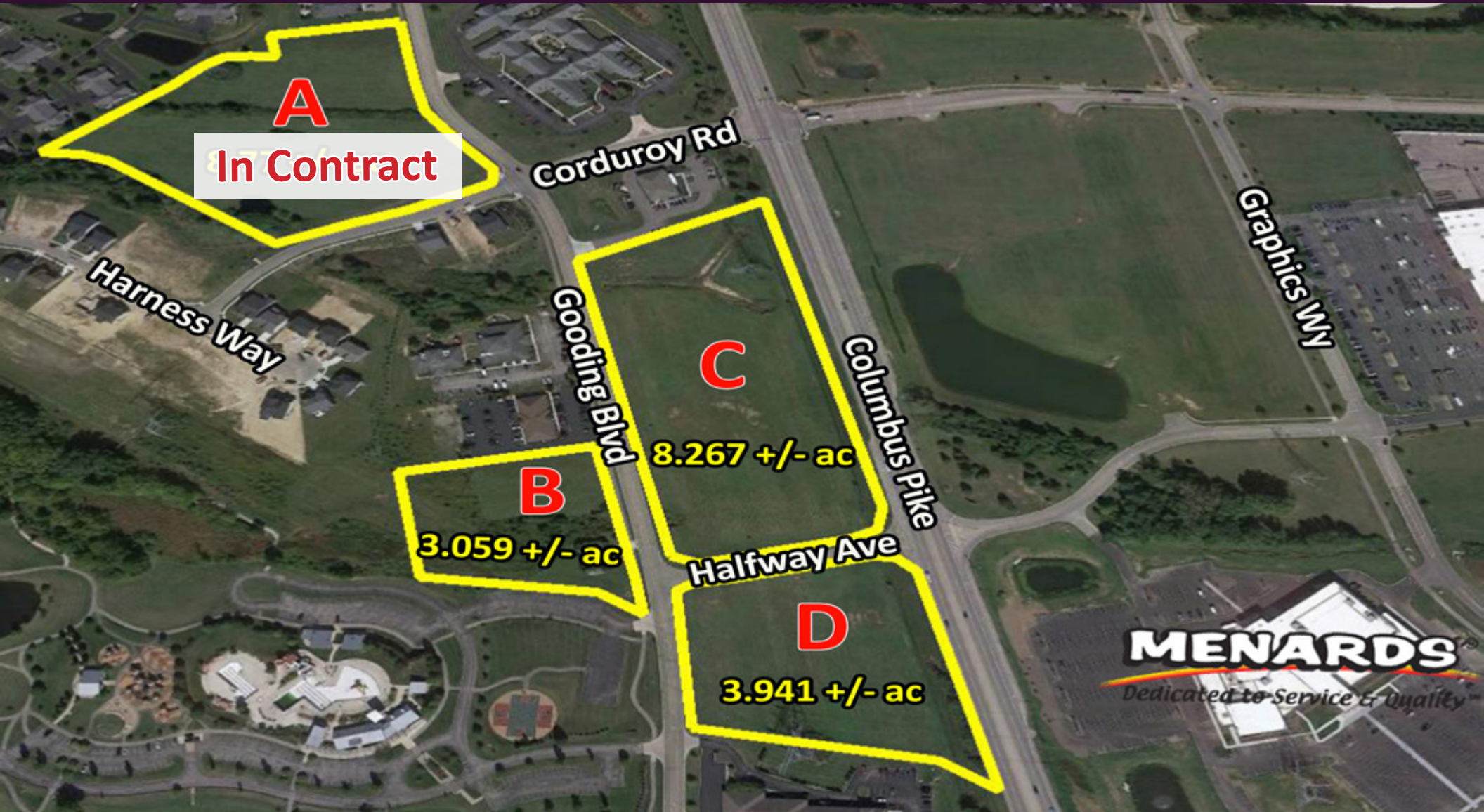


OFFERING MEMORANDUM

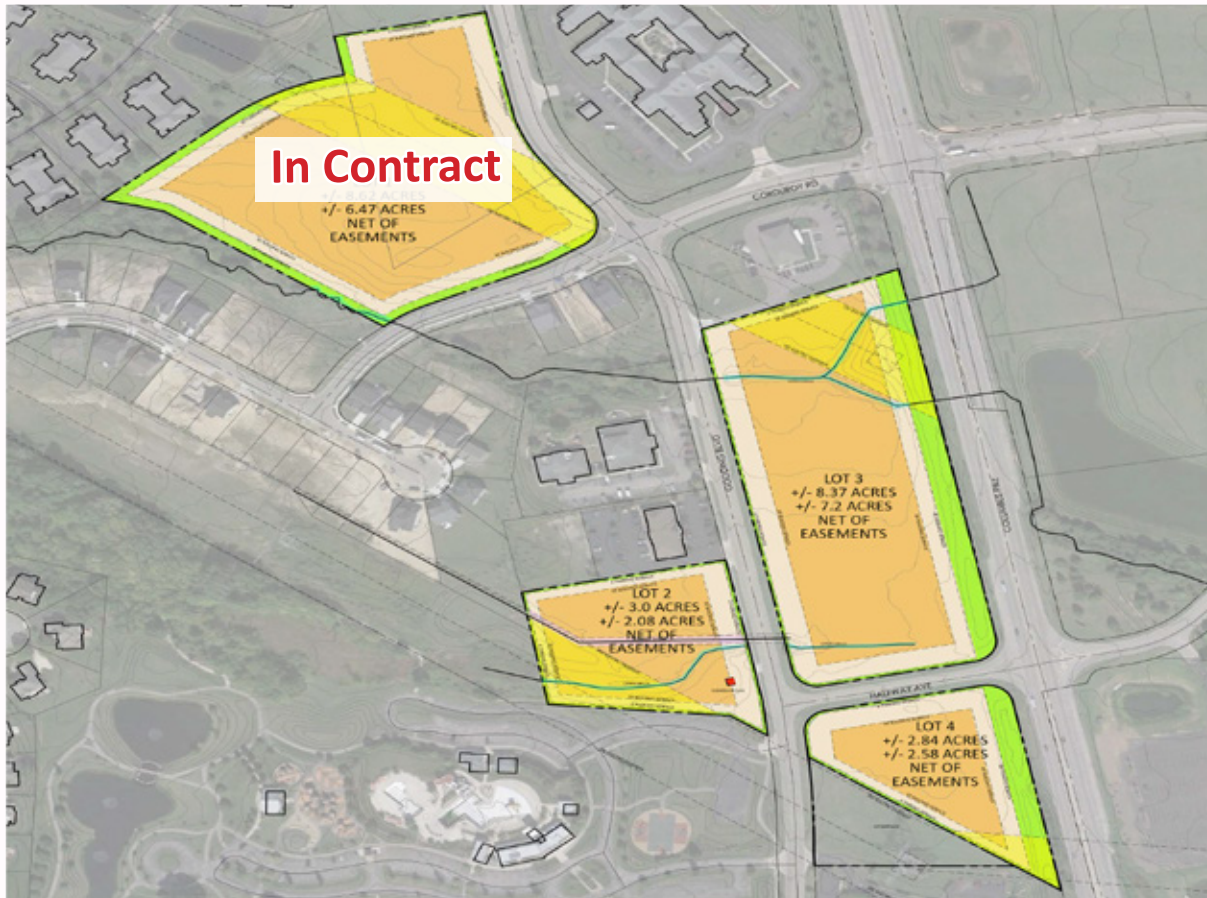
Julie Cohen • jcohen@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.123 • www.rweiler.com



DEVELOPMENT OPPORTUNITY IN HIGH GROWTH DELAWARE AREA!

