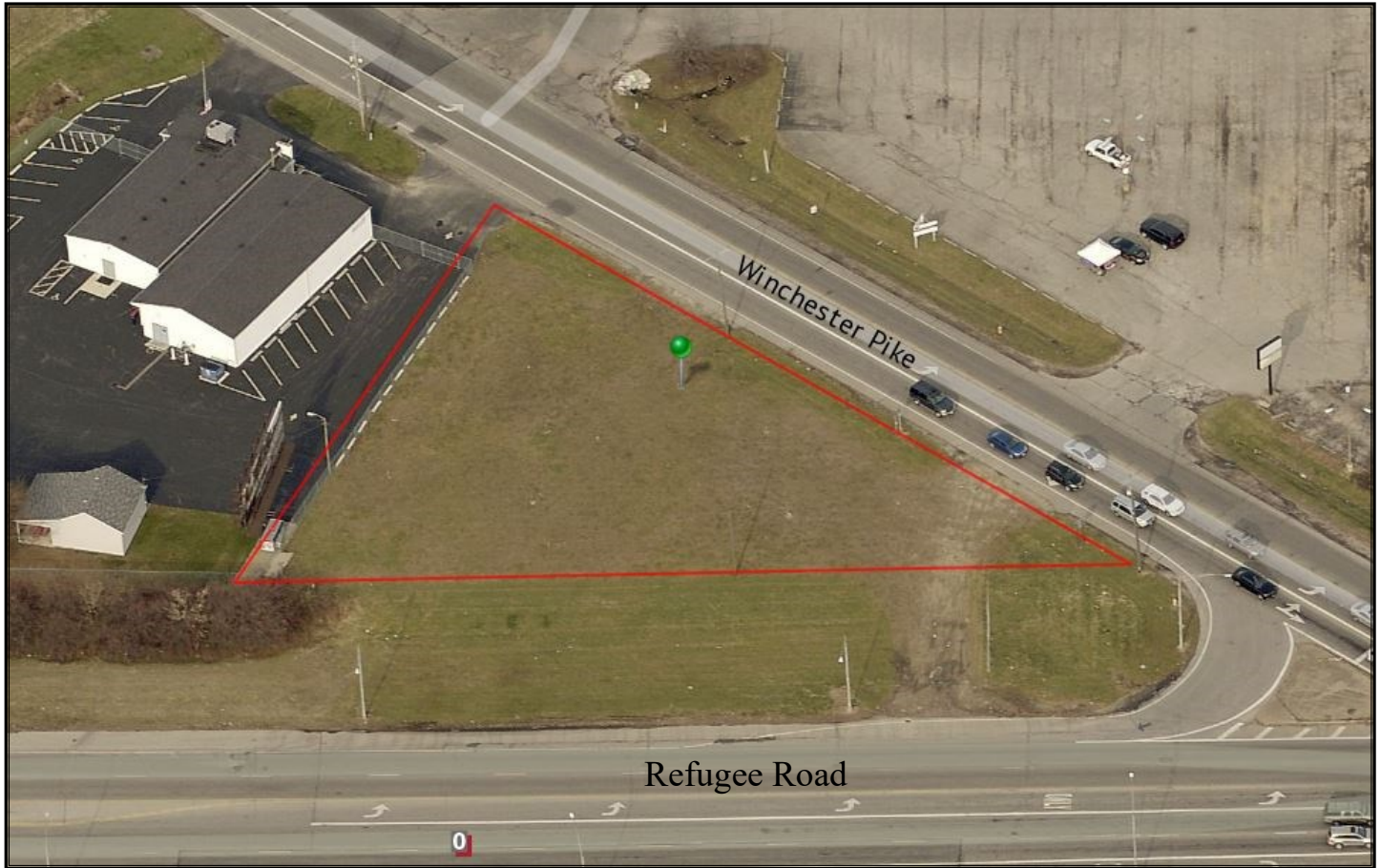


**FOR SALE \$324,000**  
**2683 WINCHESTER PIKE**  
**COLUMBUS, OH 43232**



**Property Features:**

- Development land for sale with 0.57 acres
- Excellent Opportunity at high traffic corner
- Average daily traffic count at Refugee Road is 24,422
- Average daily traffic count at Winchester Pike is 14,805
- Property has NFA letter from the state of OH

