

FOR LEASE



Line Drawings are Approximate

\$5,000/ACRE/MONTH

0 Groves Road, Columbus, OH 43232

Development Land for Lease in Columbus

- +/- 5.31 Acres of development land, Zoned M-1
- Parcel Size: 270' x 854'
- Property Currently being cleared and stoned for parking
- Extra ground potential could be added.
- Must lease entire site, at a rate of \$5,000 per acre.



Reference Data: Franklin County Auditor and Google

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Property Information

LEGAL

Legal Property Description:	Land for Lease
Price:	\$5,000 per Acre/Month
Parcel Number:	010-000938
Occupancy:	0%

LAND

Land Acreage:	+/- 5.31 Acres
Current Zoning:	M-1
Designated Use:	Development Land

STRUCTURAL

Building Square Footage:	N/A
Unit Square Footage:	N/A
Floors Above Ground:	0
Year Built:	N/A

ADDITIONAL INFO

Drive-in Doors:	N/A
# of Docks:	N/A
Lot Specifics:	Being cleared and stoned for parking
HVAC:	N/A
Water System:	N/A
Sewer System:	N/A

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Parcel View



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Aerial View



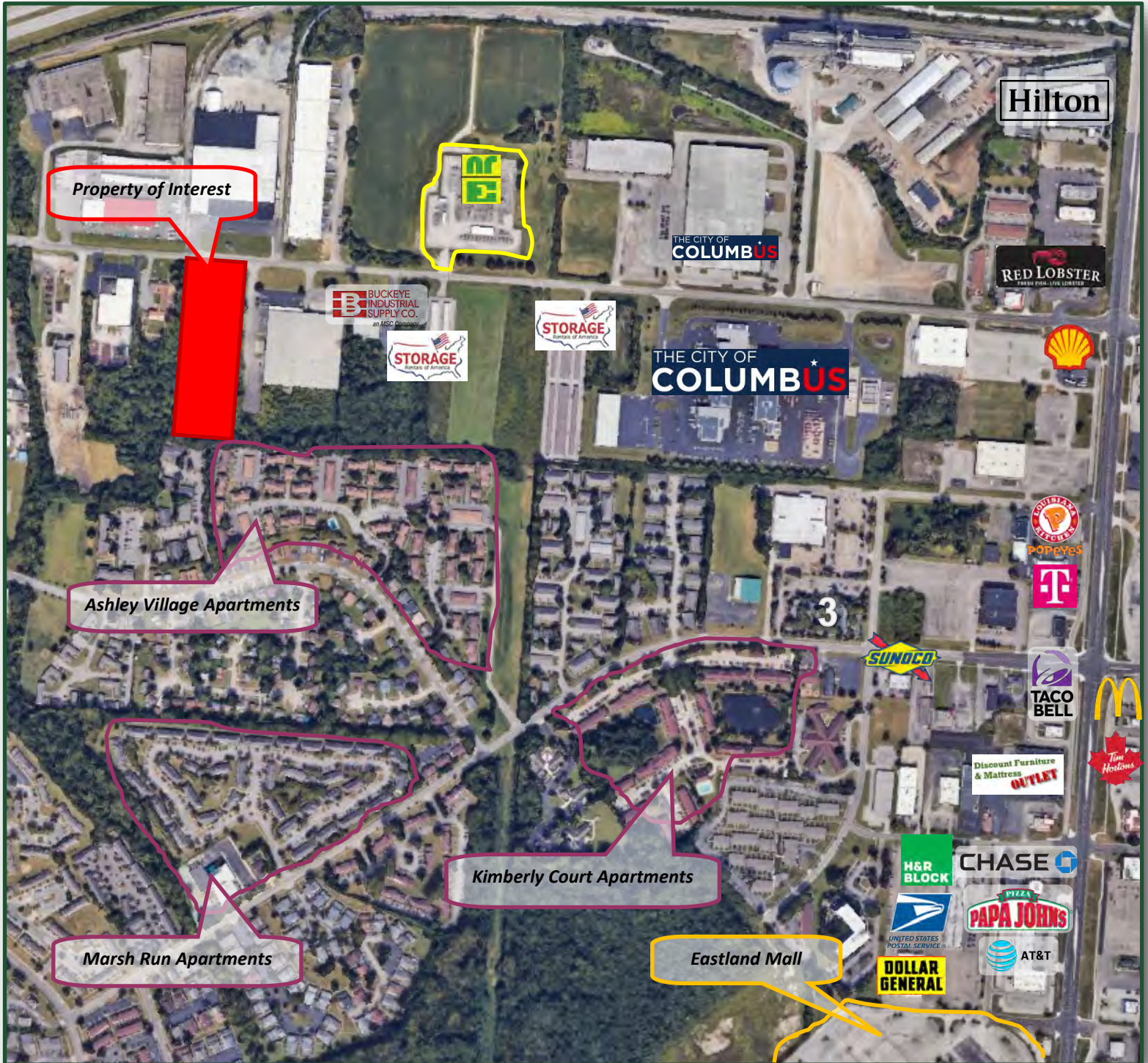
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Nearby Amenities



