

For Sale: \$349,900
0 Norton Rd, Lot 2
Columbus OH 43228



PROPERTY FEATURES:

- **2.017 +/- Acres Development Land near the corner of Norton and Sullivant Rd**
- **Parcel # 570-278106 located in Franklin County**
- **Zoned C-4, Commercial , current tax is \$1768.10 Annual**
- **Columbus-Southwestern C.S.D. , 2 miles +/- from Interstate I-270 North**
- **Nearby parcels for sale for additional price**
- **Average daily traffic count is 14,439 cars**

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
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Customer Full**Land/Farm-Development**

Status: Active
List Number: 220002592

List Price: \$349,900
Original List Price: 349,900
Showing Start Date: 01/28/2020
VT:

Parcel #: 570-278106
Addl Parcel Numbers:
Previous Use:
Tax District: 570

Traffic Count PerDay:
Zoning: Comemrcial C-4

Acreage: 2.02
Minimum Acreage: 2
Minimum SF Avail:
Tillable Acres:
Lot Size (Front):

Lot Size (Side):
Lot Characteristics:
Max Contiguous SF Av:
Road Frontage:
Useable Acres:

Res Dwelling/Other Structure: No
of Dwellings: 0
Year Built:
Building Sq Ft:

Year Remodeled:
of Buildings: 0
Built Prior to 1978: No
Possession: closing

General Information

Address: 0 Norton Road Lot 2
Between Street: Sullivant & Eagle Crest Drive
Subdiv/Cmplx/Comm:
Dist To Intersxn: 2

Unit/Suite #: Lot 2
City: Columbus
County: Franklin
Multiple Parcels: No

Zip Code: 43228
Corp Limit: Columbus
Township: None
School District: SOUTH WESTERN CSD 2511 FRA CO.

Financials

Gross Income: 0
Tax Abatement: No
Taxes (Yrly): 1,768
For Sale: Yes
For Lease: No
For Exchange: No

Tax Incentive:
Abatement End Date:
Tax Year: 2019
Price Per Acre:
Addl Acceptance Cond: None Known

Net Operating Income: 0
Total Expenses: 0
Assessment:
Mortgage Balance:

Features

Services Available:
Construction:
Miscellaneous:
MLS Primary PhotoSrc: Realtor Provided

Property Description

2.017 +/- Acres near the corner of Sullivant Avenue and Norton Rd. Zoned C-4, Commercial. Average daily traffic count 14,439 cars. Two nearby parcels also for sale at additional price.

