

STELZER & MCCUTCHEON RD LAND

COLUMBUS, OH 43219

WWW.OHIOEQUITIES.COM



±0.49 Acres

PRIME CORNER LOT WITH HIGH VISIBILITY | ±0.49 ACRES

This prime property at Stelzer Rd/McCutcheon Rd, Columbus, OH, 43219, is a great opportunity for a development in the thriving Columbus area. With excellent visibility and accessibility, it's ideal for retail ventures and benefits from a strong consumer base and favorable demographics. Zoned C-4, the property presents an opportunity for several potential uses including but not limited to retail, general office, medical office, entertainment-type establishments, and auto related businesses seeking a high-traffic location. Just minutes from Easton Town Center and John Glenn International Airport.

NAIOhio Equities

Bastian Gehrre
614-940-4032
bgehrre@ohioequities.com

Matt Gregory, SIOR, CCIM
614-629-5234
mgregory@ohioequities.com

PROPERTY SUMMARY



AddressStelzer Rd & McCutcheon Rd,
Columbus, OH 43219

Sale Price\$549,000

Lease Rate\$50,000 Per Year (Ground)

Acreage±0.49 Acres

Ingress/EgressPlans for Ingress from McCutcheon Rd and Egress from Stelzer Rd have been Approved

UtilitiesGas, Electric, Water and Sewer

Lot Frontage±170' (Approximate on Stelzer)

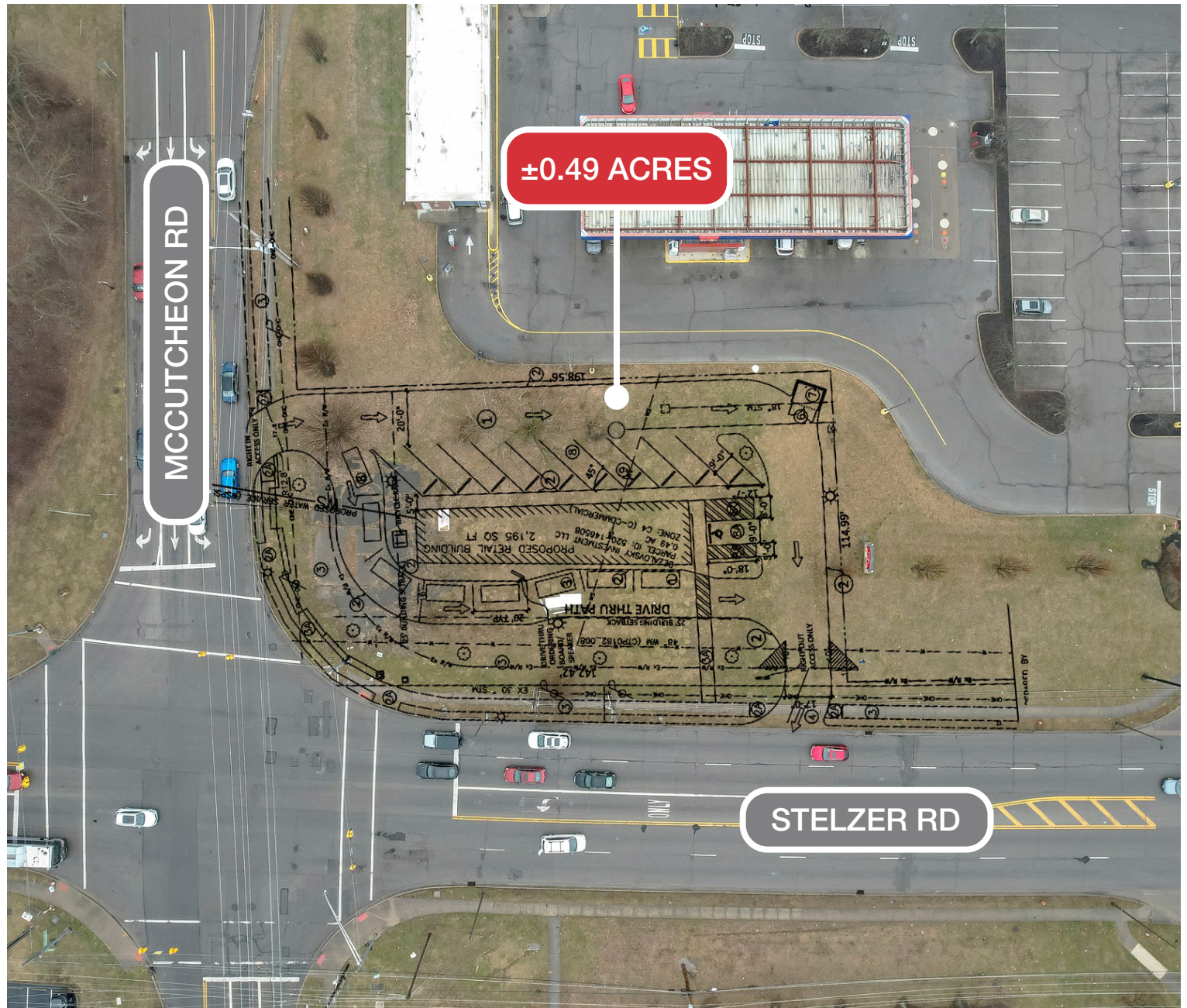
Lot DepthUp to ±115' (Approximate)

