

**FOR SALE**



**\$179,000**

**1673 E Main Street, Columbus, OH, 43205**

***Corner Lot For Sale***

- **Approximately +/- 0.062 acres**
- **Zoned ARLD which allows for multi-family development.**
- **Located next to the highly anticipated redevelopment of the Rock of Faith Church. The redevelopment will include a state-of-the-art event center and outdoor pavilion.**



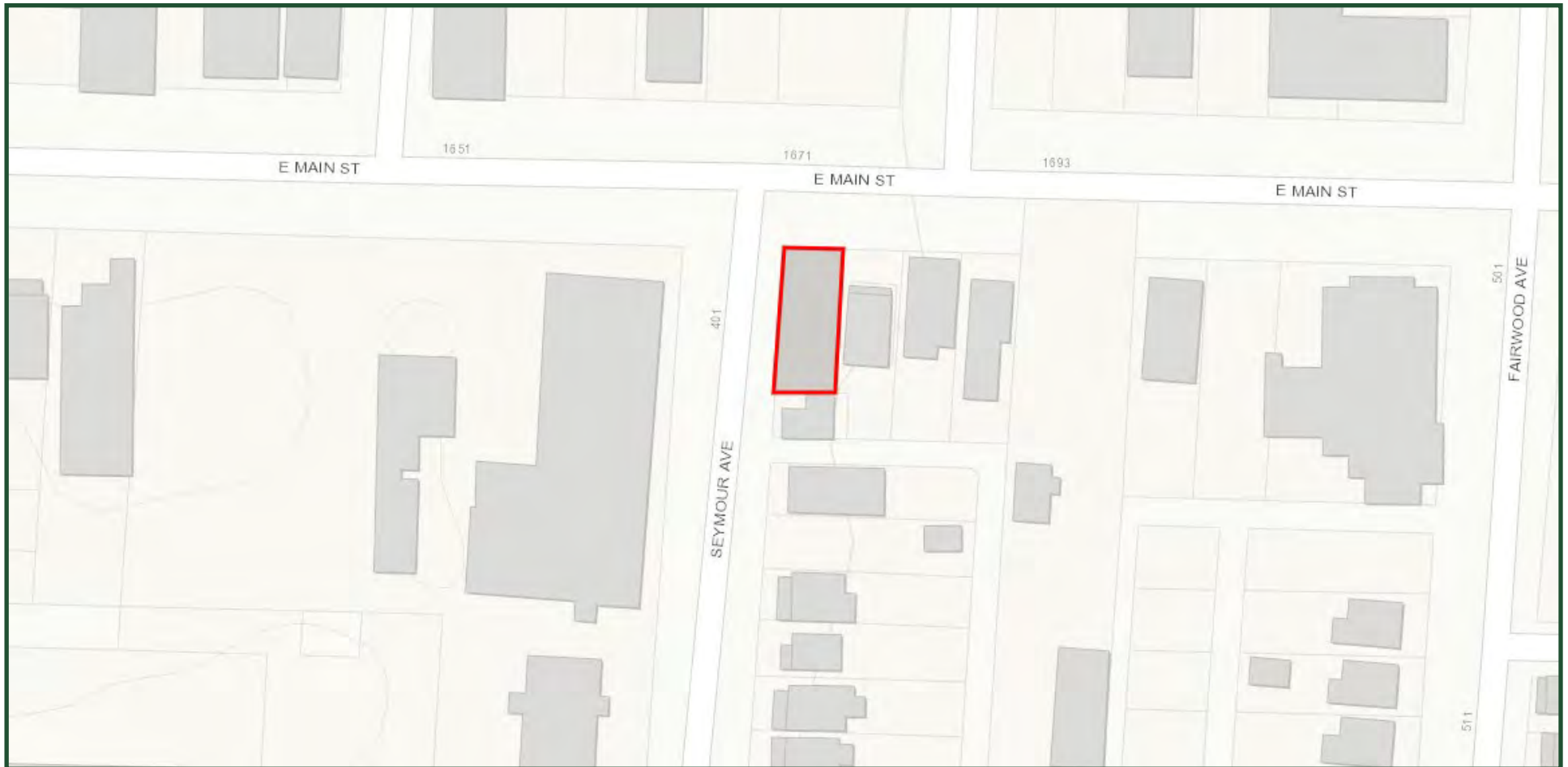
BEST CORPORATE REAL ESTATE  
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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## Parcel View



