

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

7.78 ACRES | REDEVELOPMENT OPPURTUNITY



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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

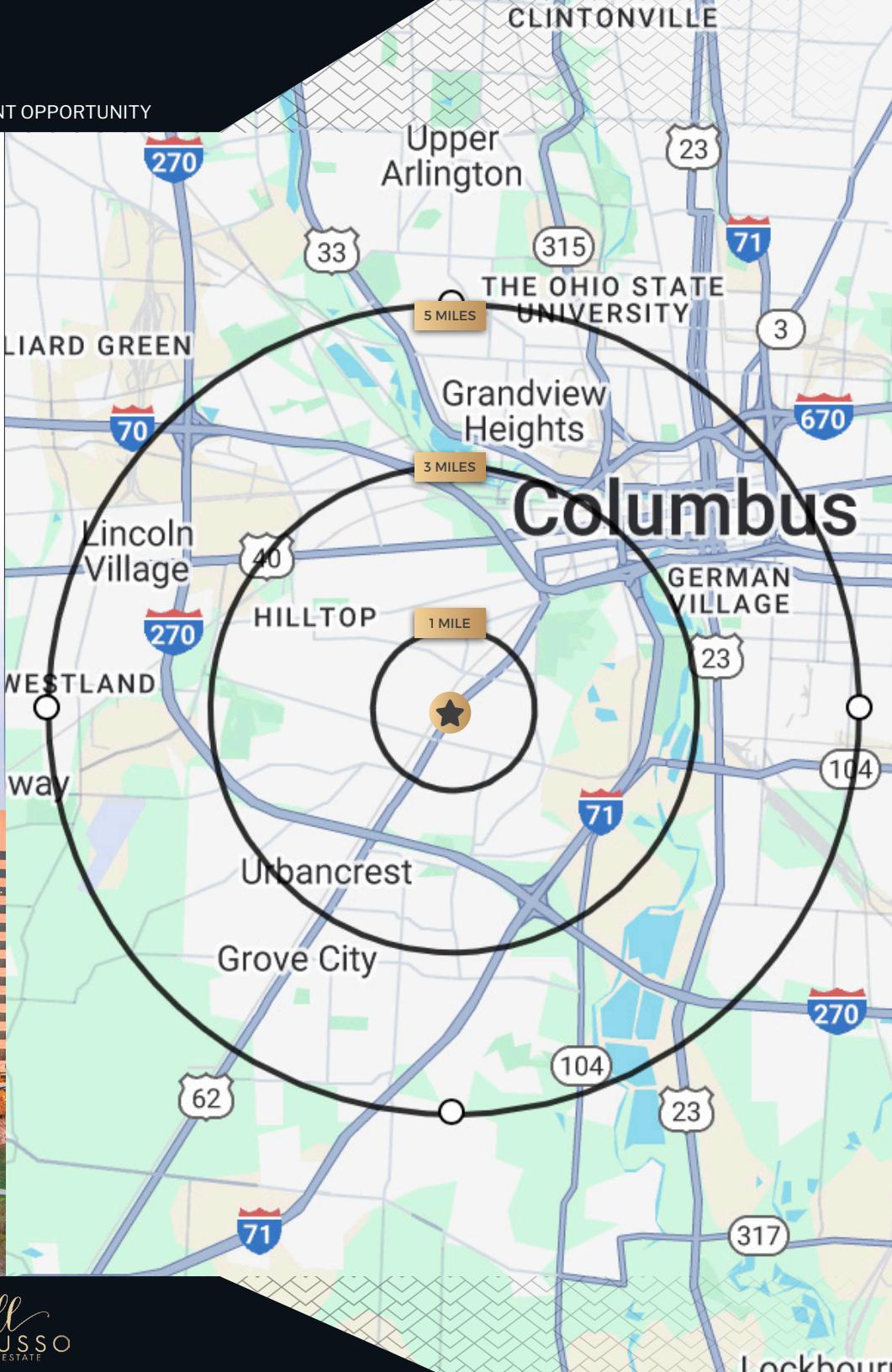
- ▶ **Price:** Contact Broker
- ▶ **Lot Size:** ±7.78 Acres
- ▶ **Building 1:** 20,024 SF
- ▶ **Building 2:** 12,803 SF
- ▶ **Zoning:** M2 and General Industrial  
**7.78 +/- ACERS**
- ▶ **Parcels:** 570-143612, 140-004331
- ▶ **Utilities:** Gas, Electric, Water, Sewer
- ▶ **Location:** West / Southwest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



