

# FOR SALE

12.84  
+/-  
acres

## \$3,995,000

### 6515 S High Street , Lockbourne, OH 43137

- 12.84+/- acres with approximately 836 Ft of road frontage on Rt.23
- Multiple uses for the 3 parcels within Hamilton Township
- Multiple buildings on site, utilities available
- 3 Parcels = (.96+/-, 1.92+/-, and 9.96+/-)
- Property is in an Opportunity Zone
- Access to Rte. 665 and Rte. 317
- South of Scioto Downs in the Rickenbacker area
- Great potential location for semi truck parking, lot storage, and future out lot retail.



[Click Here for Video](#)

\*Please Do Not Disturb Tenants

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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.



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## **Parcel View**



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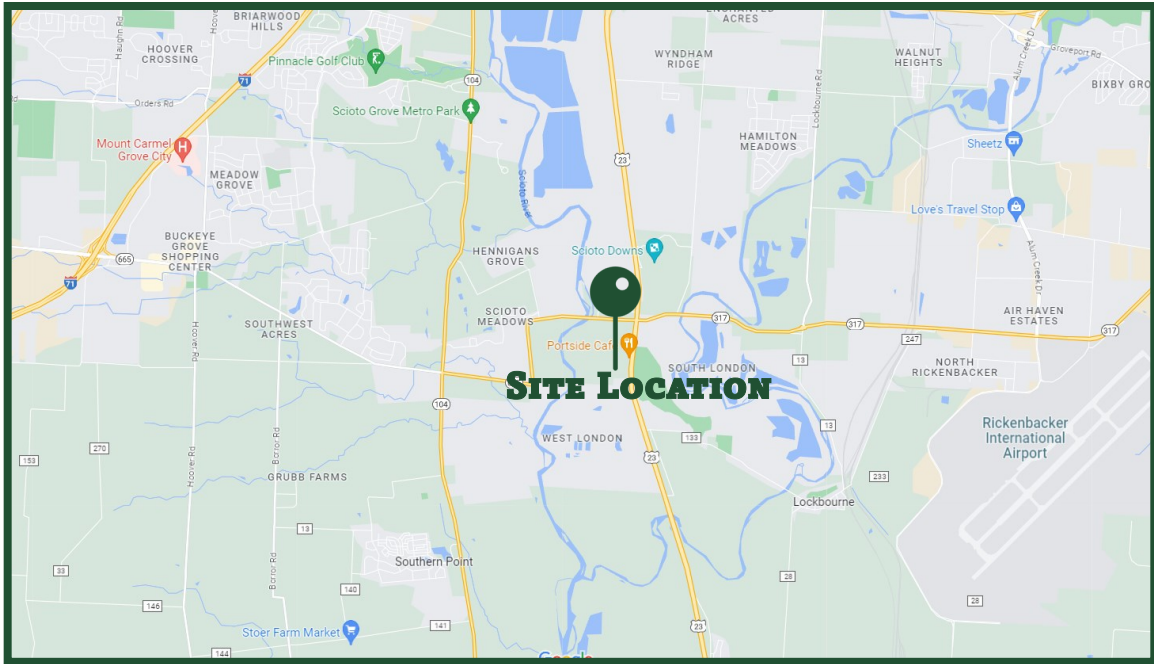
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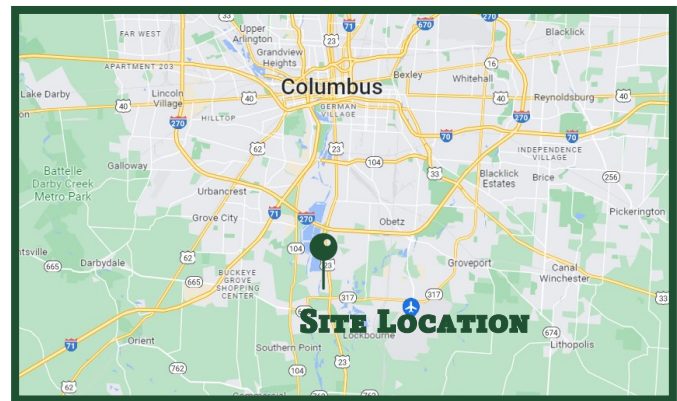


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## TRAFFIC COUNT

Street	Avg Daily Volume
PORTSMOUTH-COLUMBUS RD - LONDON GROVEPORT	35,733
S HIGH ST LONDON - GROVEPORT RD	32,265
S HIGH ST LONDON - GROVEPORT RD	31,203



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022)		151	4,865	25,247
Households (2023)		3,154	7,646	17,582
Avg Household Income (2022)		\$73,905	\$70,321	\$66,505

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