

# FOR SALE



## \$3,950,000

### **Dorothy's Pond Condominiums, Columbus, Ohio 43110**

#### ***Multi-Family Opportunity For Sale***

- 27 Units and 4 Garages For Sale
- **25-Units:** 2-bed, 2-bath **2-Units:** 3-bed, 2-bath
- Four Different Floor Plans
- Condo Association in Place with a total of 48 Units for the complex
- Groveport Madison School District
- Please Do Not Disturb Tenants
- Community swimming pool and club house with gym

**\*Confidentiality Agreement Required\***



***Click Here For Video*** 

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# Dorothy's Pond Condominiums, Columbus, Ohio 43110

## Aerial Overviews



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## Aerial Overviews



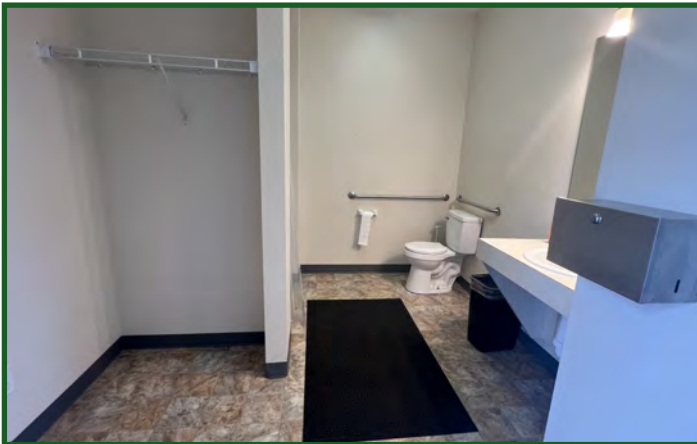
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## Club House and Front Entrance

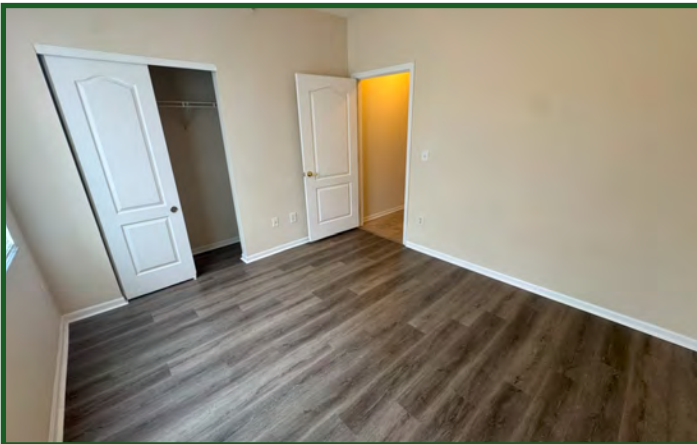


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## 2-Bedroom Interior



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# **Dorothy's Pond Condominiums, Columbus, Ohio 43110**

## **LEGAL**

### **Property Information**

Legal Property Description:	<b>27 Apartment Units and 4 Garages</b>
Price:	<b>\$3,950,000</b>
Parcel Number:	<b>Multiple Parcels</b>
Occupancy:	<b>92.60%</b>

## **LAND**

Land Acreage:	<b>CND</b>
Current Zoning:	<b>Multi-Family</b>
Jurisdiction:	<b>Groveport-Madison</b>

## **STRUCTURAL**

Avg Unit Square Footage:	<b>+/- 1,373 SF</b>
Leasable Square Footage:	<b>+/- 33,065 SF</b>
Year Built:	<b>2003</b>
Units:	<b>27</b>

## **ADDITIONAL INFO**

Association Responsibilities:	<b>Lawn Maintenance, Snow Removal, Exterior Maintenance, Common Area Maintenance (Includes Club House)</b>
Parcel Benefits:	<b>Excellent Access to Gender Road</b>
Associations:	<b>Condo Association in Place</b>
Water/Sewer System:	<b>Canal-Winchester</b>
Condo Dues (Monthly):	<b>\$253/Unit</b>

