

FOR SALE



\$13,917,996

0 US Highway 23, South Bloomfield, OH 43103

Multiple-Use Land for Sale Off Of US-23

- $\pm$ 76.374 Acres of undeveloped land
- Future Development on US Route 23 with a corner traffic light.
- Multiple potential future uses include: Retail, Outlots, Big Box Retail, Shopping Centers, Offices, Medical, Apartments, Housing and Mixed Use.
- Current Traffic (US-23): $\pm$ 33,066 VPD



Click Here For Video ►

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BEST CORPORATE REAL ESTATE

4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

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. *Line Drawings are Approximate*

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Consistant New Development Across US-23 From Property



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LEGAL

Legal Property Description:	Commercial Land
Price:	\$13,917,996
Parcel Number:	D1-400010000200
Land Occupancy:	Vacant

LAND

Land Acreage:	± 76.374 Acres
Current Zoning:	Multi-Use
Jurisdiction:	South Bloomfield
County:	Pickaway County
School District:	Teays Valley

ADDITIONAL INFO

Lot Specifics:	A Plethora of Uses Available For Site
Parcel Benefits:	Corner Location by Traffic Light
Water/Sewer System:	South Bloomfield
Real Estate Taxes (2024):	\$2,362.00

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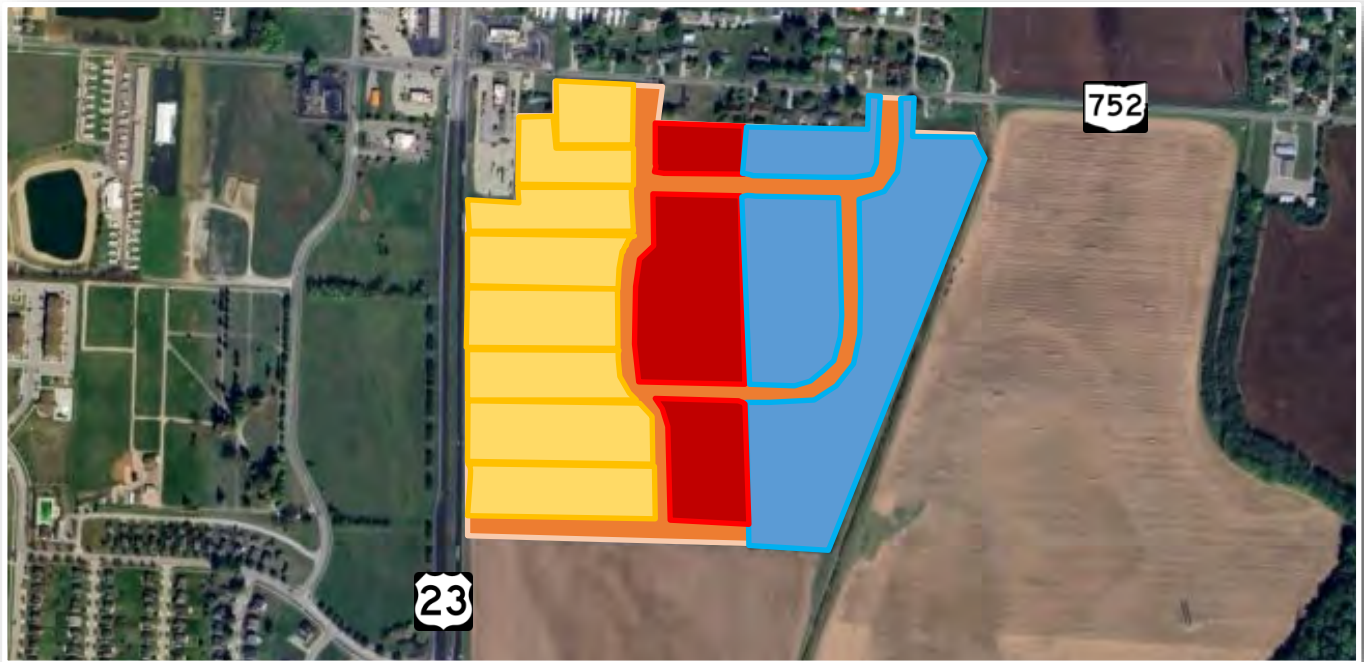


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Suggested Development Layout



