

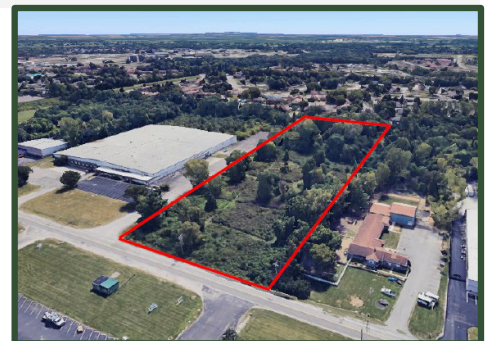
For Sale or Lease

\$1,593,000 or \$5,000/Acre/Month

0 Groves Road, Columbus, OH 43232

Development Land For Sale or Lease in Columbus, Ohio

- **± 5.31 Acres of development land, Zoned M-1**
- **Parcel Size: 270' x 854'**
- **Property Currently being cleared and stoned for parking**
- **Extra ground potential could be added**
- **Must lease entire site, at a rate of \$5,000 per acre**



Click Here to View Property Video

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Exterior Photos



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Additional Property Information

Legal Information

Legal Property Description	Land For Sale and Lease
Price	\$1,593,000 or \$5,000 per Acre/Month
Parcel Number	010-000938
Occupancy	0%

Land Information

Land Acreage	± 5.31 Acres
Parking Available	No
Designated Use	Development Land
Current Zoning	M-1



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Parcel View



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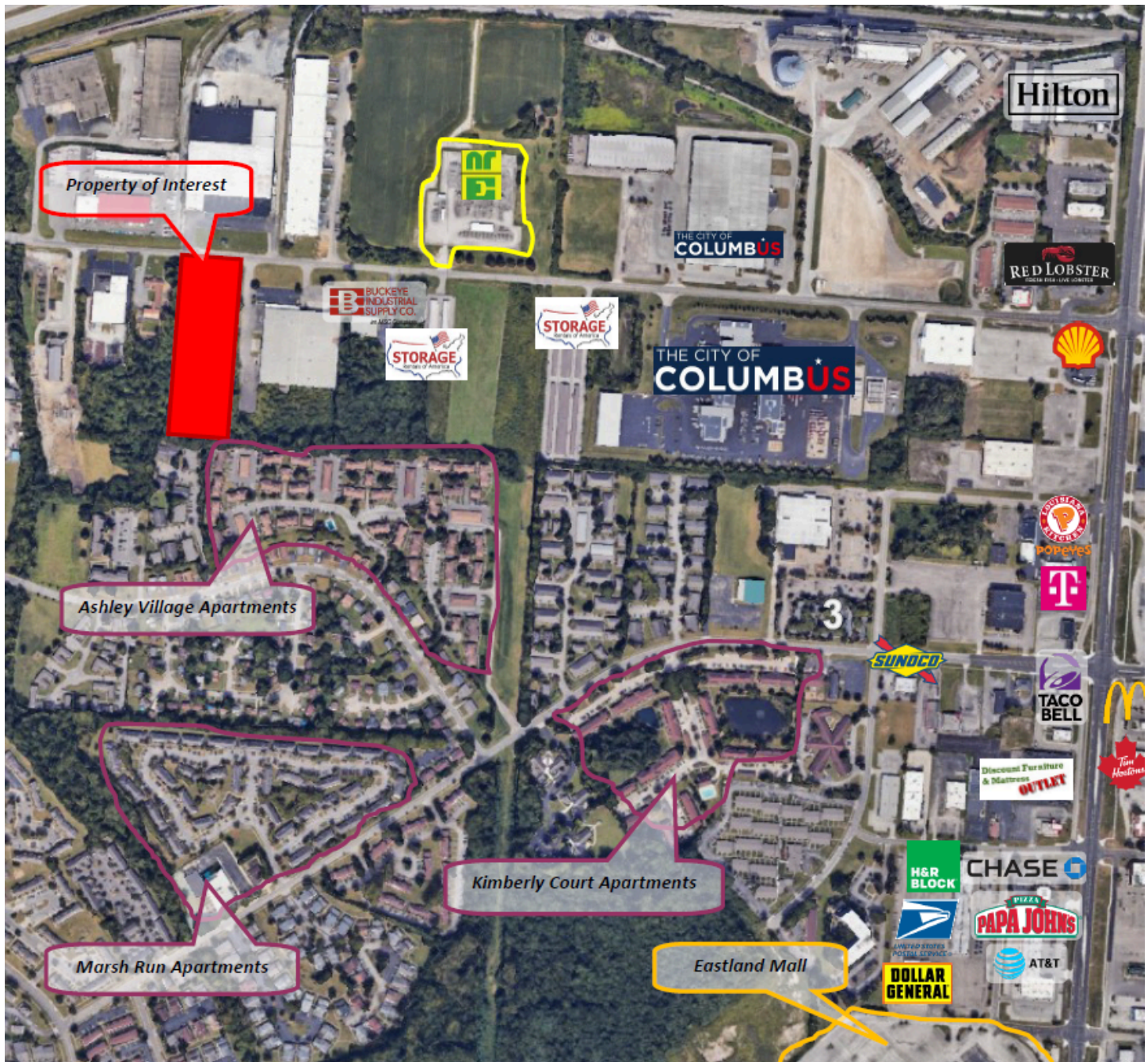
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Parcel View



