

# SALE

**HAZELTON-ETNA RD SW**  
Hazelton-Etna Rd SW Etna, OH 43062

## LOCATION DESCRIPTION

Strategically positioned along SR-310 in Etna Township, just one mile north of the I-70 interchange, the Drayton Hall Retail Outlots offer prime frontage and easy access to the Columbus metro. The site sits at the intersection of Hazelton-Etna Road and Ashley River Drive, directly adjacent to the Drayton Hall apartments (264 Units), a planned public park, and multiple single-family communities. Surrounded by rapid residential growth, bulk industrial distribution centers, and national retailers, this location combines high visibility with strong traffic counts, making it ideal for retail, restaurant, and service users.

## PROPERTY HIGHLIGHTS

- Two available lots
- Fully improved sites with all utilities at each pad: Gas, Electric, Water, Sewer, Detention
- Full Four Way Lighted Intersection
- Strong traffic counts
- Zoning: GB General Business Designation
- Available Now



## OFFERING SUMMARY

Sale Price:	Call for Details
Number of Lots:	2
Lot Size:	7.9 Acres

## PROPERTY WEBSITE

<https://bit.ly/Hazelton-EtnaRdSW>

STATUS	LOT#	SUB-TYPE	SIZE	PRICE
Available	2	Retail	4.267 Acres	Negotiable
Available	4	Retail	1.2 Acres	Negotiable

