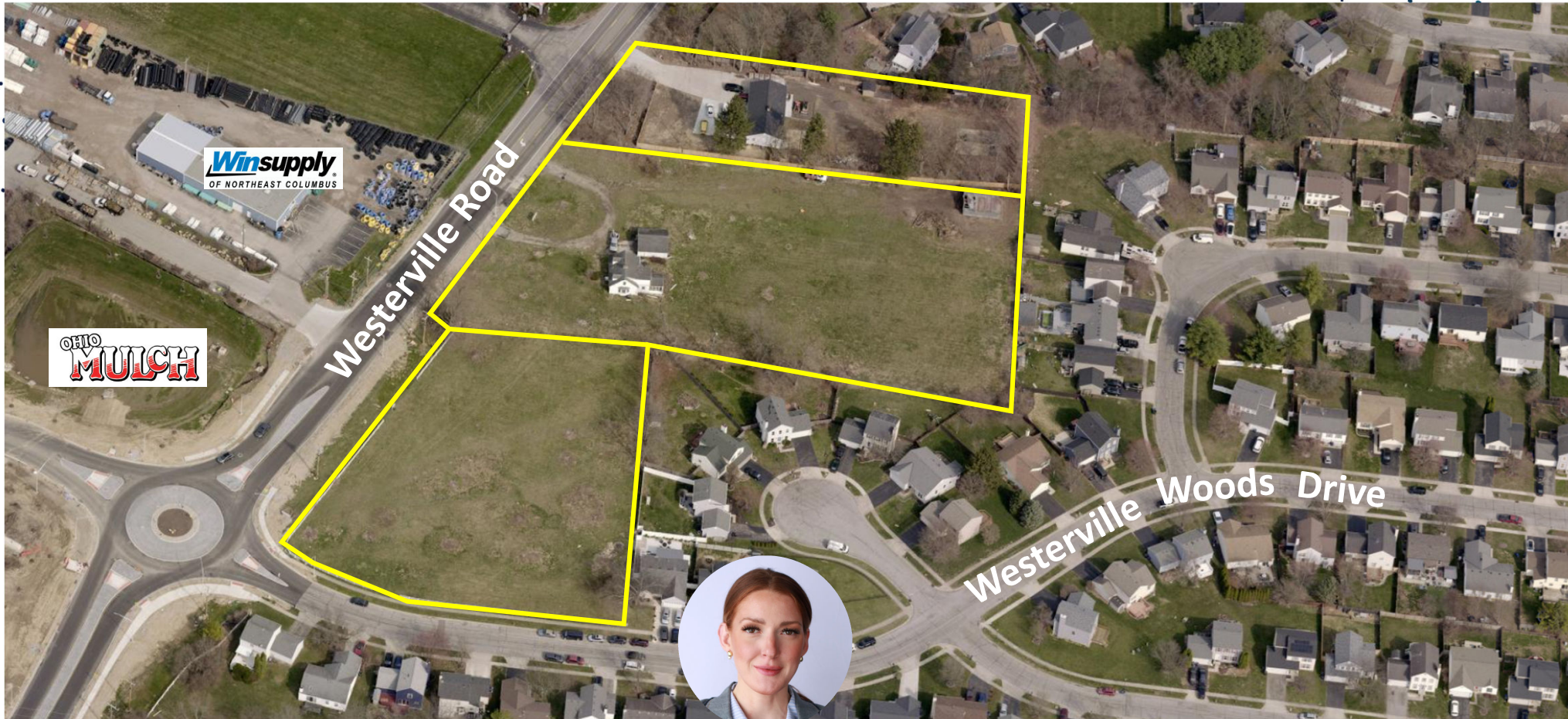


DEVELOPMENT OPPORTUNITY NEAR EASTON

PARCELS FOR SALE / GROUND LEASE

4696-4706-4730 WESTERVILLE ROAD, COLUMBUS, OH 43231



LAURAH HALLOCK ADVISOR

