

# FOR SALE



## 230 Agler Rd, Gahanna, OH 43230

- +/-6,673 SF daycare for sale
- Price includes the real estate, business, and assets
- 5-star daycare center currently operating with 86 kids enrolled
- Approved up to 131 kids
- Excellent access off I-670
- Convenient pick-up/drop-off cul-de-sac up front
- Highly confidential, Do not disturb business or employees



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# Investment Summary

LIST PRICE	\$825,000
PARCEL	#025-001819
GLA OF BUILDINGS	± 6,673
PRICE PSF	\$123.63
LOT SIZE	± 0.46 AC
YEAR BUILT (EFF YR)	1988
OCCRRA RATING	5-Star
PARKING	14 Spots
CORP LIMIT	City of Columbus
WATER/ SEWER	City of Columbus
GAS	Columbia
ELECTRIC	AEP

## Equipment List

CRIBS	15
REFRIGERATOR	4
CHEVY 16 PASSENGER VANS	2
PLAYGROUND	1
PICNIC TABLES	2
MISC. FURNITURE (TABLES, CHAIRS, STORAGE SHELVING, CABINETS. ETC)	1
MISC. CHILDRENS TOYS	1
MISC. OFFICE EQUIPMENT AND SUPPLIES	1

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## Estimated Drive Times

### Local Locations

### Drive Time in Minutes (Miles Away)

Closest Gas Station (Shell)	2 min (0.3)
Closest Grocery Store (Kroger)	9 min (2.1)
Closest Restaurant (Mi Tradicion)	3 min (0.5)
Closest Pharmacy (CVS)	2 min (0.2)
Closest Hospital (OhioHealth)	7 min (2.4)
Closest Airport (John Glenn)	6 min (3.3)

### Regional Locations

The Ohio State University	13 min (9.8)
Downtown Columbus	12 min (8.1)
Easton Town Center	9 min (3.9)
Polaris Mall	15 min (12.7)
Lower.com Field (Columbus Crew)	15 min (8.9)
Nationwide Arena (Blue Jackets)	13 min (8.3)
Columbus Zoo and Aquarium	25 min (20.5)
Zoombezi Bay Waterpark	27 min (20.6)
Franklin Park Conservatory	13 min (5.9)
COSI	15 min (10.2)