Sold Info

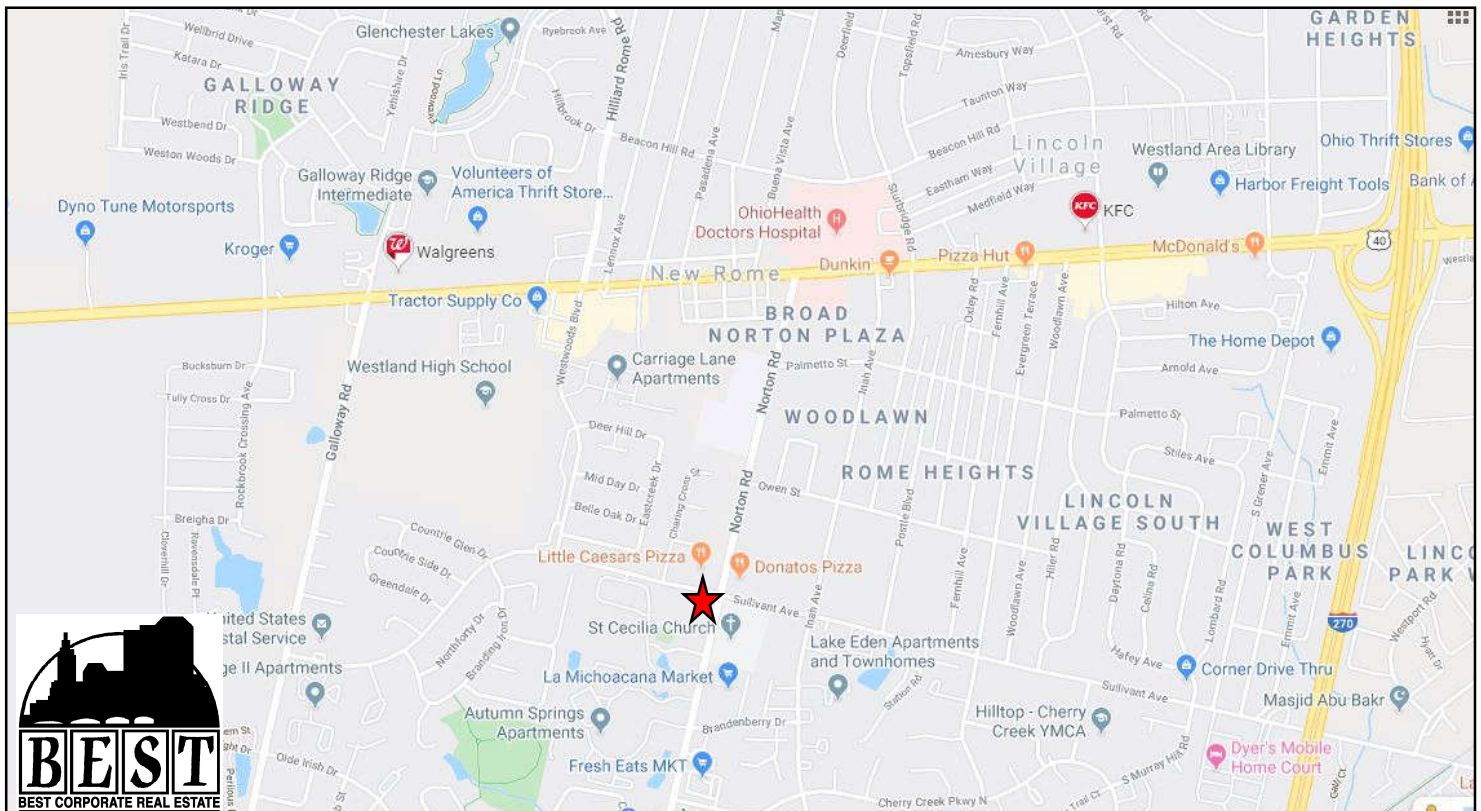
