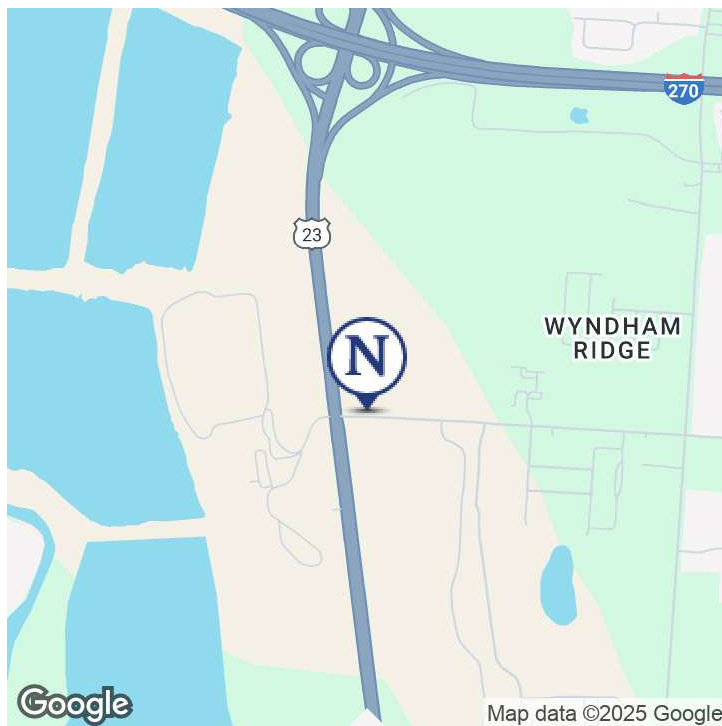
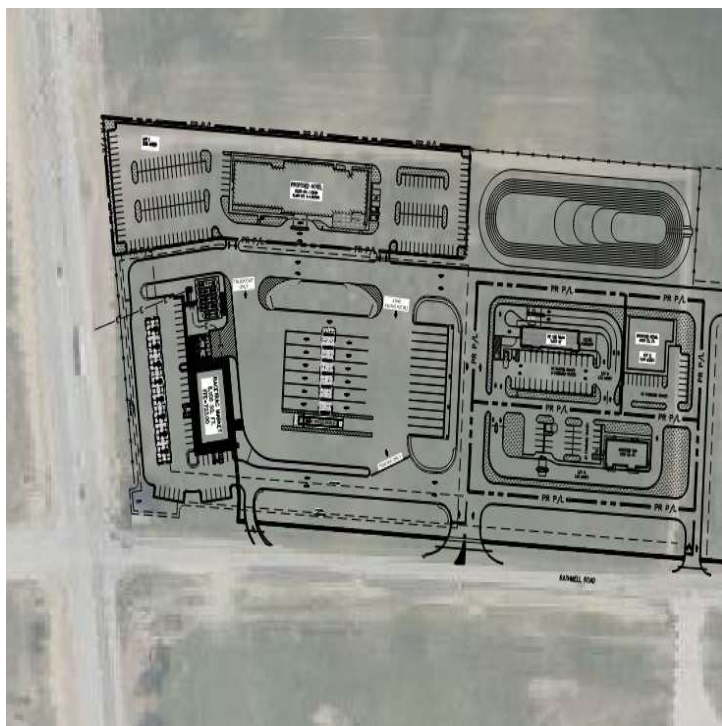


**PROPERTY DETAILS & HIGHLIGHTS**



Property Type	Land
Property Subtype	Retail
APN	510-327817-00
Lot #1 Size	2.81 Acres
Lot #2 Size	3.09 Acres

NE corner of US 23 and Rathmell Road anchored by RaceTrac.

This area is geared towards high residential growth over the next several years. Already a bustling corridor thanks to the commuters from southern Ohio driving US23, the additional commercial and industrial commerce traffic from nearby Rickenbacker make this an ideal location for QSRs, Hotels, Retails stores and even Medical Retail.