4 commercial sites totalling 24.037 +/- acres in close proximity to Walmart, Kohl's, Meijer, Kroger Marketplace, Home Depot, Menards and the new Nationwide Childre's/OhioHealth, Ohio State and Mount Carmel regional campuses. Located in high income area, less than 4 miles north of I-270. All utilities available. Zoned Planned Commercial and Office District.

Development restrictions available upon request.



Property Highlights

Address: Gooding Blvd
Delaware, Ohio 43015

County: Delaware

PID: 318-230-02-007-000
318-230-02-007-004
318-230-02-007-007
318-230-13-002-002
318-230-13-001-000
318-230-02-011-005

Location: East side of Columbus Pike between Home Rd and W Orange Rd

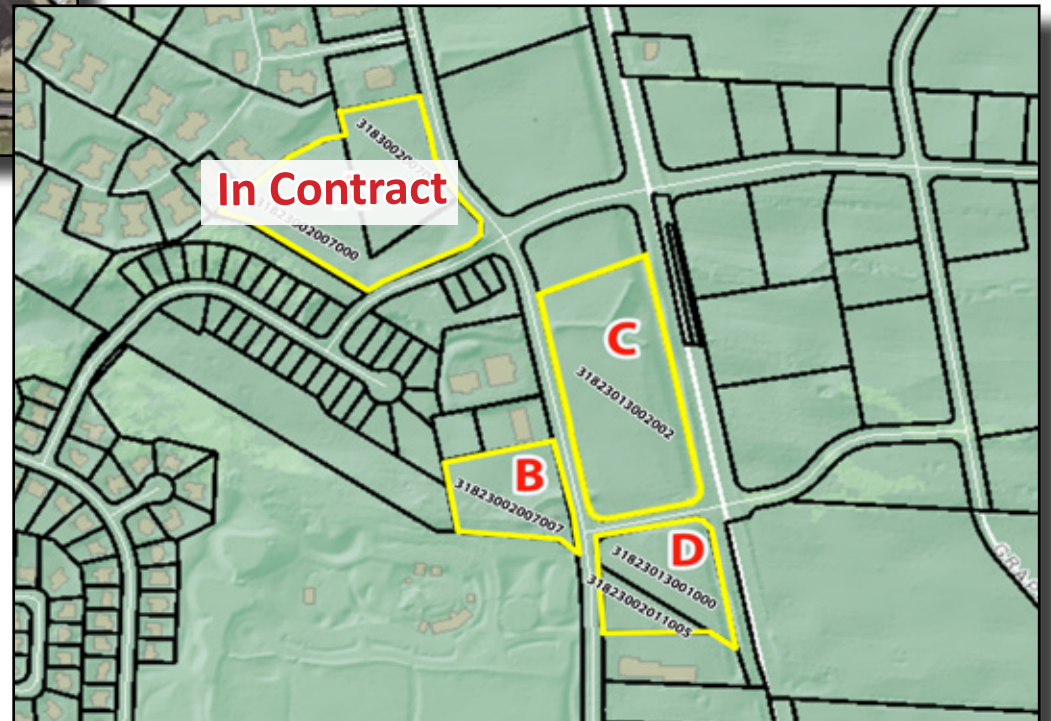
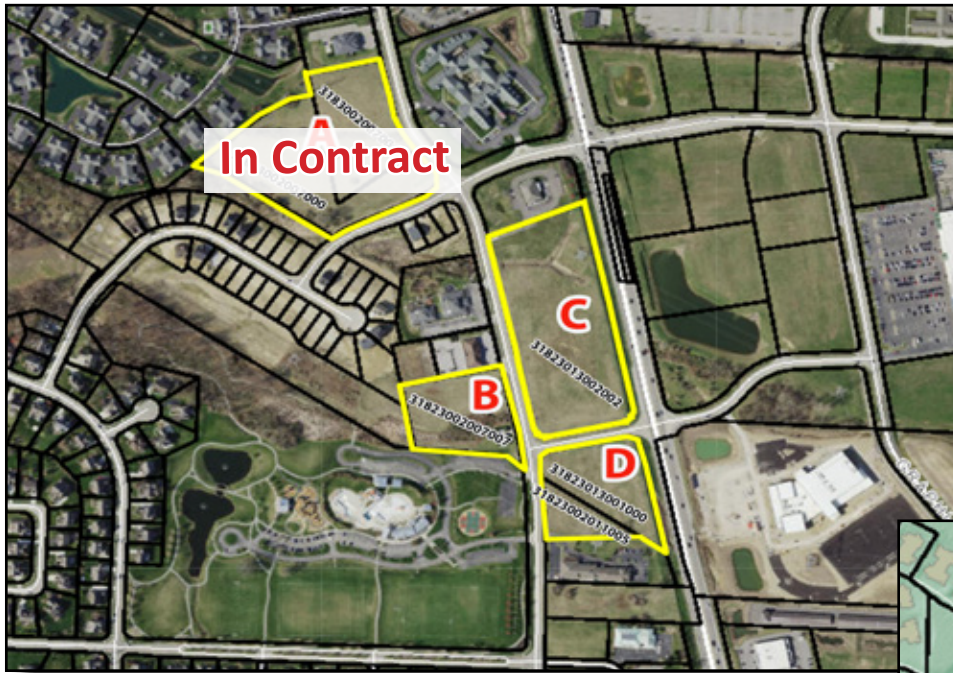
Acreage: 24.037 +/- acres

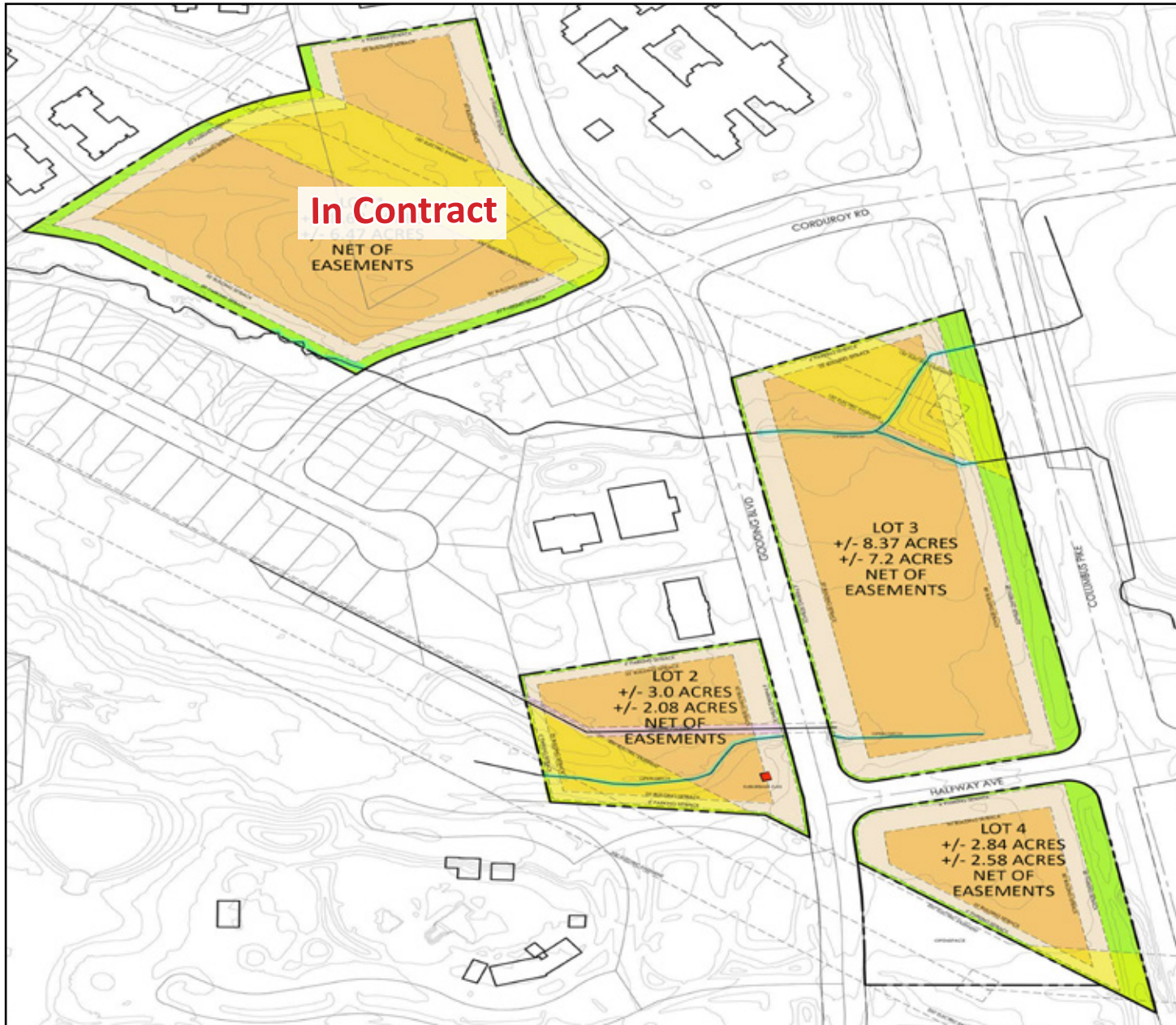
Sale Price:
Site A: \$200,000/ac - **In Contract**
Site B: \$250,000/ac
Site C: \$350,000/ac
Site D: \$200,000/ac

