

THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

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**4 LOTS FOR GROUND LEASE**

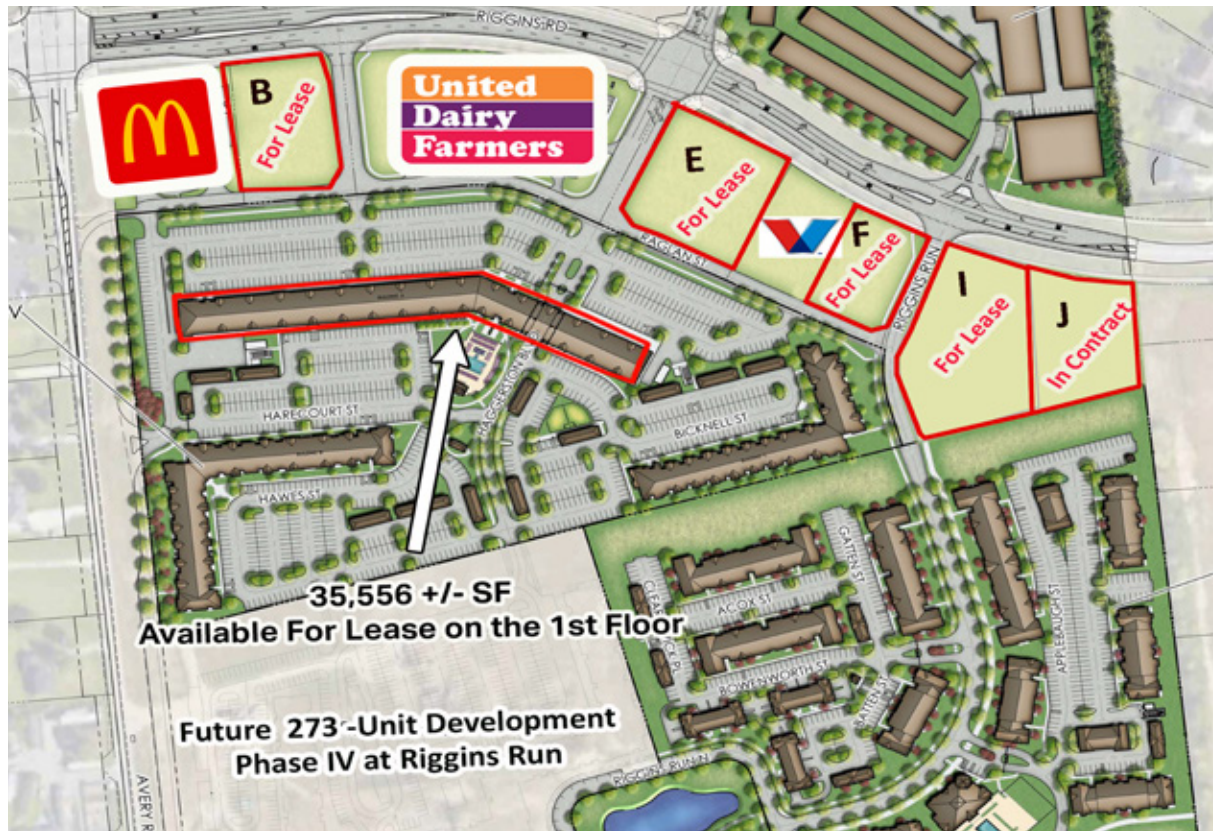


Appraisal Brokerage Consulting Development

**COMMERCIAL LOTS AVAILABLE**  
Avery Road - Riggins Road , Columbus, OH 43026

## COMMERCIAL OUTLOTS AVAILABLE!

Commercial outlots in Columbus with all the amenities of nearby Dublin and Hilliard. 4 lots remaining for ground lease. Outlots front 3 major apartment developments, The Charles (318 units), The Kensington (324 units), Lawrence Square (362 units) currently under construction, and future phase IV (273 units). Zoned CPD. 2 signaled intersections at Avery and Bassinghall. Surrounding recent commercial developments include UDF, Cardinal Self Storage, Valvoline, and McDonald's. Fantastic location for commercial development on the west side.



