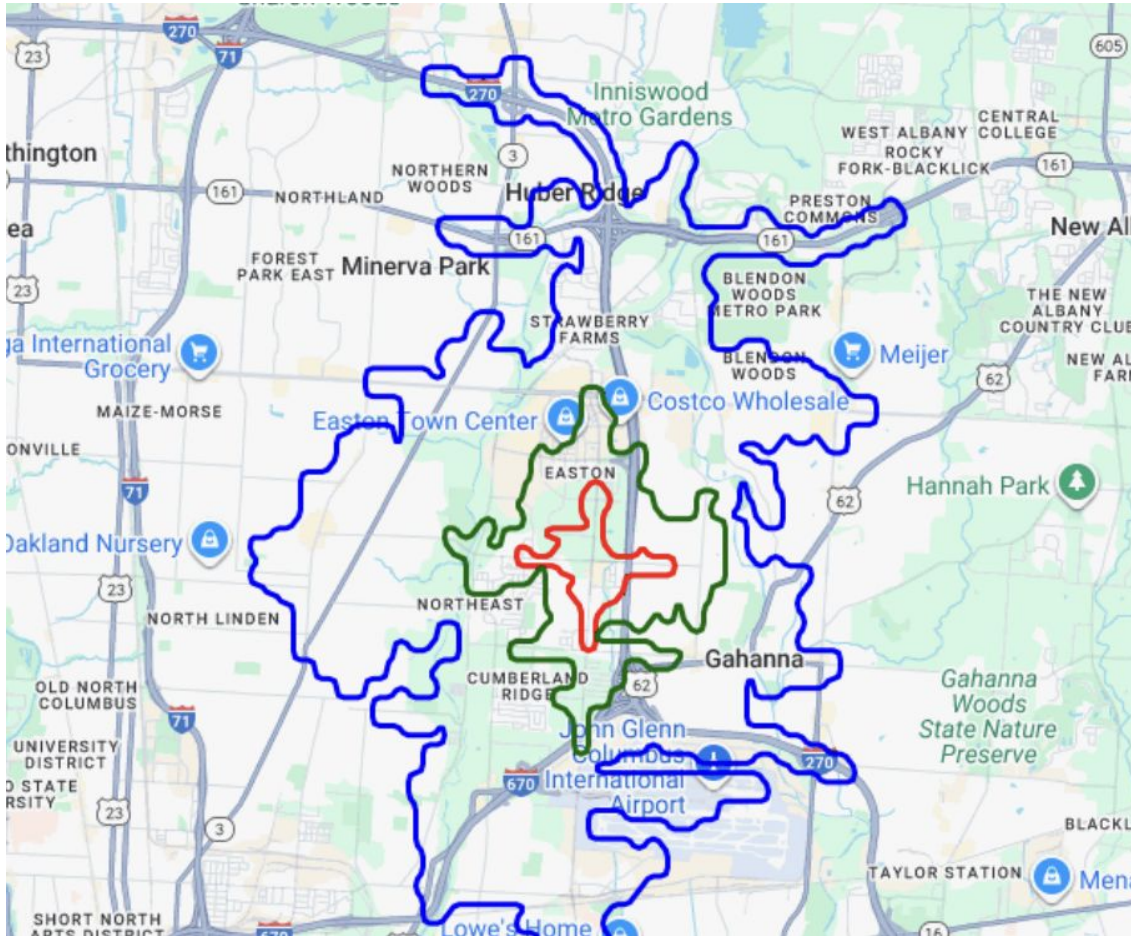


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14

Demographics



Population

Distance	Male	Female	Total
3- Minute	1,062	1,228	2,290
5- Minute	6,990	7,884	14,874
10- Minute	45,786	50,581	96,366



Demographics



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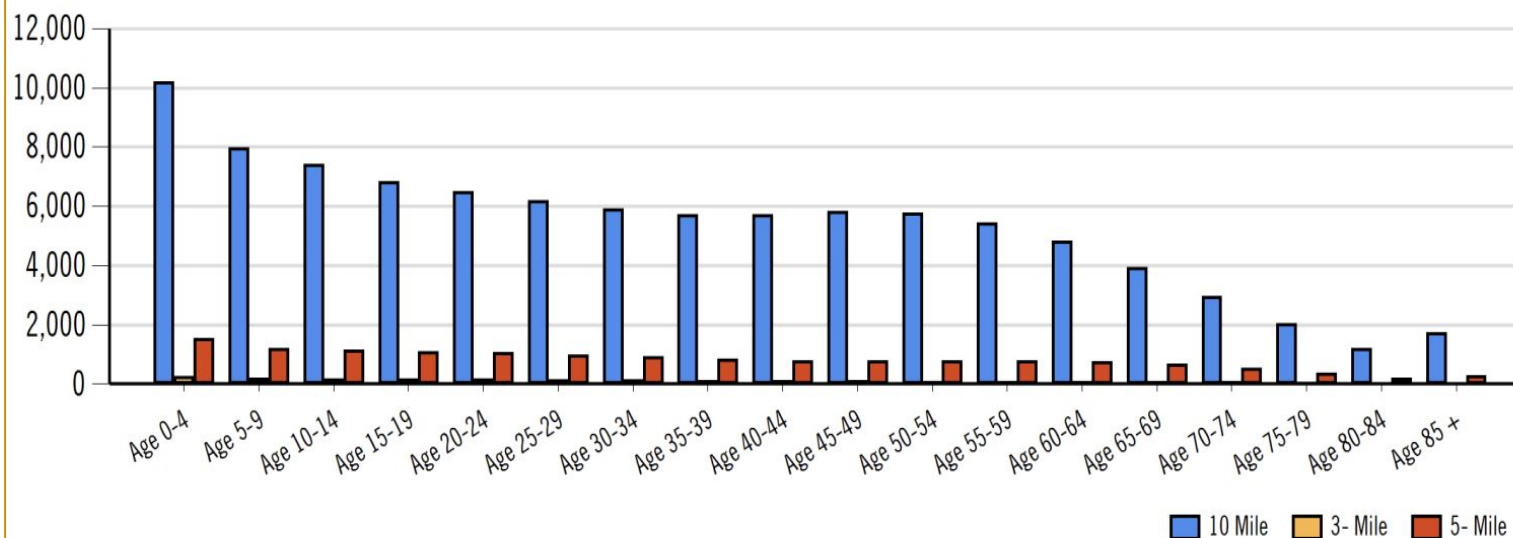
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15

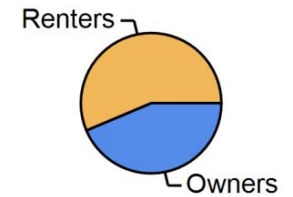
Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3- Minute	1,091	61	.43%
5- Minute	7,396	329	1.54%
10- Minute	46,121	2,076	3.01%

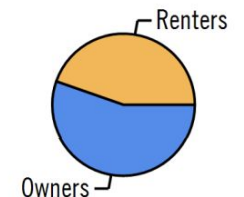
Population by Distance and Age (2020)



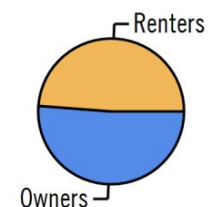
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute





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EXCLUSIVELY LISTED BY:

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Thank you!