

**FOR SALE**



**NEGOTIABLE**

## **0 Broad Street, Pataskala, Ohio 43062**

### ***Development Land for Sale in Pataskala, Ohio***

- +/- 3.4 Acres of Commercial Development Land on two parcels
- High Traffic E Broad Street Location, in the path of major growth
- Between Reynoldsburg and Pataskala
- Huge home developments currently underway
- Warehousing and Data Centers to the south
- Parcel can be split and used for a variety of commercial uses



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## Property Information

### LEGAL

Legal Property Description:	<b>Commercial Development</b>
Price:	<b>Negotiable</b>
Parcel Number:	<b>063-140790-01 and 063-140790-00</b>
Occupancy:	<b>0%</b>

### LAND

Land Acreage:	<b>3.4</b>
Current Zoning:	<b>Commercial</b>
Designated Use:	<b>Commercial</b>

### STRUCTURAL

Building Square Footage:	<b>0</b>
Unit Square Footage:	<b>0</b>
Floors Above Ground:	<b>0</b>
Year Built:	<b>Land</b>

### ADDITIONAL INFO

Drive-in Doors:	<b>0</b>
# of Docks:	<b>0</b>
Lot Specifics:	
HVAC:	<b>N/A</b>
Water System:	<b>N/A</b>
Sewer System:	<b>N/A</b>

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## Parcel View

\*Line Drawings are Approximate



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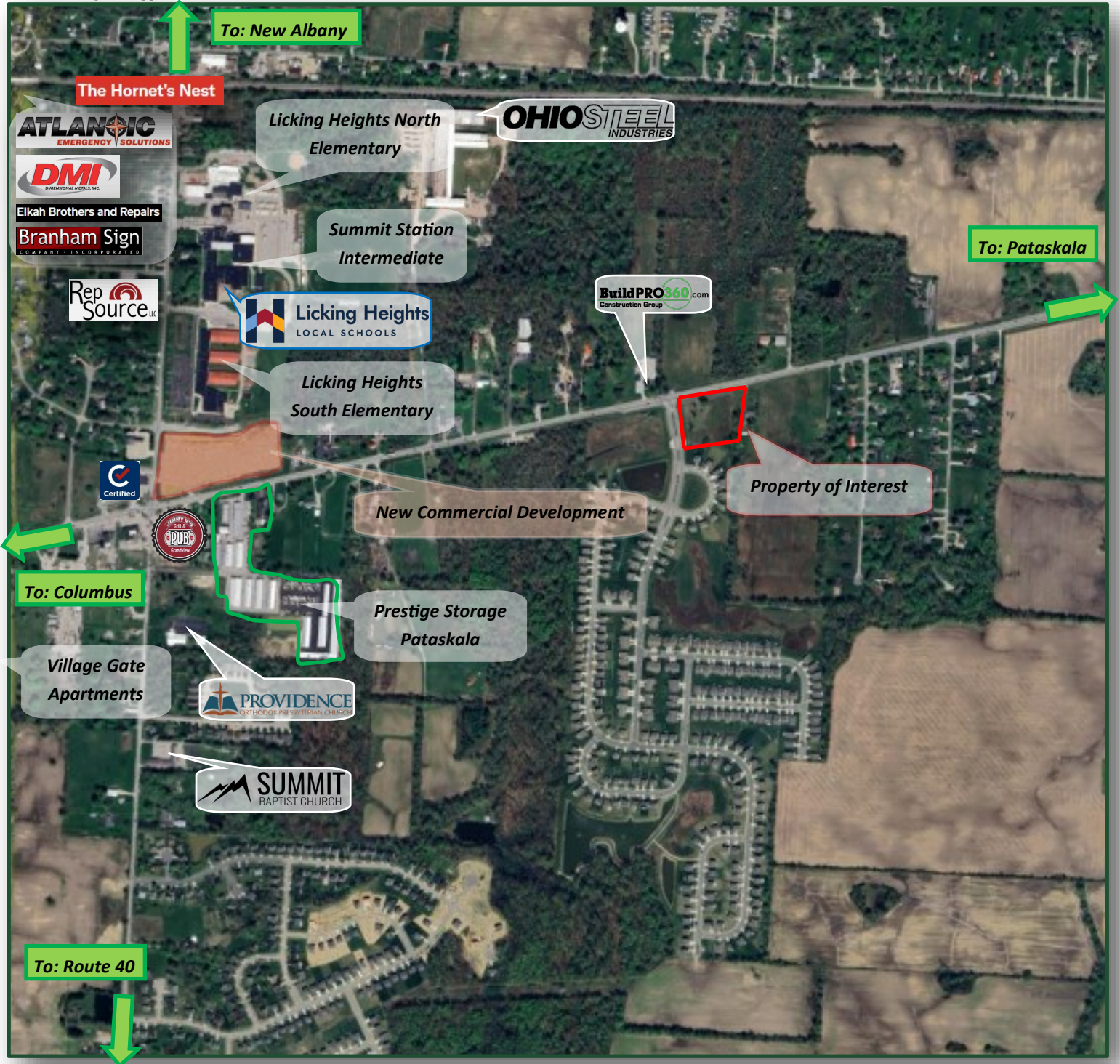
This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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## Nearby Amenities