- C-5 Zoning (Columbus)
- 40,000+ VPD in front of the site.
- I-270 carries 96,000+ VPD
- 1,000+ Housing Units are planned or approved and under construction within 2 miles of the site
- Major traffic access to the Rickenbacker Zone occurs along the US 23 corridor
- This includes access to the Arsenal-1 site south of Rickenbacker Airport from US23.
- Commuters as far south as Chillicothe and Piketon Ohio utilize US23 everyday for their daily commute into the Columbus area.
- Hamilton Township High School is 1 mile to the east on Rathmell.

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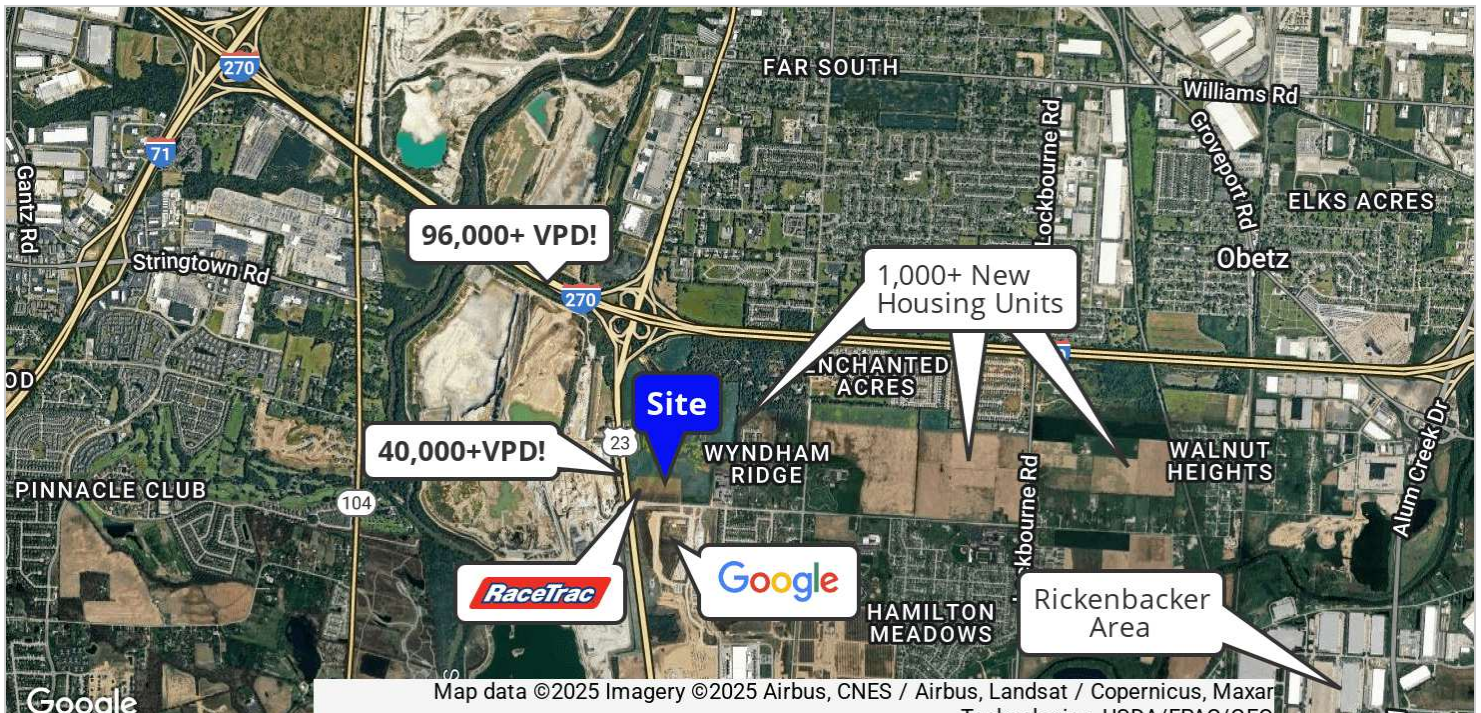
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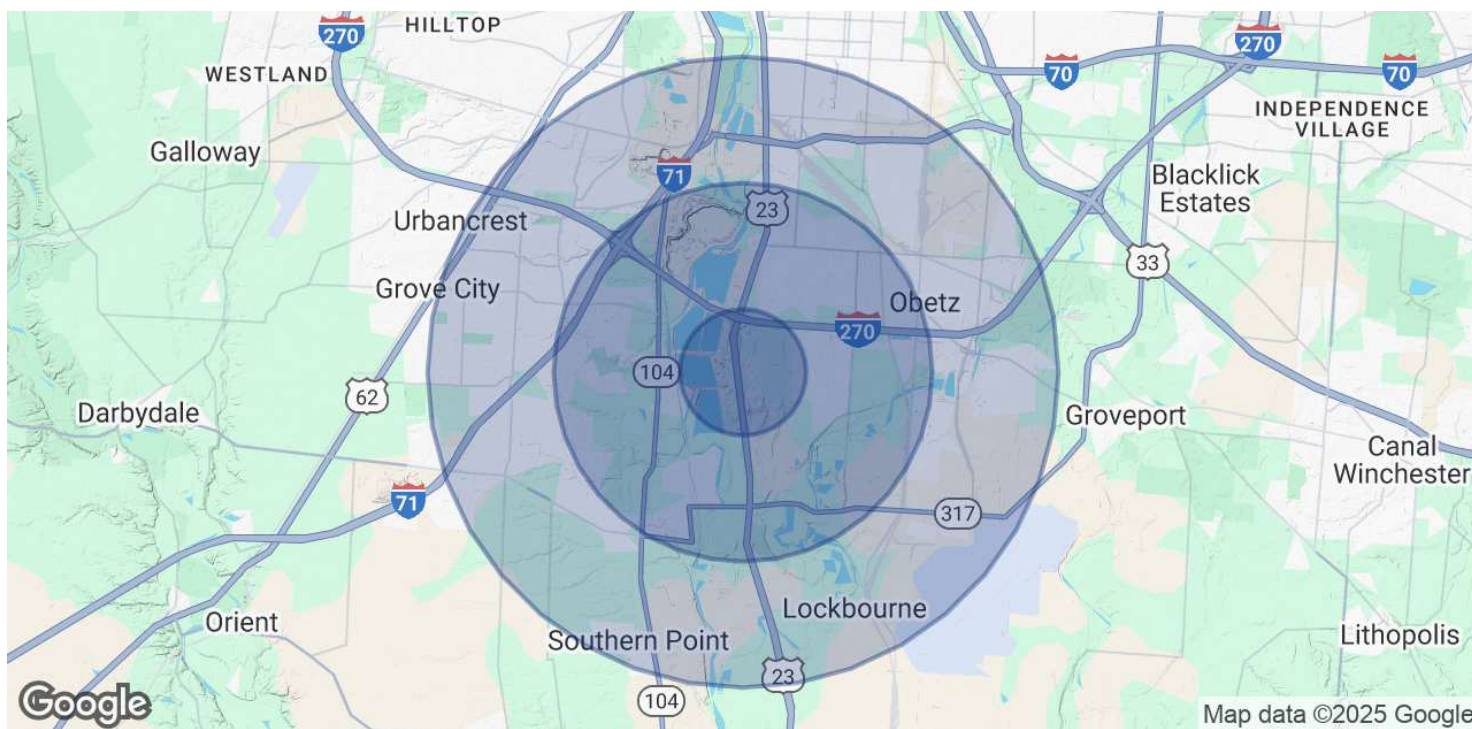
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,303	28,014	101,820
Average Age	39	41	40
Average Age (Male)	38	40	39
Average Age (Female)	40	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	470	10,707	38,730
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$76,960	\$95,420	\$94,716
Average House Value	\$281,153	\$262,006	\$248,648