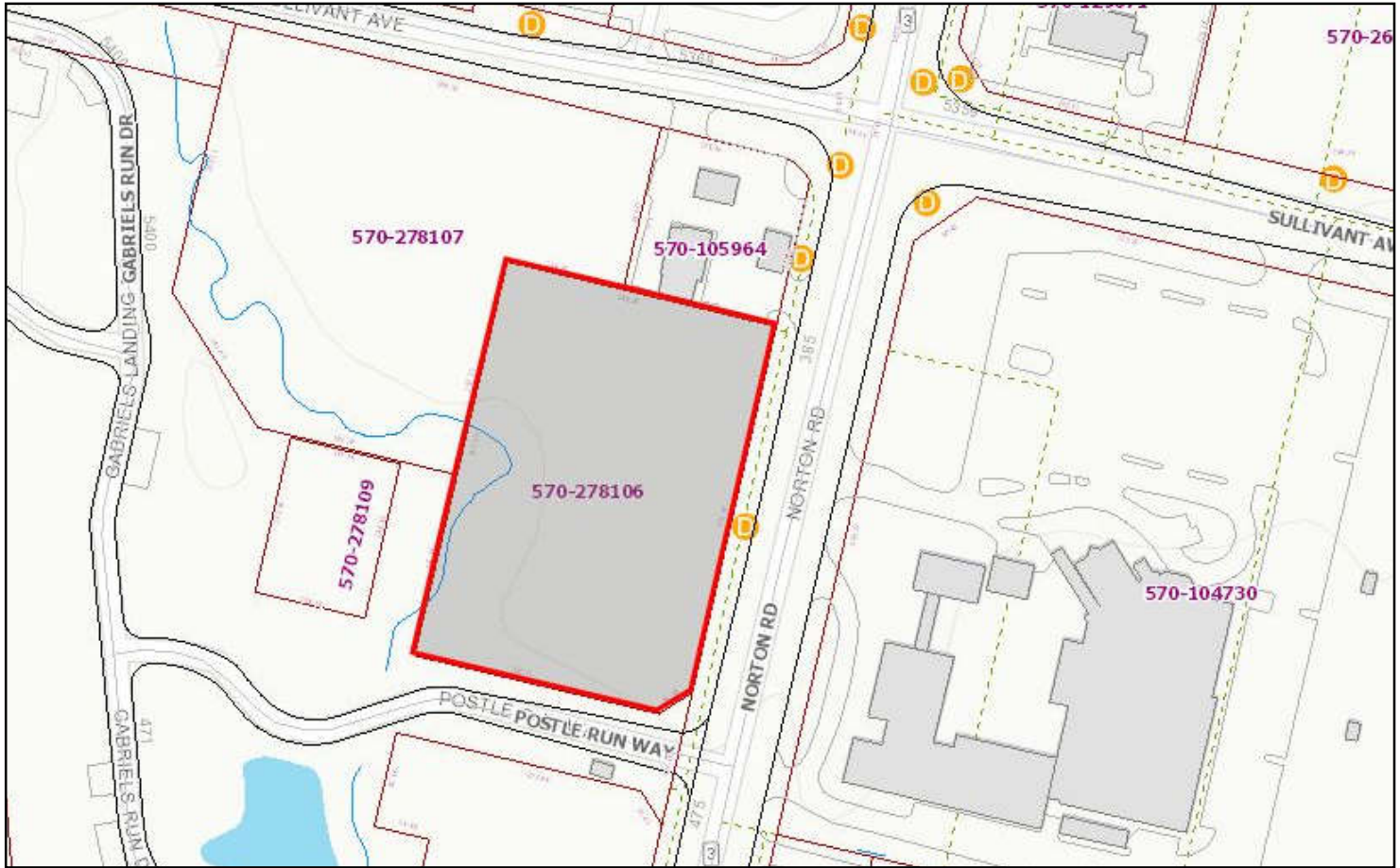
Sold Date: DOM: 2 SP:
Sold Non-MLS: No

