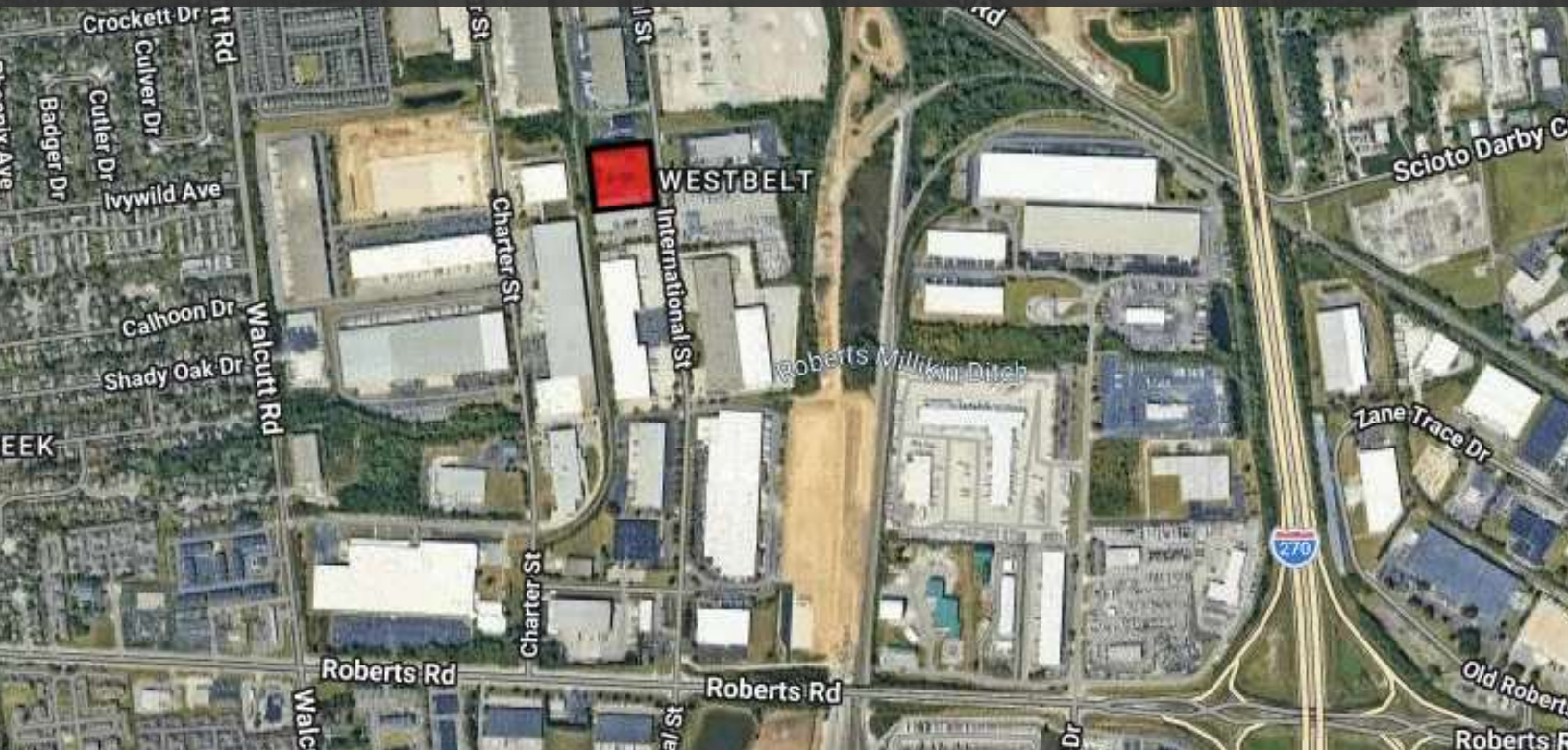




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LAND | 2.162 ACRES

WEST COLUMBUS

2807 CHARTER STREET, COLUMBUS, OH 43228

J.R. KERN

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ED FELLOWS

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Property Summary



Property Highlights

- Rare 2.162 acre, in-fill vacant land parcel in West Columbus/Hilliard area industrial corridor
- Accessed via International Street with public utilities available
- Best use: Industrial/Flex for owner-occupant looking to build their own, custom facility
- Current annual taxes: \$4,852
- Zoned: M (Manufacturing)
- Located within Columbus City and Hilliard Local Schools District
- Easy highway access via Roberts Road
- Close to several retail, restaurant and entertainment amenities including Hilliard Rome Rd retail corridor, Old Hilliard, and the Quarry Trails Metro Park

Location Description

Strategically located on the west side, within the industrial center of Hilliard. Easy highway access via Roberts Road. Adjacent to the Westbelt Business Park.

