

For Sale or Lease



\$950,000 or \$3,500 NNN

9845 Basil-Western Road, Canal Winchester, OH 43110

Land For Sale or Lease in Canal Winchester, Ohio

- Near the intersection of Route 33 and Diley Road
- Route 33 traffic count of $\pm 55,035$ VPD per 2024
- \$3,500/month NNN: Total Acreage of 1.69 Acres
- Multiple new development coming into the area
- New warehouse totaling $\pm 224,750$ Sq Ft proposed across the street
- ± 197.5 Sq Ft at the widest point according to the auditor



Click Here to View Property Video

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Exterior Photos



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Additional Property Information

Legal Information

Legal Property Description	Highway Visible Land For Sale and Lease
Price	\$950,000 or \$3,500 NNN
Parcel Number	0370211920
Possession	Immediate

Land Information

Land Acreage	± 1.69 Acres
Parking Available	No
Current Use	(400) C - Commercial Vacant Land
Current Zoning	M-2 Limited Manufacturing
Jurisdiction and School District	Canal Winchester L.S.D

3T M-2 District - Limited Manufacturing

3T1 Uses Permitted in M-2 District

- 3T1-01:** Permit privately owned facilities for all types of manufacturing, warehousing, and logistics. Manufacturing is defined as an activity whereby materials are formed, mixed, assembled or otherwise altered in shape, composition or appearance to produce products of greater value in the market place than the original material.
- 3T1-02:** Permit airports and heliports, which comply with all regulations of federal and state aviation agencies.
- 3T1-03:** All uses permitted in R-5, S-1, S-2, C-1, C-2 and M-1 Districts.
- 3T1-04:** These and no other uses shall be permitted.

