



**BUSINESS**

The  
Commercial  
Partnership

# Upper Arlington Redevelopment Opportunity

Prime Upper Arlington location for sale. 1.018 acre redevelopment opportunity located at the Northwest corner of Riverside Dr. and Trabue Rd. Zoned Route 33 PMUD "Planned Mixed Use District" that allows a broad range of residential and commercial uses. Currently utilized as a retail use w/ 180 ft. frontage on Riverside Dr. and 145 ft. frontage on Trabue Rd. Located across from Scioto Country Club w/ close proximity to Downtown Columbus and numerous amenities. Great demographics and traffic count. Call Ron Barnhart or Scott Hrabcak for further details.

List Price: \$749,000

## 1.018 acre site available for redevelopment

Property Location  
2185 Riverside Dr  
Columbus, Ohio 43221



## Features

- 1.018 acre site
- Zoned PMUD
- All utilities to site
- Northwest corner of Riverside Dr. and Trabue Rd.
- Close proximity to Downtown Columbus

Scott Hrabcak

Principle

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1377 Dublin Road

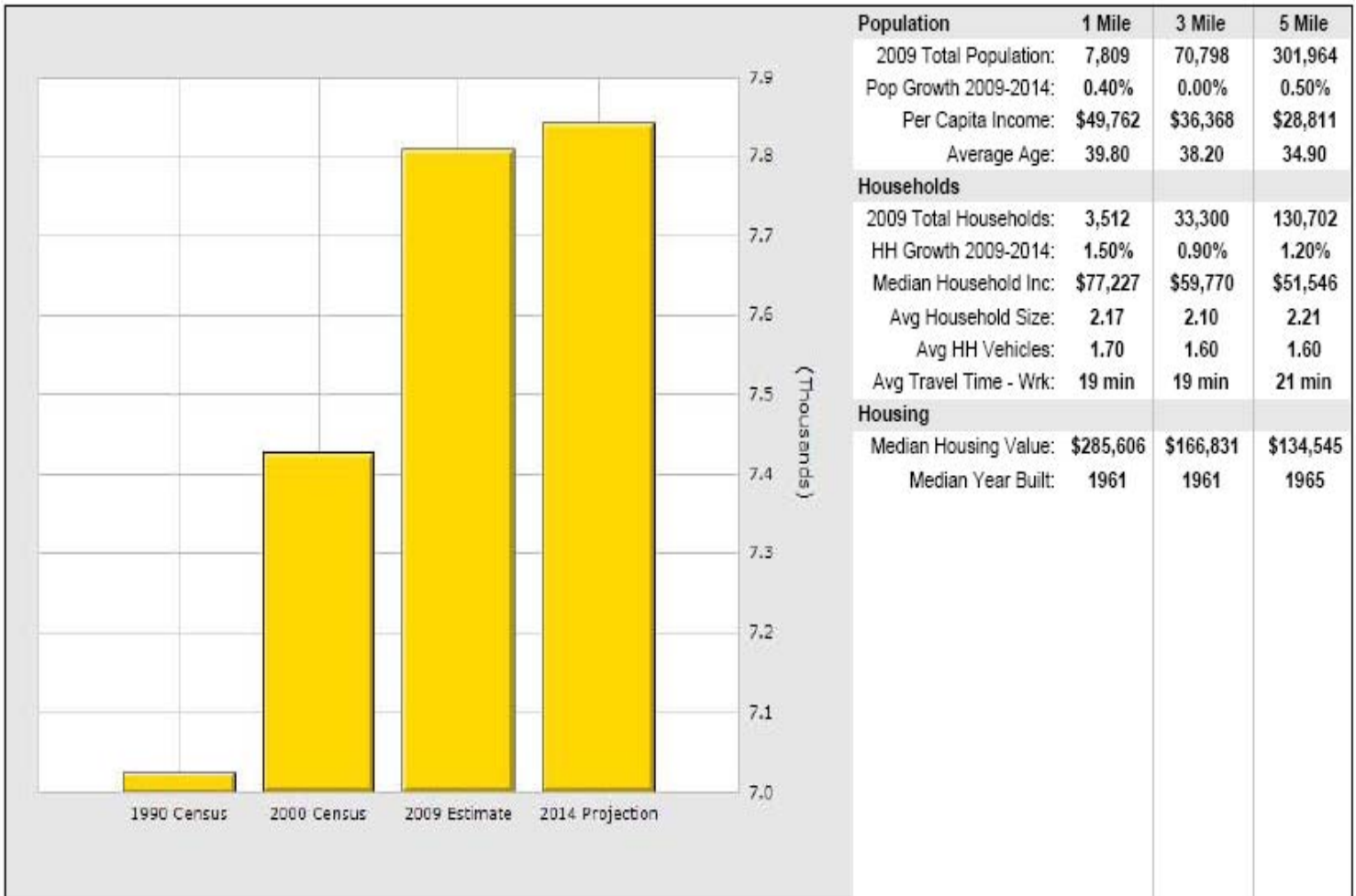
Columbus, OH 43215

[RealLivingBusinessTCP.com](http://RealLivingBusinessTCP.com)

## Property Demographics

### Population for 1 Mile Radius

2185 Riverside Dr, Upper Arlington, OH 43221



Population	1 Mile	3 Mile	5 Mile
2009 Total Population:	7,809	70,798	301,964
Pop Growth 2009-2014:	0.40%	0.00%	0.50%
Per Capita Income:	\$49,762	\$36,368	\$28,811
Average Age:	39.80	38.20	34.90
<b>Households</b>			
2009 Total Households:	3,512	33,300	130,702
HH Growth 2009-2014:	1.50%	0.90%	1.20%
Median Household Inc:	\$77,227	\$59,770	\$51,546
Avg Household Size:	2.17	2.10	2.21
Avg HH Vehicles:	1.70	1.60	1.60
Avg Travel Time - Wrk:	19 min	19 min	21 min
<b>Housing</b>			
Median Housing Value:	\$285,606	\$166,831	\$134,545
Median Year Built:	1961	1961	1965



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## Traffic Count