OFFERING SUMMARY

Acreage	2.162 acres
Purchase Price (Total)	\$975,000
Zoning	M - Manufacturing
Parcel number	560-234771-00
Annual Taxes	\$4,852

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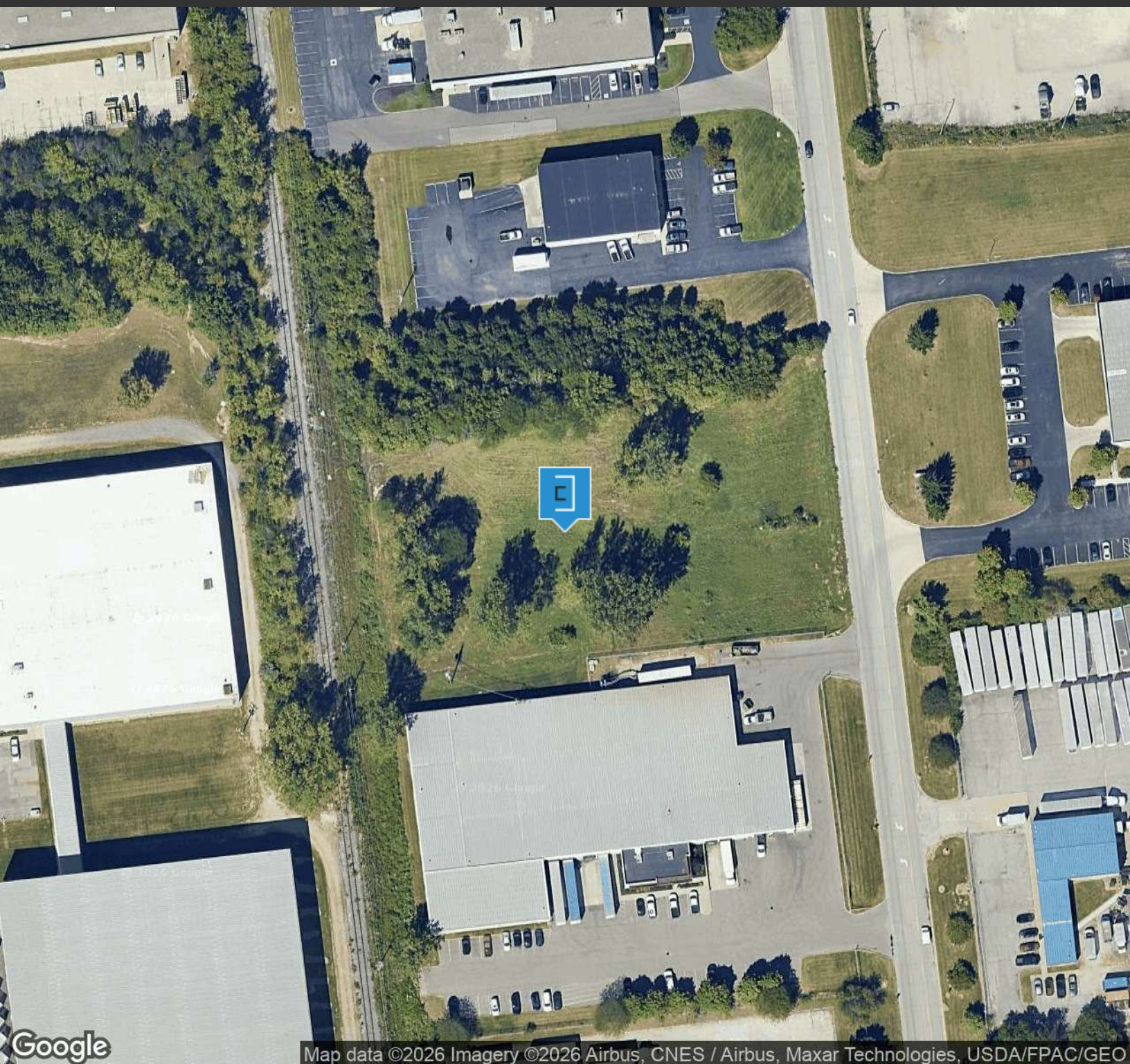
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Aerial Map



