

CBRE

**Walnut
Street**

SOUTH BLOOMFIELD,
OHIO 43103

**48.74 acres of prime
development opportunity
just 30 minutes south of
Columbus, Ohio**



Executive Summary

This 48.74-acre land site in South Bloomfield, Ohio, is currently for sale and presents a promising investment opportunity. Available immediately, the property benefits from significant growth in the surrounding area, suggesting potential for future development or expansion. Its size offers a variety of capabilities, making it a versatile option for potential buyers.



SIZE
48.74 Acres



AVAILABLE
For Sale



ZONING
PUD



PARCEL ID
D1400010014800



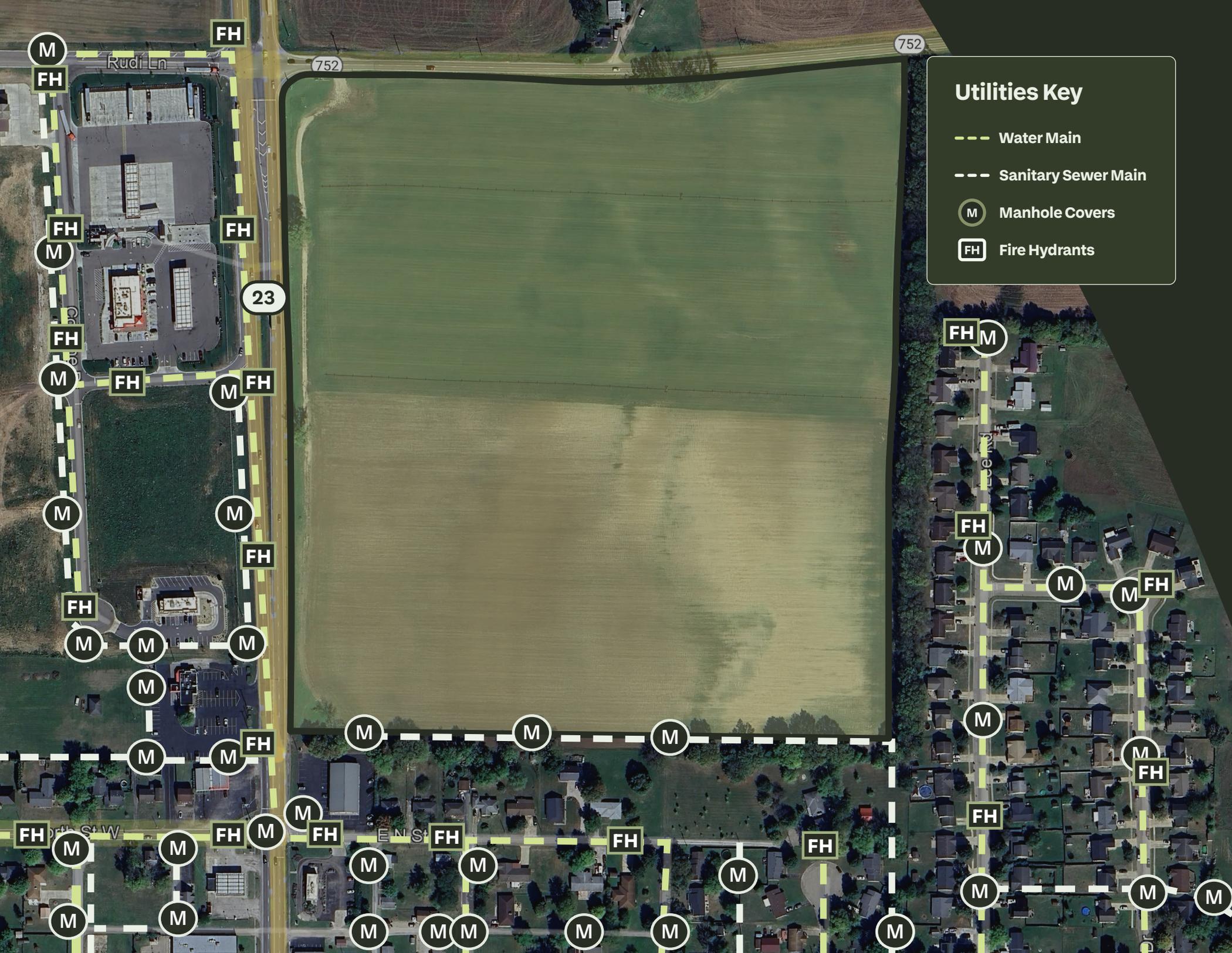
FRONTAGE
Along SR 752 and US 23



POSSIBLE USAGE
Retail, Apartments, Mixed Use Development

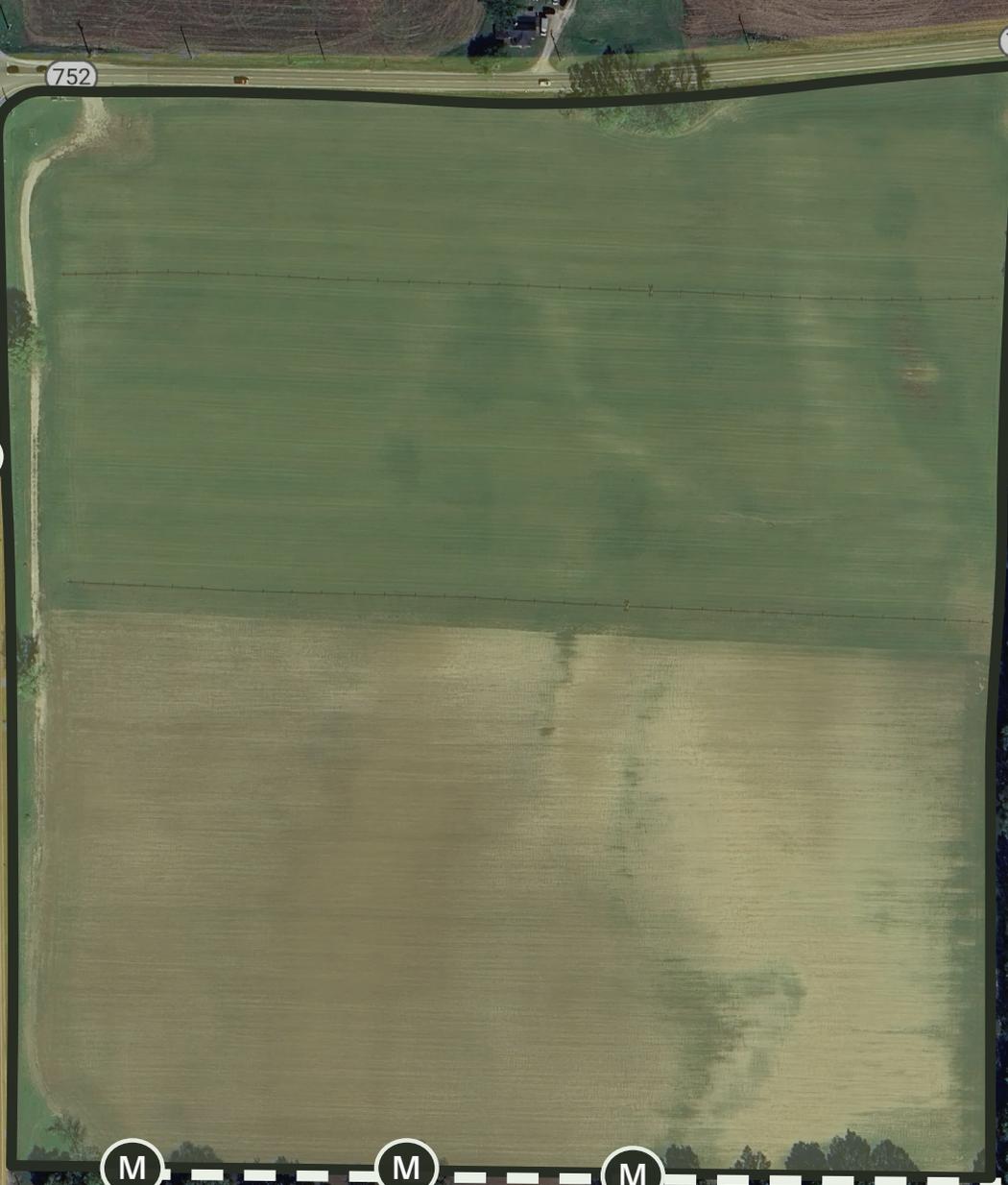


ACCESS
Surrounding residential, growth in the area and access to amenities



Utilities Key

- Water Main