*Demographics data derived from AlphaMap*

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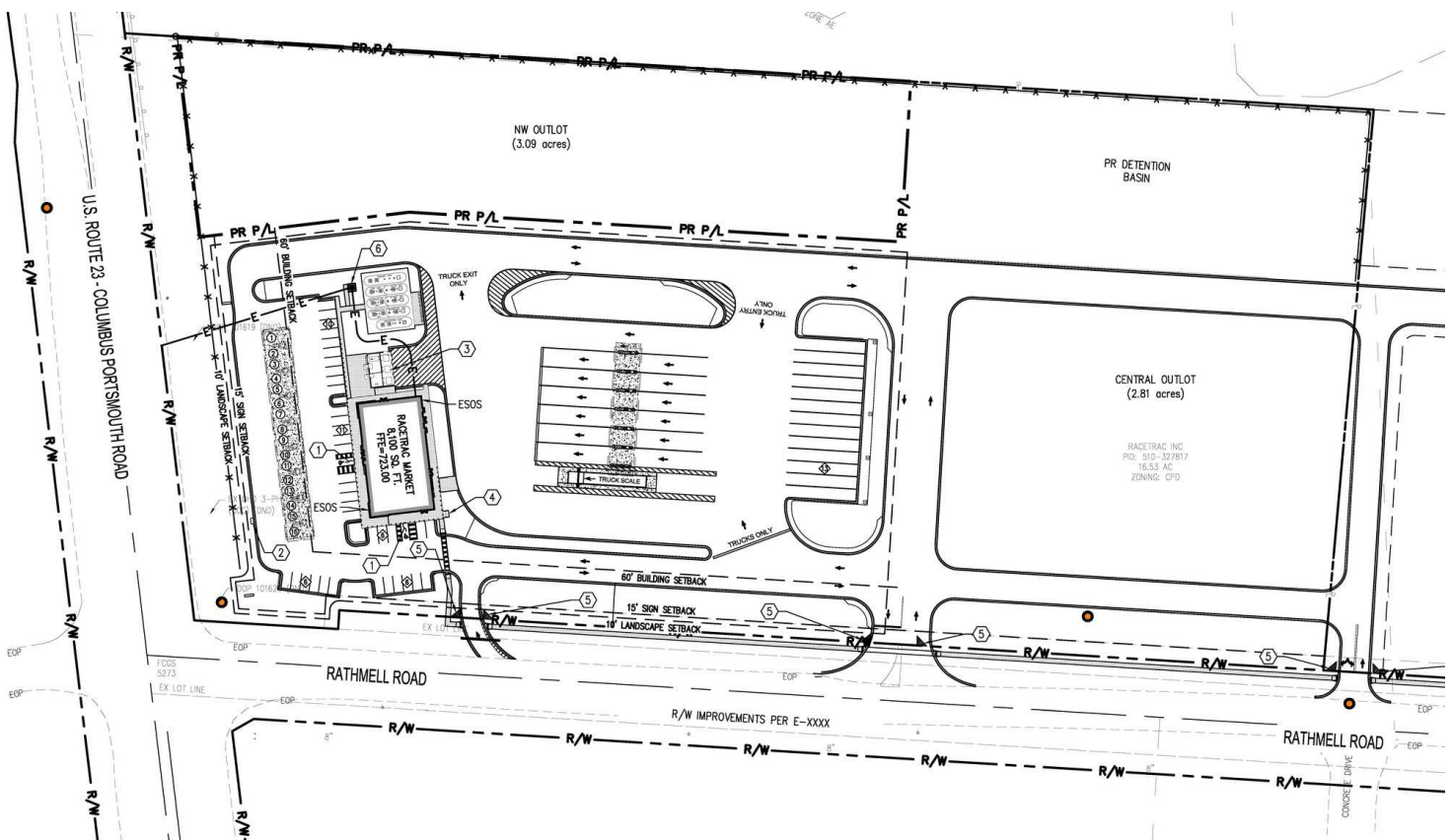
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Realty

