



\$1,995,000

0 Sancus Boulevard, Westerville, Ohio 43081

3.49 Acres of Development Land For Sale

- Potential Multi-Family Development
- Possible Development Land Less than a Mile to The Polaris Fashion Place Mall
- Excellent Opportunity for a Multi-Unit Development in Heart of Polaris Trade Corridor
- Condominiums Local to the Area Sell for Up to \$250,000
- Easy Access to High-Traffic Sancus Boulevard (±20,733 VPD)



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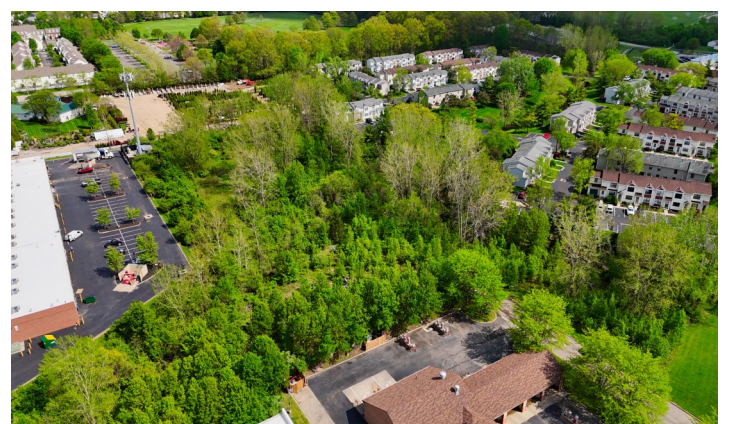


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 4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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Exterior Photos



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Property Information

LEGAL

Legal Property Description:	Development Land For Sale
Price:	\$1,995,000
Parcel Number:	610-218056
Occupancy:	0%
Previous Use:	Land

LAND

Land Acreage:	± 3.49 Acres
Current Zoning:	Multi-Family
Jurisdiction:	Columbus
Dwellings on Site:	None
Front Lot Size:	Variable

ADDITIONAL INFO

Lot Specifics:	Easy Access & Close Proximity to Trade Corridor
Parcel Benefits:	Ample Land Available Given the Area
Fees and Associations:	None
Water/Sewer System:	Public
Real Estate Taxes (2025):	\$20,171.00

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Estimated Drive Times

Local Locations

Drive Time in Minutes (Miles Away)

Closest Gas Station (Circle K)	1 (<1)
Closest Grocery Store (Kroger)	1 (<1)
Closest Restaurant (Sunny S Cafe)	1 (<1)
Closest Pharmacy (Kroger Pharm)	1 (<1)
Closest Hospital (Ohio Health RSM)	16 (9.9)
Closest POI (Polaris Fashion Place)	1 (<1)

Regional Locations

The Ohio State University	15 (10.7)
Downtown Columbus	20 (15.1)
Easton Town Center	16 (11.8)
Polaris Mall	1 (<1)
Lower.com Field (Columbus Crew)	21 (15.2)
Nationwide Arena (Blue Jackets)	19 (14.9)
North High Street (Location)	16 (9.2)
Columbus Zoo and Aquarium	22 (8.6)
Zoombezi Bay Waterpark	22 (8.3)
Franklin Park Conservatory	24 (16.3)
COSI	22 (16.9)

[GOOGLE MAPS \(Link\)](#)

