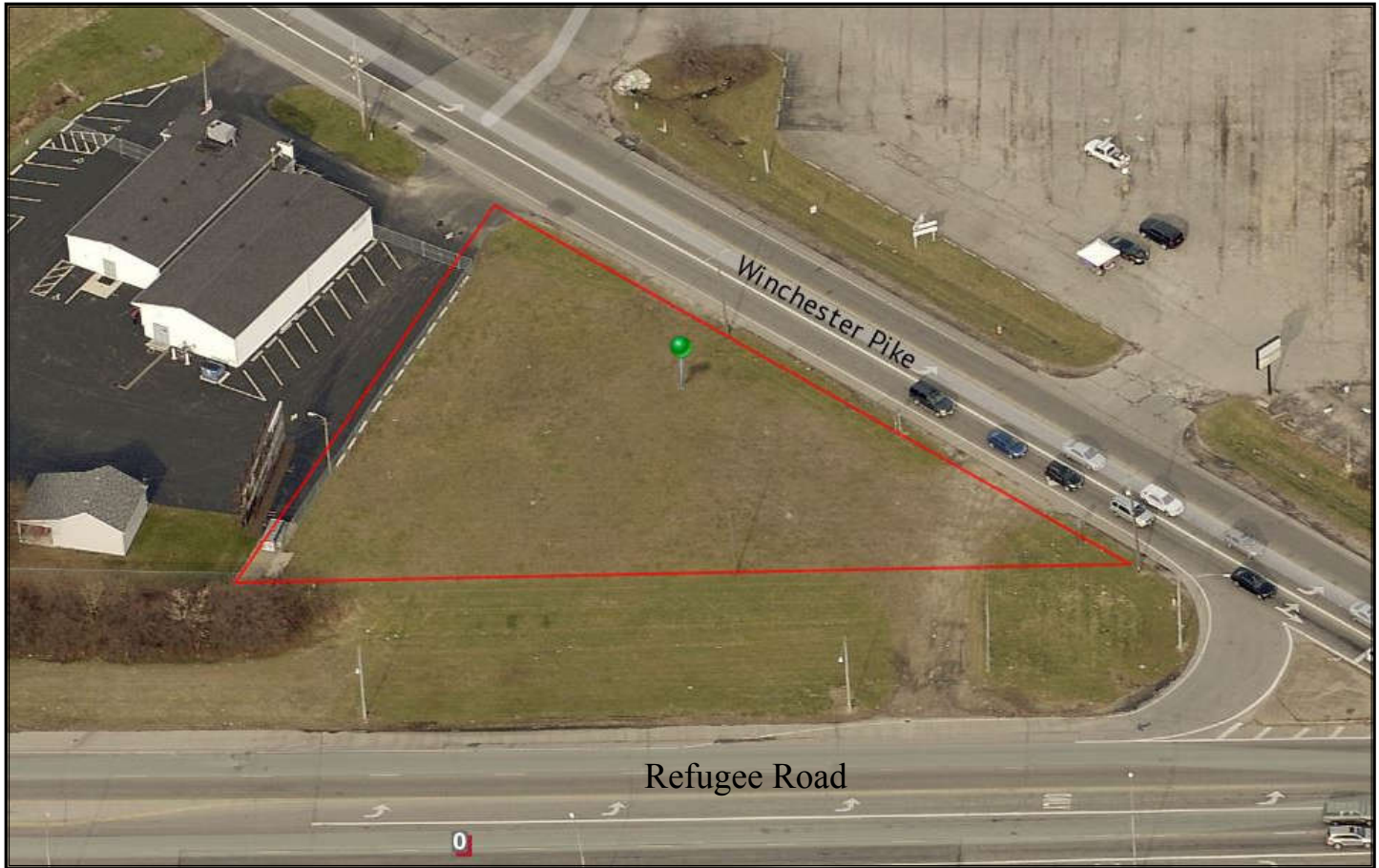


**FOR SALE \$250,000
2683 WINCHESTER PIKE
COLUMBUS, OH 43232**



Property Features:

- Development land for sale with 0.57 acres
- Excellent Opportunity at high traffic corner
- Average daily traffic count at Refugee Road is 25,422
- Average daily traffic count at Winchester Pike is 14,805
- Property has NFA letter from the state of OH

FOR ADDITIONAL INFORMATION CONTACT:
BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT. 12
EMAIL: RBEST@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.

