



FOR SALE | ±2.69 ACRES DEVELOPMENT LAND

941 CHATHAM LANE, COLUMBUS, OH 43221

** Due to current policies and procedures of The Ohio State University Foundation, this property is not able to be sold to any member of The Ohio State University Foundation Board of Directors or The Ohio State University Board of Trustees, any family member of such an individual, or any entity in which such an individual or their family member owns an interest

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COLDWELL BANKER | **ASPIRE REALTY**
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SALE

941 CHATHAM LANE

Columbus, OH 43221

LOCATION DESCRIPTION

This prominent ±2.69 acre site is located just west of State Route 315, at the intersection of Kenny Road and Ackerman Road. Minutes from The Ohio State University Campus, Upper Arlington and downtown Columbus, the property is situated in a densely populated and trafficked corridor connecting the surrounding trade areas and offering visibility to over 24,000 vehicles passing the site per day. The subject property represents a rare & unique opportunity for redevelopment in a highly desirable market.

PROPERTY HIGHLIGHTS

- Commercial Development Land/Building on northeast hard corner of Kenny Rd and Ackerman Rd
- 3-Story Brick Office Building ±55,960 SF available
- 158 parking spaces and 6 handicap parking spaces
- Traffic counts in excess of 24,000 vehicles per day
- Current Zoning C-2
- ± 680 Frontage on Kenny and Ackerman Rd
- Accessibility: Less than 700' from State Route 315, less than 1 mile from Lane Avenue, and less than 1.4 miles from High St.
- Upper Arlington submarket with proximity to OSU, downtown, short north and access to major thoroughfares



OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	2.69 Acres
Building Size:	55,960 SF
Zoning:	C-2 Office Commercial District, and C-1 Neighborhood Commercial District
APN:	010-003322-00

OTHER RESOURCES

bit.ly/941ChathamLn

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AREA OVERVIEW

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Columbus, OH 43221



ECONOMY OVERVIEW

Columbus is headquarters to companies such as Nationwide, AEP, Honda (North America), L Brands, Abercrombie & Fitch, Battelle, Abbott Nutrition, Big Lots and many more. Expanding its portfolio, Google plans to add two data centers, in addition to the existing center in New Albany, to the Columbus and Lancaster area. Corporations such as Intel are planting roots in the Buckeye State, making the Columbus market a growing interest in technology research and development. Columbus Ohio currently ranks No. 1 for job growth, population growth and rising city for startups in the Midwest.

CITY OVERVIEW

As the capital of the State of Ohio, the city of Columbus has placed itself on the national map as No. 4 among the "Fastest-Growing Big Cities in the U.S.". With a rich history and a vibrant presence, Columbus is known for its diverse economy, thriving arts and cultural scene and a strong emphasis on education and research. Columbus is also home to headquarters to companies such as Nationwide, Honda (North America), L Brands, Abercrombie & Fitch, Battelle, Abbott Nutrition, Big Lots and many more.

EDUCATION AND RESEARCH

The city of Columbus is a hub for education and research. With The Ohio State University being the largest university in the city, Columbus, Ohio is also home to 15 colleges/universities. The Columbus region has one of the highest populations of college students in the U.S.. Battelle is the largest, independent research and development organization, headquartered in Columbus, Ohio. After being named "Best Science Museum" in USA Today's 10 Best Readers', COSI Center of Science and Industry is one of the eight recipients of the 2023 National Medal for Museum and Library Service.

