

Walmart

\$350,000

1.497 acres available

For Sale:

0 S. Court Street
 Circleville, OH 43113

Walmart Outlot

- Highly desirable Walmart Outlot for Sale
- Lot is approximately +/- 1.497 acres
- Lot can be split into two separate parcels for \$195,000
- Improved Sites with utilities and city sewer
- Traffic Count is 30,000+ on US 23 with high visibility.



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.



Status: Active
List Number: 220043551

List Price: \$350,000
Original List Price: 350,000
Showing Start Date: 12/18/2020
VT:

Parcel #: [A01-0-001-00-310-10](#)
Addl Parcel Numbers:
Previous Use:
Tax District: A01

Traffic Count PerDay:
Zoning: Commercial

Acreage: 1.5
Minimum Acreage: 0.7
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:
Building Sq Ft:

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

General Information

Address: 0 S Court Street
Between Street: St Rt 23 (off of) & Court St
Subdiv/Cmplx/Comm:
Dist To Intersxn:

Unit/Suite #:
City: Circleville
County: [Pickaway](#)
Multiple Parcels:

Zip Code: 43113
Corp Limit: None
Township: Circleville
School District: CIRCLEVILLE CSD 6501 PIC CO.

Financials

Gross Income: 0
Tax Abatement: No
Taxes (Yrly): 2,854
For Sale: Yes
For Lease: No
For Exchange: No

Tax Incentive:
Abatement End Date:
Tax Year: 2019
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

Walmart Outlot. Total 1.497 acres, potentially dividable to 0.748 acres each for \$195,000. All utilities, high traffic. Excellent visibility from St Rt 23. High ground retail area.; Approx. 2 miles from the newly constructed Sofidel plant.

Sold Info

Sold Date:

DOM: 4

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

Selling Brokerage Lic #:

Sold Non-MLS: No

December 21, 2020

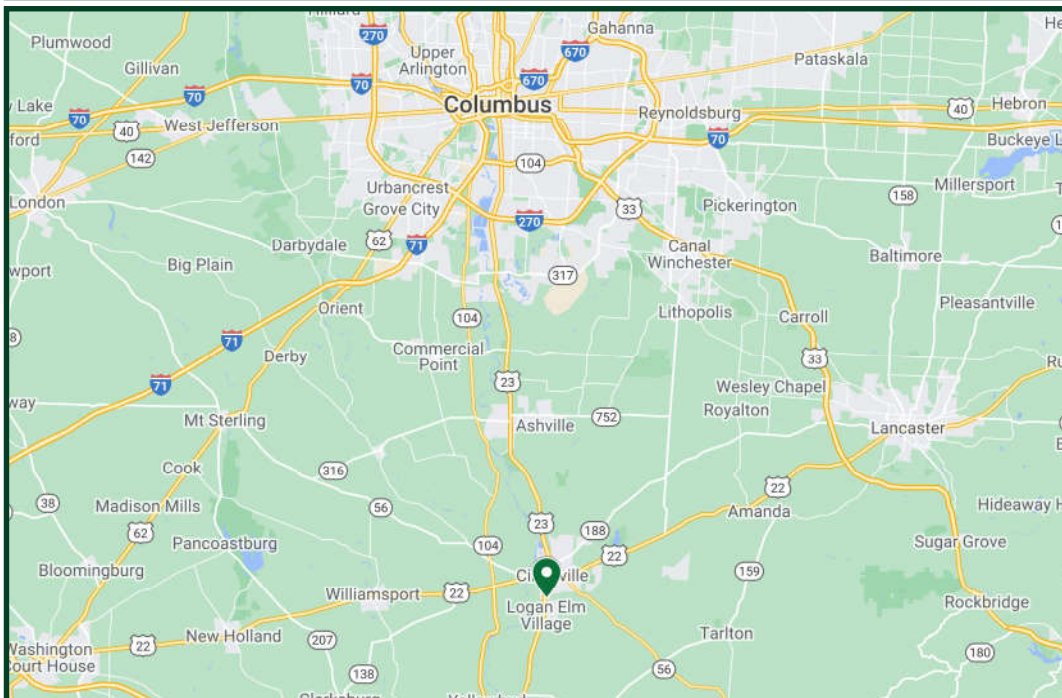
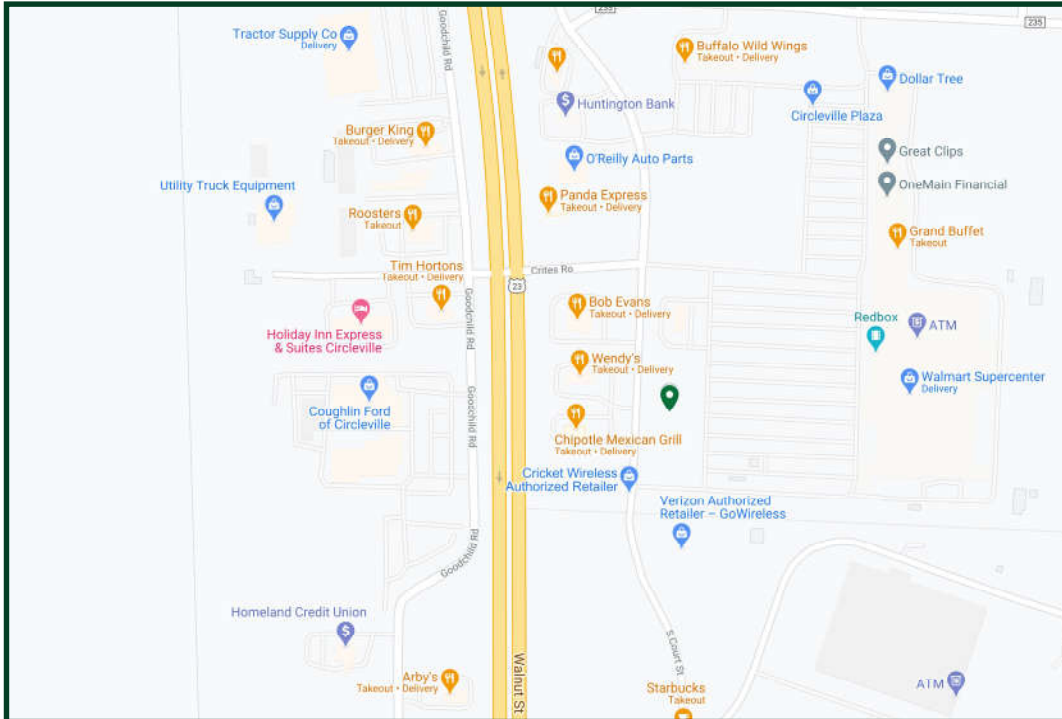
Prepared by: **Randy J Best**

