

**1515, 1525 & 1575  
Harrisburg Pike  
Columbus OH 43223**

**7.78 ACRES | REDEVELOPMENT OPPORTUNITY**



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**DI LUSSO**  
REAL ESTATE

**OFFERING MEMORANDUM**



## PROPERTY SUMMARY

This 7.78-acre site is located in west-southwest Columbus with immediate access to I-270, providing excellent regional connectivity. The property offers significant redevelopment potential, with existing tenants able to relocate upon proper notice. Ownership has secured approval to expand the existing 6,000 SF building, allowing flexibility for expansion or repositioning. The large land area, strategic location, and approved expansion make this site ideal for redevelopment, owner-user opportunities, or future investment.

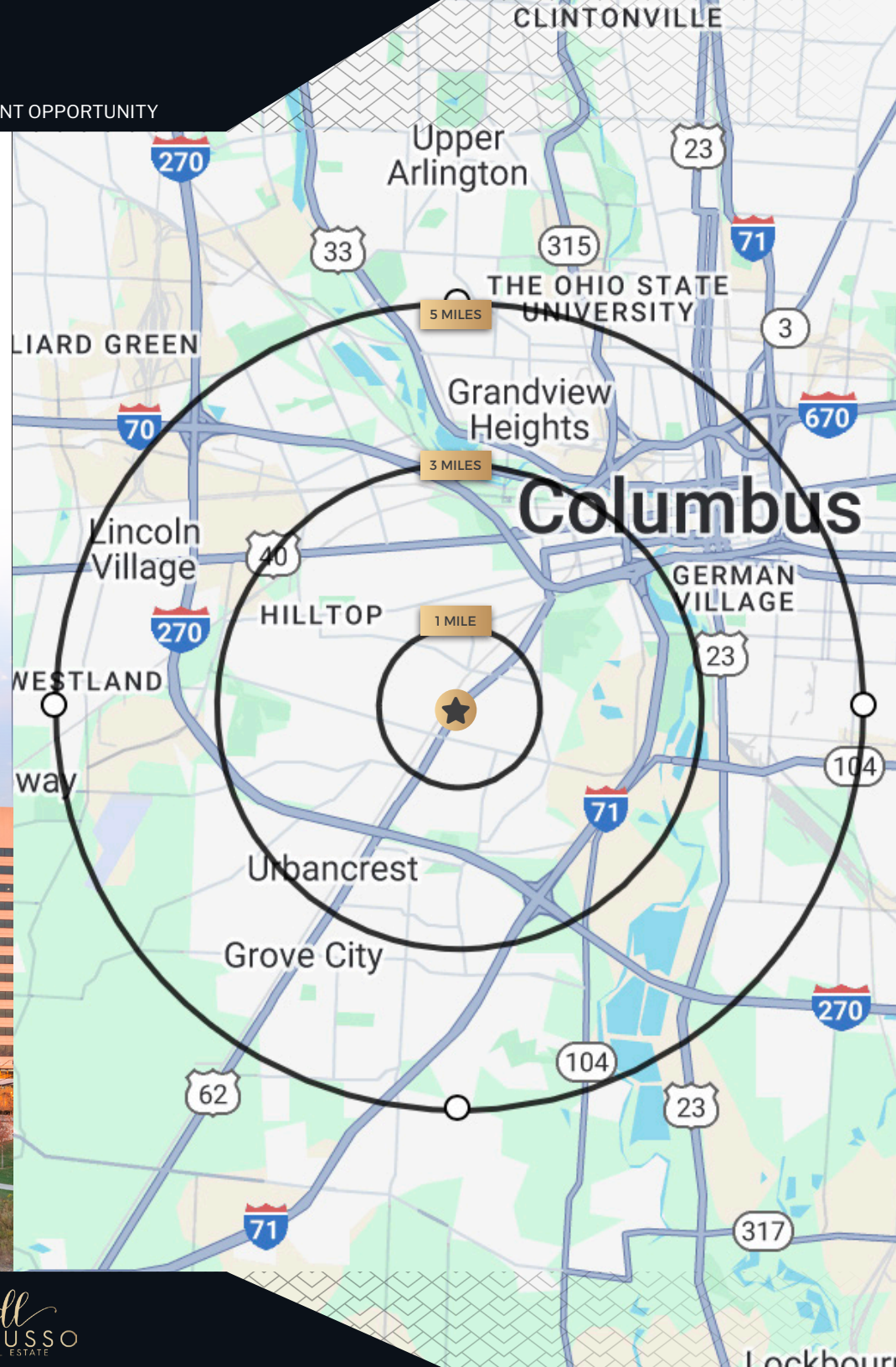
### Highlights

- ▶ **Price:** Contact Broker
- ▶ **Lot Size:** ±7.78 Acres
- ▶ **Building 1:** 20,024 SF
- ▶ **Building 2:** 12,803 SF
- ▶ **Zoning:** M2 and General Industrial
- ▶ **Parcels:** 570-143612, 140-004331
- ▶ **Utilities:** Gas, Electric, Water, Sewer
