



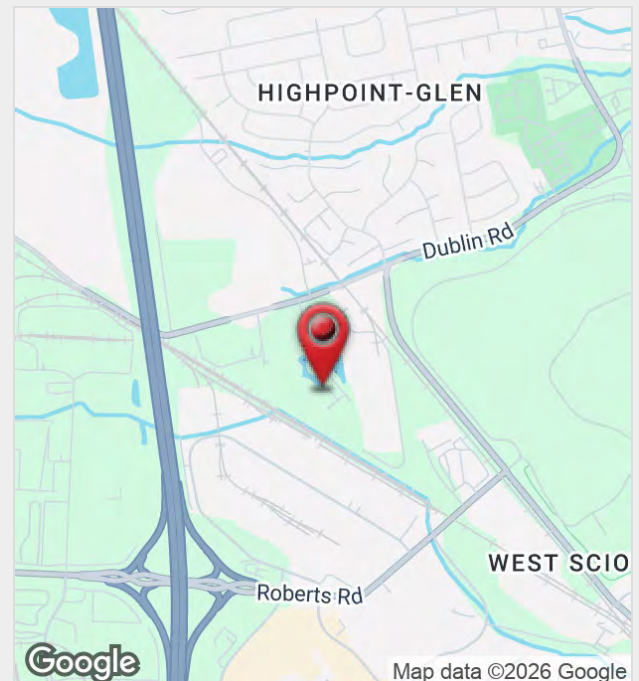
2699 Scioto Parkway

Columbus, Ohio 43221

Property Features

- 15,120 SF of Warehouse and 4,050 SF of Office
- 20' Clear Height of Main Warehouse
- 12' x 14' Drive-In Door
- 2 - 8' x 8' Dock Doors
- Ample On-Site Parking with 28 Available Spaces
- Industrial Zoning Allowing for a Variety of Flex, Service, and Light Industrial Uses
- Quick Access to Dublin Road, State Route 315 and I-270
- Surrounded by a Mix of Residential, Office, and Service-Oriented Businesses
- Additional acreage with the Ability to Expand or Outside Storage

Sale Price: \$3,000,000



For more information:

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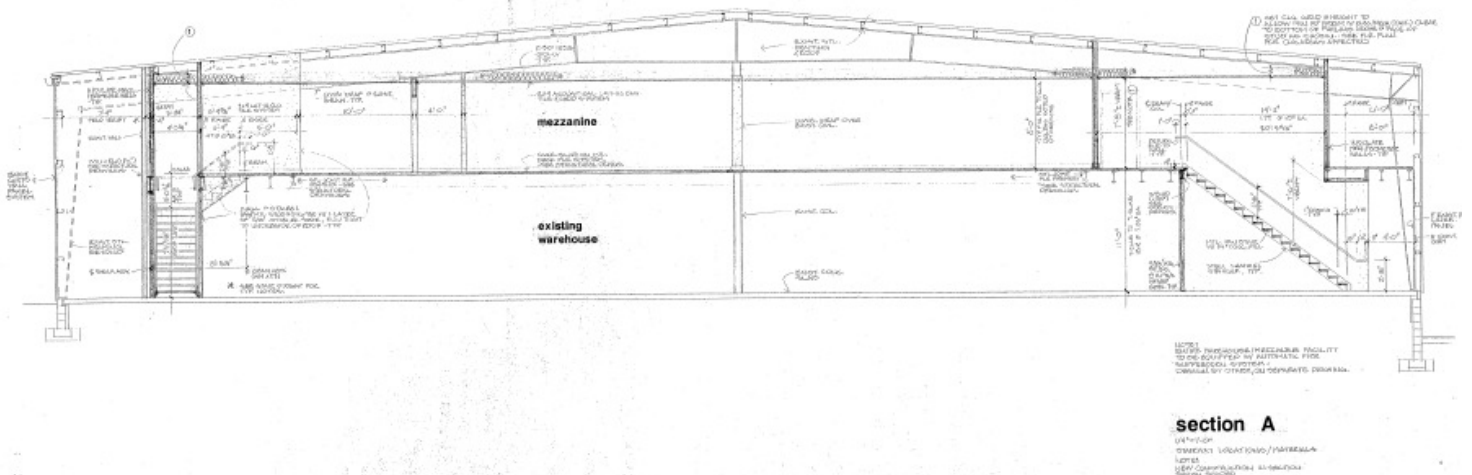
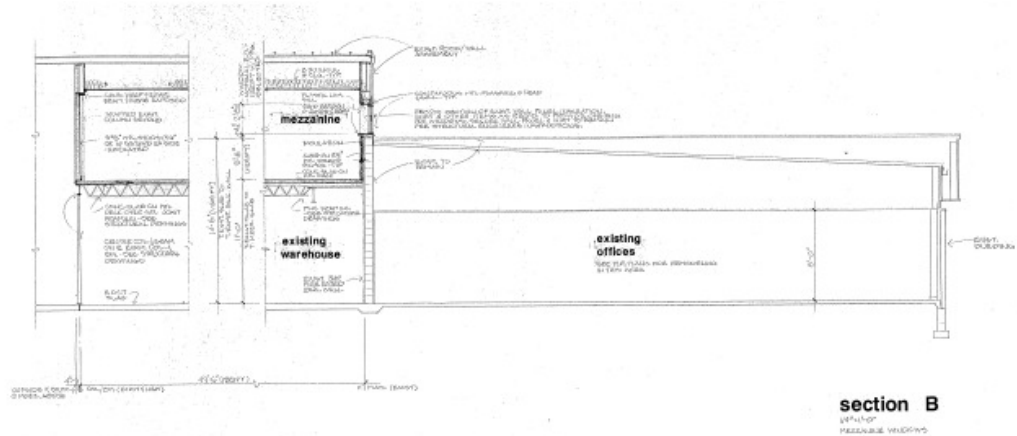
LOT #4