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## Nearby Amenities



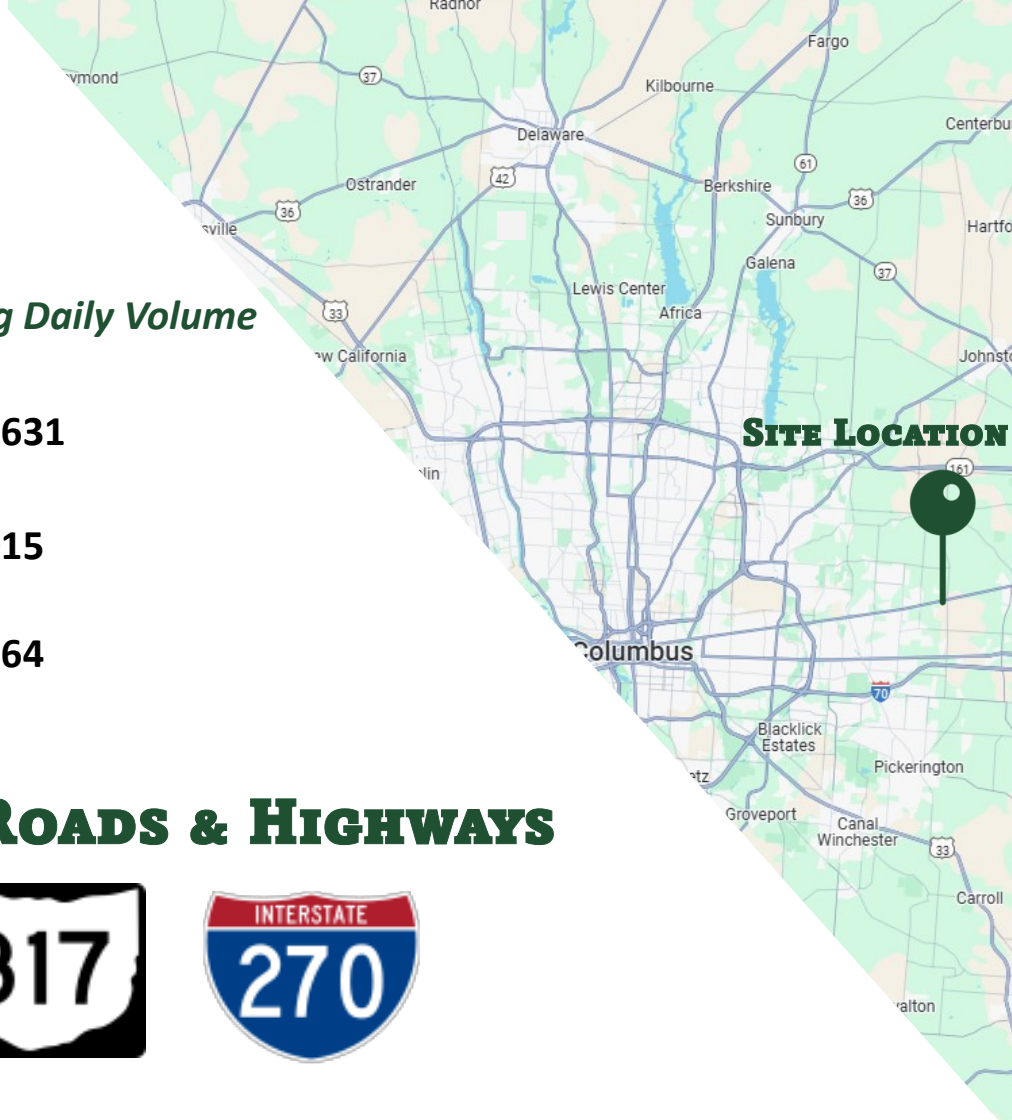
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# TRAFFIC COUNT

Street	Avg Daily Volume
Broad Street	18,631
Summit Road SW	8,015
Mink Street SW	3,864



# NEARBY MAJOR ROADS & HIGHWAYS



# DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		2,517	29,091	66,408
Households (2020)		3,686	17,788	36,179
Avg Household Income (2020)		\$73,888	\$78,444	\$70,655

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# Reynoldsburg

OHIO • 1839

## Regional Overview

Reynoldsburg is known as "The Birthplace of the Tomato". The tomato was 'born' in Reynoldsburg in the 19th century with the help of local favorite son Alexander W. Livingston. Livingston developed the 'Paragon Tomato', billed as the first-ever tomato bred for commercial use. His legacy lives on in the Livingston House and Museum on Graham Road, which is listed on the National Registry of Historic Homes. Reynoldsburg was originally called **Frenchtown**, and under the latter name was platted in 1831 by John French, and named for him. The present name is for John C. Reynolds, a local merchant. A post office called Reynoldsburgh was established in 1833, and the name was changed to Reynoldsburg in 1893. Reynoldsburg is an area where a plethora of businesses, communities, and families thrive just on the outskirts of Columbus, Ohio.



41,052

(2020)



14,387

households



\$68,710

Median Household Income

### Community Organizations

- Reynoldsburg Area Chamber of Commerce
- Reynoldsburg Community Center (YMCA)
- Reynoldsburg-Truro Historical Society
- Reynoldsburg Lion's Club
- Reynoldsburg Visitors Bureau
- Rotary Club of Reynoldsburg-Pickerington
- Columbus Metropolitan Library

## Top Employers



THE INFORMATION/IMAGES WERE GATHERED FROM [www.reynoldsburg.gov](http://www.reynoldsburg.gov), [www.wikipedia.com](http://www.wikipedia.com), and [census.gov](http://census.gov)

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