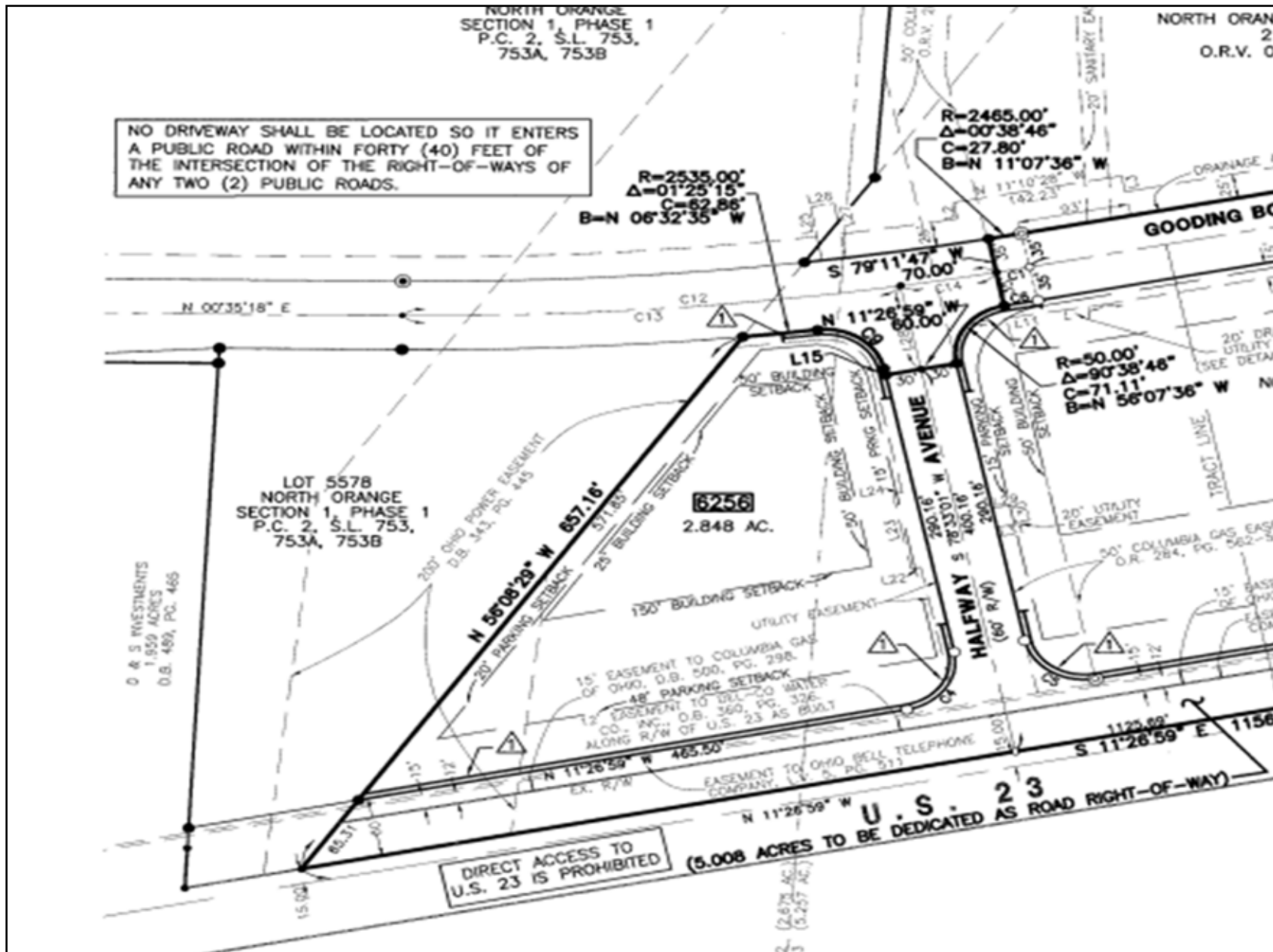
Utilities: All available

Zoning: PC - Planned Commercial and Office District

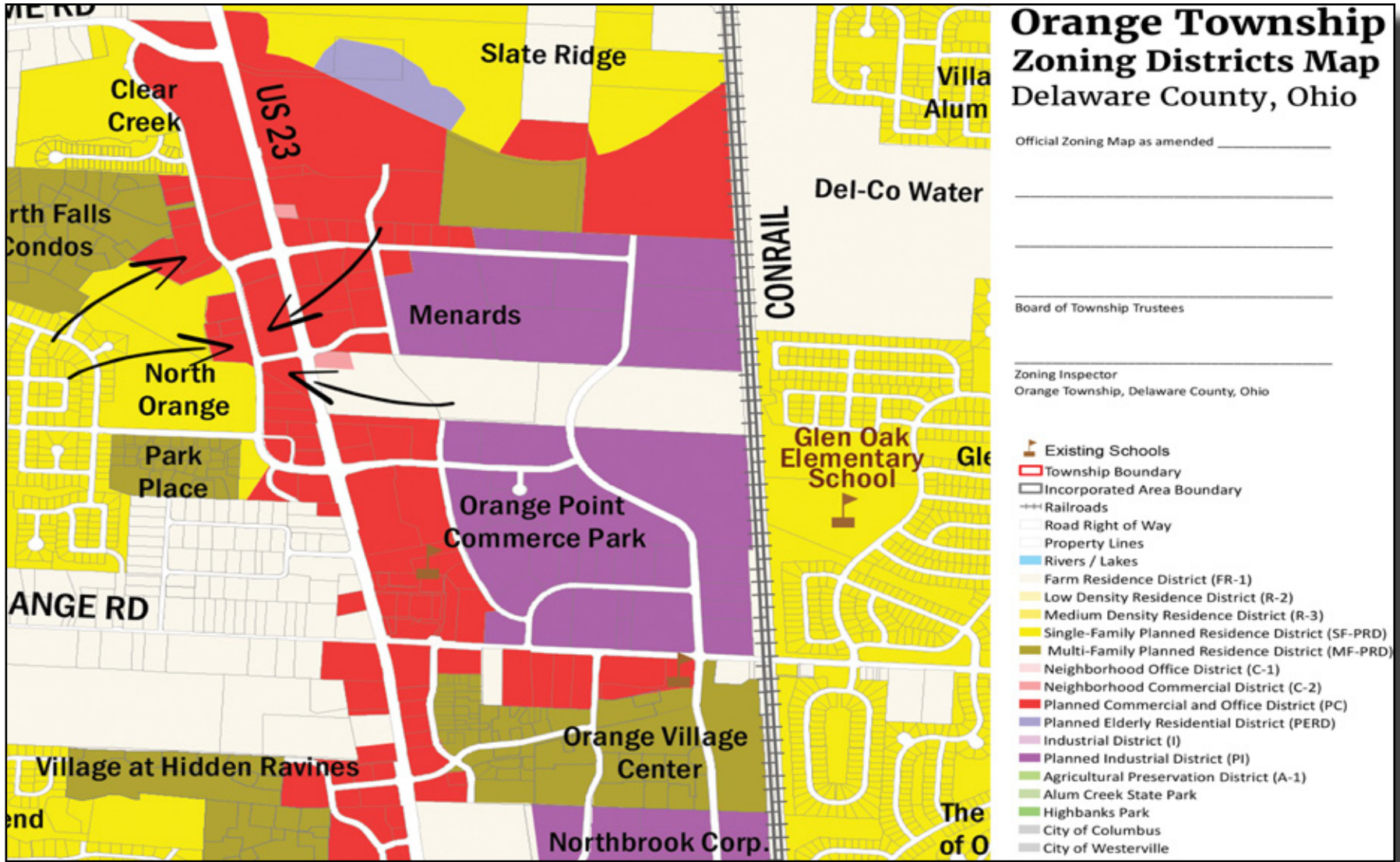
