



1.3± Acres Lockbourne Road

Lockbourne, OH 43137



Offering Summary

Sale Price:	Negotiable
Lot Size:	1.3± Acres
Zoning:	Rural
APN:	150-000129-00

Property Overview

Discover a prime investment opportunity in the Lockbourne area with this exceptional opportunity zone property. Ideally located in Hamilton Township for industrial and logistics enterprises, the site provides convenient access to major transportation routes such as I-270, I-71, and I-70. Situated near Rickenbacker International Airport, this 1.3-acre property ensures excellent connectivity for distribution and warehousing operations. Equipped with most public utilities, this property is perfectly positioned to meet the needs of land and industrial investors seeking a strategic and profitable investment in a thriving commercial real estate market. Sale is subject to lot split and approval from local government authorities.

Location Overview

Located within Hamilton Township, this industrial area boasts a strategic position within close proximity to Rickenbacker International Airport and the Rickenbacker Inland Port. With easy access to major transportation routes, including I-270, I-71, and I-70, the area offers excellent connectivity for logistics and distribution operations.



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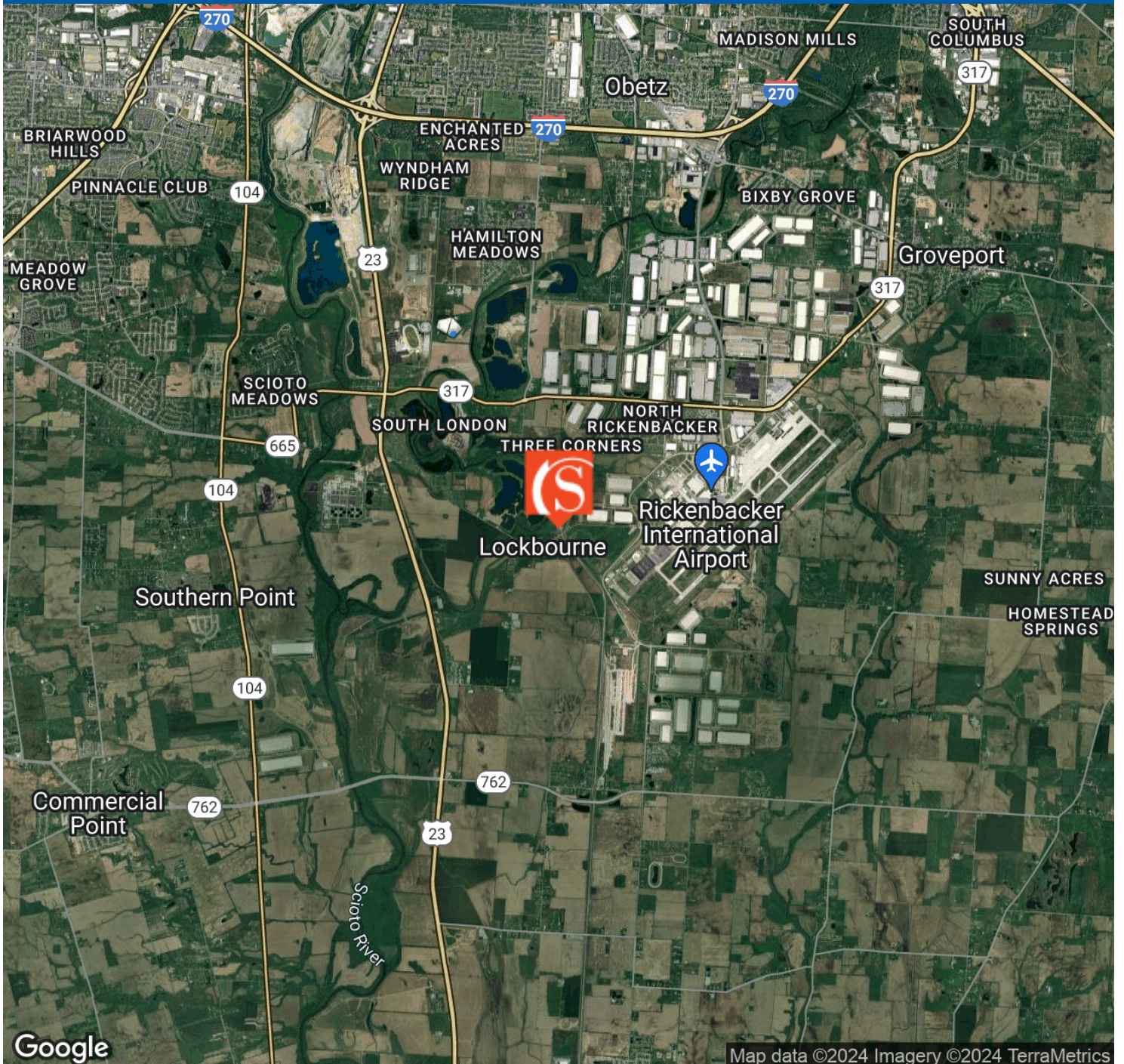
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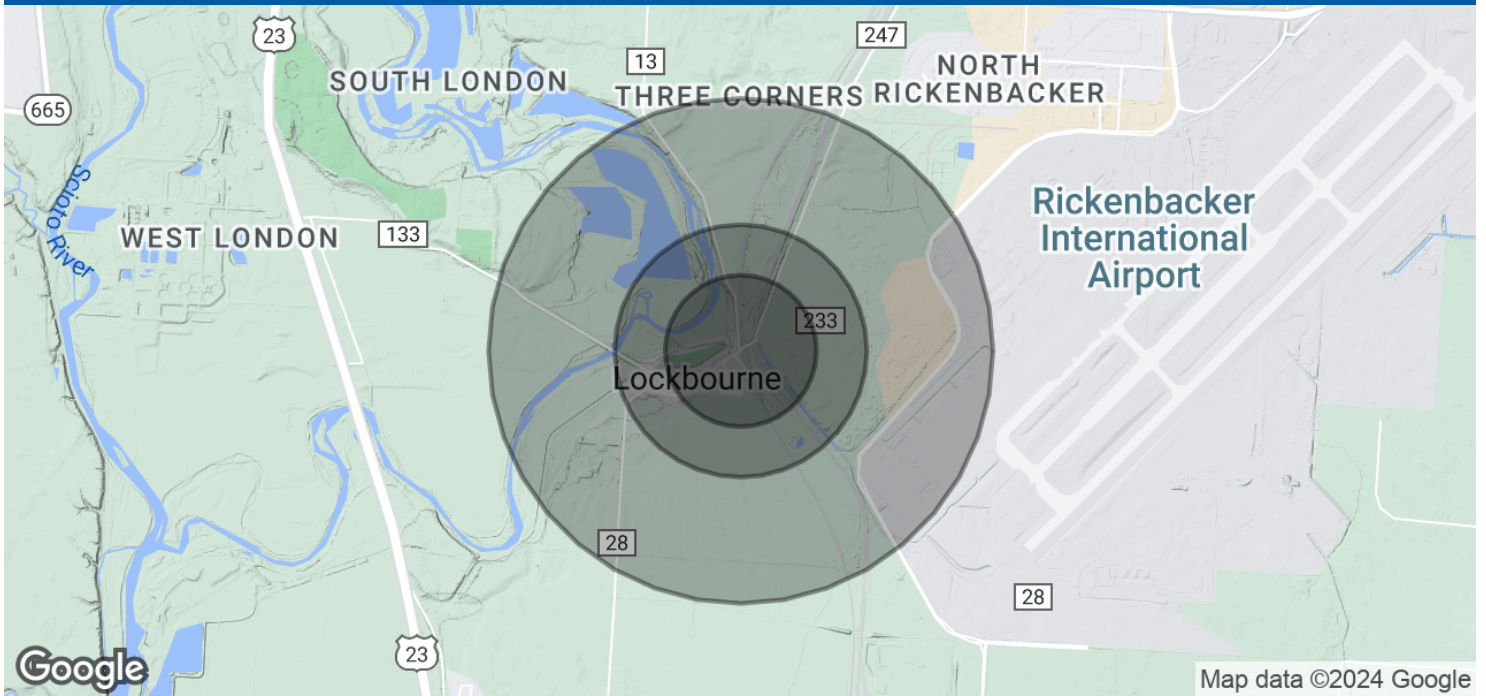
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	127	242	316
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	37	37	37

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	45	85	113
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$84,317	\$84,264	\$83,669
Average House Value	\$323,801	\$323,490	\$301,611

Demographics data derived from AlphaMap