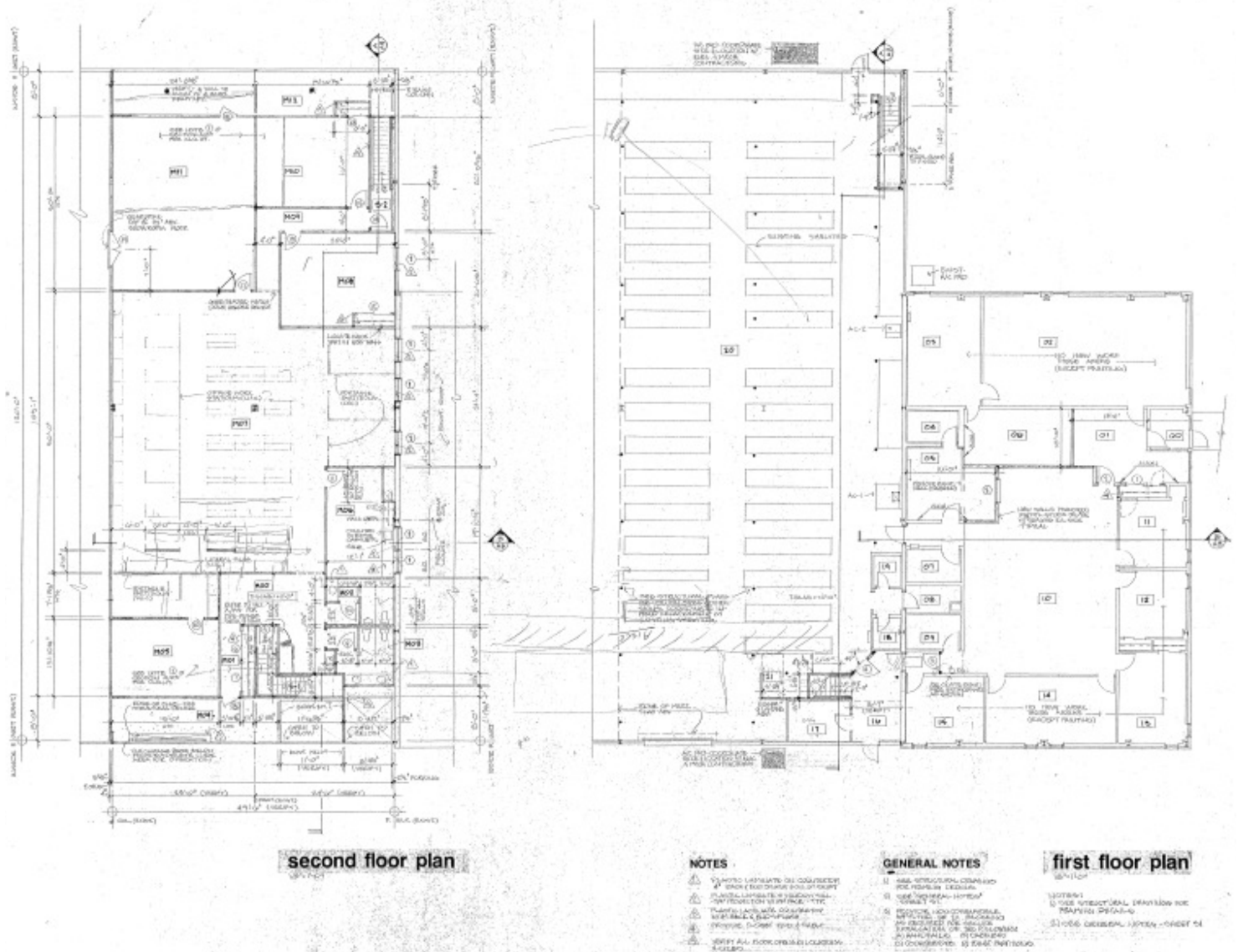
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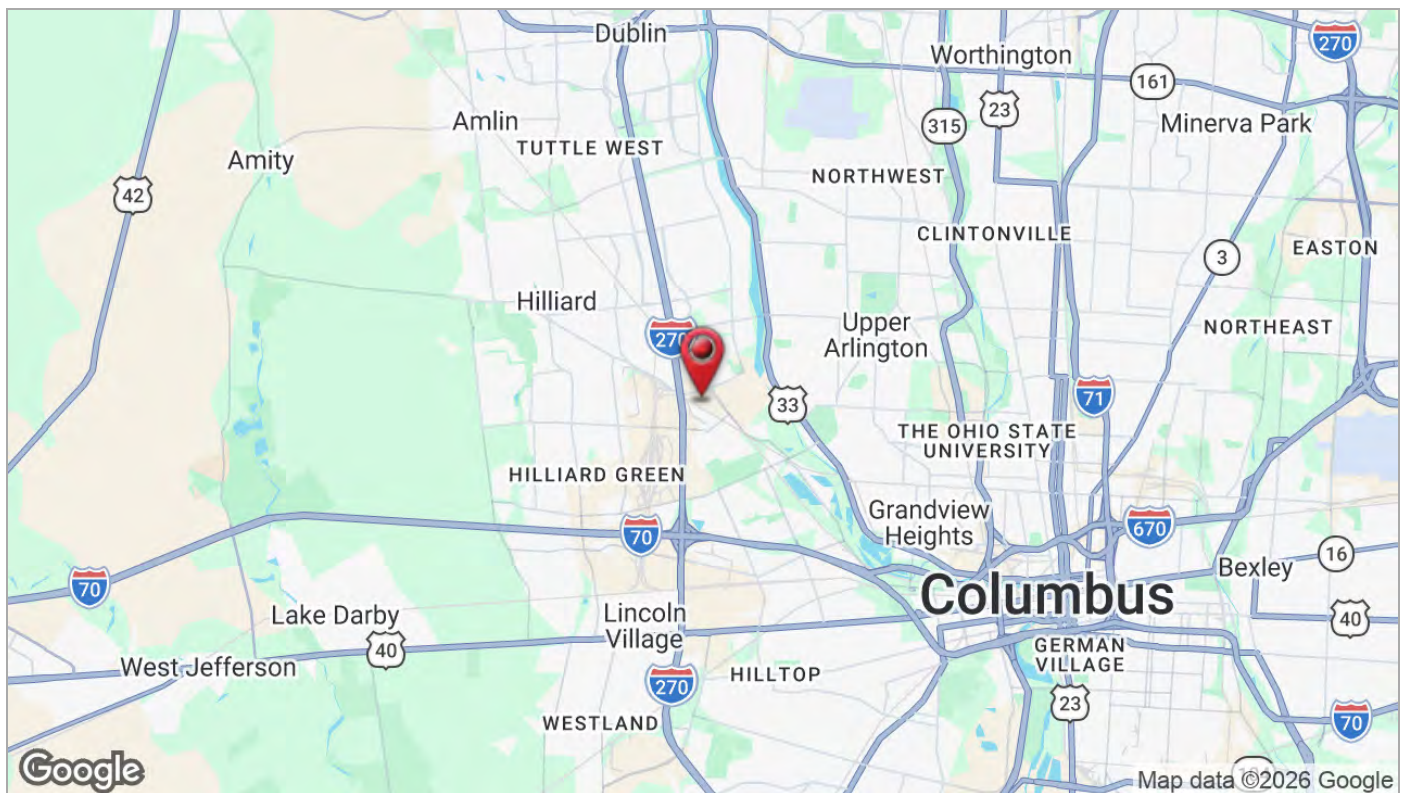
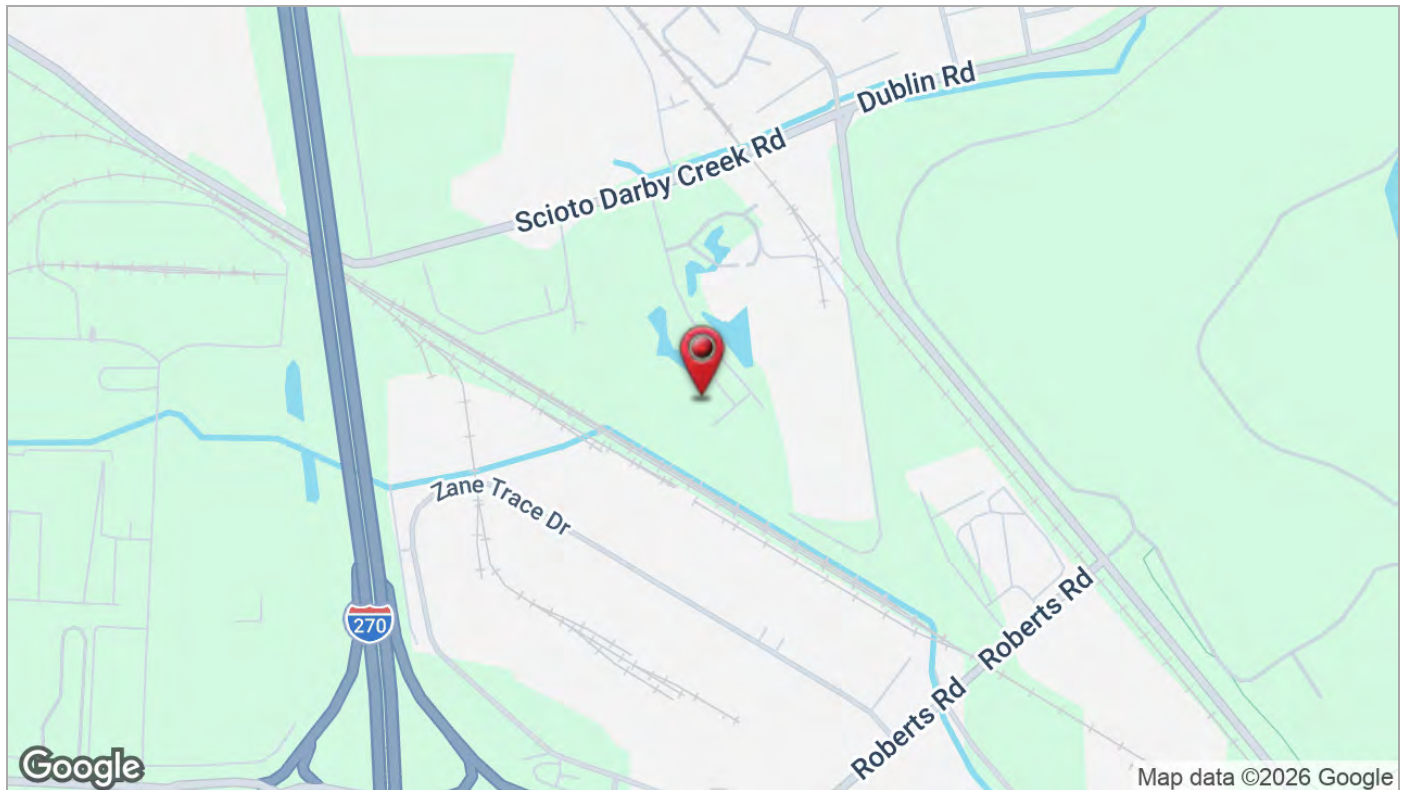
