



## 0 Parsons Avenue, Columbus, OH 43207

- +/-1.03 acres of prime redevelopment land at the corner of Parsons and Williams Road.
- Zoned C5 to allow a variety of uses including gas stations, auto service stations, carry-out, car washes, fast food, and more.
- Parcel #: 010-162609.
- Lot size: 180' x 229'

BEST CORPORATE REAL ESTATE  
NOAH KAHKONEN  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
[WWW.BESTCORPORATEREALESTATE.COM](http://WWW.BESTCORPORATEREALESTATE.COM)  
PHONE: 614-559-3350 EX 117  
EMAIL: [NKAHKONEN@BESTCORPORATEREALESTATE.COM](mailto:NKAHKONEN@BESTCORPORATEREALESTATE.COM)



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## Parcel View



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## Estimated Drive Times

### Local Locations

### **Drive Time in Minutes (Miles Away)**

<b>Closest Gas Station (Marathon)</b>	<b>1 min (0.1)</b>
<b>Closest Grocery Store (Kellys Market)</b>	<b>1 min (0.1)</b>
<b>Closest Restaurant (Los Mariachis)</b>	<b>4 min (1.0)</b>
<b>Closest Pharmacy (CVS)</b>	<b>3 min (0.6)</b>
<b>Closest Hospital (Select Specialty)</b>	<b>7 min (2.4)</b>
<b>Closest Airport (Rickenbacker)</b>	<b>15 min (8.3)</b>

### Regional Locations

<b>The Ohio State University</b>	<b>13 min (9.0)</b>
<b>Downtown Columbus</b>	<b>16 min (5.8)</b>
<b>Easton Town Center</b>	<b>25 min (18.4)</b>
<b>Polaris Mall</b>	<b>27 min (21.7)</b>
<b>Lower.com Field (Columbus Crew)</b>	<b>14 min (7.6)</b>
<b>Nationwide Arena (Blue Jackets)</b>	<b>14 min (7.8)</b>
<b>Columbus Zoo and Aquarium</b>	<b>33 min (25.4)</b>
<b>Zoombezi Bay Waterpark</b>	<b>37 min (26.2)</b>
<b>Franklin Park Conservatory</b>	<b>20 min (6.9)</b>
<b>COSI</b>	<b>14 min (7.3)</b>

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## Nearby Amenities



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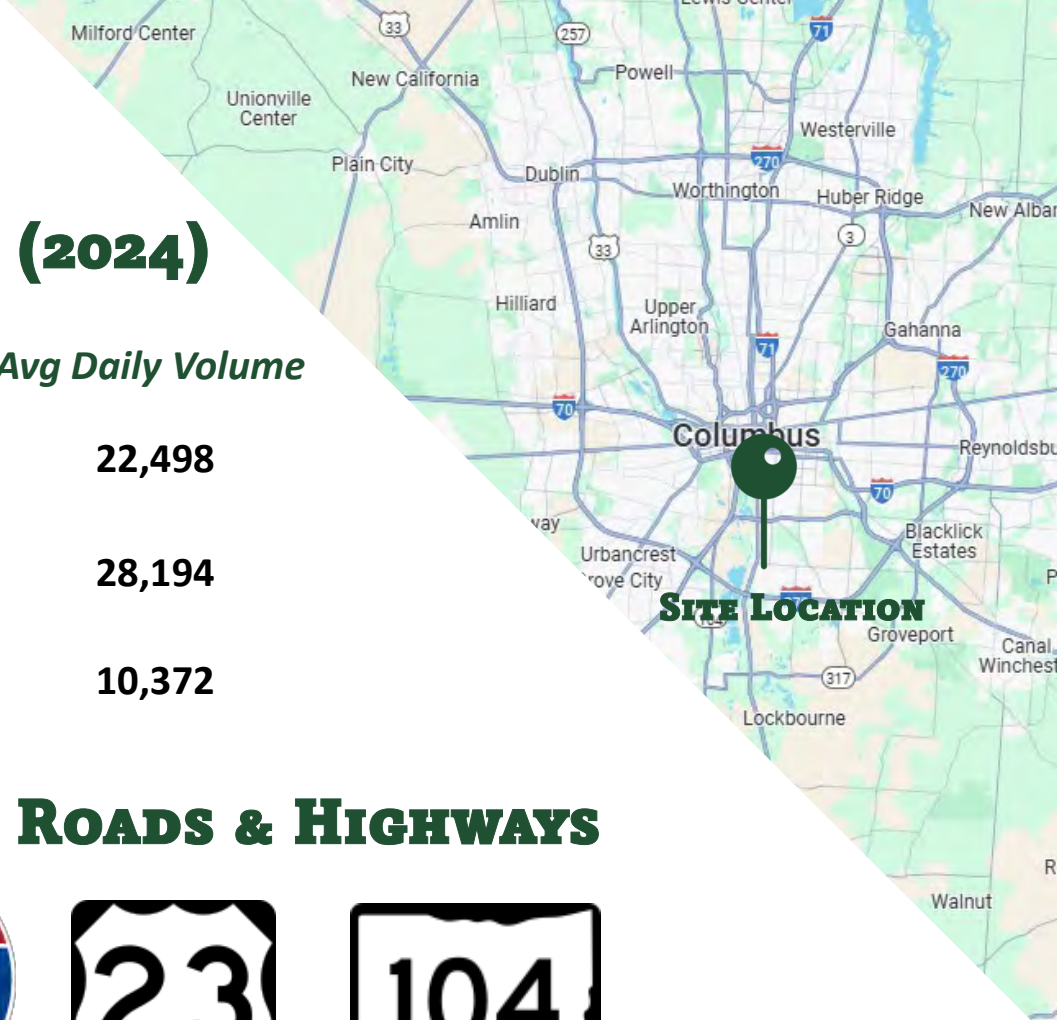


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# TRAFFIC COUNT (2024)




Street	Avg Daily Volume
S High St - Colton Rd	22,498
S High St - Williams Rd	28,194
Parsons Ave - Harland Dr	10,372



## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		6,215	26,549	82,026
Households (2023)		5,315	16,933	43,773
Avg Household Income (2023)		\$47,306	\$45,282	\$62,597

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# THE CITY OF COLUMBUS

## Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. 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. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960

Residents (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a  
Business

#5

City for  
Entrepreneurs and  
Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

## Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM [www.columbusregion.com](http://www.columbusregion.com) and The One Columbus Organization

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