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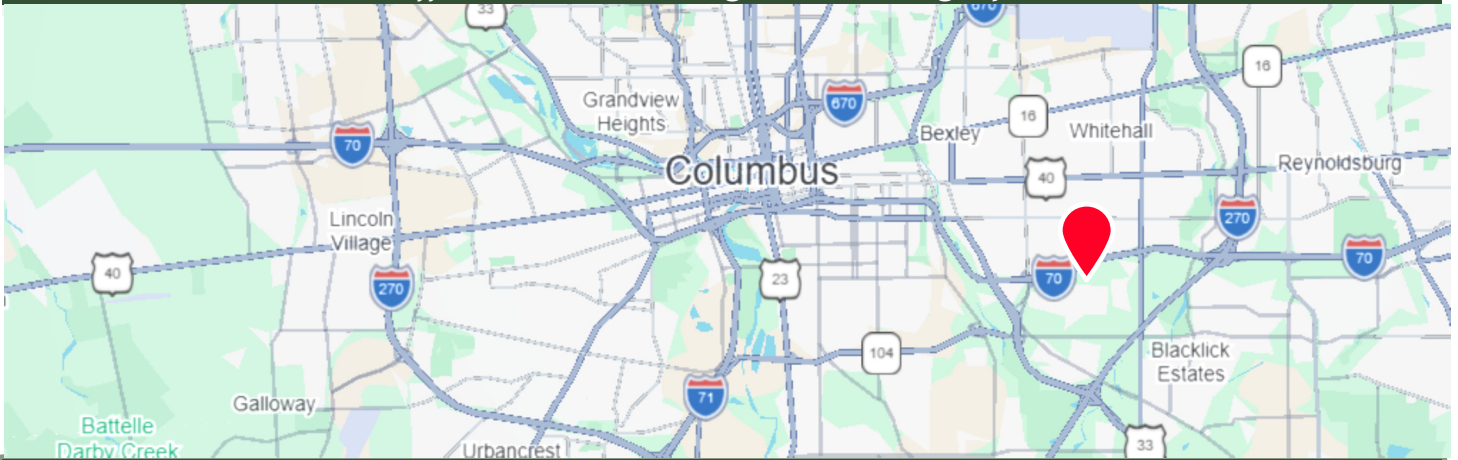
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Traffic Counts and Regional Demographics



Local Traffic

Groves Road	±4,854 VPD
Courtright Road	±11,173 VPD
S Hamilton Road	±34,154 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	10,142	68,853	167,986
Households	6,928	36,274	73,517
Avg Household Income	\$37,939	\$47,401	\$50,975

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THE CITY OF COLUMBUS

Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.