ZoningC-4 (Commercial District)

CountyFranklin

Parcel ID520-146508-00

PROPERTY AERIAL



CURRENT DEMOGRAPHICS



87,639 RESIDENTS



34.3 MEDIAN AGE



\$102,096 AVERAGE
HOUSEHOLD INCOME



\$269,541 MEDIAN HOME
VALUE (OWNER-OCCUPIED)



\$1,037 MEDIAN
RENT



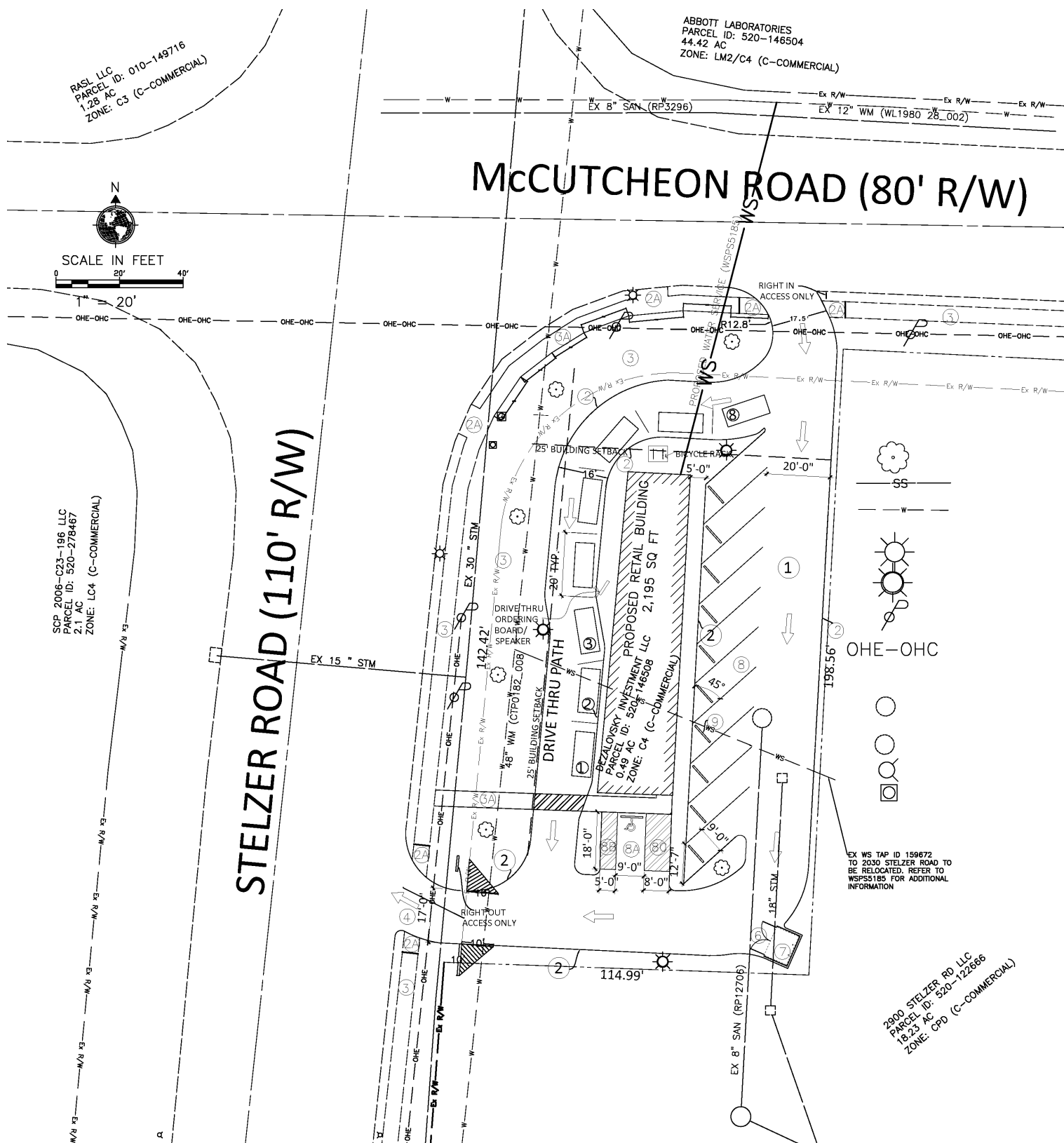
4,260 TOTAL BUSINESSES
48,805 TOTAL EMPLOYEES