 [Click Here for Video](#)

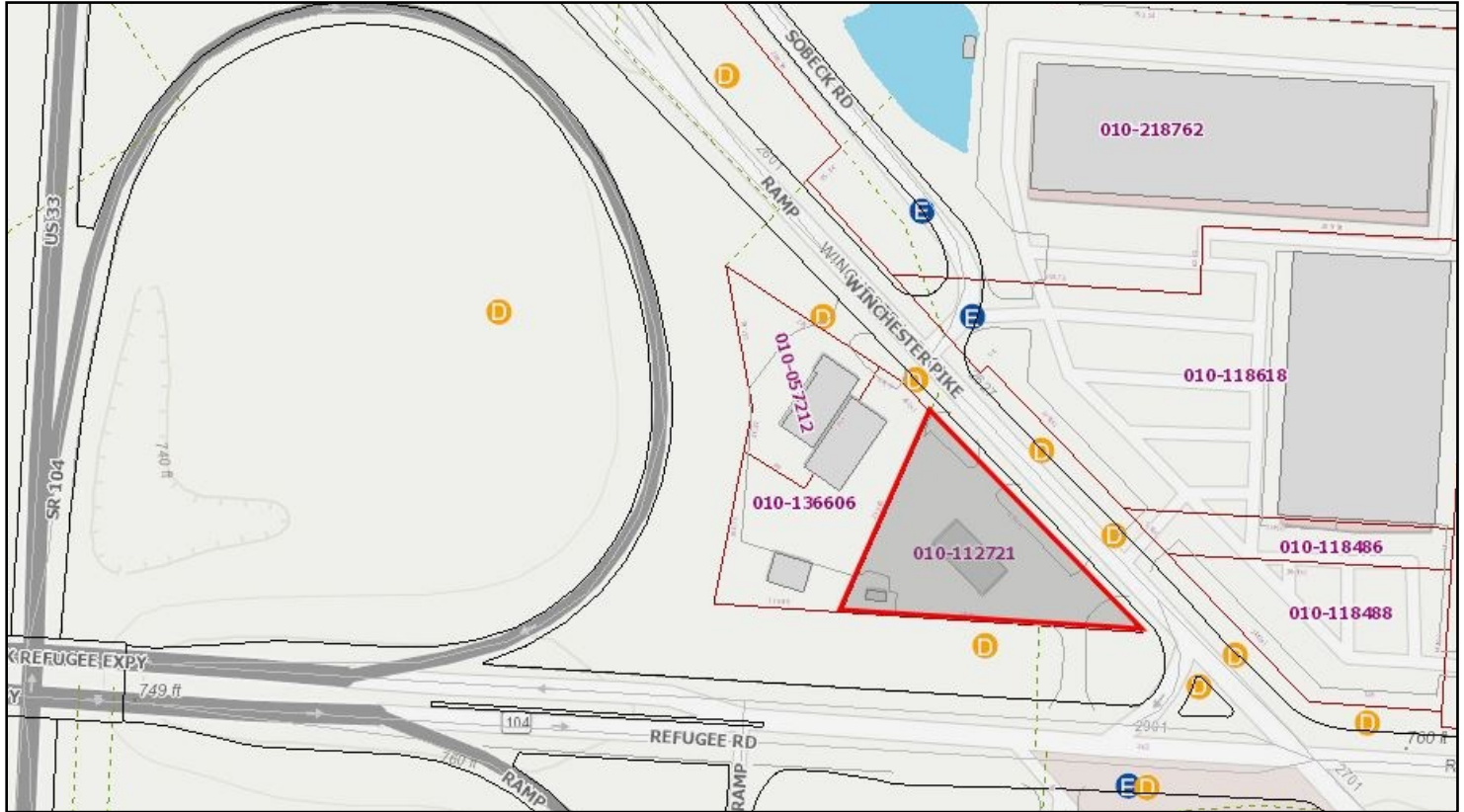
FOR ADDITIONAL INFORMATION CONTACT:  
BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
[WWW.BESTCORPORATEREALESTATE.COM](http://WWW.BESTCORPORATEREALESTATE.COM)  
PHONE: 614-559-3350 EXT. 112  
EMAIL: [RBEST@BESTCORPORATEREALESTATE.COM](mailto:RBEST@BESTCORPORATEREALESTATE.COM)



