

LAND FOR SALE



# 1085 S HAMILTON ROAD

1085 SOUTH HAMILTON ROAD, COLUMBUS, OH 43227



FOR SALE

**KELLER WILLIAMS GREATER COLUMBUS**

1 Easton Oval #100  
Columbus, OH 43219



Each Office Independently Owned and Operated

**PRESENTED BY:**

**MARTHA HUNLEY**

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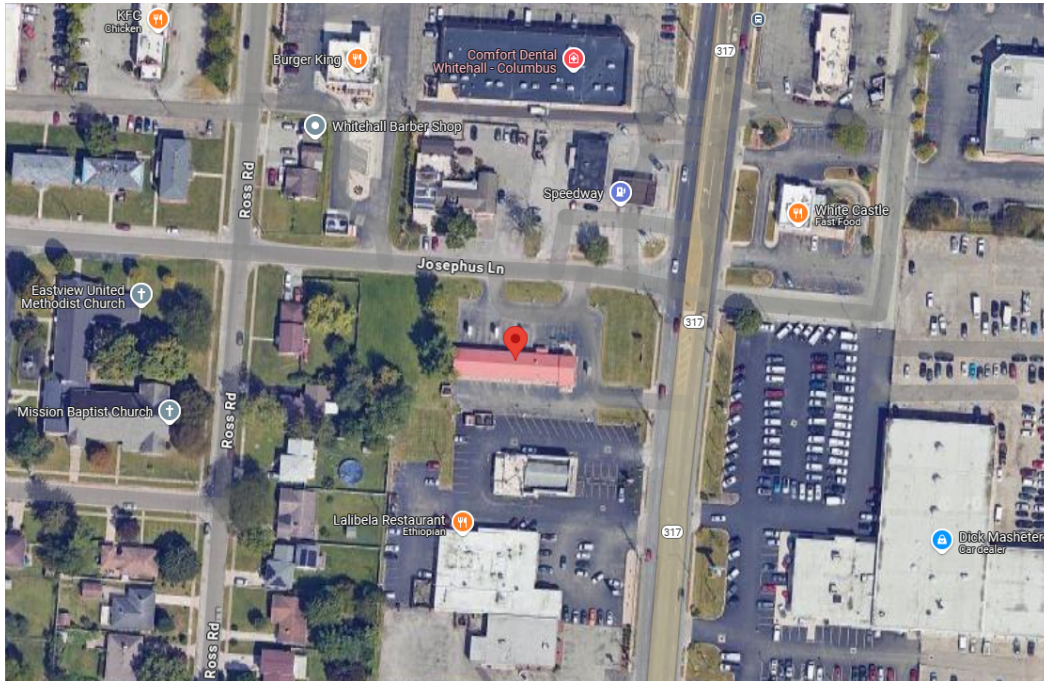
[martha@therealtygroup.us](mailto:martha@therealtygroup.us)

450518, OH

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# EXECUTIVE SUMMARY

1085 SOUTH HAMILTON ROAD

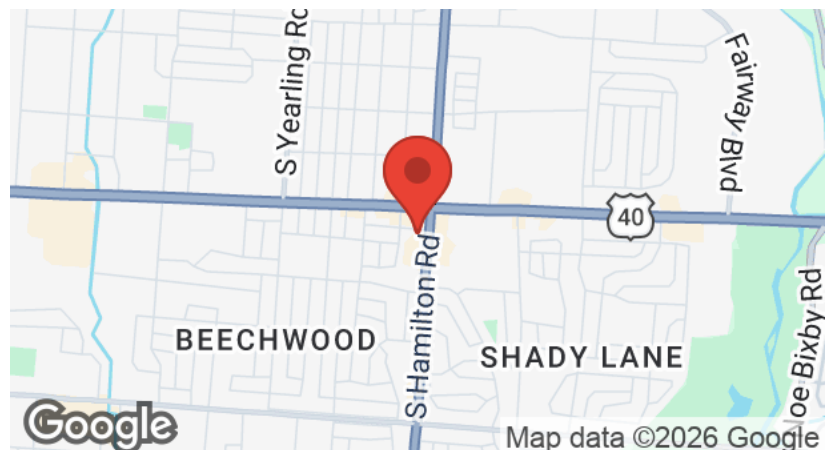


## OFFERING SUMMARY

<b>PRICE:</b>	\$399,000
<b>LOT SIZE:</b>	0.87 Acres
<b>PERMITTED USES:</b>	AUTOMOTIVE
<b>APN:</b>	090-008234-00 / 090-008235-00

## PROPERTY OVERVIEW

Unlock the potential redevelopment of this nearly 1-acre (0.88 acres) site located at the high-traffic intersection of Hamilton Road and Main Street. This prime location boasts exceptional visibility and walkability, making it ideal for a variety of commercial uses such as a modern car wash, retail store, or restaurant. Main St: 9762, Hamilton Rd: 9892. Don't miss this opportunity to establish a presence in a bustling area of Columbus. Contact us today to learn more or schedule a site visit!



