

For Sale

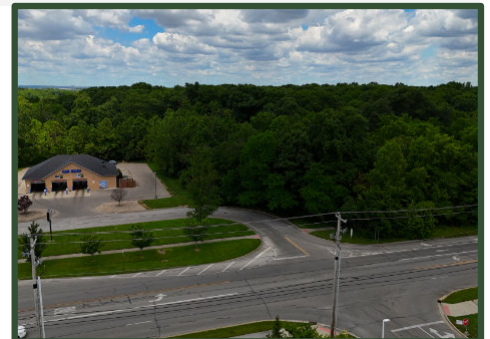


\$295,000

0 Waggoner Rd, Blacklick, Ohio 43004

Potential Development Land in Blacklick, Ohio

- 1.167 Acres near high traffic E. Broad Street & Waggoner Roads
- Excellent site for any type of commercial, retail, food use or office
- Currently zoned CPD
- Traffic count over 30,000 average daily volume at intersection of Waggoner & East Broad Street
- High growth potential with new retail in the area



Click Here to View Property Video

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Exterior Photos



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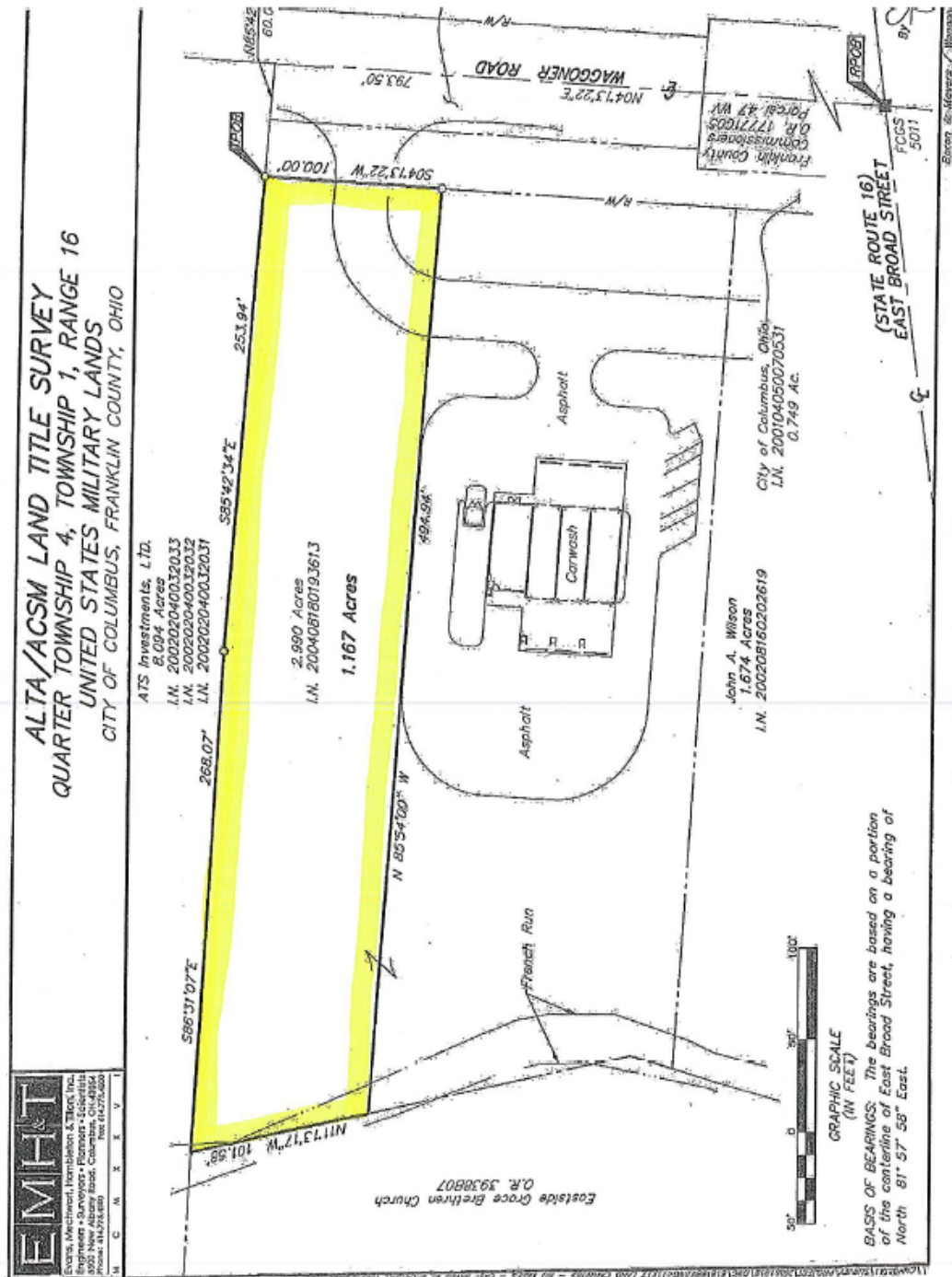
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Parcel View