- ▶ **Location:** West / Southwest Columbus
- ▶ **Property Tax:** \$25,379



# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	14,783	98,178	300,272
<b>Total Businesses</b>	341	2,732	14,281
<b>Estimated Households</b>	5,729	38,273	133,283
<b>Avg Household Income</b>	\$71,372	\$83,289	\$105,382





AERIAL



Briggs Rd

Harrisburg Pike

7.78 +/- ACERS



## LEASE SUMMARY

Address	Tenant	SF	Start	End	Rent Type	Monthly Rent (\$)	Annual Rent (\$)	\$/SF Annual
1515 Harrisburg Pike	Madina Truck Repair	20,024	2017	Month-to-Month	Gross	14,500	174,000	8.68
1525 Harrisburg Pike	City Electric	6,000	2020	2030	Gross	3,832	45,984	7.66
1525 Harrisburg Pike	Granite Tenant	6,355	2023	2028	Gross	3,744	44,928	7.07
1575 Harrisburg Pike	Auto Sales Tenant	2 Acre	2021	Month-to-Month	Gross	3,885	46,140	
<b>INCOME SUMMARY</b>		<b>Tenants may relocate with notice</b>						
Total Monthly Income	25961							
Total Annual Income	311052							
<b>EXPENSES</b>								
Property Taxes	25,379							
Insurance	13584							
Maintenance	2430							
<b>NOI</b>		269659						