* Owner is a licensed real estate agent in the State of Ohio



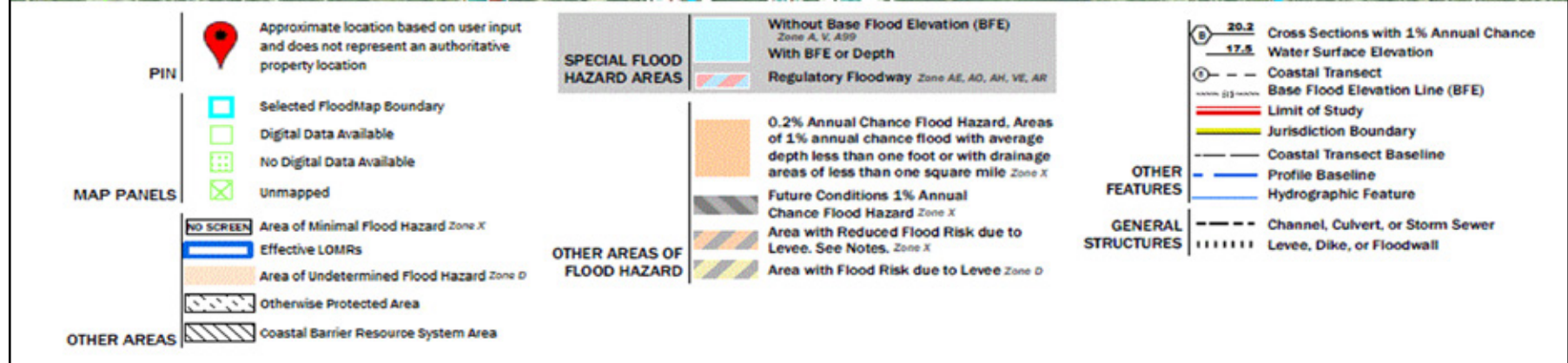
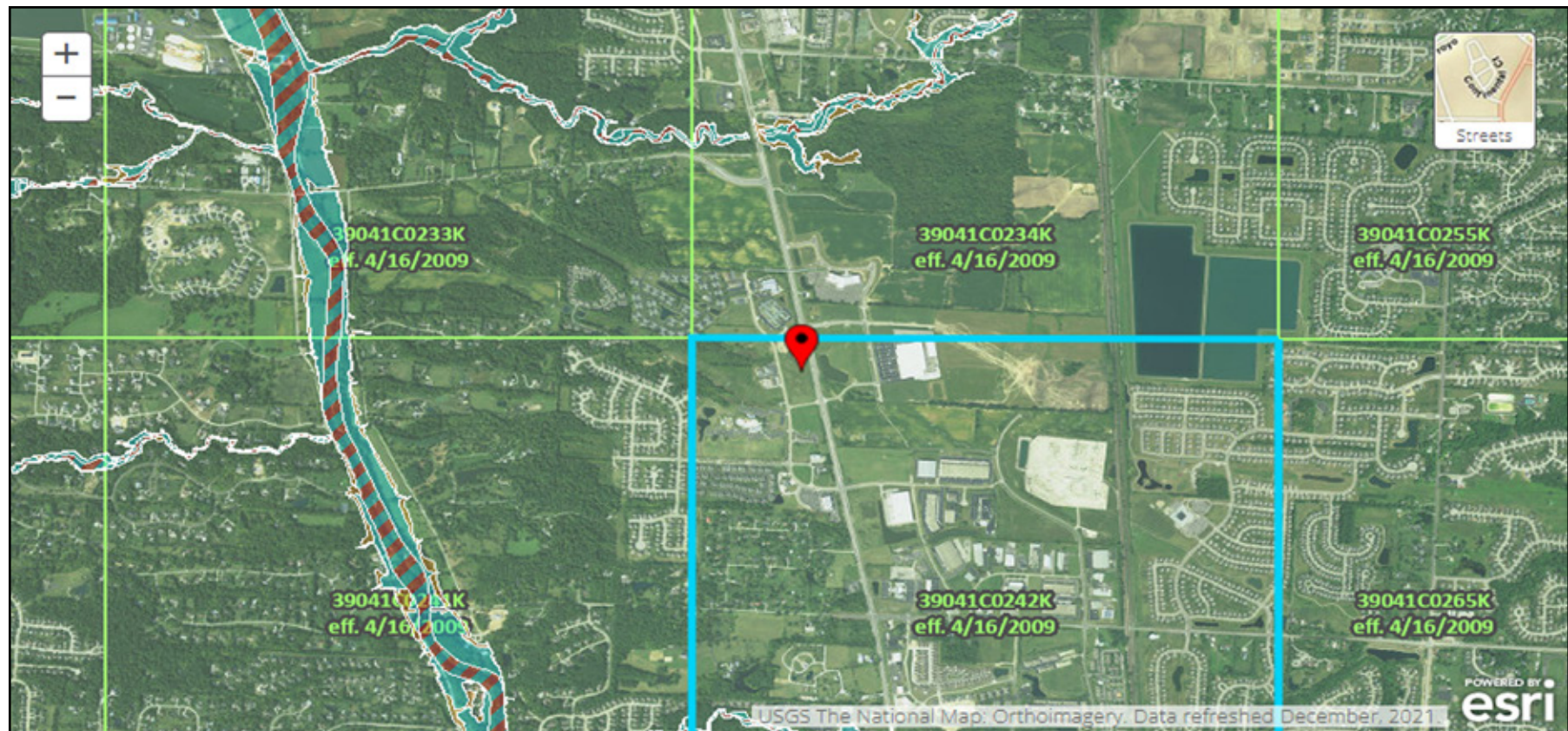


