

SALE

8350 LYRA DR

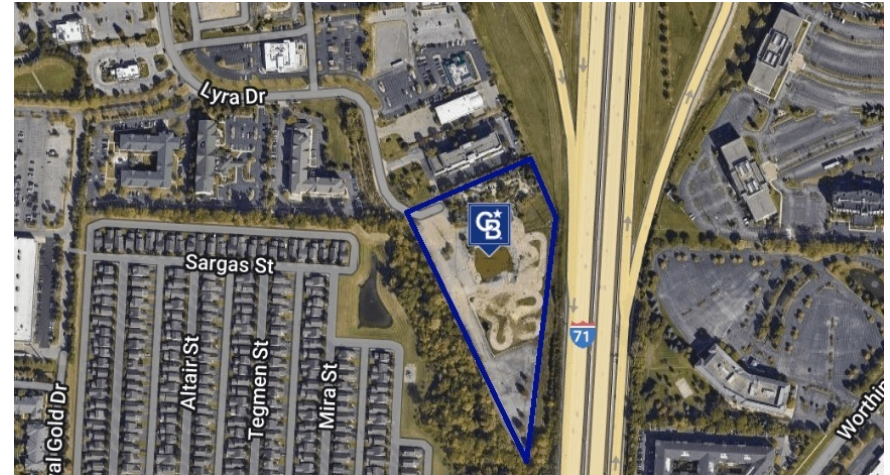
8350 Lyra Dr Columbus, OH 43240

LOCATION DESCRIPTION

Located off of I-71 and in close proximity to Polaris Parkway, this prime location offers a unique advantage by providing convenient access to a vibrant hub of dining, shopping, hospitality, and entertainment options. This property allows for seamless transportation connections, enabling swift commutes and exceptional highway visibility for businesses seeking optimal exposure.

PROPERTY HIGHLIGHTS

- Convenient access to I-71 Exit
- Great highway visibility off I-71 with a traffic count of 121,970 (2008)
- Accessible to retailers and businesses such as IKEA, Top Golf, Cabela's, Costco, Merrill Lynch Wealth Management, Mettler Toledo, Prime AE Group and within Polaris Fashion Place.
- Close by to JP Morgan Chase Bank (Columbus, OH Headquarters), employing close to over 10,000 employees.
- Over 106,346 employees in close proximity to property site
- Neighboring 16 apartment complexes and more than 14 Hotels
- Upcoming developments within the Polaris Parkway area include The Galaxy at Polaris and Real Dill Pickleball Club
- Ideal opportunity for retail businesses, service providers, and other commercial ventures



OFFERING SUMMARY

| | |
|-------------|---|
| Sale Price: | \$8,500,000 |
| Lot Size: | 7.767 Acres |
| Zoning: | Commercial, Z21-075 (Sub A), CPD, 12/14/2021, H-110 |
| APN: | 318-434-01-021-002 |