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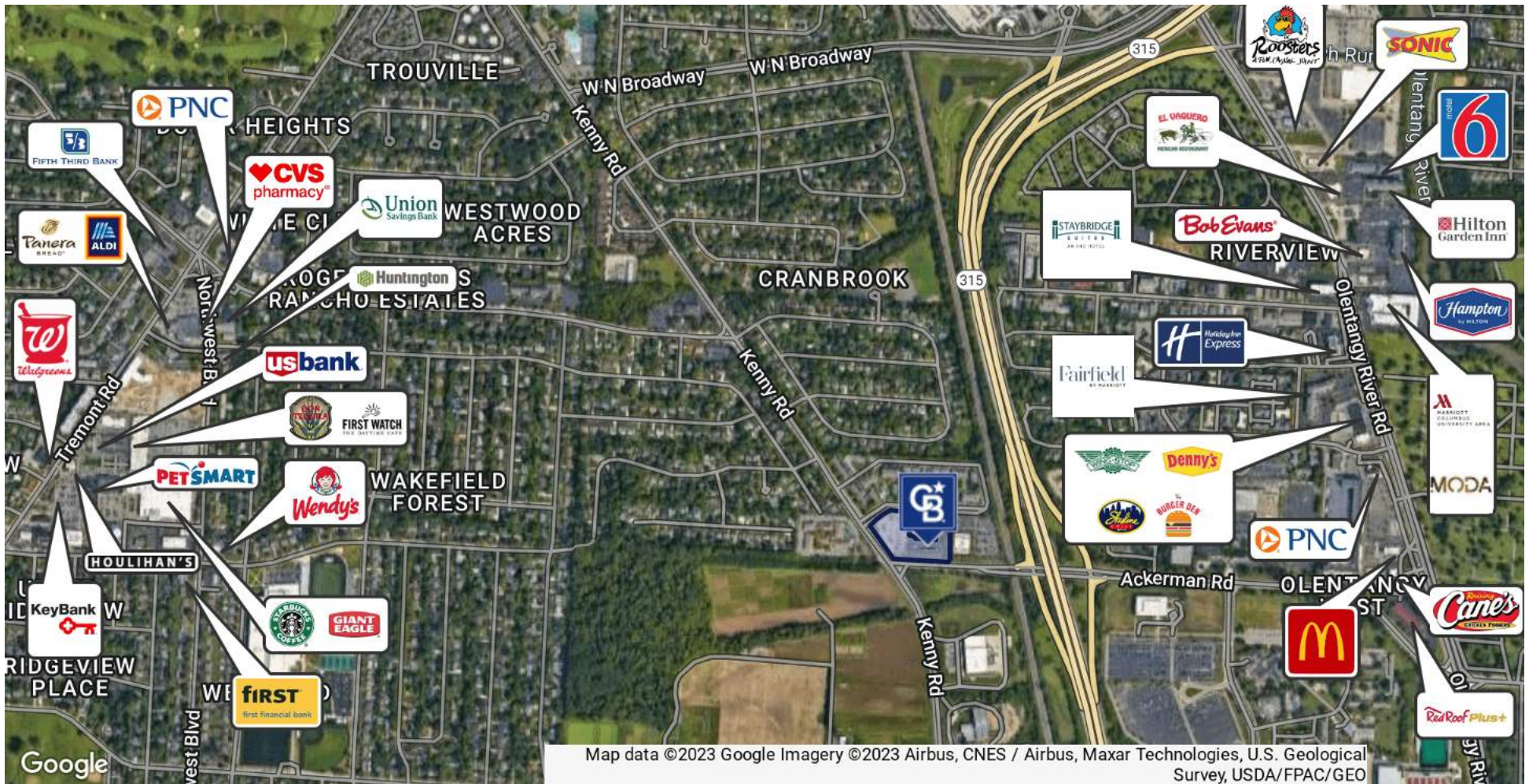


