

4.4 ACRES OF COMMERCIAL LAND



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COLUMBUS PKWY SW

ETNA, OH 43062



PROPERTY OVERVIEW



VACANT COMMERCIAL LAND
LOCATED AT THE HIGH VISIBILITY OF I70 & ROUTE 310

IDEAL USE
FOR RETAIL, HOTEL, RESTAURANT, INDUSTRIAL,
OR MIXED -USE DEVELOPMENT

4.4 ACRES (191,664 SF)
OF BUILDABLE AREA, ZONED COMMERCIAL

REGIONAL CONNECTIVITY
TO COLUMBUS & ZANESVILLE

DRIVE-THRU
AND DESITINATION USES WITH HIGH TRAFFIC STREAMS

ETNA TOWNSHIP ZONING
COMMERCIAL LAND USAGE ENCOURAGED AT
MAJOR INTERSTIONS

MIXED-USE
AND COMMERCIAL FLEXIBILITY ZONING

COMPREHENSIVE PLAN (2024)
REINFORCES CONTINUED GROWTH AROUND
I70/SR 310 INTERCHANGE



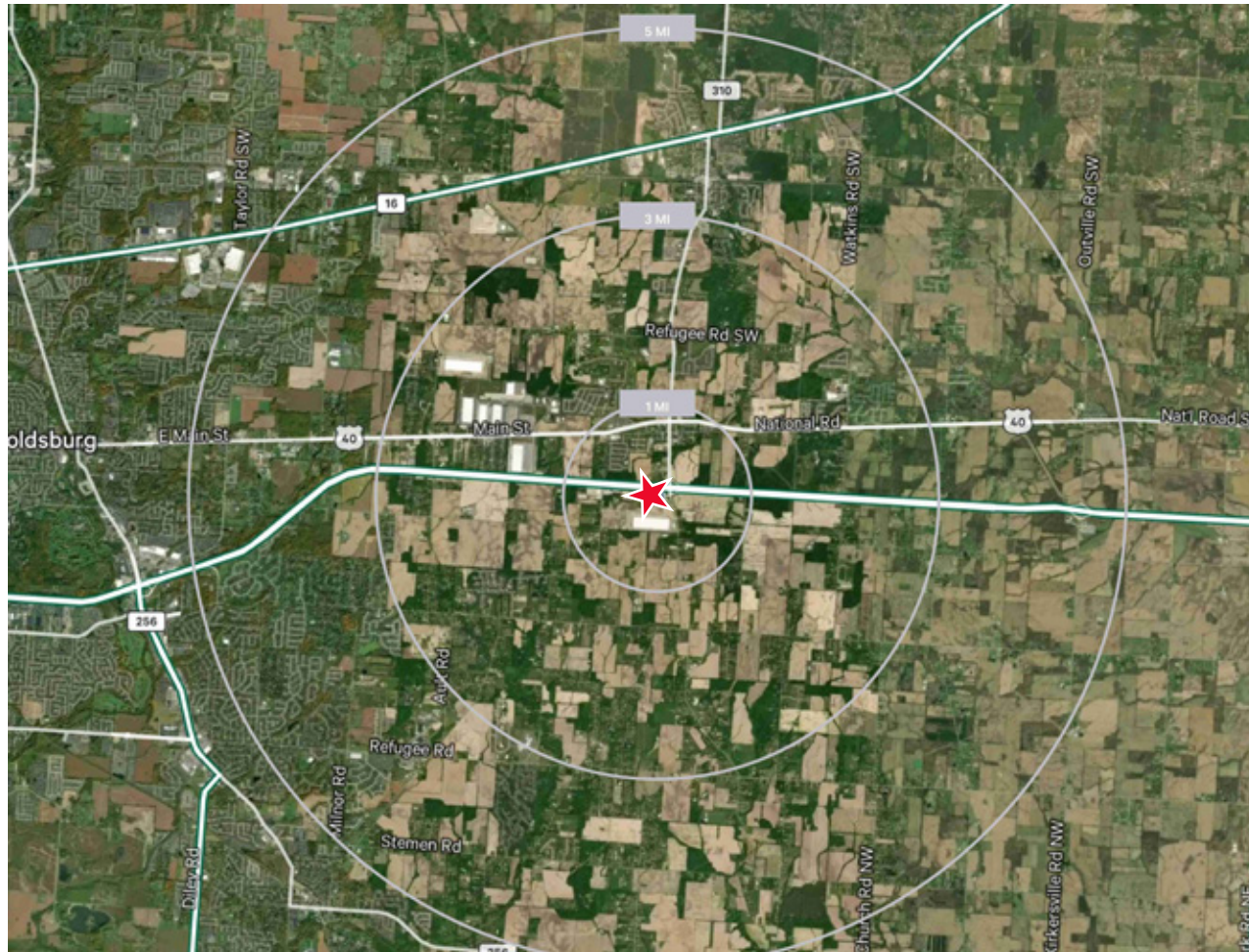


HIGHLIGHTS

- Intersection frontage on two major high-speed corridors ensures maximum visibility.
- Development-ready location with utility access (natural gas via Co Op) and established zoning.
- Ideal site for quick-service restaurants, service stations, industrial/warehouse showrooms, or mixed-use projects.
- Established regional income base, with commuter connectivity to Columbus drive demand.

