

**FOR SALE**

E 17th Avenue

Cleveland Avenue

**\$ 69,000**


**0 17th Ave, Columbus, Ohio 43211**

- Almost .2 acres available for sale.
- Lot sits on high traffic corner of Cleveland Ave and 17th Ave.
- Zoned commercial, C-4.
- Address is listed as both 1683 Cleveland Ave and 0 17th Ave.
- Traffic count for this location is nearly 20,000/day (2021) on Cleveland Ave and over 12,000/day (2023) on 17th Ave.

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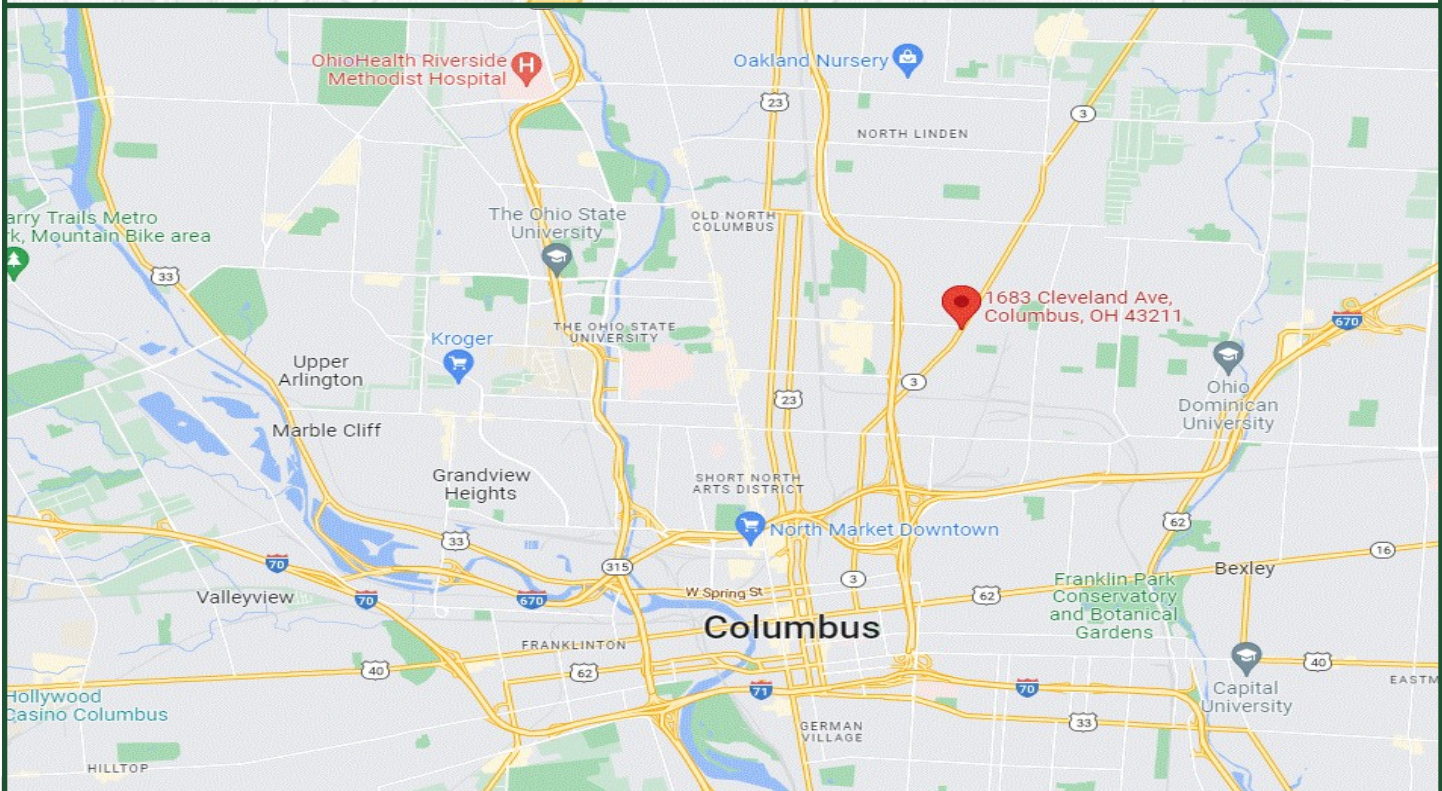
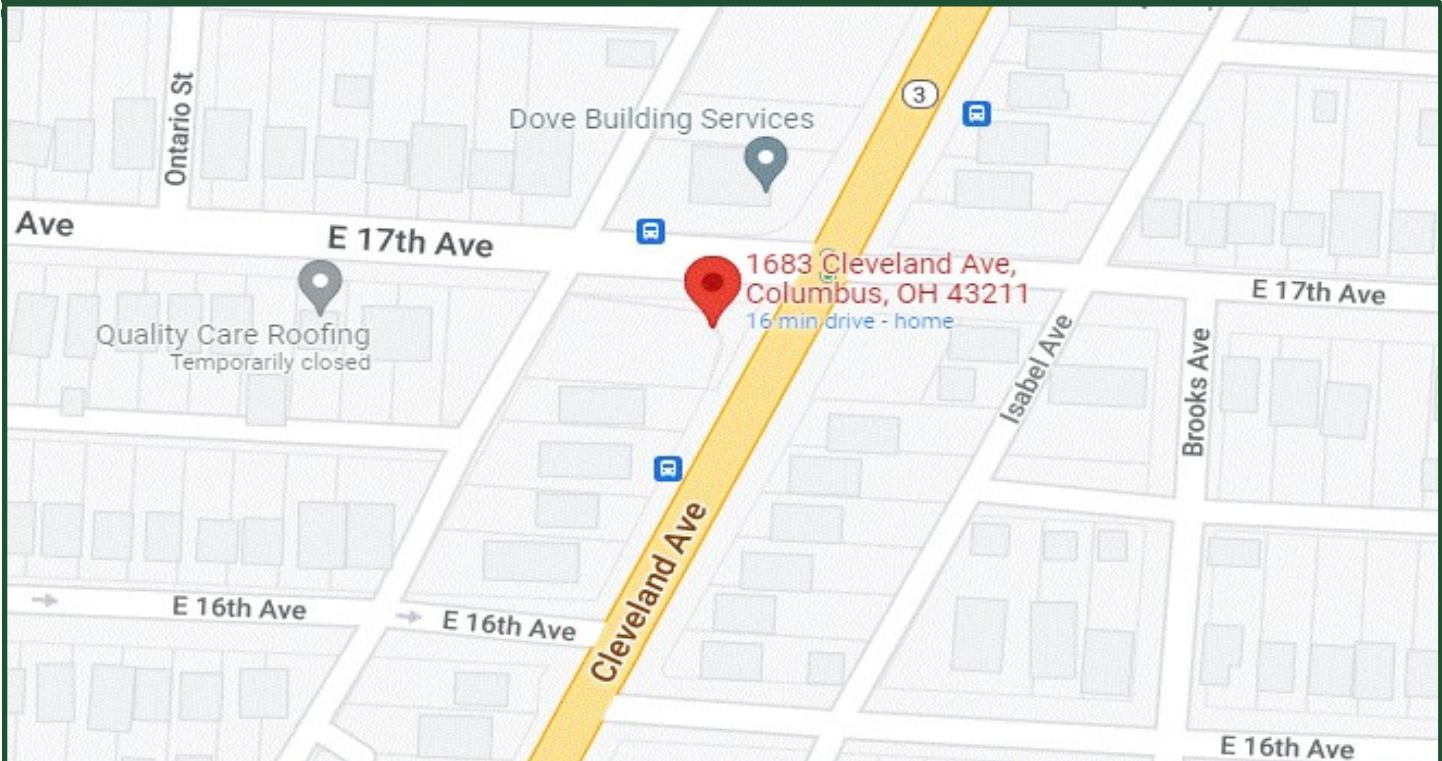


