



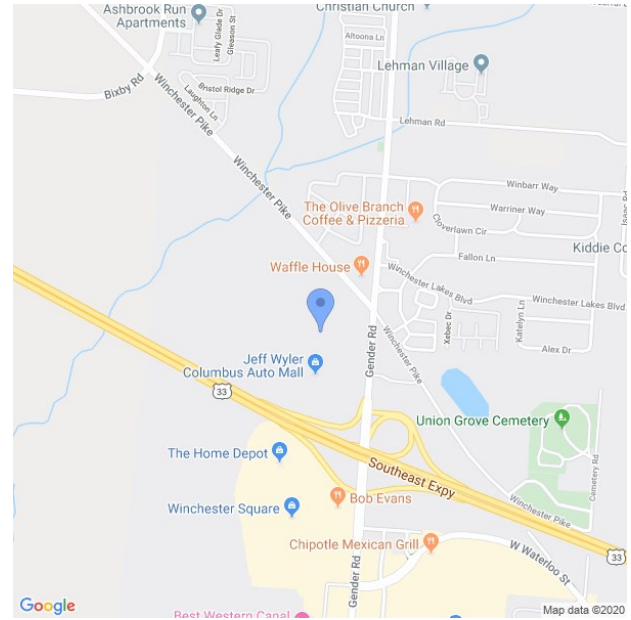
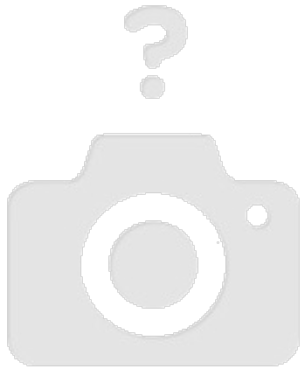
**Todd Spencer**  
Principal  
Lee & Associates | Columbus

☎ (614) 923-3300  
☎ (614) 327-0258  
✉ todd.spencer@lee-associates.com

# WINCHESTER PIKE DEVELOPMENT LAND, COLUMBUS, OHIO 43110



## COMMERCIAL • LAND • FOR SALE



SALE PRICE **MARKET**  
SALE TYPE **DEVELOPMENT**

LAND AREA **74.47 ACRES**  
MARKET **COLUMBUS**  
SUB-MARKET **SOUTHEAST**

- Opportunity to located within one of the fastest growing corridors in the Columbus Region
- Flexible lot sizes
- Excellent freeway access
- Existing zoning allows for a wide range of uses

Prime development opportunities for retail, multi-family and light industrial on this 74.47 acre site located at the intersection US 33 and Gender Road with development lots available starting as small as 1.5 acres up to 20+ acres.

This 74.47 acre site is located immediately northwest of the US 33 and Gender Road interchange (just 12 minutes from downtown Columbus). It is ideally situated in one of the fastest-growing areas of central Ohio. Located at the intersection of US-33 and Gender, the population within three miles of this site has doubled since 2000. There are currently multiple proposed industrial and multi-family projects in the immediate area that will add to the residential and daytime populations.

Area retailers include: Home Depot, WalMart, Kroger, Starbucks, Chipotle, ALDI, Tim Horton's, Arby's, O'Charley's,

Dollar Tree, Valvoline, Popeye's Chicken, McDonald's, Taco Bell, Buffalo Wild Wings, Bob Evans, Skyline Chili and the North American headquarters and brewery for Brewdog (including a restaurant and hotel).