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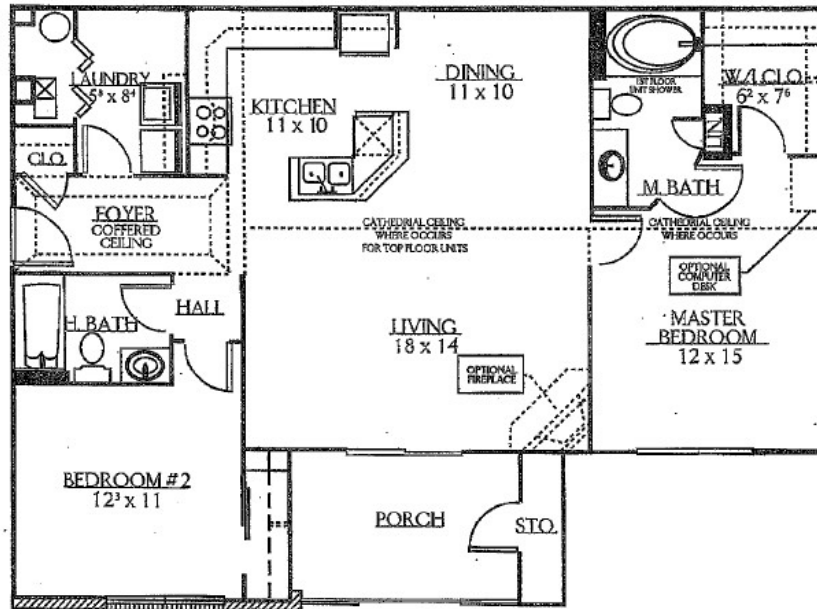