Based on 3 mile radius.

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RF5 07-25-2025 09:26:52

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

SURVEY



ZONING

C-4, Commercial District. The purpose of the C-4, Commercial District is to provide a zoning district which promotes a range of uses from office and community-scale retail uses through regional-scale uses where a mix of business, profession and service may be conducted. The C-4 zoning code also allows for all uses listed in C-1, C-2, and C-3.

PERMITTED USES (Plus All Uses Listed in C-1, C-2, and C-3)

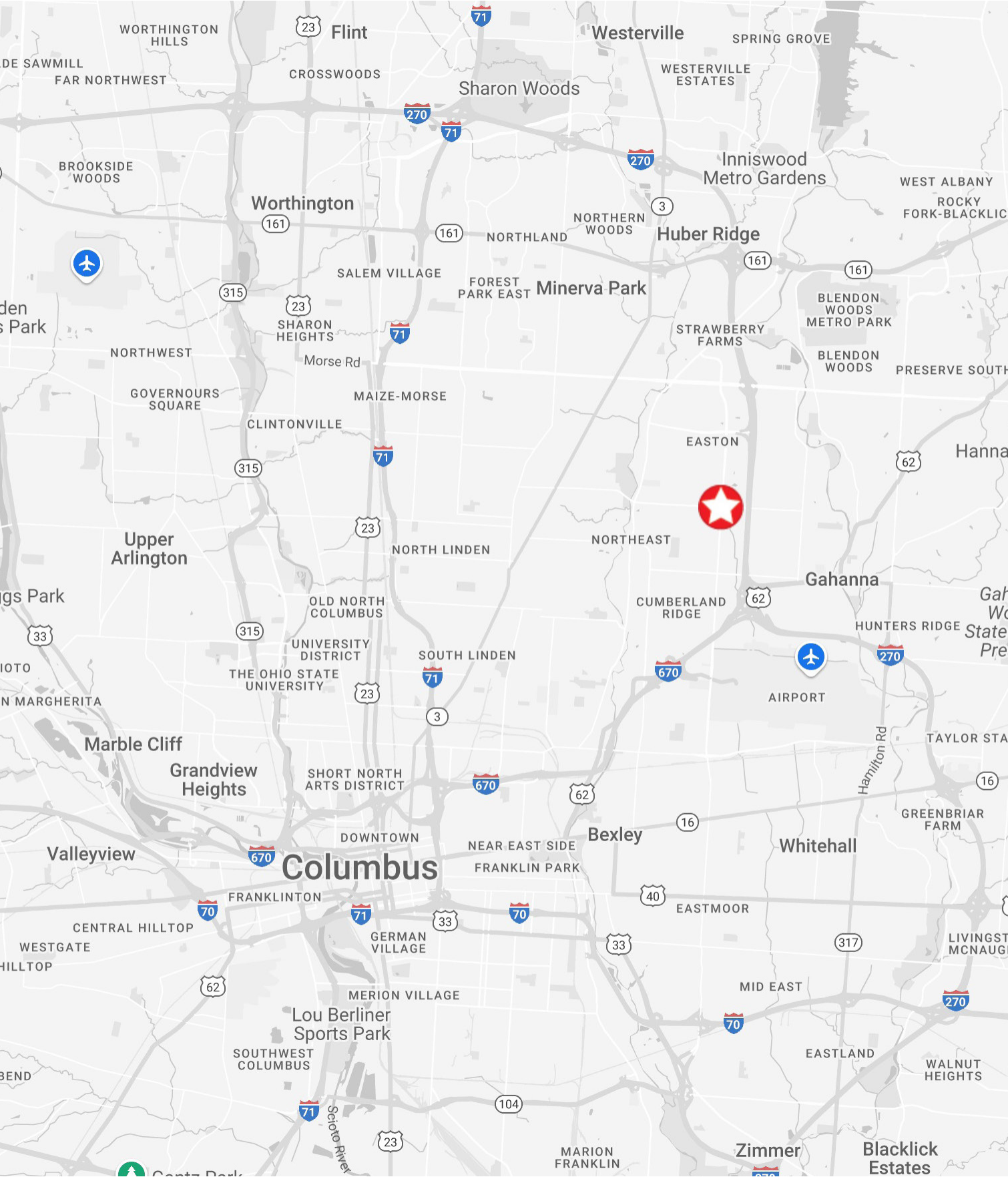
Appliance Stores	Linen and Uniform Supply	Carpet and Upholstery Cleaning Services
Automotive Accessories, Parts and Tire Stores	Missions/Temporary Shelters	Drive-In Motion Picture Theaters
Automobile and Light Truck Dealers	Motorcycle, Boat, and Other Motor Vehicle Dealers	Exterminating and Pest Control Services
Automobile Driving Training Facility	Motor Vehicle Accessories and Parts Dealers	Farm Equipment and Supply Stores
Automotive Sales, Leasing and Rental	Ohio Division of Cannabis Control Dispensary	Garden, Landscaping and Nursery Centers and Sales
Bars, Cabarets and Nightclubs	Outdoor Power Equipment Stores	Hotels and Motels
Blood and Organ Banks	Parking Lots and Parking Garages as allowed in C.C. 3356.05	Hotels, Extended Stay