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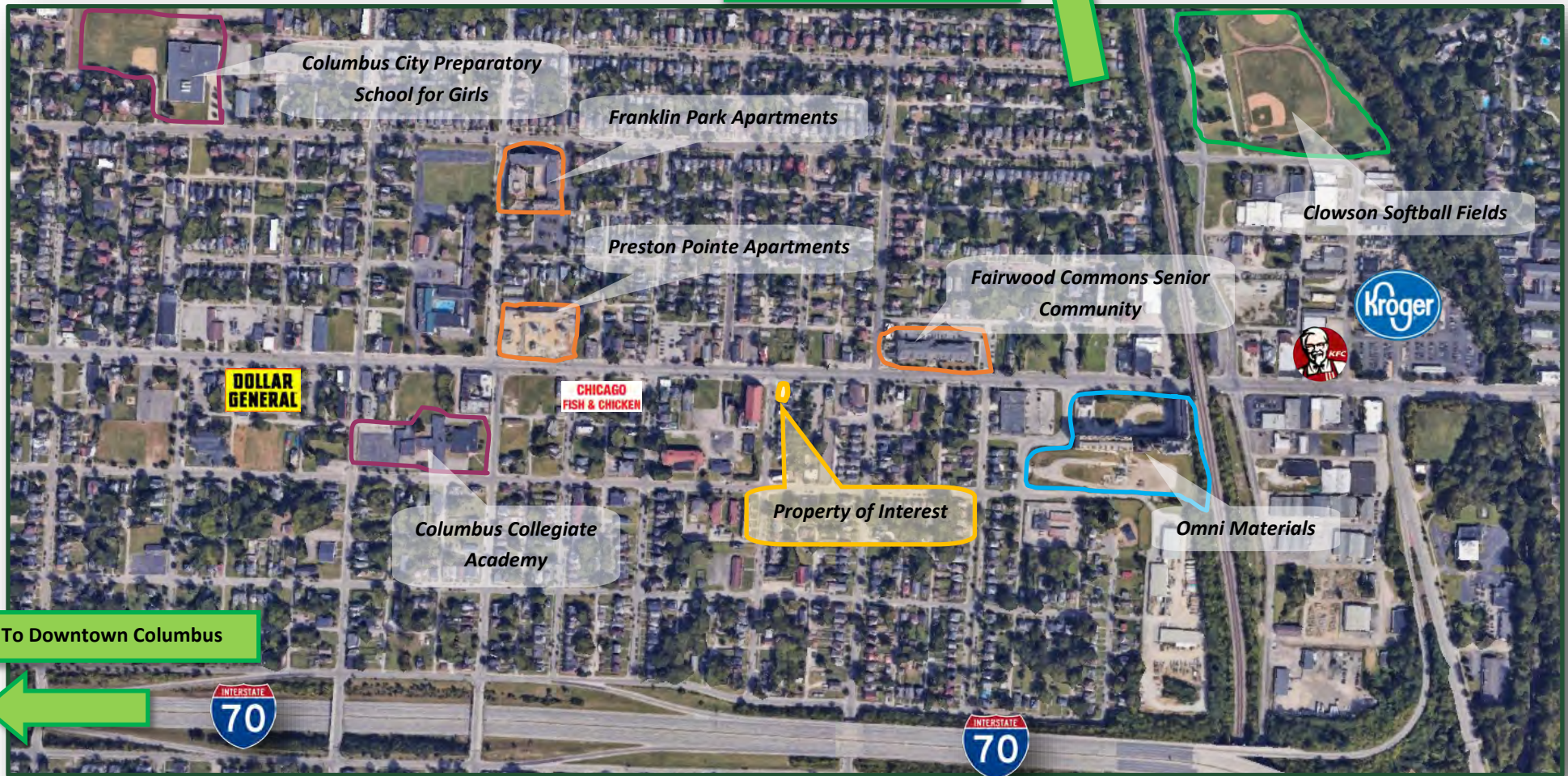


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To Franklin Park Conservatory