# BUILDING 2



# BUILDING 1

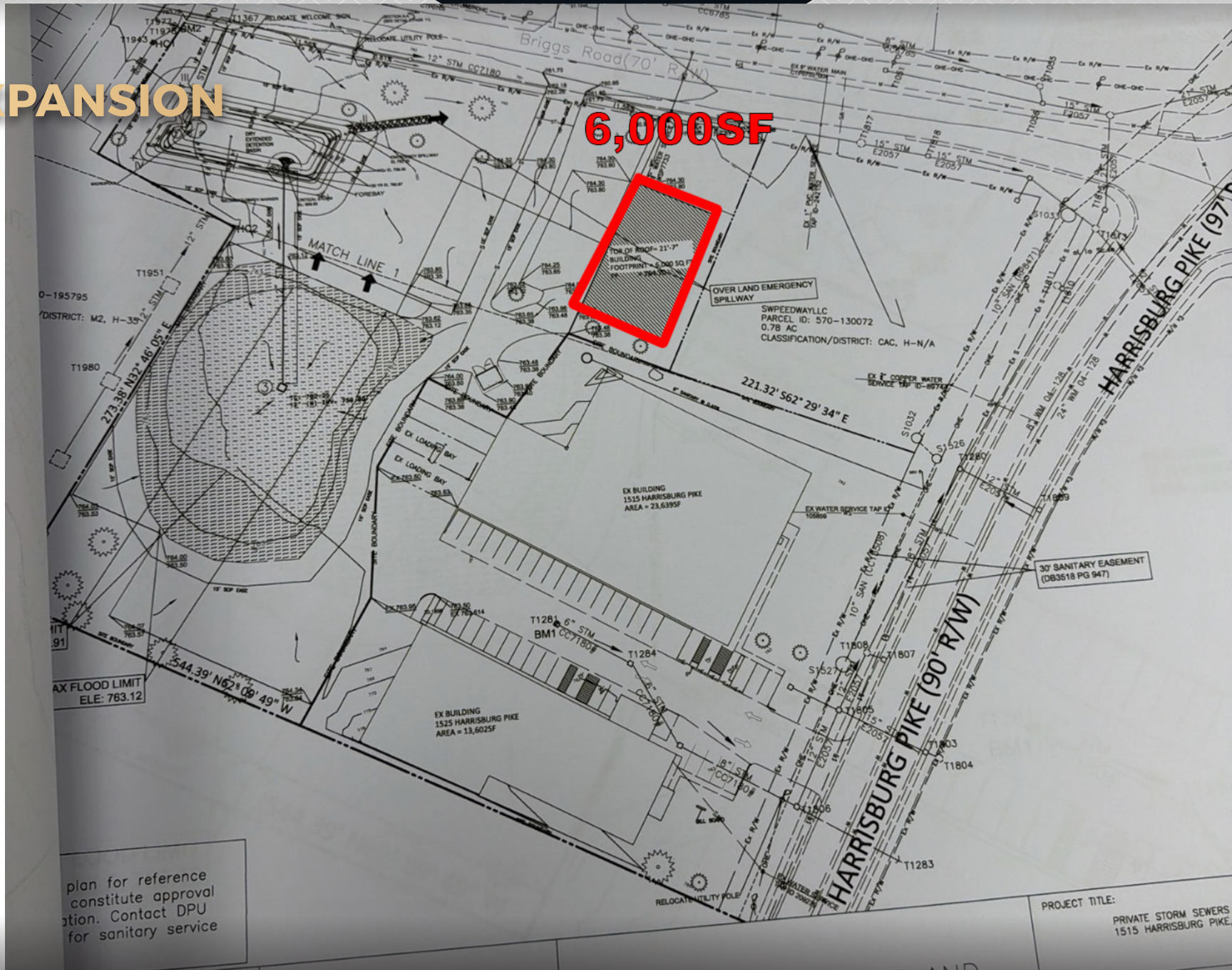


Options 			
Type	Line #	Item	Area
Commercial Feature	1	A0 - SKE:SKETCH ONLY	17,624
Commercial Feature	2	A1 - SKE:SKETCH ONLY	2,400
Commercial Feature	3	A2 - BA3:BLDG ADDN CB FIN	840
Commercial Feature	4	A3 - LD4:TRUCK WELL	600
Commercial Feature	5	A4 - CP1:CANOPY- WD ONLY	79
Commercial	1	- 044:UTILITY SHOP	20,024
Outbuilding	1	PAVING ASP - PA1:PAVING ASPHALT	12,000

