

# DEVELOPMENT OPPORTUNITY FOR SALE

4086 SOUTH HIGH STREET, COLUMBUS, OH 43207

[foundrycommercial.com](http://foundrycommercial.com)

44.10± AC FOR SALE IN COLUMBUS, OH - FOR MORE INFO, PLEASE CONTACT: **949.939.6238**



**PROPERTY HIGHLIGHTS**

- Three parcels of land totaling 44.10± AC
- Located directly off of I-270, the property has good exposure and frontage along South High Street, which has approximately 12,000 vehicles per day
- The property is less than 8 miles from the Rickenbacker International Airport and about a 15 minute drive from The Ohio State University

**PROPERTY SPECIFICATIONS**

LOT SIZE	44.10± AC
APN	495-280840, 495-280841, 495-280842
ZONING	R   Rural Residential
COUNTY	Franklin
FLOOD ZONE	AE
PRICE	Undisclosed

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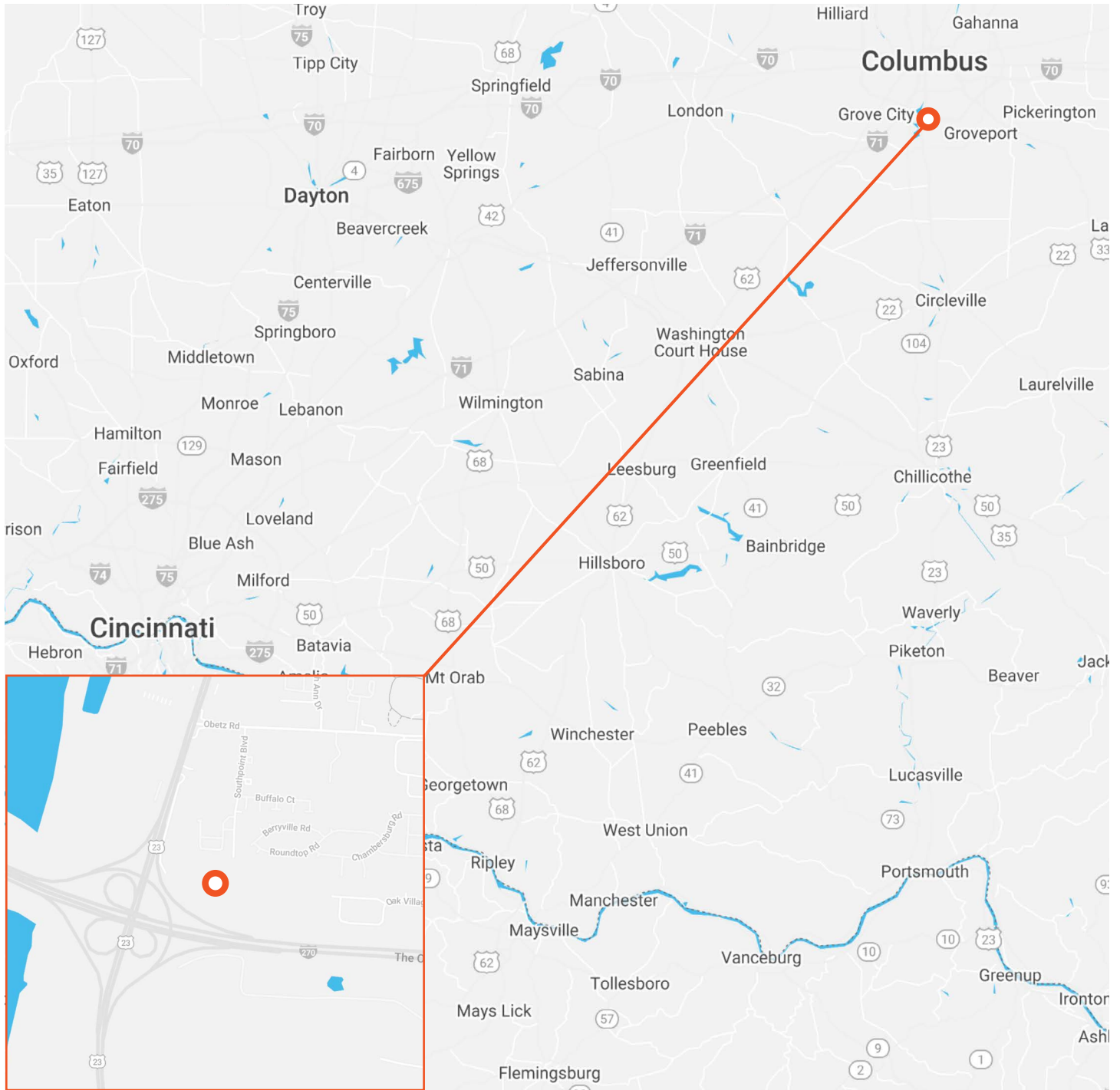
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 Licensed Real Estate Broker

