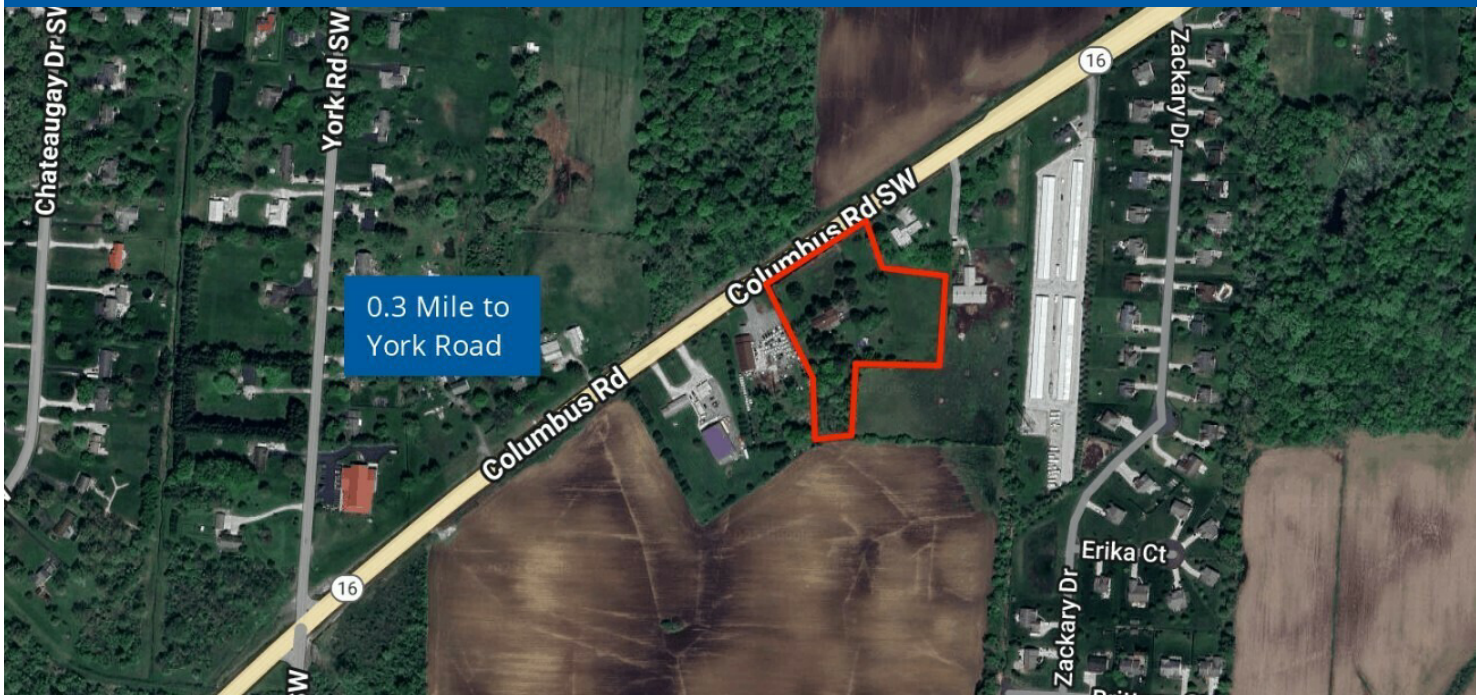




# 6751 Columbus Rd

Granville, OH 43023



## Offering Summary

|             |                   |
|-------------|-------------------|
| Sale Price: | \$745,000         |
| Lot Size:   | 4.42 Acres        |
| Year Built: | 1973              |
| Zoning:     | B-1               |
| APN:        | 025-069354-02.002 |

## Property Overview

This 4.42-acre redevelopment opportunity offers excellent potential for a small business, office, or church seeking a centralized commercial site. Zoned B-1 within Harrison Township, the property is well-suited for a variety of commercial uses. Harrison Township will allow a lot split, further enhancing development flexibility, and is actively supporting increased commercial property growth along SR-16/Columbus Road, making this a strategic investment opportunity.