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We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full		Land/Farm-Other Land	
	<b>Status:</b> Active <b>List Number:</b> 222020611		<b>List Price:</b> \$69,000 <b>Original List Price:</b> 99,000 <b>VT:</b>
	<b>Parcel #:</b> 220110-00 <b>Addl Parcel Numbers:</b> <b>Previous Use:</b> <b>Tax District:</b> 010		<b>Traffic Count PerDay:</b> <b>Zoning:</b> Commercial
	<b>Acreage:</b> 0.18 <b>Minimum Acreage:</b> <b>Minimum SF Avail:</b> <b>Tillable Acres:</b> <b>Lot Size (Front):</b>		<b>Lot Size (Side):</b> <b>Lot Characteristics:</b> <b>Max Contiguous SF Av:</b> <b>Road Frontage:</b> <b>Useable Acres:</b>
	<b>Res Dwelling/Other Structure:</b> No <b># of Dwellings:</b> <b>Year Built:</b> <b>Building Sq Ft:</b>		<b>Year Remodeled:</b> <b># of Buildings:</b> <b>Built Prior to 1978:</b> No <b>Possession:</b>
	<b>General Information</b> <b>Address:</b> 0 17th Avenue <b>Between Street:</b> Cleveland Ave & Hamilton Ave <b>Subdiv/Cmplx/Comm:</b> <b>Dist To Intersxn:</b>		
		<b>Unit/Suite #:</b> <b>City:</b> Columbus <b>County:</b> Franklin <b>Multiple Parcels:</b>	<b>Zip Code:</b> 43211 <b>Corp Limit:</b> Franklin <b>Township:</b> None <b>School District:</b> COLUMBUS CSD 2503 FRA CO.
<b>Financials</b> <b>Gross Income:</b> 0 <b>Tax Abatement:</b> No <b>Taxes (Yrly):</b> 432.44 <b>For Sale:</b> Yes <b>For Lease:</b> No <b>For Exchange:</b> No			
		<b>Tax Incentive:</b> <b>Abatement End Date:</b> <b>Tax Year:</b> 2023 <b>Price Per Acre:</b> <b>Addl Acceptance Cond:</b> None Known	<b>Net Operating Income:</b> 0 <b>Total Expenses:</b> 0 <b>Assessment:</b> <b>Mortgage Balance:</b>
<b>Features</b> <b>Sewer:</b> <b>Services Available:</b> <b>Construction:</b> <b>Miscellaneous:</b> <b>MLS Primary PhotoSrc:</b> Realtor Provided			
<b>Property Description</b> · Almost .2 acres available for sale. · Lot sits on high traffic corner of Cleveland Ave and 17th Ave. · Zoned commercial, C-4. · Address is listed as both 1683 Cleveland Ave and 0 17th Ave. · Traffic count for this location is nearly 20,000/day(2021).			
<b>Sold Info</b>			
		<b>Sold Date:</b> <b>Selling Brokerage Lic #:</b> <b>Sold Non-MLS:</b> No <b>March 27, 2024</b>	<b>DOM:</b> 658 <b>Conccsns:</b> <b>Concession Comments:</b> <b>Prepared by:</b> Randy J Best
			<b>SP:</b> <b>Sold Non-MLS:</b> No <b>SlrAst:</b>
Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2024 <a href="#">MLS</a> and <a href="#">FBS</a> . Prepared by Randy J Best on Wednesday, March 27, 2024 12:04 PM. 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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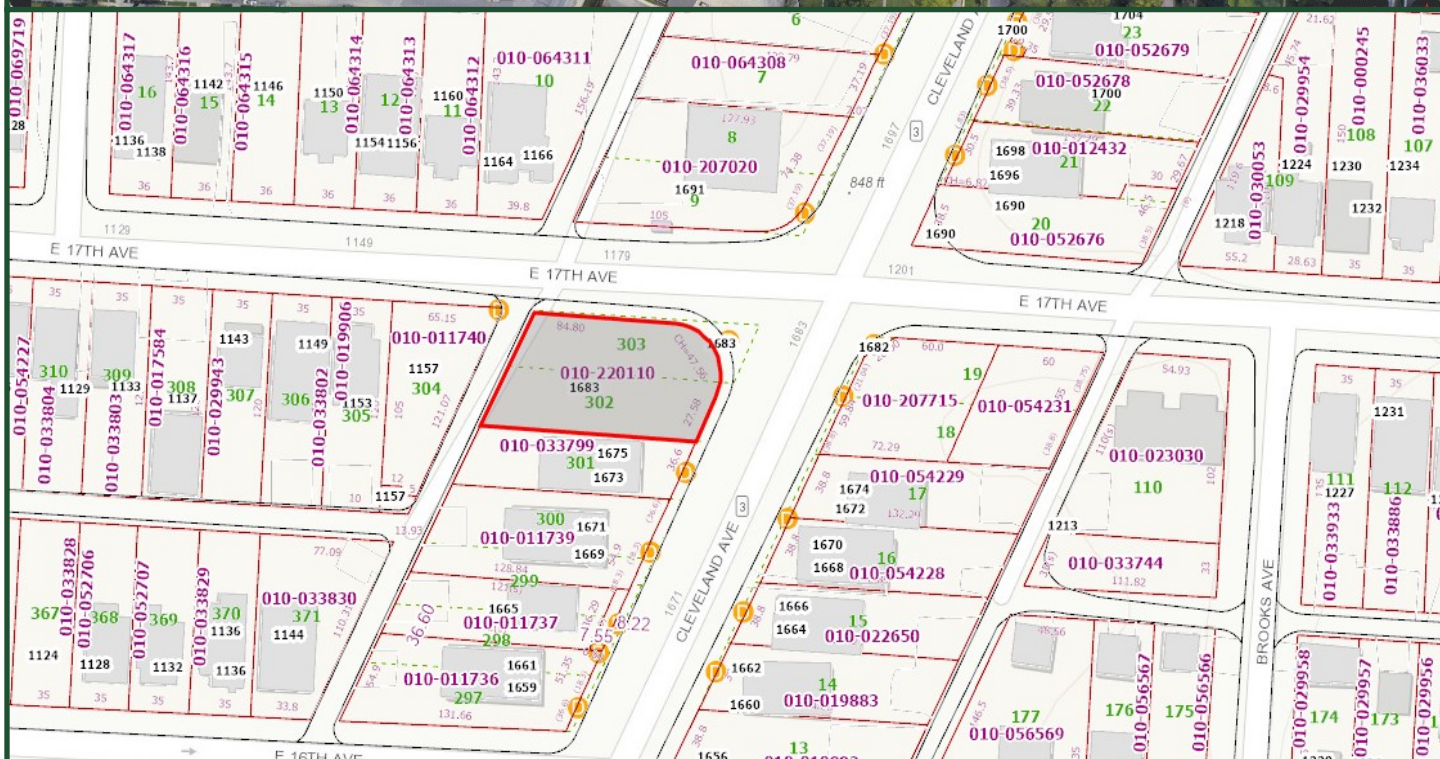
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## An aerial photograph of a suburban neighborhood. A yellow star is placed at the intersection of a main road and a side street. The area is filled with houses, green lawns, and trees. A parking lot with several cars is visible near the star. The overall scene is a typical residential street layout.