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.



**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: \$389,000**

**ZONING: COMMERCIAL C-4**

**TAXES (Yrly) 0**

**TAX YEAR: 2022**

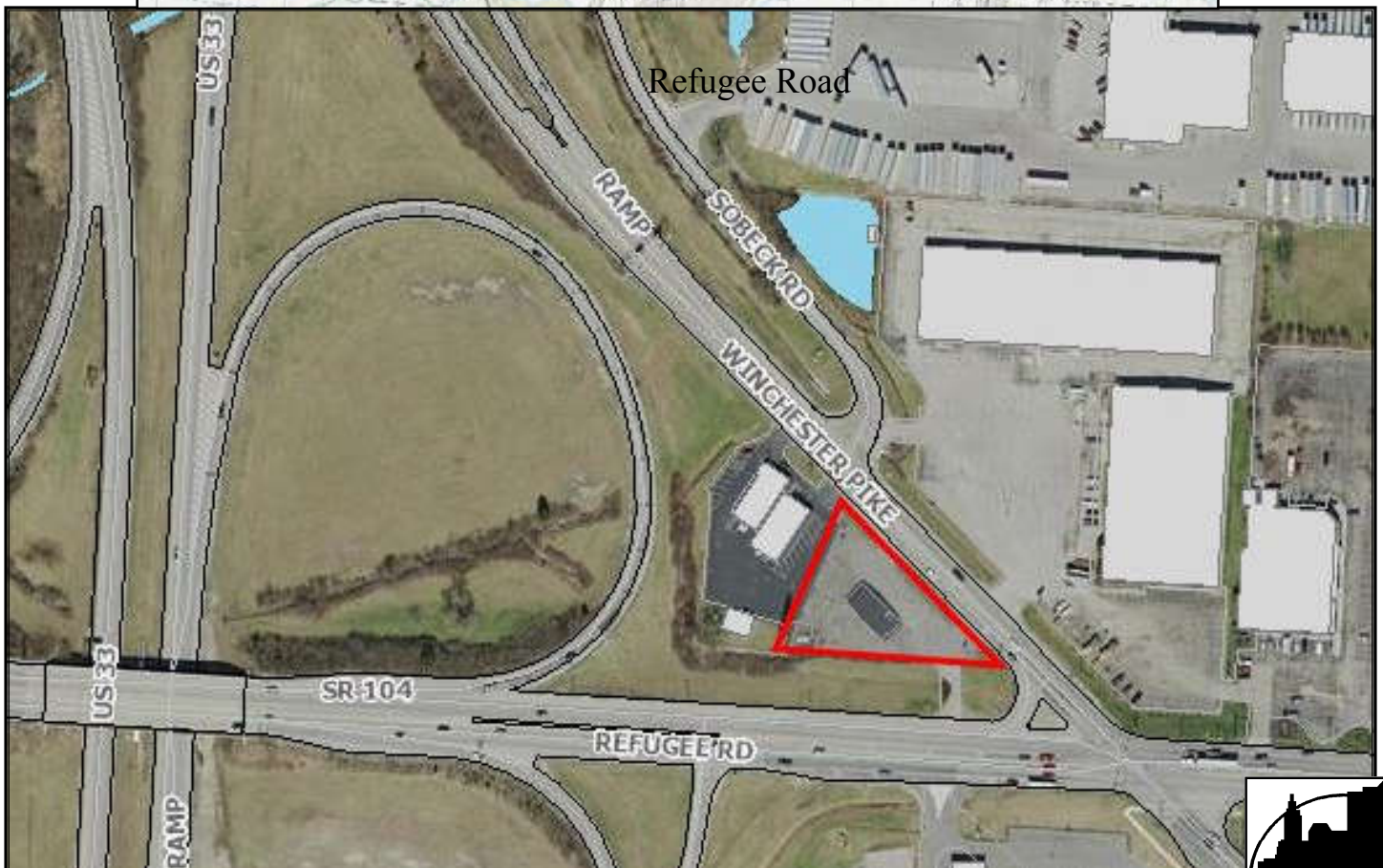
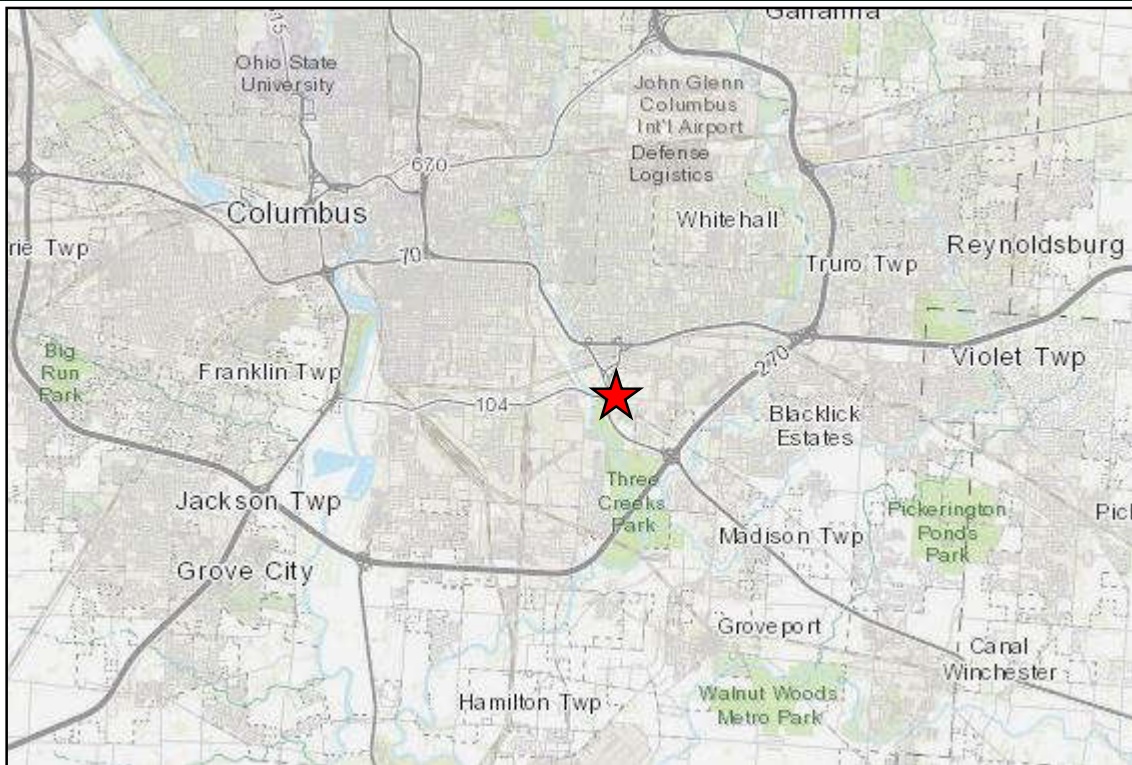
**MISC: NFA LETTER FROM THE STATE OF OHIO**