A 1,549 SF ranch-style home, built in 1973, currently occupies the site and could be retained for rental income, renovated for office use, or removed to allow for complete redevelopment. With ample space and flexible zoning, the property provides a rare chance to customize a commercial footprint to meet specific operational needs. Its size and layout make it ideal for investors seeking long-term growth and usability in a high-visibility, expanding corridor.



**SHAI•HESS**  
COMMERCIAL REAL ESTATE LLC.

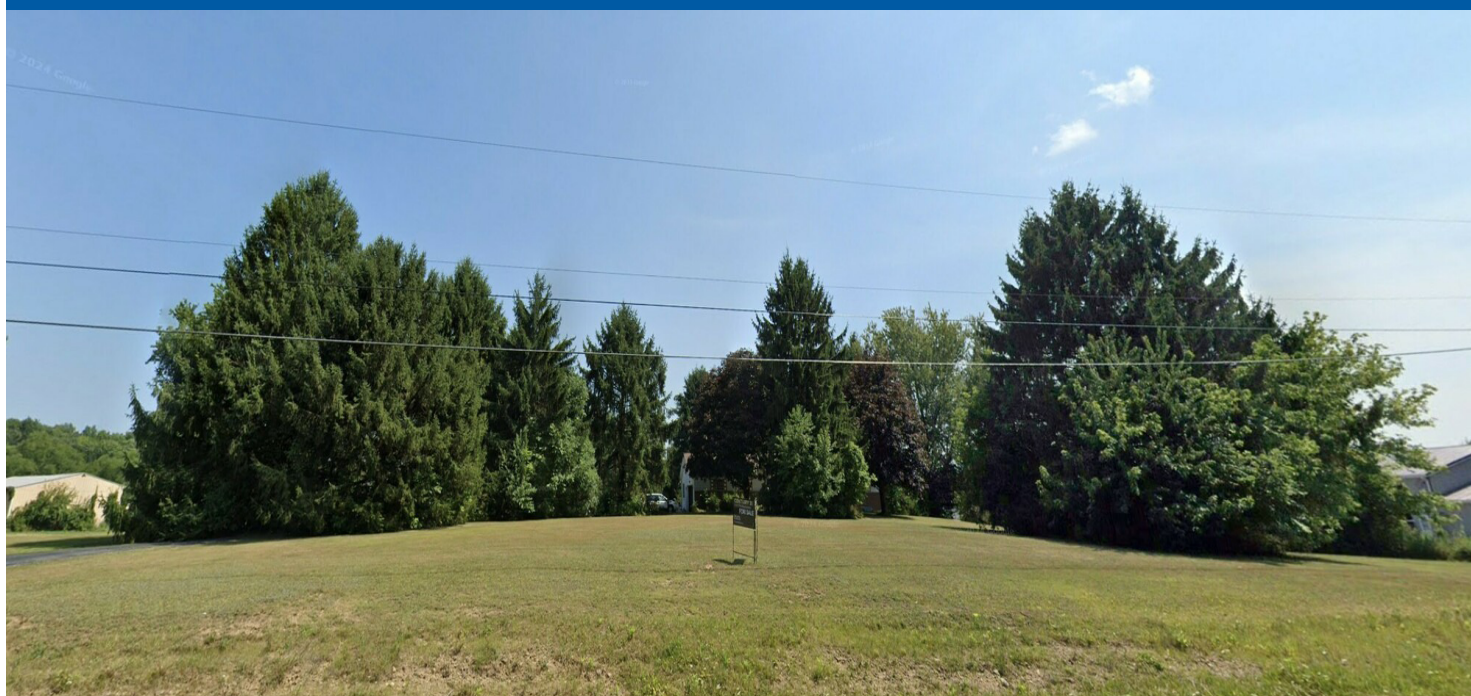
Brokerage, Development, Management  
[www.shai-hess.com](http://www.shai-hess.com)



Additional Photos

6751 Columbus Rd

Granville, OH 43023



Shai-Hess Commercial | 1471 Granville Road | Newark, OH 43055 | 740.587.7441 | [shai-hess.com](http://shai-hess.com)

