

# FOR SALE



## \$13,917,996

### 0 US Highway 23, South Bloomfield, OH 43103

#### *Multiple-Use Land for Sale Off Of US-23*

- $\pm$  76.374 Acres of undeveloped land
- Future Development on US Route 23 with a corner traffic light.
- Multiple potential future uses include: Retail, Outlots, Big Box Retail, Shopping Centers, Offices, Medical, Apartments, Housing and Mixed Use.
- Current Traffic (US-23):  $\pm$  33,066 VPD



***Click Here For Video*** 

**RANDY BEST CCIM, SIOR**

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**GLENN GARLAND**

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**BEST CORPORATE REAL ESTATE**

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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it. \*Line Drawings are Approximate\*



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Consistant New Development Across US-23 From Property



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## LEGAL

Legal Property Description:	<b>Commercial Land</b>
Price:	<b>\$13,917,996</b>
Parcel Number:	<b>D1-400010000200</b>
Land Occupancy:	<b>Vacant</b>

## LAND

Land Acreage:	<b>± 76.374 Acres</b>
Current Zoning:	<b>Multi-Use</b>
Jurisdiction:	<b>South Bloomfield</b>
County:	<b>Pickaway County</b>
School District:	<b>Teays Valley</b>

## ADDITIONAL INFO

Lot Specifics:	<b>A Plethora of Uses Available For Site</b>
Parcel Benefits:	<b>Corner Location by Traffic Light</b>
Water/Sewer System:	<b>South Bloomfield</b>
Real Estate Taxes (2024):	<b>\$2,362.00</b>

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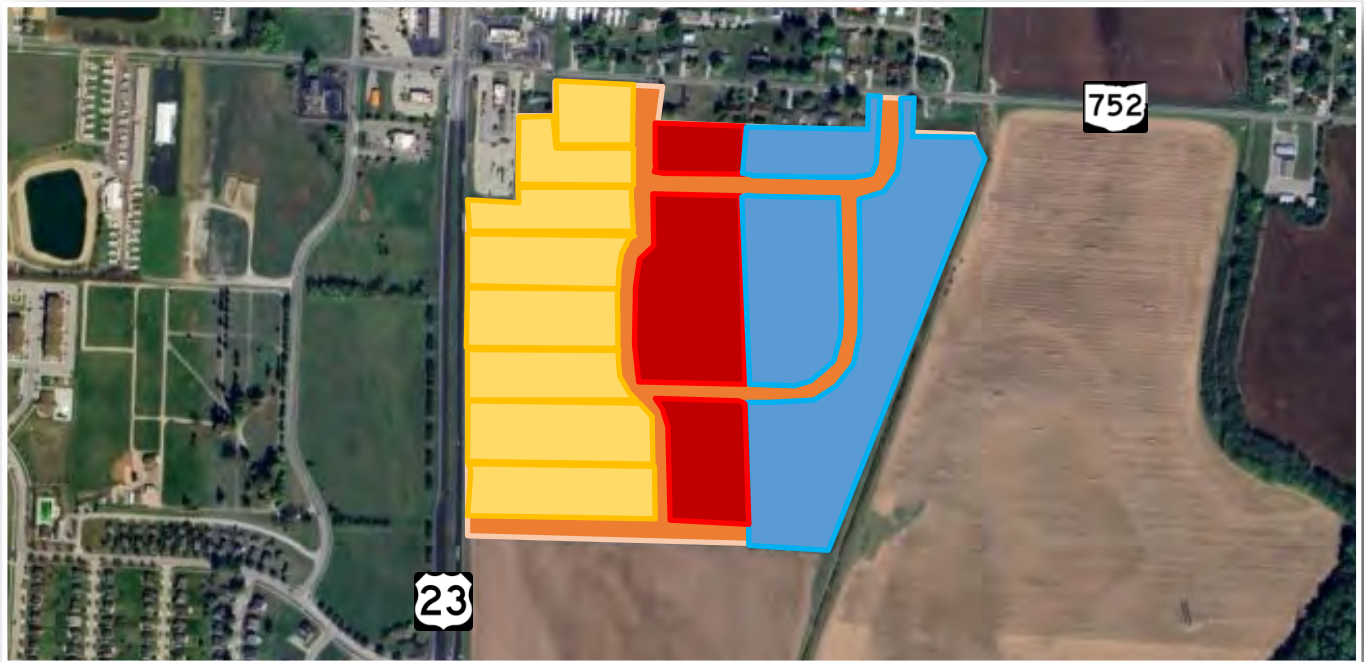
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## Suggested Development Layout