MOBILE 614.705.9571 | DIRECT 614.334.7841
LHALLOCK@EQUITY.NET

equity | brokerage

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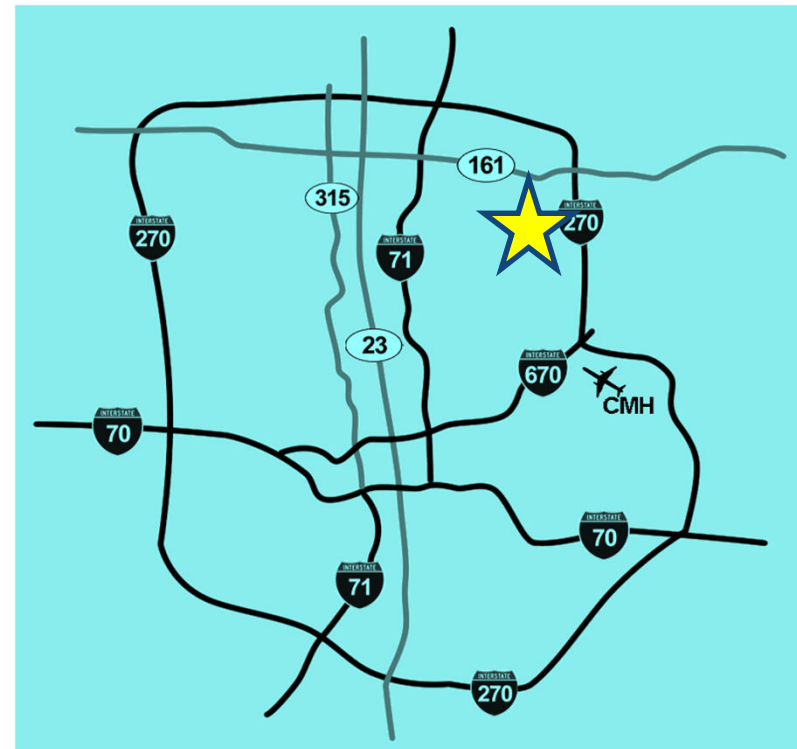
PROPERTY HIGHLIGHTS

