



COMMERCIAL LAND · 1.061 ACRES

2764 Freedom Trail

Reynoldsburg, Ohio · Franklin County

1.061 AC

SITE SIZE

201'

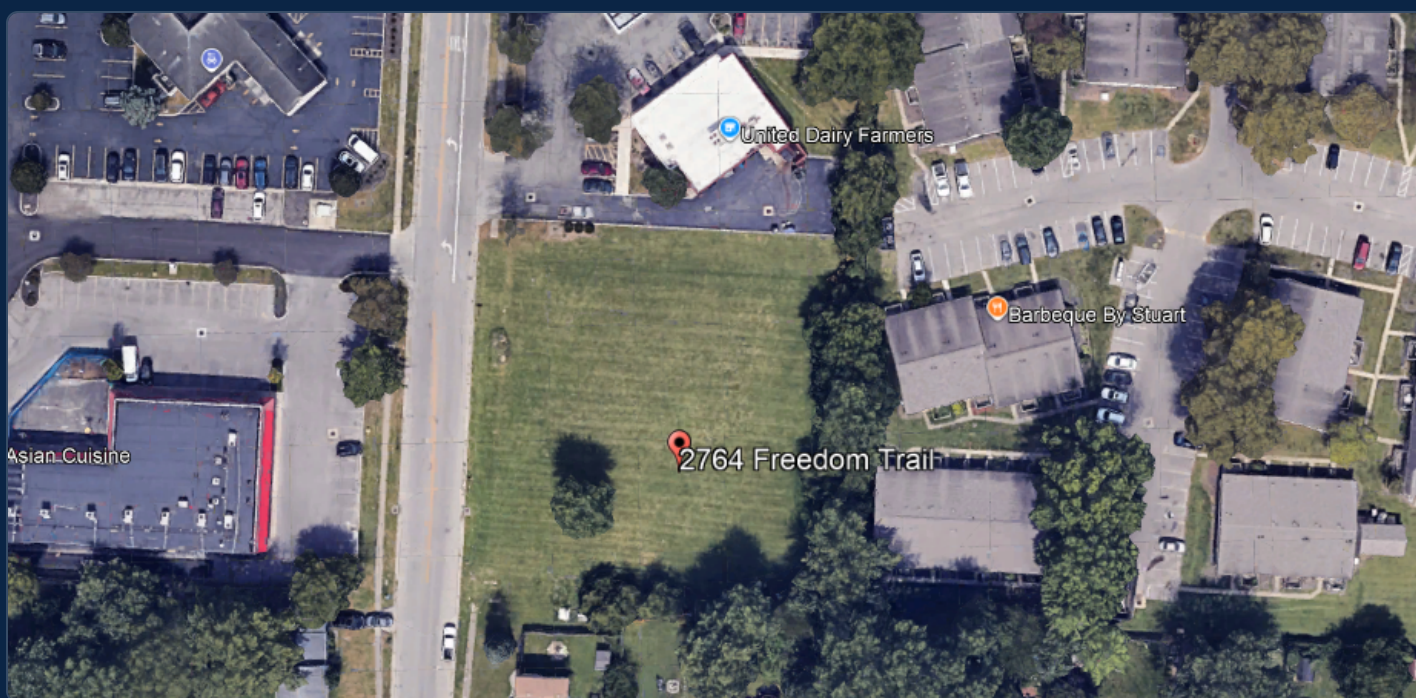
FRONTAGE

18,887

ADT — TUSSING RD

\$175,000

ASKING PRICE



01 — SITE SUMMARY

2764 Freedom Trail

1.061-acre commercial vacant land parcel on Freedom Trail, directly contiguous to the existing United Dairy Farmers location at 6525 Tussing Rd, with frontage and visibility from the Tussing Rd / Brice Rd corridor near I-70.



Site context — Tussing Rd / Brice Rd corridor, I-70 interchange (top of frame)

FACT SHEET

Address	2764 Freedom Trail
Parcel ID	530-166428
Site Size	1.061 AC (±46,217 SF)
Frontage	201' on Freedom Trail

ASKING PRICE

\$175,000

NEARBY TRAFFIC COUNTS

STREET / INTERSECTION	ADT	DISTANCE
Tussing Rd @ Freedom Trail E	18,887	0.09 mi
Tussing Rd @ Brice Rd W	18,479	0.20 mi
Tussing Rd @ Continental Dr E	18,469	0.25 mi
Freedom Trail @ Mack Mattress Outlet	3,146	0.03 mi

