

FOR SALE

Kilbourne Run Sports Park

\$ 375,000

4706 Westerville Rd, Columbus, OH 43231

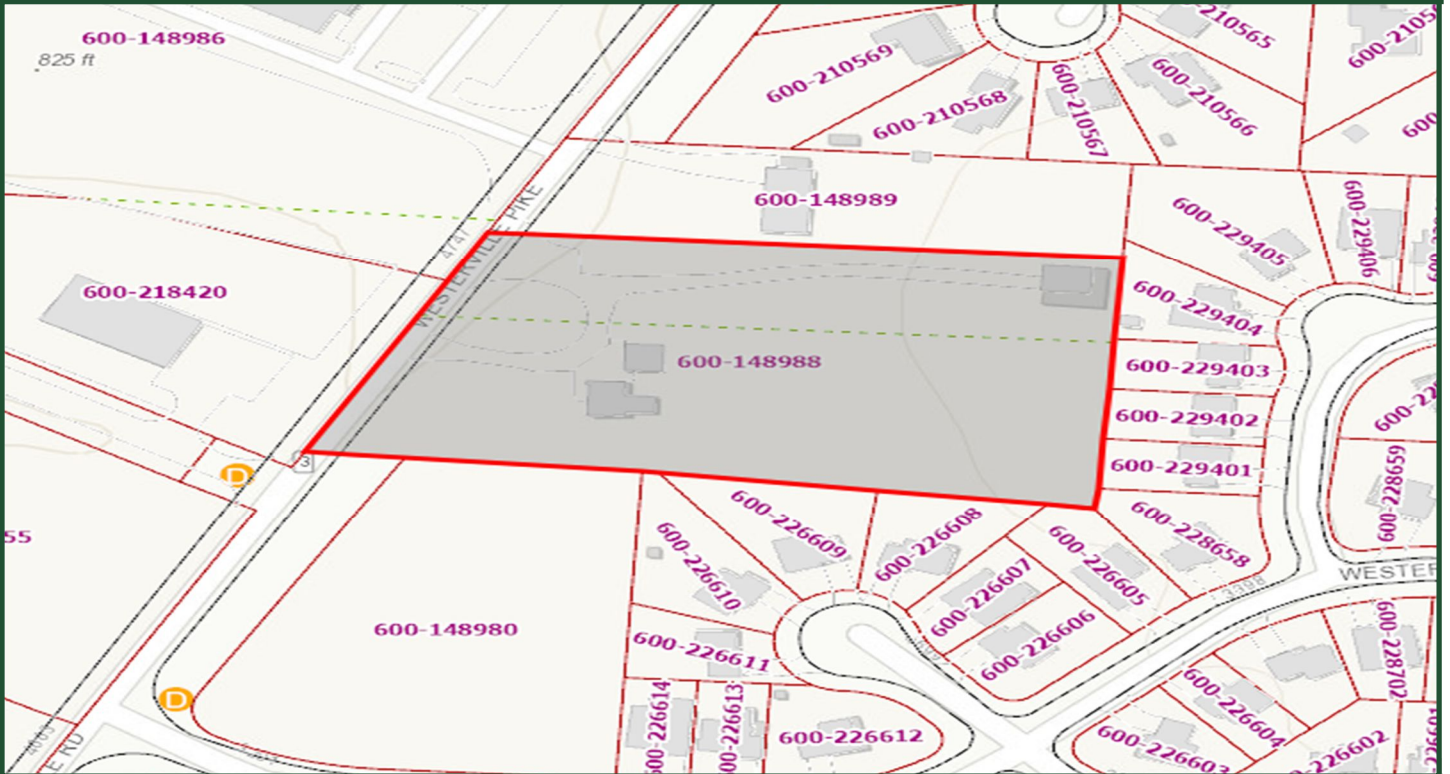
- +/- 2.69 acres of Land available for Development.
- Location is zoned Manufacturing and has many allowable Commercial uses.
- The property has three buildings: +/- 1,744 sq ft home, garage & 1 out building.
- High Traffic Count location, over 18,100 vehicles per day.
- No Showings.
- Across from Columbus' new Kilbourne Run Sport Park.

BEST CORPORATE REAL ESTATE
REBECCA WITHROW
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EX 11
EMAIL: RWITHROW@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.