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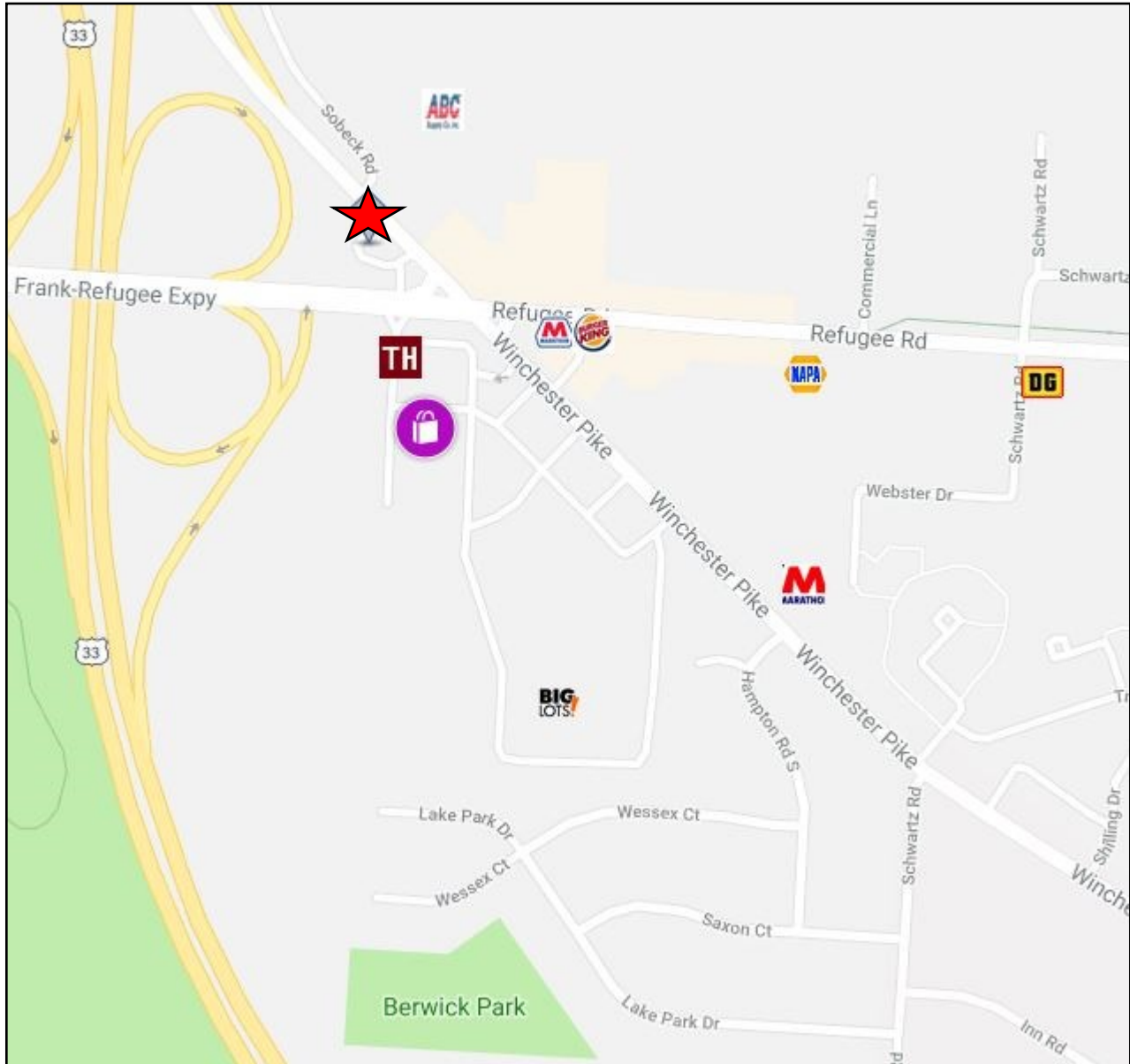




