

FOR SALE



\$119,900

524 E Thurman Avenue, Columbus, OH 43206

Land for Sale in Columbus, Ohio

- Rare small parcel of Commercial Land, located at the corner of Wager Street and Thurman Avenue
- Located just below Southern Orchards and east of Merion Village near German Village in Columbus
- Excellent Redevelopment Opportunity
- Parcel Size: 36 Ft. x 132 Ft.
- Parcel #: 010-012419



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 112
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



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Property Information

LEGAL

Legal Property Description:	Commercial Land
Price:	\$119,900
Parcel Number:	010-012419
Occupancy:	Vacant

LAND

Land Acreage:	.10
Current Zoning:	Commercial
Designated Use:	Commercial Development

STRUCTURAL

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

ADDITIONAL INFO

Drive-in Doors:	0
# of Docks:	0
Lot Specifics:	Corner Lot Located on Thurman Avenue
HVAC:	N/A
Water System:	Columbus
Sewer System:	Columbus

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Estimated Drive Times

Local Locations

Drive Time in Minutes (Miles Away)

Closest Gas Station (Marathon)	3 Min (0.4 Mi)
Closest Grocery Store (Bushman's)	2 Min (0.1 Mi)
Closest Restaurant (Chef Hiro)	2 Min (0.2 Mi)
Closest Pharmacy (Kroger Pharm)	3 Min (0.5 Mi)
Closest Hospital (Nationwide Chldn)	6 Min (1.5 Mi)
Closest POI (Downtown Columbus)	7 Min (3 Mi)

Regional Locations

The Ohio State University	9 Min (5.4 Mi)
Downtown Columbus	10 Min (2.4 Mi)
Easton Town Center	18 Min (11.6 Mi)
Polaris Mall	20 Min (15.6 Mi)
Lower.com Field (Columbus Crew)	9 Min (4 Mi)
Nationwide Arena (Blue Jackets)	11 Min (3.1 Mi)
North High Street (Location)	16 Min (10.6 Mi)
Columbus Zoo and Aquarium	28 Min (21.8 Mi)
Zoombezi Bay Waterpark	29 Min (21.9 Mi)
Franklin Park Conservatory	11 Min (3.5 Mi)
COSI	10 Min (3.7 Mi)

[GOOGLE MAPS \(Link\)](#)