**Retail / Office Outlots**

**Apartments**

**Big Box Retail / Office**

**Proposed Roadway**

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## Parcel View



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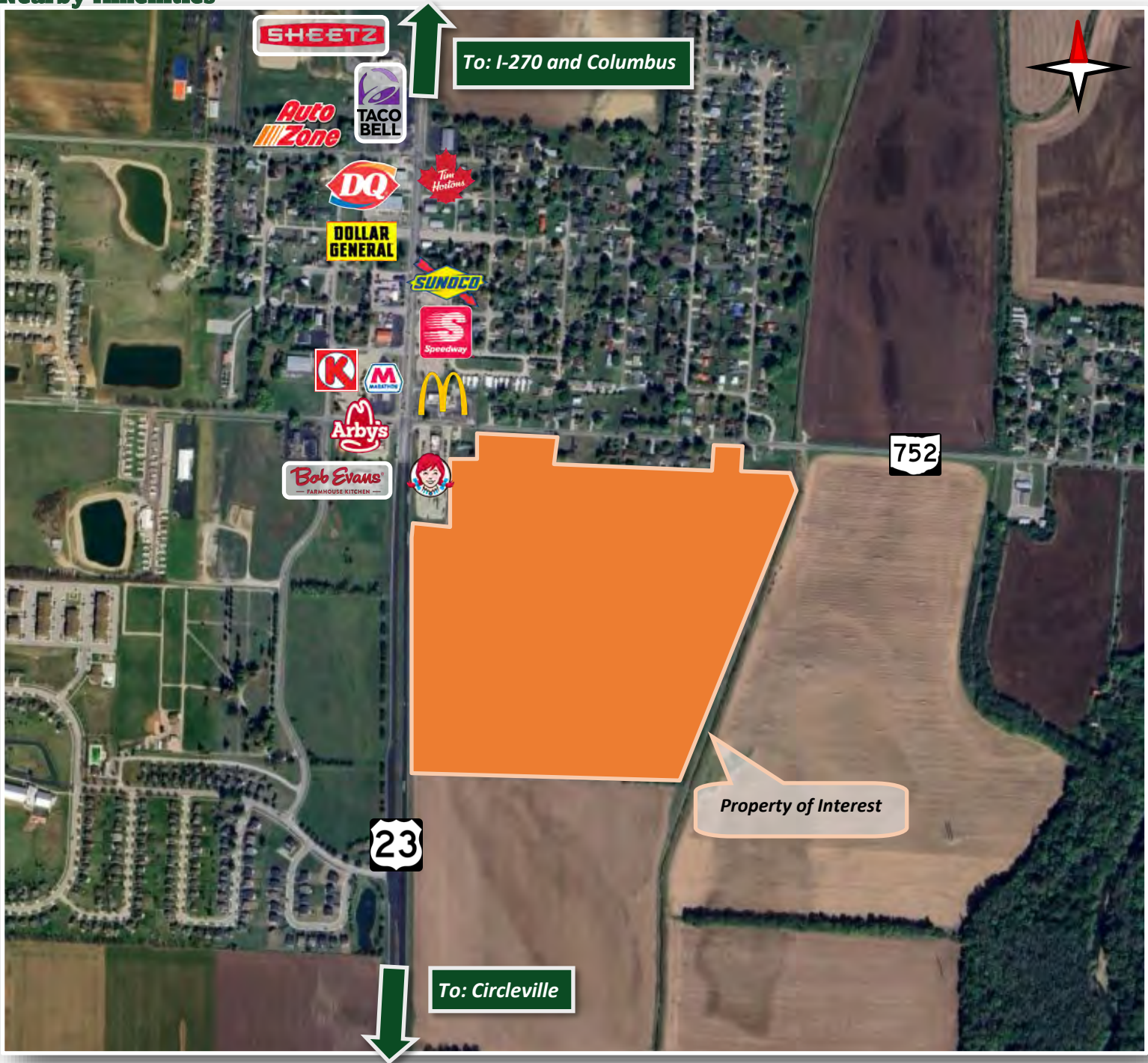
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## Nearby Amenities



