

SALE

8350 LYRA DR

8350 Lyra Dr Columbus, OH 43240

LOCATION DESCRIPTION

Located off of I-71 and in close proximity to Polaris Parkway, this prime location offers a unique advantage by providing convenient access to a vibrant hub of dining, shopping, hospitality, and entertainment options. This property allows for seamless transportation connections, enabling swift commutes and exceptional highway visibility for businesses seeking optimal exposure.

PROPERTY HIGHLIGHTS

- Convenient access to I-71 Exit
- Great highway visibility off I-71 with a traffic count of 121,970 (2008)
- Accessible to retailers and businesses such as IKEA, Top Golf, Cabela's, Costco, Merrill Lynch Wealth Management, Mettler Toledo, Prime AE Group and within Polaris Fashion Place.
- Close by to JP Morgan Chase Bank (Columbus, OH Headquarters), employing close to over 10,000 employees.
- Over 106,346 employees in close proximity to property site
- Neighboring 16 apartment complexes and more than 14 Hotels
- Upcoming developments within the Polaris Parkway area include The Galaxy at Polaris and Real Dill Pickleball Club
- Ideal opportunity for retail businesses, service providers, and other commercial ventures



OFFERING SUMMARY

Sale Price:	\$7,495,000
Lot Size:	7.767 Acres

PROPERTY WEBSITE

bit.ly/8350LyraDr

Anthony Maronitis, CCIM, MS

614 352 8669

amaronitis@cbc-aspire.com

Chris Howard

614 264 6801

choward@cbc-aspire.com



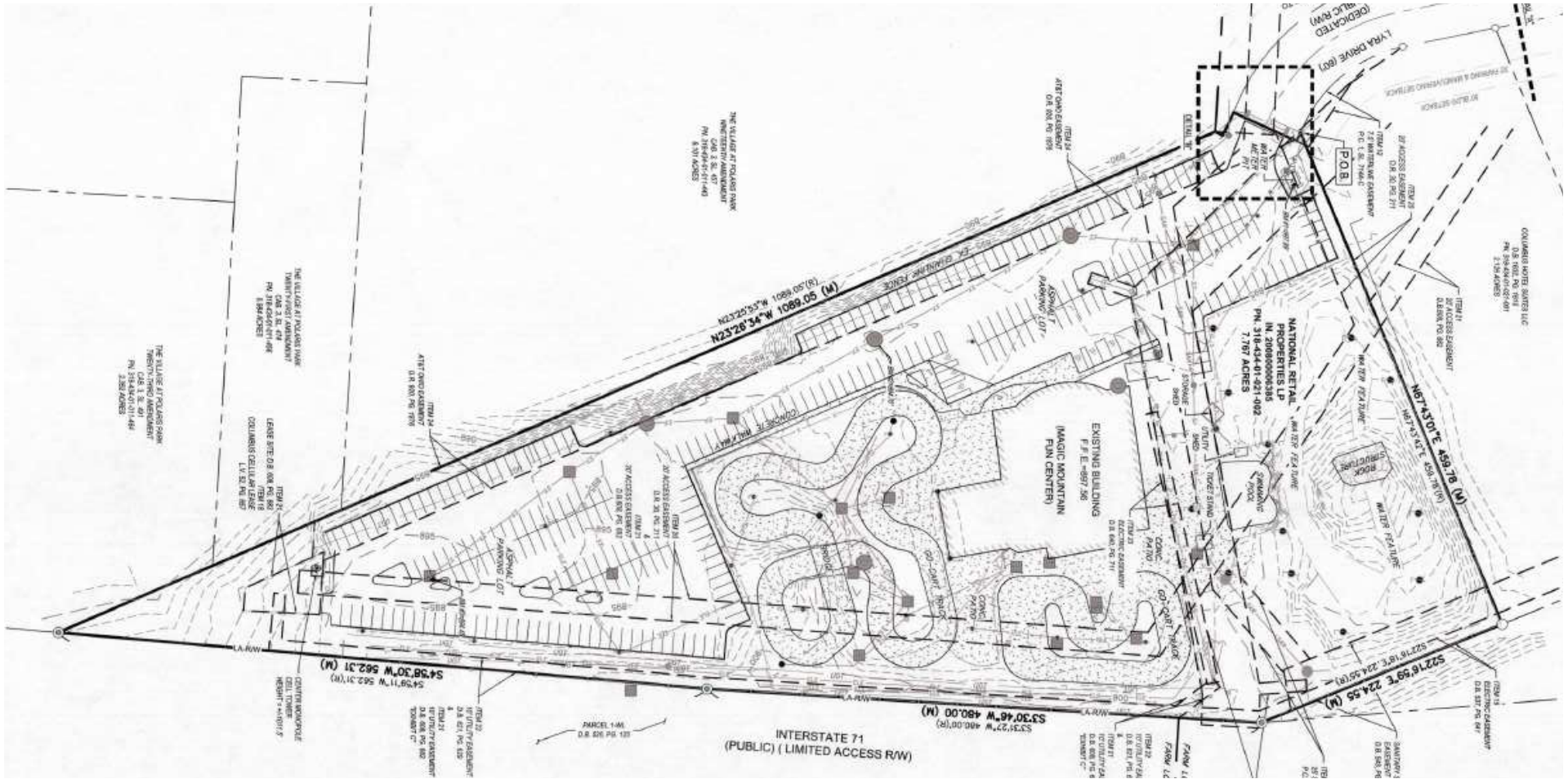
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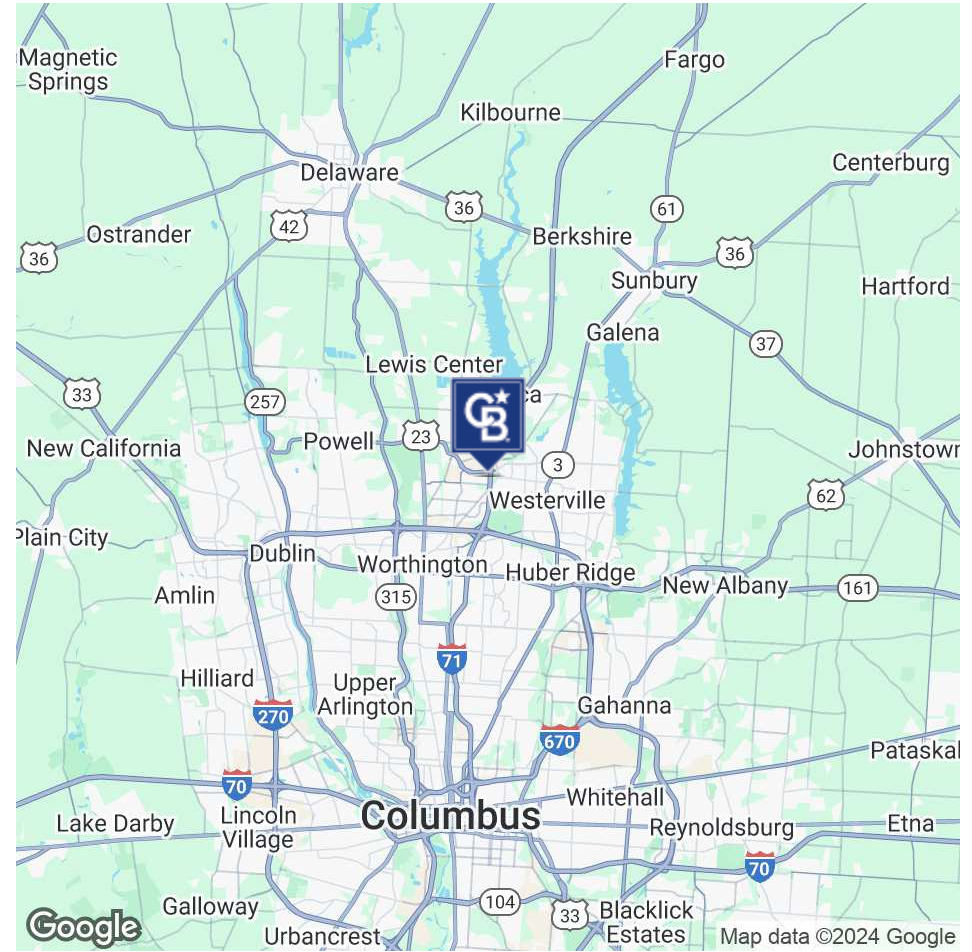