## REDEVELOPMENT OPPORTUNITY



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AERIAL



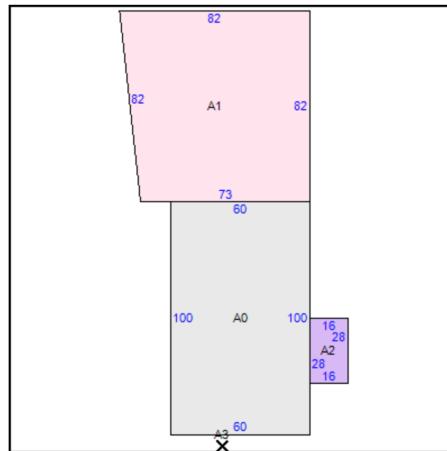
# LEASE SUMMARY

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		Gross	3,832	45,984	7.66
1525 Harrisburg Pike	Granite Tenant	6,355	2023		Gross	3,744	44,928	7.07
1575 Harrisburg Pike	Auto Sales Tenant	2 Acre	2021	Month-to-Month	Gross	3,885	46,140	
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<b>INCOME SUMMARY</b>	<b>Tenants may relocate with notice</b>							
Total Monthly Income		25961						
Total Annual Income		311052						
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<b>EXPENSES</b>								
Property Taxes		25,379						
Insurance		13584						
Maintenance		2430						
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<b>NOI</b>		269659						
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## SKETCH

## BUILDING 2

2 of 2

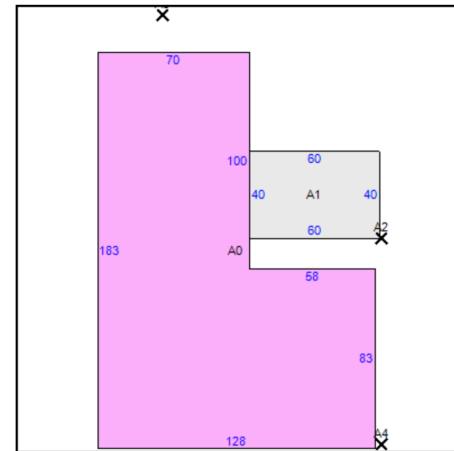


## Options

Type	Line #	Item	Area
Commercial Feature	1	A0 - SKE:SKETCH ONLY	6,000
Commercial Feature	2	A1 - SKE:SKETCH ONLY	6,355
Commercial Feature	3	A2 - SKE:SKETCH ONLY	448
Commercial Feature	4	A3 - CP1:CANOPY- WD ONLY	150
Commercial	1	- 044:UTILITY SHOP	12,355
Commercial	2	- 082:MULTI-USE OFFICE	448
Commercial Feature	5	- EN1:ENCLOSURE FD OFC	2,180