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Parcel View

*Line Drawings are Approximate



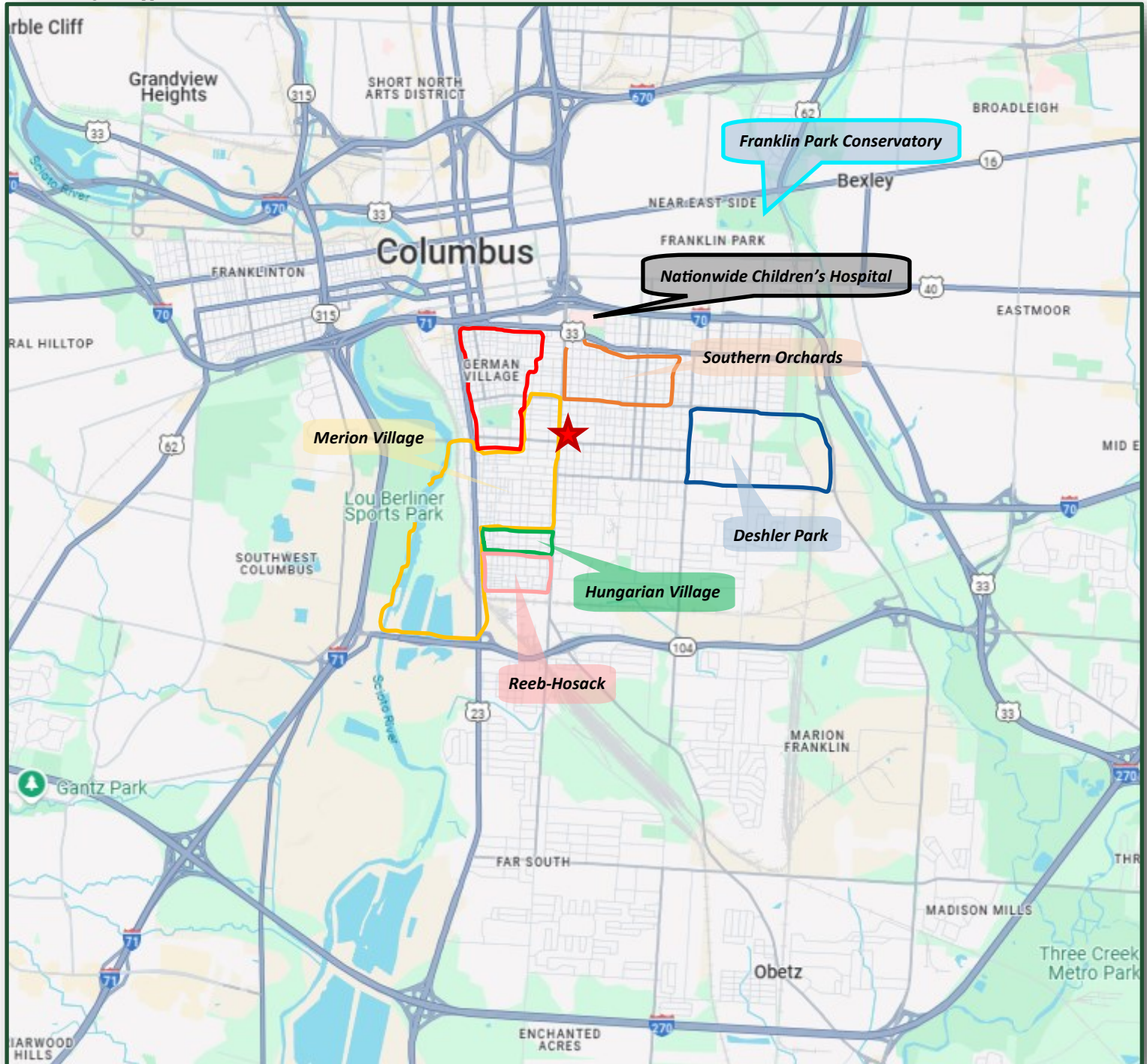