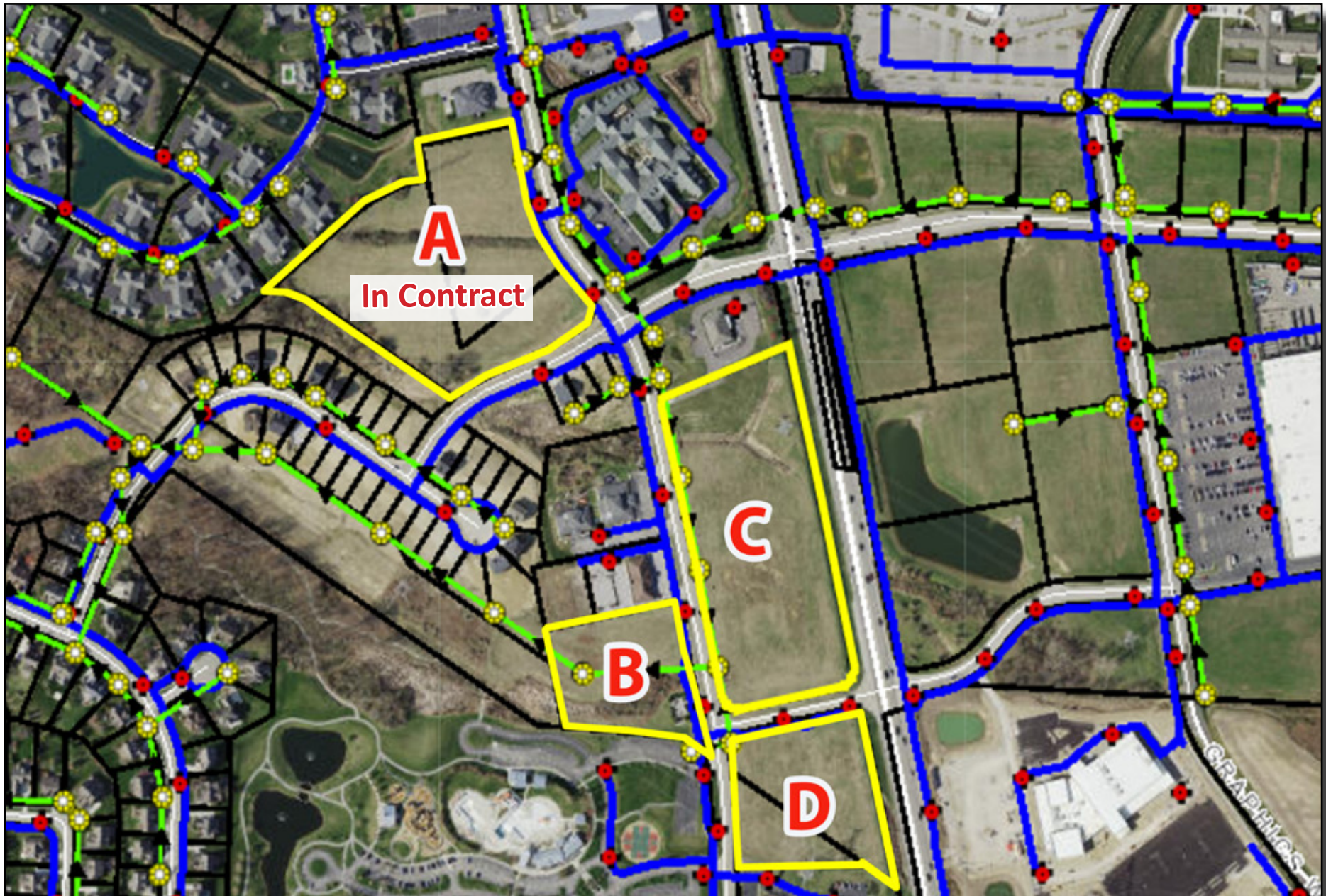


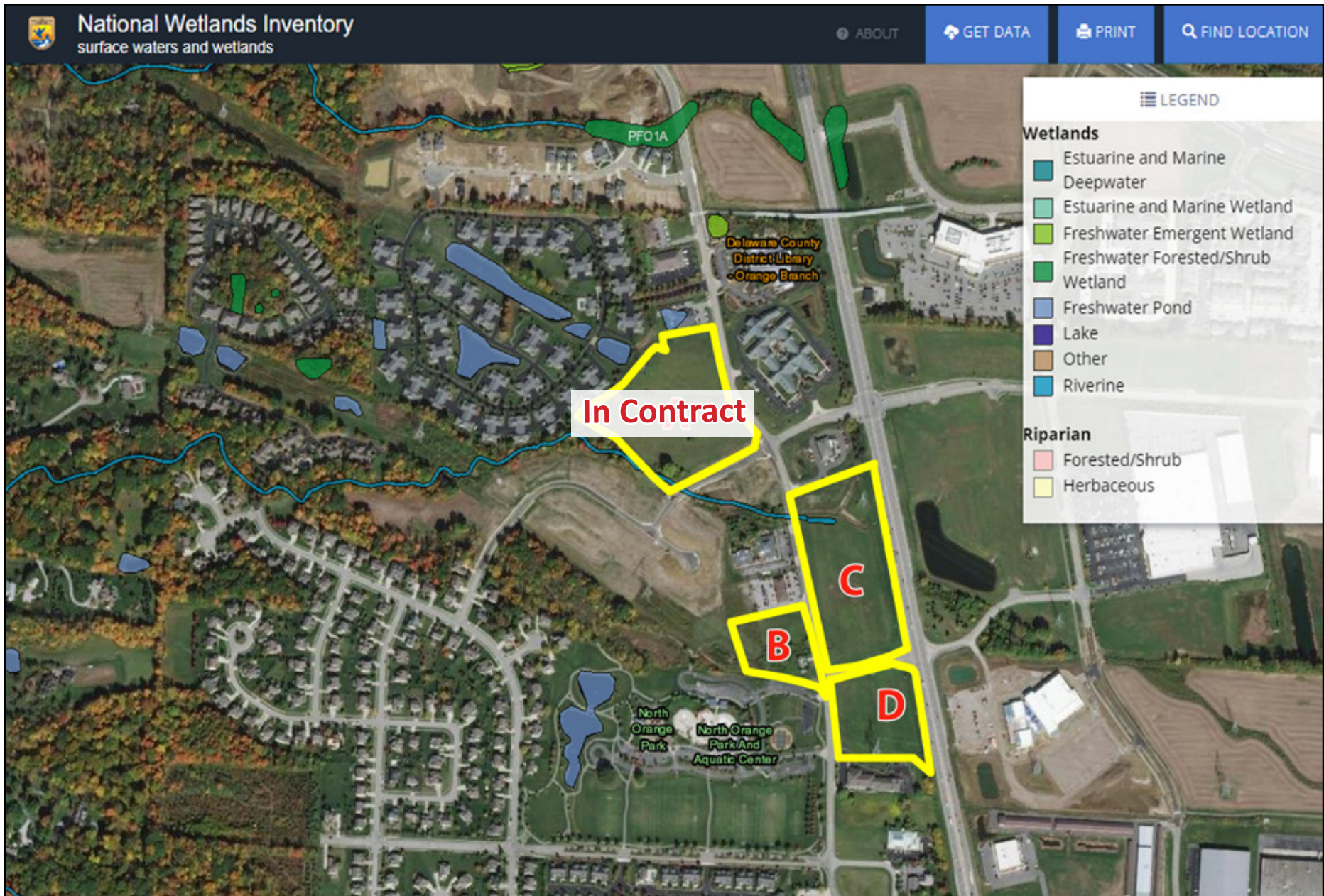
Appraisal Brokerage Consulting Development