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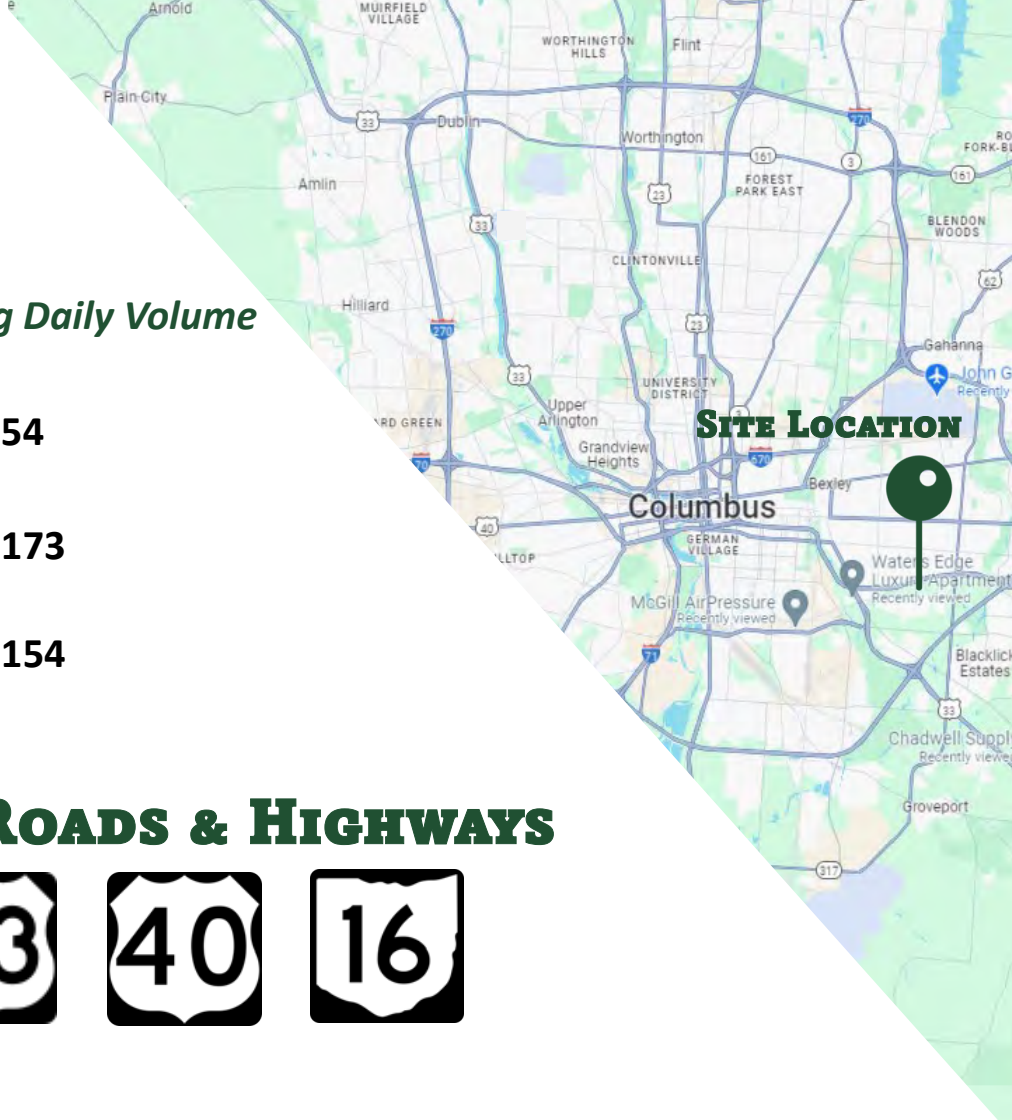
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TRAFFIC COUNT

Street	Avg Daily Volume
Groves Road	4,854
Courtright Road	11,173
S Hamilton Road	34,154



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		10,142	68,853	167,986
Households (2020)		6,928	36,274	73,517
Avg Household Income (2020)		\$37,939	\$47,401	\$50,975

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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 and The One Columbus Organization

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Disclaimer And Confidentiality Agreement - Continued -

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