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2020 [MLS](#) and [FBS](#). Prepared by Randy J Best on Monday, December 21, 2020 11:31 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

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Traffic Count Profile

1458 S Court St, Circleville, Ohio, 43113
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.58258
Longitude: -82.95142

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.06	South Court Street	(0.0 miles)	2019	1,814
0.08	South Court Street	(0.0 miles)	2019	7,392
0.12	Walnut St	Sperry Dr (0.04 miles S)	2002	29,720
0.13	Walnut St	Sperry Dr (0.14 miles N)	2014	28,952
0.21	Crites Road	Maple Dr (0.04 miles E)	2019	2,292
0.27	Crites Rd	S Washington St (0.04 miles E)	2019	1,948
0.43	Walnut St	M-2542 (0.01 miles W)	2019	32,855
0.46	Town St	S Ct St (0.06 miles NW)	2019	522
0.52	Cherokee Dr	Hopi Dr (0.06 miles SE)	2019	33,479
0.53	S Court St	Logan St (0.02 miles N)	2019	8,589
0.56	S Pickaway St	Logan St (0.04 miles SW)	2019	3,897
0.62	Walnut St	Logan Elm Rd (0.08 miles S)	2003	29,720
0.83	Barnes Ave	S Washington St (0.07 miles NW)	2019	192
0.84	Maplewood Ave	Huston St (0.03 miles NE)	2019	168
0.87	E Ohio St	S Pickaway St (0.06 miles SE)	2019	2,056
0.88	Clinton St	Barnes Ave (0.02 miles SW)	2019	1,558
0.89	Chickasaw Dr	Sioux Dr (0.08 miles N)	2019	498
0.89	W Ohio St	Elm Ave (0.03 miles NW)	2019	752
0.94	Arapaho Drive	Ute Dr (0.03 miles E)	2019	208
0.94	S Western Ave	W Mill St (0.19 miles N)	2014	132
1.08	S Pickaway St	E Mill St (0.02 miles SW)	2019	4,373
1.09	Tarlton Rd	Chippewa Dr (0.02 miles E)	2002	6,754
1.10	E Ohio St	Ray Ave (0.19 miles E)	2019	2,786
1.10	S Court St	W Mill St (0.03 miles SW)	2019	7,101
1.14	South Scioto Street	W Mill St (0.03 miles SW)	2019	664
1.18	Monticello Rd	Puthuff Ave (0.08 miles W)	2019	113
1.18	South Western Avenue	W Union St (0.01 miles NE)	2019	147
1.21	Tarlton Road	Owens Rd (0.1 miles W)	2019	8,093
1.22	E Mound St	S Washington St (0.07 miles NW)	2019	1,472
1.26	Kingston Pike	Arrowhead Ct (0.17 miles N)	2019	4,891

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2020 Kalibrate Technologies (Q4 2020).