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## Nearby Housing Developments



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# REGIONAL BENEFITS

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**HIGH TRAFFIC CORNER  
LOCATION OFF OF US-23**

**15 MINUTES FROM I-270 OUTER  
BELT AND COLUMBUS**

**CLOSE PROXIMITY TO  
NEIGHBORING ASHVILLE**

**AMPLE RESIDENTIAL  
DEVELOPMENT AROUND LOCATION**

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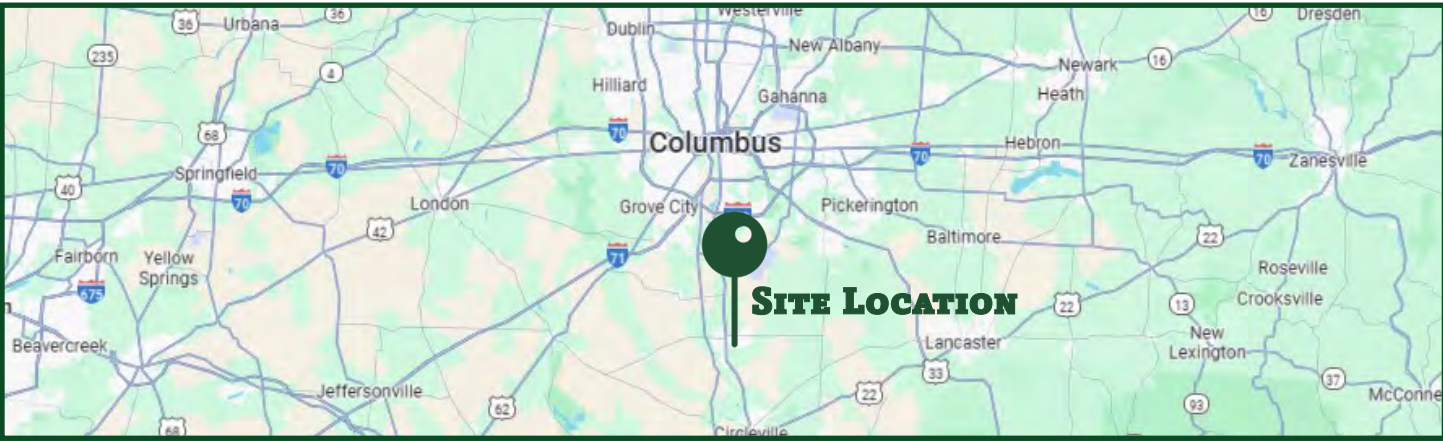
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# NEARBY MAJOR ROADS AND TRAFFIC (2025)

Street	Avg Daily Volume
US Route 23	32,066
Ashville Road	3,921
North Street W	5,725