DEVELOPMENT OPPORTUNITY NEAR EASTON

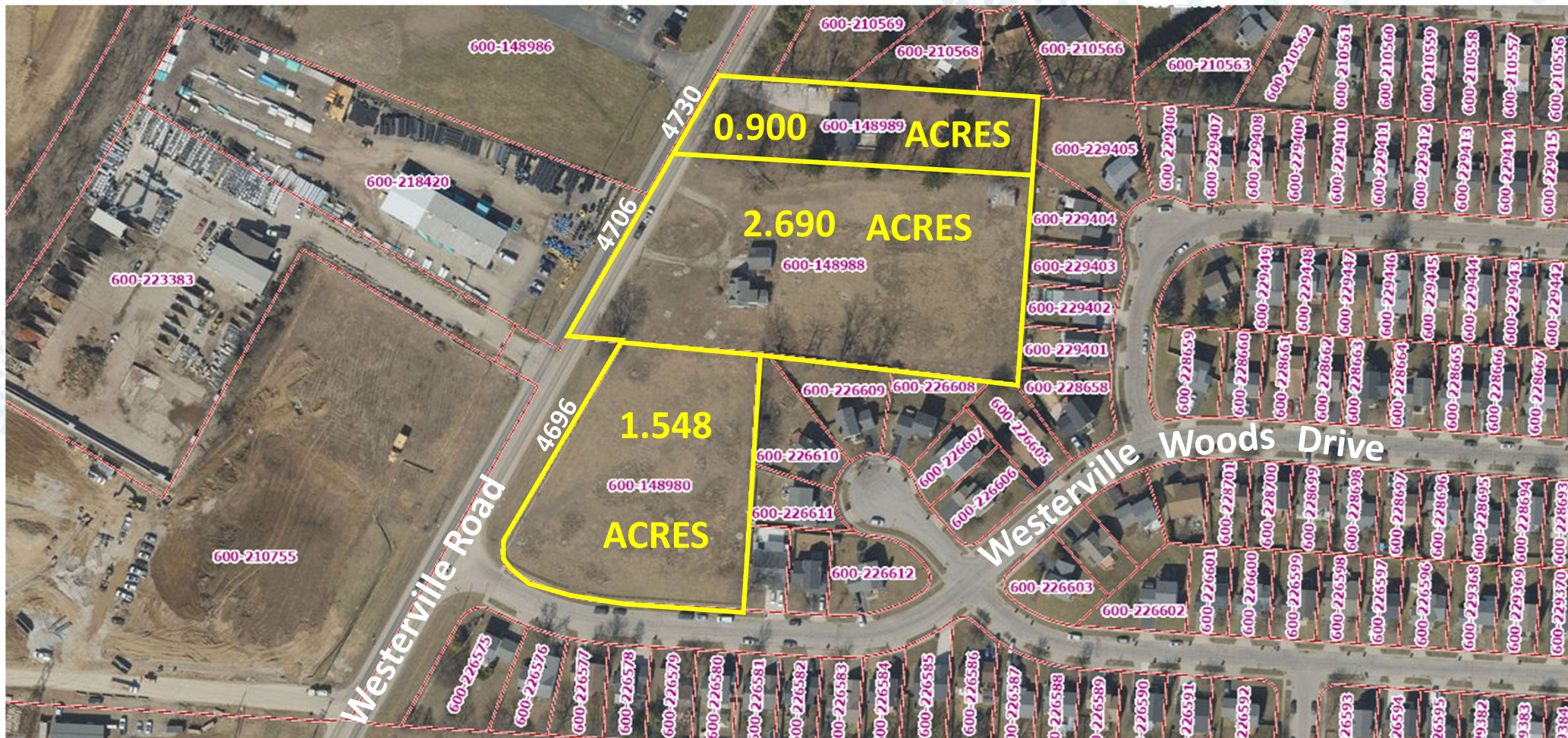
PARCELS FOR SALE / GROUND LEASE

4696-4706-4730 WESTERVILLE ROAD, COLUMBUS, OH 43231

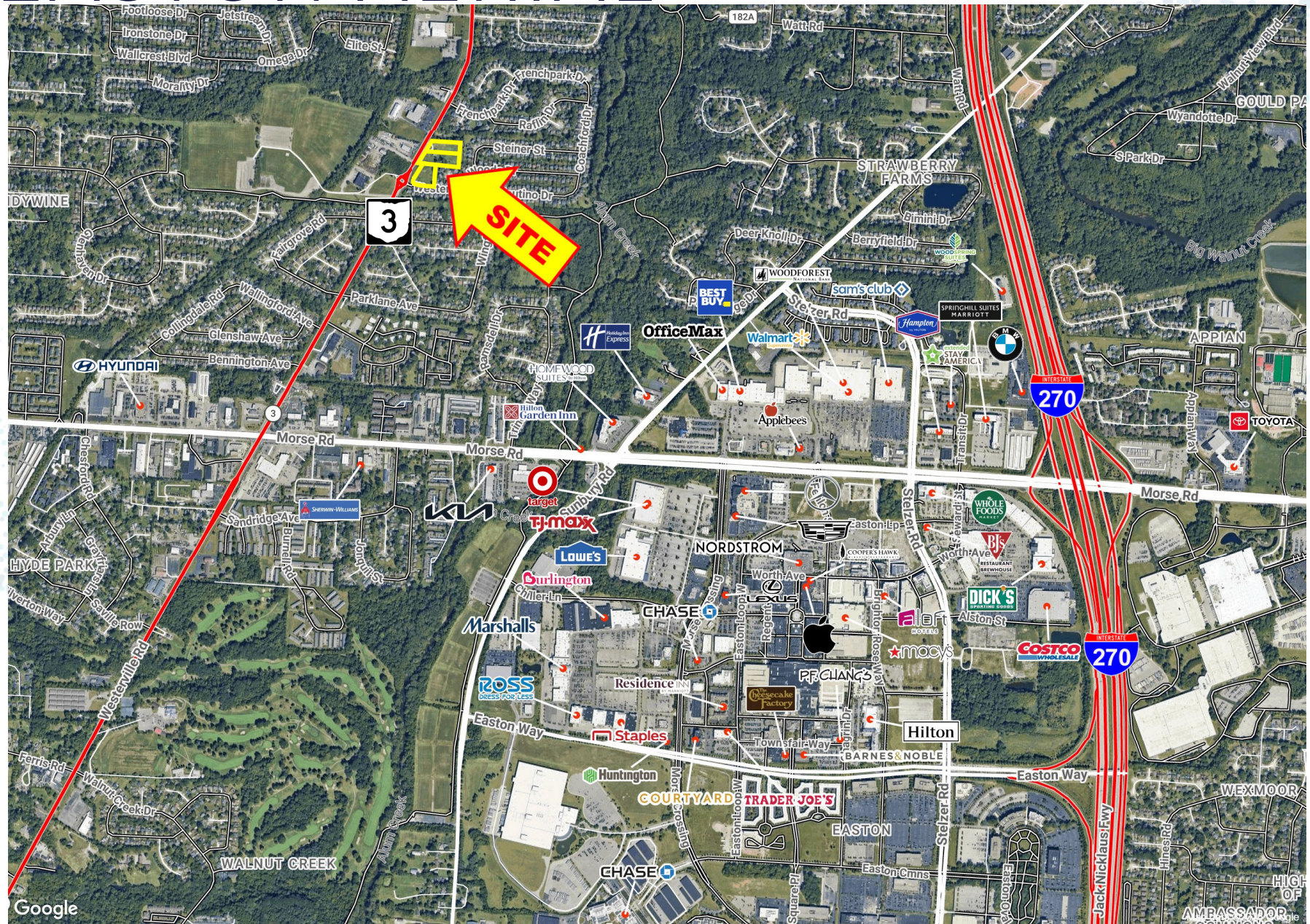
- Only one mile from Easton Town Center
- Three parcels totaling +/- 5.138 acres
- 18,124 vehicles per day on Westerville Road (2026 MPSI estimate)
- Parcel 600-148980: 1.548 ac vacant land
- Parcel 600-148988: 2.690 ac with house, garage, and out-building
- Parcel 600-148989: 0.900 ac with single-family home
- Sale price: \$500,000 / acre
- Ground lease: \$45,000 / acre / year