OTHER RESOURCES

bit.ly/8350LyraDr

Anthony Maronitis, CCIM, MS

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Chris Howard

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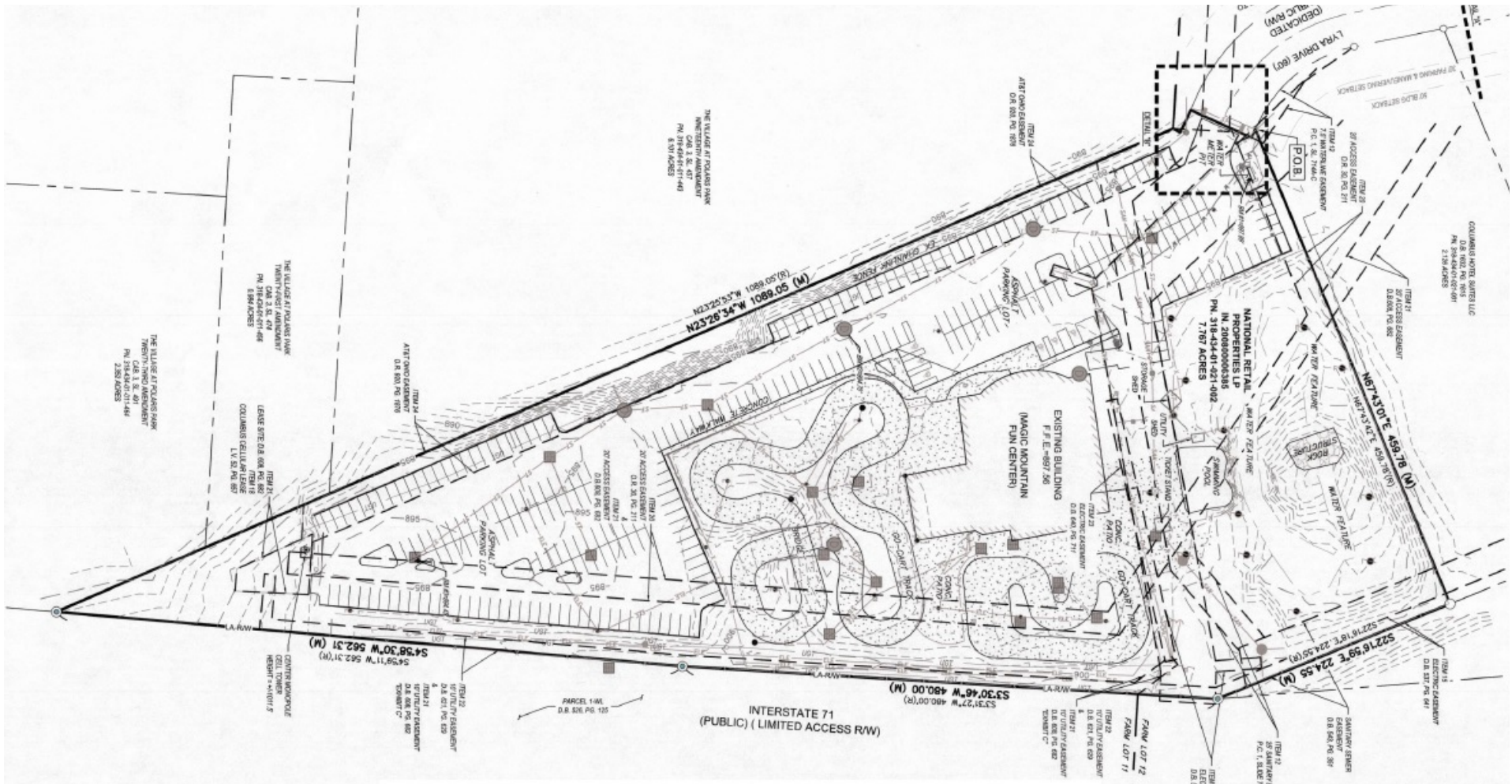
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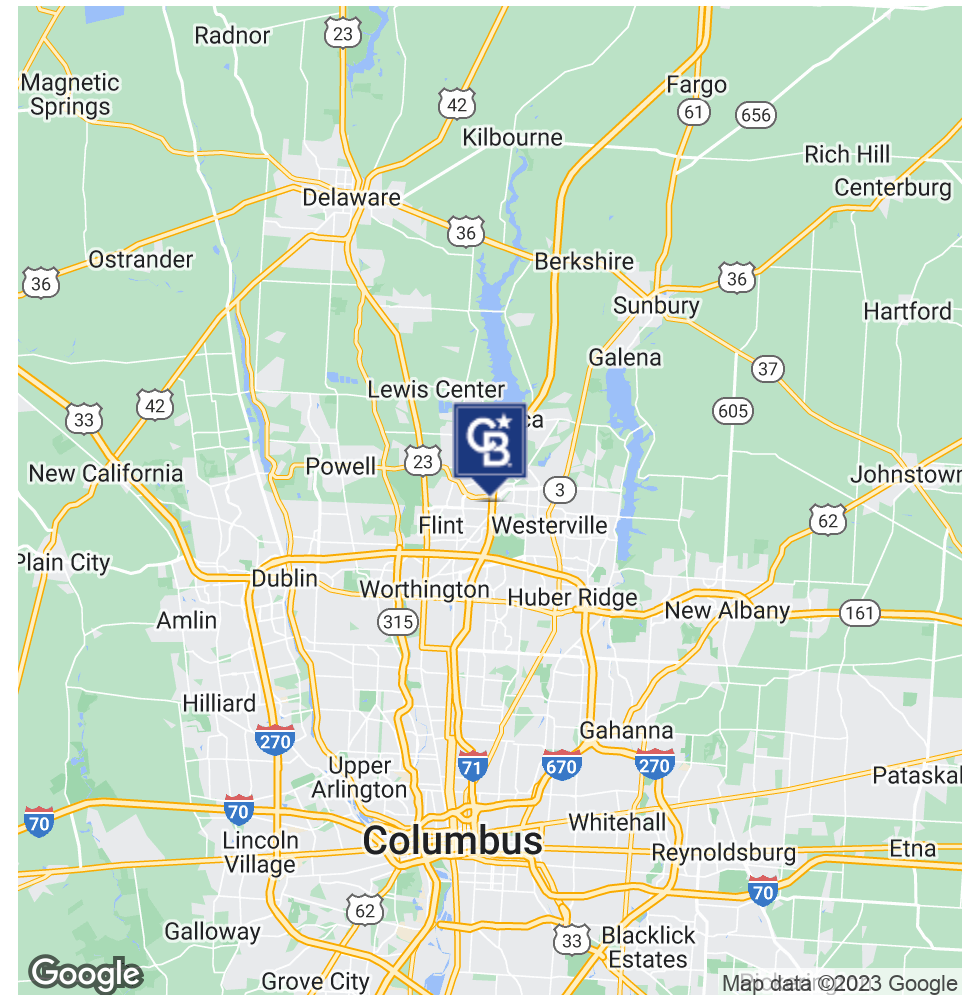
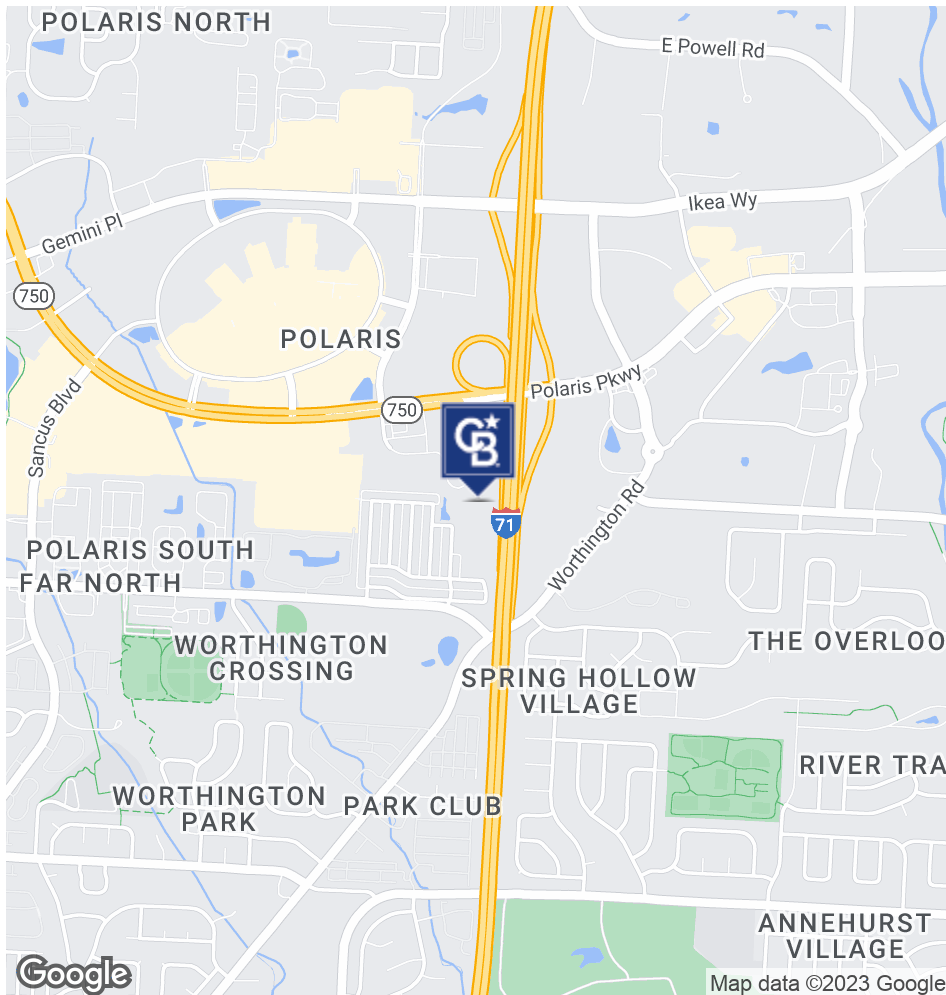
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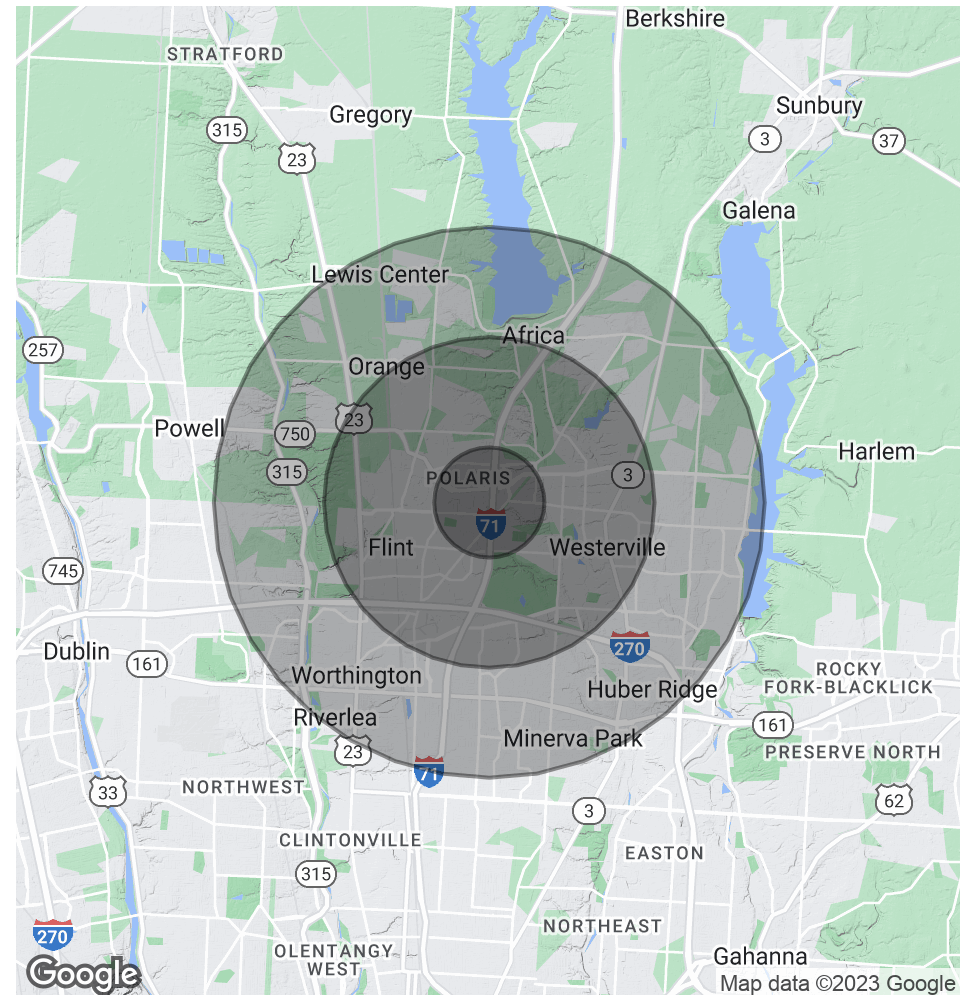
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,692 | 83,423 | 224,117 |
| Average Age | 35.5 | 34.9 | 37.3 |
| Average Age (Male) | 36.2 | 34.8 | 36.6 |
| Average Age (Female) | 36.6 | 35.2 | 38.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,107 | 33,007 | 86,309 |
| # of Persons per HH | 2.4 | 2.5 | 2.6 |
| Average HH Income | \$97,434 | \$97,736 | \$102,862 |
| Average House Value | \$203,871 | \$221,898 | \$235,296 |

* Demographic data derived from 2020 ACS - US Census

| TRAFFIC COUNT | LOCATION | DIRECTION | YEAR |
|---------------|-------------------------------|-----------|------|
| 49,868 | POLARIS PKWY EAST OF LYRA DR | 2-WAY | 2013 |
| 38,368 | POLARIS PKWY EAST OF DRIVEWAY | 2-WAY | 2013 |
| 9,628 | LYRA DR SOUTH OF POLARIS PKWY | 2-WAY | 2013 |



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