

MIXED USE FOR SALE

**kw** GREATER COLUMBUS  
KELLERWILLIAMS. REALTY

**1805 COLUMBUS RD, GRANVILLE, OH, 43023**



**FOR SALE**

**KELLER WILLIAMS GREATER COLUMBUS**

1 Easton Oval #100  
Columbus, OH 43219

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KELLERWILLIAMS. REALTY

Each Office Independently Owned and Operated

*PRESENTED BY:*

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450518, OH

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# EXECUTIVE SUMMARY

1805 COLUMBUS ROAD



## OFFERING SUMMARY

<b>PRICE:</b>	\$509,000
<b>BUILDING SF:</b>	2,844 sqft
<b>LOT SIZE:</b>	1.1 acres
<b>YEAR BUILT:</b>	1938
<b>APN:</b>	019-049830-00.000

## PROPERTY DESCRIPTION

Unlock the potential at 1805 Columbus Rd. located in Granville, this adaptable property offers over an acre of land and more than 2,500 SF of space suited for a variety of business or mixed-use needs. Inside you'll find large rooms with large windows and abundant light, hardwood flooring and a decorative fireplace. The space is ideal for small business operations, workshops, or client-based services. If desired, the building is set-up to have two businesses. Utilities are separated between A and B units. Excellent road exposure, ample space for parking, and a location in a growing corridor, this property is ready for its next chapter.



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# PROPERTY PHOTOS

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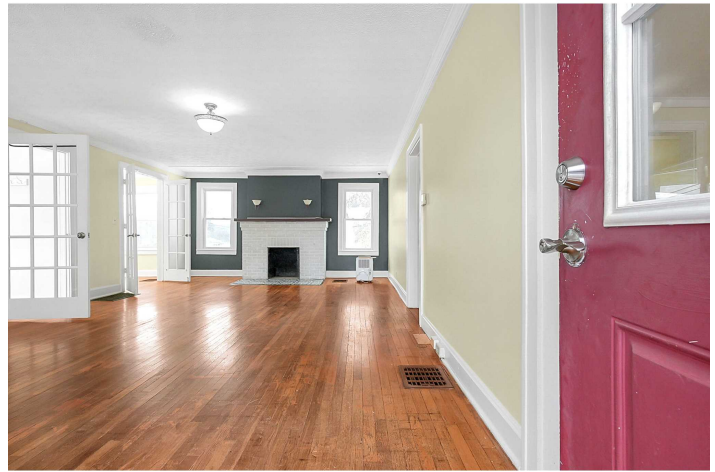
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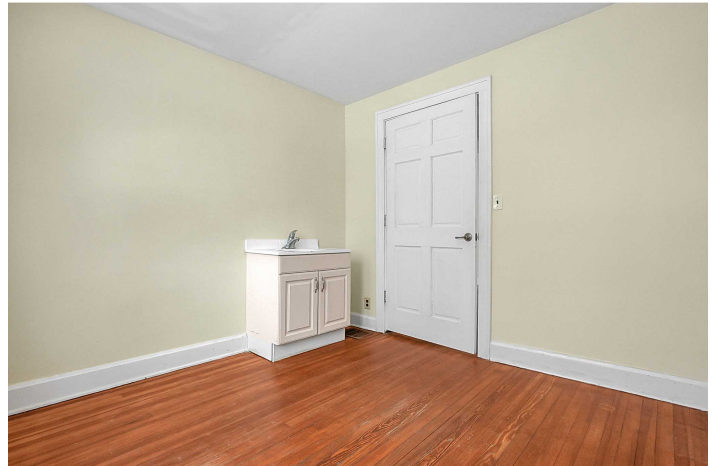