- Sanitary Sewer Main
- (M) Manhole Covers
- [FH] Fire Hydrants





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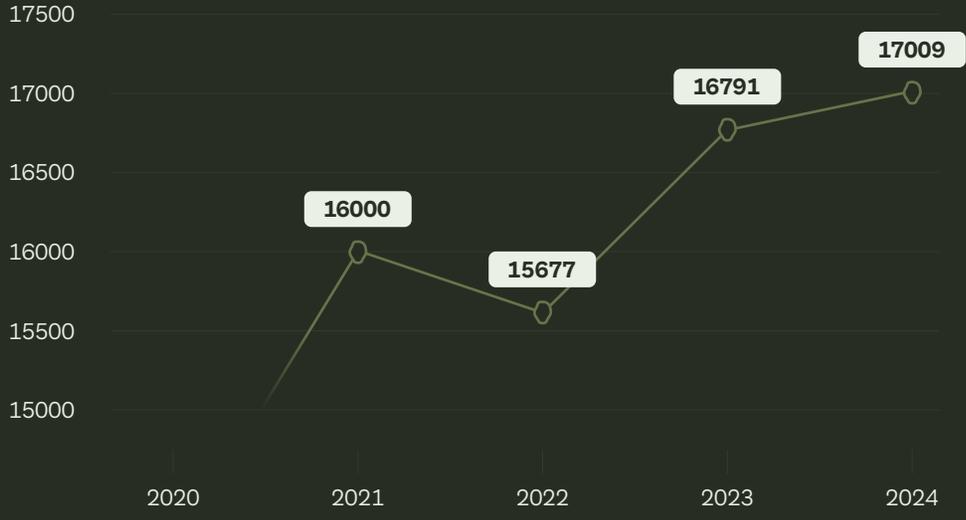




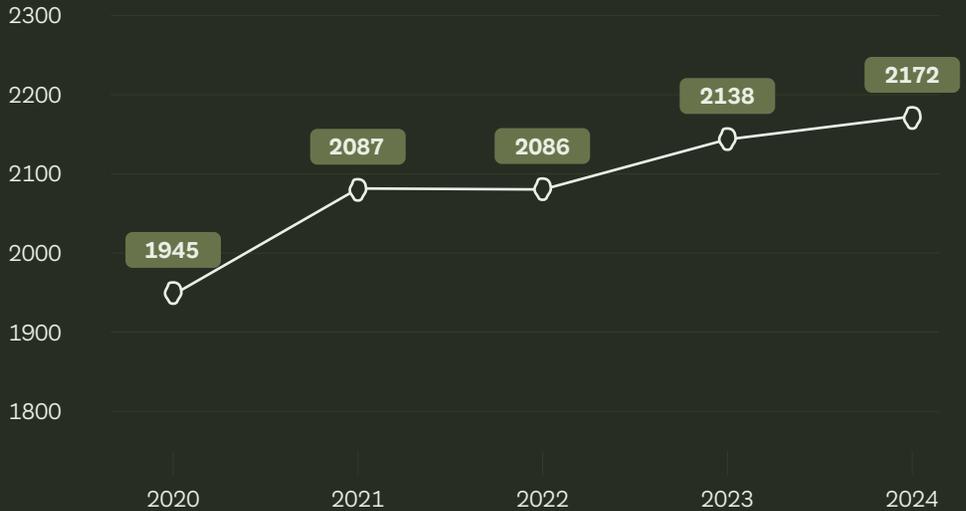
Perfectly Positioned for Visibility and Access

Strategically positioned at the intersection of US 23 and SR 752, 0 Walnut Street offers prime visibility and access, with steadily rising traffic volumes signaling robust growth and development potential.

