

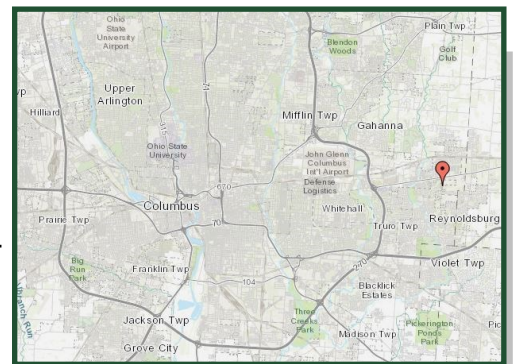
FOR SALE



\$295,000

0 Waggoner Road, Blacklick, OH 43004

- 1.167 Acres near high traffic E. Broad Street & Waggoner Roads
- Excellent site for any type of commercial, retail, food use or office.
- Currently zoned CPD
- Traffic count over 30,000 average daily volume at intersection of Waggoner & East Broad Street
- High growth potential with new retail in the area



BEST CORPORATE REAL ESTATE
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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.

Customer Full

Land/Farm-Development



Status: Active
List Number: 218041714

List Price: \$295,000
Original List Price: 295,000
VT:

Parcel #: 515-222043
Addl Parcel Numbers:
Previous Use:
Tax District: 515

Traffic Count PerDay: 30,000
Zoning: Commercial

Acreage: 1.17
Minimum Acreage: 1.1
Minimum SF Avail:
Tillable Acres: 0
Lot Size (Front): 100

Lot Size (Side): 495
Lot Characteristics:
Max Contiguous SF Av:
Road Frontage: 100
Useable Acres:

Res Dwelling/Other Structure: No
of Dwellings: 0
Year Built: 0
Building Sq Ft: 0

Year Remodeled:
of Buildings: 0
Built Prior to 1978: No
Possession:

General Information

Address: 0 Waggoner Road
Between Street: Corner E Broad & Waggoner Rd
Subdiv/Cmplx/Comm:
Dist To Intersxn:

Unit/Suite #:
City: Blacklick
County: Franklin
Multiple Parcels:

Zip Code: 43004
Corp Limit: Columbus
Township: None
School District: LICKING HEIGHTS LSD 4505 LIC CO.

Financials

Gross Income: 0
Tax Abatement: No
Taxes (Yrly): 20,344.84
For Sale: Yes
For Lease: No
For Exchange: No

Tax Incentive:
Abatement End Date:
Tax Year: 2019
Price Per Acre: 252,785
Addl Acceptance Cond: None Known

Net Operating Income: 0
Total Expenses: 0
Assessment:
Mortgage Balance:

Features

Sewer:
Services Available:
Construction:
Miscellaneous:
MLS Primary PhotoSrc: Realtor Provided

Property Description

1.167 Acres near high traffic E. Broad & Waggoner Roads. Excellent site for any type of commercial, retail, food use or office. Parcel needs to be split from 89 Waggoner Road.

Sold Info

Sold Date: DOM: 1637

SP:
Sold Non-MLS: No
SlrAst:

Selling Brokerage Lic #:

SlrCns:
Concession Comments:

Sold Non-MLS: No
September 22, 2023

Prepared by: Randy J Best

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Aerial View

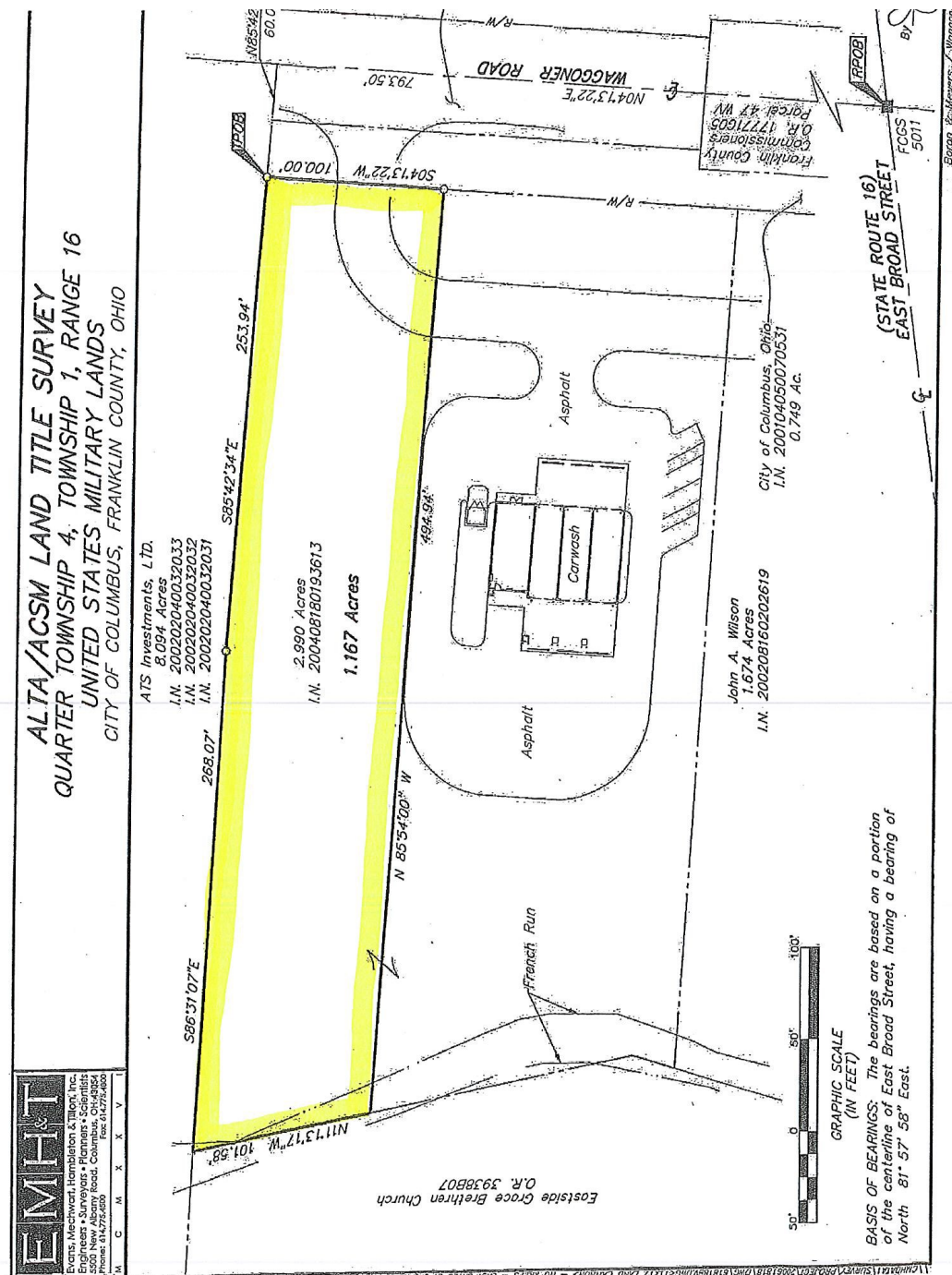


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Parcel View



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Amenities Page



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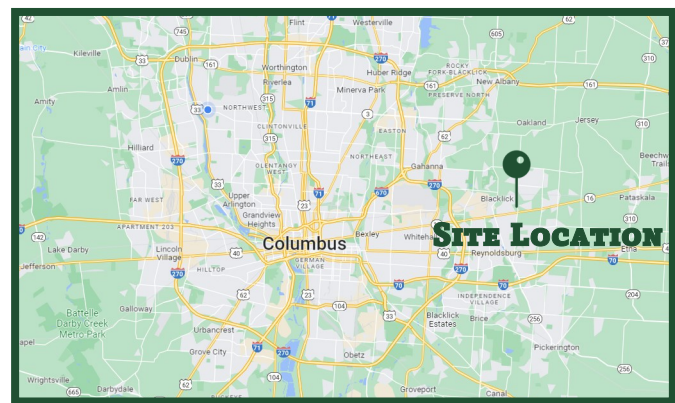


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TRAFFIC COUNT

Street	Avg Daily Volume
E BROAD ST - WAGGONER RD	27,416
N WAGGONER RD - OVERMONT RIDGE RD	14,506
E BROAD ST - KINGSMEADOW LN	36,499



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		9,413	54,493	96,394
Households (2020)		6,696	26,220	47,260
Avg Household Income 2020)		\$75,197	\$66,973	\$66,506

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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers



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