GROUND LEASE OR BUILD TO SUITE

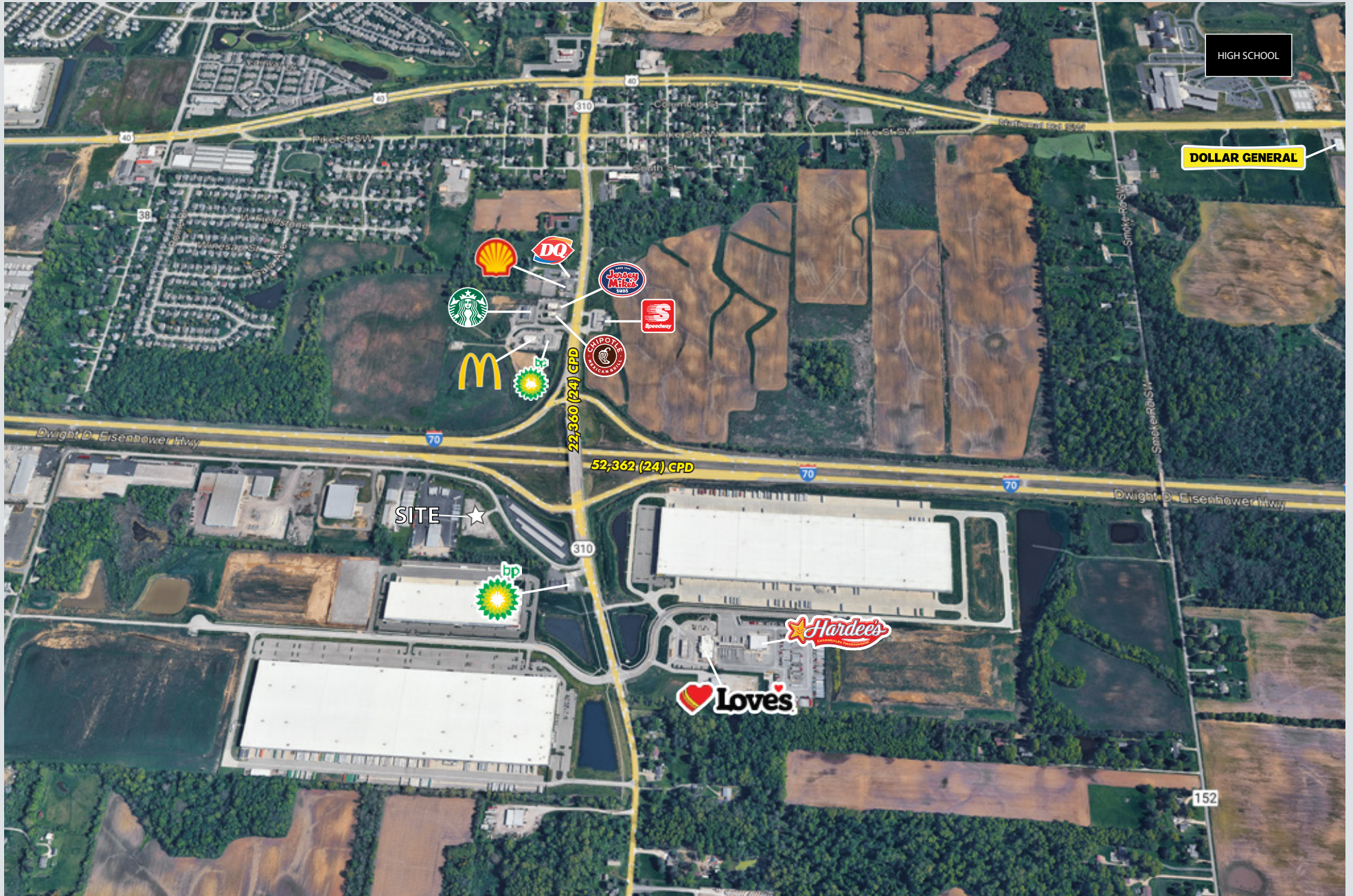
DEMOGRAPHICS



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1 MILES	DEMOS	TOTAL	3 MILES	DEMOS	TOTAL	5 MILES	DEMOS	TOTAL
	Population	1,537	Population	12,345 SF		Population		56,890
	Household Income	\$123,547	Household Income	\$120,564		Household Income	\$128,854	
	Education	59.3%	Education	66.8%		Education		70.5%
	Age	36.9	Age	39.0		Age	39.9	
	Daytime Population	1,422	Daytime Population	10,579		Daytime Population		45,432

AERIAL





0 COLUMBUS PKWY SW

ETNA, OH 43062

4.4 ACRES OF
COMMERCIAL
SPACE

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