Selling Brokerage Lic #:
Sold Non-MLS: No
January 29, 2020

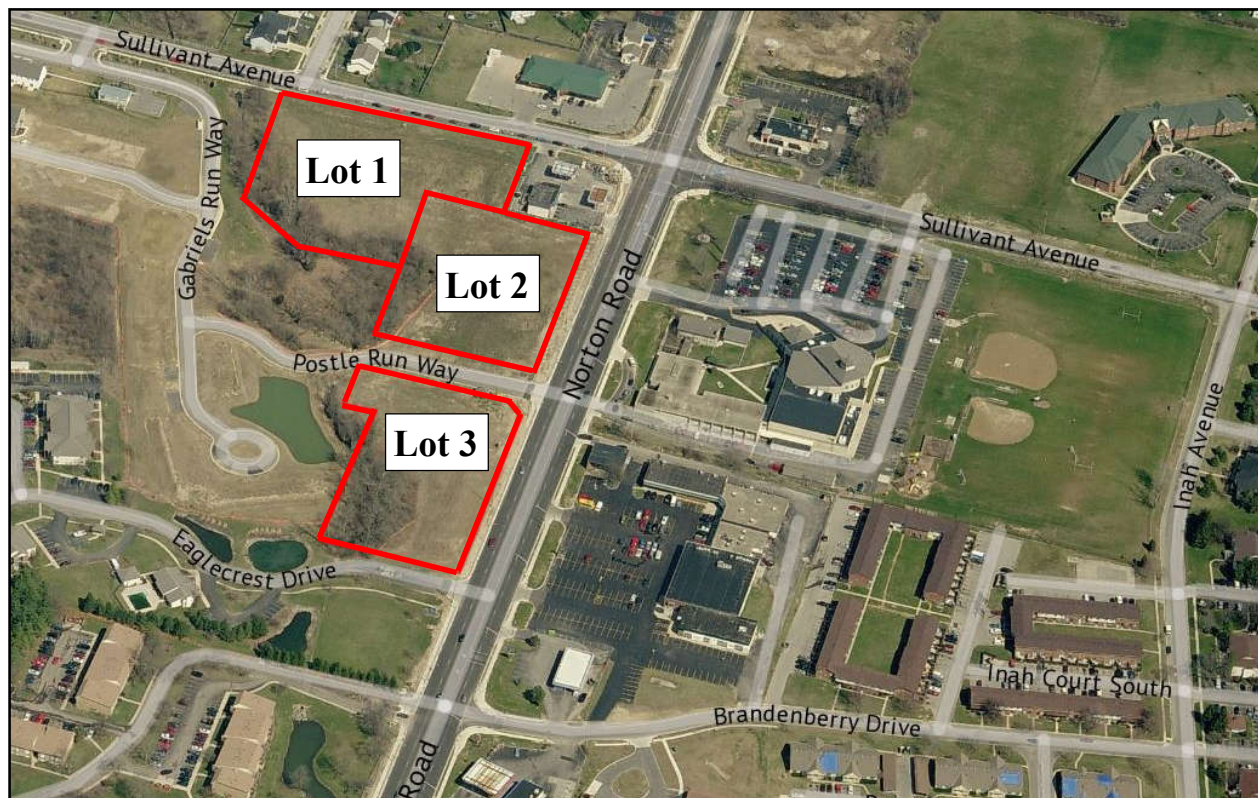
SrCns: SrAst:
Prepared by: Randy J Best

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Columbus, OH 43228



For Sale: Multiple Parcels
Sullivant Rd & Norton Road
Columbus OH 43228



Multiple Parcels For Sale:

- Lot 1: Parcel 570-278107: 2.47 +/- Acres, Listing Price \$315,900
- Lot 2: Parcel # 570-278106: 2.07 +/- Acres, Listing Price \$349,900
- Lot 3: Parcel # 570-278108: 1.79 +/- Acres, Listing Price \$199,900

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Demographic Summary Report

Lot #2 Norton & Sullivant Rd, Columbus, OH 43228

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	20,950	85,763	191,453
2019 Estimate	19,867	81,127	181,806
2010 Census	18,403	73,948	169,976
Growth 2019 - 2024	5.45%	5.71%	5.31%
Growth 2010 - 2019	7.96%	9.71%	6.96%
2019 Population by Hispanic Origin	3,549	12,083	18,762
2019 Population	19,867	81,127	181,806
White	15,882 79.94%	61,255 75.51%	140,824 77.46%
Black	2,531 12.74%	13,242 16.32%	25,212 13.87%
Am. Indian & Alaskan	131 0.66%	563 0.69%	950 0.52%
Asian	596 3.00%	2,836 3.50%	7,797 4.29%
Hawaiian & Pacific Island	12 0.06%	115 0.14%	243 0.13%
Other	714 3.59%	3,117 3.84%	6,779 3.73%
U.S. Armed Forces	2	31	68
Households			
2024 Projection	7,942	32,901	72,507
2019 Estimate	7,562	31,196	69,021
2010 Census	7,193	28,905	65,595
Growth 2019 - 2024	5.03%	5.47%	5.05%
Growth 2010 - 2019	5.13%	7.93%	5.22%
Owner Occupied	3,947 52.20%	15,385 49.32%	38,601 55.93%
Renter Occupied	3,615 47.80%	15,811 50.68%	30,420 44.07%
2019 Households by HH Income	7,563	31,197	69,021
Income: <\$25,000	1,766 23.35%	7,453 23.89%	15,340 22.23%
Income: \$25,000 - \$50,000	2,616 34.59%	9,008 28.87%	17,795 25.78%
Income: \$50,000 - \$75,000	1,497 19.79%	5,917 18.97%	14,264 20.67%
Income: \$75,000 - \$100,000	780 10.31%	3,981 12.76%	9,218 13.36%
Income: \$100,000 - \$125,000	354 4.68%	2,303 7.38%	5,810 8.42%
Income: \$125,000 - \$150,000	229 3.03%	1,227 3.93%	2,952 4.28%
Income: \$150,000 - \$200,000	177 2.34%	850 2.72%	2,410 3.49%
Income: \$200,000+	144 1.90%	458 1.47%	1,232 1.78%
2019 Avg Household Income	\$57,547	\$60,175	\$64,173
2019 Med Household Income	\$43,521	\$47,153	\$52,163