**FOR SALE**  
**2683 WINCHESTER PIKE**  
**COLUMBUS, OH 43232**



**FOR SALE: DEVELOPMENT LAND  
2683 WINCHESTER PIKE  
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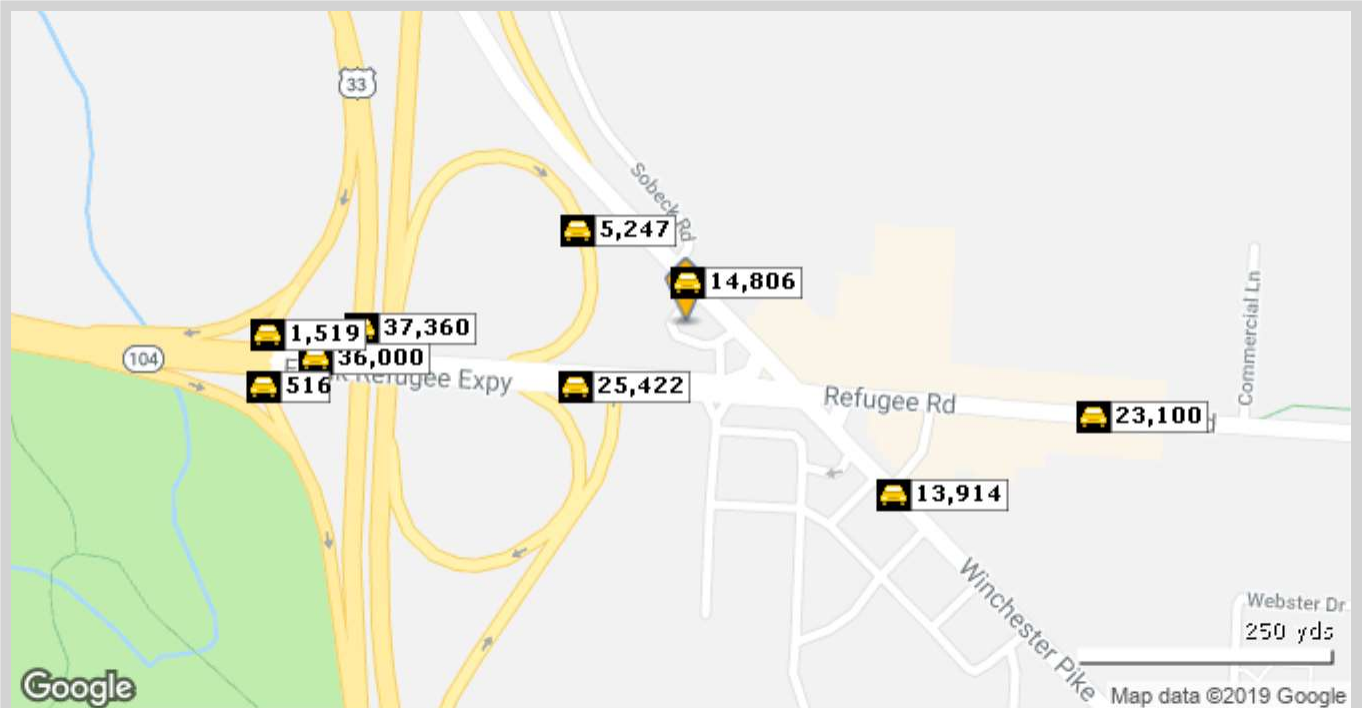


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# Traffic Count Report

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
<b>Population</b>			
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%
<b>2018 Population by Hispanic Origin</b>	308	4,604	12,325
<b>2018 Population</b>	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
<b>Households</b>			
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%
<b>2018 Households by HH Income</b>	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%
<b>2018 Avg Household Income</b>	\$52,751	\$52,871	\$57,591
<b>2018 Med Household Income</b>	\$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 accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

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