**Katrina Stapleton**  
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**Serene Khatib**  
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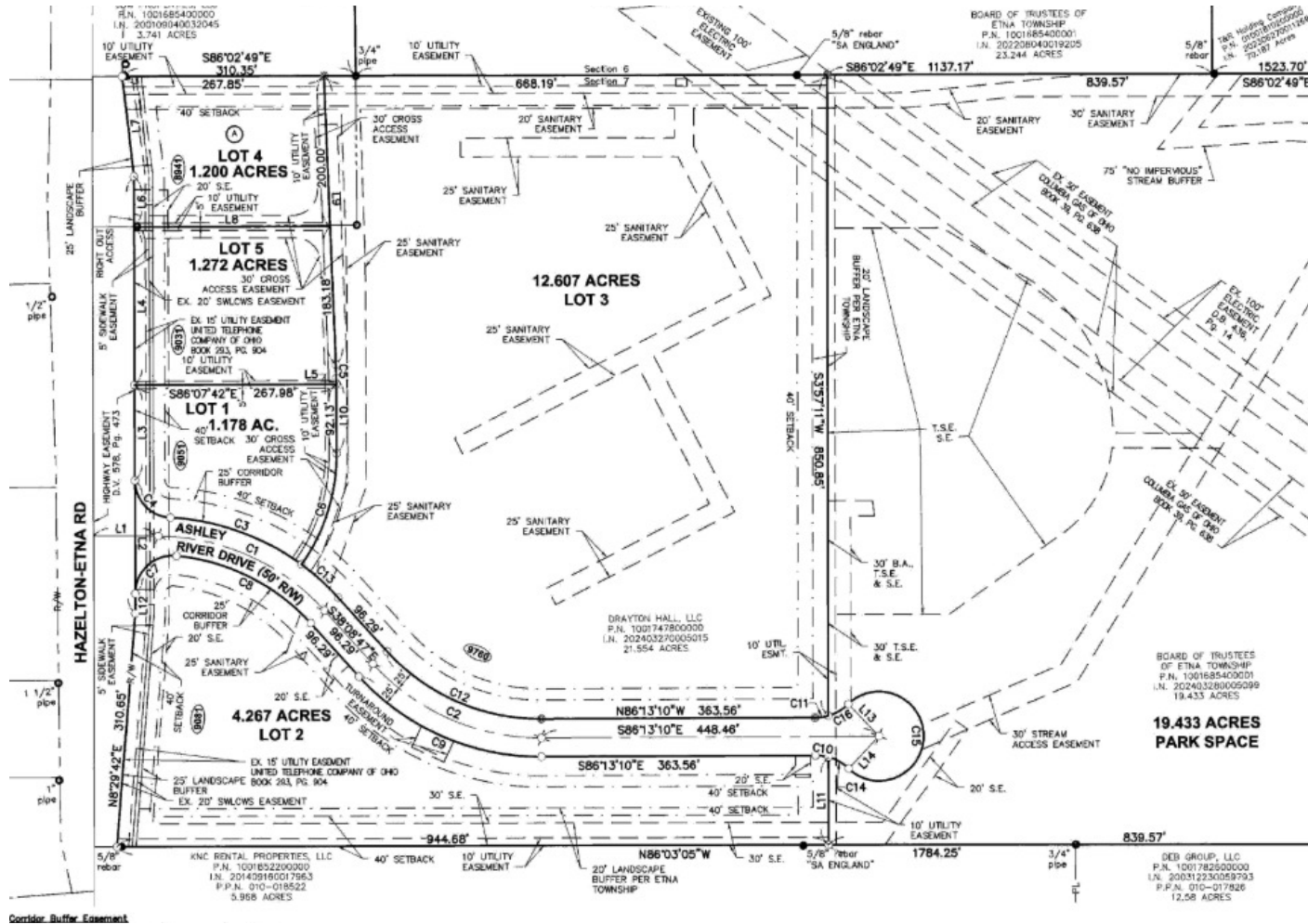
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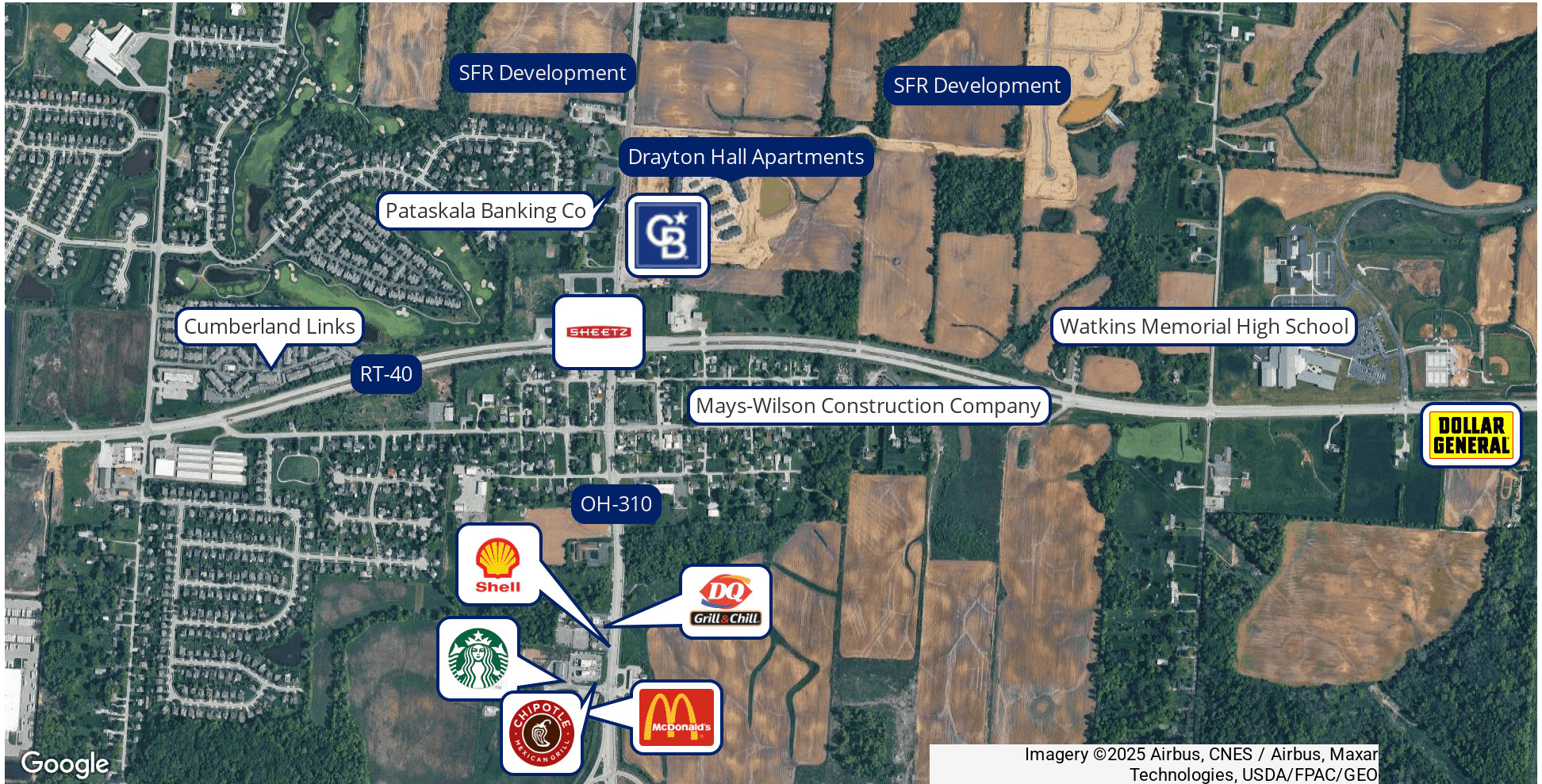
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**COLDWELL BANKER** | **ASPIRE REALTY SERVICES**