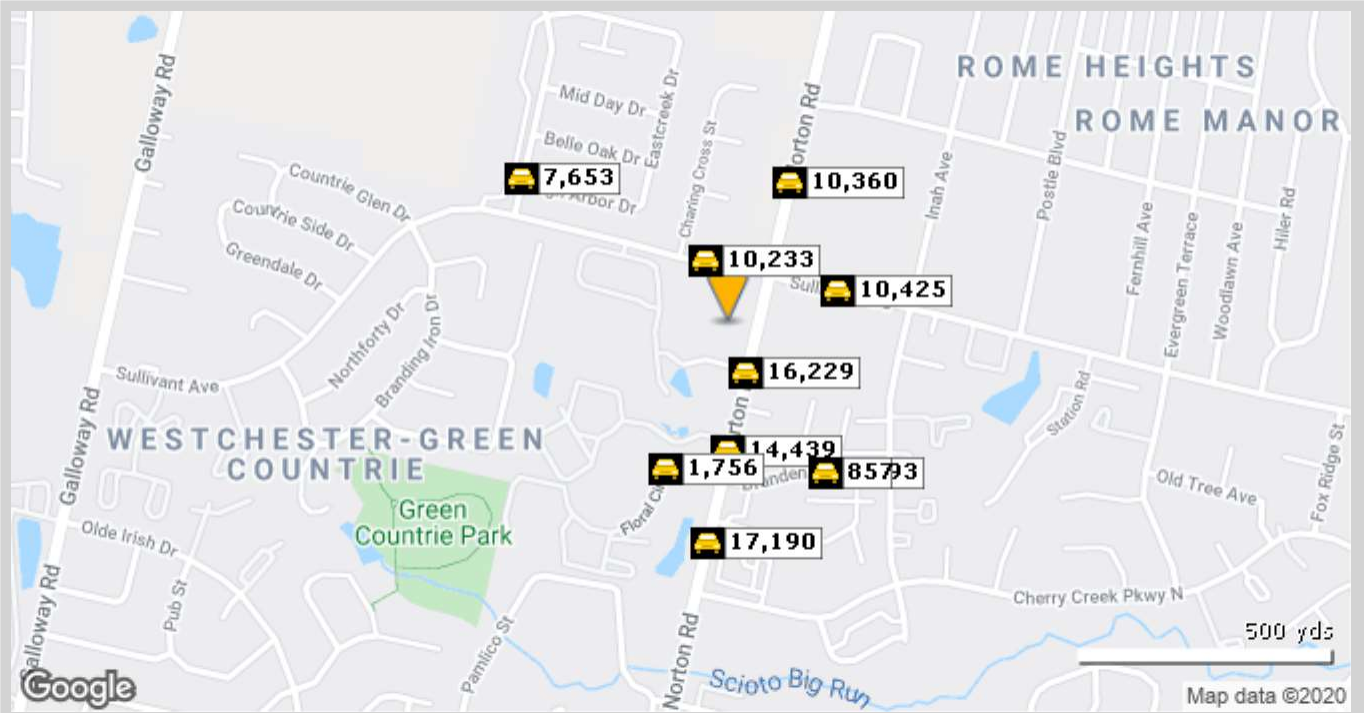


Traffic Count Report

Lot #2

Norton & Sullivant Rd, Columbus, OH 43228

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Norton Rd	Eaglecrest Dr	0.08 S	2018	16,229	MPSI	.06
2	Sullivant Ave	Charing Cross St	0.03 W	2018	10,233	MPSI	.08
3	Sullivant Ave	Norton Rd	0.08 W	2018	10,425	MPSI	.13
4	Norton Rd	Eaglecrest Dr	0.01 N	2018	14,439	MPSI	.14
5	Floral Cir S	Norton Rd	0.06 E	2015	1,756	AADT	.18
6	Norton Rd	Owen St	0.09 N	2018	10,360	MPSI	.18
7	Brandenberry Dr	Brandenberry Ct E	0.00 W	2015	4,393	MPSI	.20
8	Brandenberry Dr	Branden Bush Ln	0.03 E	2018	857	MPSI	.20
9	Norton Rd	Cherry Creek Pkwy	0.06 S	2018	17,190	MPSI	.25
10	Westwoods Blvd	High Arbor Dr	0.00 S	2018	7,653	MPSI	.29





COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. 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.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

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

FORBES MAGAZINE

Top Employers



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