

FOR SALE



Lot lines are approximate.

0 S. Parsons Avenue, Columbus, OH 43207

- Approximately +/- 6.5 acres
- Currently zoned LM to allow a variety of uses including: Office, Retail, manufacturing and storage development.
- Located in a Qualified Census Tract.
- Potential multifamily rezoning opportunity
- Located on busy S Parsons Ave with an average of 10,372 cars per day.

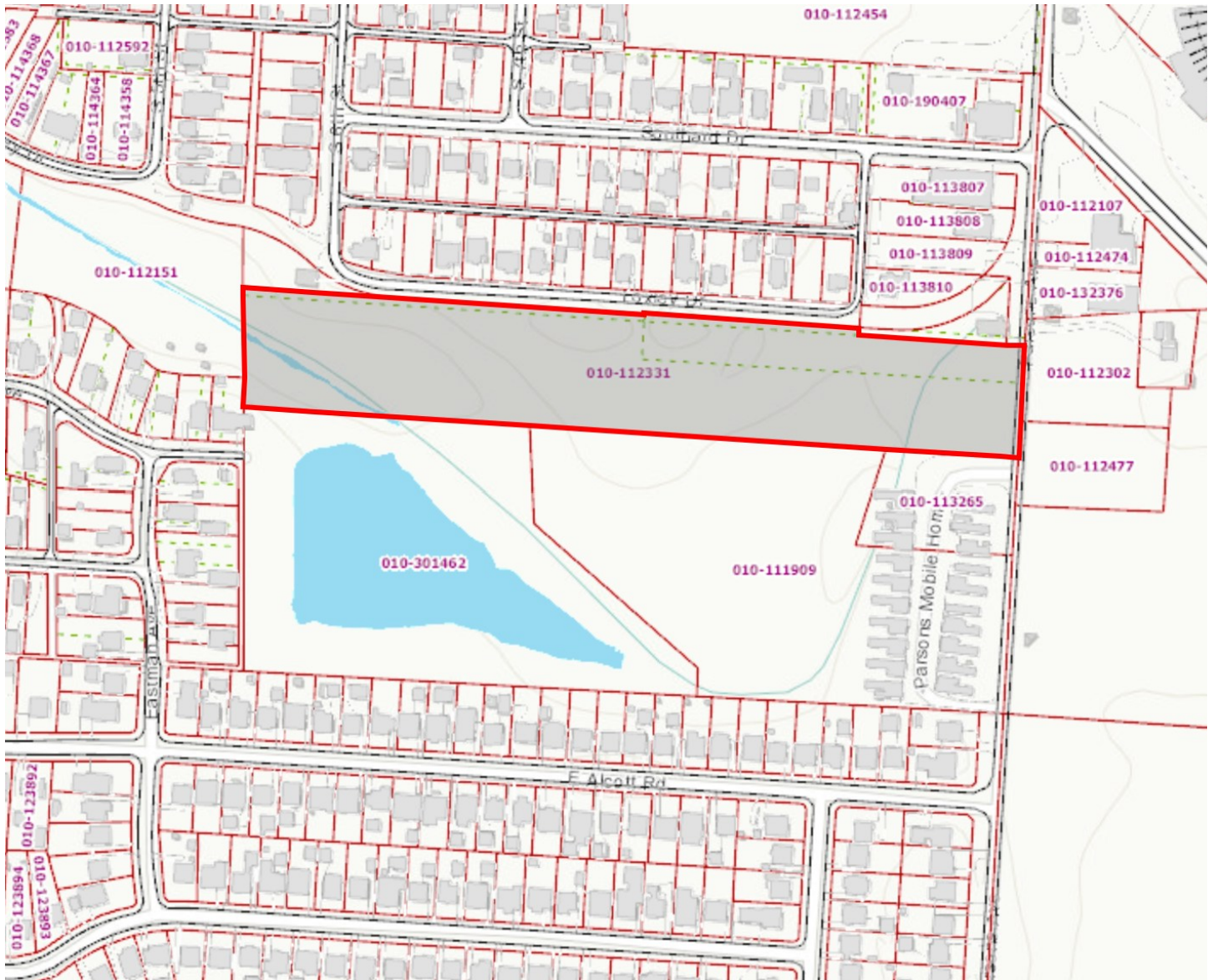
BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Parcel View