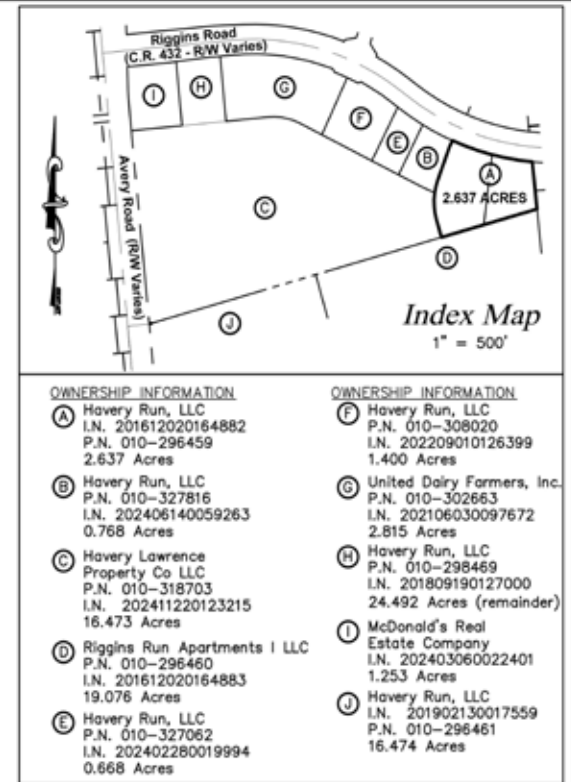
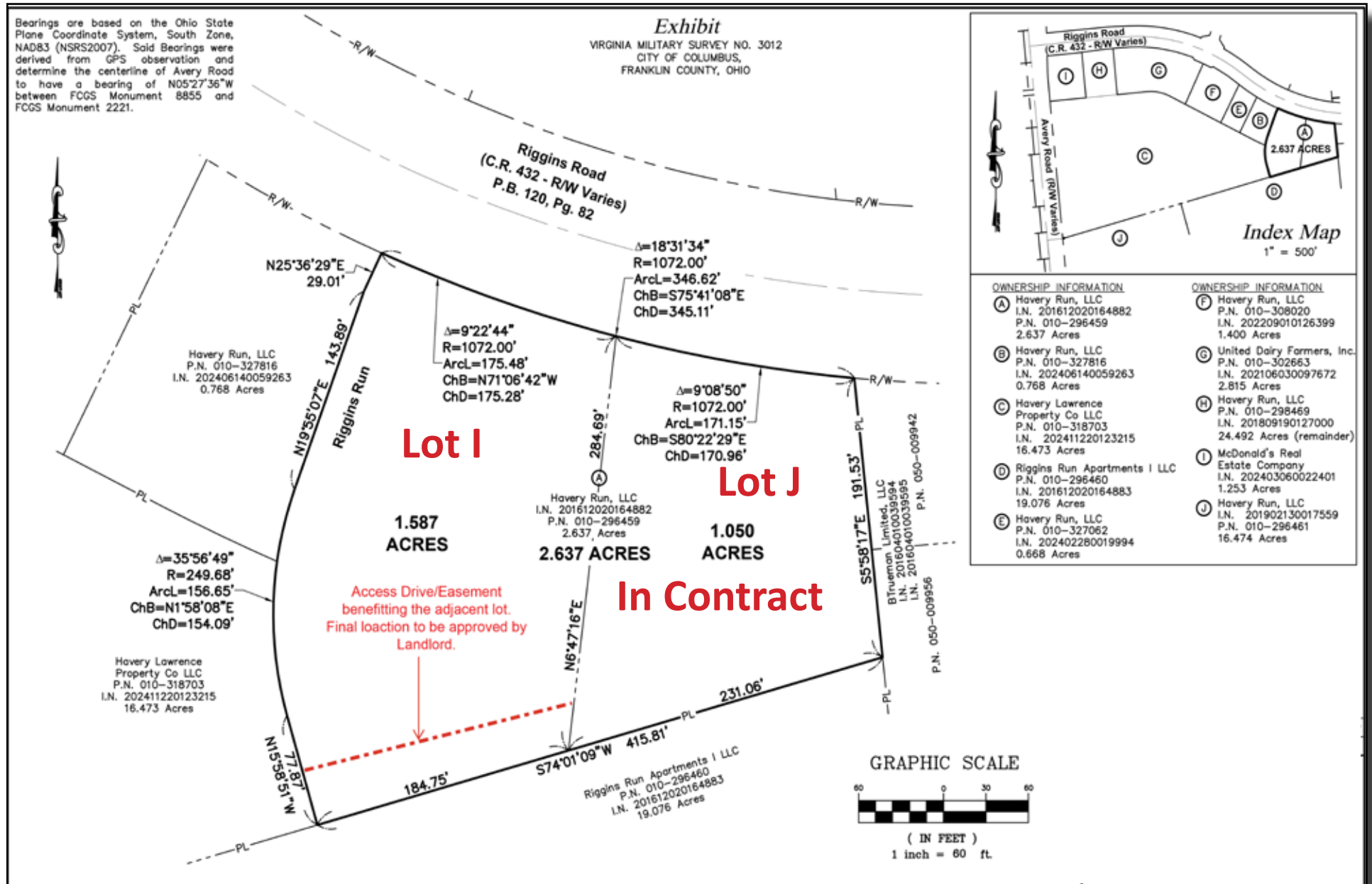
### Property Highlights