## BUILDING 1

1 of 2

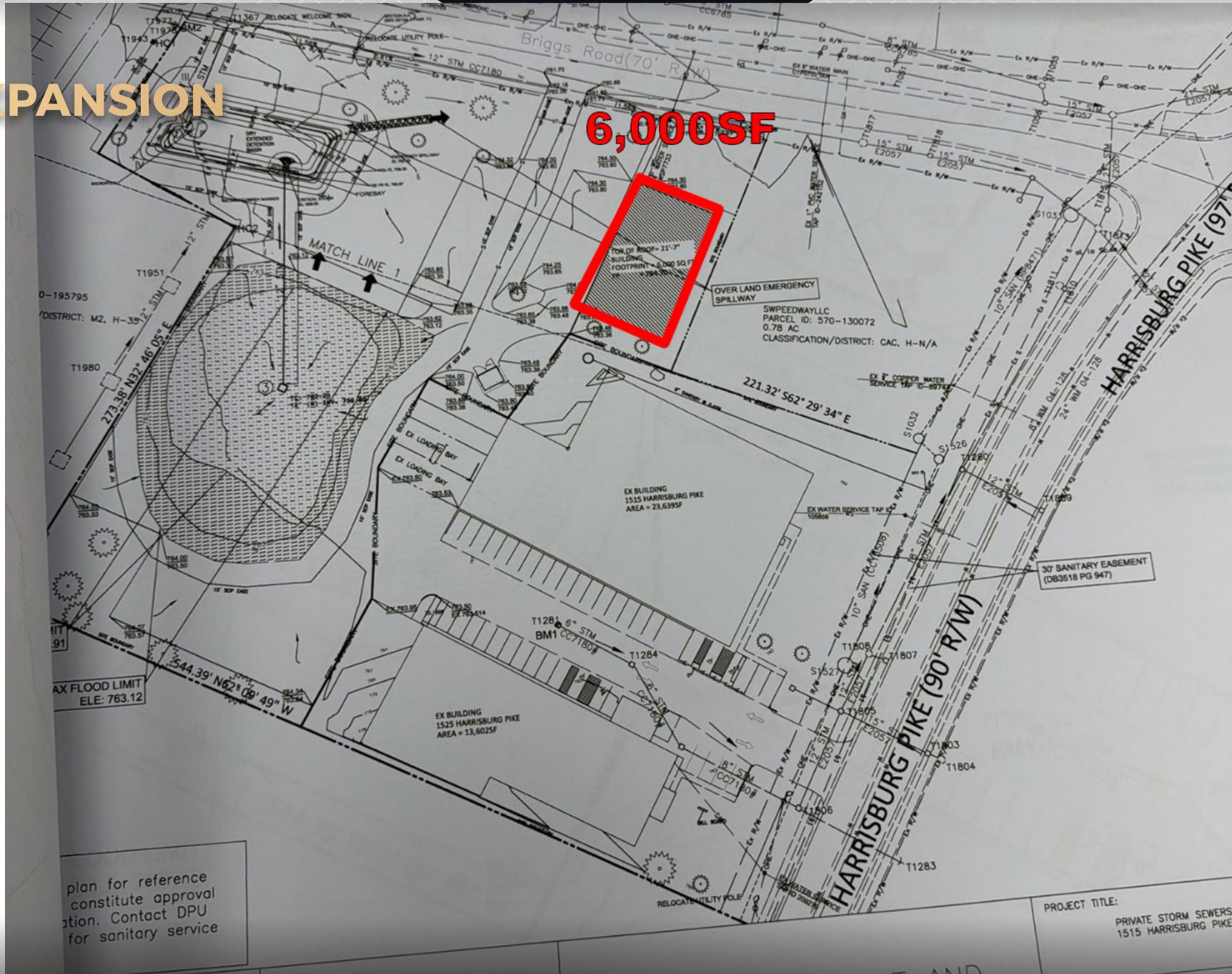


## Options

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

