

LAND FOR SALE

2216
WILLIAMS
ROAD

COLUMBUS, OH 43207

Presented By

ERIC FISCHER

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RAY MASSA

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2216 WILLIAMS ROAD • LAND

Featuring a Manufacturing Zoning District, this parcel is primed for a wide range of industrial and manufacturing possibilities. Additionally, the flexible zoning permits vehicle sales, providing added revenue opportunities. The property offers the advantage of generating rental income from an existing house and outside storage, ensuring immediate returns. With its strategic location and favorable zoning, this property is an attractive prospect for land and industrial investors looking to capitalize on the thriving Columbus market.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	6,833	44,415	148,231
Total Households	2,556	17,511	61,111
Average HH Income	\$80,181	\$75,794	\$74,267
Average House Value	\$192,101	\$191,509	\$233,971

** Demographic data derived from 2020 ACS - US Census*

PROPERTY OVERVIEW

Sale Price:	\$450,000
Lot Size:	0.7 Acres

PROPERTY AMENITIES

- Desirable Manufacturing Zoning District.
- Permissive zoning for vehicle sales.
- Rental income from existing house and outside storage.
- Strategic location in Columbus area.
- Ample development potential for Commercial use.
- Favorable land for expansion and modernization.
- Proximity to major transportation.
- Access to skilled workforce in the region.