Aerial



To Downtown Columbus

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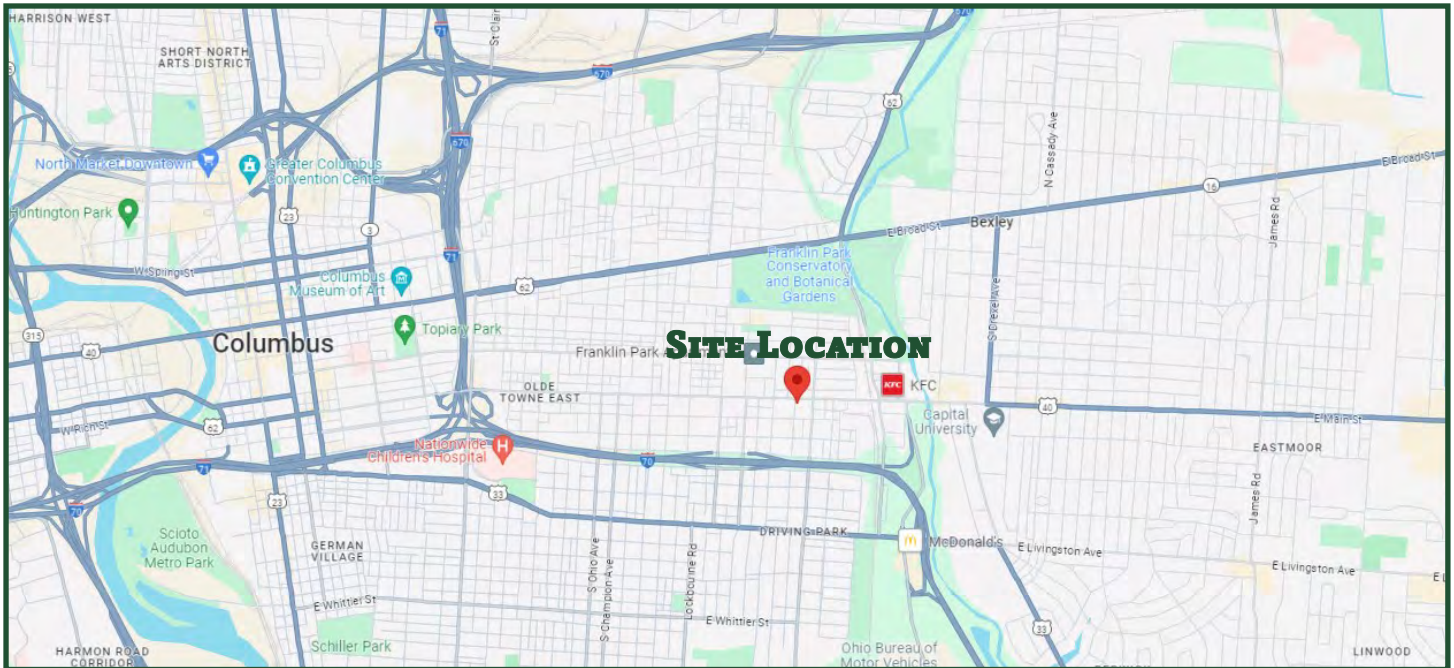
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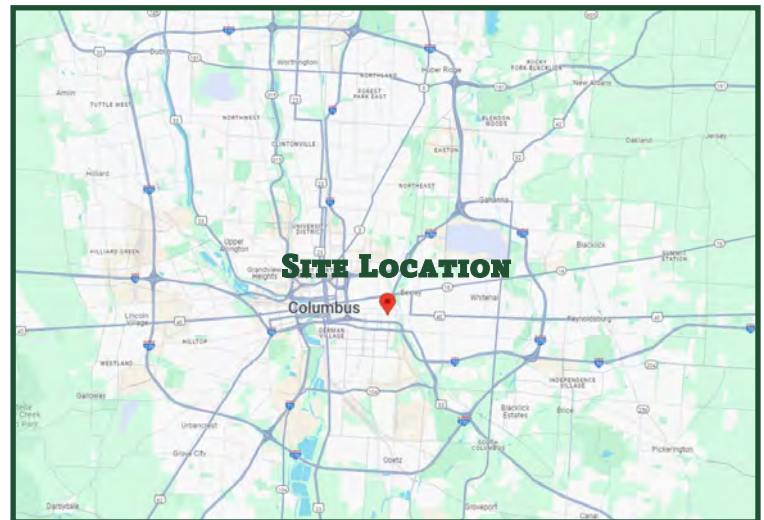


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## TRAFFIC COUNT

Street	Avg Daily Volume
EAST MAIN STREET- WESTBOUND	12,247
EAST MAIN STREET - EASTBOUND	13,319
SOUTH NELSON RD	6,851



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	9,296	83,046	196,895
Households (2020) 	6,584	42,340	94,771
Avg Household Income (2020) 	\$39,725	\$51,365	\$43,388

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# THE CITY OF COLUMBUS

## Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. 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 (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a Business

#5

City for Entrepreneurs and Startups

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

FORBES MAGAZINE

## Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM [www.columbusregion.com](http://www.columbusregion.com) and The One Columbus Organization

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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