Customer Full**Land/Farm-Development**

Status: Active
List Number: 219007221

List Price: \$250,000
Original List Price: 250,000
Showing Start Date: 03/13/2019
VT:

Parcel #: 010-112721
Addl Parcel Numbers:
Previous Use:
Tax District: 010

Traffic Count PerDay:
Zoning: Comemrcial C-4

Acreage: 0.58
Minimum Acreage:
Minimum SF Avail:
Tillable Acres:
Lot Size (Front):

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

Res Dwelling/Other Structure: No
of Dwellings:
Year Built: 1965
Building Sq Ft: 10

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

General Information

Address: 2683 Winchester Pike
Between Street: Corner Winchester P & Refugee Rd
Subdiv/Cmplx/Comm:
Dist To Intersxn:

Unit/Suite #:
City: Columbus
County: Franklin
Multiple Parcels: No

Zip Code: 43232
Corp Limit: Columbus
Township: None
School District: COLUMBUS CSD 2503 FRA CO.

Financials

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

Tax Incentive:
Abatement End Date:
Tax Year: 2018
Price Per Acre:
Addl Acceptance Cond: None Known

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

Features

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

Property Description

High traffic corner location. Average daily traffic count on Refugee is 25,422. Average daily traffic count on Winchester Pike is 14,806. Property has NFA letter from the state of OH.

Sold Info

Sold Date:

DOM: 310

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

Selling Brokerage Lic #:

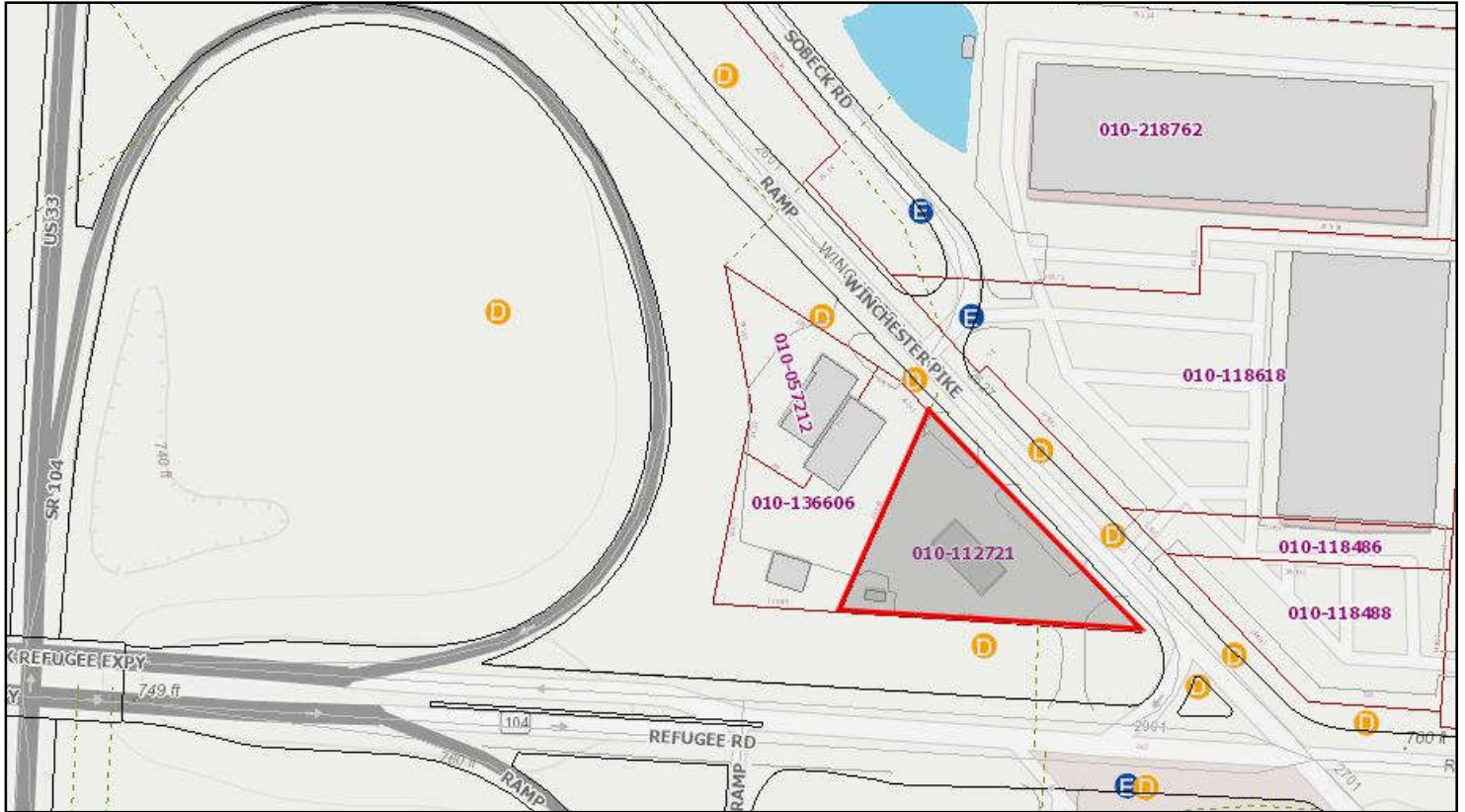
Sold Non-MLS: No

January 16, 2020

Prepared by: Randy J Best

Information is deemed to be reliable, but is not guaranteed. © 2020 [MLS](#) and [FBS](#). Prepared by Randy J Best on Thursday, January 16, 2020 11:45 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