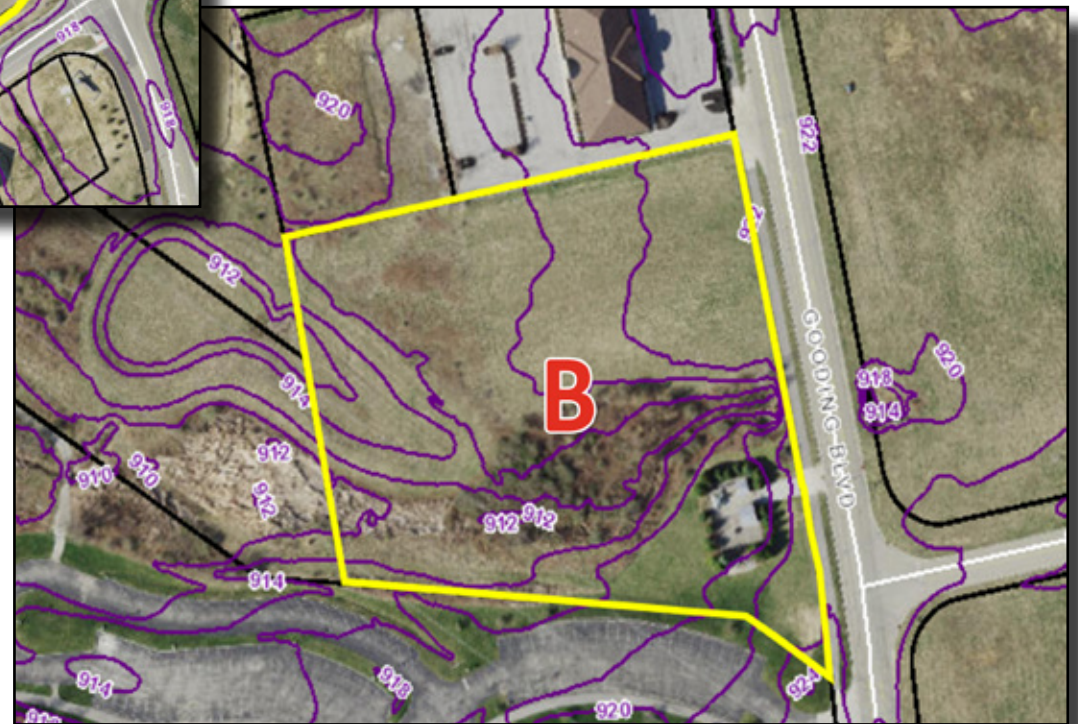


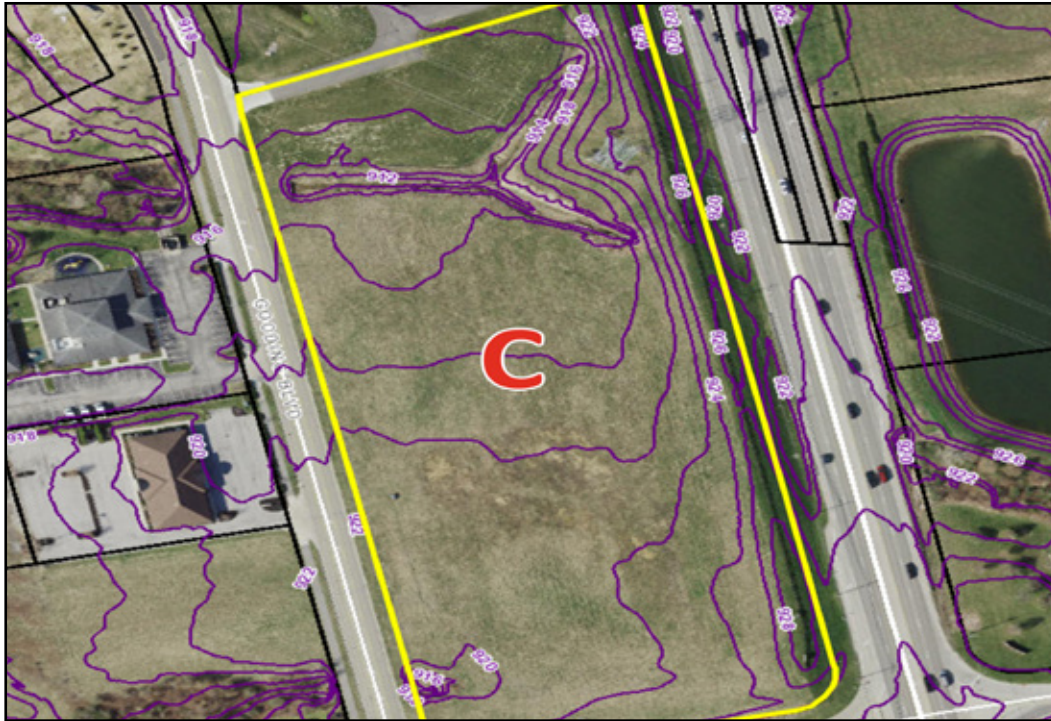
Click [here](#) to view zoning regulations