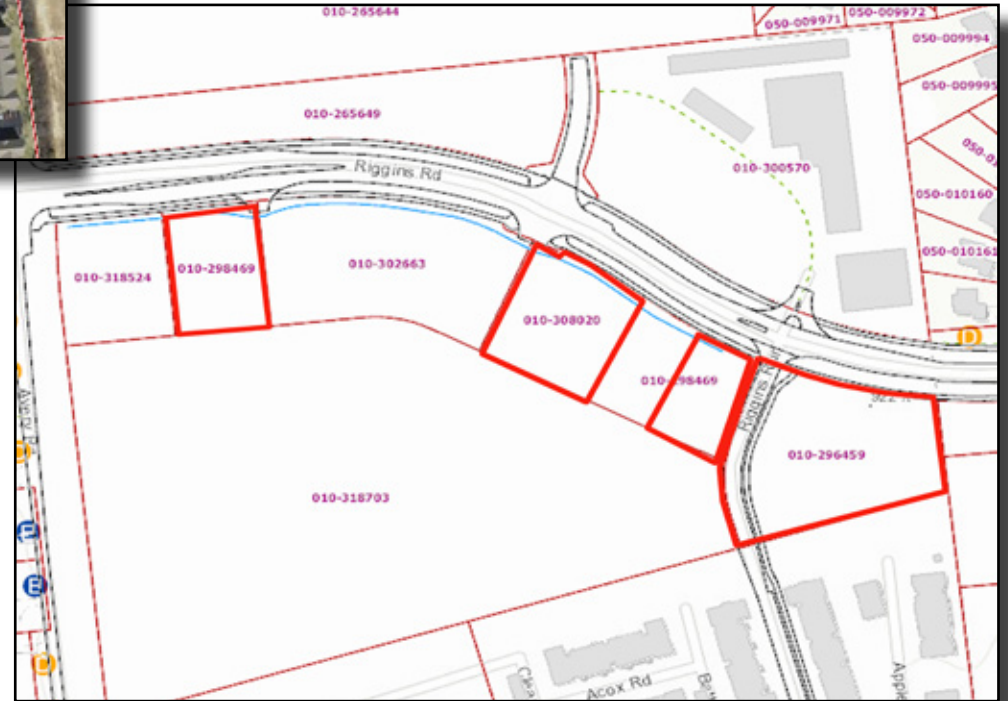
- Address:** Avery Rd and Riggins Rd  
Columbus, Ohio 43026
- County:** Franklin
- PID:** 010-298469-00  
010-308020-00  
010-296459-00
- Location:** SEC of Avery Rd and Riggins Rd
- Acreage:** 4.877 +/- ac
- Lease Rate:**
- Lot B: \$110,000/year\*
  - Lot E: \$110,000/year\*
  - Lot F: \$ 75,000/year\*
  - Lot I: \$105,000/year\*
  - Lot J: **In Contract**
- \*Lease rate increasing annually based on CPI
- Zoning:** CPD - Commercial Planned Development District
- \* Owner is a licensed real estate agent in the State of Ohio



OUTLOT		ACRES	LEASE/SALE
Outlot A		1.25 +/- ac	<b>Sold</b>
Outlot B	<b>For Lease</b>	1.12 +/- ac	\$110,000/Yr*
Outlot C		1.37 +/- ac	<b>Sold</b>
Outlot D		1.37 +/- ac	<b>Sold</b>
Outlot E	<b>For Lease</b>	1.4 +/- ac	\$110,000/Yr*
Outlot F		0.67 +/- ac	<b>Leased</b>
	<b>For Lease</b>	0.77 +/- ac	\$75,00/Yr*
Outlot I	<b>For Lease</b>	1.587 +/- ac	\$105,000/Yr*
Outlot J		1.050 +/- ac	<b>In Contract</b>

