

Downtown  
Columbus

CMH Airport



Approx 7.86 +/- acres

7.86 ACRES

# PRIME COMMERCIAL LAND FOR SALE

260 TAYLOR STATION RD, COLUMBUS OH 43213 (LOT A)



A MEMBER OF CORFAC INTERNATIONAL

# EXCLUSIVELY PRESENTED BY

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# EXECUTIVE SUMMARY

Elford Realty is proud to present this rare parcel of land opportunity for owner-users looking to expand or invest in a prime commercial site for their office, medical, or retail business. Positioned in close proximity to Mt. Carmel East Hospital and located off East Broad Street with frontage along Taylor Sta on Road. This location provides quick access to I-270, Gahanna, Reynoldsburg, and Whitehall, which caters to your business's logistical needs as well as customer and employee convenience. Situated as an outparcel to the anticipated 2024, mixed-use development on 84 acres will invigorate the area. Upcoming road improvements will also further enhance the property's accessibility and value. We invite you to schedule a tour to experience the potential of this rapidly developing area.





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**\$4,716,000**

ASKING PRICE

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**\$600,000**

PRICE PER ACREAGE

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**7.86**

TOTAL ACRES AVAILABLE

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**ENTERPRIZE ZONE  
10 YR/75% ABATEMENT**

INCENTIVES

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**PAD READY SITE**

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**ESTIMATED: FALL 2024  
COMPLETED: SPRING 2025**

INFRASTRUCTURE

# PROPERTY PHOTOS



# MARKET OVERVIEW MAP





## AREA OVERVIEW

Columbus is one of the fastest-growing cities in the nation—thousands of people move to the Columbus area every year, making it the 14th largest city in the United States. With a reputation for its affordable cost of living, top-ranked infrastructure, and talented workforce, the region is one of the most dynamic and diverse in the country. With a vibrant mix of arts and culture, popular collegiate and professional sports teams, an entrepreneurial spirit, a revitalized downtown, and a diverse array of surrounding neighborhoods, Columbus is a great place to call home, raise a family, and do business. With 16 Fortune 1000 companies based in the area, as well as the state's capital offices and The Ohio State University, the metro's economy is sheltered from extreme economic swings with job growth consistently outpacing the national average, people from across the country are moving to Columbus, creating significant population growth.

