

FOR SALE



\$950,000

4323 Eastpoint Drive, Columbus, OH 43232

Developmental Land for Sale in Columbus

- Redevelopment Opportunity with an approximately +/-15,444 Sq Ft Office Building
- Two Parcels: 010-014546 and 010-013942
- Lot Totals +/- /.81 Acres
- Can be Combined with Neighboring Lot for Redevelopment
- Newly Rezoned for Community Activity Center (CAC) Allows Multiple Uses and Allows up to 7-Stories of mixed-use development

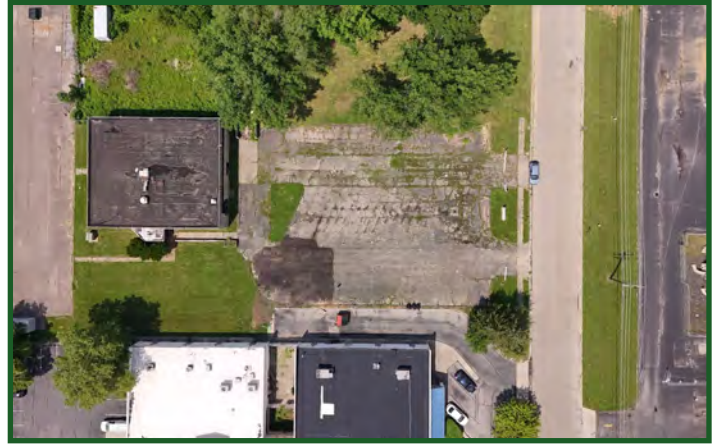


Click Here for Video

BEST CORPORATE REAL ESTATE
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Property Information

LEGAL

Legal Property Description: **Office**
Price: **\$950,000**
Parcel Number: **010-014546 and 010-013942**
Occupancy: **100%**

LAND

Land Acreage: **0.81**
Current Zoning: **Community Activity Center - CAC**
Designated Use: **Office**

STRUCTURAL

Building Square Footage: **15,444**
Unit Square Footage: **15,444**
Floors Above Ground: **1**
Year Built: **1973**

ADDITIONAL INFO

Drive-in Doors: **0**
of Docks: **0**
Lot Specifics: **Opportunity Zone**
HVAC: **—**
Water System: **Columbus**
Sewer System: **Columbus**

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Parcel View



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Nearby Amenities



Options for Combined Sale

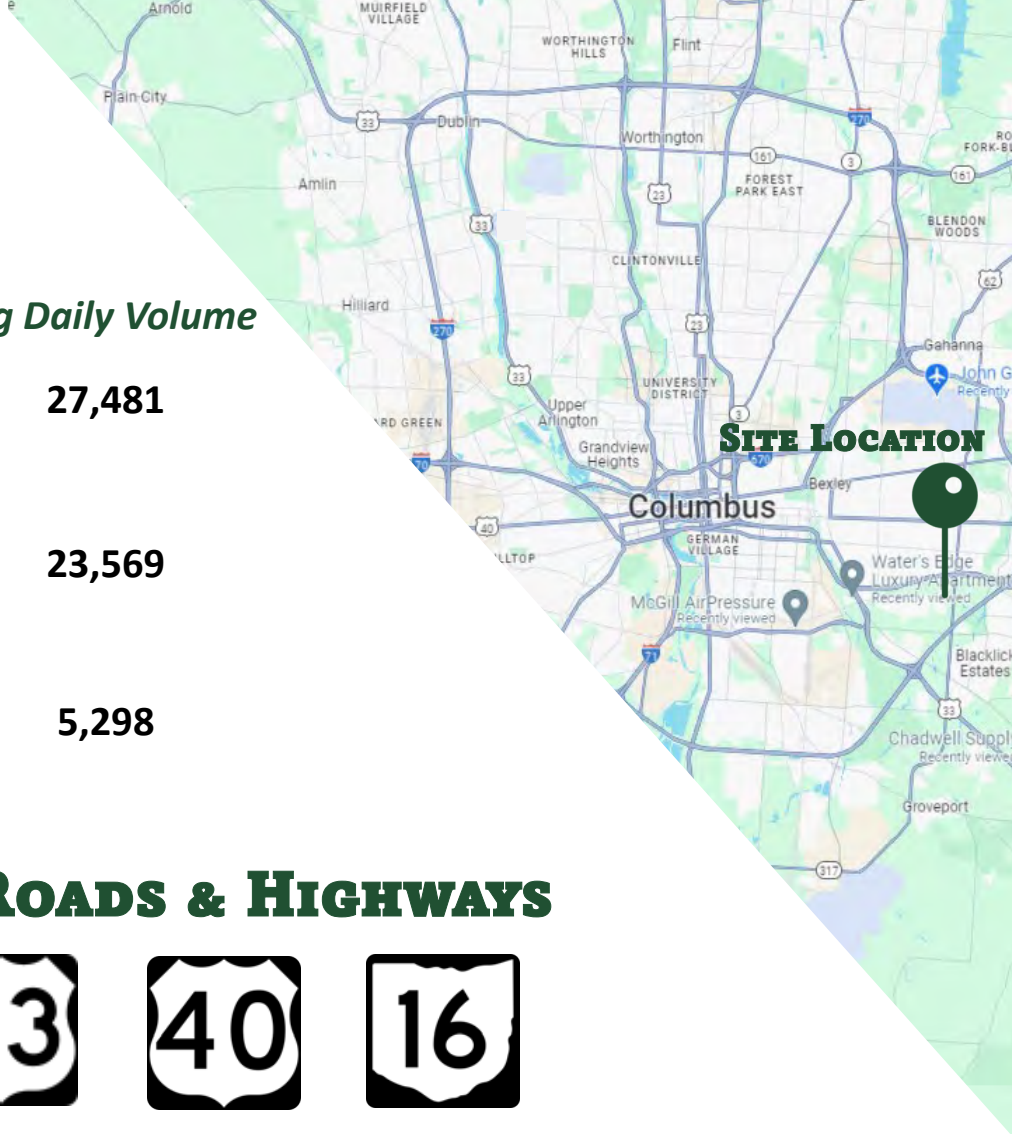
- 1) 0 Eastpoint Drive:
\$1,300,000
- 2) 4323 Eastpoint Drive:
\$950,000
- 3) 2337 Kimberly Parkway:
\$1,350,000

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TRAFFIC COUNT

Street	Avg Daily Volume
S Hamilton Road (Northbound)	27,481
S Hamilton Road (Southbound)	23,569
Kimberly Parkway	5,298



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		6,896	72,552	160,740
Households (2020)		4,420	38,327	82,565
Avg Household Income (2020)		\$30,222	\$46,102	\$52,506

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Disclaimer And Confidentiality Agreement - Continued -

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