# DEMOGRAPHICS

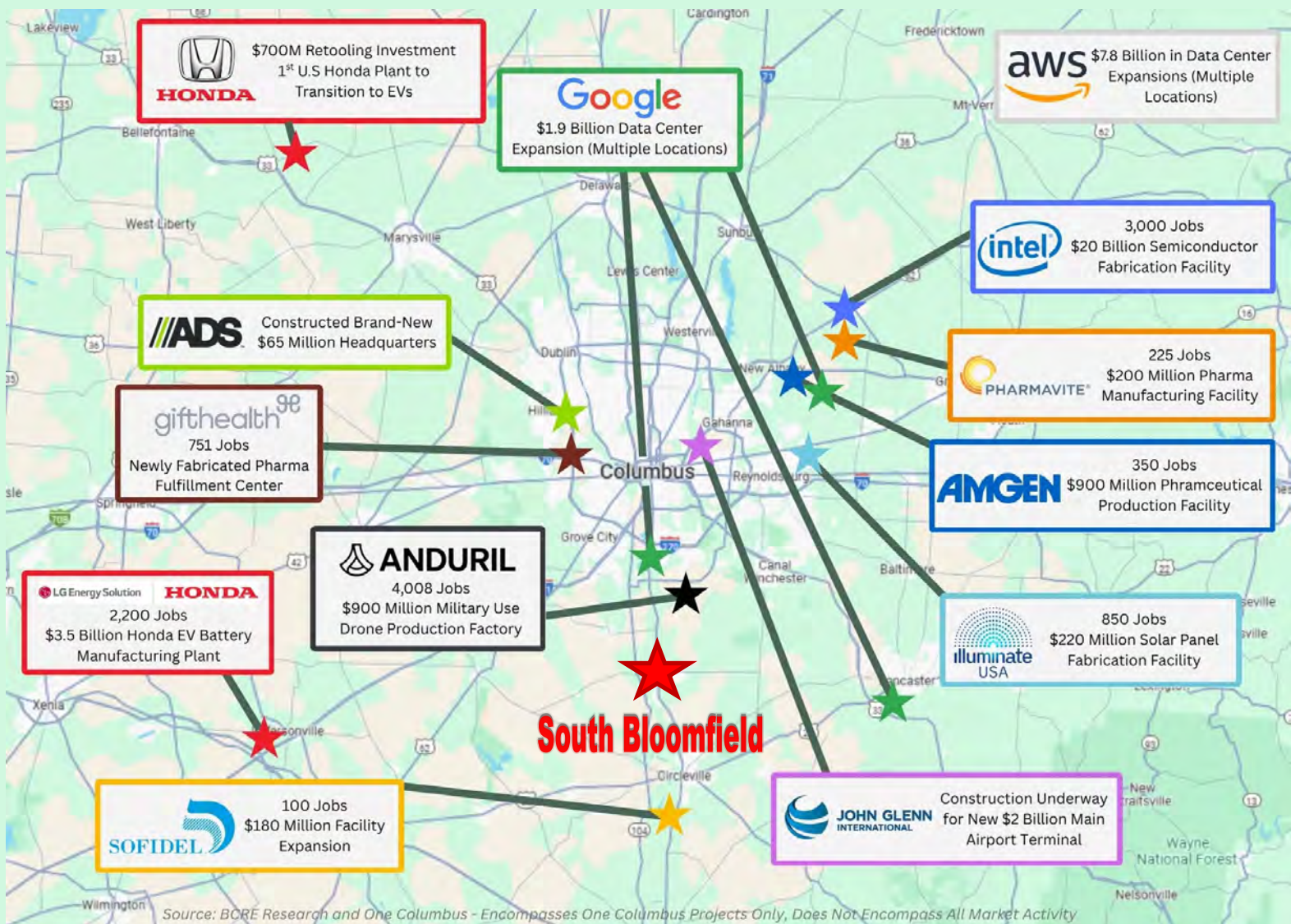
Ashville and South Bloomfield Demographic Sectors		TOTAL
Total Population of The Subject Area (2024)		12,901
Total Households in The Subject Area (2024)		4,856
Median Household Income (2024)		\$93,538

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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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