

DUBLIN GRANVILLE OUTLOTS

EAST DUBLIN-GRANVILLE ROAD & I-71
COLUMBUS, OH 43229

FINAL OUTPARCEL
AVAILABLE
LOCATED IN
OPPORTUNITY ZONE



AVAILABLE FOR SALE OR LEASE

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PROPERTY DESCRIPTION

Great outparcel opportunity for sale or for lease (ground lease or build-to-suit). Strategically located off of I-71, the site boasts a strong traffic count of over 43,980 cars per day. These outparcels are directly in front of a brand new Class A self-storage facility and have great visibility to East Dublin Granville Rd and to I-71 N/S with a daily traffic count of 133,182 vehicles per day.

The area boasts strong mix of retail, industrial and residential uses.

PROPERTY HIGHLIGHTS

- Zoning - CPD (commercial planned district) (allows for uses under zoning code I, C-1, C-2, C-3, C-4, C-5)
- All Utilities on site
- Monumental signage available
- Sites within Opportunity Zone

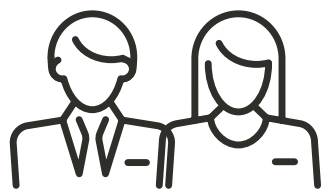
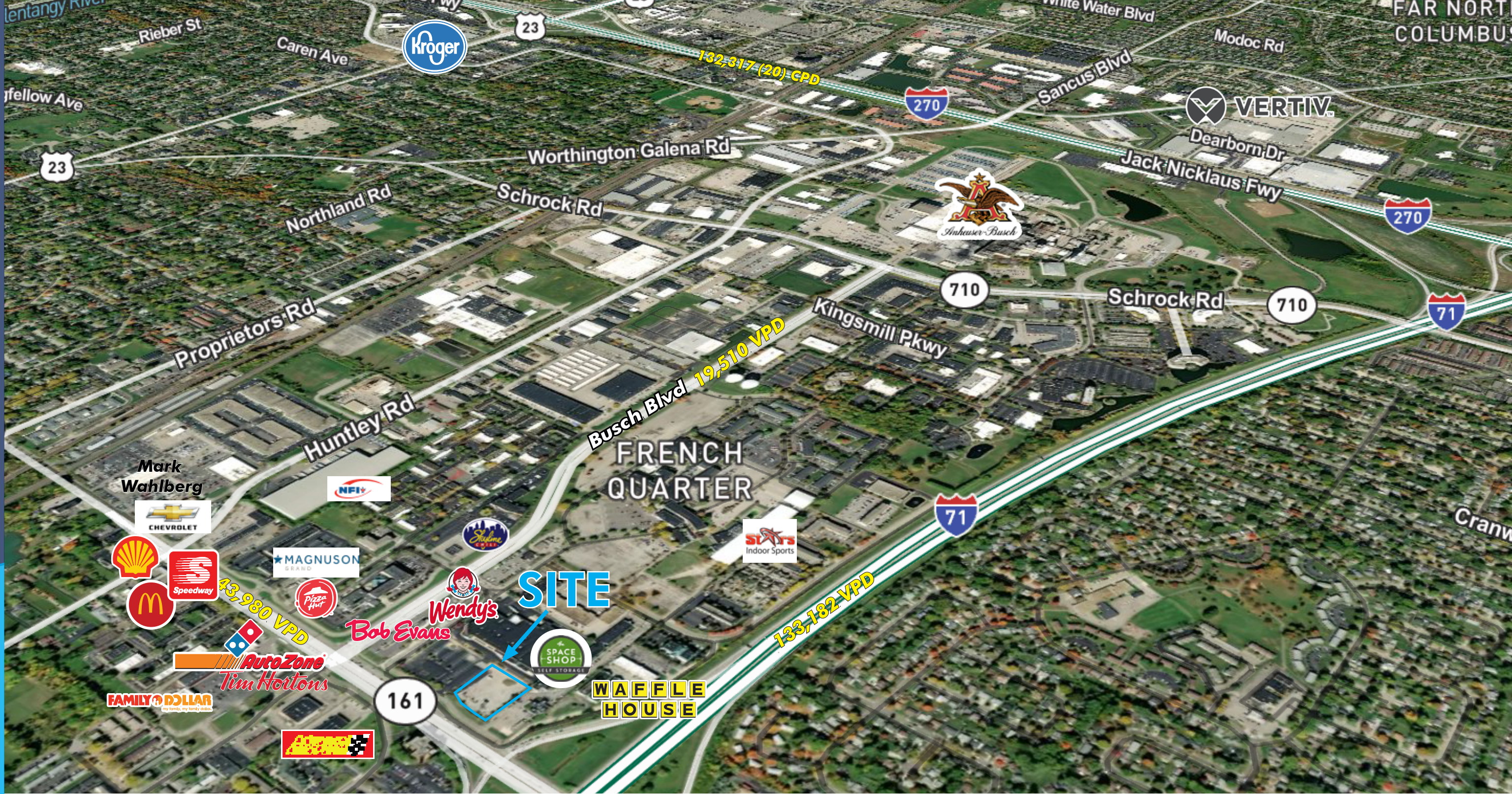
AVAILABLE PARCELS

- Outparcel 1 - SOLD
- Outparcel 2 - 1.735 AC

PRICING

- \$525,000 per Parcel





POPULATION

1 MILE	3 MILES	5 MILES
12,656	118,910	310,290



MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$51,021	\$56,673	\$61,752



COLLEGE EDUCATION

1 MILE	3 MILES	5 MILES
43.9%	48.0%	52.7%



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
14,129	119,897	318,069

SITE PLAN





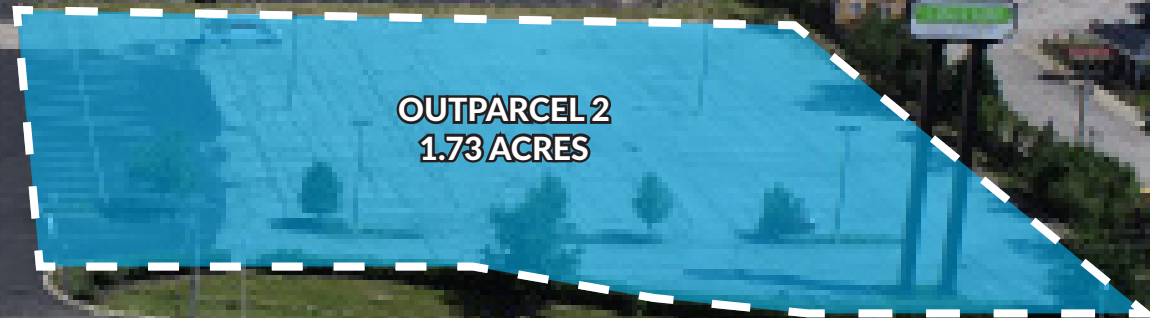
BUSCH BLVD - 19,510 VPD



Bob Evans



SOLD



OUTPARCEL 2
1.73 ACRES

WAFFLE
HOUSE

E DUBLIN GRANVILLE ROAD
43,980 CPD

34,928 VPD



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