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| 03 | EAST ELEVATION |
| 04 | SECTIONS |
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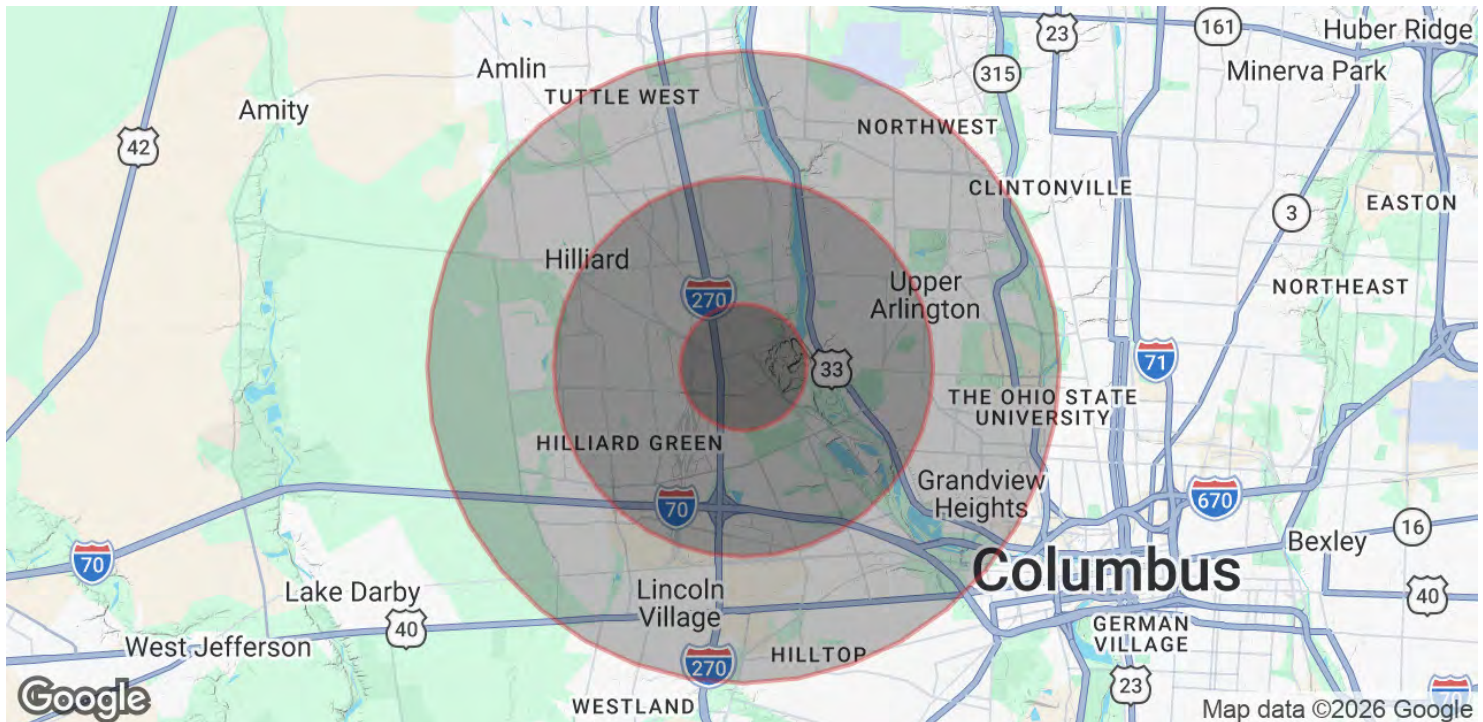
site plan











POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,969	80,837	257,577
Average Age	34.2	36.5	35.9
Average Age (Male)	33.0	35.1	35.3
Average Age (Female)	34.3	37.5	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,502	32,998	110,587
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$115,933	\$137,586	\$115,308
Average House Value	\$309,987	\$393,010	\$363,028

2023 American Community Survey (ACS)