\*Source: <https://columbusregion.com/>

**#1**

City for tech  
Workers

**#2**

City for college  
Grads

**#5**

City for  
Entrepreneurs and  
Startups

# AREA AMENITIES



LOWER.COM FIELD



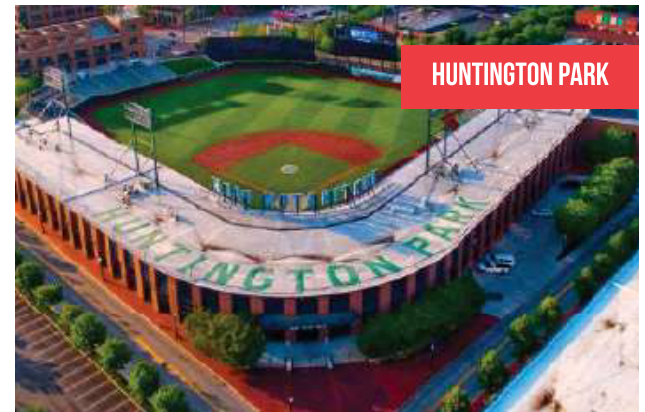
COLUMBUS COMMONS



NATIONWIDE ARENA



SHORT NORTH



HUNTINGTON PARK



## EDUCATION

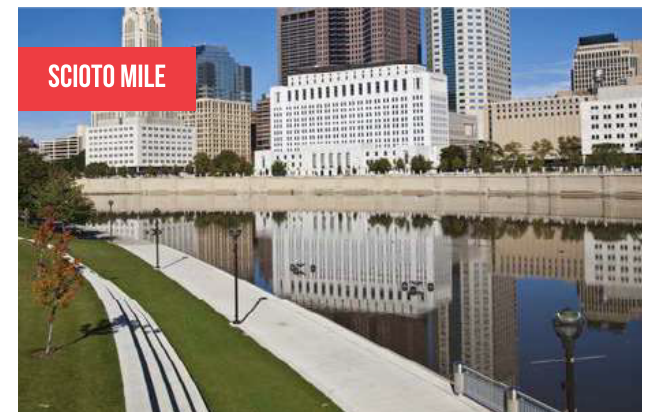
The Columbus Region has one of the highest concentrations of higher education in the nation, with 52 college and university campuses, a total enrollment of more than 134,000 students and 22,000 annual graduates. Of the colleges in the region, two are leading private research institutions, allowing Columbus to attract some of the best and brightest talent in the country. The range of educational opportunities contributes to Columbus' talented and diverse labor force.

The top colleges in the Columbus area are The Ohio State University, Columbus State Community Colleges, and Otterbein University, with enrollment totaling 92,000 +.

\*Source: <https://columbusregion.com/>

## AREA ATTRACTIONS

Columbus has an array of entertainment to offer. From the unique restaurants and bars in the Short North to the outdoor concerts performed at the Columbus Commons and Express Live concert venue, to Gallery Hop and the North Market, featuring local artistic talent and food vendors, Columbus has something for everyone. The city hosts special events and festivals such as Comfest and The Arnold Classic, as well as several sports teams such as The Ohio State Buckeyes, Columbus Crew, and the Columbus Blue Jackets, giving residents and visitors something to do year-round. Columbus also features many parks and museums including the Columbus Museum of Art, COSI, the world-famous Columbus Zoo and Aquarium, the Scioto Mile, and the Franklin Park Conservatory.



# ECONOMY OVERVIEW

Columbus regional economy boasts a highly-diversified base of companies, with no industry representing more than 18% of employment. Home of the world’s most recognizable brands—Scotts, Wendy’s, Cardinal Health, Express, JPMorgan Chase, Nationwide, Abercrombie & Fitch— innovative small businesses and top-ranked educational and research institutions, the Columbus Region offers a stable environment for companies looking to grow in a variety of sectors.

The Columbus Region is home to a population of 2.1 million, and a potential workforce of 1.2 million. With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ holds a bachelor’s degree or higher. The Region offers a steady pipeline of young talent with one of the highest populations of millennials in the nation. The Columbus metro ranks first among large Midwest metro areas for population and job growth since 2010 and is among the fastest growing metros in the country.

\*Source: <https://columbusregion.com/>

## TOP EMPLOYERS

|                                |                  |
|--------------------------------|------------------|
| The Ohio State University      | 31,340 Employees |
| State of Ohio                  | 24,067 Employees |
| OSU Health System              | 22,727 Employees |
| Ohio Health                    | 21,117 Employees |
| JPMorgan Chase                 | 20,475 Employees |
| Nationwide Insurance           | 13,400 Employees |
| Honda N. America Inc.          | 10,701 Employees |
| Nationwide Children’s Hospital | 10,032 Employees |
| Mount Carmel Health System     | 8,852 Employees  |
| City of Columbus               | 8,815 Employees  |
| Columbus City Schools          | 8,004 Employees  |
| L Brands Inc.                  | 7,800 Employees  |

## FORTUNE 1000 COMPANIES IN COLUMBUS



# POPULATION OVERVIEW

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented population growth. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro— with 46% of the United States population within a 10-hour drive.

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\*Source:<https://columbusregion.com/>

|          | POPULATION |           |           |           |
|----------|------------|-----------|-----------|-----------|
|          | 2020       | 2021      | 2022      | 2023      |
| Columbus | 1,644,000  | 1,666,000 | 1,687,000 | 1,708,000 |





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