

**FOR SALE**



**\$3,900,000**

## **4375 Refugee Road, Columbus, Ohio 43232**

### ***High-Traffic Corner Lot for Sale in Columbus, Ohio***

- Excellent visibility at this high-traffic corner location based at Refugee Road and Hamilton Road.
- New Zoning available with multiple uses available under Community Activity Center (CAC)
- This new zoning from Columbus allows for a potential of up to 7 stories
- 3-Parcels totaling +/- 2.00 Acres

\*Property is Agent Owned\*



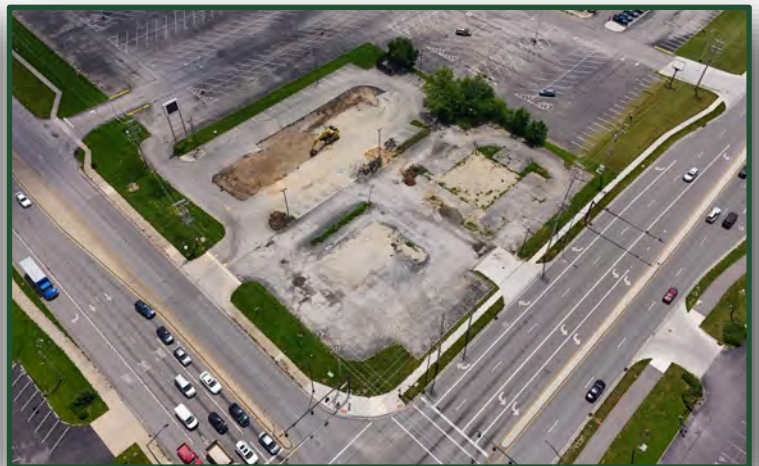
**Click Here for Video**

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\*Line Drawings are Approximate

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## Property Information

### LEGAL

Legal Property Description:	Land for Sale
Price:	\$3,900,000
Parcel Numbers:	530-138883, 530-104718, and 530-231560
Occupancy:	0%

### LAND

Land Acreage:	+/- 2.00 Acres
Current Zoning:	CAC
Designated Use:	Multiple Use

### STRUCTURAL

Lot Road Frontage: (in feet +/-)	Approximately 300' x 300'
Building Square Footage:	0
Floors Above Ground:	0
Year Built:	N/A

### ADDITIONAL INFO

Drive-in Doors:	0
# of Docks:	0
Lot Specifics:	City Redevelopment Area on a High-Traffic Corner Location
HVAC:	N/A
Water/Sewer System:	Columbus

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## Parcel View

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## Local View



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## Aerial

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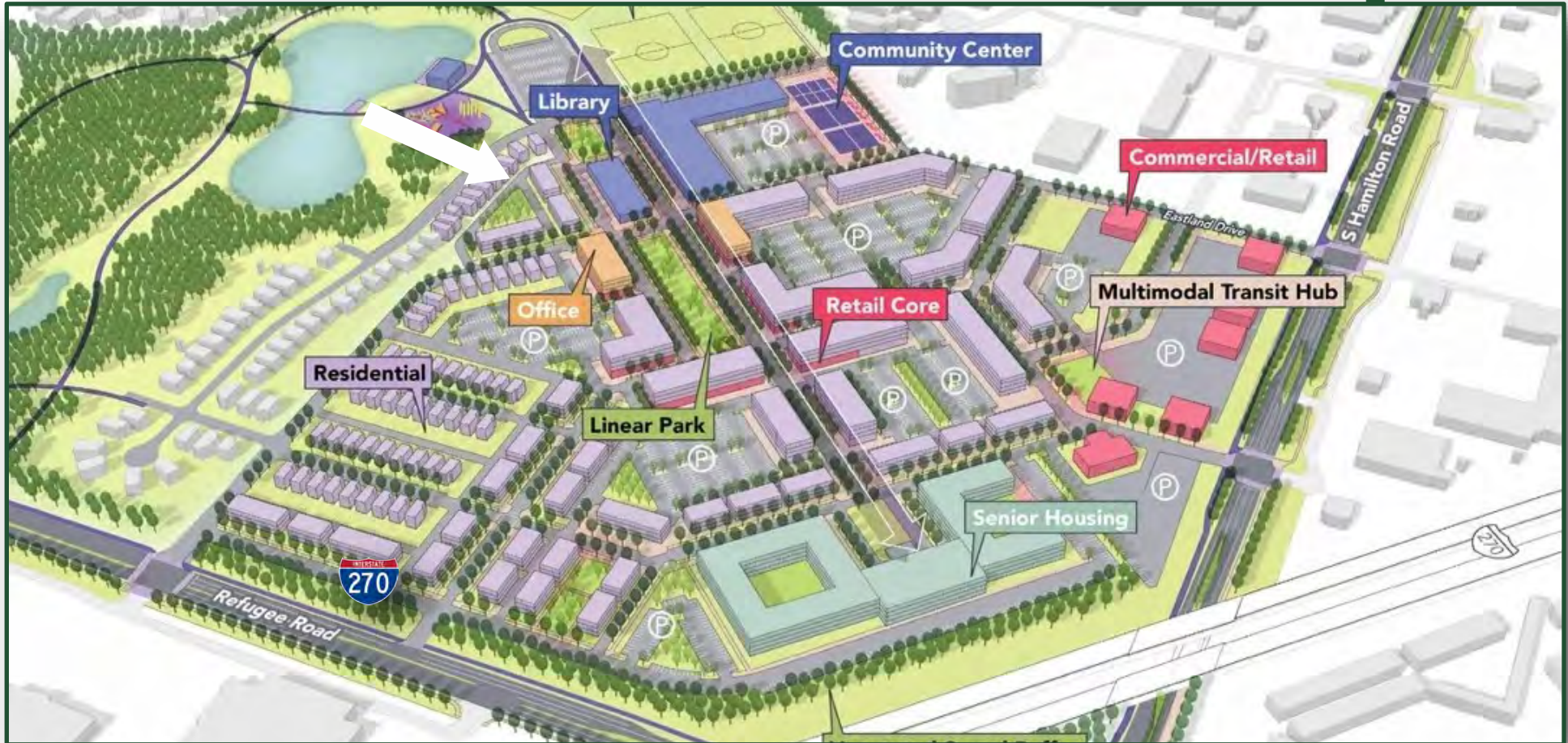
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## Eastland Mall Development