Building Material and Supplies Dealers	Pawn Brokers	Hospitals
Caterers	Recreational Vehicle Dealers	Janitorial Services
Check Cashing and Loans	Reupholster and Furniture Repair	Lawn and Garden Equipment and Supplies Stores
Consumer Goods Rental	Sporting Goods and Outfitters Stores	Limousine and Taxi Service
Discount Department Stores	Supermarkets	Paint and Wallpaper Stores
Electronics Stores	Truck, Utility Trailer, and RV Sales, Rental and Leasing	Performing Arts, Spectator Sports and Related Industries
Floor Covering Stores	Used Merchandise Stores	Theaters, Dance Companies and Dinner Theaters
Furniture and Home Furnishings Stores	Vending Machine Operators	Animal Shelter
General Merchandise Stores	Warehouse Clubs and Super Centers	Amusement Arcade
Home Centers	Automotive Maintenance and Repair	Halfway House
Household and Personal Goods Maintenance and Repair	Bowling Centers	Veterinarians (unlimited practice)

ZONING CODE: https://library.municode.com/oh/columbus/codes/code_of_ordinances?nodeId=TIT33ZOCO_CH3356RESCCODI

PROPERTY AERIAL



LOCATION MAP



NEARBY AMENITIES MAP



CONTACT US



Bastian Gehrer

Associate



614-629-5270



614-940-4032



bgehrer@ohioequities.com



Matt Gregory, SIOR, CCIM

Vice President



614-629-5234



614-937-6501



mgregory@ohioequities.com