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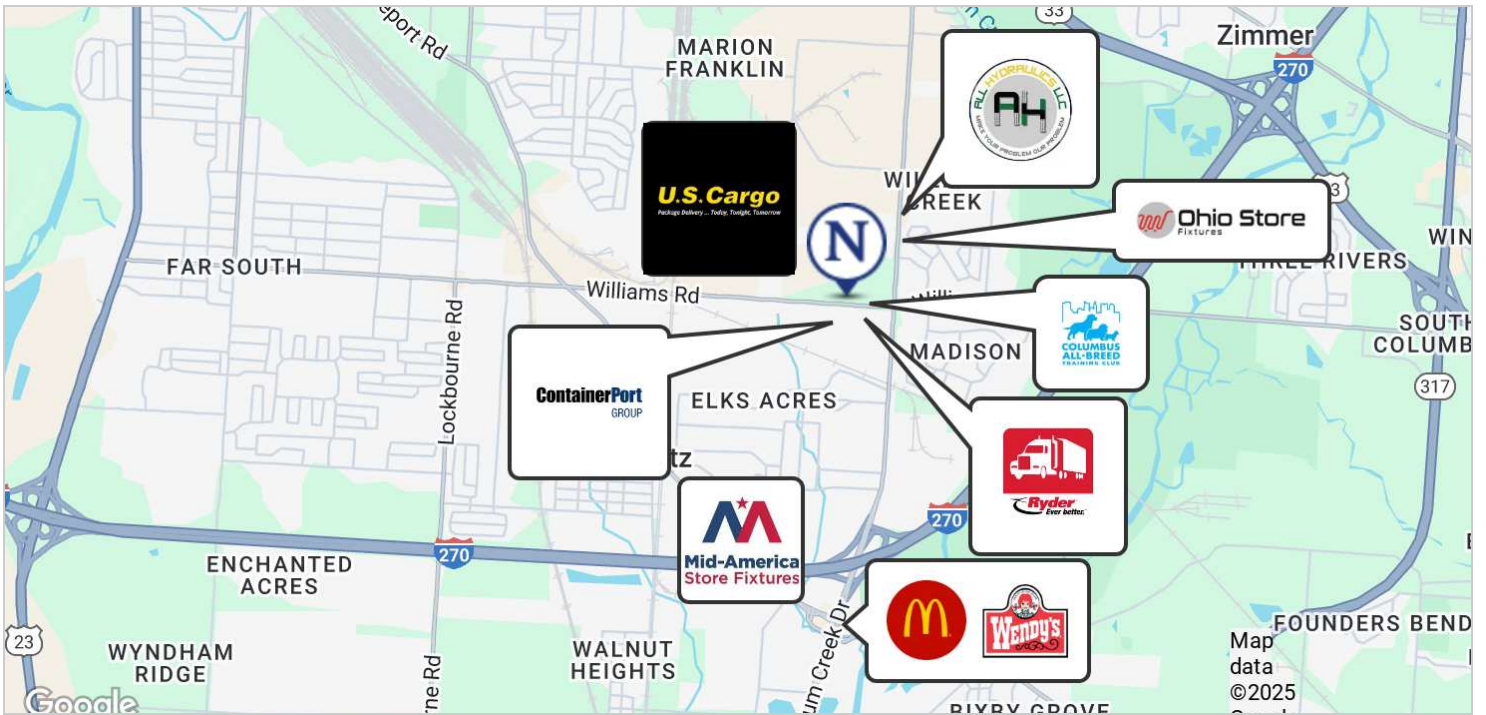
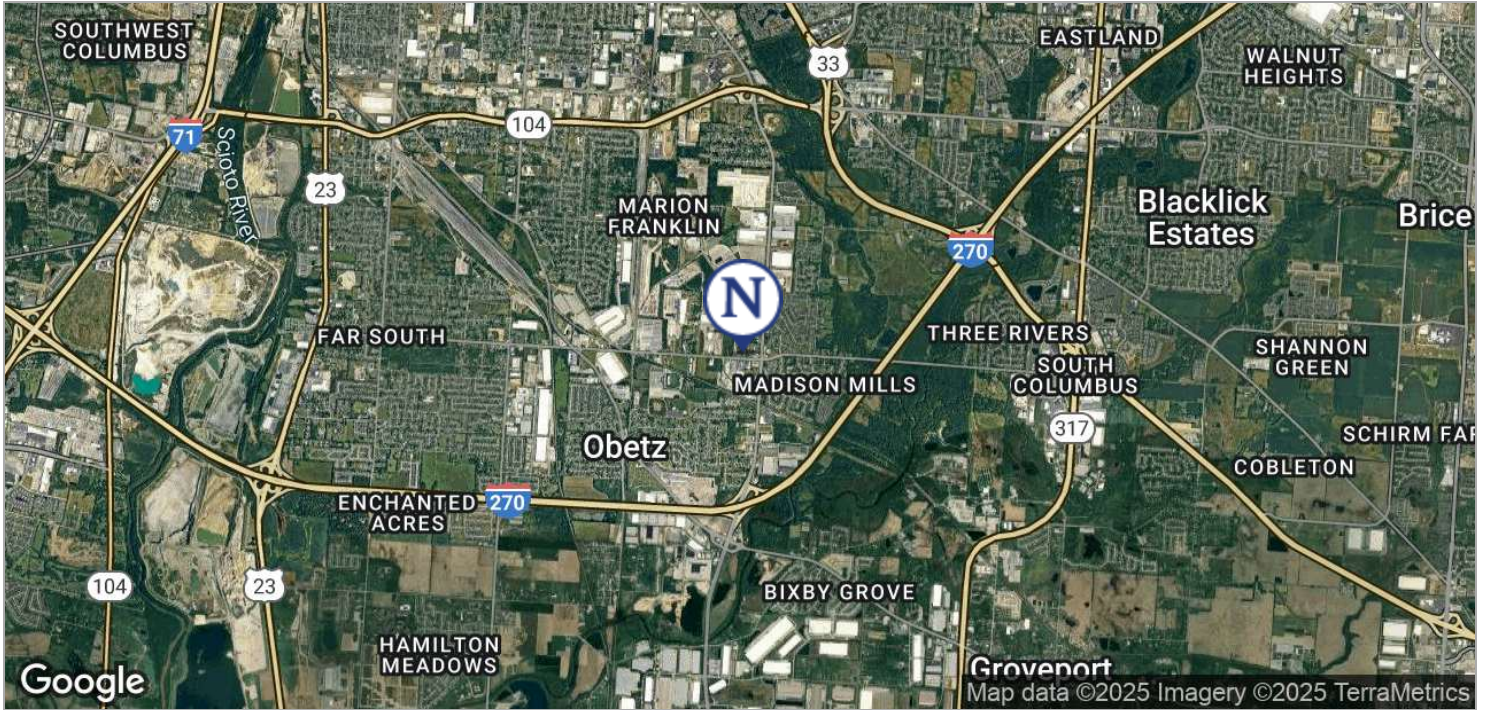
NATIONAL INVESTMENT REALTY LLC

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