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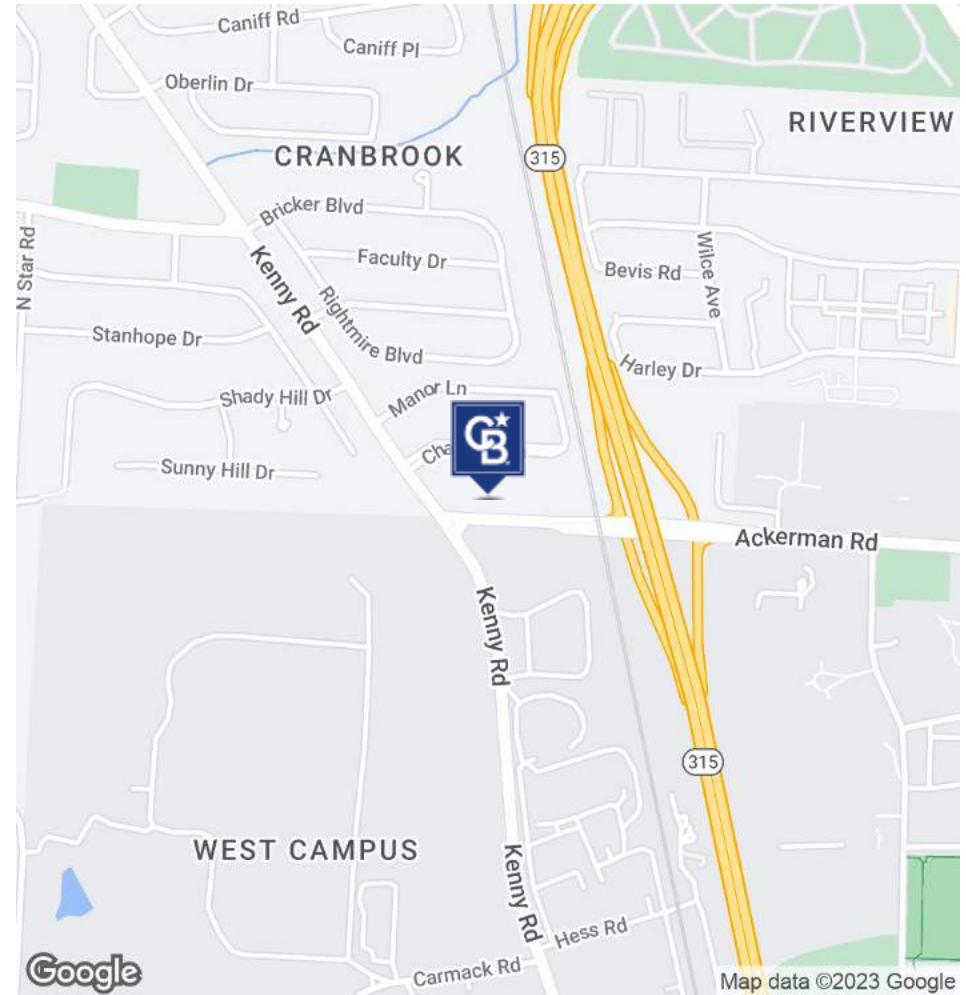
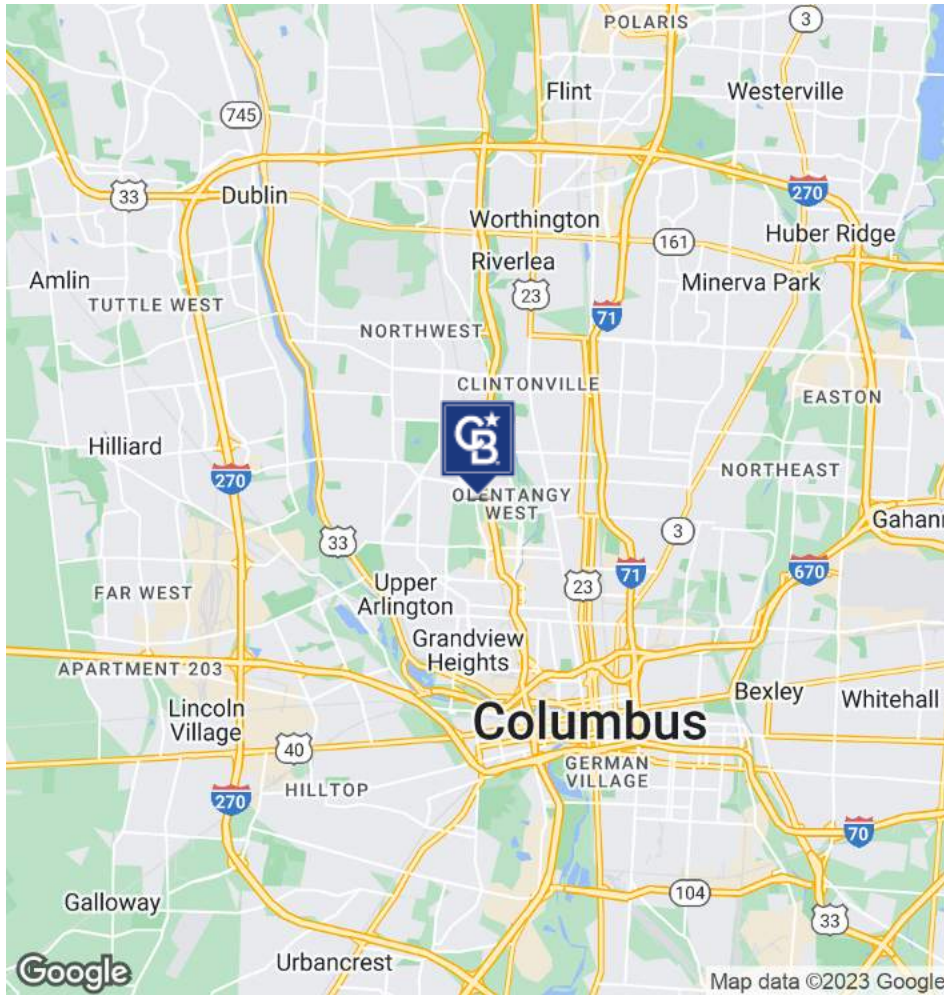