Northbound US 23 (VPD)



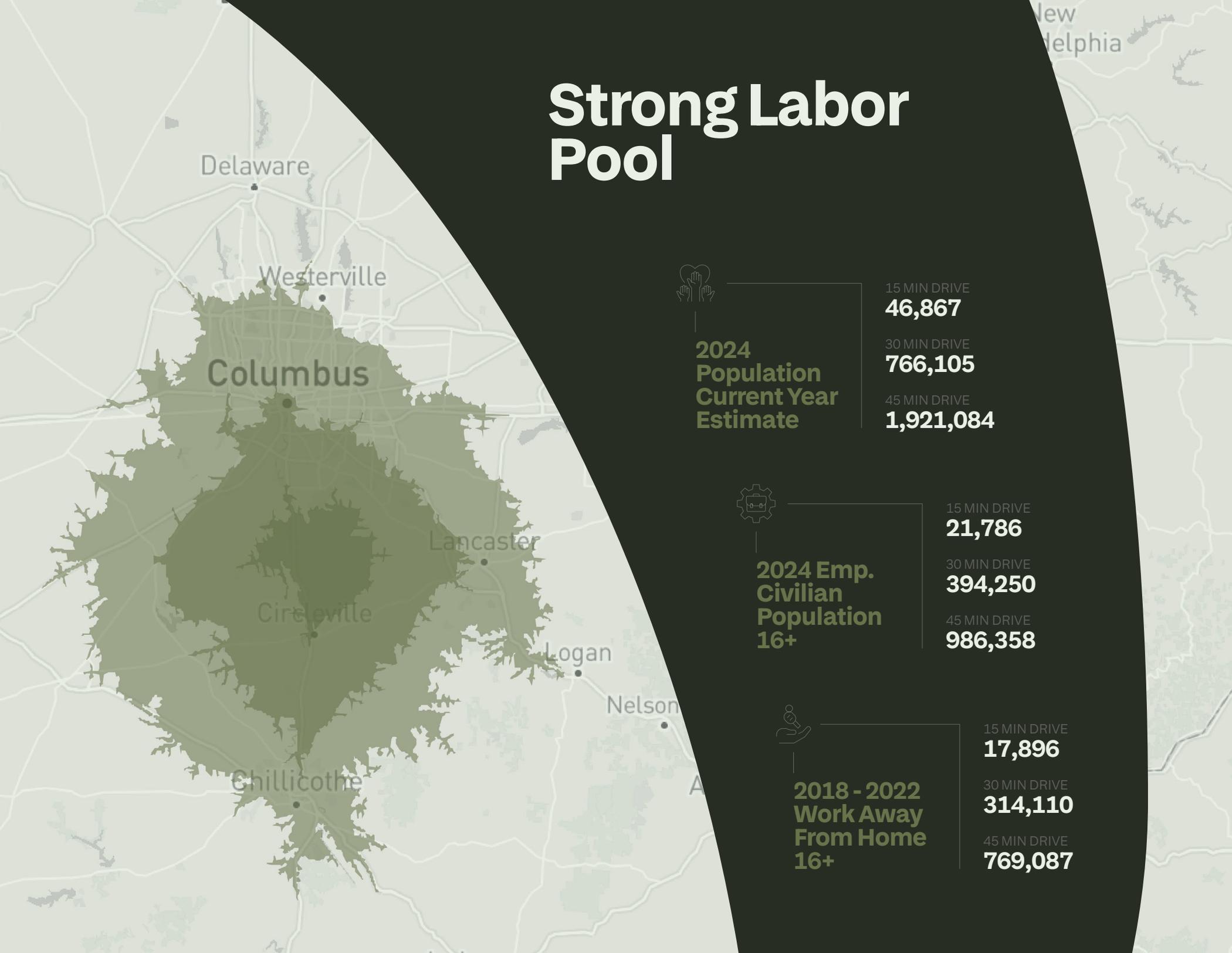
Westbound SR 752 (VPD)



Amenities to Elevate our Everyday



Strong Labor Pool



**2024
Population
Current Year
Estimate**

15 MIN DRIVE
46,867

30 MIN DRIVE
766,105

45 MIN DRIVE
1,921,084



**2024 Emp.
Civilian
Population
16+**

15 MIN DRIVE
21,786

30 MIN DRIVE
394,250

45 MIN DRIVE
986,358



**2018 - 2022
Work Away
From Home
16+**

15 MIN DRIVE
17,896

30 MIN DRIVE
314,110

45 MIN DRIVE
769,087



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