



Downtown

270

GERMAIN



CUBE SMART  
self storage



SHEETZ

Boltonfield St

Georgesville Rd

LAND FOR SALE OR GROUND LEASE

# GEORGESVILLE ROAD

COLUMBUS, OH 43228



A MEMBER OF CORFAC INTERNATIONAL

# EXCLUSIVELY PRESENTED BY

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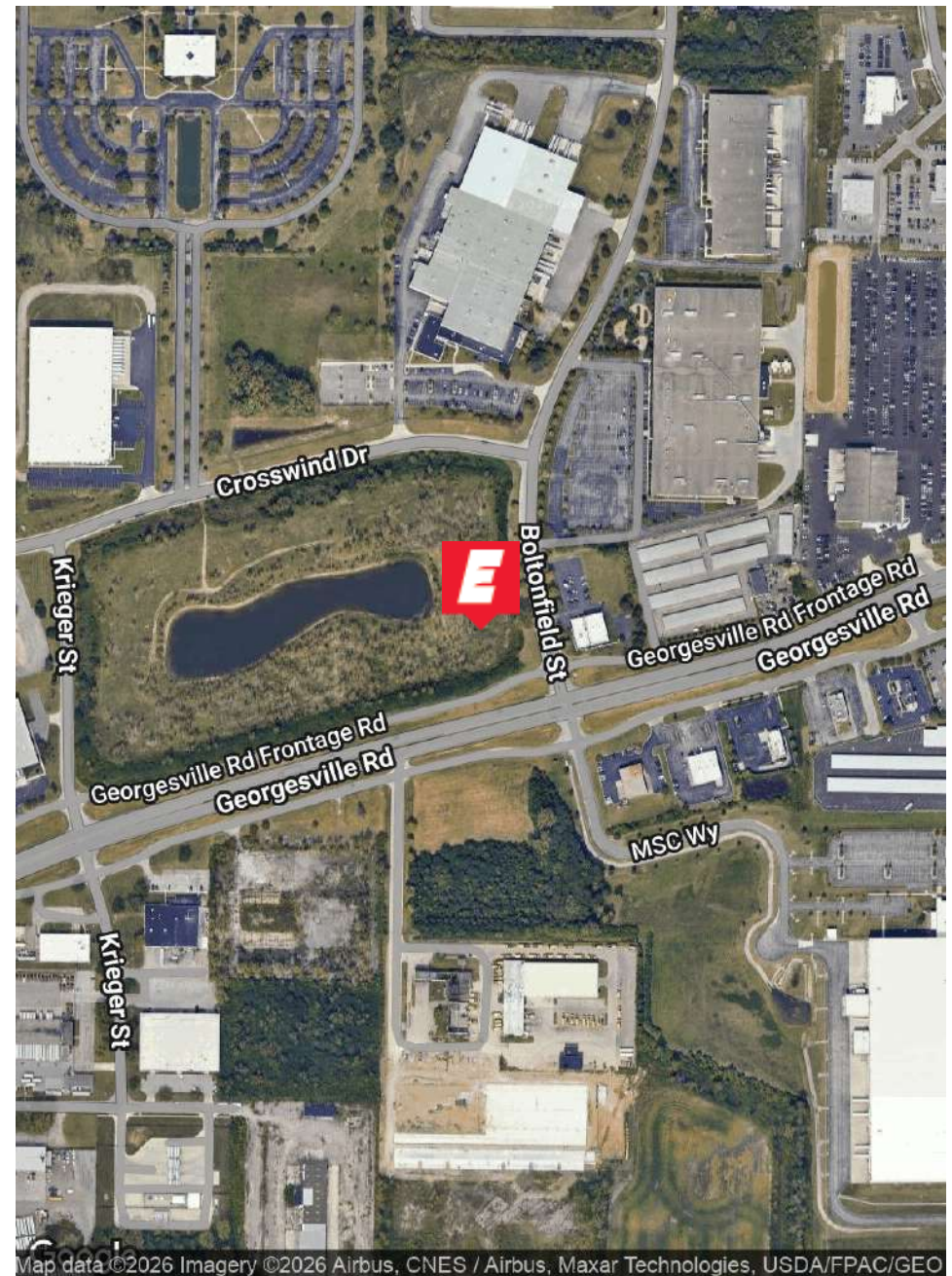
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# EXECUTIVE SUMMARY

Elford Realty is proud to present an exceptional opportunity to acquire prime land available for sale or ground lease at the highly visible corner of Georgesville Road and Boltonfield Street in Columbus, Ohio. Strategically positioned along the established Georgesville Road corridor, the site benefits from strong frontage, convenient ingress/egress, and exposure to approximately 15,226 vehicles per day. Located just minutes from I-270, I-70, and I-71, the property offers excellent regional connectivity in a high-barrier-to-entry southwest Columbus trade area.