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Parcel View



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Nearby Amenities



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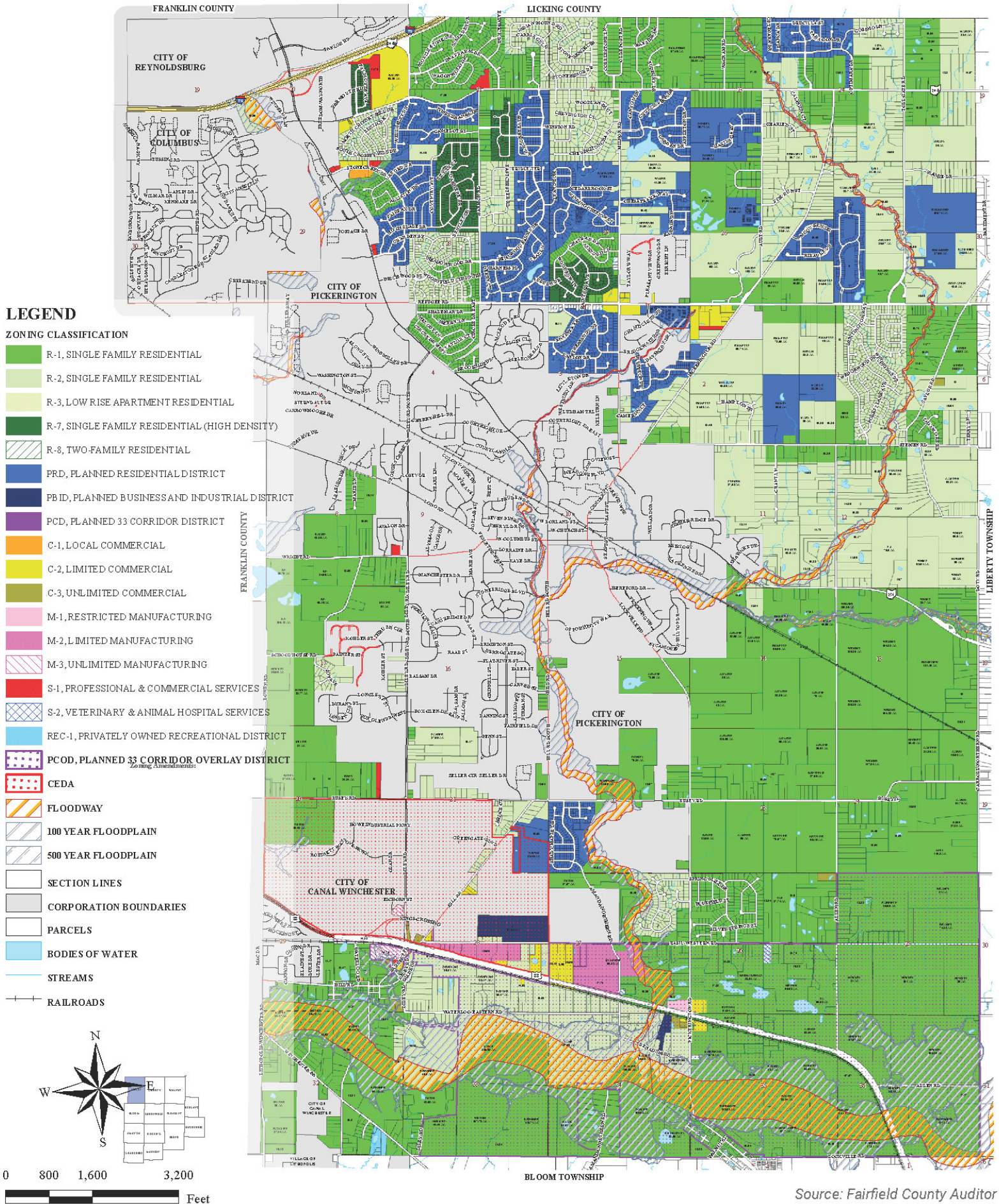
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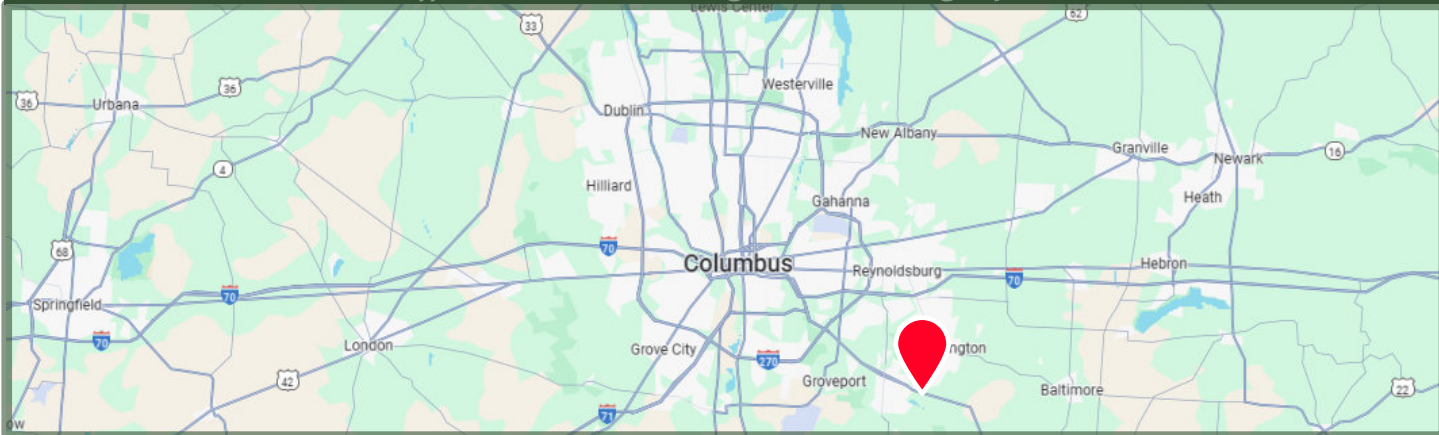
4608 Sawmill Road, Columbus, Ohio 43220
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Figure 6 - Current Zoning



9845 Basil-Western Road, Canal Winchester, OH 43110

Traffic Counts and Regional Demographics



Local Traffic

Columbus-Lancaster Rd - NW Diley Rd	±51,329 VPD
Diley Rd NW - Columbus-Lancaster Rd NW	±18,985 VPD
Hill Rd NW - Basil Western Rd	±2,954 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	727	13,768	40,855
Households	1,471	12,493	23,442
Avg Household Income	\$99,065	\$79,094	\$76,843

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THE CITY OF COLUMBUS

Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.