**FOR SALE: DEVELOPMENT LAND
2683 WINCHESTER PIKE
COLUMBUS, OH 43232**



LOCATION: CORNER OF WINCHESTER PIKE & REFUGEE RD

COUNTY: FRANKLIN

TAX DISTRICT : 010

ACREAGE: 0.57

PARCEL: 010-112721

LIST PRICE: \$250,000

ZONING: COMMERCIAL C-4

TAXES (Yrly) 0

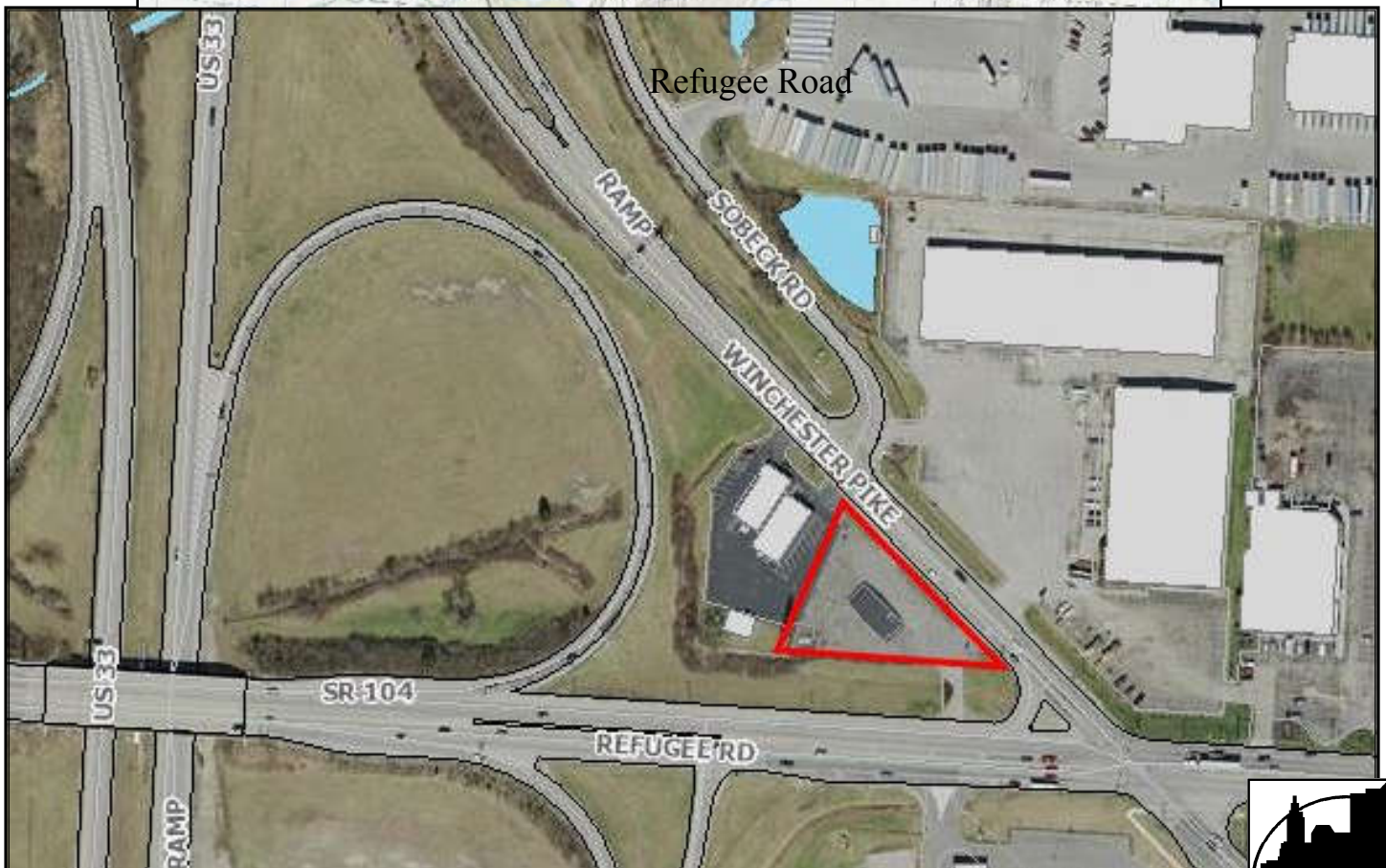
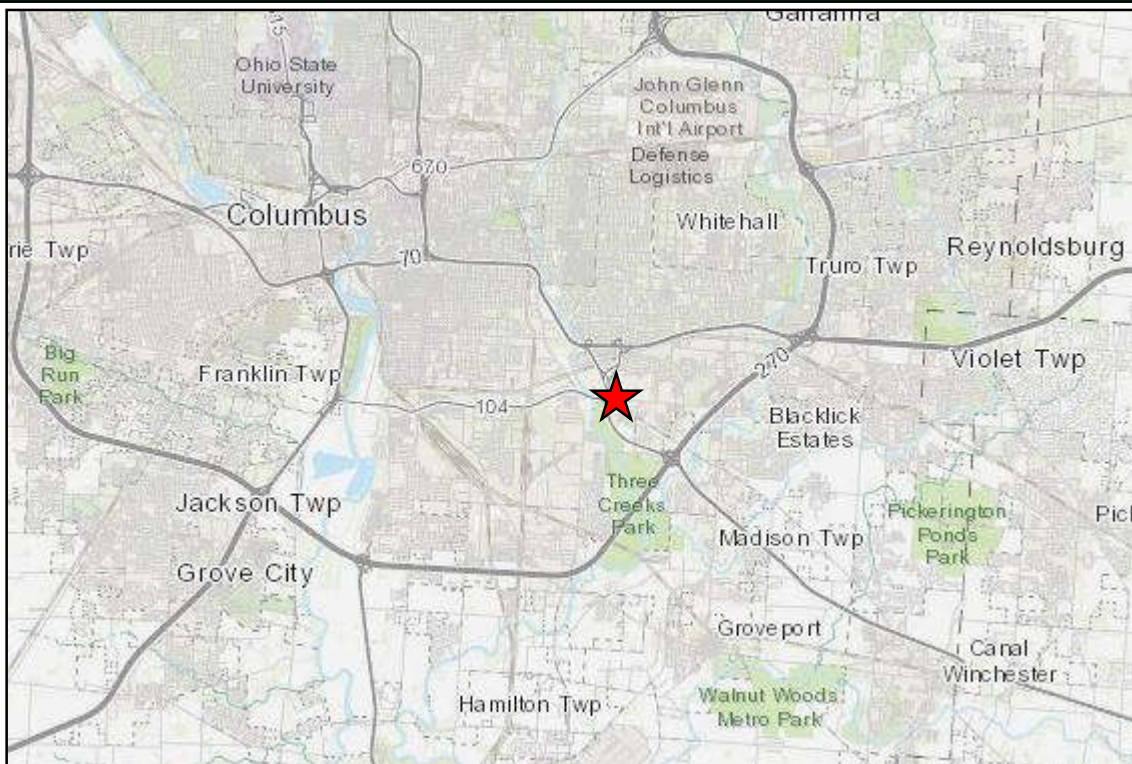
TAX YEAR: 2018