Demographic and Income Profile

1458 S Court St, Circleville, Ohio, 43113
 Ring: 3 mile radius

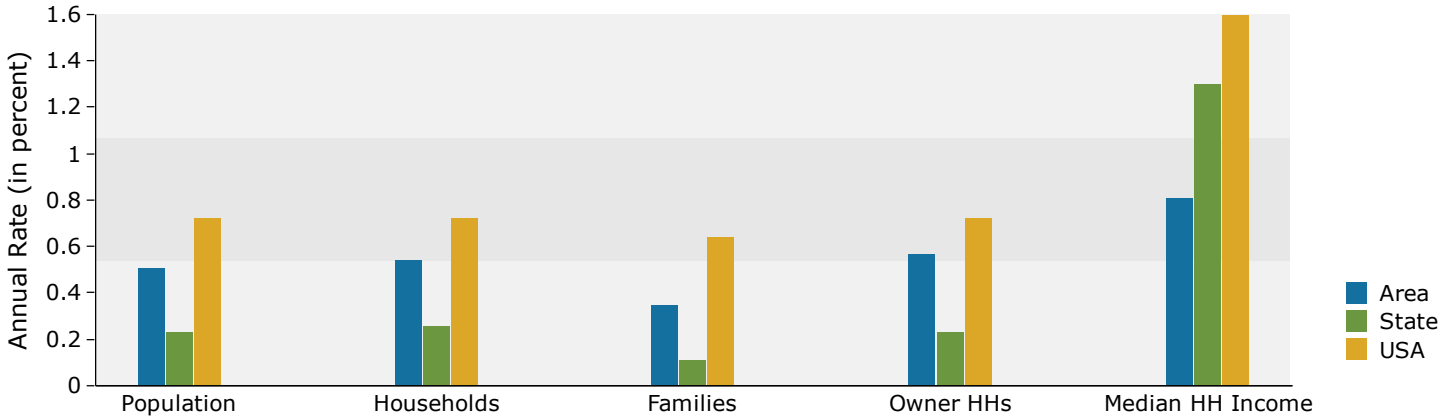
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Summary	Census 2010		2020		2025	
Population	14,471		15,261		15,654	
Households	5,850		6,154		6,321	
Families	3,774		3,863		3,932	
Average Household Size	2.38		2.38		2.38	
Owner Occupied Housing Units	3,331		3,569		3,672	
Renter Occupied Housing Units	2,519		2,585		2,649	
Median Age	40.0		41.6		42.4	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	0.51%		0.23%		0.72%	
Households	0.54%		0.26%		0.72%	
Families	0.35%		0.11%		0.64%	
Owner HHs	0.57%		0.23%		0.72%	
Median Household Income	0.81%		1.30%		1.60%	
Households by Income			2020		2025	
			Number	Percent	Number	Percent
<\$15,000			1,034	16.8%	996	15.8%
\$15,000 - \$24,999			879	14.3%	849	13.4%
\$25,000 - \$34,999			800	13.0%	804	12.7%
\$35,000 - \$49,999			1,096	17.8%	1,134	17.9%
\$50,000 - \$74,999			986	16.0%	1,057	16.7%
\$75,000 - \$99,999			679	11.0%	753	11.9%
\$100,000 - \$149,999			505	8.2%	546	8.6%
\$150,000 - \$199,999			103	1.7%	109	1.7%
\$200,000+			73	1.2%	72	1.1%
Median Household Income			\$38,842		\$40,449	
Average Household Income			\$52,214		\$55,651	
Per Capita Income			\$21,038		\$22,445	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	883	6.1%	869	5.7%	868	5.5%
5 - 9	905	6.3%	883	5.8%	913	5.8%
10 - 14	918	6.3%	892	5.8%	940	6.0%
15 - 19	1,012	7.0%	936	6.1%	979	6.3%
20 - 24	858	5.9%	830	5.4%	804	5.1%
25 - 34	1,836	12.7%	1,973	12.9%	1,852	11.8%
35 - 44	1,682	11.6%	1,900	12.5%	1,960	12.5%
45 - 54	1,960	13.5%	1,788	11.7%	1,878	12.0%
55 - 64	1,843	12.7%	1,980	13.0%	1,901	12.1%
65 - 74	1,287	8.9%	1,680	11.0%	1,836	11.7%
75 - 84	864	6.0%	999	6.5%	1,179	7.5%
85+	419	2.9%	530	3.5%	543	3.5%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,874	95.9%	14,394	94.3%	14,652	93.6%
Black Alone	233	1.6%	310	2.0%	329	2.1%
American Indian Alone	25	0.2%	39	0.3%	43	0.3%
Asian Alone	49	0.3%	72	0.5%	88	0.6%
Pacific Islander Alone	4	0.0%	8	0.1%	9	0.1%
Some Other Race Alone	55	0.4%	81	0.5%	100	0.6%
Two or More Races	231	1.6%	357	2.3%	434	2.8%
Hispanic Origin (Any Race)	149	1.0%	214	1.4%	261	1.7%