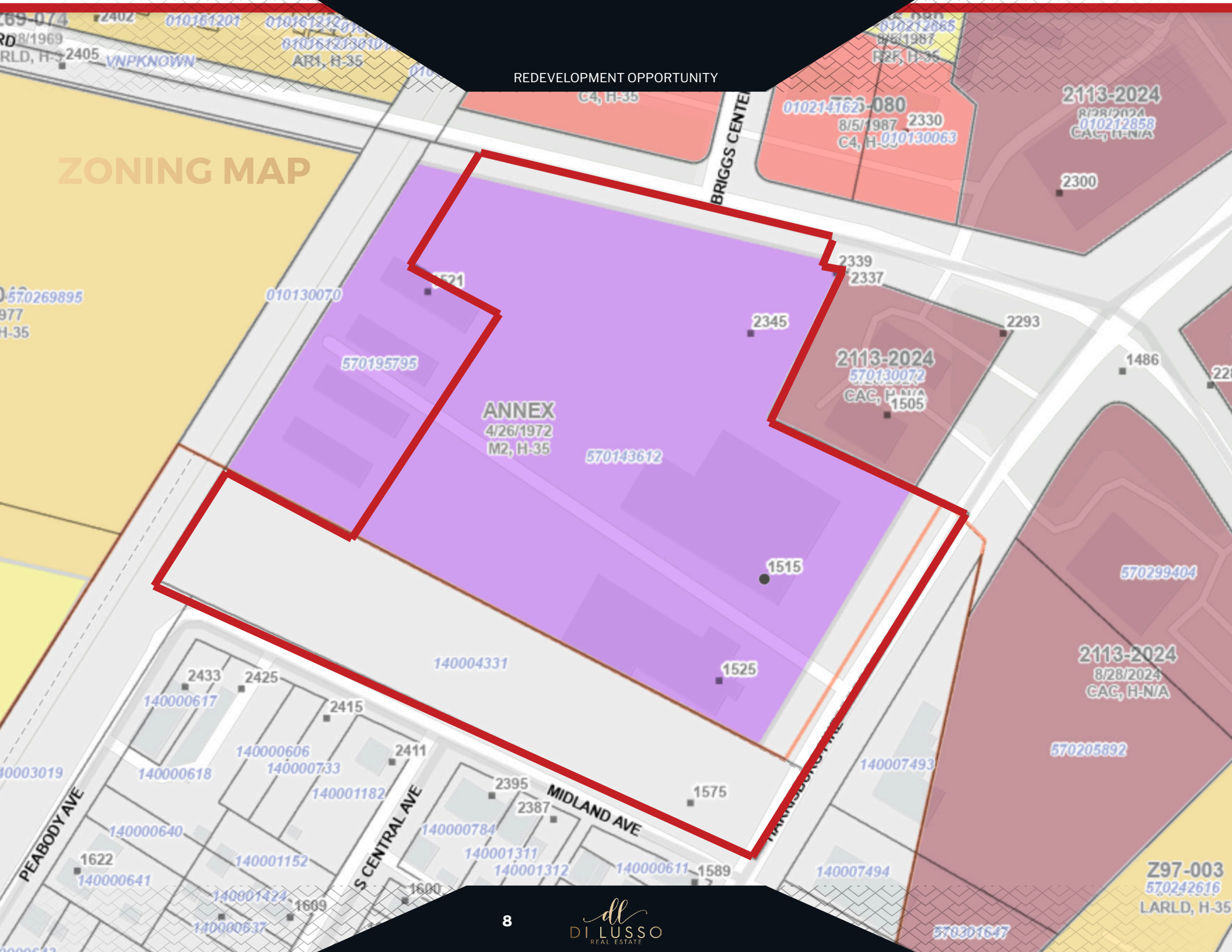


EXPANSION

6,000SF