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Nearby Amenities



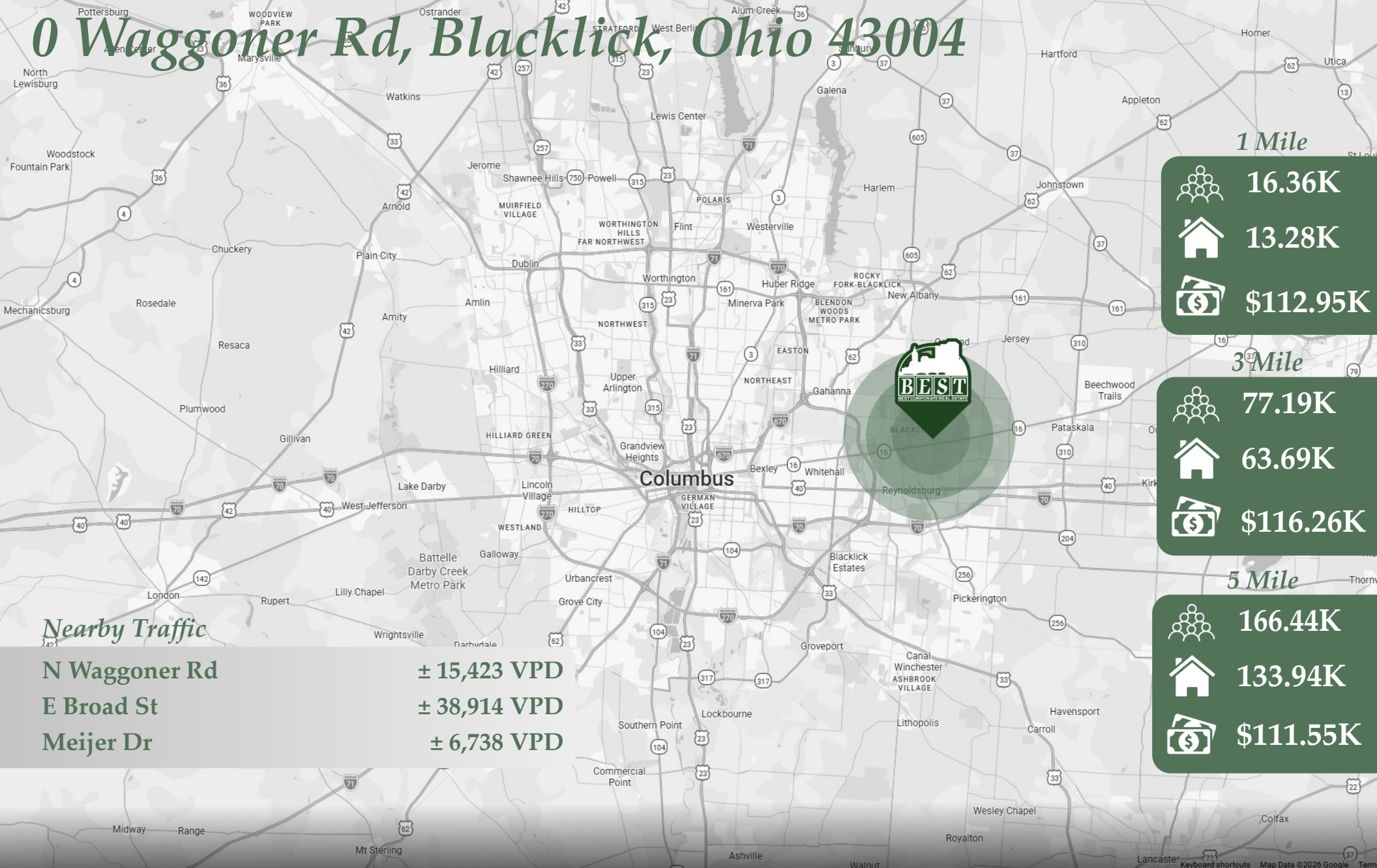
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Dublin Plain City Rd



0 Waggoner Rd, Blacklick, Ohio 43004



1 Mile



16.36K



13.28K



\$112.95K

3 Mile



77.19K



63.69K



\$116.26K

5 Mile



166.44K



133.94K



\$111.55K

Nearby Traffic

N Waggoner Rd

± 15,423 VPD

E Broad St

± 38,914 VPD

Meijer Dr

± 6,738 VPD

Zip Code Demographics

Area Population

29,982

Area Households

11,673

Average Income

\$101,175

Major Nearby Interstates



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.

