

**FOR SALE**



**\$315,900**

## **0 Sullivant Rd, Lot 1, Columbus OH 43228**

- 2.47 +/- Acres of Development Land at the corner of Norton and Sullivant Rd
- Parcel # 570-278107 located in Franklin County
- Zoned C-4, Commercial , allows a variety of uses
- Columbus-Southwestern C.S.D. , 2 miles +/- from Interstate I-270 North
- Current tax \$8,454 annual
- Average daily traffic volume is 10,233 cars

BEST CORPORATE REAL ESTATE  
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## Aerial



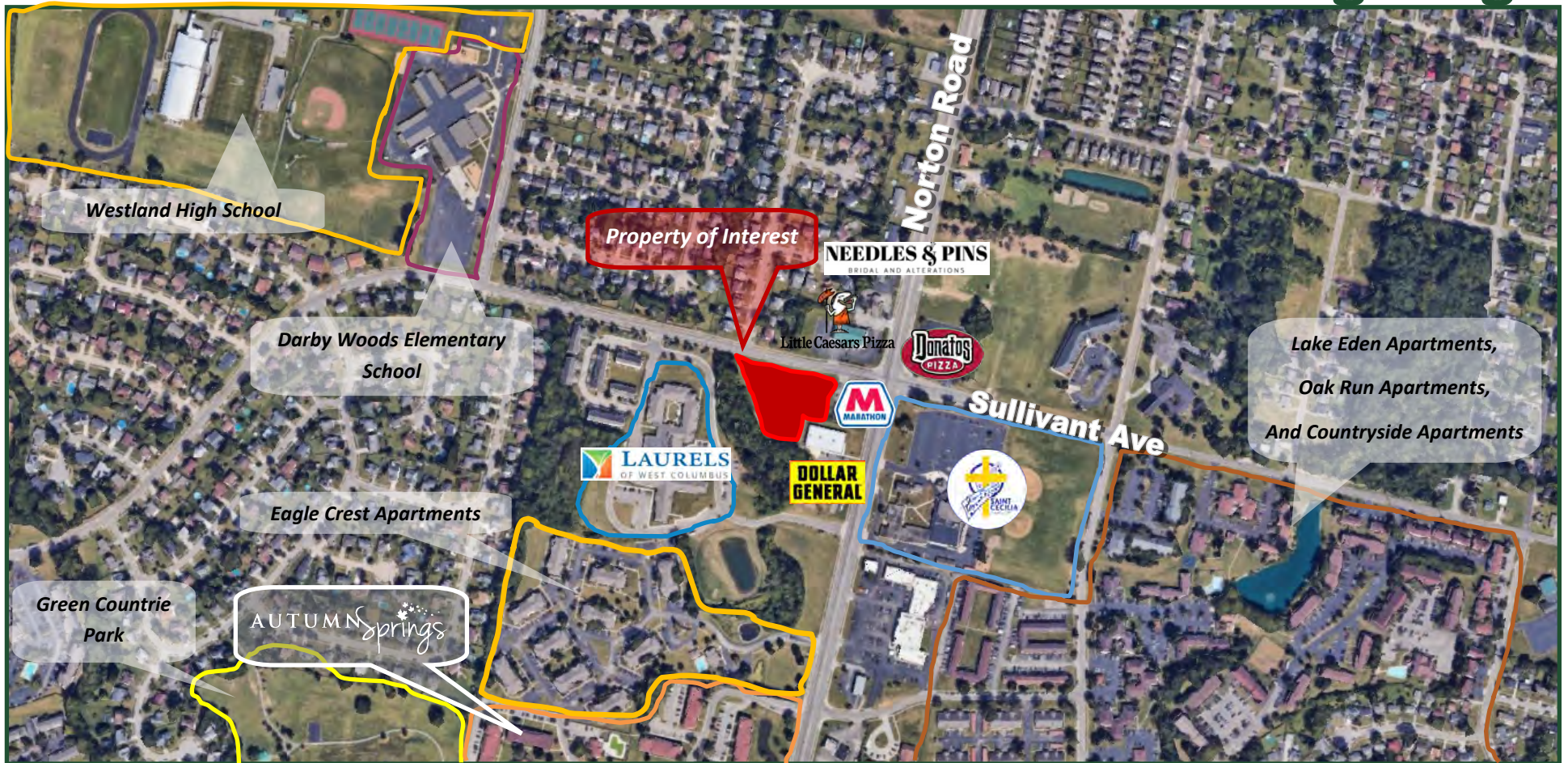
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## Logo Page