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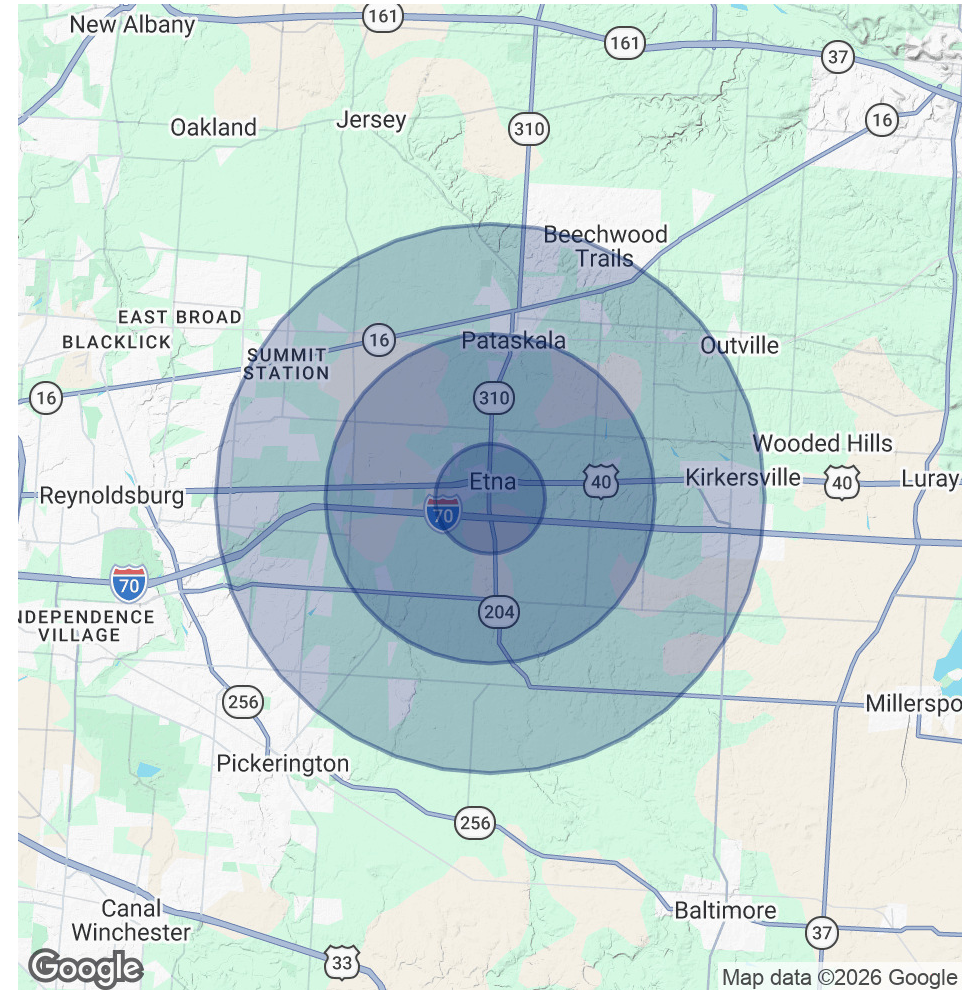
## HAZELTON-ETNA RD SW Hazelton-Etna Rd SW Etna, OH 43062

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,237	14,228	48,330
Average Age	37	39	40
Average Age (Male)	37	38	39
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,100	5,111	17,093
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$126,011	\$114,143	\$123,453
Average House Value	\$278,779	\$311,009	\$325,247

Demographics data derived from AlphaMap

TRAFFIC COUNTS CROSS STREETS	DIRECTION	YEAR	COUNT
Hazelton Etna Rd & E Broad St	SW	2025	15,330 AADT
National Rd SW (US 40) & Summit Rd	W	2021	10,152 AADT



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