Google

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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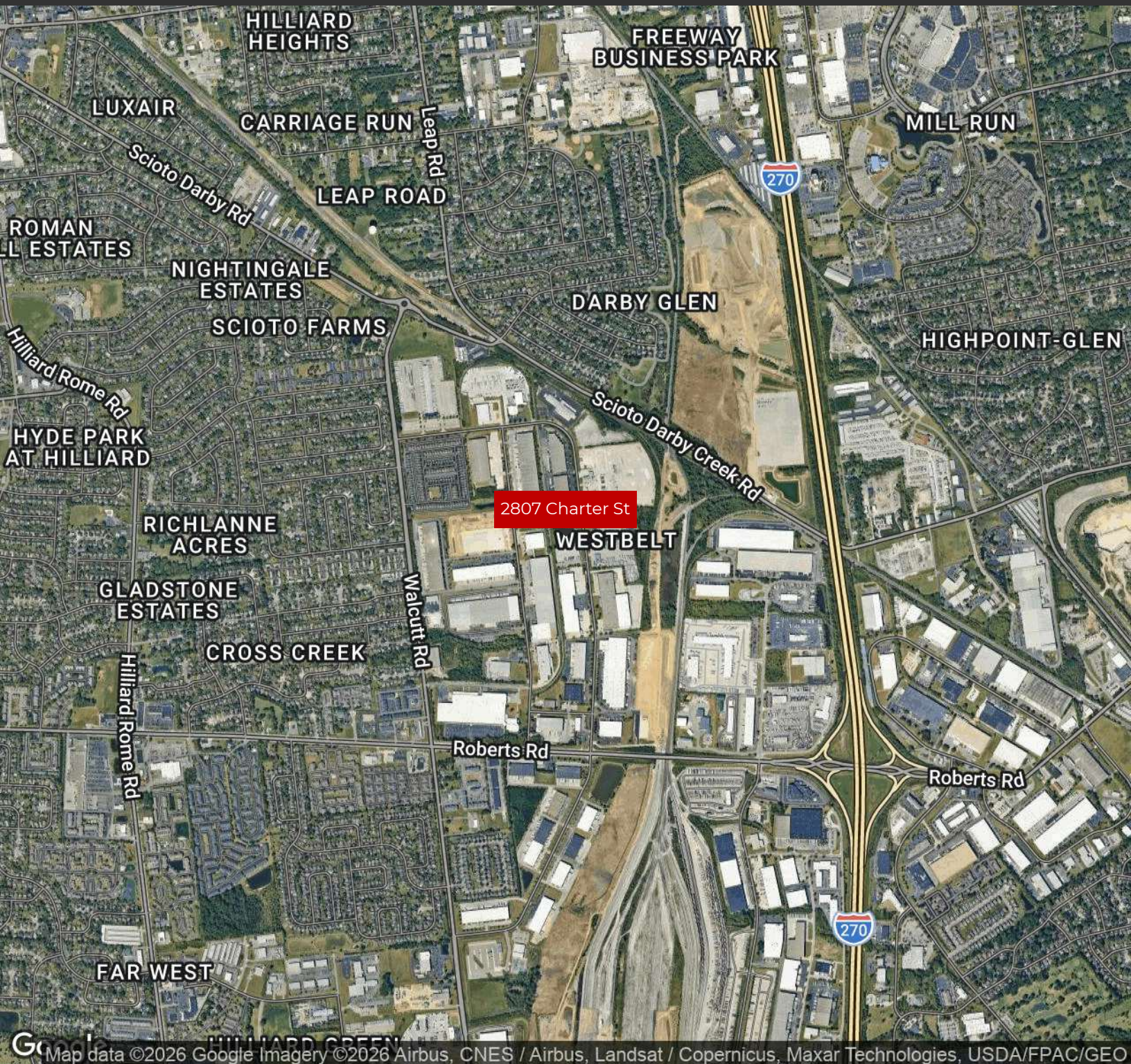
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Regional Map