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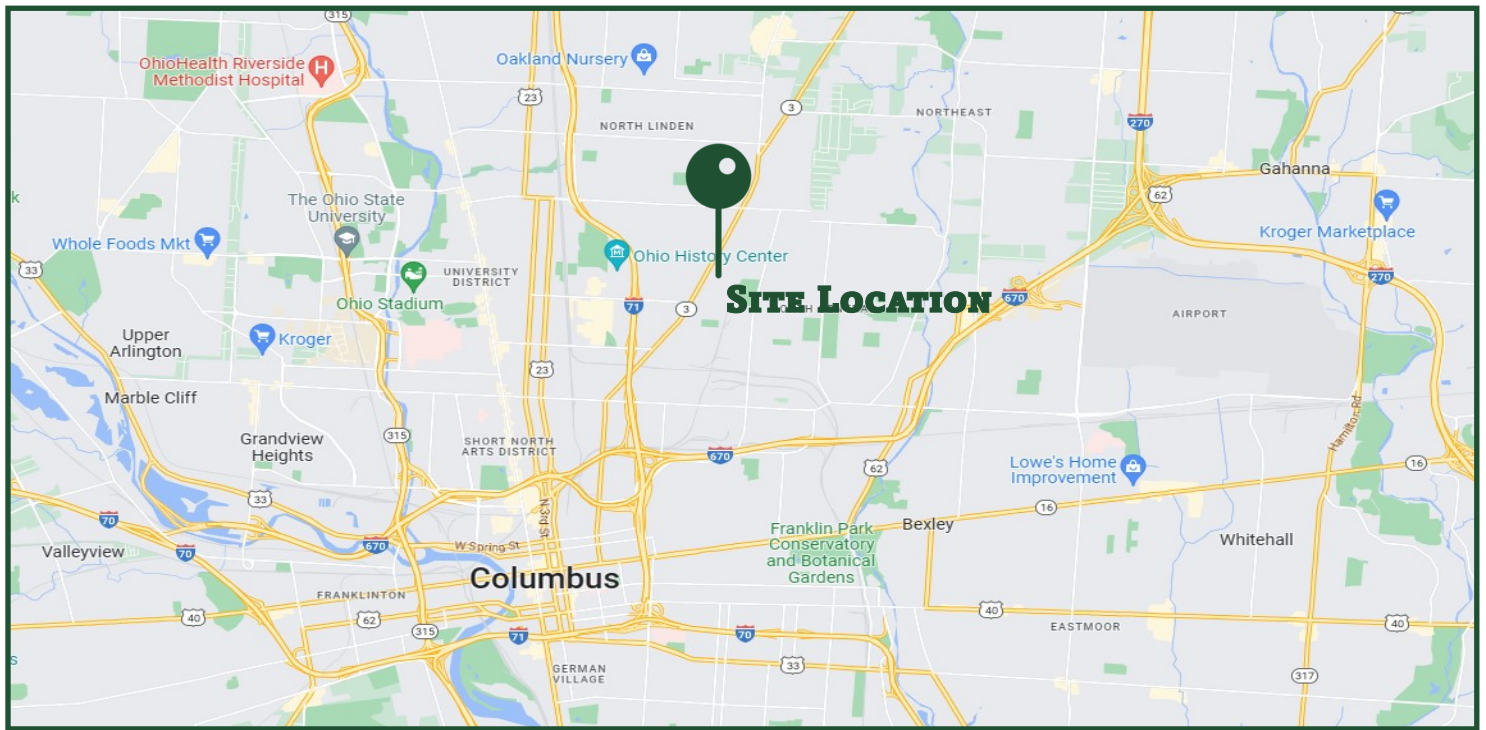


