

For Sale



\$3,995,000

6515 S High Street, Lockbourne, OH 43137

Development For Sale in Lockbourne, Ohio

- ± 12.84 acres with approximately 836 ft of road frontage on Rt.23
- Multiple uses for the 3 parcels within Hamilton Township
- Multiple buildings on site, utilities available
- 3 Parcels = ($\pm .96$, ± 1.92 , ± 9.96)
- Property is in an Opportunity Zone
- Access to Route 23 (60,000+ VPD), Rte. 665, and Rte. 317
- South of Scioto Downs in the Rickenbacker area
- Great potential location for semi truck parking, lot storage, and future out lot retail
- *Please do not disturb tenants*



Click Here to View Property Video

Randy Best CCIM, SIOR

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Questions? Contact Us:

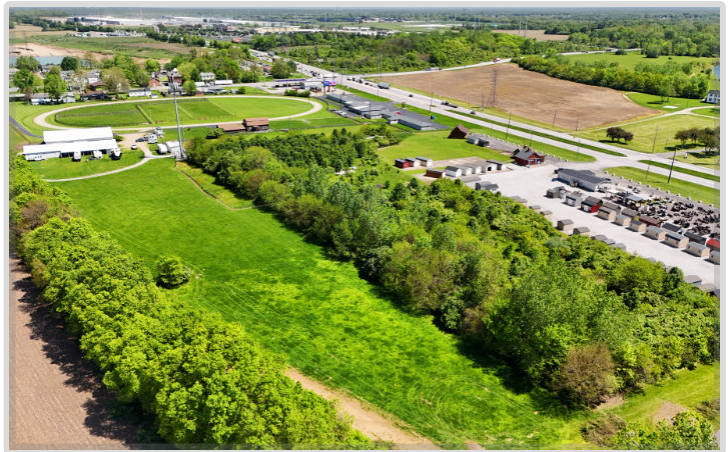
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Exterior Photos



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Additional Property Information

Legal Information

Legal Property Description	Development Lot For Sale or Lease
Price	\$3,995,000
Parcel Number	150-000396, 150-000177, 150-000717
Possession	Immediate

Land Information

Land Acreage	± 12.84 Acres
Parking Available	Yes
Current Use	499 - Other Commercial Structure
Current Zoning	Commercial
Jurisdiction and School District	2505 - Hamilton Local Schools

Additional Information

Lot Specifics	Prime Frontage on High Traffic US 23
Parcel Benefits	Easy Access
Fees and Associations	None
Water/Sewer System	Well
Real Estate Taxes (2025)	\$13,812.24

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Parcel View



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Nearby Amenities



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4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

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Nearby Traffic

Portsmouth-Columbus Rd - London Groveport

± 73,218 VPD

S High St London - Groveport Rd (NB)

± 30,628 VPD

S High St London - Groveport Rd (SB)

± 29,181 VPD

1 Mile



151



3,154



\$73,905

3 Mile



4,865



7,646



\$70,321

5 Mile



25,247



17,582



\$66,505



Zip Code Demographics

Area Population
2,684

Area Households
1,146

Average Income
\$49,145

Major Nearby Routes



THE CITY OF COLUMBUS

Major Regional Employers



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.