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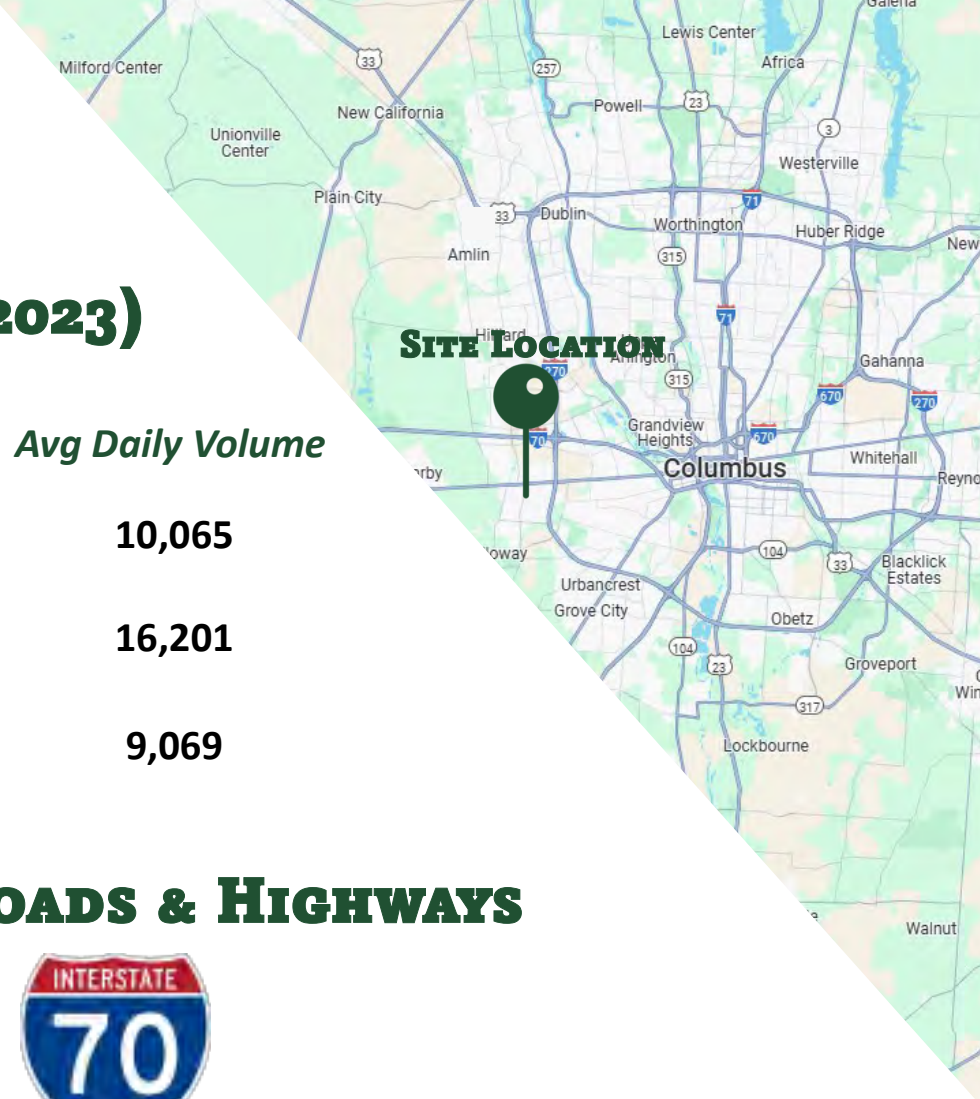


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



# TRAFFIC COUNT (2023)

Street	Avg Daily Volume
Sullivant Ave - Charing Cross St	10,065
Norton Rd - Eaglecrest Dr	16,201
Sullivant Ave - Norton Rd	9,069



## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		14,073	65,928	133,597
Households (2023)		11,084	33,149	65,564
Avg Household Income (2023)		\$53,988	\$50,408	\$52,526

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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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Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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