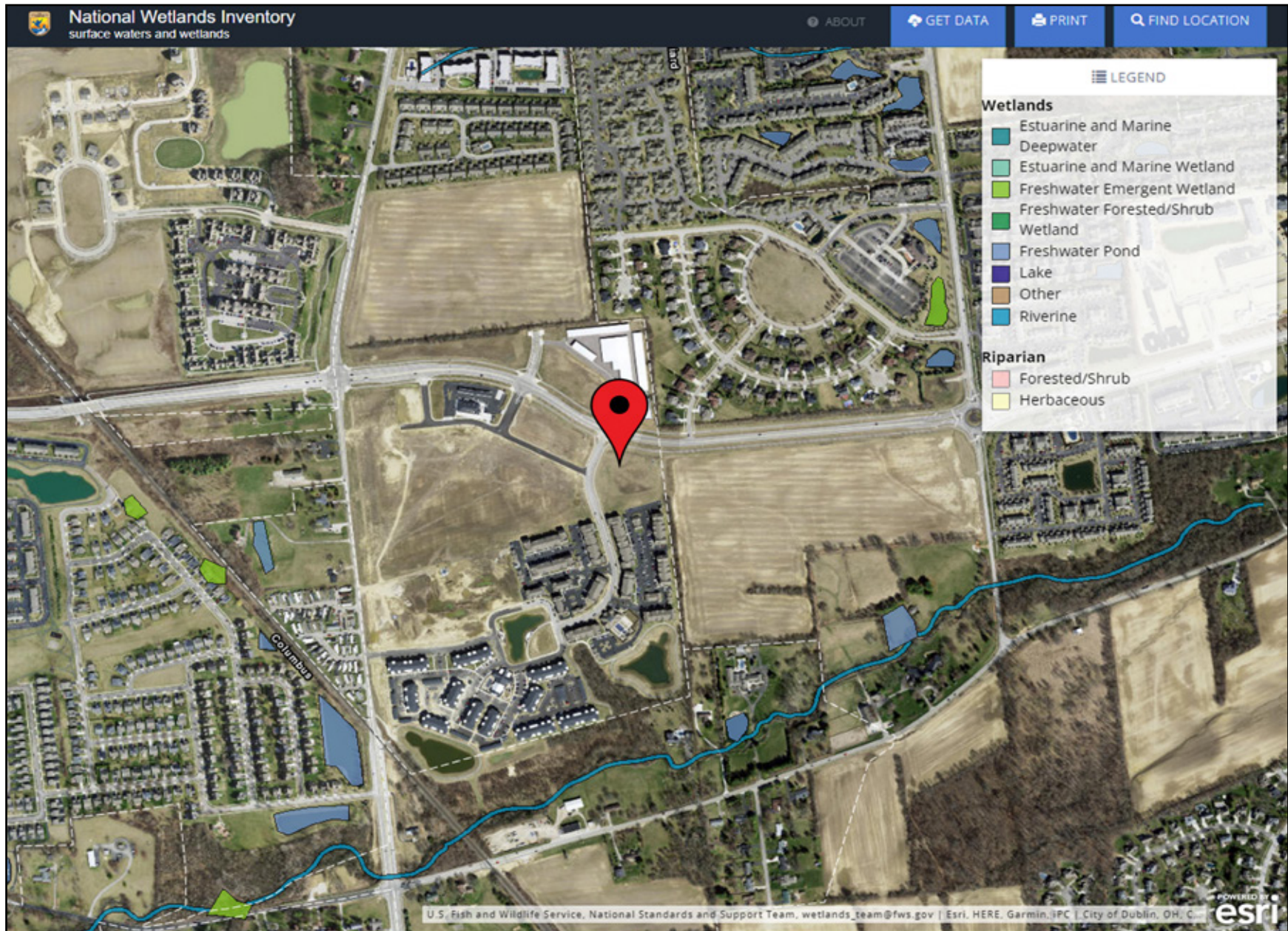
\*Lease rate increasing annually based on CPI







