



**OFFERING SUMMARY**

Sale Price:	\$225,000 / acre
Lot Size:	4.48 Acres
Zoning:	LM with Medical and Office uses
Market:	East Columbus
Submarket:	Blacklick
Parcel ID	520-165723-00

**PROPERTY OVERVIEW**

4.47 +/- acres for \$225,000/Buildable acre.

Zoned Light Manufacturing, with Medical and Office Uses (Medical, Office, Assisted Living , nursing home, condo's etc)

Adjacent to large Medical Office Building, access to Brice Rd Traffic light at Broad St.

**PROPERTY HIGHLIGHTS**

- One Mile to I-270.
- **Less than a mile in proximity to all of Mt Carmel East Hospital Campus.**
- Major 67,000 Sq Ft Medical Offices on neighboring property to the south.
- About 7 Miles to Port Columbus Airport (Around a 12 Minute Drive)
- **Very active area with a diverse mix of Medical, Office based businesses, Logistics, Services and Retail.**

Presented By

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Google

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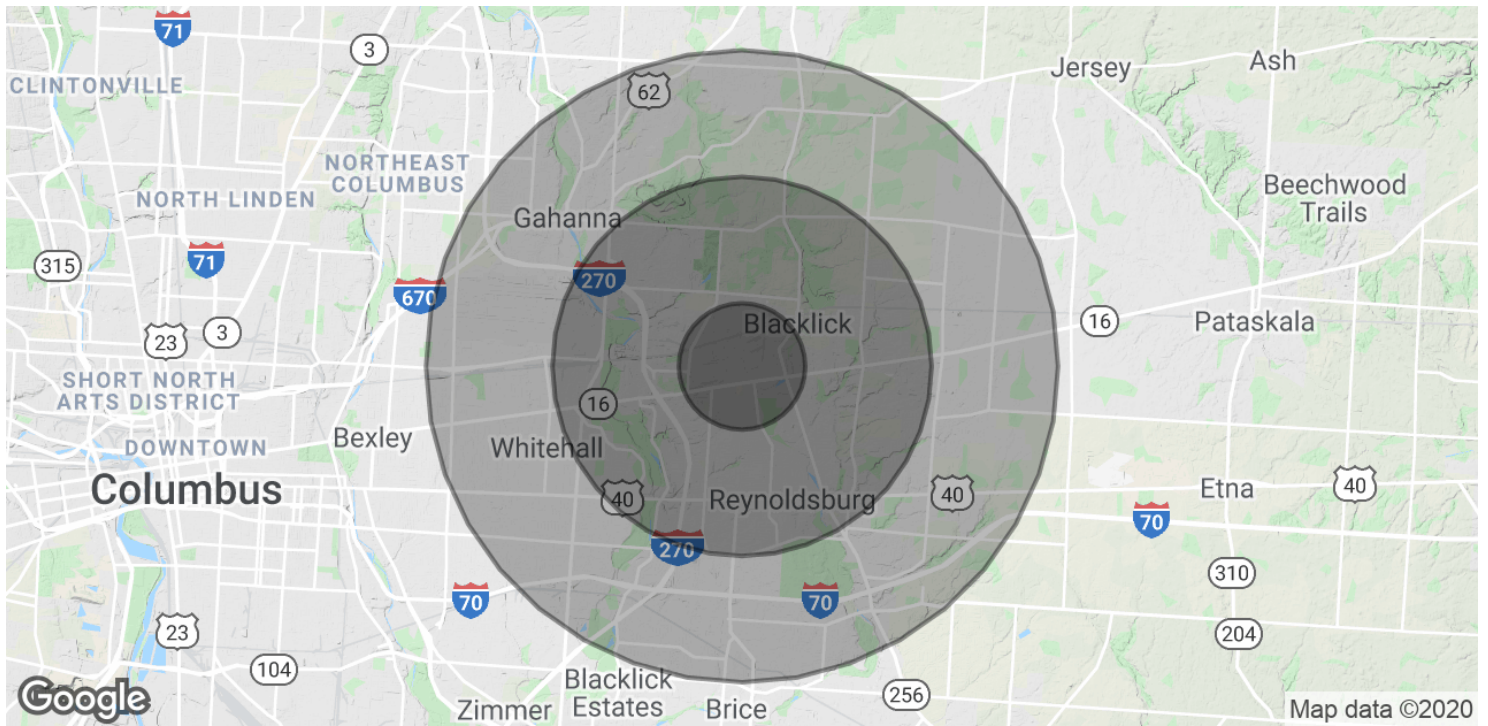
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**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,629	71,270	188,991
Median age	34.1	35.8	35.4
Median age (Male)	32.4	33.8	34.0
Median age (Female)	35.7	37.4	36.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,280	29,030	75,842
# of persons per HH	2.5	2.5	2.5
Average HH income	\$66,087	\$67,766	\$65,781
Average house value	\$161,603	\$183,202	\$173,815

\* Demographic data derived from 2010 US Census

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