

FOR SALE



\$695,000

3377 Westerville Road, Columbus, OH 43224

- 3 Parcels included in the sale totaling 1.85 +/- Acres
- Corner development lot located at the northwest corner of Westerville Rd and Innis Rd.
- Traffic count approx. 17,568 cars per day on Westerville Road and 17,460 on Innis Road for an approx. total of 33,680 cars per day.
- Zoned C-4

BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full **Land/Farm-Development**



Status: Active
List Number: 223034857

List Price: \$695,000
Original List Price: 695,000
VT:

Parcel #: 087447
Addl Parcel Numbers: 445-295879 445-295878
Previous Use: Single Family
Tax District: 010

Traffic Count PerDay: 17,568
Zoning: C-4

Acreage: 1.85
Minimum Acreage:
Minimum SF Avail:
Tillable Acres:
Lot Size (Front): 183.32

Lot Size (Side): 323
Lot Characteristics:
Max Contiguous SF Av:
Road Frontage:
Useable Acres:

Res Dwelling/Other Structure: No
of Dwellings:
Year Built:
Building Sq Ft:

Year Remodeled:
of Buildings:
Built Prior to 1978: No
Possession:

General Information

Address: 3377 Westerville Road
Between Street: Innis Road & Value Way
Subdiv/Cmplx/Comm:
Dist To Intersxn:

Unit/Suite #:
City: Columbus
County: Franklin
Multiple Parcels:

Zip Code: 43224
Corp Limit: Columbus
Township: Mifflin
School District: COLUMBUS CSD 2503 FRA CO.

Financials

Gross Income: 0
Tax Abatement: No
Taxes (Yrly): 10,583.3
For Sale: Yes
For Lease: No
For Exchange: No

Tax Incentive: No
Abatement End Date:
Tax Year: 2023
Price Per Acre:
Addl Acceptance Cond: None Known

Net Operating Income: 0
Total Expenses: 0
Assessment:
Mortgage Balance:

Features

Sewer:
Services Available:
Construction:
Miscellaneous:
MLS Primary PhotoSrc: Realtor Provided

Property Description

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Sold Info

Sold Date: **DOM: 1** **SP:**
Selling Brokerage Lic #: **Conccsns:** **Sold Non-MLS: No**
Concession Comments: **SlrAst:**

Sold Non-MLS: No
October 23, 2023

Prepared by: Randy J Best

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Aerial



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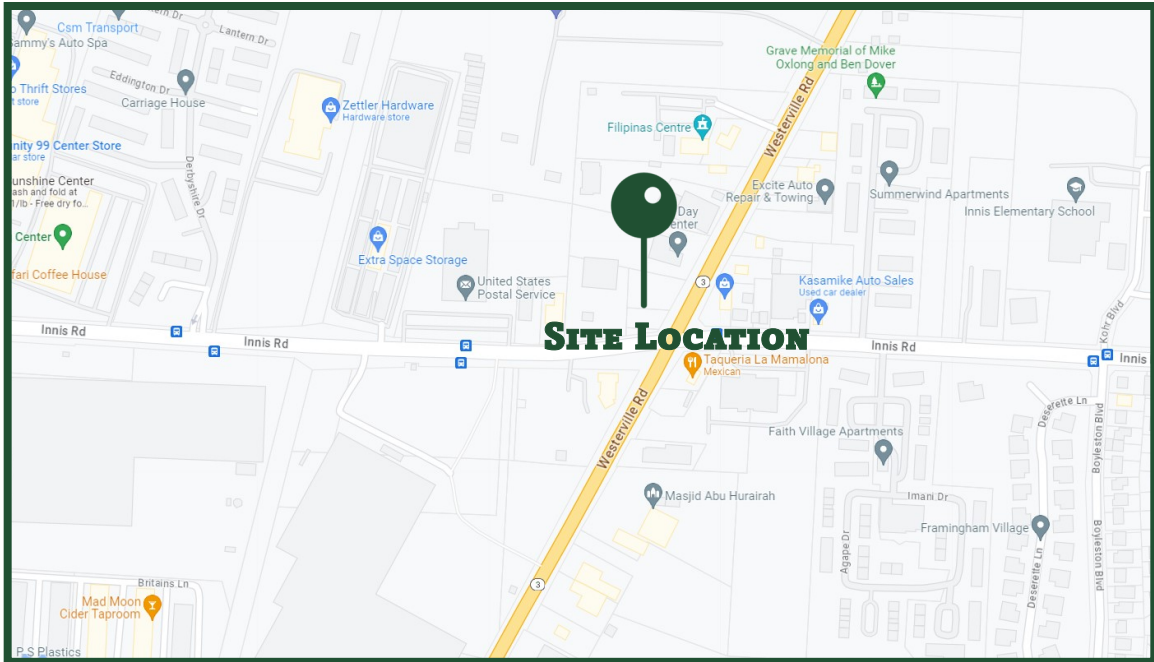
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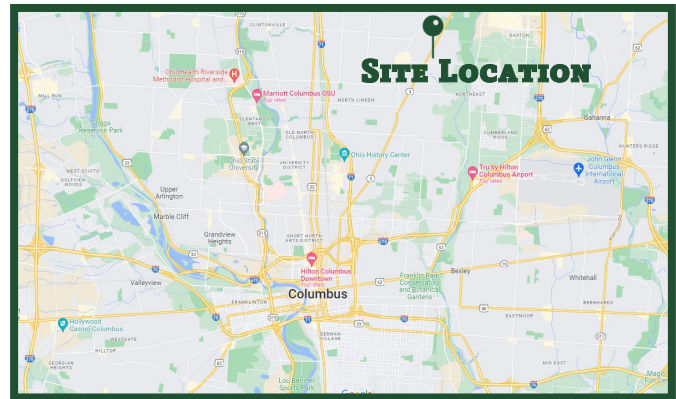


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TRAFFIC COUNT (2022)

Street	Avg Daily Volume
WESTERVILLE RD - INNIS RD	15,789
INNIS RD - CALIMERO DR	17,460
INNIS RD - MILDRED AVE	11,346



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	8,341	86,981	232,079
Households (2020) 	5,846	42,532	104,712
Avg Household Income (2020) 	\$37,443	\$38,652	\$46,890

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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers

 **WORTHINGTON**
INDUSTRIES

 **FedEx**

 **Nationwide**

 **XPO**
Logistics

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN**
ELECTRIC
POWER

 **Huntington**

 **Whirlpool**
CORPORATION

 **DSW**
DESIGNER SHOE WAREHOUSE

 **VERTIV**

 **HYPERION**
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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