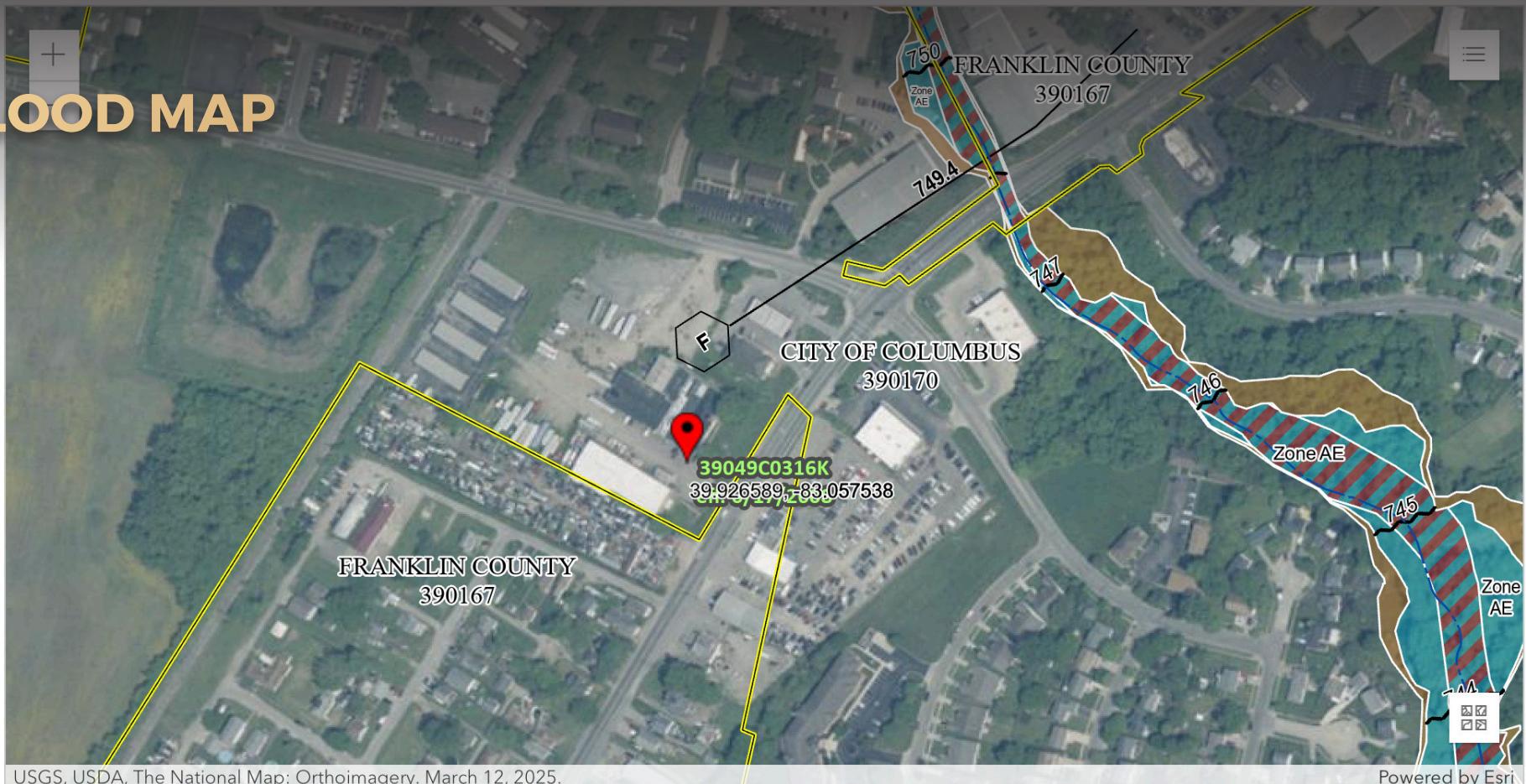
# EXPANSION

**6,000SF**



## REDEVELOPMENT OPPORTUNITY