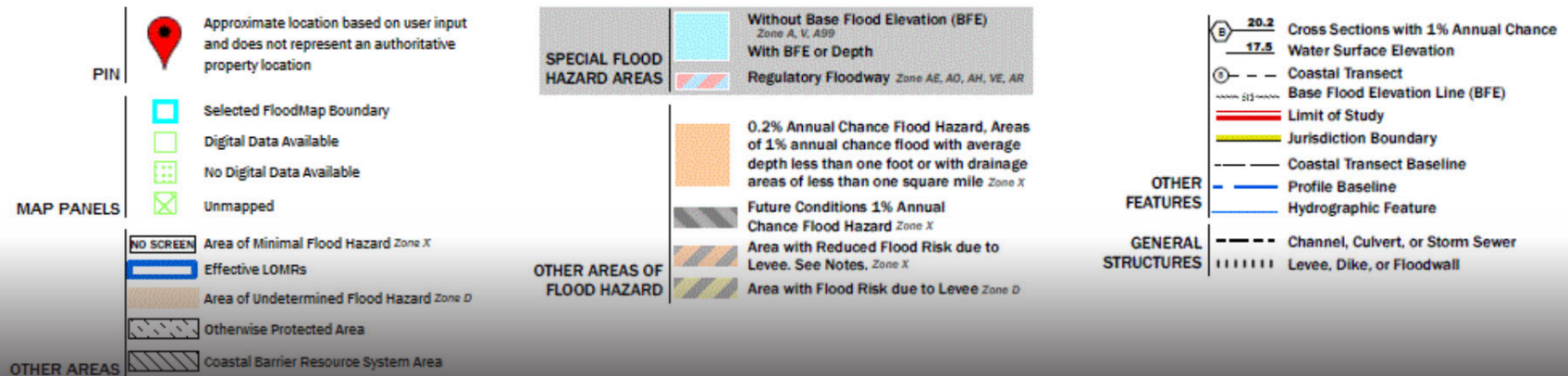
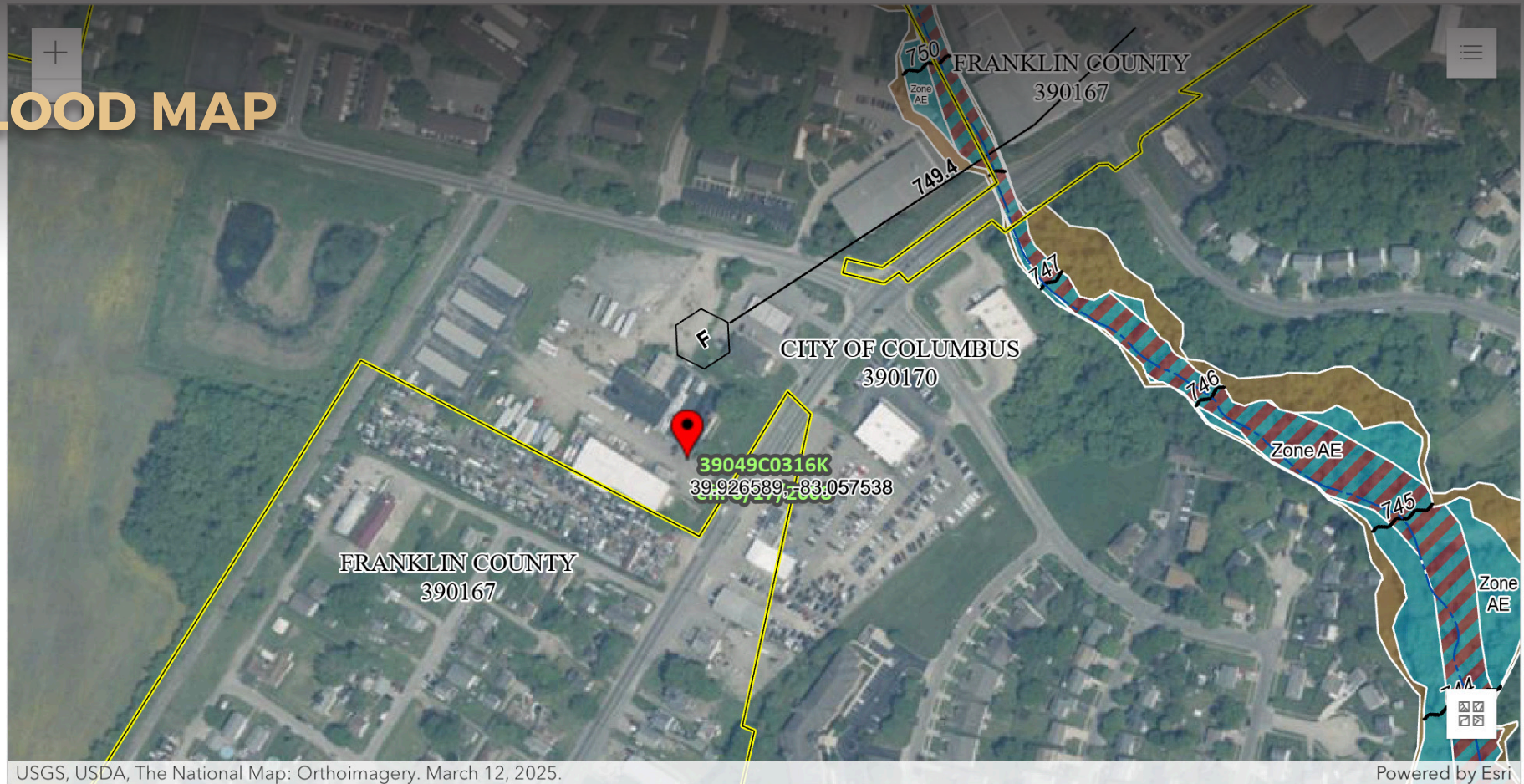






