



## 3305 Winchester Pike

Columbus, Ohio 43232

### Property Features

- ±6.5 Acre Development Opportunity
- Located at the Winchester Pike and Watkins Road
- Suitable for all Commercial Uses
- Located in Madison Township
- Across from Witten Farm Market
- Near Rickenbacker International Airport & Intermodal Hub
- Easy Access to Rt-33 & I-270
- Strategic Location in the Southeast Area
- ±10,000 VPD on Winchester Pike

**Sale Price: \$650,000**



For more information:

**John Mally**

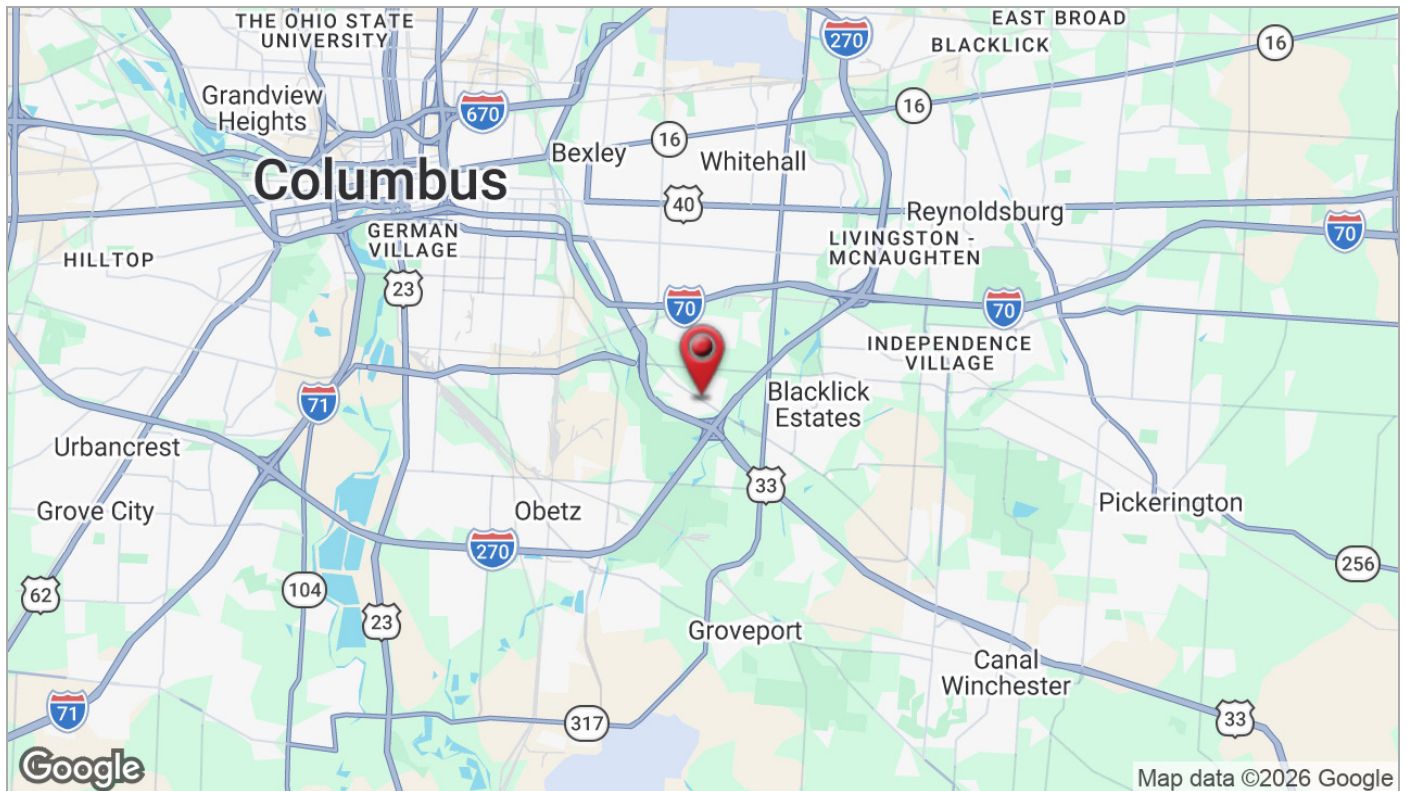
614 629 5254 • [jmally@ohioequities.com](mailto:jmally@ohioequities.com)