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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

### PROPERTY LOCATION



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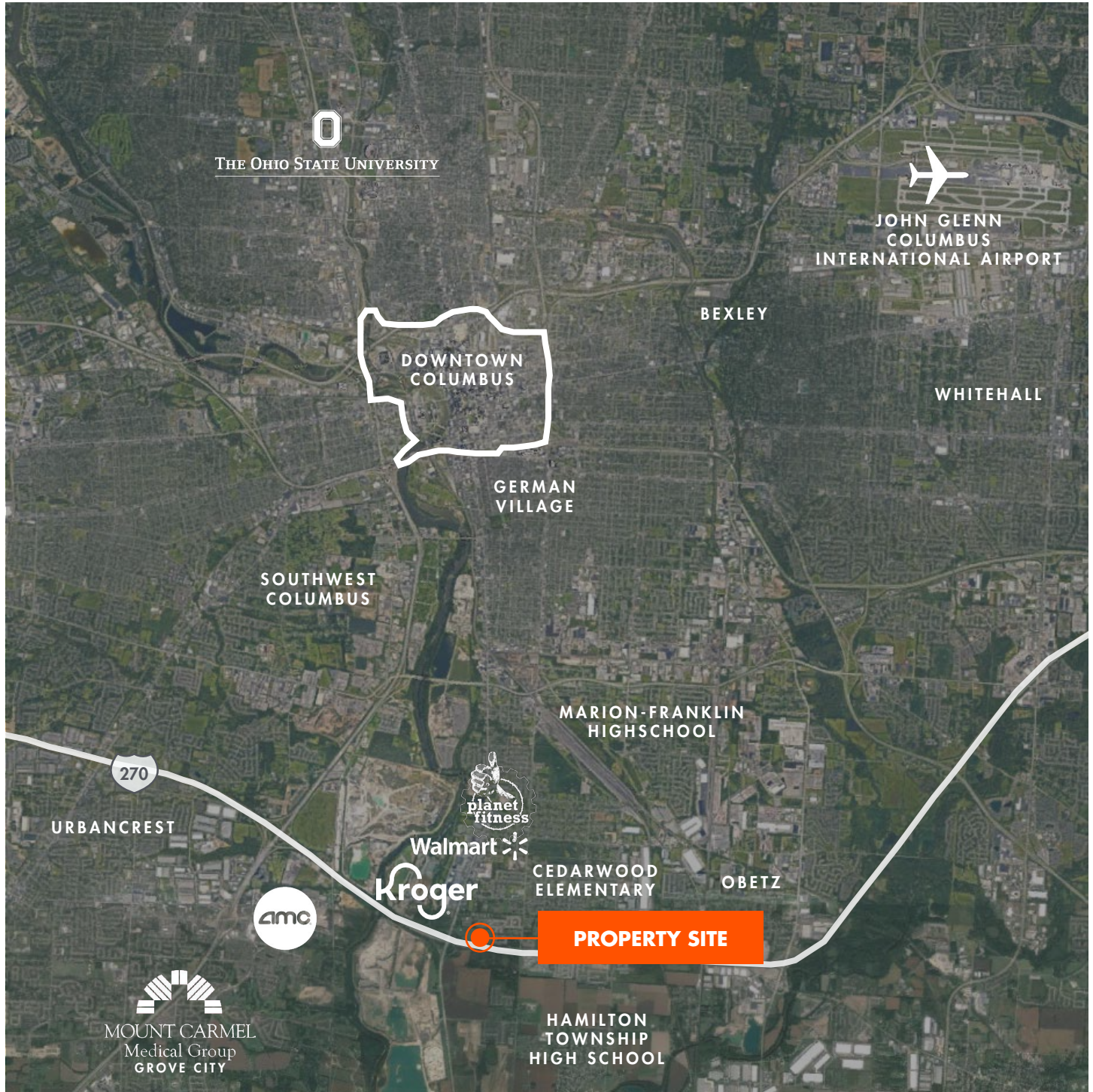
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### PROXIMITY MAP



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**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
With BFE or Depth
- Regulatory Floodway  
*Zone AE, AO, AH, VE, AR*

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas less than one square mile  
*Zone X*