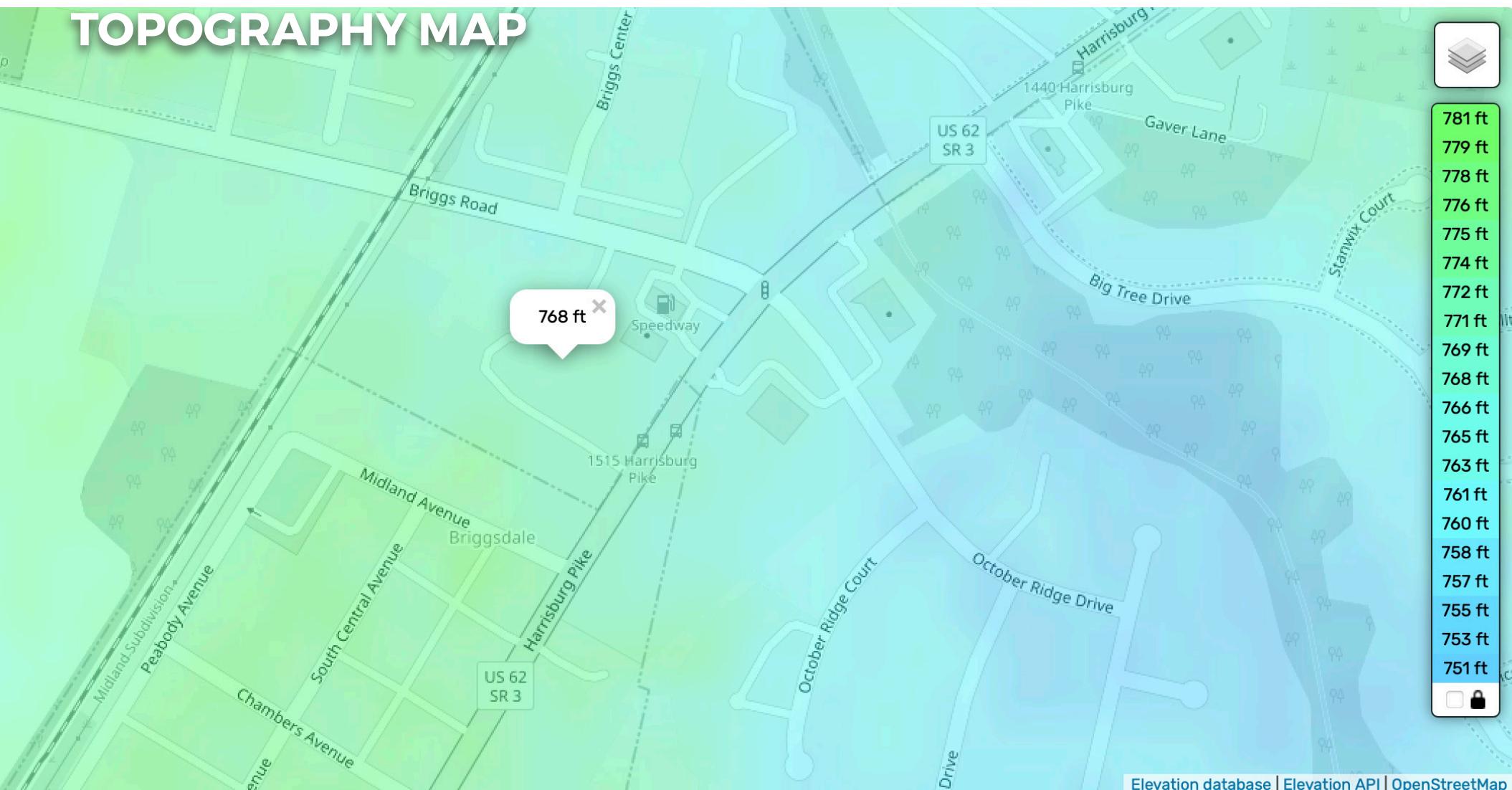
# FLOOD MAP



USGS, USDA, The National Map: Orthoimagery. March 12, 2025.