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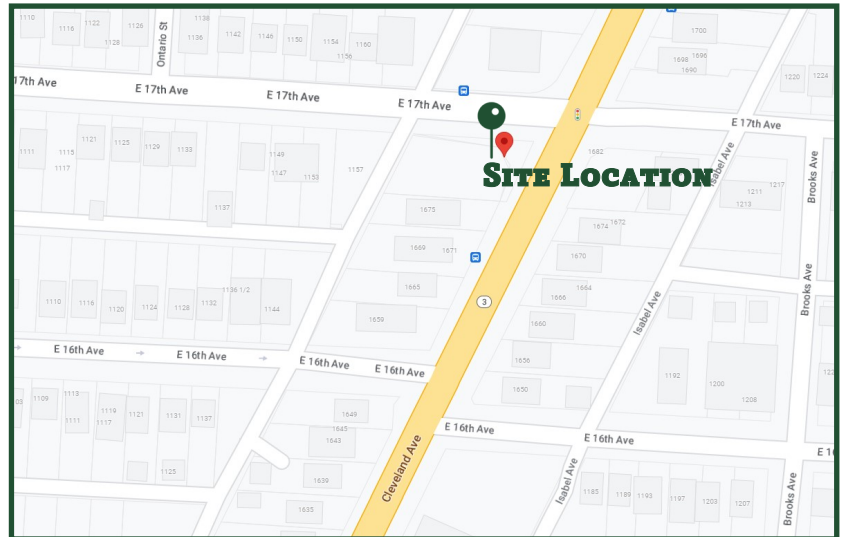
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## TRAFFIC COUNT

Street	Avg Daily Volume
CLEVELAND AVE	13,822
E 17TH AVE	12,343
LOUIS AVE	438



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022)		90,353	392,676	978,843
Households (2022)		33,459	166,217	466,075
Avg Household Income (2022)		\$50,446	\$75,294	\$82,223

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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



Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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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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