



### 5645 FEDER ROAD • OUTLOT

Incredible location near the corner of busy Hilliard Rome Road and Feder in SW Columbus Area!

**New Menards located just south of the site!**

### DEMOGRAPHICS

|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 7,096     | 78,864    | 164,647   |
| Total Households    | 3,092     | 31,407    | 63,716    |
| Average HH Income   | \$59,131  | \$59,640  | \$61,977  |
| Average House Value | \$168,268 | \$159,763 | \$165,120 |

*\* Demographic data derived from 2010 US Census*

### PROPERTY OVERVIEW

|             |            |
|-------------|------------|
| Sale Price: | \$600,000  |
| Lot Size:   | 1.05 Acres |

### PROPERTY HIGHLIGHTS

- 1 acre outlot available along Feder Road in the SW Columbus market.
- Very high demand growth area with little supply.
- 25,000+ VPD on Feder in front of Site! **Feder Road is currently being widened by the City of Columbus.**
- 50,000+ VPD on Hilliard-Rome Road.
- Strong population and traffic growth in this area is anticipated to continue into the foreseeable future.

Presented By

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