# Dorothy's Pond Condominiums, Columbus, Ohio 43110

## 2-Bedroom Unit Floor Plans

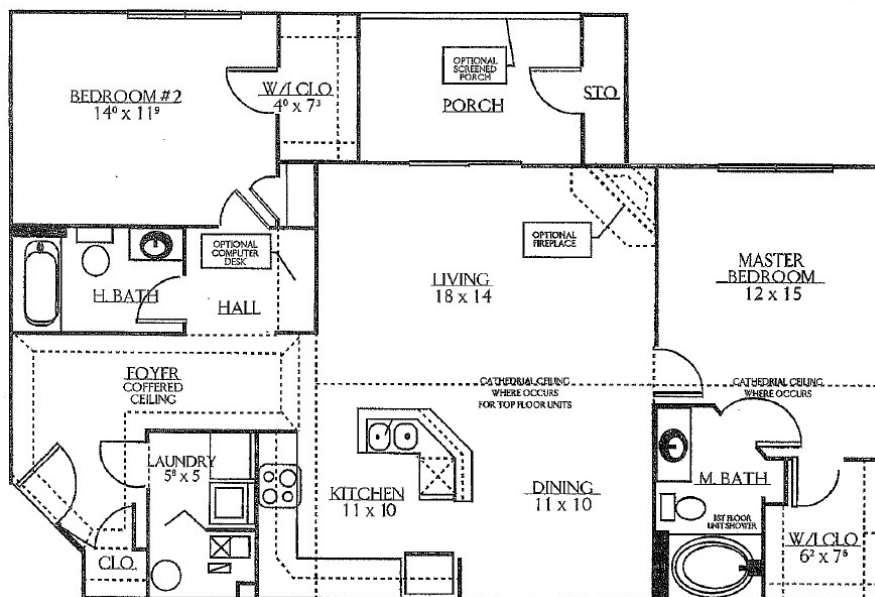
### *The Regal*

2 Bedroom, 2 Bath  
Front Unit



### *The Riviera*

2 Bedroom, 2 Bath  
Rear Unit



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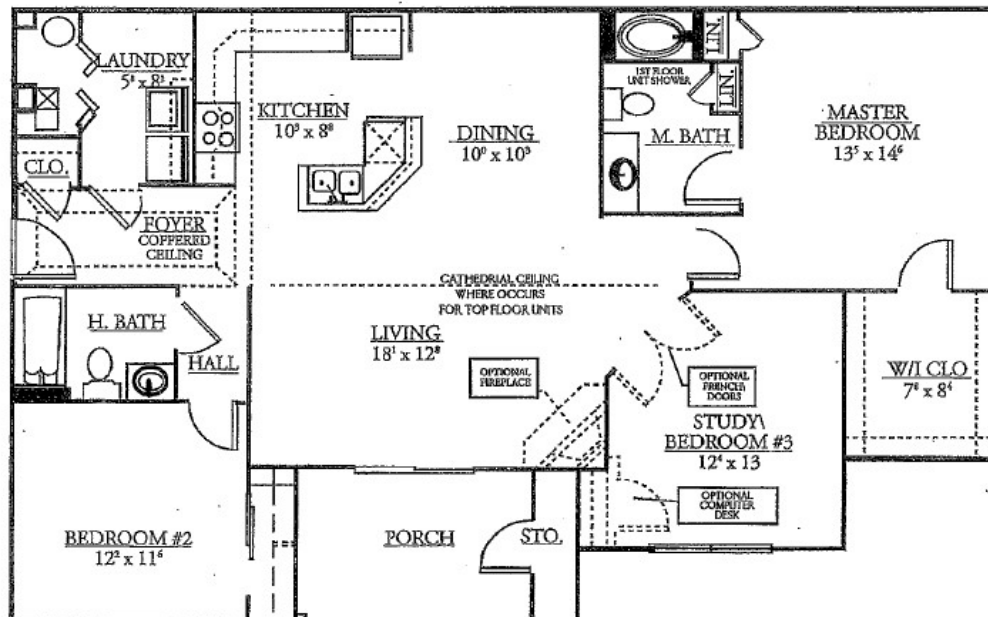


# Dorothy's Pond Condominiums, Columbus, Ohio 43110

## 3-Bedroom Unit Floor Plans

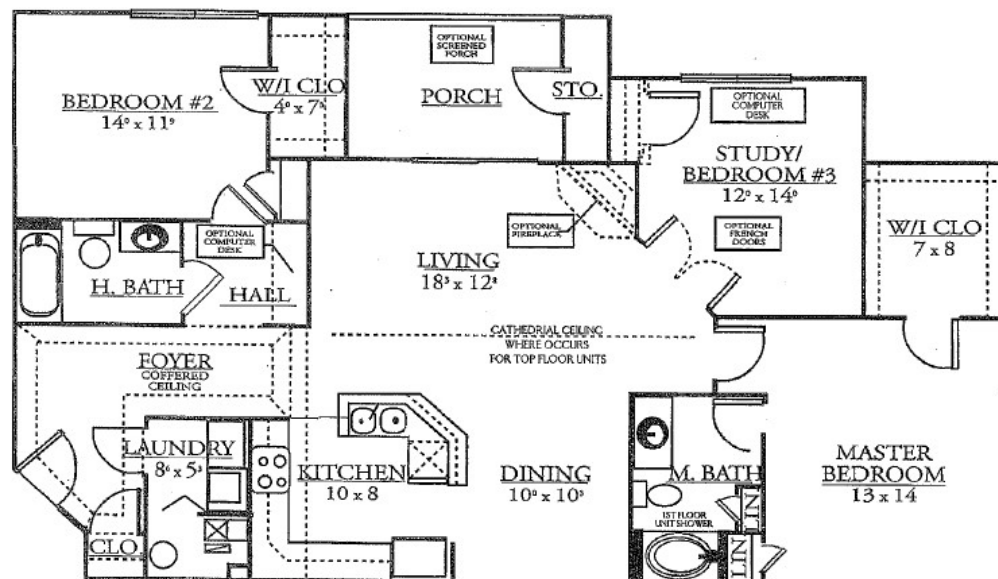
### *The Caesar*

3 Bedroom, 2 Bath  
Front Unit



### *The Venetian*

3 Bedroom, 2 Bath  
Rear Unit



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# Dorothy's Pond Condominiums, Columbus, Ohio 43110

## Aerial



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We have no reason to doubt its accuracy, but we do not guarantee it.