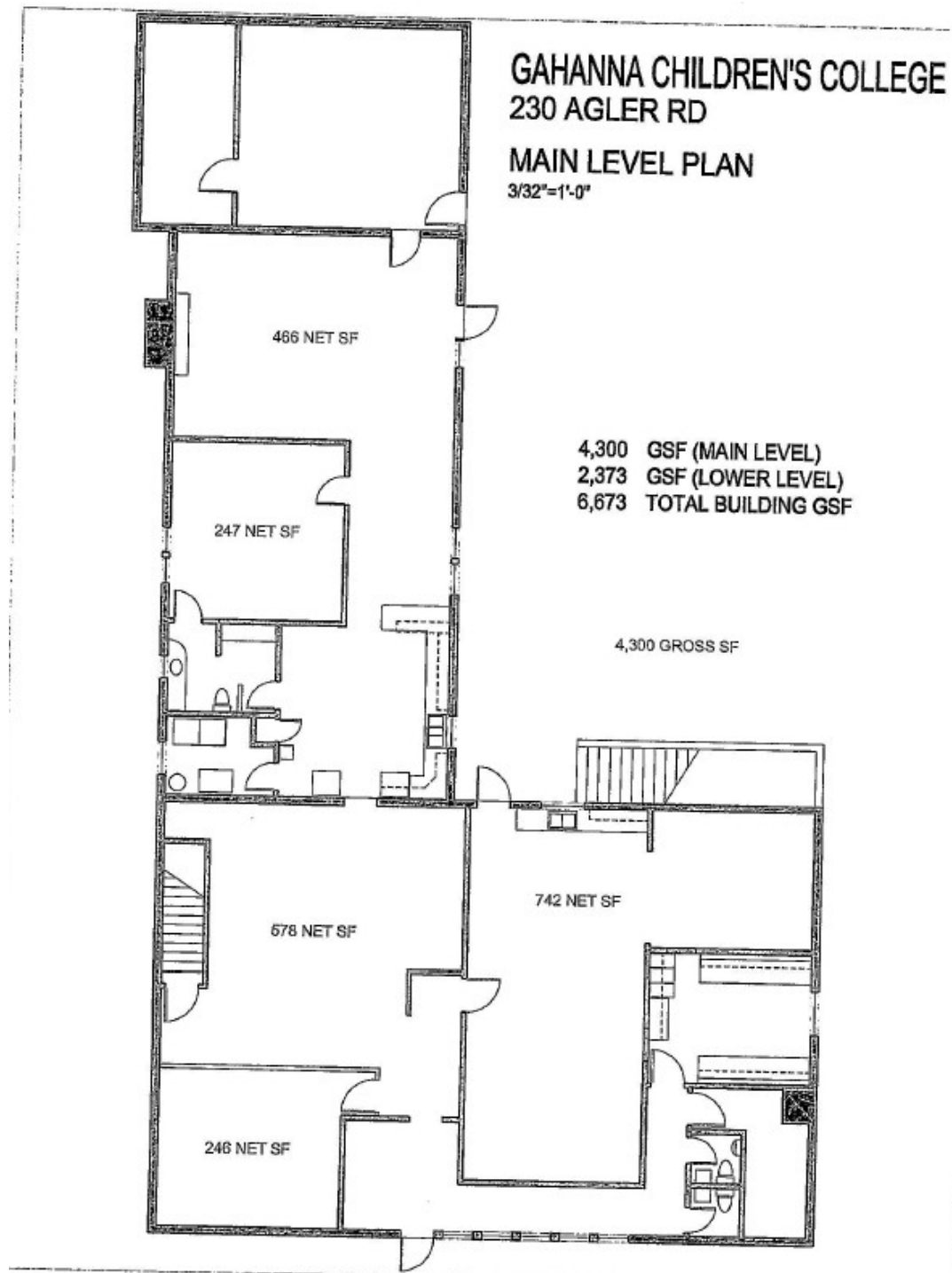
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## Floor Plan