Major Regional Employers



Demographics



Area Population
2,230,960

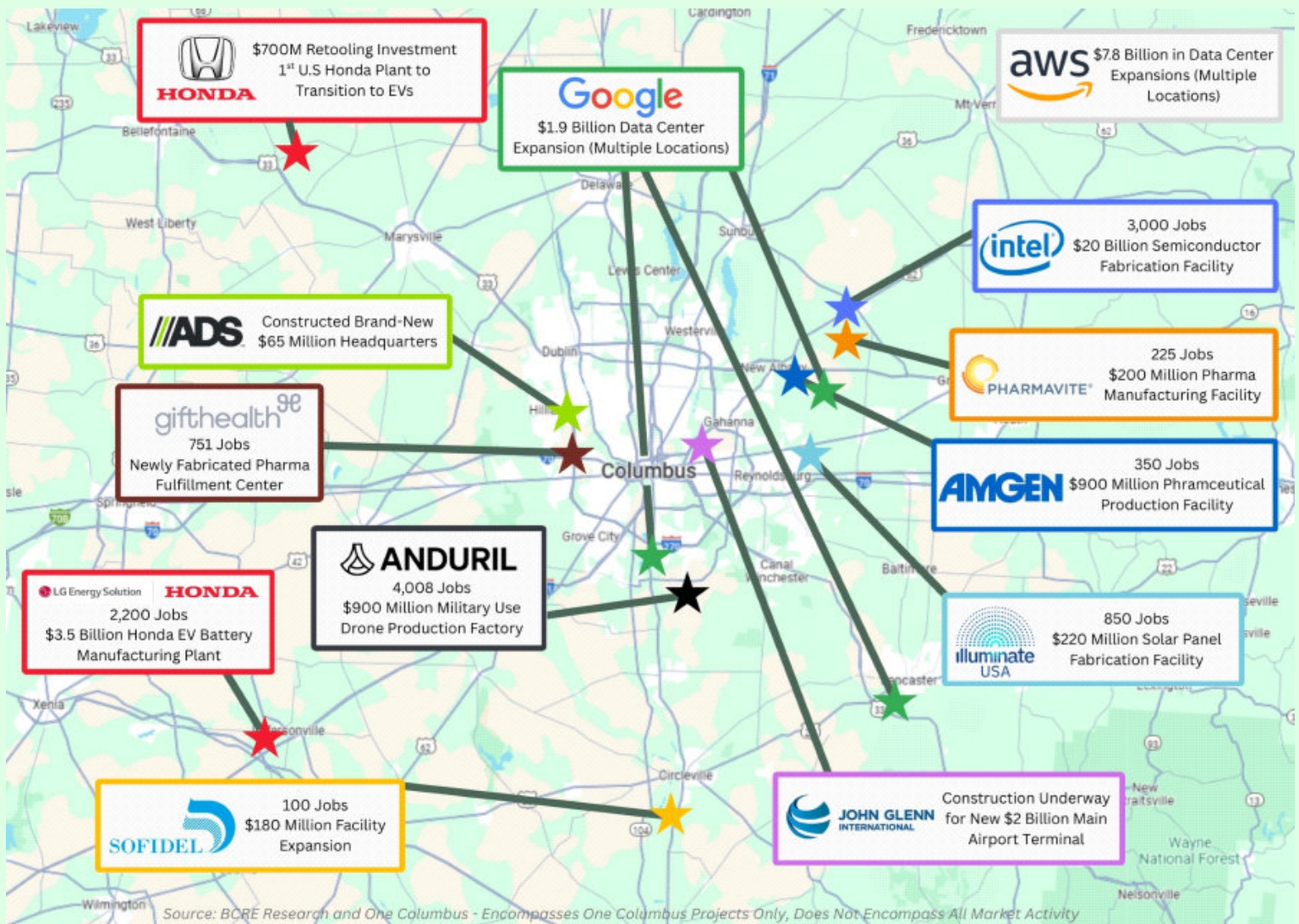


Area Households
826,729

Major Interstates



NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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