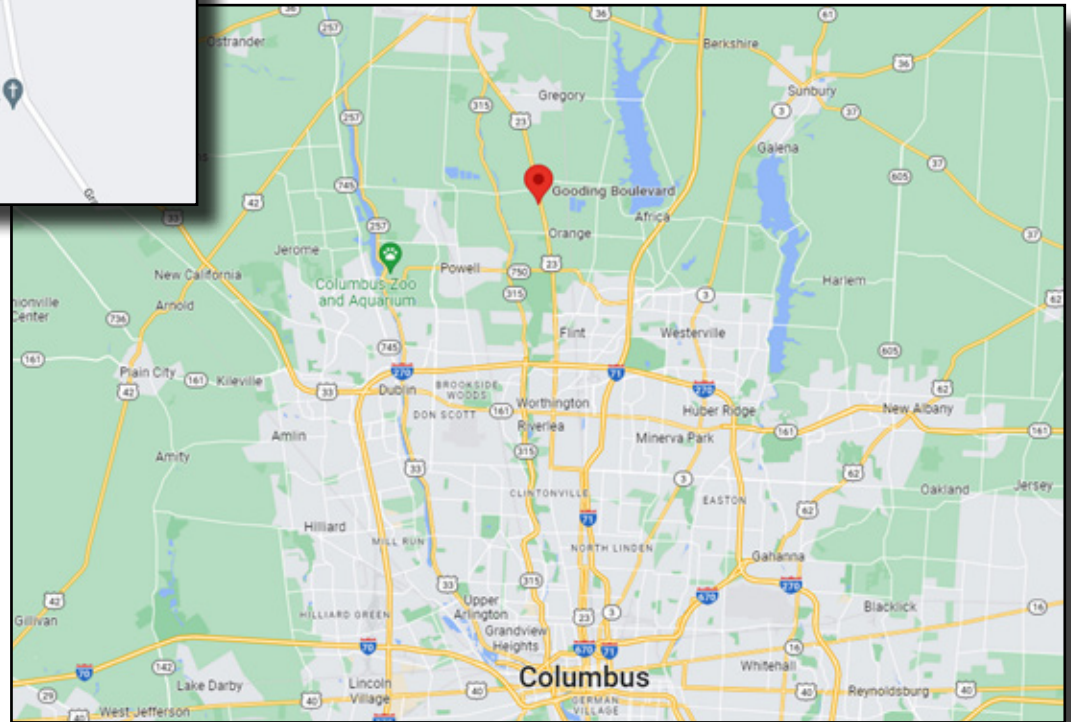
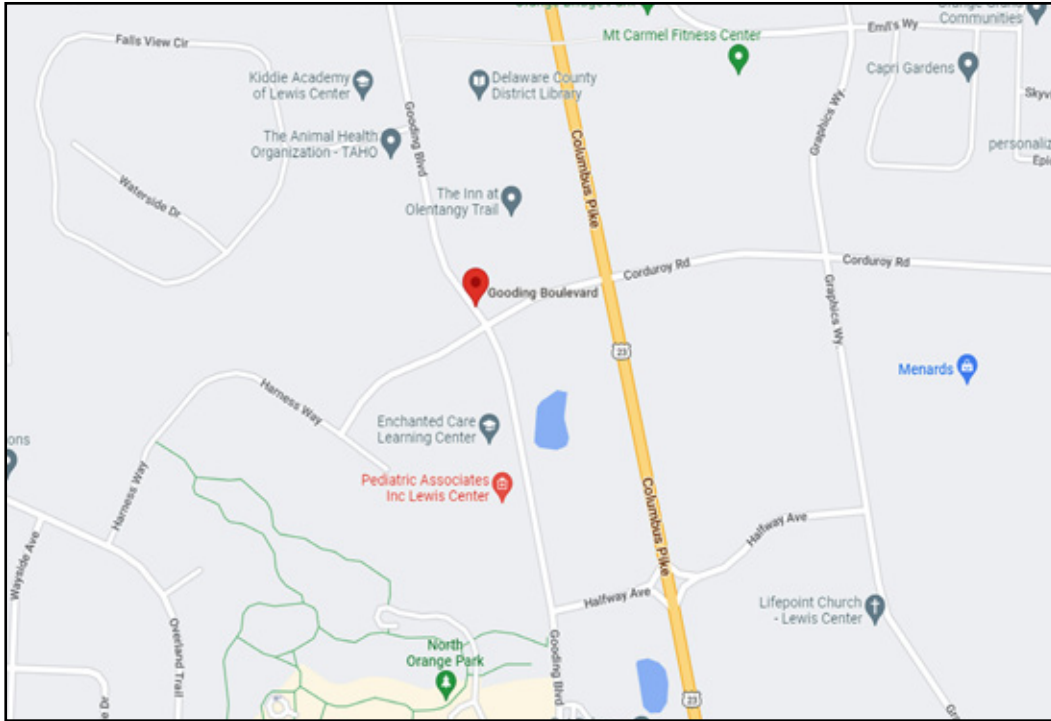











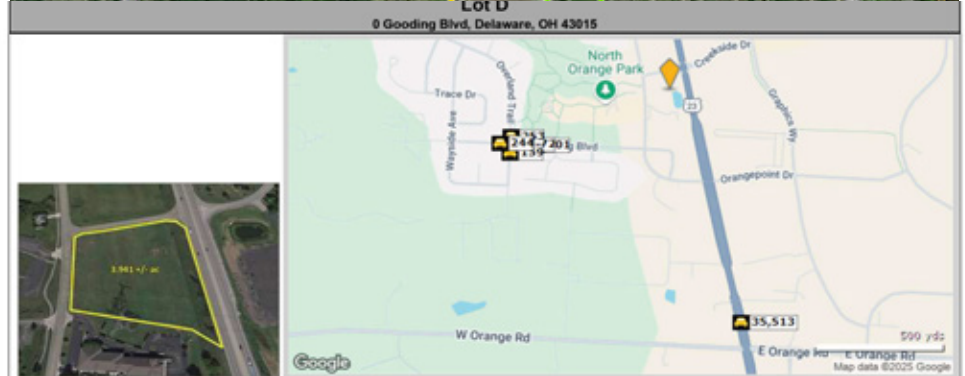
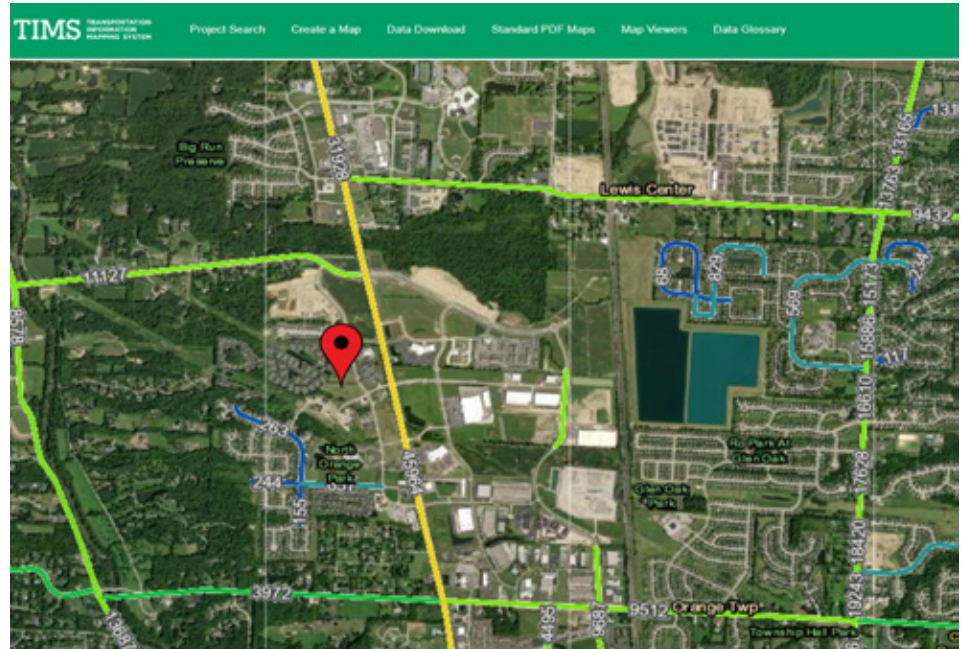




Great Location!
 Easy access to main arteries
 10 minutes to Polaris Fashion Place
 15 minutes to Downtown Delaware