SITE HIGHLIGHTS

L-ARLD

CURRENT ZONING

Contiguous

TO EXISTING UDF SITE

~18,800

ADT, TUSSING RD CORRIDOR

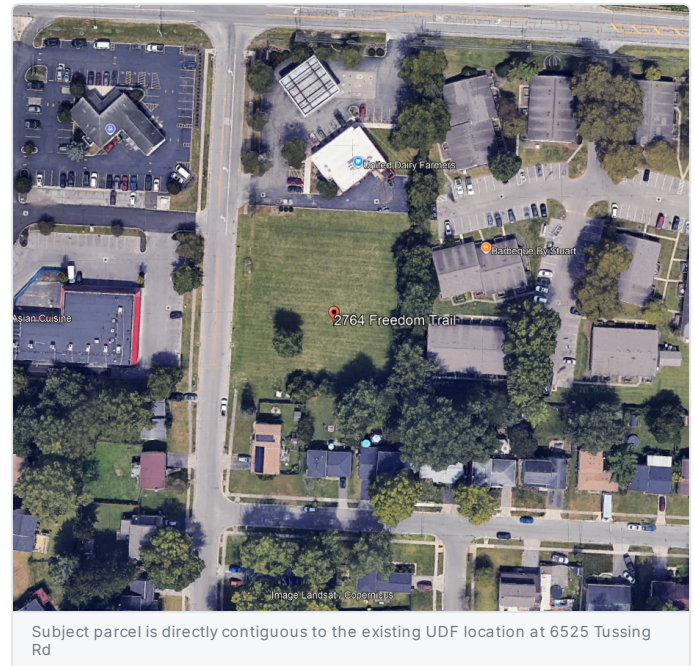
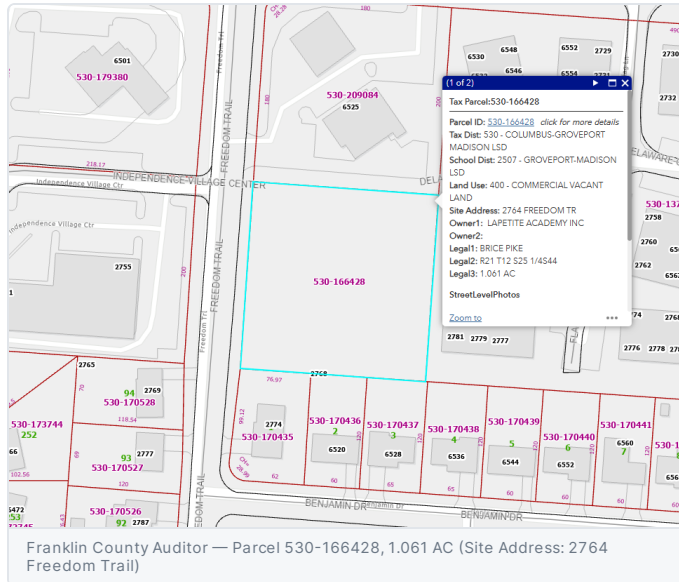
I-70

INTERCHANGE VISIBILITY

The site sits one parcel removed from the Tussing Rd / Brice Rd signalized intersection, immediately south of the I-70 interchange, with shared frontage along Freedom Trail and direct adjacency to the existing UDF store. Current entitlement is L-ARLD (Limited Apartment Residential Low Density); any non-residential use would be subject to rezoning.

02 — PUBLIC RECORD & ADJACENCY

Parcel Record & Site Context



TRADE AREA DEMOGRAPHICS

	1 MILE	2 MILES	5 MILES
Population (2025)	13,557	55,464	242,288
Households (2025)	5,223	21,554	94,720
Avg Household Income	\$66,680	\$73,963	\$86,674
Median Household Income	\$54,128	\$58,223	\$65,133

242,288
POPULATION, 5-MILE RADIUS

\$86,674
AVG HH INCOME, 5-MILE RADIUS

94,720
HOUSEHOLDS, 5-MILE RADIUS

The 5-mile trade area is projected to grow from 242,288 to 250,176 residents by 2030 (+0.7%/yr), with household formation outpacing population growth — a base of scale that supports the existing UDF location's draw along the Tussing Rd / Brice Rd corridor.

03 — CONTACT

For More Information

Reach out to either broker below to discuss terms, timing, or next steps on 2764 Freedom Trail.

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ASKING PRICE

\$175,000

Contact the brokers above to discuss terms and next steps.

DISCLOSURES

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