## TRAFFIC COUNT

Street	Avg Daily Volume
Refugee-Gender Road	21,430
Gender-Upper Ridge Rd	22,457
Refugee-Sterling Brdg	21,439

## SITE LOCATION



## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

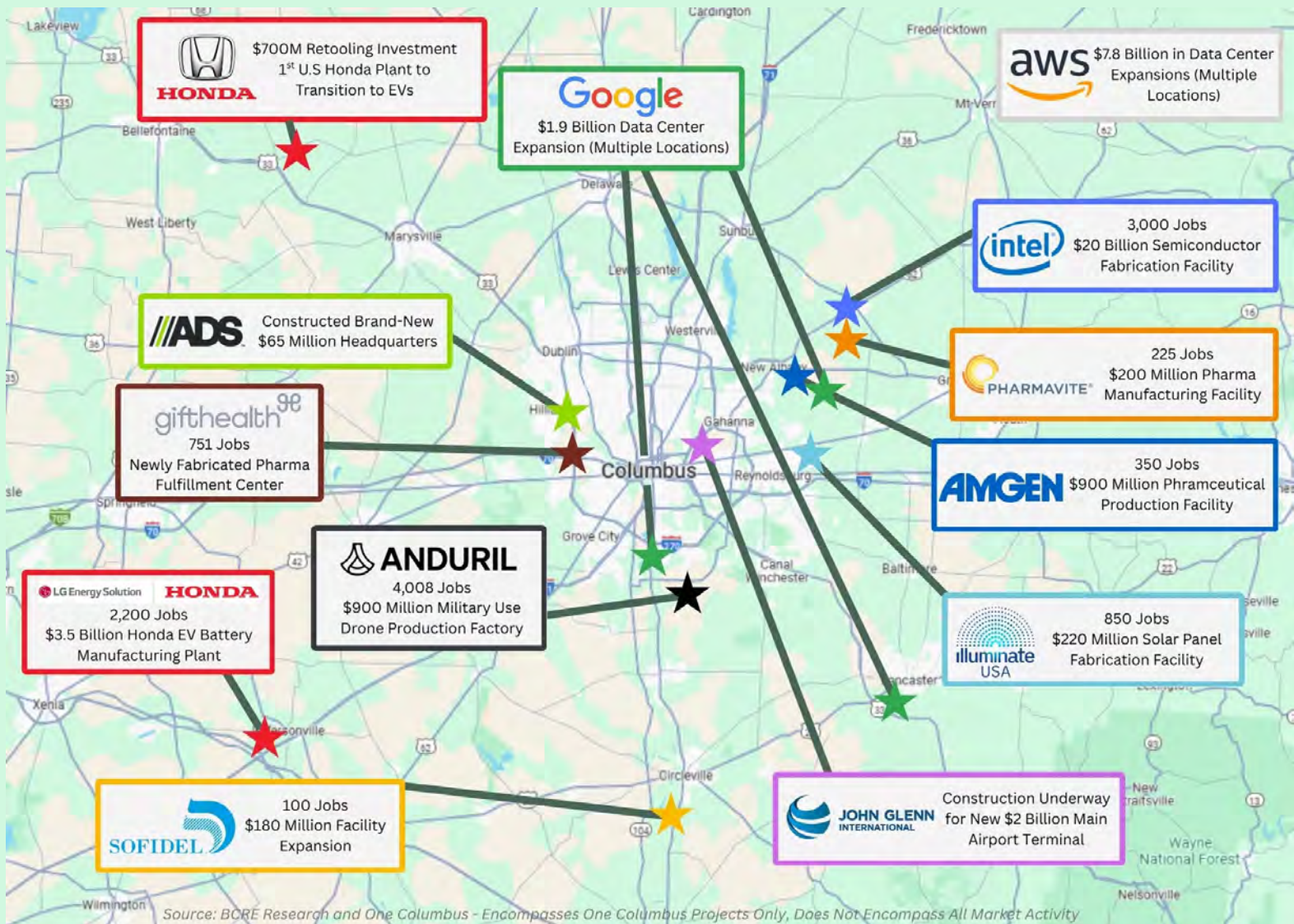
		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		6,982	57,399	141,279
Households (2020)		9,559	30,238	70,639
Avg Household Income (2020)		\$57,678	\$57,128	\$60,331

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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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# THE CITY OF COLUMBUS

## Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46% of the United State's population. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960

Residents (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a  
Business

#5

City for  
Entrepreneurs and  
Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

## Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM [www.columbusregion.com](http://www.columbusregion.com) and The One Columbus Organization

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