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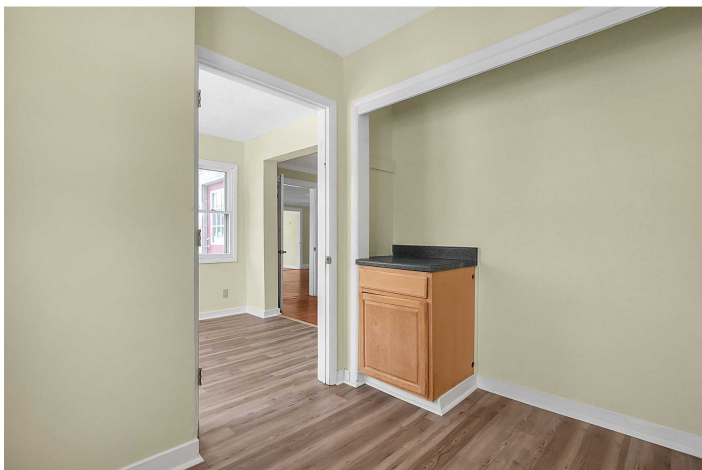
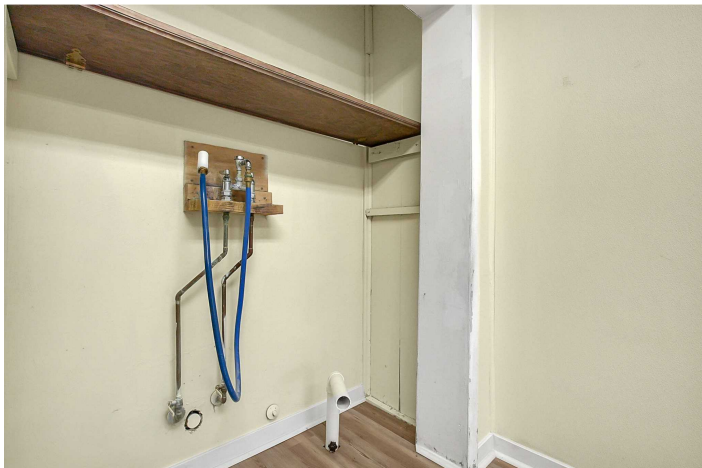


