

For Sale



6445 S High Street, Lockbourne, OH 43137

Development For Sale or Lease in Lockbourne, Ohio

- $\pm$ 6 Acres of Commercial Land (Rear Portion)
- High Traffic Route 23, Just South of I-270
- $\pm$ 69,783 VPD on Route 23
- Just South of Scioto Downs & Casino
- Near Rickenbacker Airport and Growing Logistics Area.
- Excellent Retail Location for Development.
- Property is in an Opportunity Zone 1.0 and EB5 Targeted Employment Area, Near Rickenbacker Airport
- Large Lot is to be Divided
- Great Opportunity for Quick Service Retailers, Lots of Storage, Warehouses, Industrial or Lot & Outside Storage



Click Here to View Property Video

Bob Lockett

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Jordan Fromm

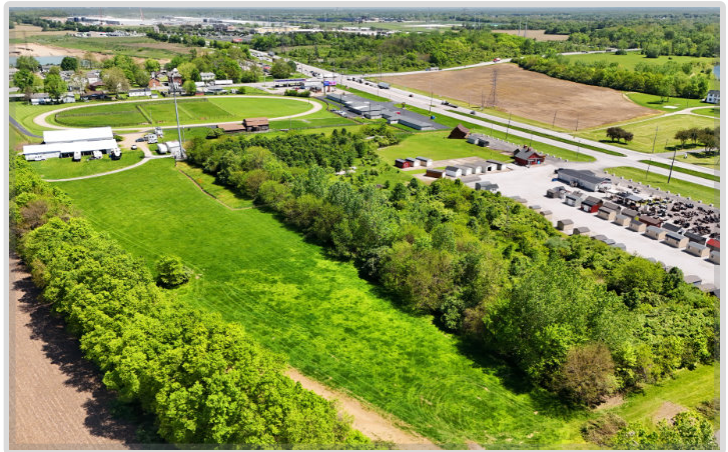
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Exterior Photos



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Additional Property Information

Legal Information

Legal Property Description	Lot For Sale
Price	\$1,200,000
Parcel	Future Lot Split of Rear Portion: 150-000396
Possession	Immediate

Land Information

Land Acreage	±6 Acres
Parking Available	Yes
Current Use	499 - Other Commercial
Price per Acre	\$200,000
Jurisdiction and School District	Hamilton Local School District

Additional Information

Lot Specifics	6 Acres Could Potentially Be Combined a/ Neighbor
Parcel Benefits	Easy Access
Fees and Associations	None
Water/Sewer System	Well
Real Estate Taxes (2025)	TBD

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Parcel View



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4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

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Nearby Amenities



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Zip Code Demographics

Area Population
2,684

Area Households
1,146

Average Income
\$49,145

Major Nearby Interstates



THE CITY OF COLUMBUS

Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.



Major Regional Employers



Demographics



Area Population
2,230,960

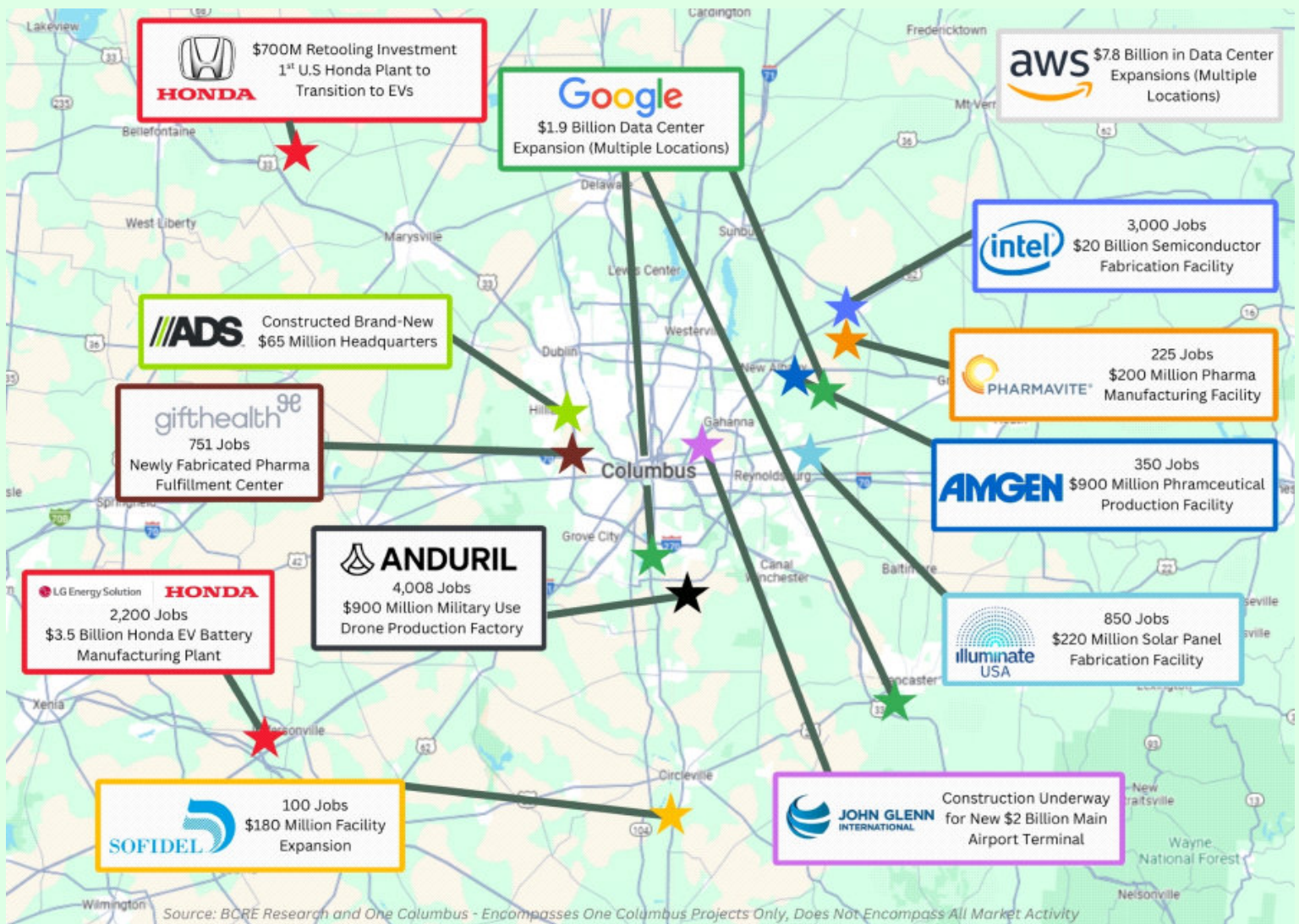


Area Households
826,729

Major Interstates



NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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