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Area Overview

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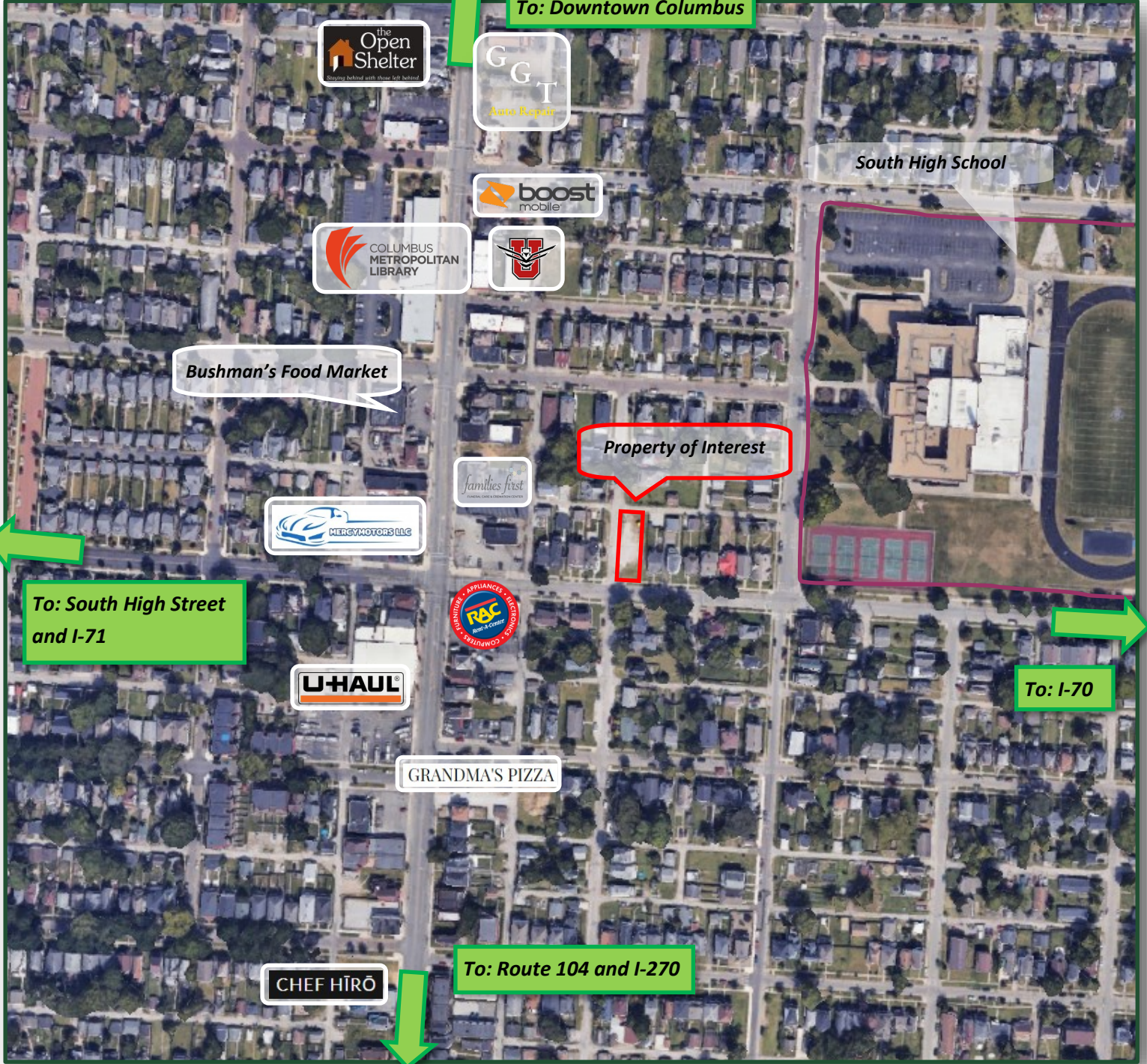