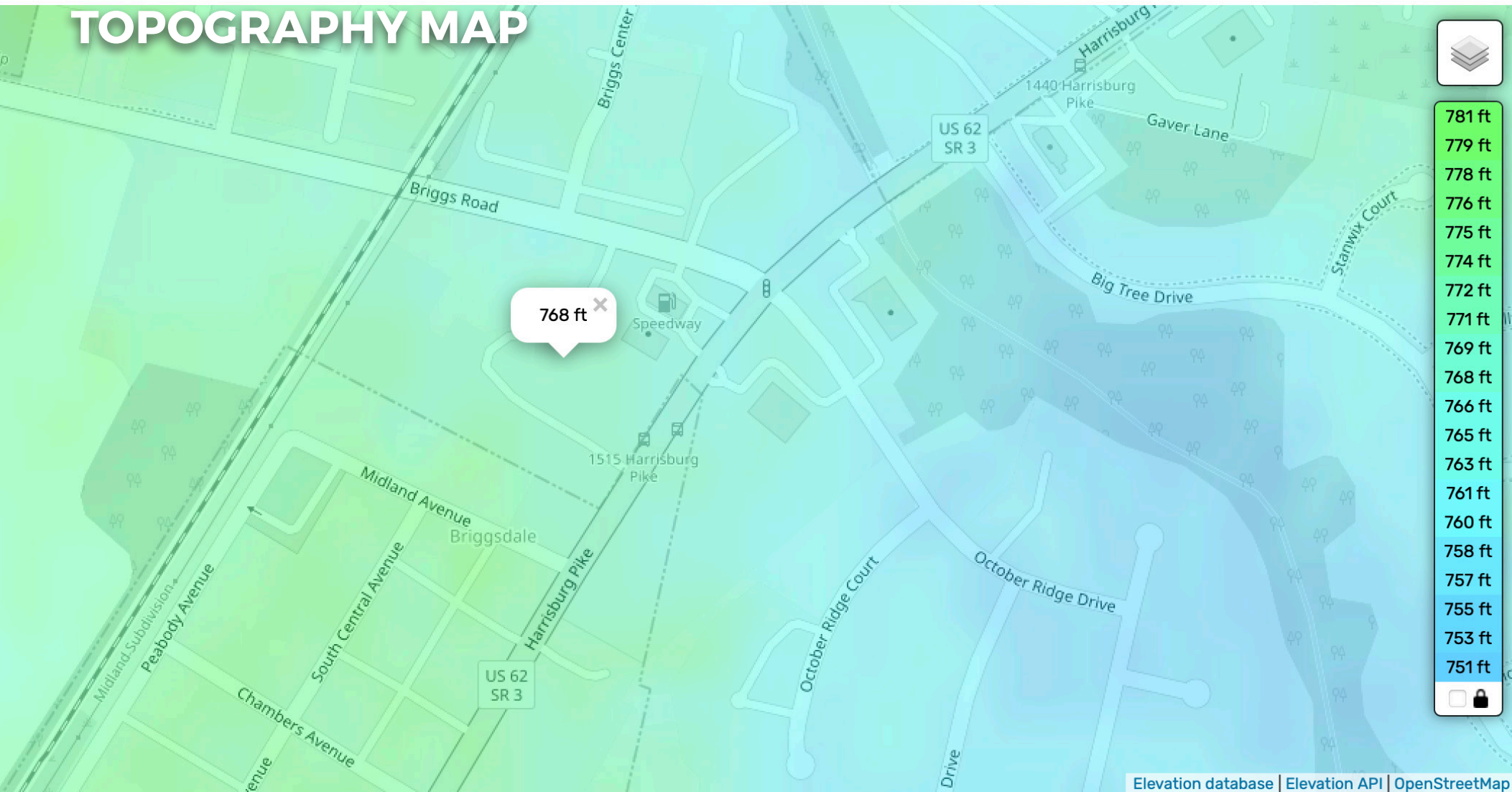


# FLOOD MAP





# TOPOGRAPHY MAP





TRAFFIC MAP

REDEVELOPMENT OPPORTUNITY

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# LOCATION MAP





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