Retail / Office Outlots

Apartments

Big Box Retail / Office

Proposed Roadway

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Parcel View



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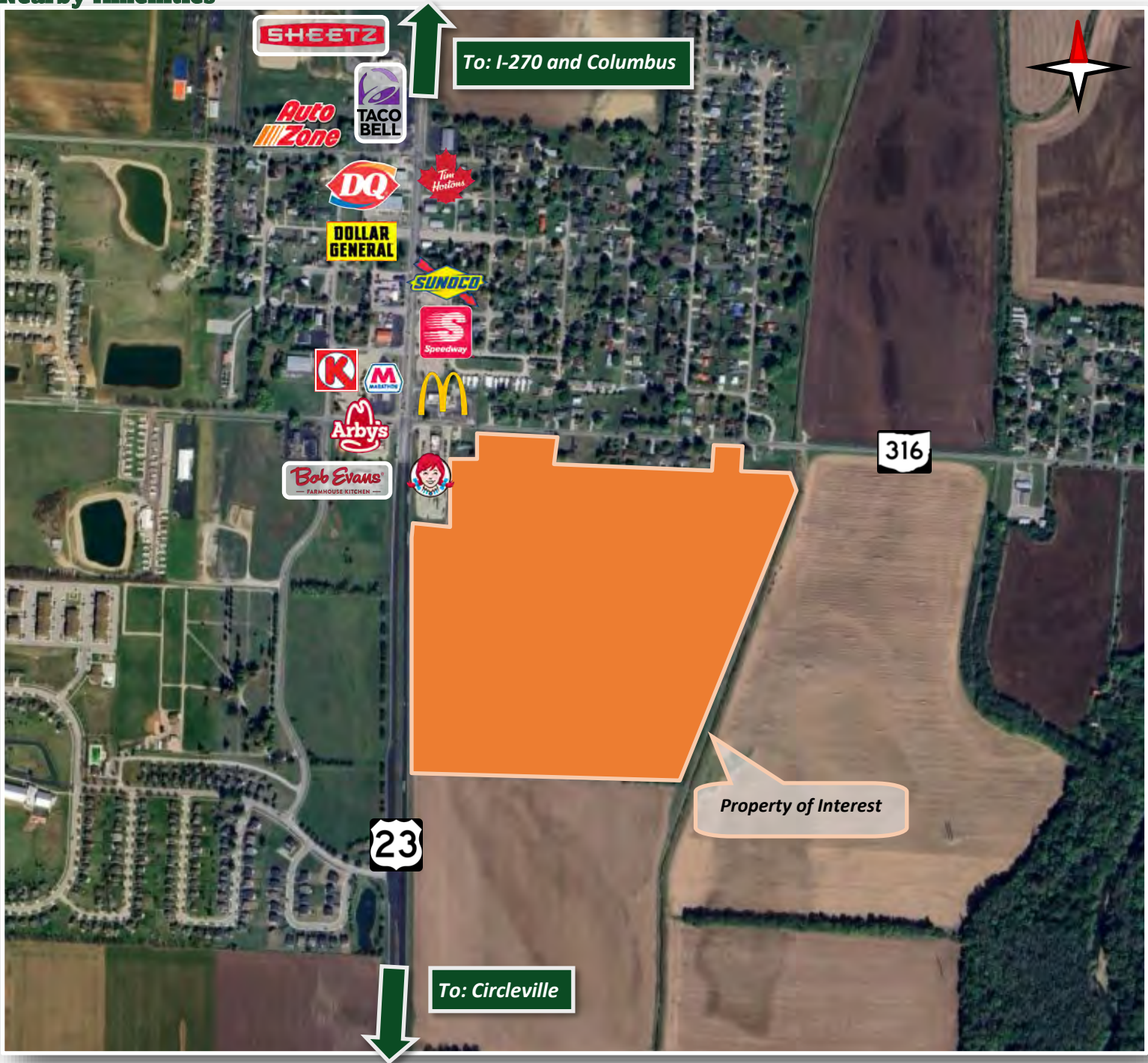


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Nearby Amenities



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Nearby Housing Developments



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REGIONAL BENEFITS

*Line Drawings are Approximate



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**HIGH TRAFFIC CORNER
LOCATION OFF OF US-23**

**15 MINUTES FROM I-270 OUTER
BELT AND COLUMBUS**

**CLOSE PROXIMITY TO
NEIGHBORING ASHVILLE**

**AMPLE RESIDENTIAL
DEVELOPMENT AROUND LOCATION**

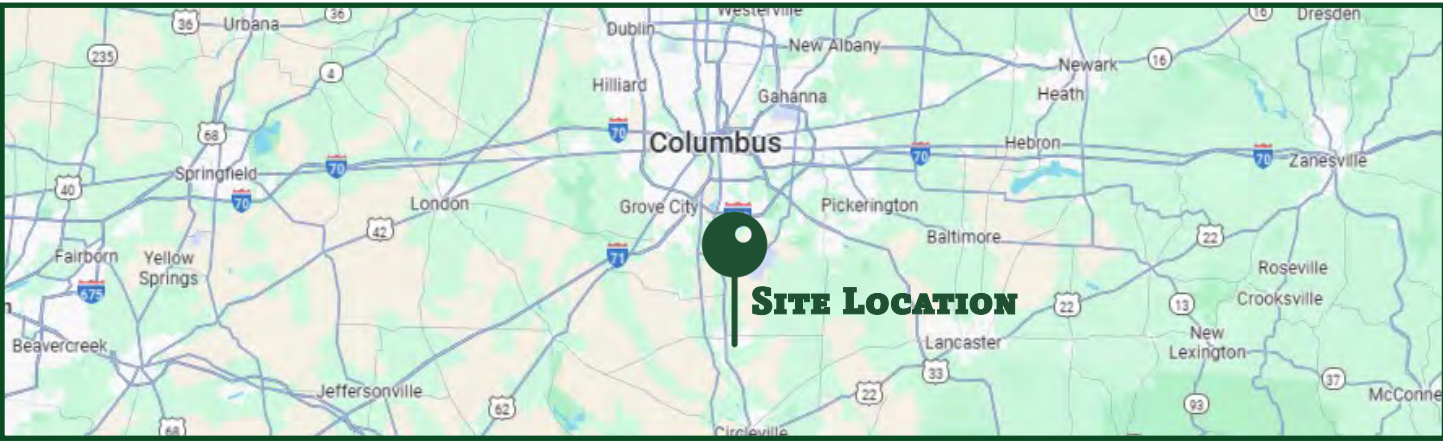
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NEARBY MAJOR ROADS AND TRAFFIC (2025)