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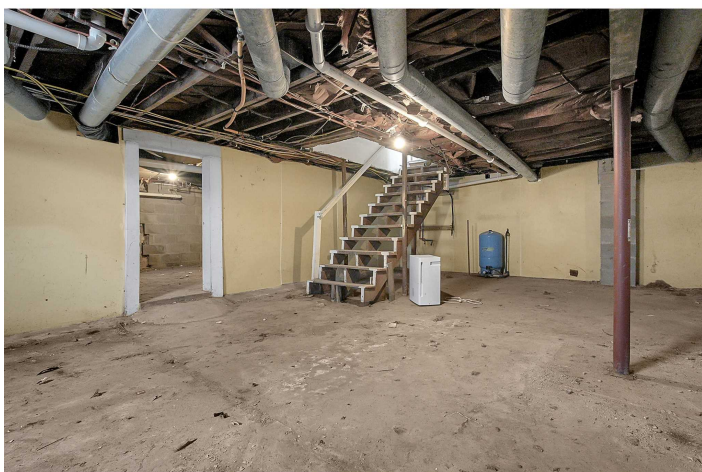
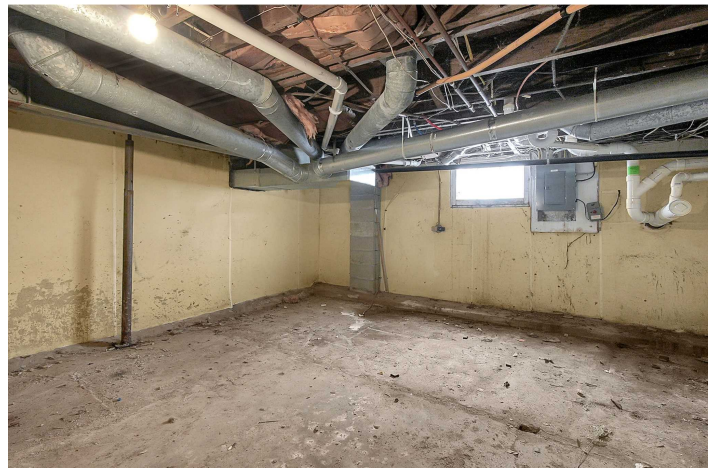
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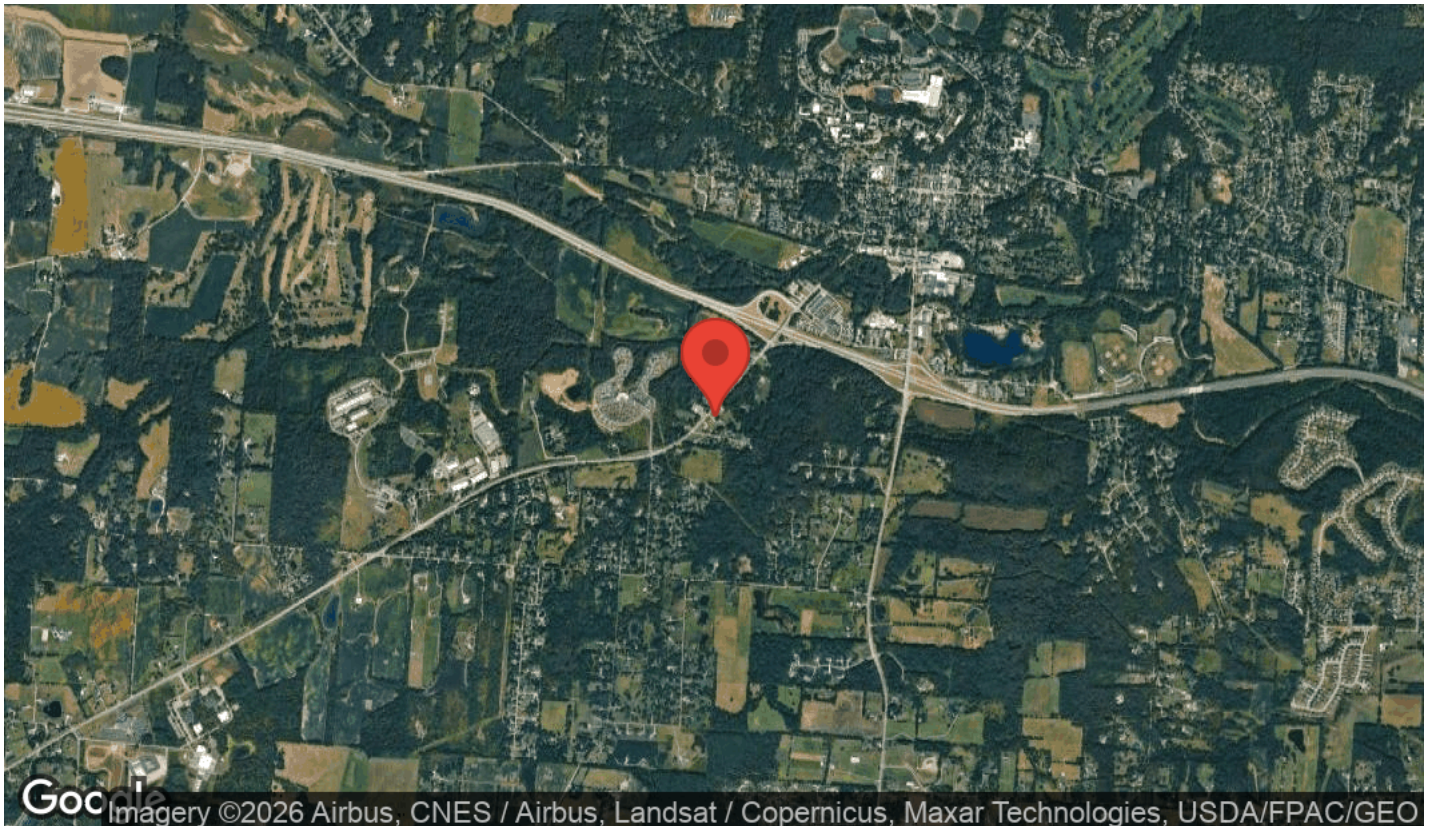
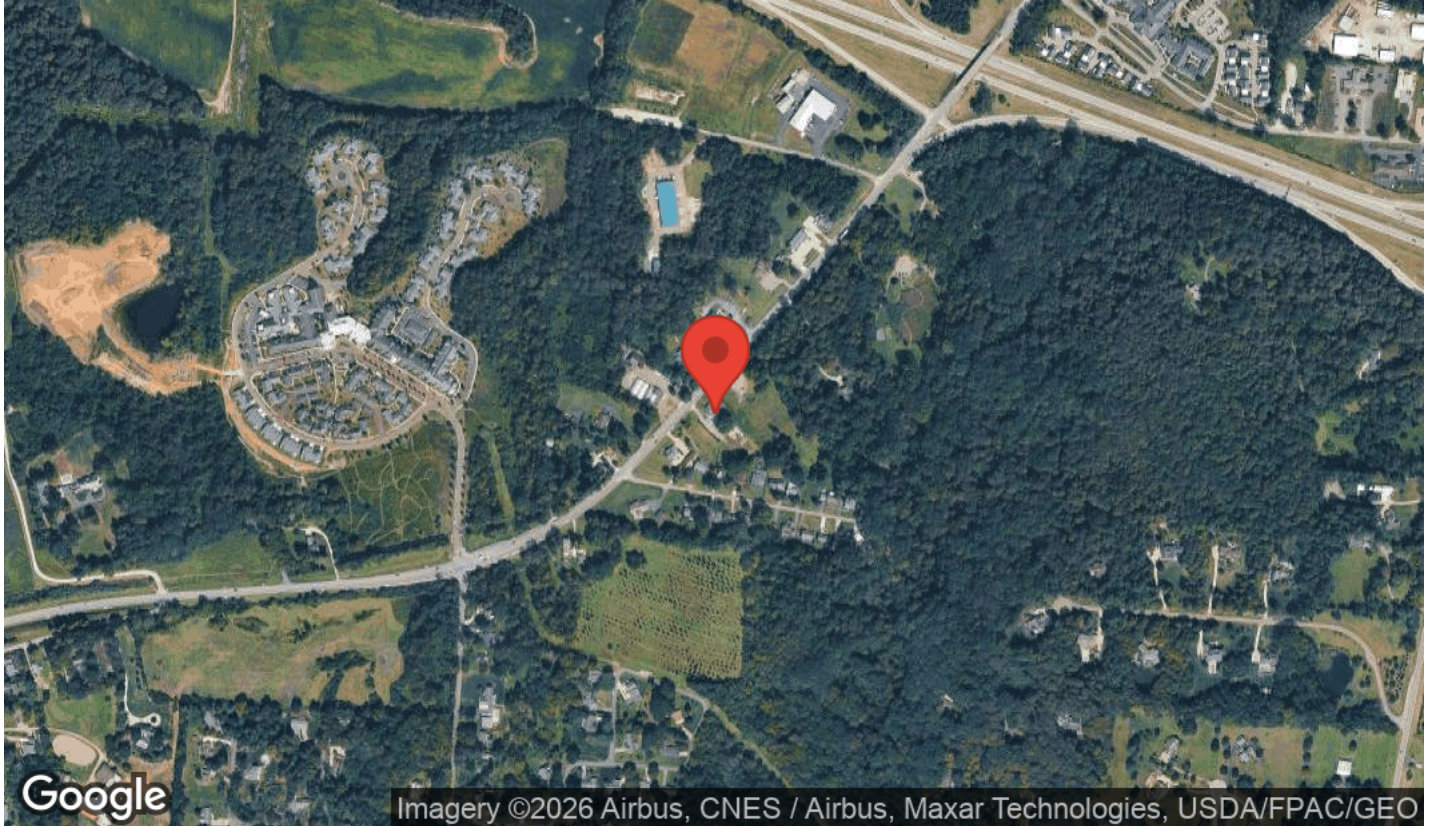
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## LOCATION MAPS