# LAND FOR SALE 30 RATHMELL ROAD

## SITE PLANS



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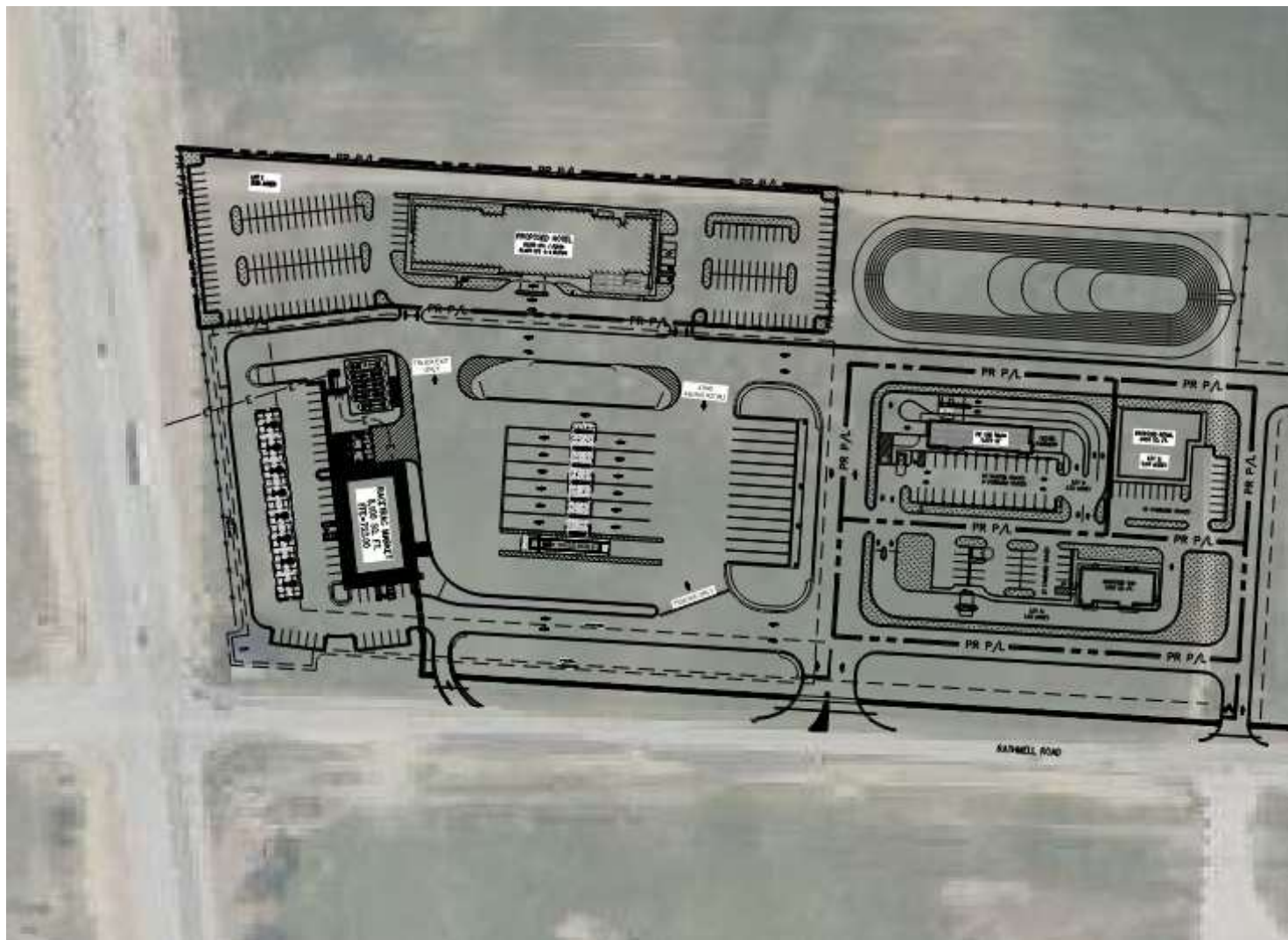
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