

FOR SALE AND LEASE



\$300,000 OR \$4,500/MONTH

415 Georgesville Road, Columbus, OH 43228

Commercial Land For Sale and Lease

- Commercial development lot across from the casino on Georgesville road.
- Zoned community service district to allow for commercial sales service and repair.
- Potential uses include restaurant, retail and automotive sales.

JAMES MANGAS

PHONE: 614-559-3350 EXT 115

EMAIL: JMANGAS@BESTCORPORATEREALESTATE

QUESTIONS? CONTACT US AT:

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EMAIL: INFO@BESTCORPORATEREALESTATE



BEST CORPORATE REAL ESTATE

4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

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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Property Information

LEGAL

Sale Price: \$300,000

Lease Price: \$4,500

Parcel Number: 140-007336-00

LAND

Land Acreage: ± 0.66 AC

Lot Size (Front): ± 100.38 Ft

Lot Size (Side): ± 285.00 Ft

STRUCTURAL

Buildings: 0

Previous Use: Restaurant

ADDITIONAL INFO

Township: Franklin

Current Zoning: Community Service

Real Estate Taxes (2024): \$6,312.00

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Parcel View



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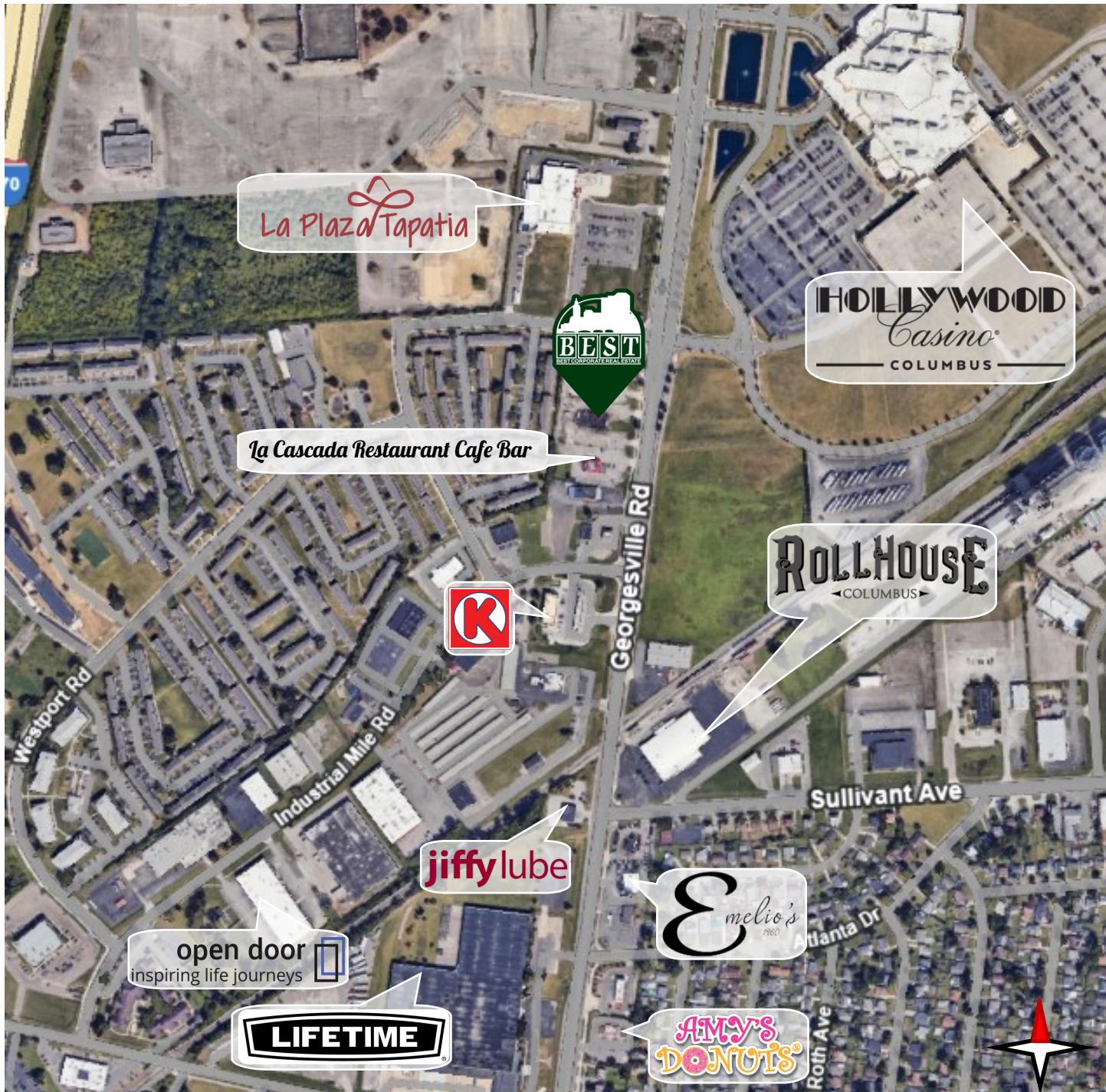
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Nearby Amenities