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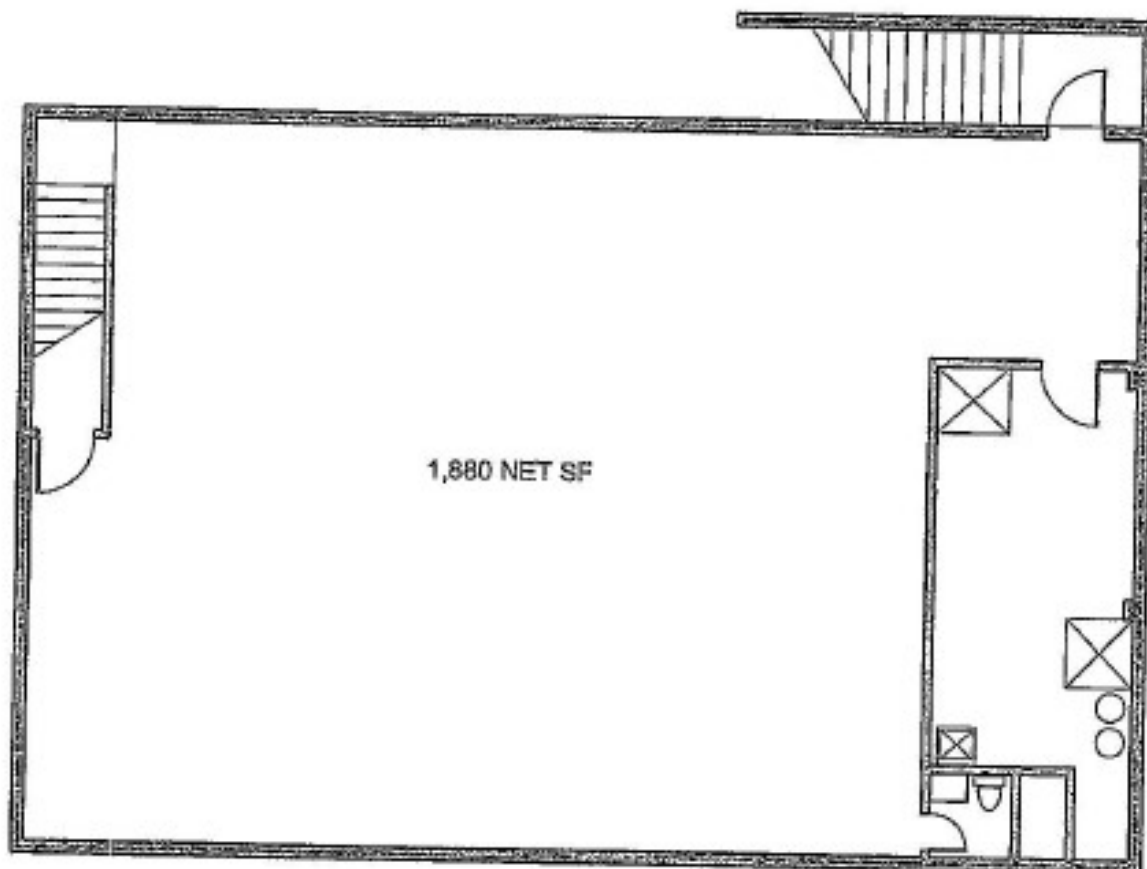
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## Floor Plan

GAHANNA CHILDREN'S COLLEGE  
230 AGLER RD

LOWER LEVEL PLAN  
3/32"=1'-0"

2,373 GROSS SF



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## Parcel View



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## Nearby Amenities



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# TRAFFIC COUNT (2023)

Street	Avg Daily Volume
Northeast Fwy - Olde Ridenour Rd	28,758
Stygler Rd N - Agler Rd	23,069
Northeast Fwy - Olde Ridenour Rd	32,907

## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		6,510	39,336	124,226
Households (2023)		5,093	21,107	67,179
Avg Household Income (2023)		\$65,550	\$73,388	\$62,597

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## Regional Overview

Gahanna, recognized as one of Ohio Magazine's 'Best Hometowns,' boasts over 750 acres of parkland, vibrant neighborhoods, and ample opportunities for business growth. Its rich heritage and diverse community create a welcoming atmosphere with unique historic sites, excellent dining options, eclectic shops, and expansive green spaces. Just eight miles from downtown Columbus and a short drive from John Glenn International Airport, Gahanna is ideally situated for both business and leisure travelers. Emphasizing community, family, and enjoyment, Gahanna hosts numerous seasonal and special events throughout the year. Explore Creekside Park, featuring picturesque waterfalls, paddleboat rides, and a variety of dining options. Discover the Ohio Herb Center, tour local wineries, and attend exciting premier events.



**35,715**

Residents (2024)



**14,353**

Households (2024)



**\$89,945**

Median Income (2024)



**7.33%**

Growth Rate to  
Year Prior (2024)



**50 (774 AC)**

Parks



**\$256,868**

Median Home Value  
(2024)

## Top Investors and Employers

**GAP**

**intel**

**AMERICAN  
ELECTRIC  
POWER**

**Huntington**

**Whirlpool**  
CORPORATION

**DSW**  
DESIGNER SHOE WAREHOUSE™

**VERTIV**

**HYPERION**  
Materials & Technologies

**amazon**

**Walmart**

**TARGET**

**Lbrands**

THE INFORMATION/IMAGES WERE GATHERED FROM [www.gahanna.gov](http://www.gahanna.gov) and Visit Gahanna

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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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