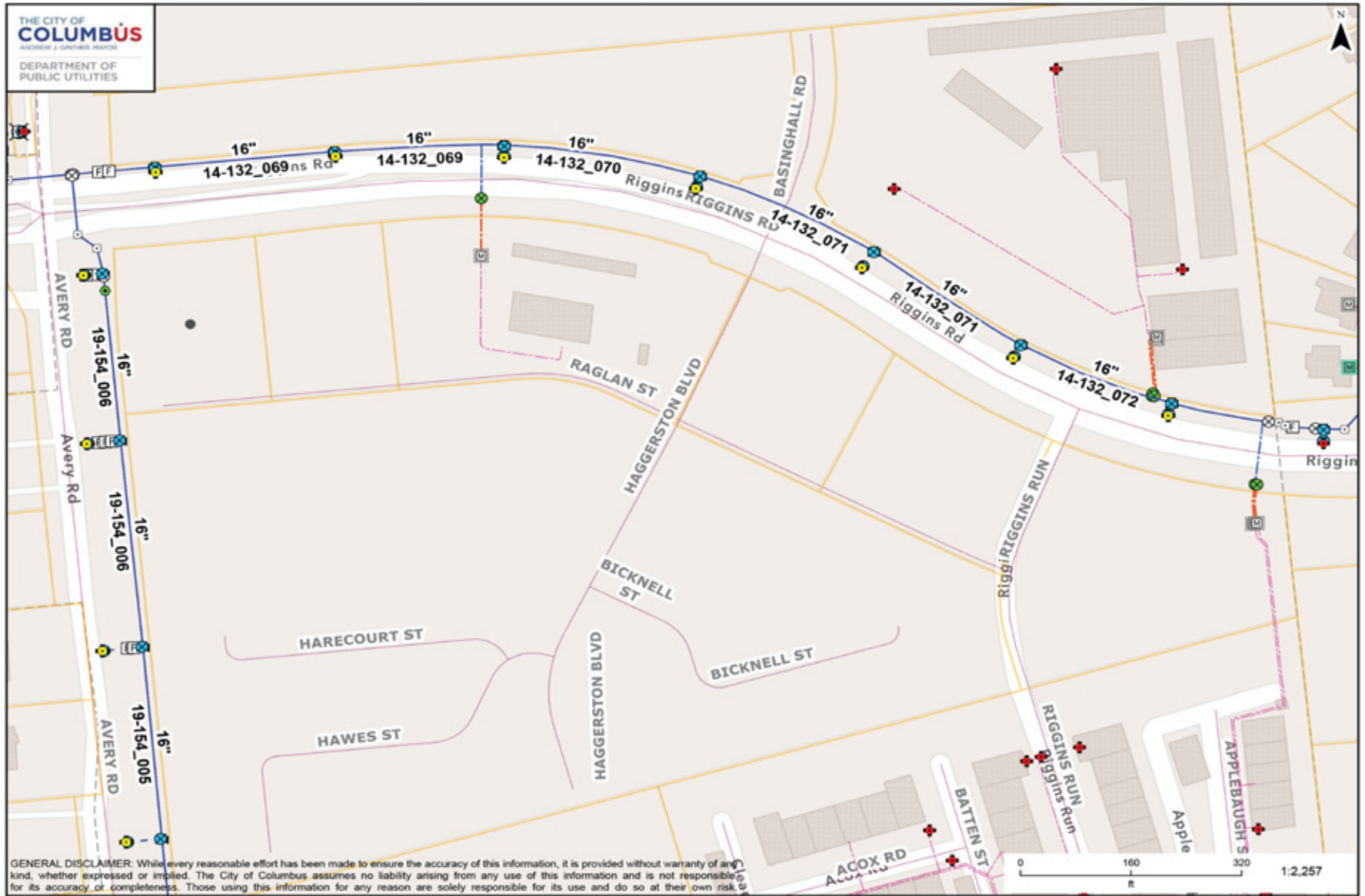






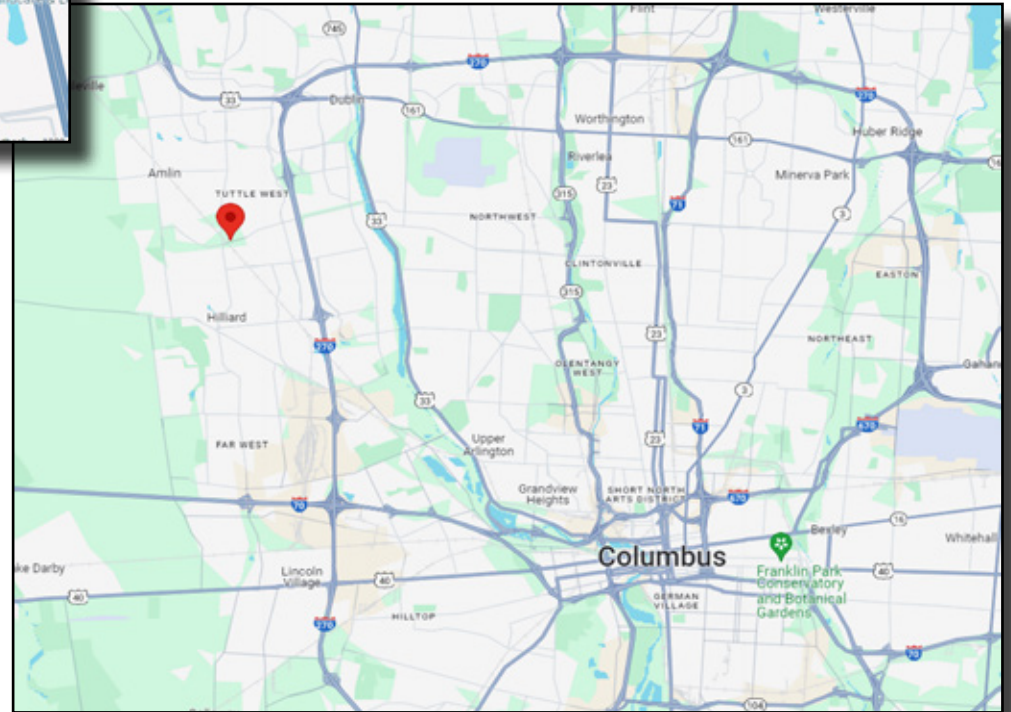