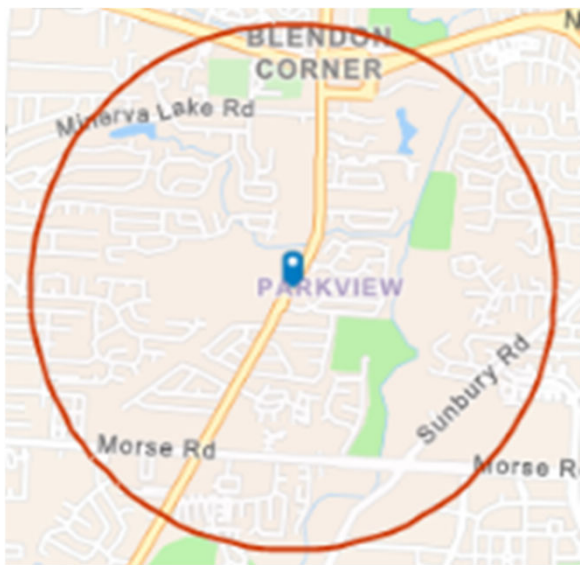
PARCEL AERIAL



EASTON AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

15,183

Population



2.9

Average
Household Size



34.9

Median Age

\$86,783

Median Household Income

BUSINESS



317

Total Businesses



3,397

Total Employees

EDUCATION



8%

No High School
Diploma



35%

High School
Graduate



23%

Some
College



34%

Bachelor's/Grad/Prof
Degree

INCOME



\$36,183

Per Capita
Income



\$86,783

Median
Household
Income



\$101,242

Average
Household
Income

EMPLOYMENT



64

White
Collar %



24

Blue
Collar %



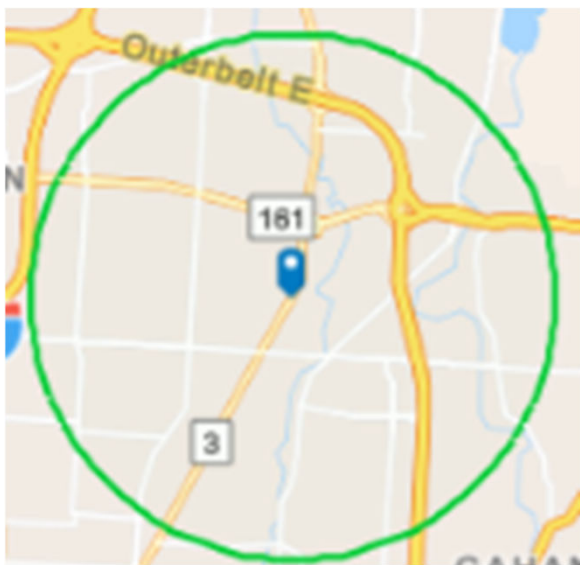
12

Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

130,717
Population

2.6
Average
Household Size

35.4
Median Age

\$70,864
Median Household Income

BUSINESS

4,245

Total Businesses

55,585

Total Employees

EDUCATION

11%

No High School
Diploma

29%

High School
Graduate

28%

Some
College

33%

Bachelor's/Grad/Prof
Degree

INCOME

\$34,858
Per Capita
Income

\$70,864
Median
Household
Income

\$90,053
Average
Household
Income

EMPLOYMENT

64
White
Collar %

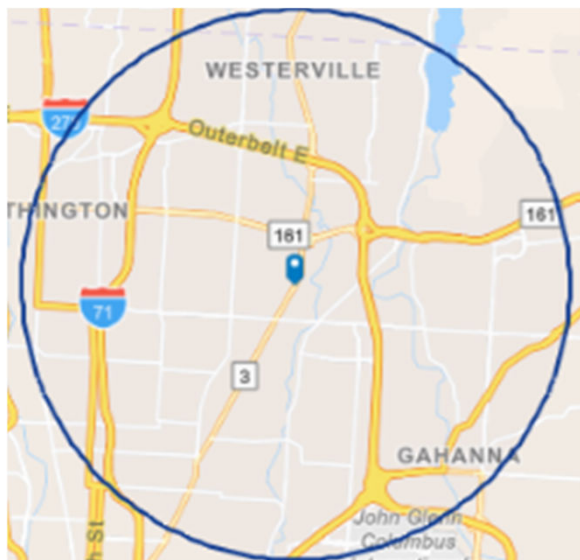
23
Blue
Collar %

13
Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



equity | brokerage

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KEY FACTS

318,632

Population



Average
Household Size



Median Age

\$78,904

Median Household Income

BUSINESS



10,251

Total Businesses



122,608

Total Employees

EDUCATION



9%

No High School
Diploma



25%

High School
Graduate



26%

Some
College



41%

Bachelor's/Grad/Prof
Degree

INCOME



\$43,583

Per Capita
Income



\$78,904

Median
Household
Income



\$106,574

Average
Household
Income

EMPLOYMENT



69

White
Collar %



18

Blue
Collar %



12

Services
%