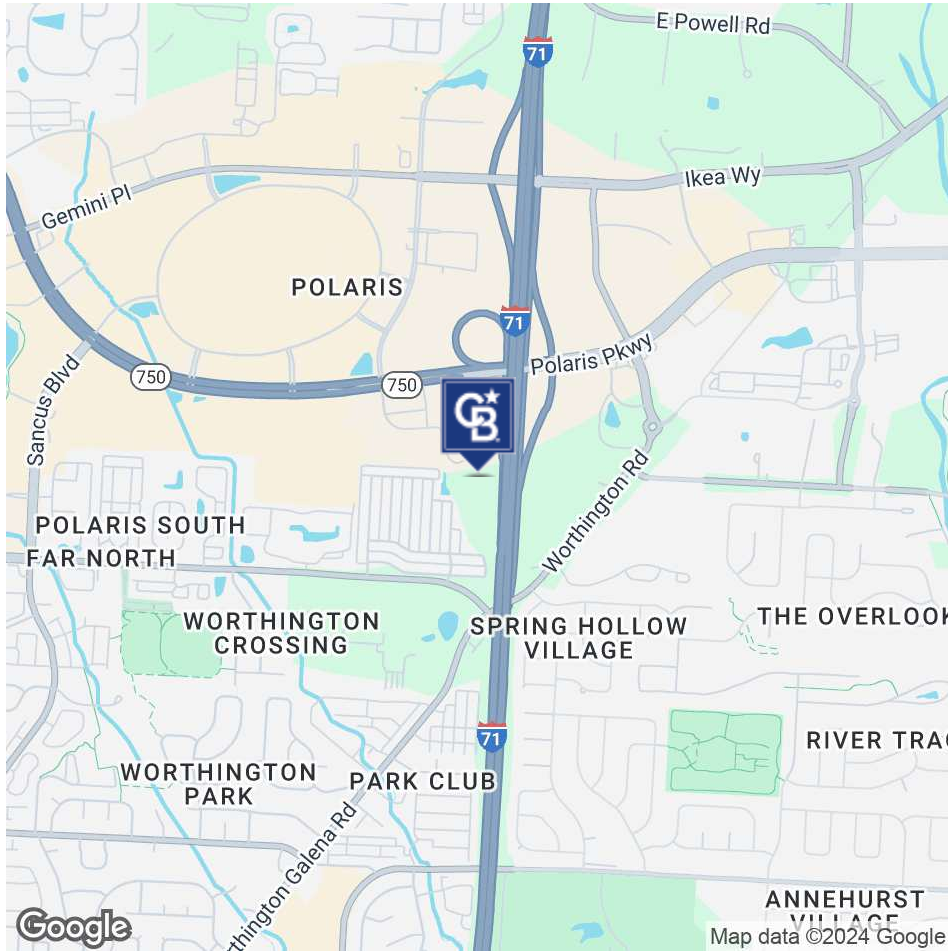
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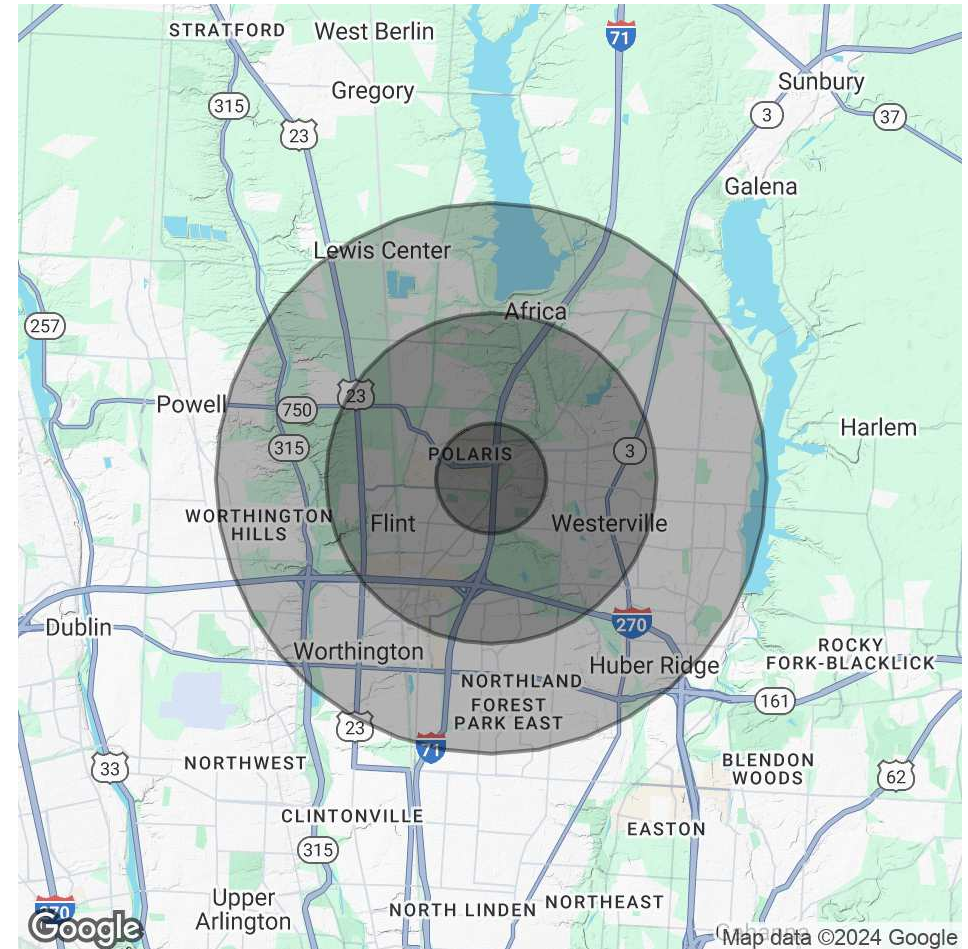
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,692	83,423	224,117
Average Age	35.5	34.9	37.3
Average Age (Male)	36.2	34.8	36.6
Average Age (Female)	36.6	35.2	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,107	33,007	86,309
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$97,434	\$97,736	\$102,862
Average House Value	\$203,871	\$221,898	\$235,296

2020 American Community Survey (ACS)

TRAFFIC COUNT	LOCATION	DIRECTION	YEAR
49,868	POLARIS PKWY EAST OF LYRA DR	2-WAY	2013
38,368	POLARIS PKWY EAST OF DRIVEWAY	2-WAY	2013
9,628	LYRA DR SOUTH OF POLARIS PKWY	2-WAY	2013



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