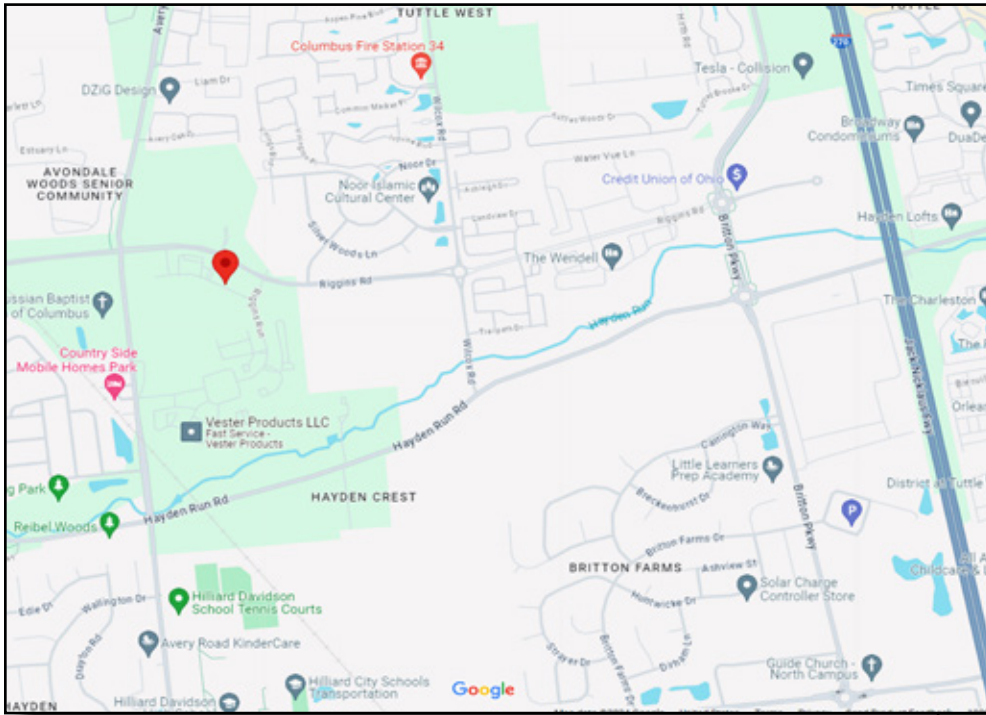
City of Columbus Department of Public Utilities