Surrounded by established retail, restaurant, automotive, storage, and industrial users, this M-zoned parcel is well-suited for a wide range of commercial concepts. Ideal for developers and owner-occupants alike, the site supports potential uses including restaurants, banks, c-stores, service retail, and other convenience-driven concepts seeking visibility and access along Georgesville Road.





**\$1,900,000**  
ASKING PRICE

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**\$760,000**  
PRICE PER ACRE

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**\$90,000/YR/ACRE**  
GROUND LEASE OPTION

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**2.5 ACRES**  
AVAILABLE ACREAGE

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**M**  
ZONING

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**15,226 (MORPC)**  
VEHICLES PER DAY

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# PROPERTY PHOTOS



# MARKET OVERVIEW MAP

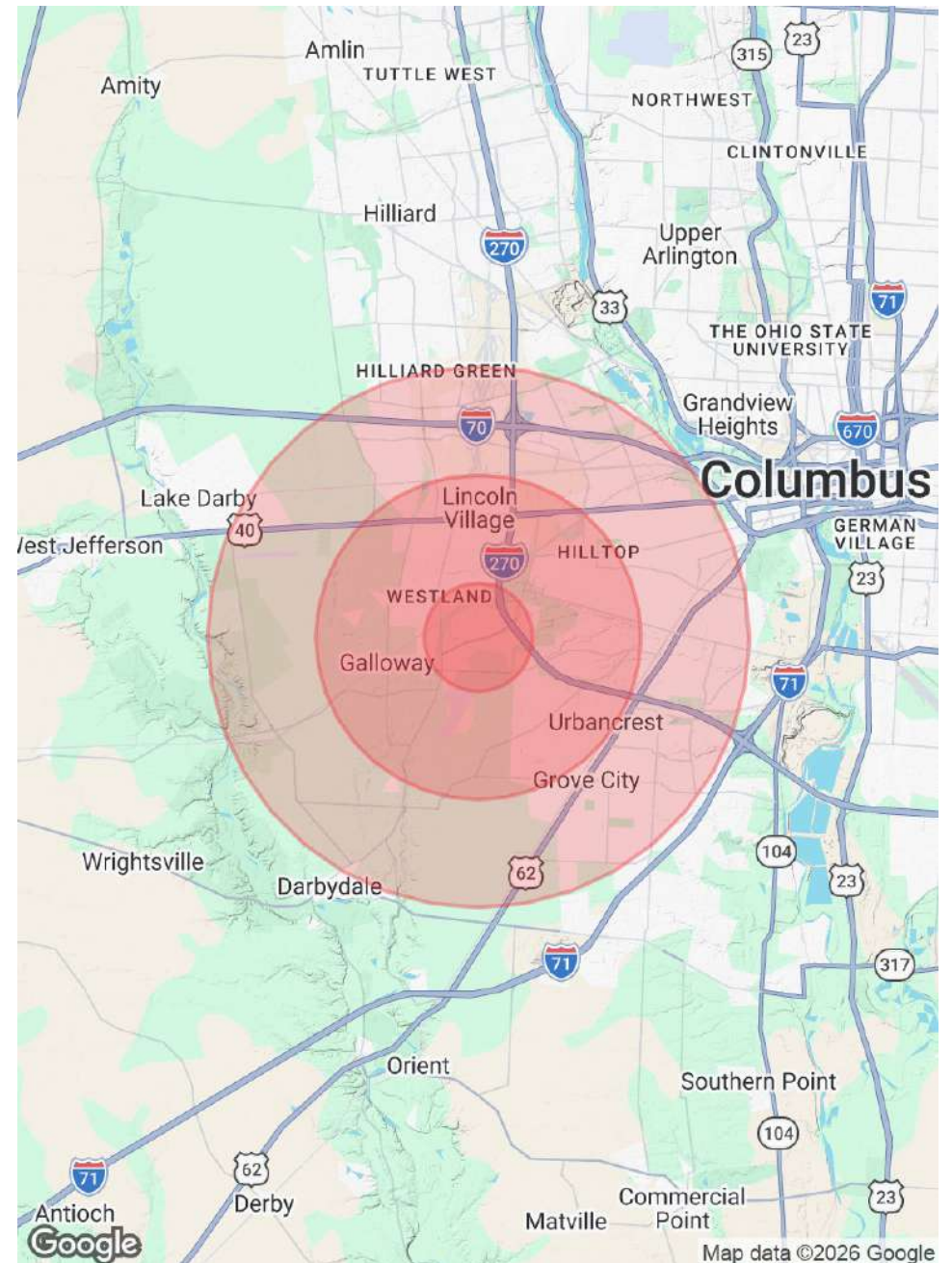


# DEMOGRAPHICS MAP & REPORT

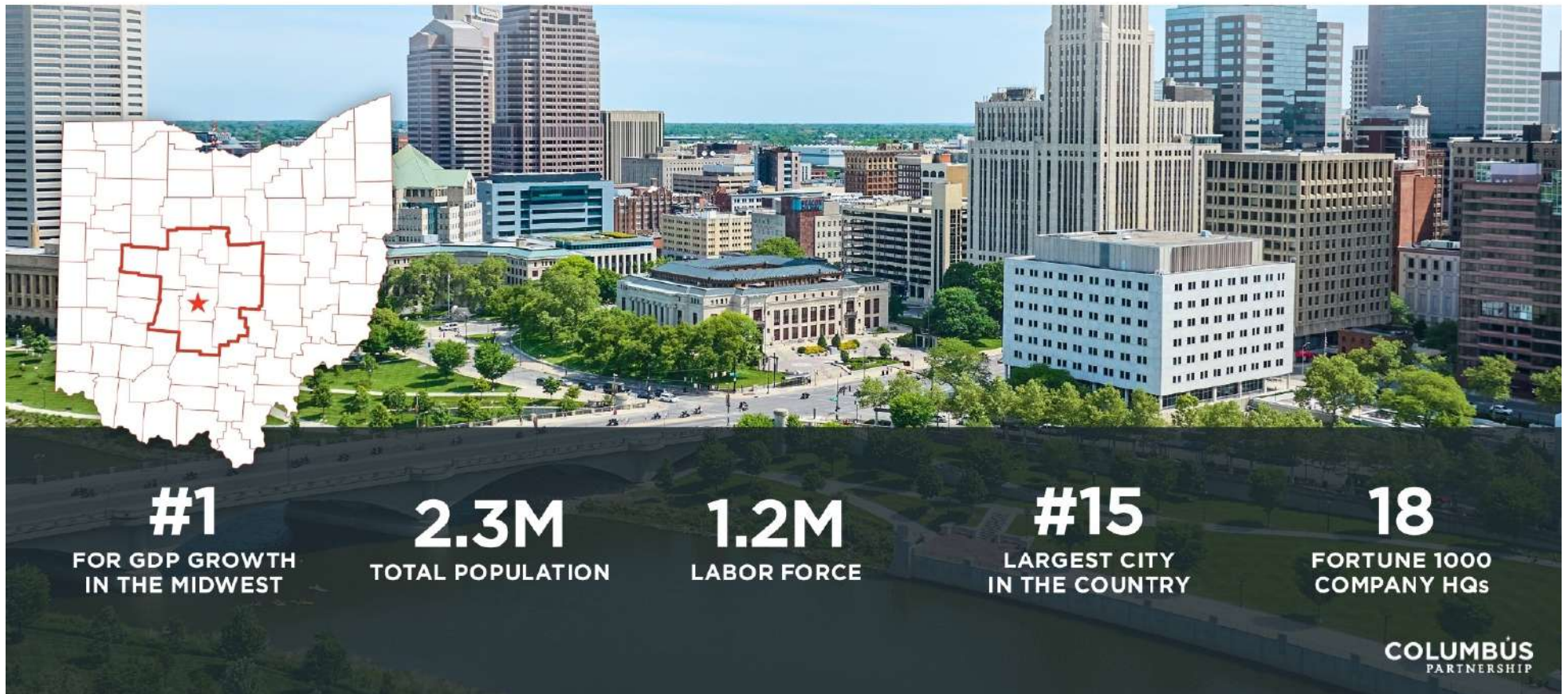
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,456	85,720	180,779
Average Age	35	36	37
Average Age (Male)	34	35	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,438	32,309	69,608
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$71,803	\$78,498	\$83,452
Average House Value	\$220,038	\$222,086	\$229,156

2020 American Community Survey (ACS)



## CENTRAL OHIO'S ECONOMIC PROFILE IS DIVERSIFIED, INNOVATIVE AND WELL-ANCHORED



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

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Arby's  
KFC  
CHIPOTLE  
McDonald's  
White Castle  
TACO BELL

Kroger  
Lowe's

CUBESMART self storage

TD  
Tire Discounters  
Advance Auto Parts

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