

**FOR SALE**



**\$500,000**

**0 Refugee Road, Canal Winchester, OH 43110**

***Corner Lot for Sale on Refugee Road***

- 1.129 Acres located off of high traffic Gender Road
- Parceled off of Gender Towne Center with Kroger and a few other retailers such as: Subway, CVS, AutoZone, Donato's, Sherwin Williams, Wing-Stop, and others.
- Highly desirable corner lot location, with plenty of acreage, and high visibility.



BEST CORPORATE REAL ESTATE  
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## Property Information

### LEGAL

Legal Property Description:	<b>Commercial Land for Sale</b>
Price:	<b>\$500,000</b>
Parcel Number:	<b>530-332725-00</b>
Occupancy:	<b>0%</b>

### LAND

Land Acreage:	<b>1.12</b>
Current Zoning:	<b>Commercial</b>
Designated Use:	<b>Retail Out Lot</b>

### STRUCTURAL

Building Square Footage:	<b>N/A</b>
Unit Square Footage:	<b>N/A</b>
Floors Above Ground:	<b>N/A</b>
Year Built:	<b>N/A</b>

### ADDITIONAL INFO

Drive-in Doors:	<b>N/A</b>
# of Docks:	<b>N/A</b>
Lot Specifics:	<b>Corner Lot on Refugee</b>
HVAC:	<b>N/A</b>
Water System:	<b>N/A</b>
Sewer System:	<b>N/A</b>