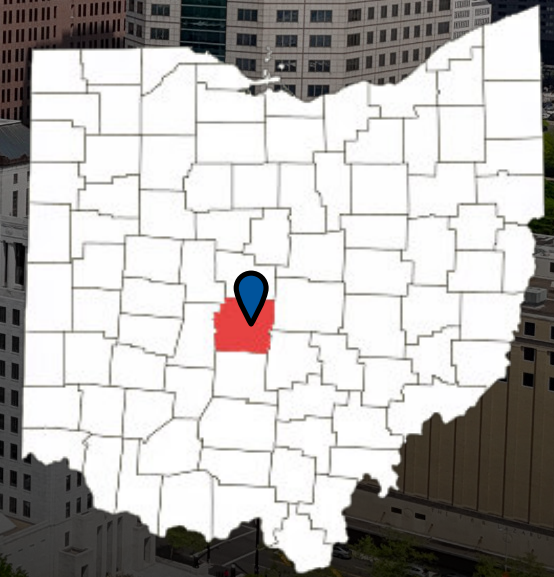


Photo: Downtown Columbus

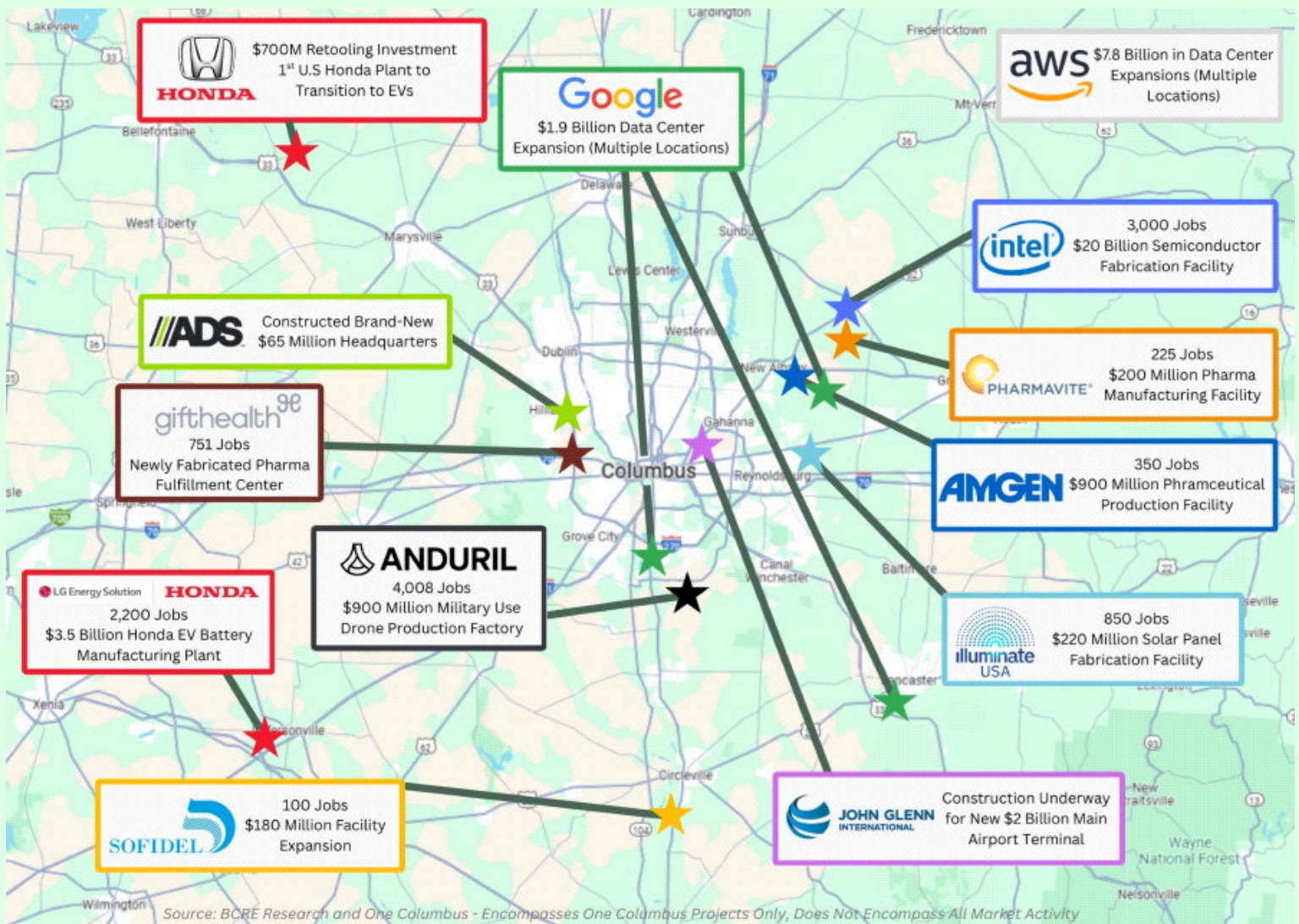
Demographics



Major Nearby 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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