MISC: NFA LETTER FROM THE STATE OF OHIO

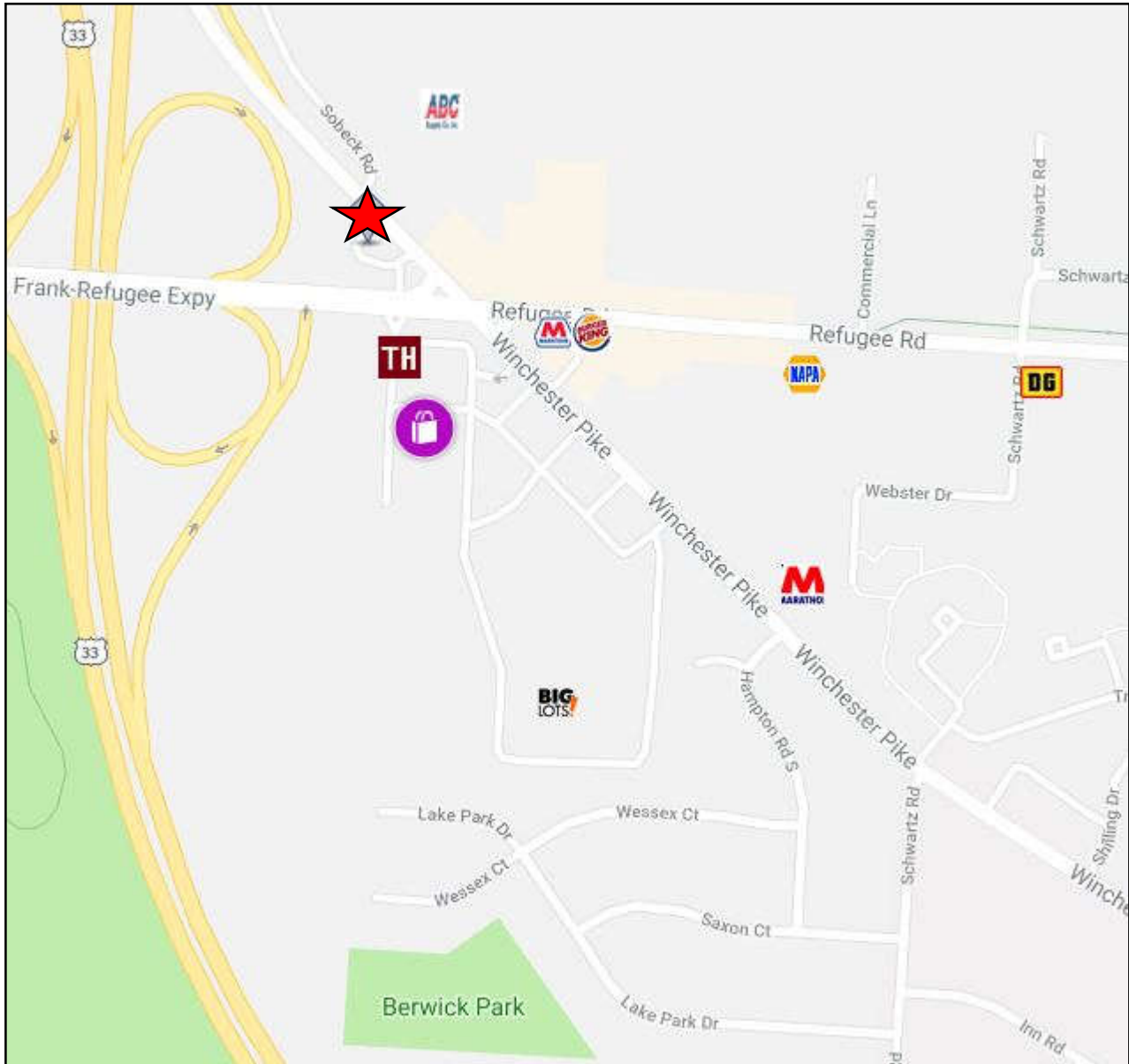
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FOR SALE
2683 WINCHESTER PIKE
COLUMBUS, OH 43232