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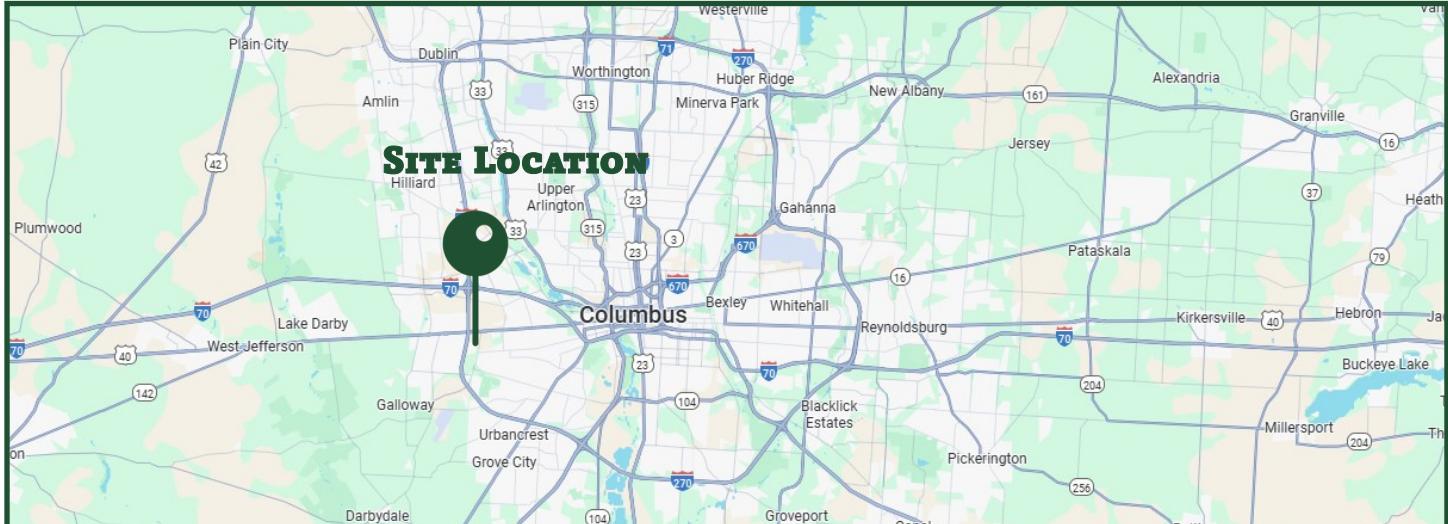


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TRAFFIC OVERVIEW (2025)

Street	Avg Daily Volume
Georgesville Rd - Industrial Mile Rd	17,255
Georgesville Rd - Lincoln Pk Ct	19,021
Industrial Mile Rd - Nationwide Blvd	3,119

DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)	 8,264	80,946	168,474
Households (2024)	 \$37,738	\$48,654	\$50,082
Avg Household Income (2024)	 7,197	46,752	80,372