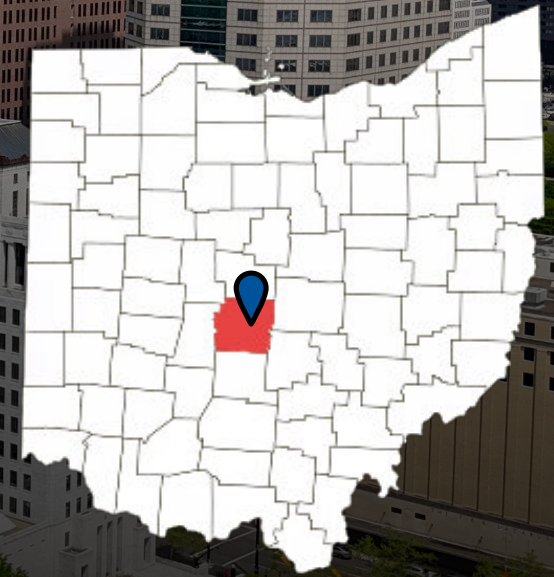


Photo: Downtown Columbus

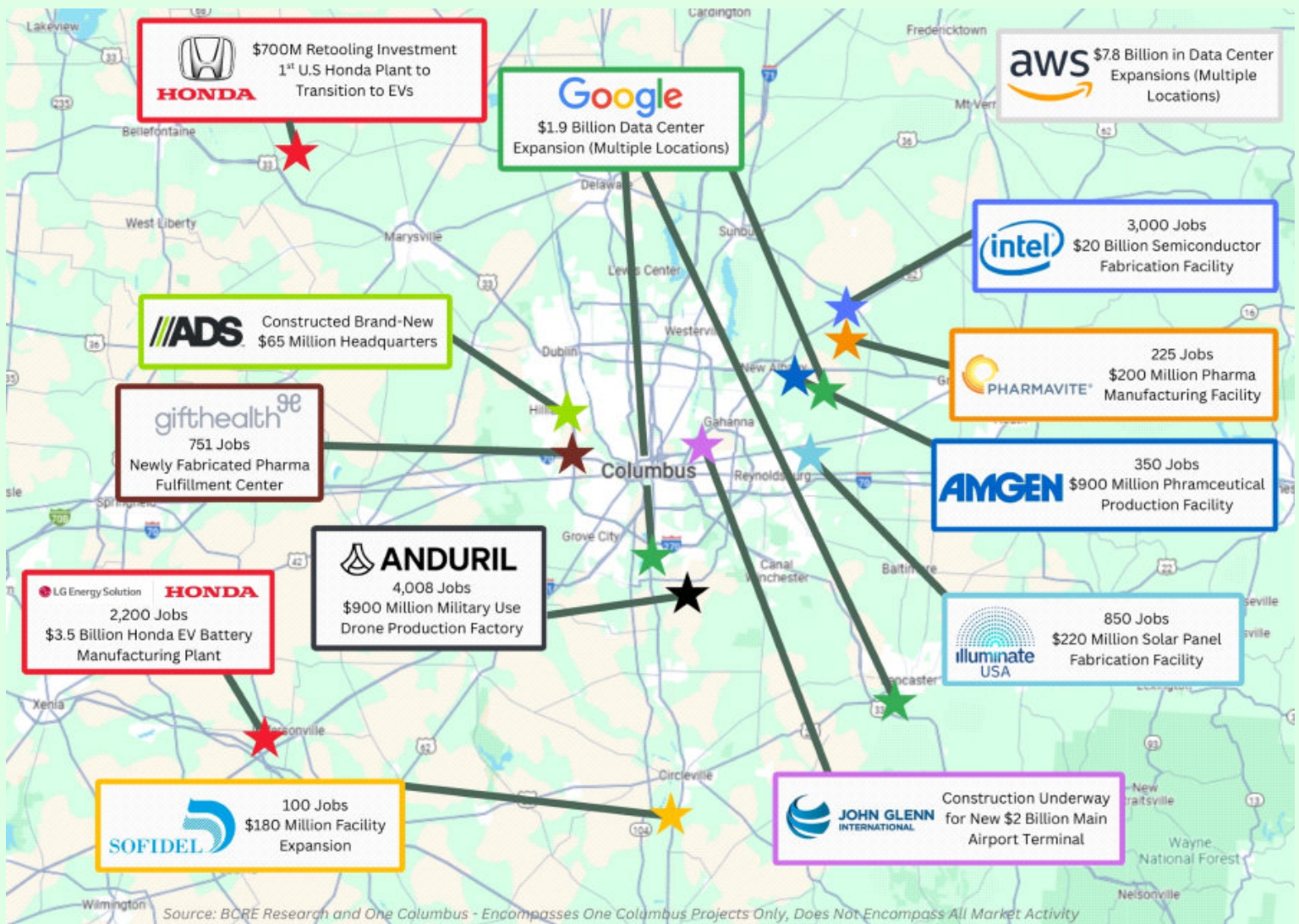
Demographics

Major Nearby Interstates



Sources used: Wikipedia, Narrpr.com, Google, Google Maps, www.Columbus.gov, www.flickr.com/photos/paulwasneski/29063264648/

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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Corporate Real Estate