**FOR SALE: DEVELOPMENT LAND
2683 WINCHESTER PIKE
COLUMBUS, OH 43232**



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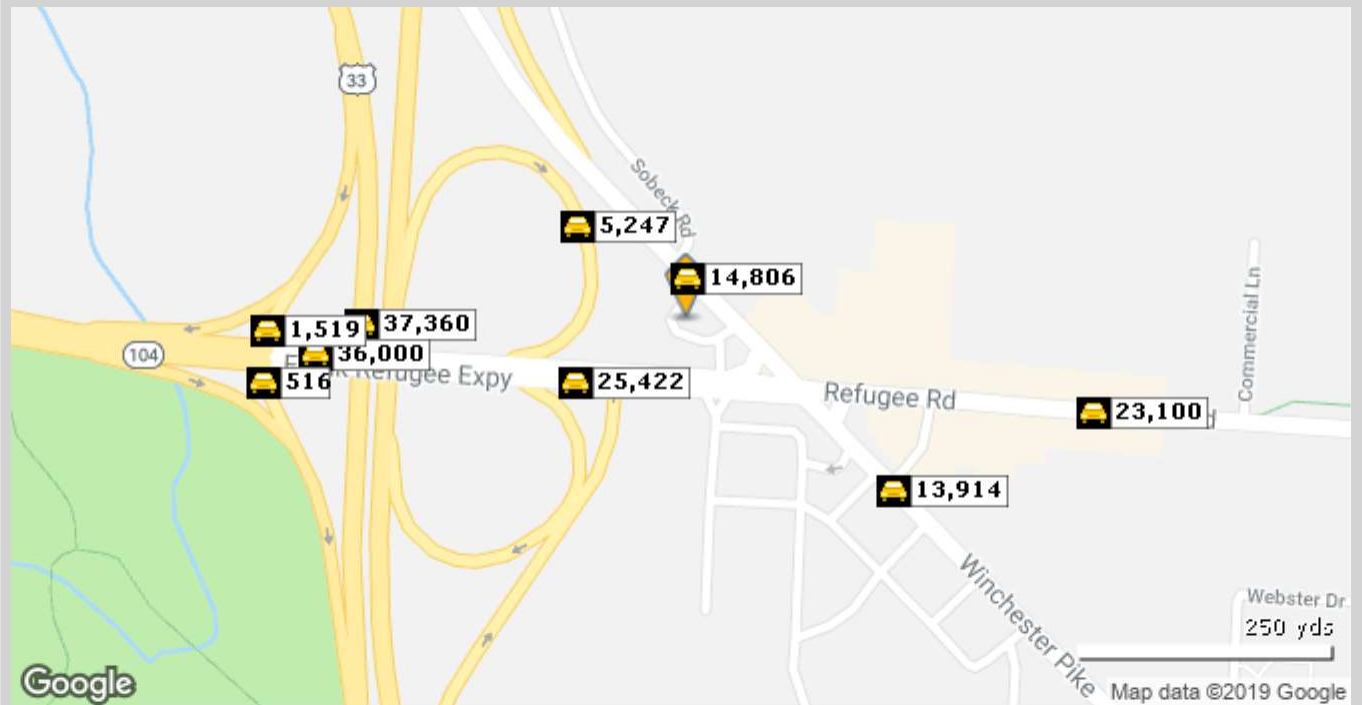