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New stoplight at Westerville Woods & Westerville Road



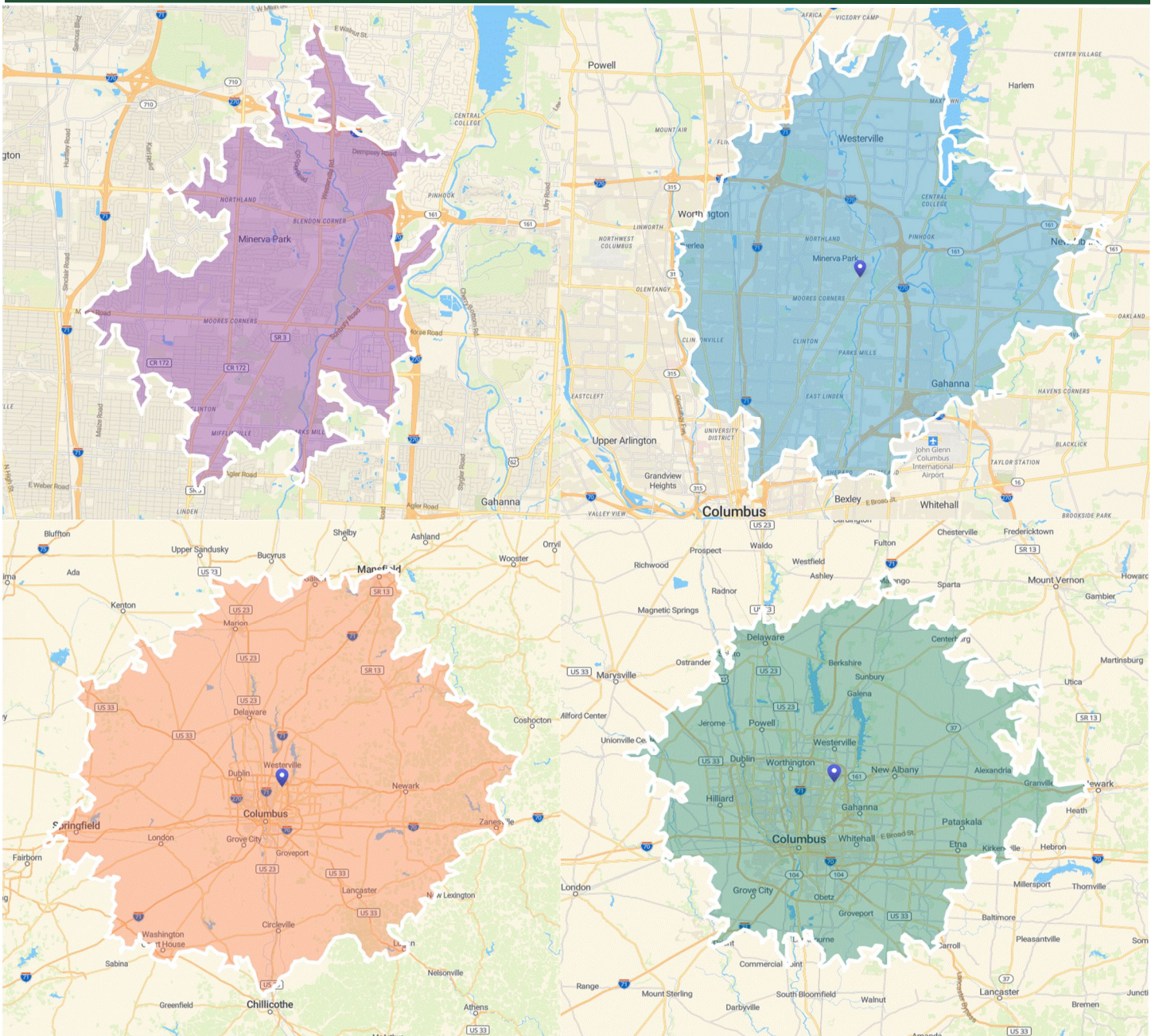
The City of Columbus intends to add a new sports complex at Kilbourne Run, in addition to what the park currently offers. With the new addition, the city intends to create a new entry point to the updated complex. The City of Columbus is creating a new road that leads directly to the intersection of Westerville Woods & Westerville Road (as depicted above). With hopes that it will offer a new destination for regional tournaments and accessibility to sports fields for Columbus kids.