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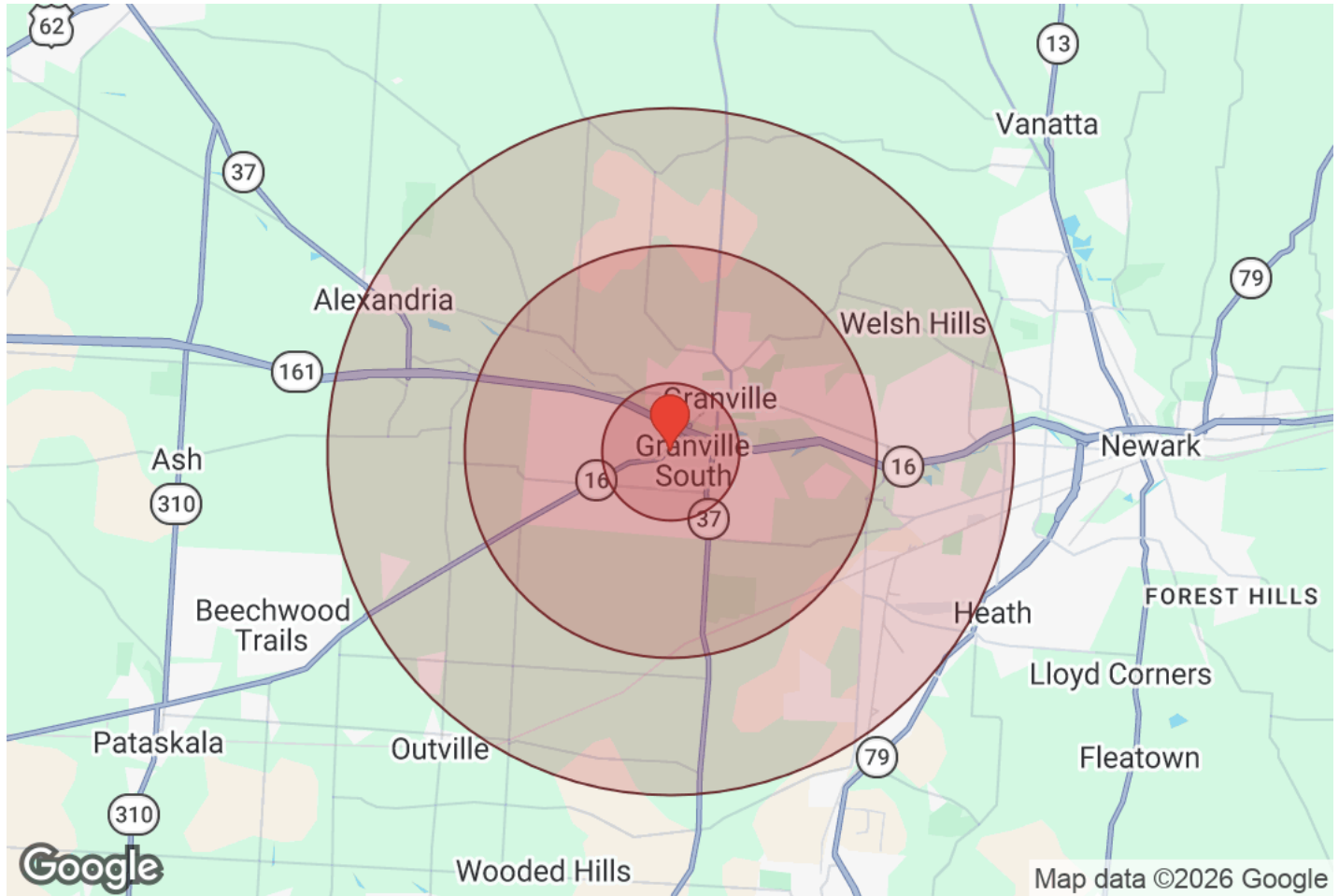
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# DEMOGRAPHICS