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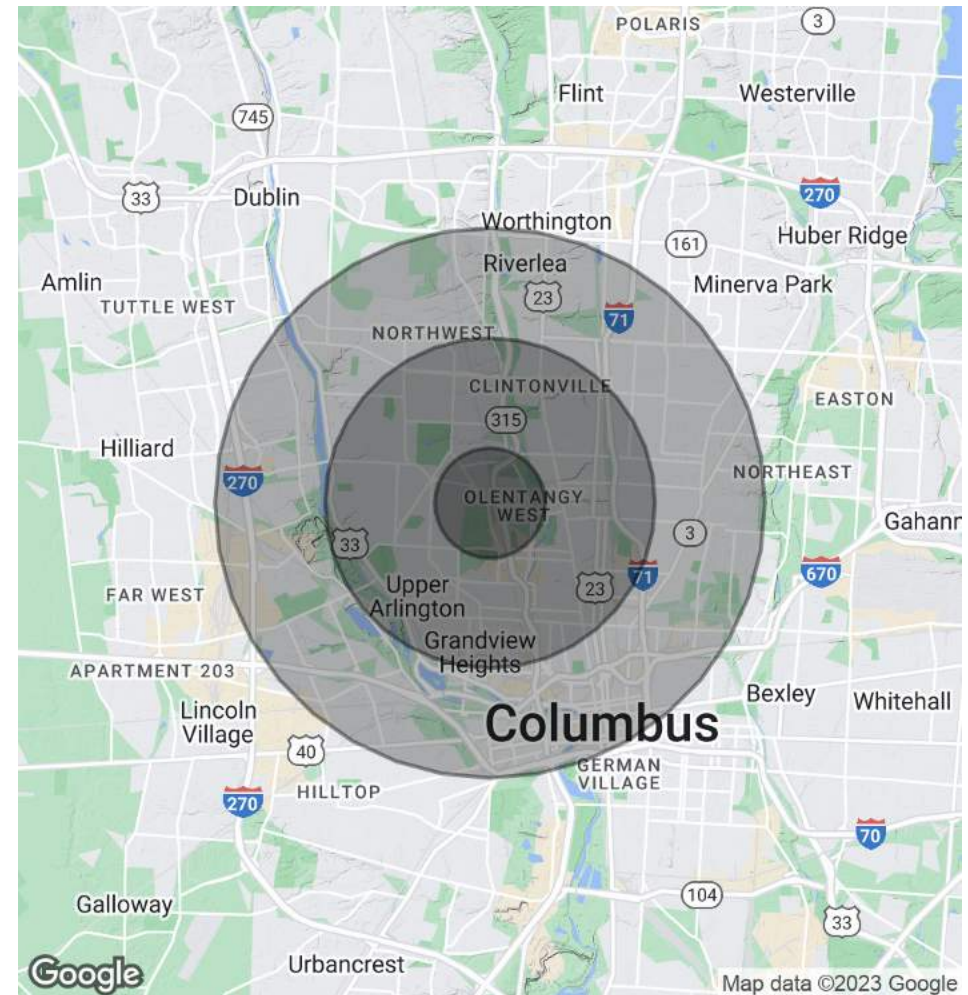
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,014	153,371	334,066
Average Age	35.5	32.7	34.6
Average Age (Male)	32.9	32.1	33.9
Average Age (Female)	37.4	33.3	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,670	65,968	152,493
# of Persons per HH	1.9	2.3	2.2
Average HH Income	\$69,372	\$88,571	\$75,219
Average House Value	\$170,528	\$253,446	\$206,732

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT	LOCATION	DIRECTION	YEAR
18,786	Kenny Rd N of Ackerman Rd	2-WAY	2022
15,336	Ackerman Rd E of State Route 315	2-WAY	2022
10,671	Kenny Rd S of C176 Kinnear Rd	2-WAY	2022



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