Street	Avg Daily Volume
US Route 23	32,066
Ashville Road	3,921
North Street W	5,725



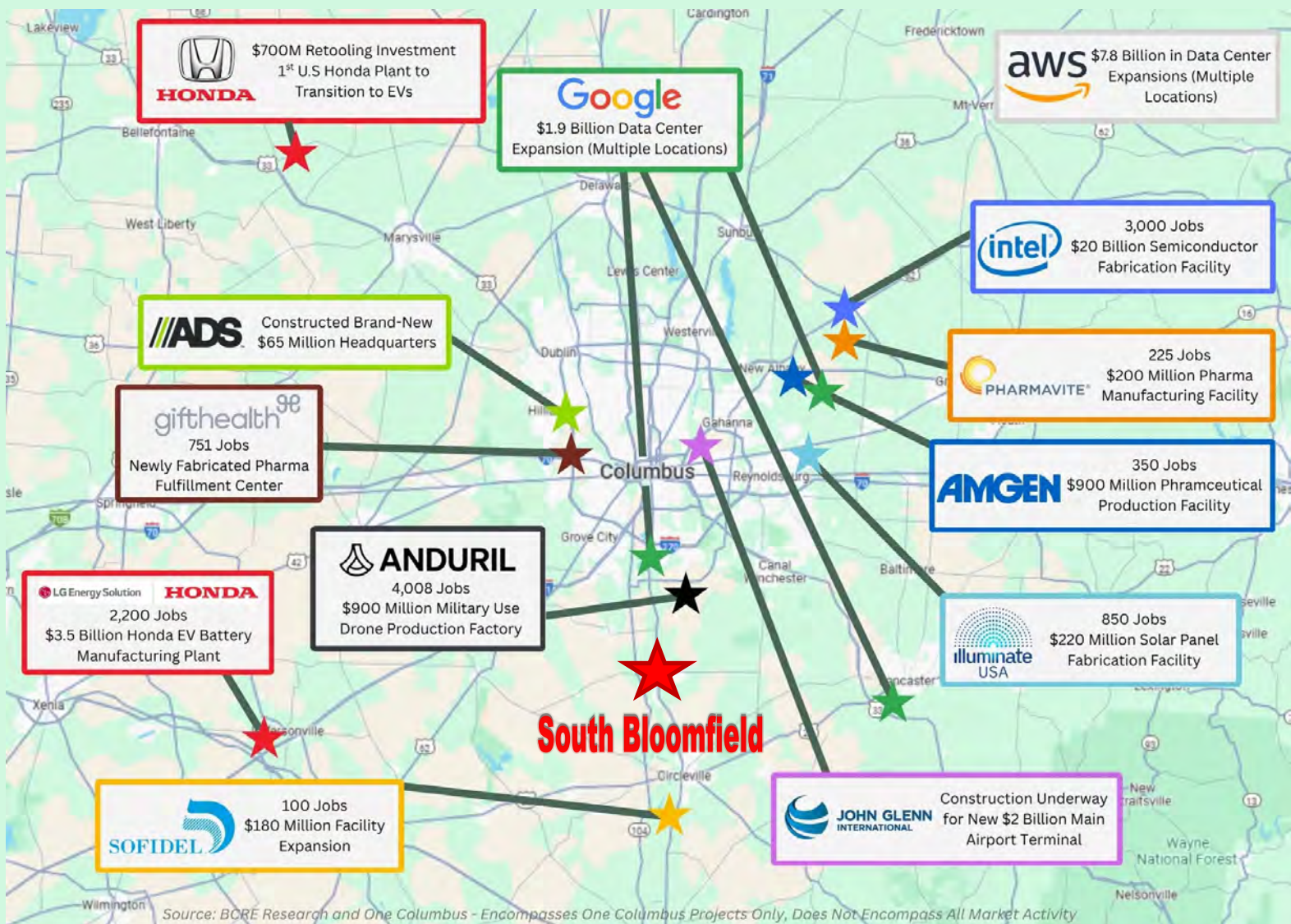
DEMOGRAPHICS

Ashville and South Bloomfield Demographic Sectors		TOTAL
Total Population of The Subject Area (2024)		12,901
Total Households in The Subject Area (2024)		4,856
Median Household Income (2024)		\$93,538

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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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Disclaimer And Confidentiality Agreement - Continued -

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

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