Major Regional Employers



Demographics



Area Population
2,230,960

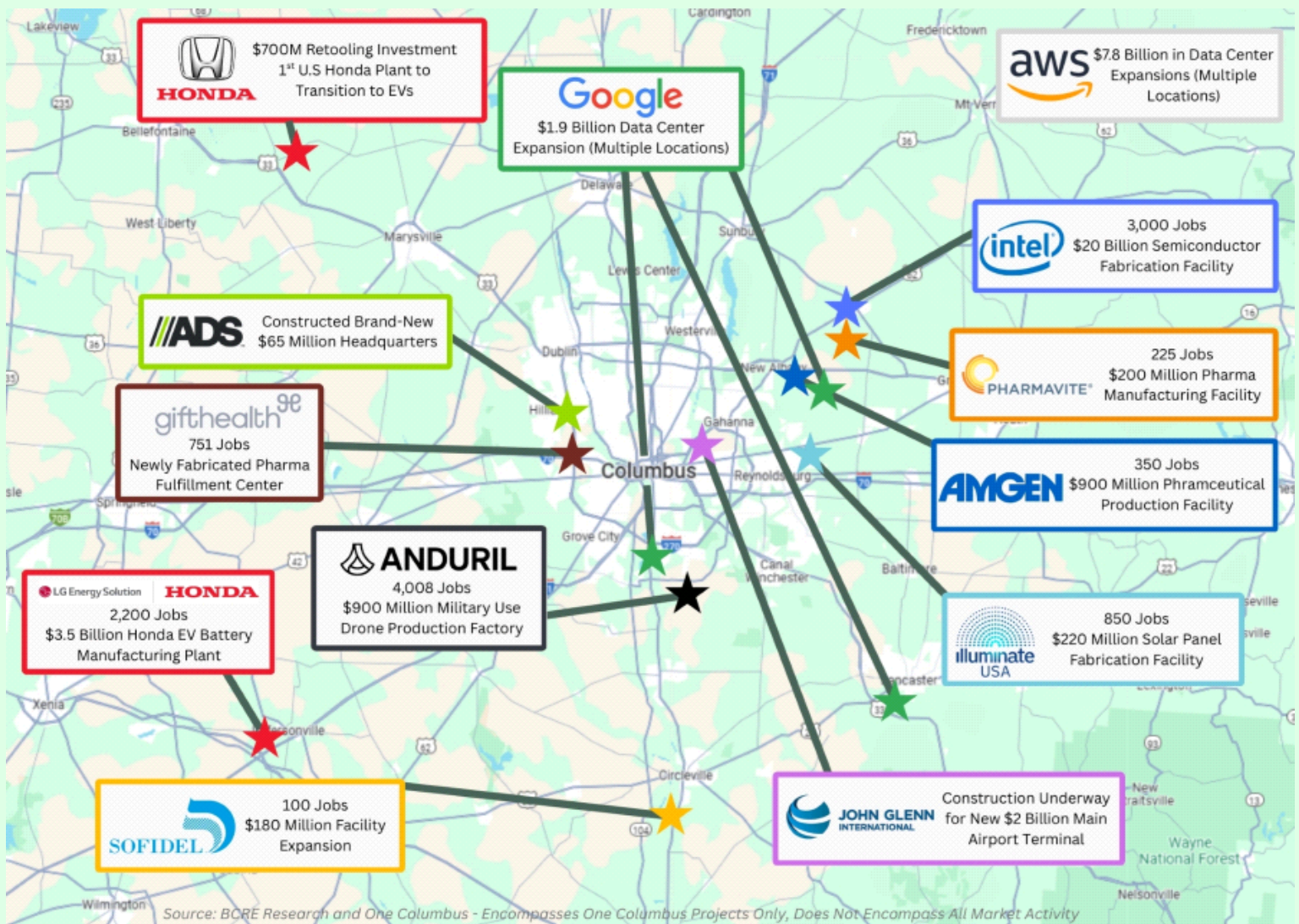


Area Households
826,729

Major Interstates



NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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