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Aerial

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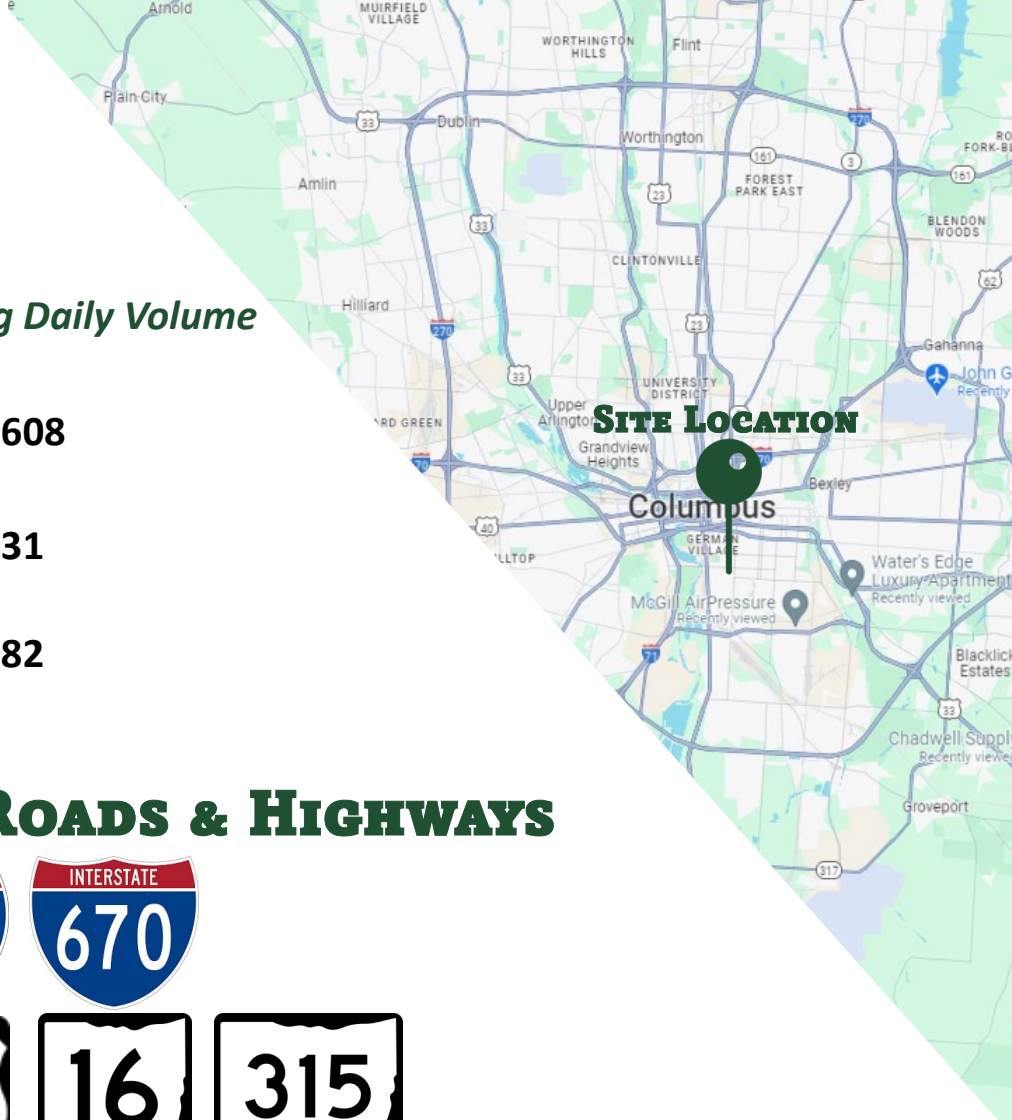
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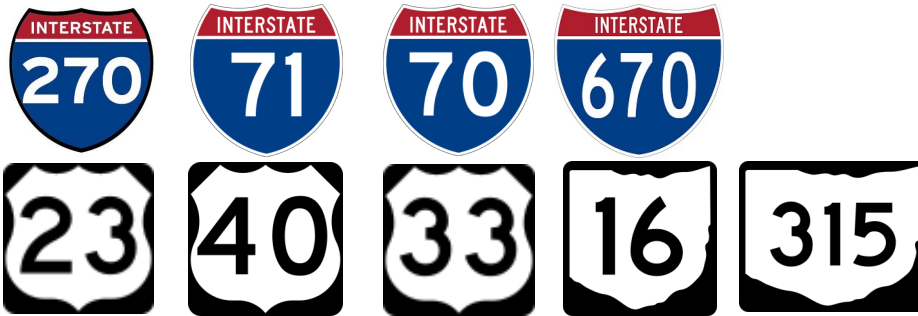
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TRAFFIC COUNT

Street	Avg Daily Volume
Parsons Avenue	16,608
Thurman Avenue	4,031
Frebis Avenue	4,082



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		15,890	64,973	164,139
Households (2020)		10,580	33,019	77,901
Avg Household Income (2020)		\$47,577	\$39,290	\$46,798

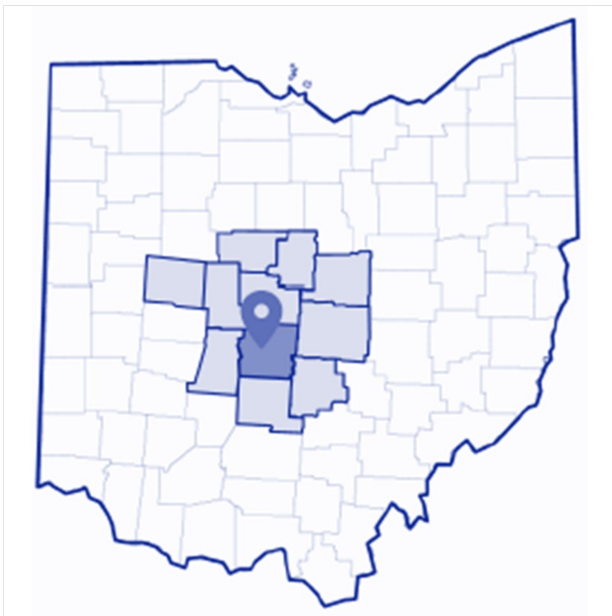
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THE CITY OF COLUMBUS

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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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.

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