2/7/2024








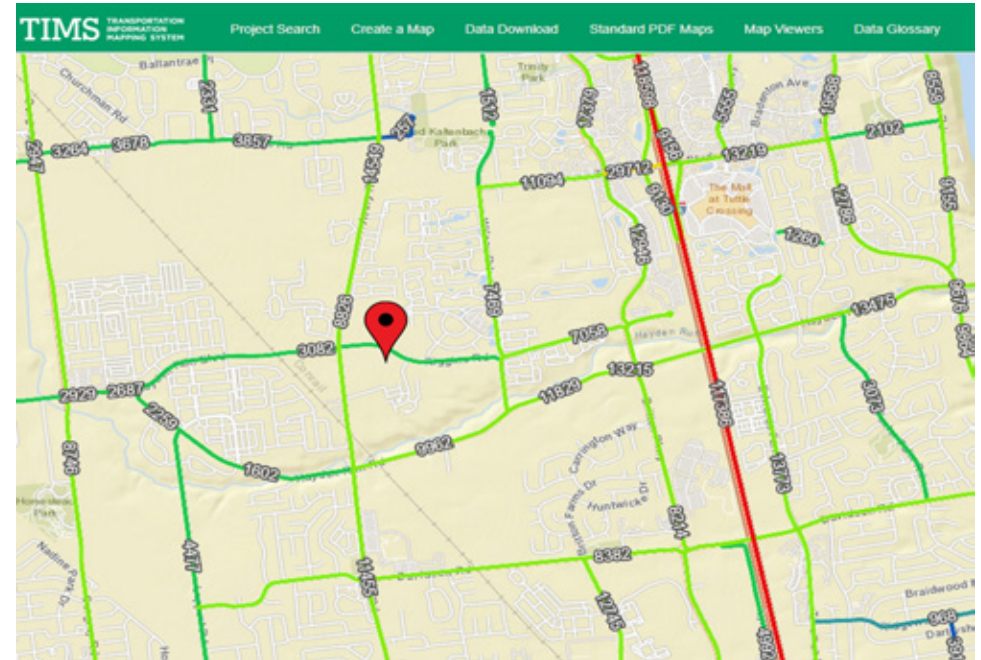




**Great Location!**  
Easy access to major roads  
20 minutes to Downtown Columbus

Demographic Summary Report

Avery Rd - Riggins Rd, Dublin, OH 43016				
				
<b>Radius</b>	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	12,644	64,548	164,769	
2024 Estimate	12,736	65,035	165,048	
2020 Census	13,347	68,164	170,748	
Growth 2024 - 2029	-0.72%	-0.75%	-0.17%	
Growth 2020 - 2024	-4.58%	-4.59%	-3.34%	
<b>2024 Population by Hispanic Origin</b>	623	2,917	8,041	
<b>2024 Population</b>	12,736	65,035	165,048	
White	7,832 61.49%	47,558 73.13%	119,337 72.30%	
Black	700 5.50%	2,502 3.85%	7,210 4.37%	
Am. Indian & Alaskan	30 0.24%	130 0.20%	407 0.25%	
Asian	2,955 23.20%	8,538 13.13%	21,267 12.89%	
Hawaiian & Pacific Island	3 0.02%	11 0.02%	40 0.02%	
Other	1,216 9.55%	6,295 9.68%	16,787 10.17%	
U.S. Armed Forces	10	70	126	
<b>Households</b>				
2029 Projection	5,666	27,484	67,464	
2024 Estimate	5,714	27,714	67,641	
2020 Census	6,017	29,139	69,974	
Growth 2024 - 2029	-0.84%	-0.83%	-0.26%	
Growth 2020 - 2024	-5.04%	-4.89%	-3.33%	
Owner Occupied	2,383 41.70%	15,173 54.75%	39,145 57.87%	
Renter Occupied	3,332 58.31%	12,540 45.25%	28,495 42.13%	
<b>2024 Households by HH Income</b>	5,712	27,713	67,642	
Income: <\$25,000	701 12.27%	2,206 7.96%	5,567 8.23%	
Income: \$25,000 - \$50,000	921 16.12%	3,740 13.50%	9,844 14.55%	
Income: \$50,000 - \$75,000	1,257 22.01%	4,879 17.61%	10,805 15.97%	
Income: \$75,000 - \$100,000	917 16.05%	4,336 15.65%	9,423 13.93%	
Income: \$100,000 - \$125,000	787 13.78%	3,896 14.06%	9,083 13.43%	
Income: \$125,000 - \$150,000	538 9.42%	2,764 9.97%	6,263 9.26%	
Income: \$150,000 - \$200,000	288 5.04%	3,158 11.40%	7,756 11.47%	
Income: \$200,000+	303 5.30%	2,734 9.87%	8,901 13.16%	
<b>2024 Avg Household Income</b>	\$90,097	\$111,302	\$117,707	
<b>2024 Med Household Income</b>	\$74,606	\$92,478	\$95,176	