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## Parcel View

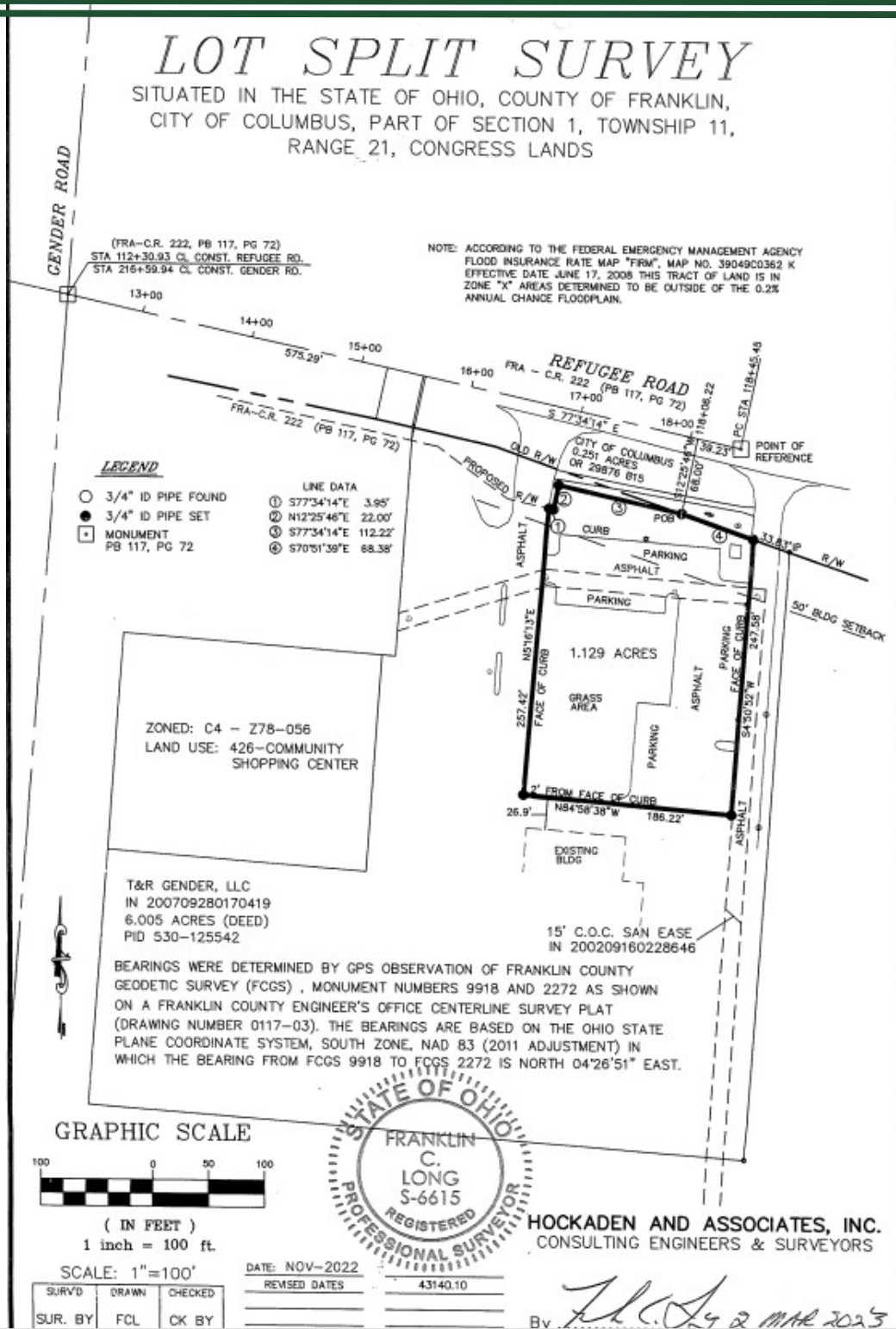


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## Nearby Amenities

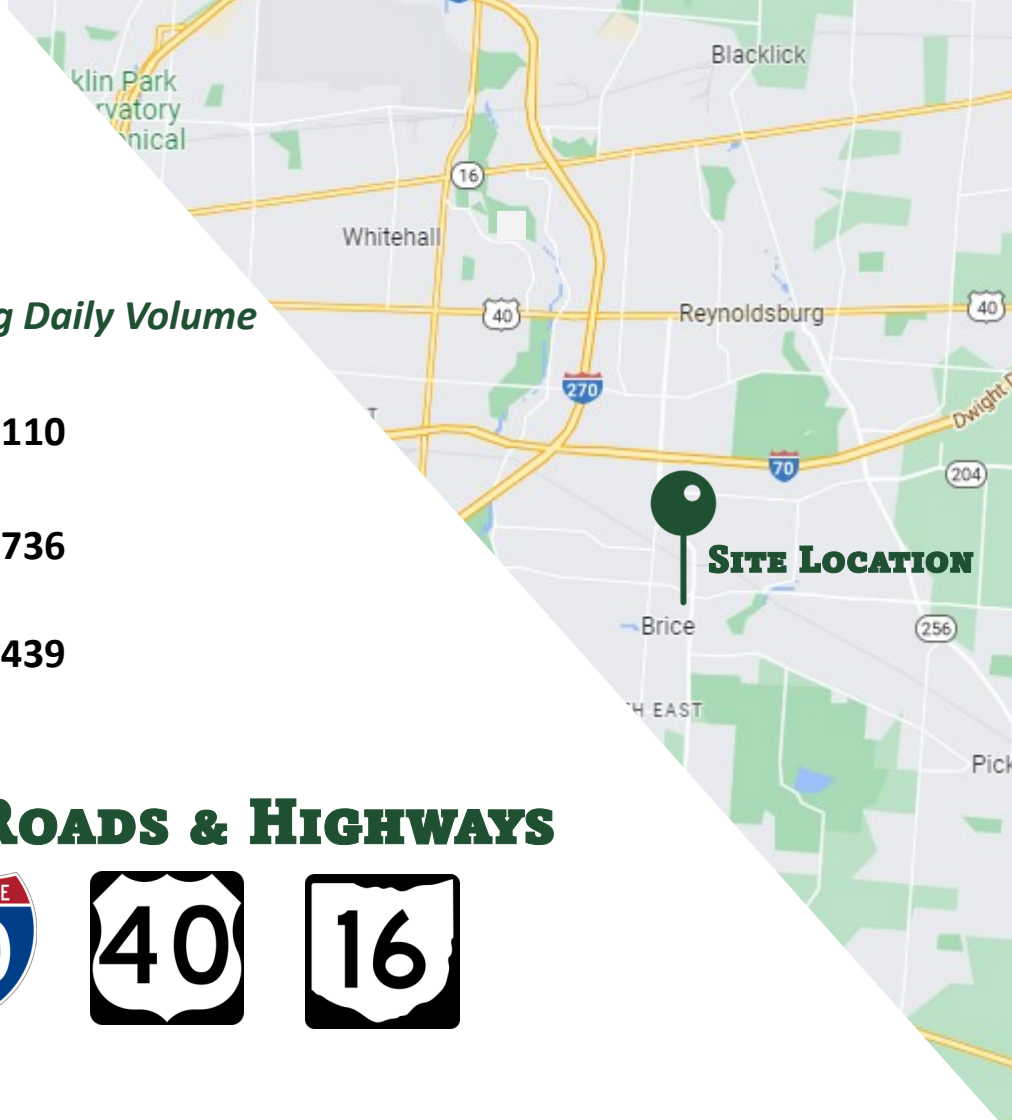


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# TRAFFIC COUNT

Street	Avg Daily Volume
Refugee—Gender Rd	18,110
Gender Rd-Upperridge	20,736
Refugee—Stirling Brg	21,439



## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		6,982	57,399	141,279
Households (2020)		9,559	30,238	70,639
Avg Household Income (2020)		\$57,678	\$57,128	\$60,331

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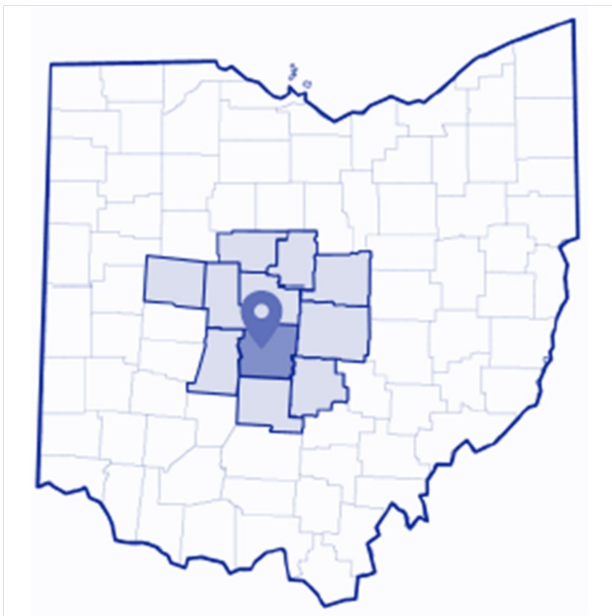




# THE CITY OF COLUMBUS

## 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

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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