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Parcel View



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Nearby Amenities



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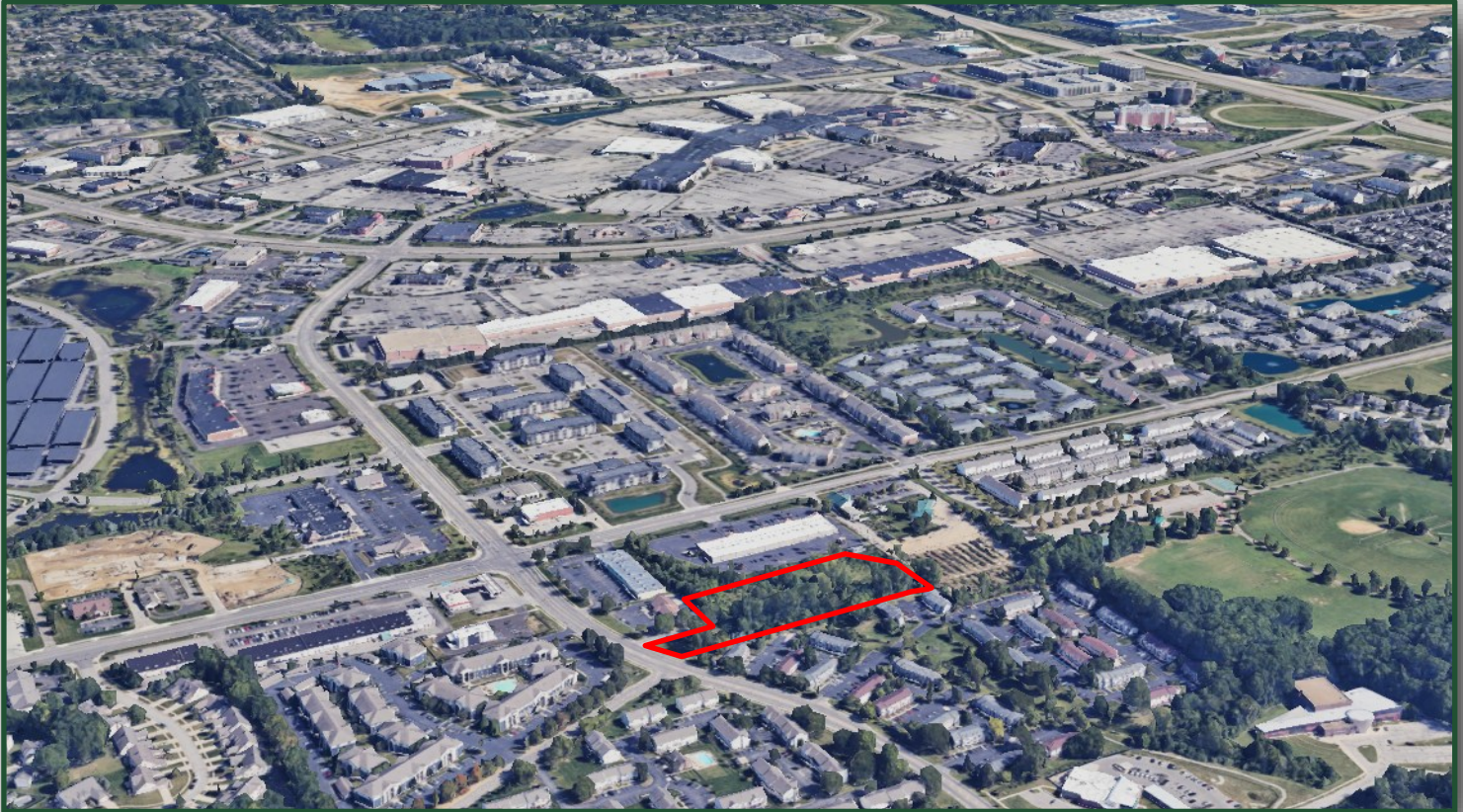


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TRAFFIC COUNTS AND AREA OVERVIEW

*Line Drawings are Approximate



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**IN POLARIS COMMERCIAL TRADE
CORRIDOR**

**EASY ACCESS OFF OF HIGH
TRAFFIC SANCUS BOULEVARD**

**5 MINUTES FROM 2 MAJOR
INTERSTATE ACCESS POINTS**

**AMPLE LOCAL AMENITIES,
DEVELOPMENTS, AND PARKS**

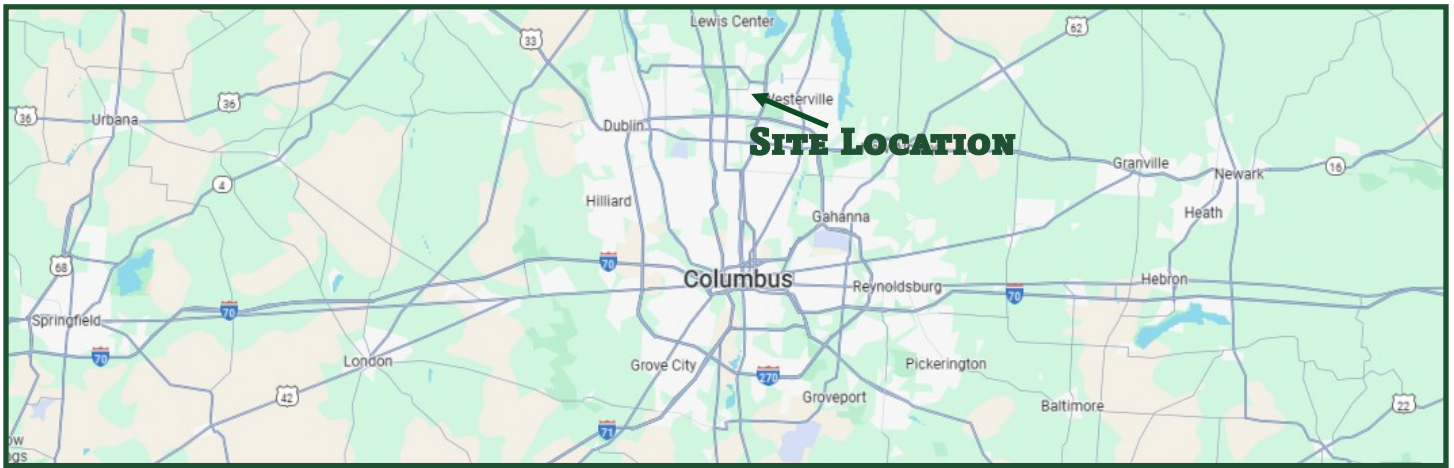
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TRAFFIC OVERVIEW