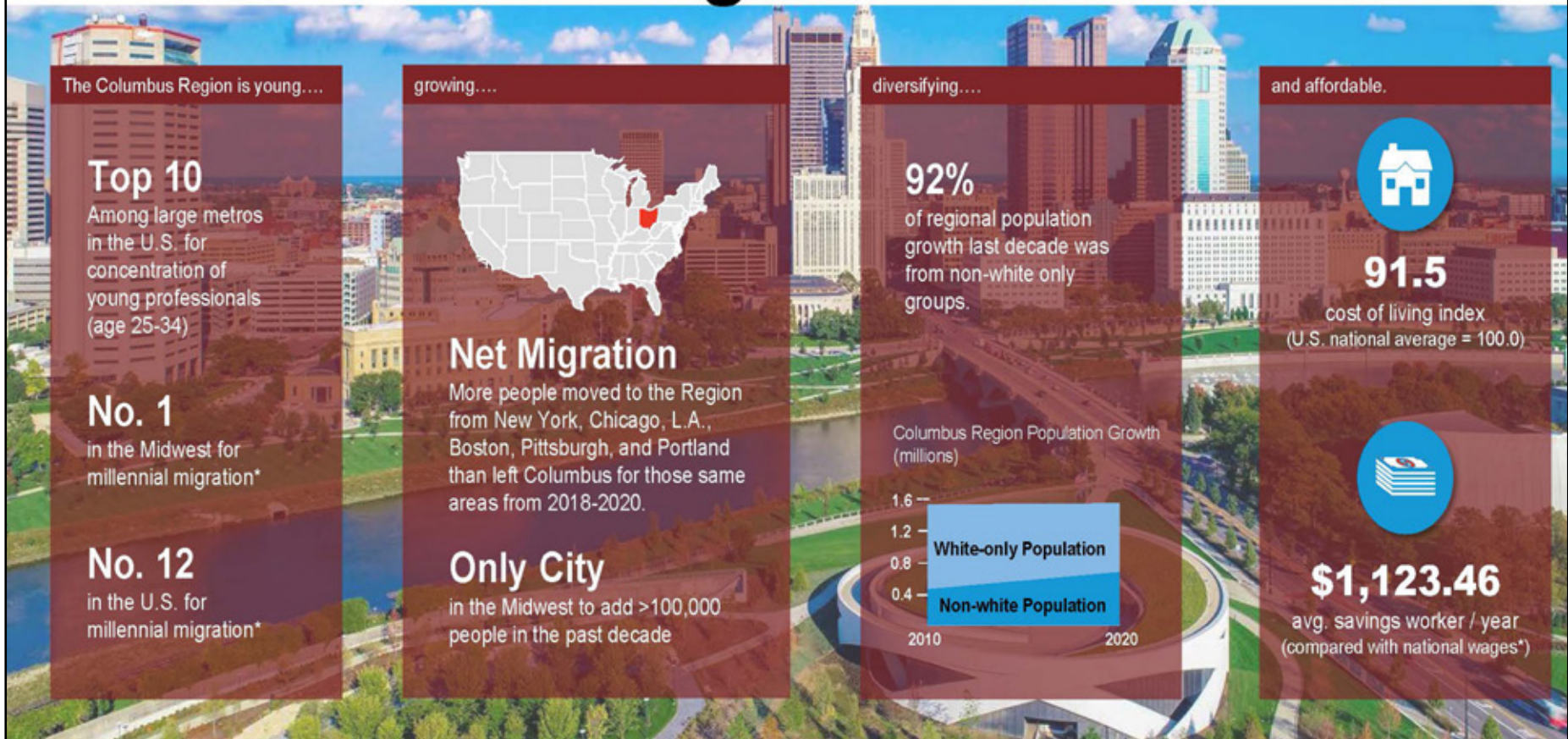
Traffic Count Report

Avery Rd - Riggins Rd, Dublin, OH 43016						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prod
1 Riggins Road	Avery Oak Dr	0.23 N	2022	6,139	MPSI	.18
2 Avery Road	Avery Oak Dr	0.20 N	2022	13,852	MPSI	.23
3 Hayden Run Boulevard	Avery Oak Dr	0.25 N	2022	6,348	MPSI	.26
4 Avery Rd	Winters Run Rd	0.19 S	2022	9,568	MPSI	.28
5 Avery Rd	Winters Run Rd	0.20 S	2015	9,232	MPSI	.28
6 Avery Rd	Winters Run Rd	0.19 S	2021	9,704	MPSI	.28
7 Avery Road	Winters Run Rd	0.04 S	2022	8,307	MPSI	.40
8 AVERY RD	Winters Run Rd	0.04 S	2020	7,972	AADT	.40
9 Wilcox Rd	Hayden Run Rd	0.15 S	2019	2,804	AADT	.48
10 Wilcox Rd	Hayden Run Rd	0.15 S	2022	4,283	MPSI	.48



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# What's Driving Investment?



# Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

## THE ROBERT WEILER COMPANY EST. 1938



The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 87 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

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