**Gabriel Dent**

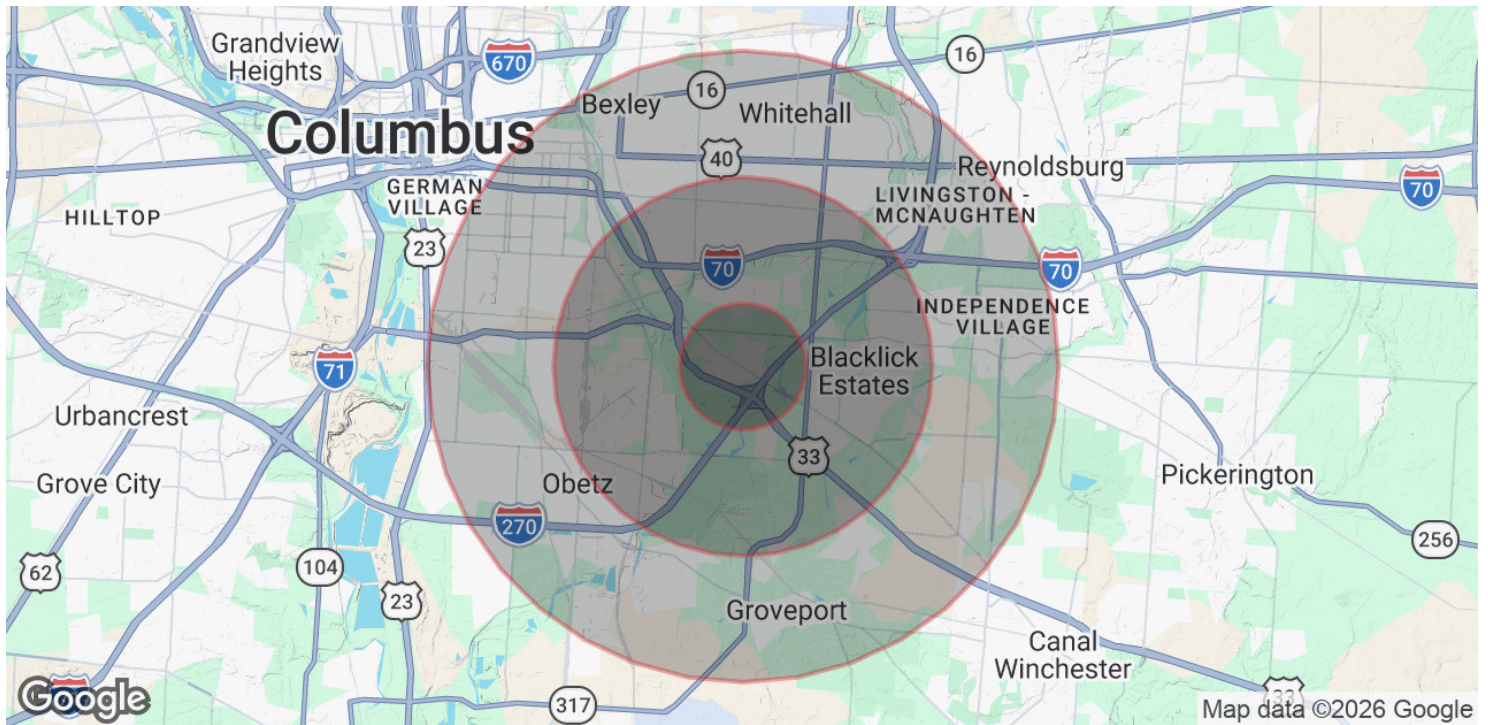
614 629 5247 • [gdent@ohioequities.com](mailto:gdent@ohioequities.com)











	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	6,036	75,412	222,478
Average Age	38.5	37.0	36.8
Average Age (Male)	31.8	35.6	35.3
Average Age (Female)	39.6	38.3	38.0
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	2,457	30,522	91,822
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$67,200	\$69,308	\$78,017
Average House Value	\$200,175	\$195,485	\$221,522

2023 American Community Survey (ACS)