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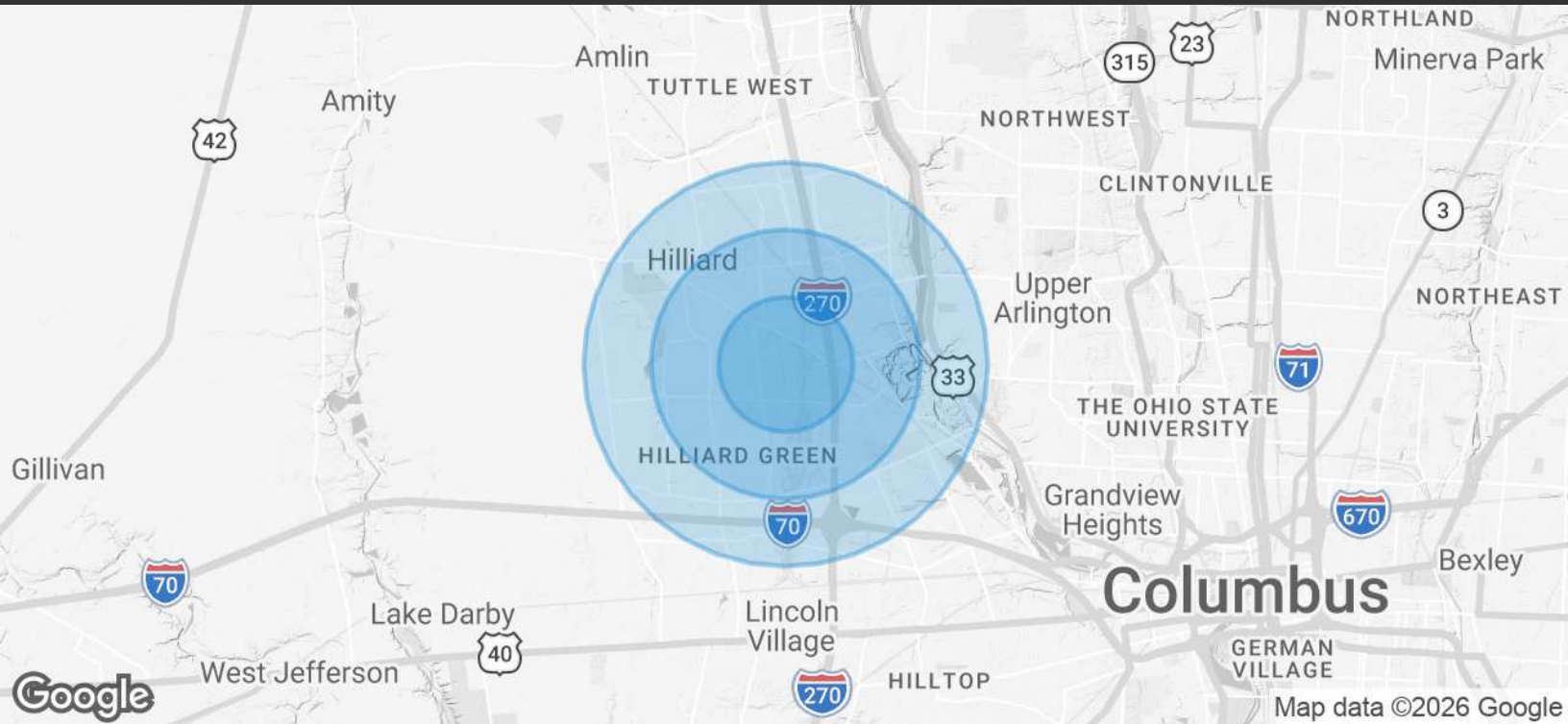
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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,313	36,328	80,024
Average Age	34.6	34.6	36.1
Average Age (Male)	31.3	32.4	35.0
Average Age (Female)	35.8	36.3	36.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,114	14,797	32,226
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$118,191	\$115,232	\$122,630
Average House Value	\$268,546	\$287,640	\$334,063

2023 American Community Survey (ACS)

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