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DRIVING RADIUS:

5 MINUTES

10 MINUTES

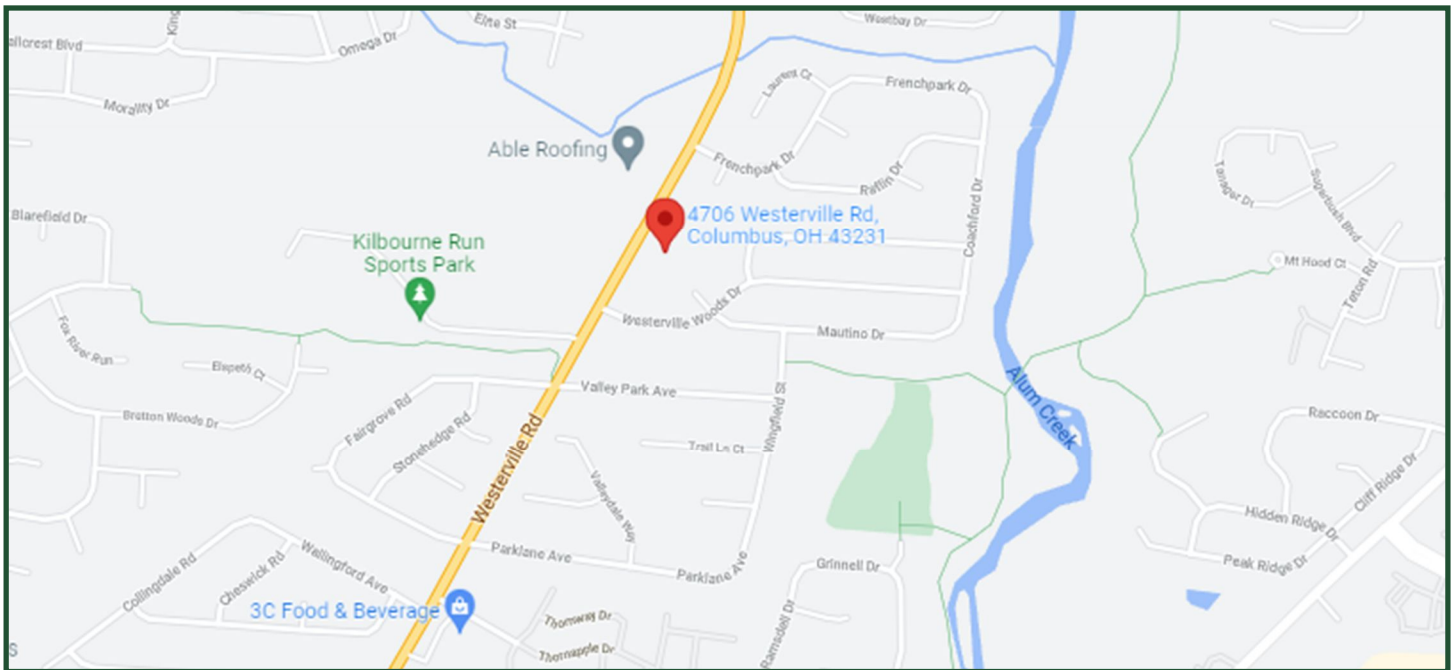
30 MINUTES

60 MINUTES

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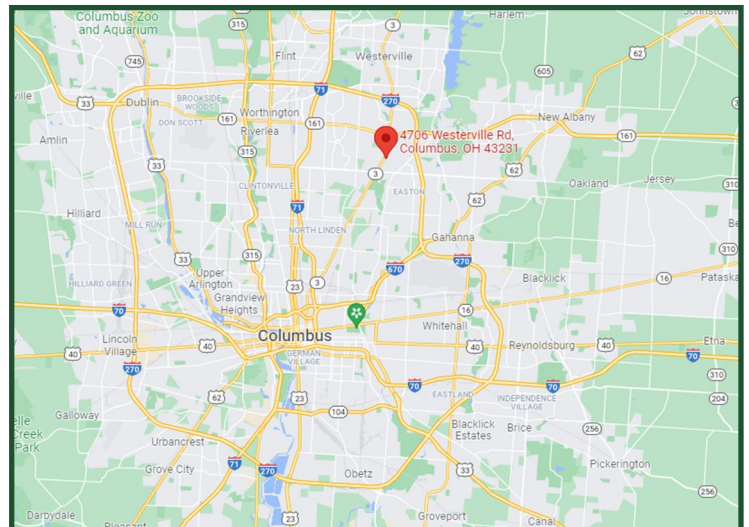


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TRAFFIC COUNT

Street	Avg Daily Volume
WESTERVILLE RD	19,331
WESTERVILLE WOODS DR	1,686



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2021)		15,191	122,225	304,977
Households (2021)		5,694	49,354	126,025
Avg Household Income (2021)		\$71,203	\$67,754	\$80,375

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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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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.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

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