Demographic Summary Report

| Lot D 0 Gooding Blvd, Delaware, OH 43015 | | | | |
|---|--------------|---------------|---------------|--|
|  | | | | |
| Radius | 1 Mile | 3 Mile | 5 Mile | |
| Population | | | | |
| 2029 Projection | 2,559 | 51,045 | 150,509 | |
| 2024 Estimate | 2,259 | 44,878 | 136,870 | |
| 2020 Census | 2,161 | 41,857 | 130,724 | |
| Growth 2024 - 2029 | 13.28% | 13.74% | 9.96% | |
| Growth 2020 - 2024 | 4.53% | 7.22% | 4.70% | |
| 2024 Population by Hispanic Origin | 67 | 1,433 | 5,332 | |
| 2024 Population | 2,259 | 44,878 | 136,870 | |
| White | 1,680 74.37% | 31,427 70.03% | 98,103 71.68% | |
| Black | 120 5.31% | 2,694 6.00% | 8,569 6.26% | |
| Am. Indian & Alaskan | 2 0.09% | 50 0.11% | 282 0.21% | |
| Asian | 285 12.62% | 7,059 15.73% | 17,504 12.79% | |
| Hawaiian & Pacific Island | 1 0.04% | 38 0.08% | 92 0.07% | |
| Other | 171 7.57% | 3,610 8.04% | 12,320 9.00% | |
| U.S. Armed Forces | 0 | 15 | 100 | |
| Households | | | | |
| 2029 Projection | 932 | 17,383 | 55,122 | |
| 2024 Estimate | 822 | 15,268 | 50,286 | |
| 2020 Census | 783 | 14,262 | 48,285 | |
| Growth 2024 - 2029 | 13.38% | 13.85% | 9.62% | |
| Growth 2020 - 2024 | 4.98% | 7.05% | 4.14% | |
| Owner Occupied | 704 85.64% | 12,297 80.54% | 35,618 70.83% | |
| Renter Occupied | 117 14.23% | 2,971 19.46% | 14,668 29.17% | |
| 2024 Households by HH Income | 822 | 15,269 | 50,287 | |
| Income: <\$25,000 | 7 0.85% | 539 3.53% | 2,742 5.45% | |
| Income: \$25,000 - \$50,000 | 198 24.09% | 1,383 9.06% | 4,892 9.73% | |
| Income: \$50,000 - \$75,000 | 107 13.02% | 1,394 9.13% | 6,323 12.57% | |
| Income: \$75,000 - \$100,000 | 23 2.80% | 1,384 9.06% | 5,599 11.13% | |
| Income: \$100,000 - \$125,000 | 152 18.49% | 1,640 10.74% | 5,852 11.64% | |
| Income: \$125,000 - \$150,000 | 110 13.38% | 1,986 13.01% | 6,117 12.16% | |
| Income: \$150,000 - \$200,000 | 57 6.93% | 2,377 15.57% | 7,068 14.06% | |
| Income: \$200,000+ | 168 20.44% | 4,566 29.90% | 11,694 23.25% | |
| 2024 Avg Household Income | \$133,878 | \$167,318 | \$148,536 | |
| 2024 Med Household Income | \$112,500 | \$141,295 | \$123,869 | |

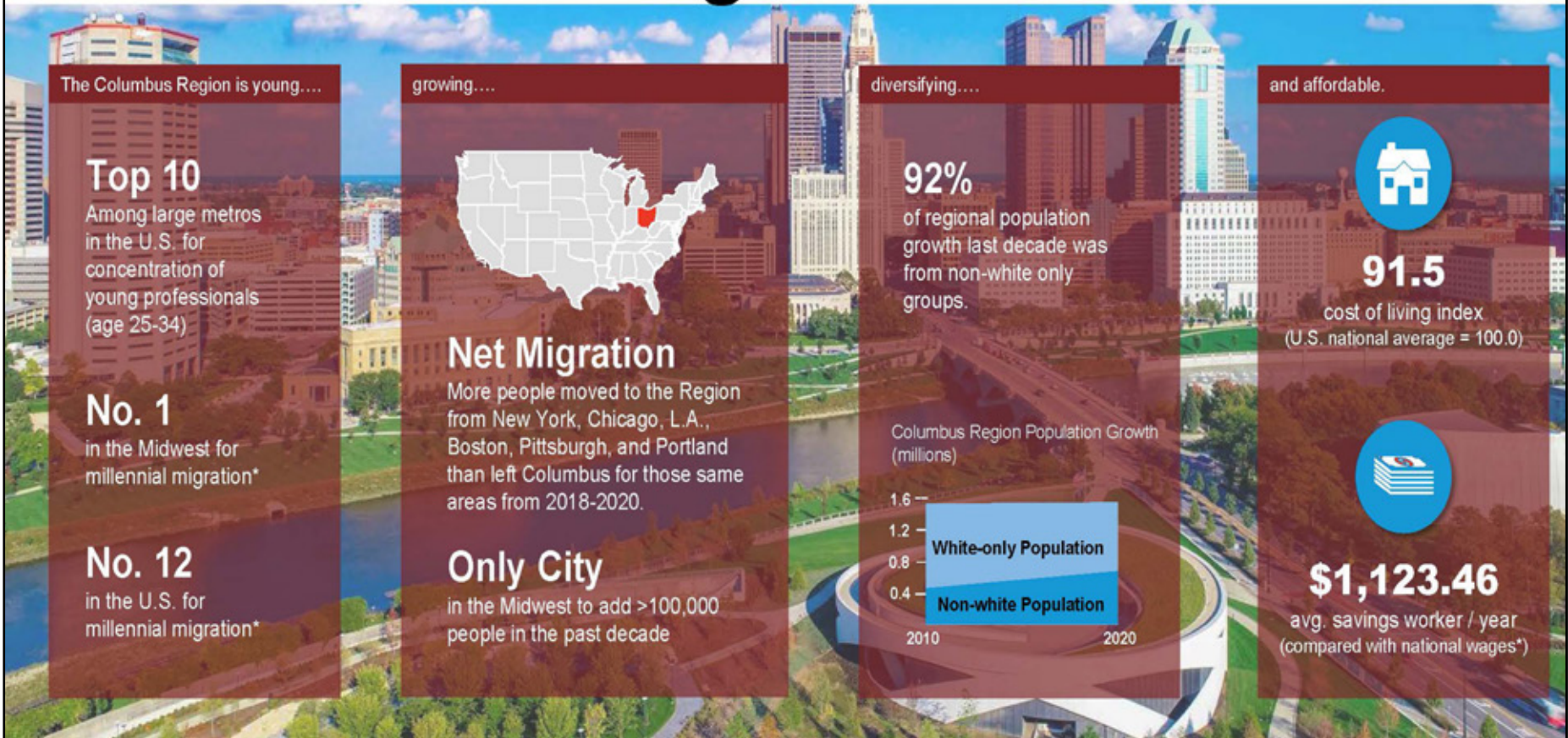


| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|---------------------------|--------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 ABBOT-DOWNING BLVD | Abbot-Downing Blvd | 0.05 E | 2020 | 593 | AAADT | .33 |
| 2 Abbot-Downing Boulevard | Abbot-Downing Blvd | 0.05 E | 2022 | 601 | MPSI | .33 |
| 3 Abbot-Downing Blvd | Overland Trl | 0.02 W | 2022 | 572 | MPSI | .36 |
| 4 Overland Trl | Abbot-Downing Blvd | 0.02 S | 2022 | 232 | MPSI | .38 |
| 5 Overland Trail | Abbot-Downing Blvd | 0.02 S | 2020 | 253 | MPSI | .38 |
| 6 Overland Trl | Abbot-Downing Blvd | 0.02 N | 2022 | 143 | MPSI | .39 |
| 7 Overland Trail | Abbot-Downing Blvd | 0.02 N | 2020 | 159 | MPSI | .39 |
| 8 Abbot-Downing Blvd | Overland Trl | 0.02 E | 2022 | 217 | MPSI | .40 |
| 9 Abbot-Downing Boulevard | Overland Trl | 0.02 E | 2020 | 244 | MPSI | .40 |
| 10 Columbus Pike | E Orange Rd | 0.06 S | 2022 | 35,513 | MPSI | .57 |



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



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



Appraisal Brokerage Consulting Development

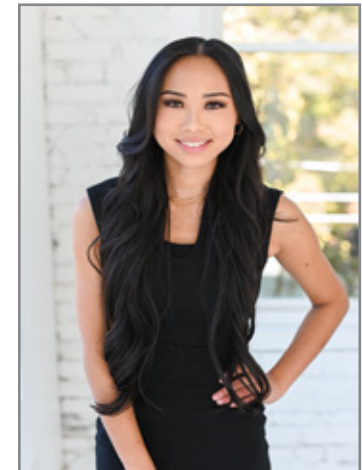
Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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.



Julie Cohen
Sales & Leasing Assoc.
614-221-4286 ext. 123
jcohen@rweiler.com

Learn more about us at
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Appraisal Brokerage Consulting Development

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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 to you 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.

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