**OTHER FEATURES**

- Jurisdiction Boundary
- Effective LOMRs

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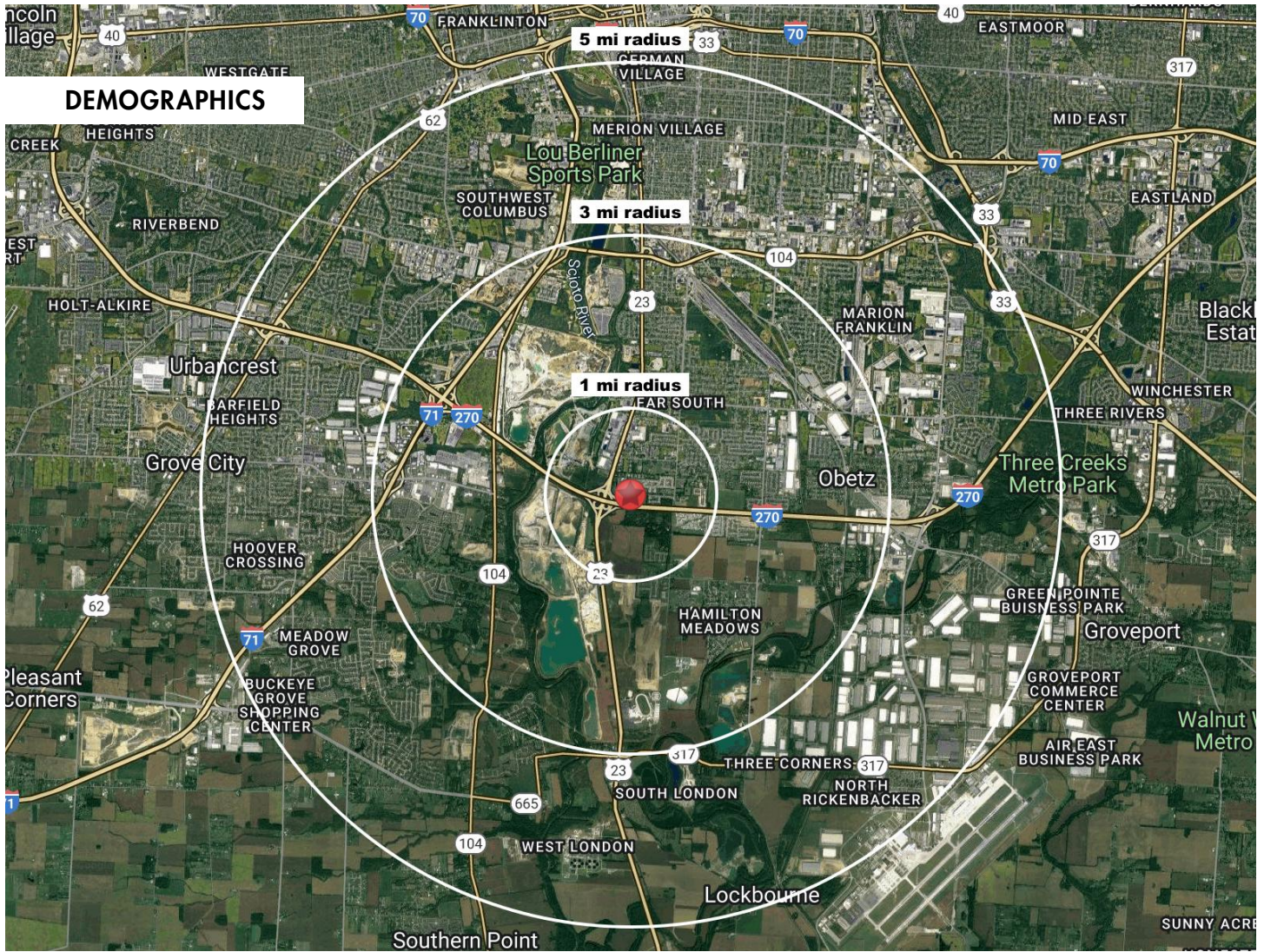
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1 MILE RADIUS

	<b>5,305</b> ESTIMATED POPULATION 2023
	<b>37.3</b> MEDIAN AGE
	<b>\$203,740</b> MEDIAN HOME VALUE 2023
	<b>2,776</b> TOTAL EMPLOYEES
	<b>\$77,366</b> AVG HOUSEHOLD INCOME

3 MILE RADIUS

	<b>33,135</b> ESTIMATED POPULATION 2023
	<b>38.4</b> MEDIAN AGE
	<b>\$201,559</b> MEDIAN HOME VALUE 2023
	<b>15,166</b> TOTAL EMPLOYEES
	<b>\$87,662</b> AVG HOUSEHOLD INCOME

5 MILE RADIUS

	<b>129,120</b> ESTIMATED POPULATION 2023
	<b>36.7</b> MEDIAN AGE
	<b>\$213,836</b> MEDIAN HOME VALUE 2023
	<b>56,370</b> TOTAL EMPLOYEES
	<b>\$96,950</b> AVG HOUSEHOLD INCOME

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