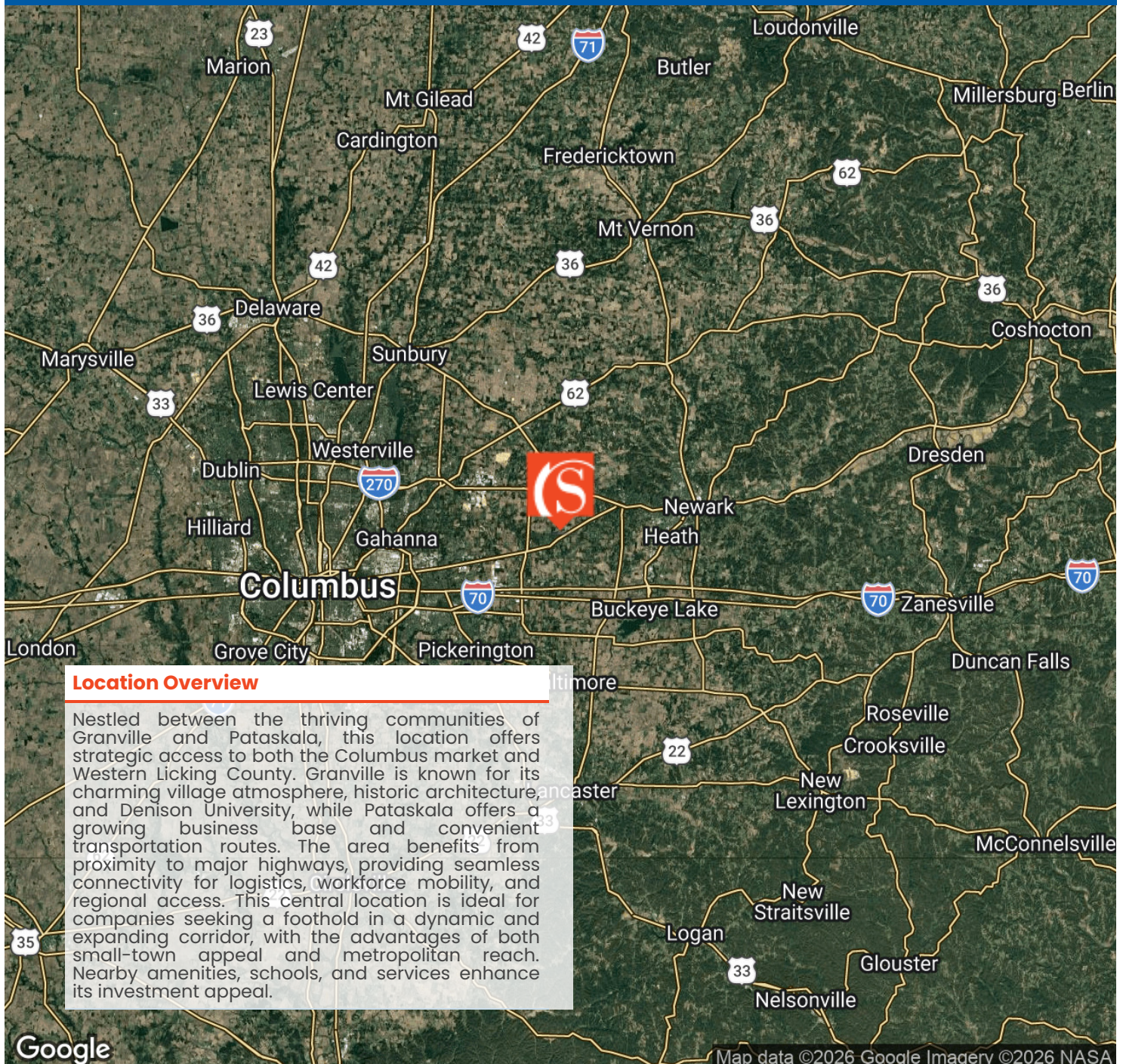
Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





# 6751 Columbus Rd

Granville, OH 43023



## Location Overview

Nestled between the thriving communities of Granville and Pataskala, this location offers strategic access to both the Columbus market and Western Licking County. Granville is known for its charming village atmosphere, historic architecture, and Denison University, while Pataskala offers a growing business base and convenient transportation routes. The area benefits from proximity to major highways, providing seamless connectivity for logistics, workforce mobility, and regional access. This central location is ideal for companies seeking a foothold in a dynamic and expanding corridor, with the advantages of both small-town appeal and metropolitan reach. Nearby amenities, schools, and services enhance its investment appeal.