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Traffic Count Report

2683 Winchester Pike, Columbus, OH 43232

Building Type: **General Retail**
 Secondary: **Auto Dealership**
 GLA: **1,305 SF**
 Year Built: **1965**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Winchester Pike	Sobeck Rd	0.01 NW	2017	14,806	MPSI	.03
2	James L Wagner Memorial Hwy	Southeast Expy	0.11 W	2017	25,422	MPSI	.07
3	Winchester Pike	Sobeck Rd	0.06 SE	2014	5,247	AADT	.08
4	Winchester Pike	Sobeck Rd	0.18 NW	2015	12,879	MPSI	.15
5	Winchester Pike	Refugee Rd	0.08 NW	2017	13,914	MPSI	.15
6	Southeast Expy	Frank Rd	0.02 S	2017	37,360	MPSI	.18
7	Frank Rd	Southeast Expy	0.03 E	2017	36,000	MPSI	.21
8	Frank Rd	Southeast Expy	0.06 E	2015	1,519	AADT	.24
9	Refugee Rd	Commercial Ln	0.08 E	2017	23,100	MPSI	.24
10	James L Wagner Memorial Hwy	Southeast Expy	0.06 E	2017	516	MPSI	.24



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3/13/2019

Demographic Summary Report

2683 Winchester Pike, Columbus, OH 43232

Building Type: **General Retail**
 Secondary: **Auto Dealership**
 GLA: **1,305 SF**
 Year Built: **1965**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	7,904	94,147	257,494
2018 Estimate	7,444	88,569	243,010
2010 Census	6,637	78,359	219,609
Growth 2018 - 2023	6.18%	6.30%	5.96%
Growth 2010 - 2018	12.16%	13.03%	10.66%
2018 Population by Hispanic Origin	308	4,604	12,325
2018 Population	7,444	88,569	243,010
White	2,327 31.26%	35,345 39.91%	118,257 48.66%
Black	4,662 62.63%	47,708 53.87%	110,306 45.39%
Am. Indian & Alaskan	28 0.38%	330 0.37%	959 0.39%
Asian	118 1.59%	2,048 2.31%	4,529 1.86%
Hawaiian & Pacific Island	9 0.12%	55 0.06%	123 0.05%
Other	300 4.03%	3,084 3.48%	8,837 3.64%
U.S. Armed Forces	6	8	55
Households			
2023 Projection	3,261	38,762	107,665
2018 Estimate	3,082	36,481	101,650
2010 Census	2,809	32,337	92,038
Growth 2018 - 2023	5.81%	6.25%	5.92%
Growth 2010 - 2018	9.72%	12.82%	10.44%
Owner Occupied	1,373 44.55%	18,570 50.90%	49,623 48.82%
Renter Occupied	1,709 55.45%	17,911 49.10%	52,027 51.18%
2018 Households by HH Income	3,081	36,480	101,650
Income: <\$25,000	906 29.41%	10,875 29.81%	29,677 29.20%
Income: \$25,000 - \$50,000	837 27.17%	10,866 29.79%	28,887 28.42%
Income: \$50,000 - \$75,000	637 20.68%	6,922 18.97%	19,403 19.09%
Income: \$75,000 - \$100,000	285 9.25%	3,473 9.52%	9,952 9.79%
Income: \$100,000 - \$125,000	326 10.58%	2,276 6.24%	5,821 5.73%
Income: \$125,000 - \$150,000	55 1.79%	1,003 2.75%	2,755 2.71%
Income: \$150,000 - \$200,000	4 0.13%	526 1.44%	2,238 2.20%
Income: \$200,000+	31 1.01%	539 1.48%	2,917 2.87%
2018 Avg Household Income	\$52,751	\$52,871	\$57,591
2018 Med Household Income	\$45,224	\$41,192	\$42,570



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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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. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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