

FOR SALE

\$1,350,000

2337 Kimberly Parkway, Columbus, OH 43232

Redevelopment Opportunity in Columbus, Ohio

- Opportunity Zone, with new Community Activity Center Zoning
- Redevelopment Opportunity of 2.99 Acres in Columbus, Ohio.
- Multiple-Use Zoning to Allow: Senior Living, Nursing Facility, Child Care, Civic/Recreational/Educational Facilities, Retail, Multi-Family, Restaurants, Hotel/Motel, Emergency Services, Automotive Sales/Services, Parking Garage, and Multi-Use Potential Development up to 7-Stories



Click Here for Video

BEST CORPORATE REAL ESTATE
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Property Information

LEGAL

Legal Property Description:	Office
Price:	\$1,350,000
Parcel Number:	010-199877
Occupancy:	50%

LAND

Land Acreage:	2.99
Current Zoning:	C-2
Designated Use:	Office

STRUCTURAL

Building Square Footage:	24,480
Unit Square Footage:	24,480
Floors Above Ground:	1
Year Built:	1985

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

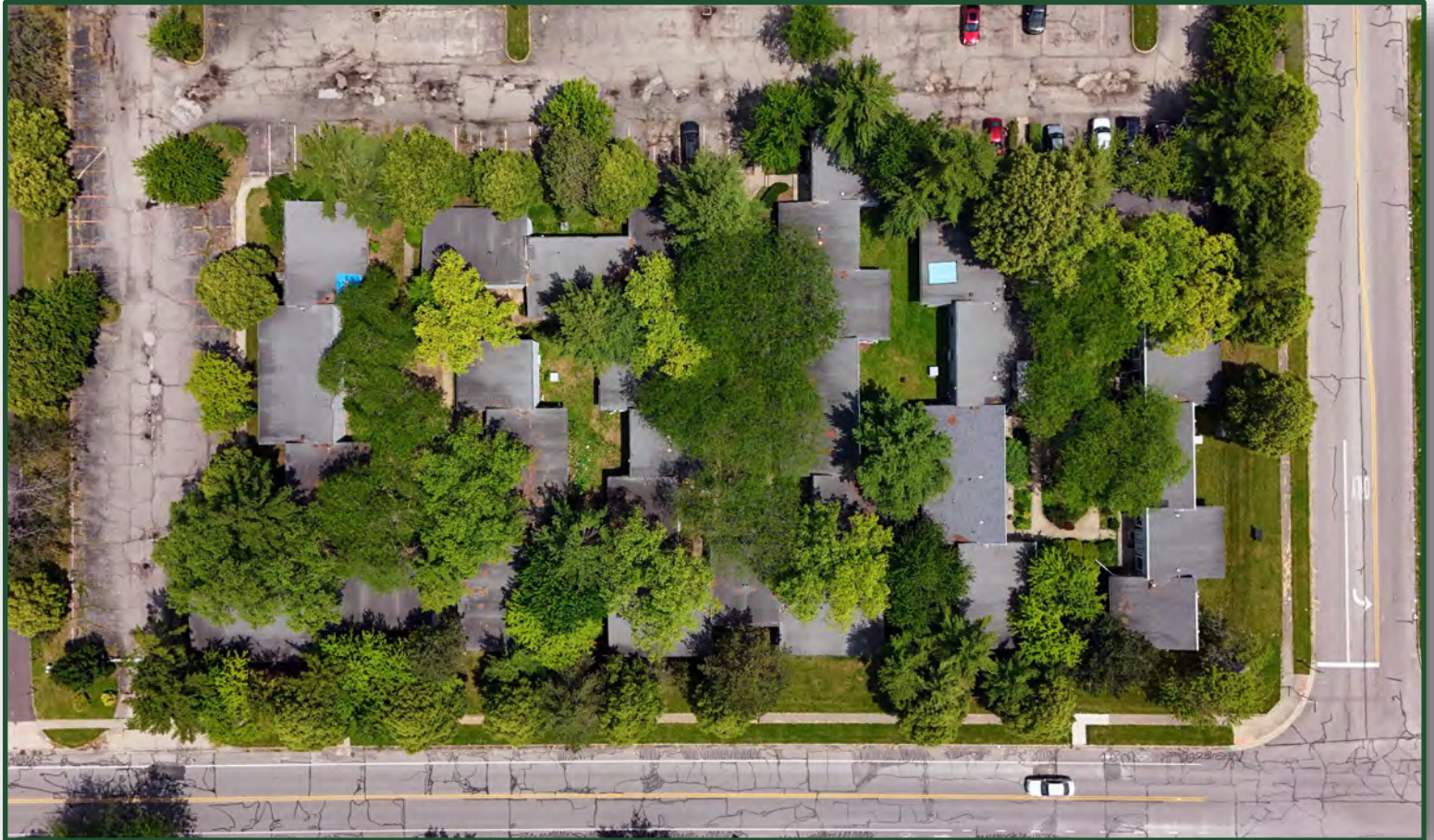


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Aerial View



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Nearby Amenities



Options for Combined Sale

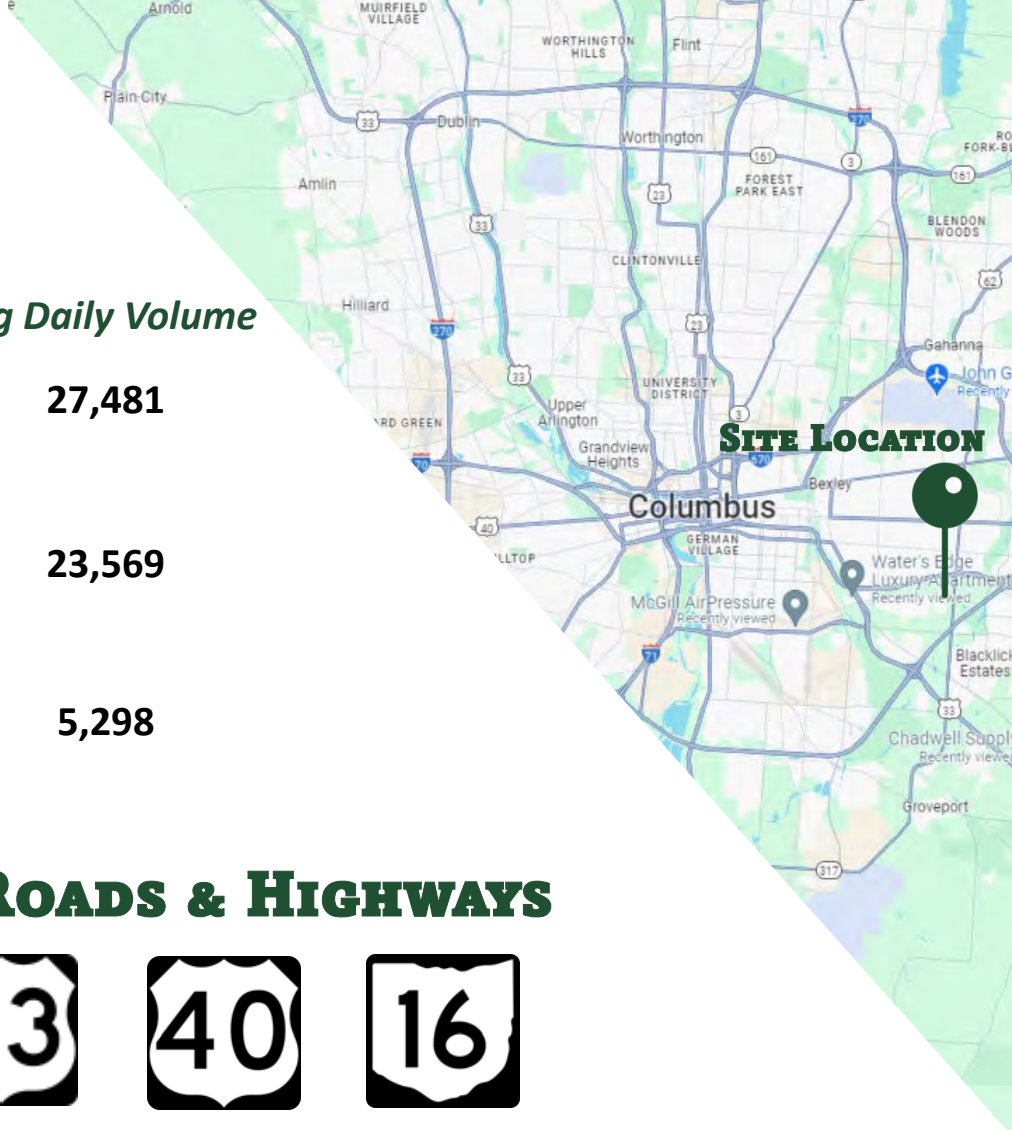
- 1) 0 Eastpoint Drive:
\$1,300,000
- 2) 4323 Eastpoint Drive:
\$950,000
- 3) 2337 Kimberly Parkway:
\$1,350,000

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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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