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## LOCAL TRAFFIC COUNT

*Street*

*Avg Daily Volume*

Refugee Road and S  
Hamilton Road Intersection      Approximately  
+/- 50,000 VPD

## NEARBY MAJOR ROADS & HIGHWAYS



**158,672 VPD**



**146,160 VPD**



**126,504 VPD**



**249,894 VPD**



**59,836 VPD**

## DEMOGRAPHICS

WITHIN 1 MILE

WITHIN 3 MILES

WITHIN 5 MILES

Population (2020)



**4,843**

**61,323**

**148,540**

Households (2020)



**4,469**

**36,240**

**73,193**

Avg Household  
Income (2020)



**\$38,372**

**\$46,153**

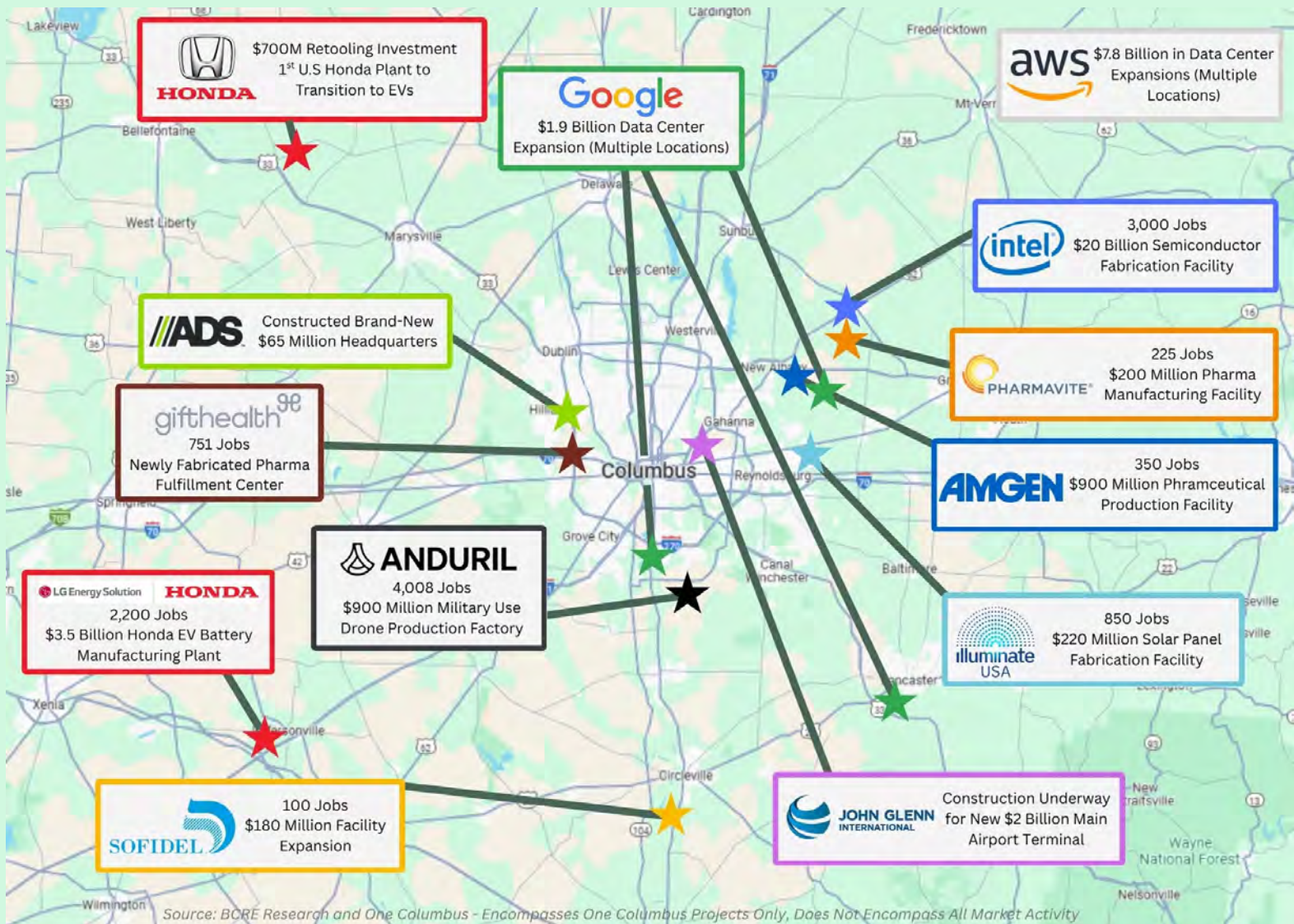
**\$50,434**

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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED  
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY  
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO  
THE AREA**

**\$34 BILLION IN NEW CAPITAL  
INVESTMENTS**

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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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