1805 COLUMBUS ROAD



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,114	6,980	17,382
Female	998	5,087	15,120
Total Population	2,112	12,067	32,502

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,759	9,813	27,480
Black	57	391	1,294
Am In/AK Nat	2	10	26
Hawaiian	N/A	2	7
Hispanic	81	492	1,024
Asian	143	906	1,674
Multiracial	63	308	816
Other	8	144	182

Housing	1 Mile	3 Miles	5 Miles
Total Units	887	3,855	12,156
Occupied	852	3,721	11,822
Owner Occupied	536	2,921	8,643
Renter Occupied	316	800	3,179
Vacant	34	133	333

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	358	1,872	5,417
Ages 15 - 24	423	3,330	6,047
Ages 25 - 54	608	3,634	10,665
Ages 55 - 64	246	1,280	3,989
Ages 65+	476	1,951	6,383

Income	1 Mile	3 Miles	5 Miles
Median	\$130,992	\$155,619	\$104,202
Under \$15k	29	87	725
\$15k - \$25k	9	50	365
\$25k - \$35k	59	191	625
\$35k - \$50k	56	198	1,130
\$50k - \$75k	86	277	1,339
\$75k - \$100k	39	287	1,550
\$100k - \$150k	224	713	2,028
\$150k - \$200k	114	505	1,355
Over \$200k	238	1,412	2,707

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