

For Sale

Development Opportunity



**Parcel #1 (3699 & 3659 Agler Rd)
Parcel #2 & #3 (2275 Stelzer Rd)
Columbus, Ohio 43219**

- Parcel #1 is approximately .65 acres total. The corner parcel is approximately .25 acre and is zoned commercial. The west part of Parcel #1 is approximately .4 acre and is zoned residential. Sewer across Stelzer Road.
- Parcel #2 is approximately 1.8 acres with frontage on both Stelzer and Agler Roads and is currently zoned residential.
- Parcel #3 is approximately 1.8 acres and is currently zoned residential.
- Located on the busy Stelzer / Agler intersection (Stelzer is 5 lanes).
- Located near Easton and John Glenn International Airport (each 2 miles away).
- Close to all major freeways, 1-670, I-270 and downtown Columbus.

Parcel #1 -- \$1,000,000

Parcel #2 -- \$1,500,000

Parcel #3 -- \$400,000



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PO Box 111
Worthington, OH 43085



- High visibility site with traffic counts approximately 16,000.
- Citygate Business Park surrounds this site with access off Agler and Stelzer.
- 2 miles to Easton, I-270, I-670 and John Glenn International Airport, 5 miles to Columbus and I-71. Convenient access to everything. Doorway to Gahanna.
- Sunoco gas station and convenience store on SE corner of intersection.
- Car wash on NE corner and tire store on NW corner of intersection.
- 200,000 + population within a 5-mile radius. Approximately 10,000 population within a 1 mile radius.

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For additional details:



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