Google

Map data ©2026 Google Imagery ©2026 NASA



Shai-Hess Commercial | 1471 Granville Road | Newark, OH 43055 | 740.587.7441 | shai-hess.com

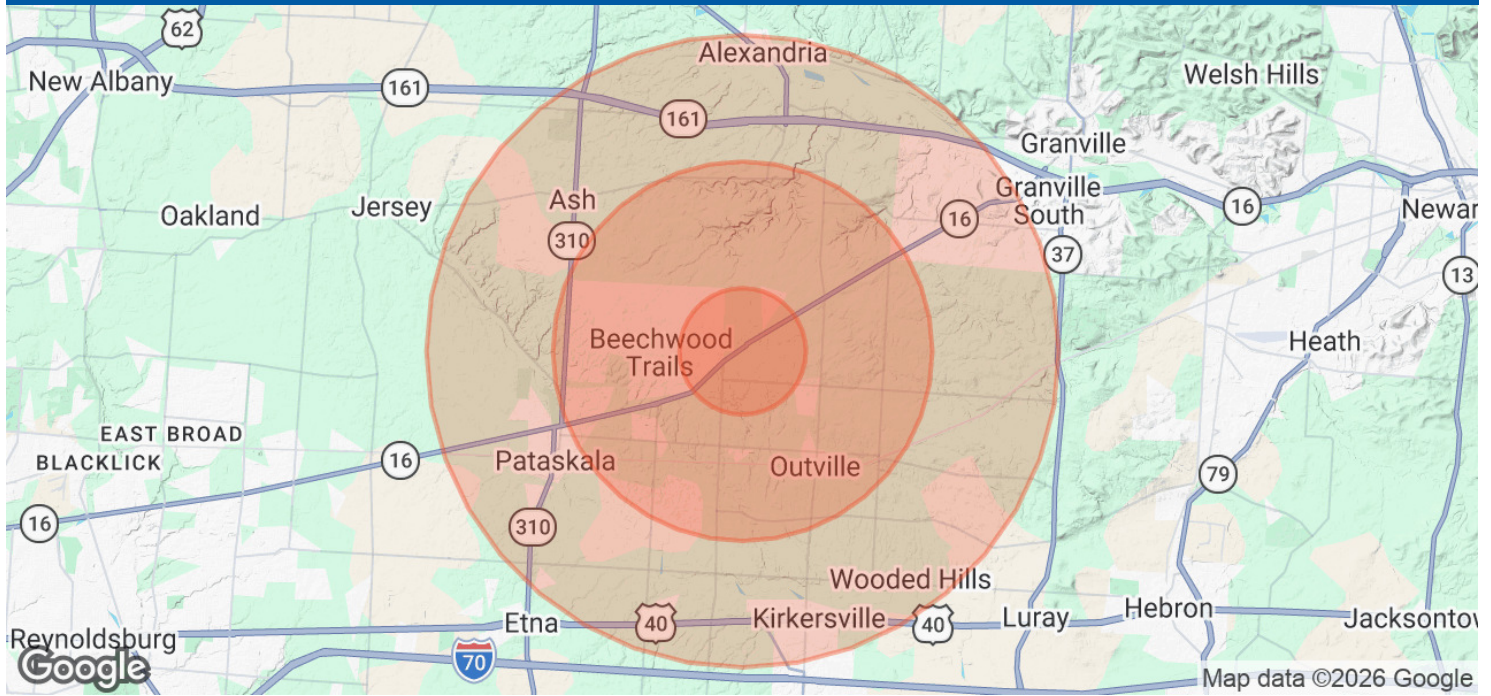
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## 6751 Columbus Rd

Granville, OH 43023



### Population

|                      | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 1,985  | 12,879  | 27,568  |
| Average Age          | 42     | 41      | 41      |
| Average Age (Male)   | 42     | 40      | 40      |
| Average Age (Female) | 42     | 41      | 42      |

### Households & Income

|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 694       | 4,554     | 9,949     |
| # of Persons per HH | 2.9       | 2.8       | 2.8       |
| Average HH Income   | \$145,821 | \$128,613 | \$122,782 |
| Average House Value | \$382,512 | \$360,542 | \$355,947 |

Demographics data derived from AlphaMap