Street	Avg Daily Volume
Sancus Boulevard	± 20,733 VPD
Lazelle Road	± 11,424 VPD
Park Road	± 7,610 VPD



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		11,180	52,233	133,507
Households (2024)		9,566	31,153	71,221
Avg Household Income (2024)		\$69,330	\$82,379	\$85,629

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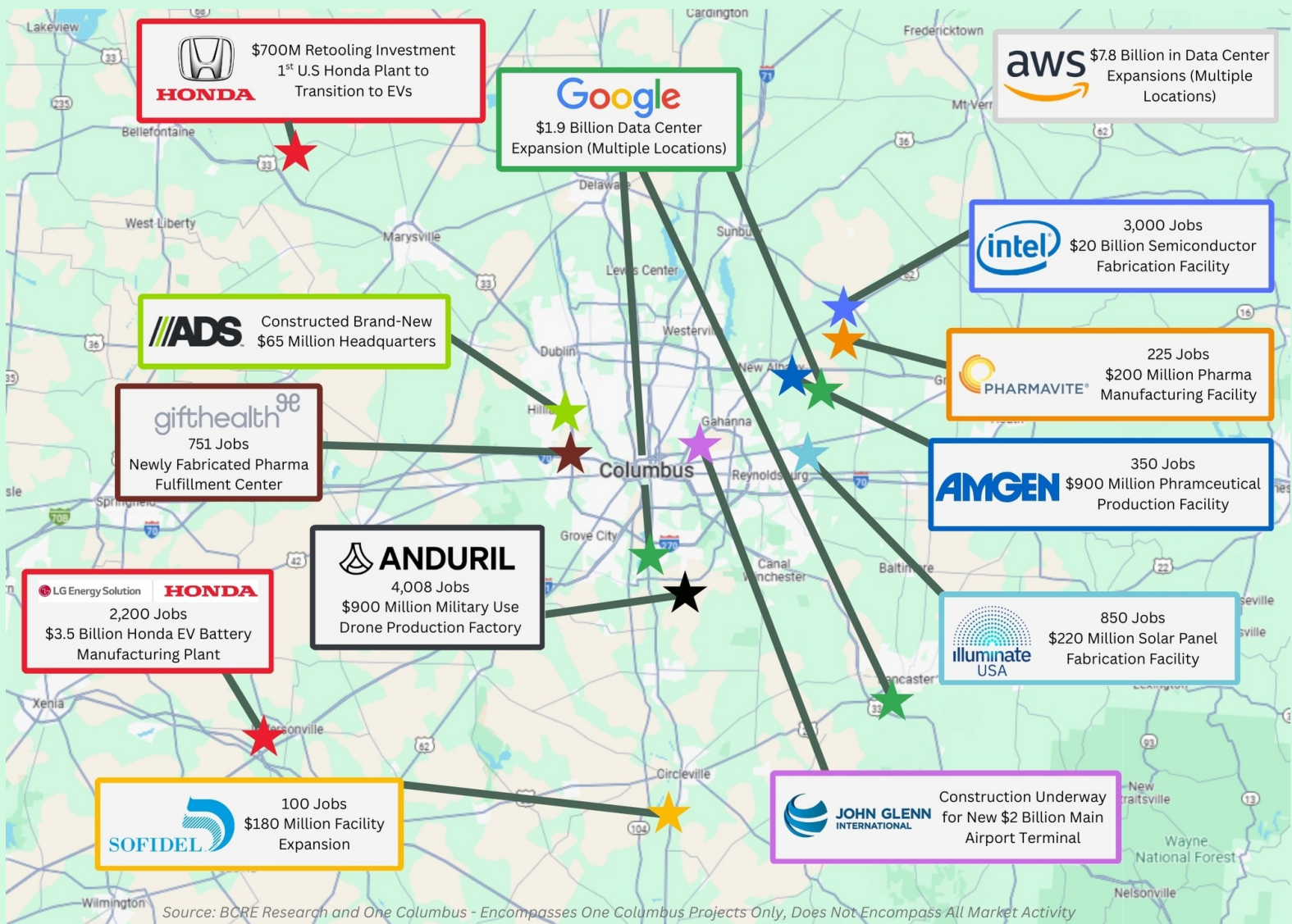
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

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