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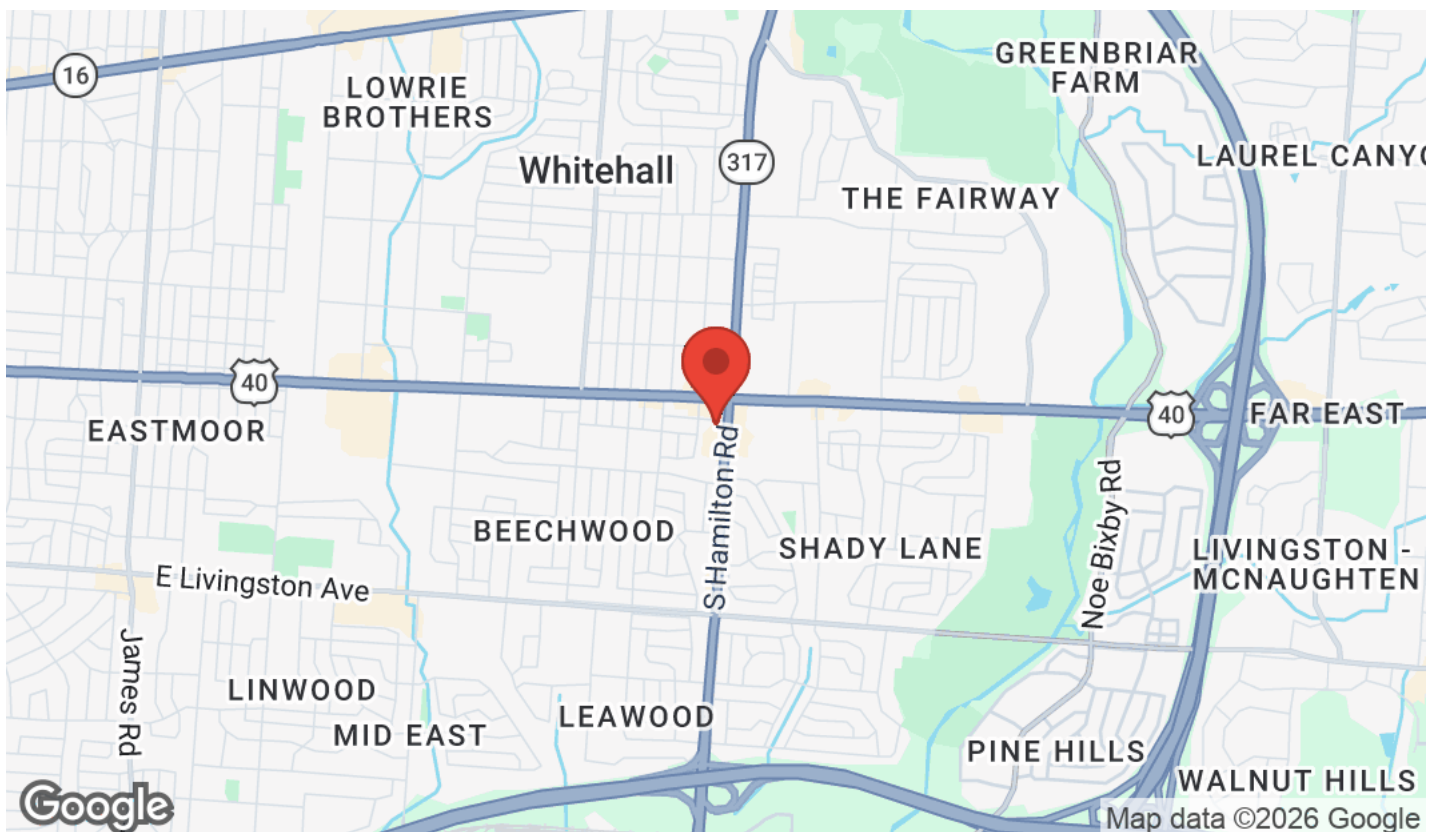
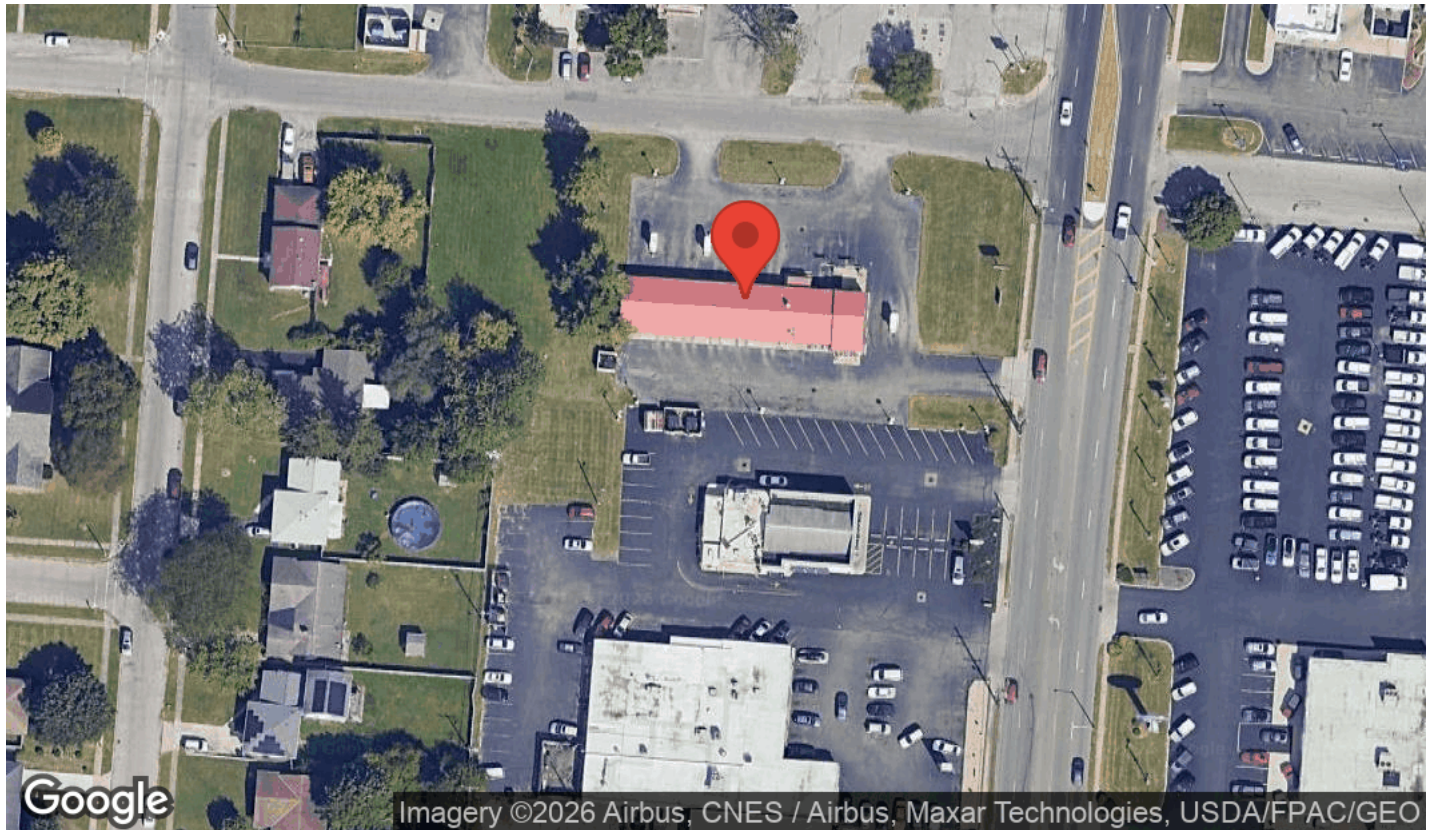