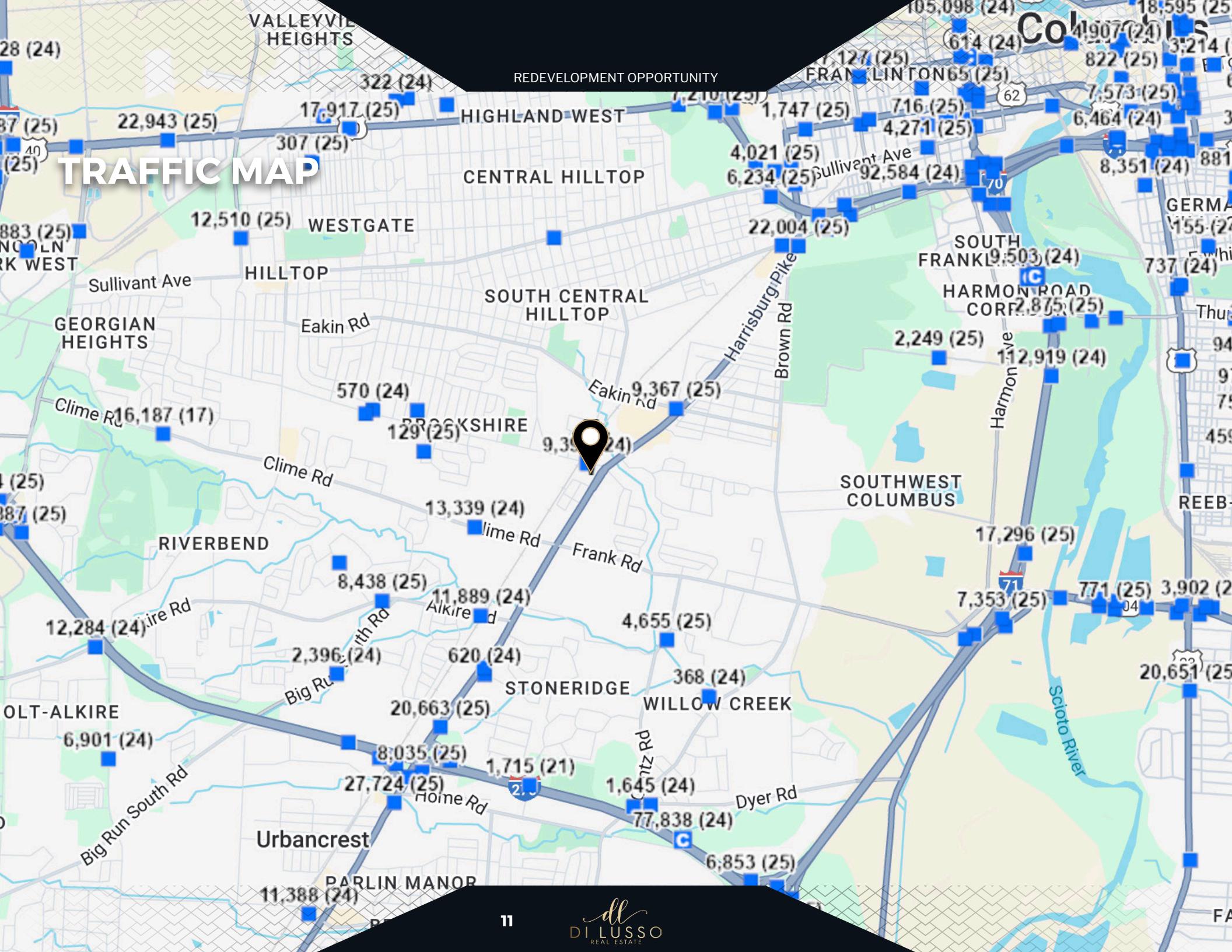
<b>PIN</b>	Approximate location based on user input and does not represent an authoritative property location	<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) Zone A, V, A99
			With BFE or Depth
<b>MAP PANELS</b>	Selected FloodMap Boundary	<b>Regulatory Floodway</b> Zone AE, AO, AH, VE, AR	Regulatory Floodway Zone AE, AO, AH, VE, AR
	Digital Data Available		
<b>OTHER AREAS</b>	No Digital Data Available	<b>0.2% Annual Chance Flood Hazard</b> Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	
	Unmapped		Future Conditions 1% Annual Chance Flood Hazard Zone X
<b>OTHER AREAS OF FLOOD HAZARD</b>	Area of Minimal Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes. Zone X	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	Effective LOMRs		17.5 Water Surface Elevation
<b>OTHER AREAS</b>	Area of Undetermined Flood Hazard Zone D	Area with Flood Risk due to Levee Zone D	Coastal Transect
	Otherwise Protected Area		Base Flood Elevation Line (BFE)
<b>OTHER FEATURES</b>	Coastal Barrier Resource System Area	Limit of Study	Limit of Study
			Jurisdiction Boundary
<b>GENERAL STRUCTURES</b>		Coastal Transect Baseline	Coastal Transect Baseline
			Profile Baseline
<b>HYDROGRAPHIC FEATURES</b>		Hydrographic Feature	Hydrographic Feature
<b>CHANNELS, CULVERTS, OR STORM SEWERS</b>		Channel, Culvert, or Storm Sewer	Channel, Culvert, or Storm Sewer
			Levee, Dike, or Floodwall

# TOPOGRAPHY MAP



# TRAFFIC MAP

## REDEVELOPMENT OPPORTUNITY



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# LOCATION MAP



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**7.78 +/- ACERS**

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