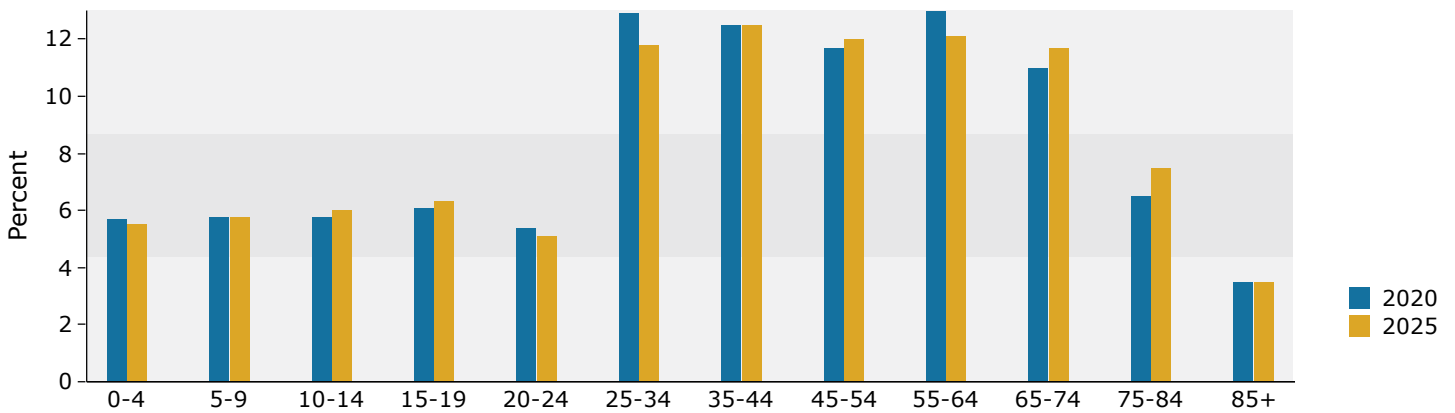
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

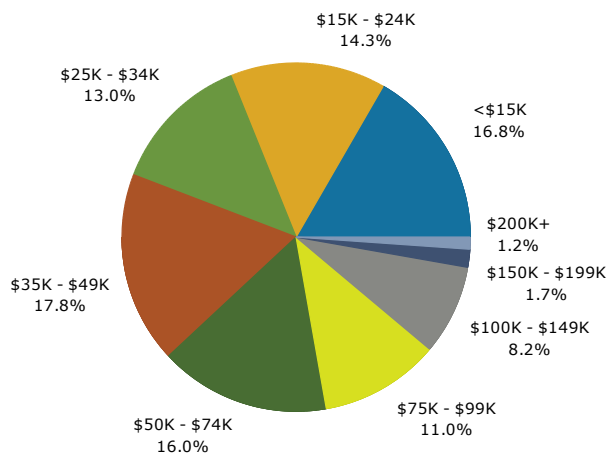
Trends 2020-2025



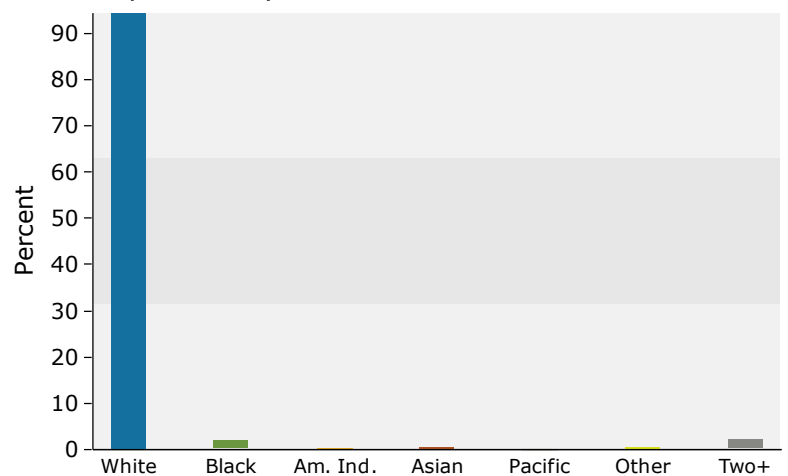
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 1.4%



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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