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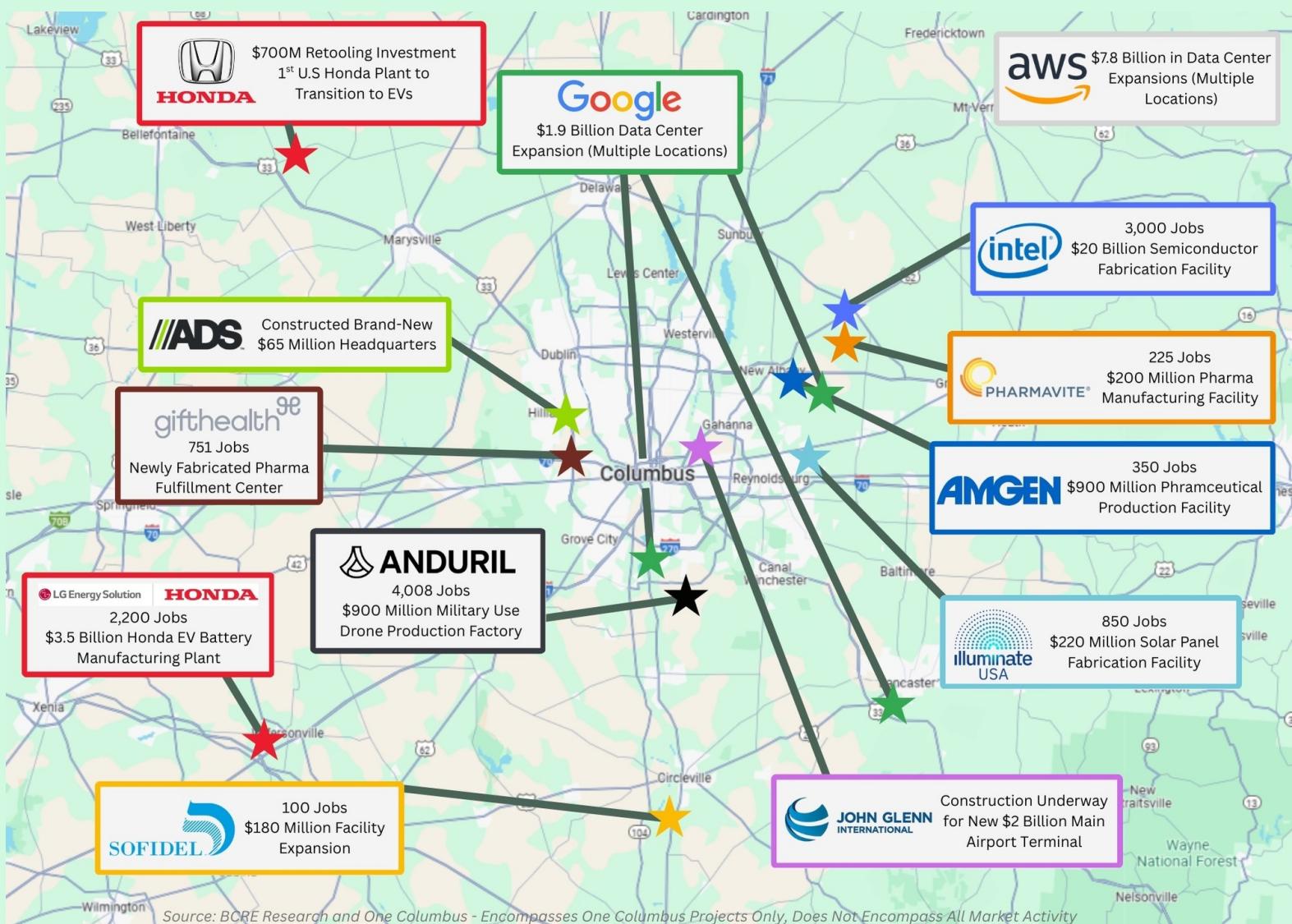


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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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Disclaimer And Confidentiality Agreement - Continued -

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