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# LOCATION MAPS

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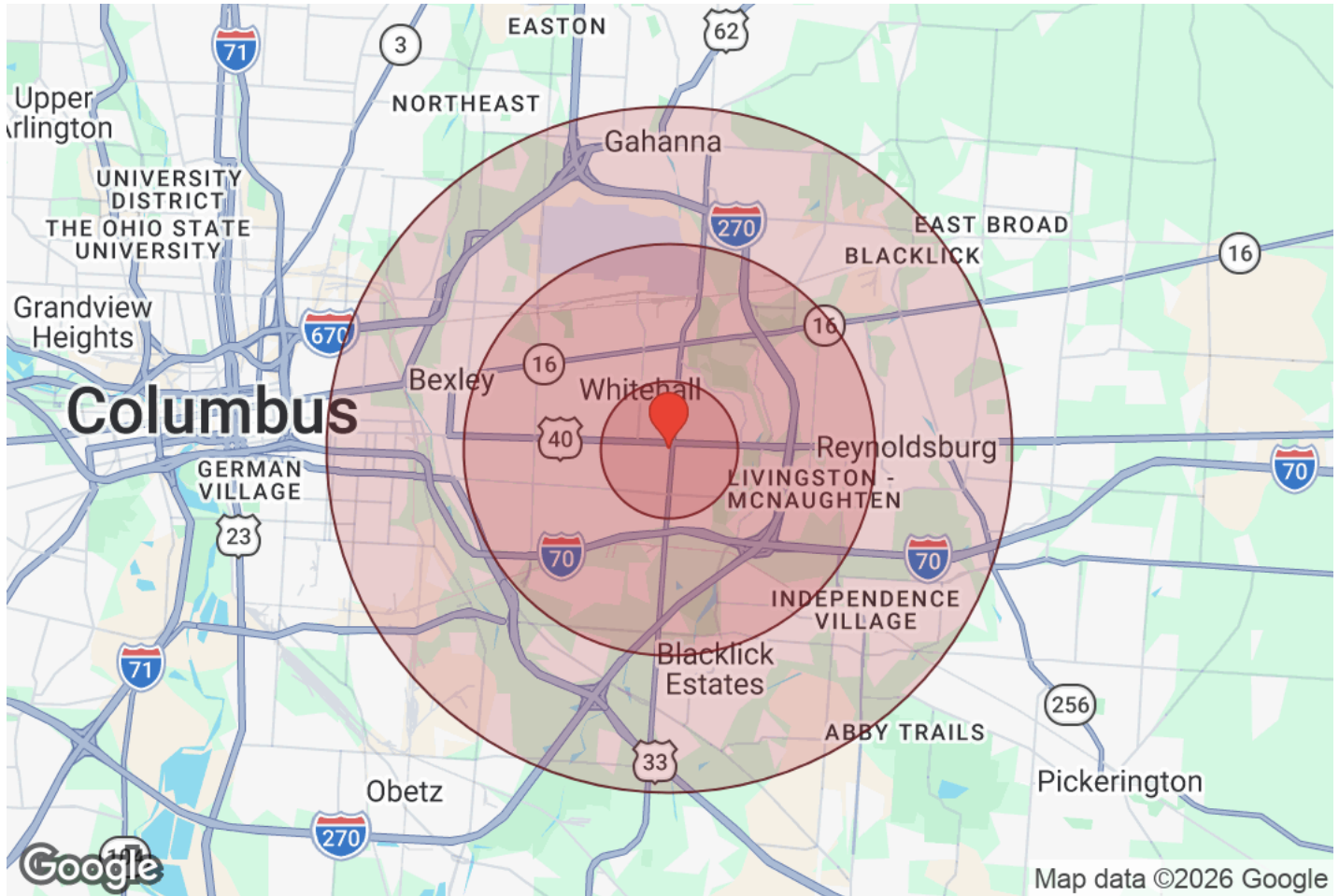


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# DEMOGRAPHICS

1085 SOUTH HAMILTON ROAD



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Age</b>			
Male	8,534	53,027	127,647	Ages 0 - 14	3,775	23,234	55,220
Female	9,203	58,790	138,488	Ages 15 - 24	2,373	13,988	33,983
Total Population	17,737	111,816	266,135	Ages 25 - 54	7,197	45,890	110,655
				Ages 55 - 64	2,033	12,492	28,925
<b>Race / Ethnicity</b>				Ages 65+	2,357	16,213	37,350
White	6,068	39,069	104,751	<b>Income</b>			
Black	8,203	55,718	121,624	Median	\$52,782	\$54,619	\$59,977
Am In/AK Nat	20	123	319	Under \$15k	848	5,610	11,410
Hawaiian	4	22	53	\$15k - \$25k	486	4,195	8,404
Hispanic	2,442	10,533	20,067	\$25k - \$35k	933	5,296	10,542
Asian	364	2,482	10,007	\$35k - \$50k	943	6,527	14,742
Multiracial	591	3,612	8,809	\$50k - \$75k	1,467	8,569	19,323
Other	48	268	506	\$75k - \$100k	869	6,289	15,105
				\$100k - \$150k	722	5,723	16,387
<b>Housing</b>				\$150k - \$200k	320	2,529	7,036
Total Units	7,376	51,434	119,481	Over \$200k	269	2,809	7,191
Occupied	6,859	47,546	110,141				
Owner Occupied	3,480	19,749	51,069				
Renter Occupied	3,379	27,797	59,072				
Vacant	517	3,888	9,340				

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