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Flood Plain Map



Info provided by FEMA*

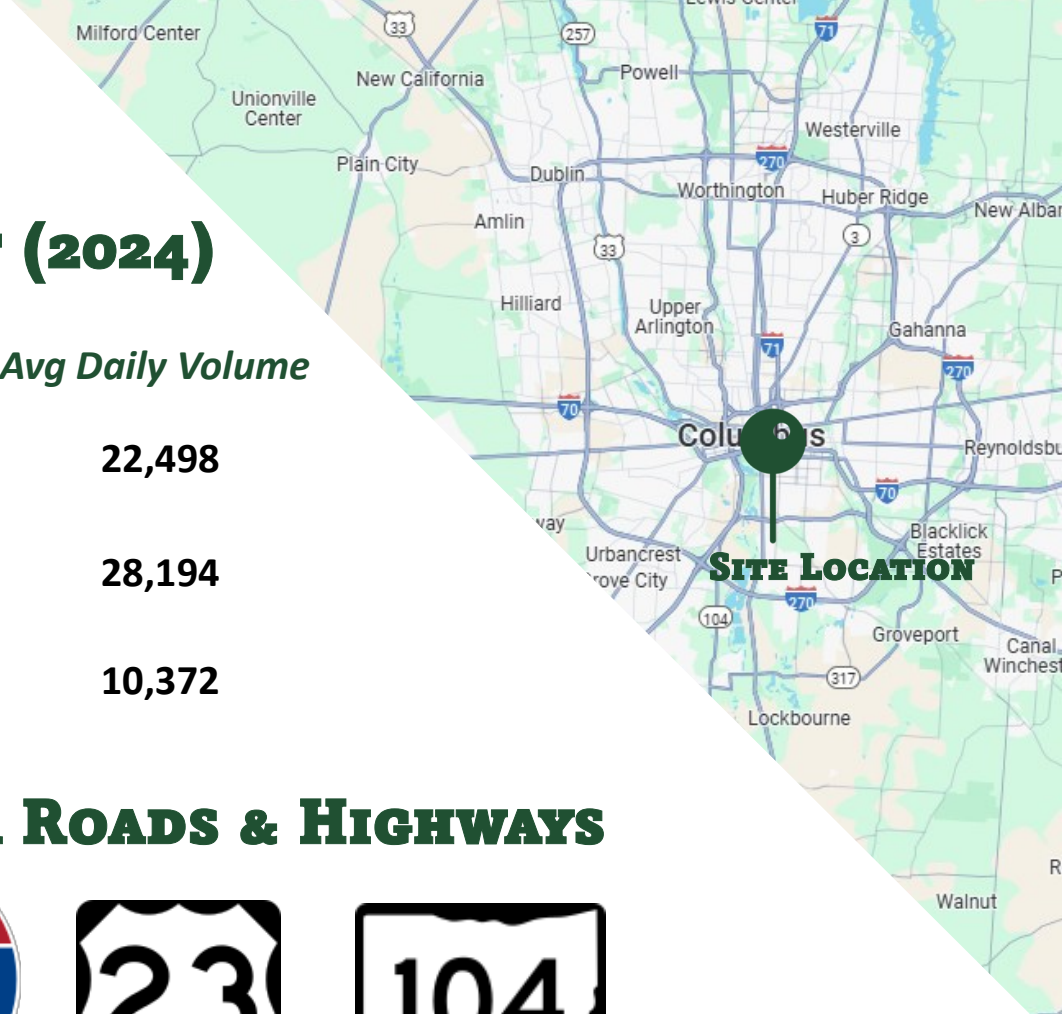
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TRAFFIC COUNT (2024)

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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Disclaimer And Confidentiality Agreement - Continued -

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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