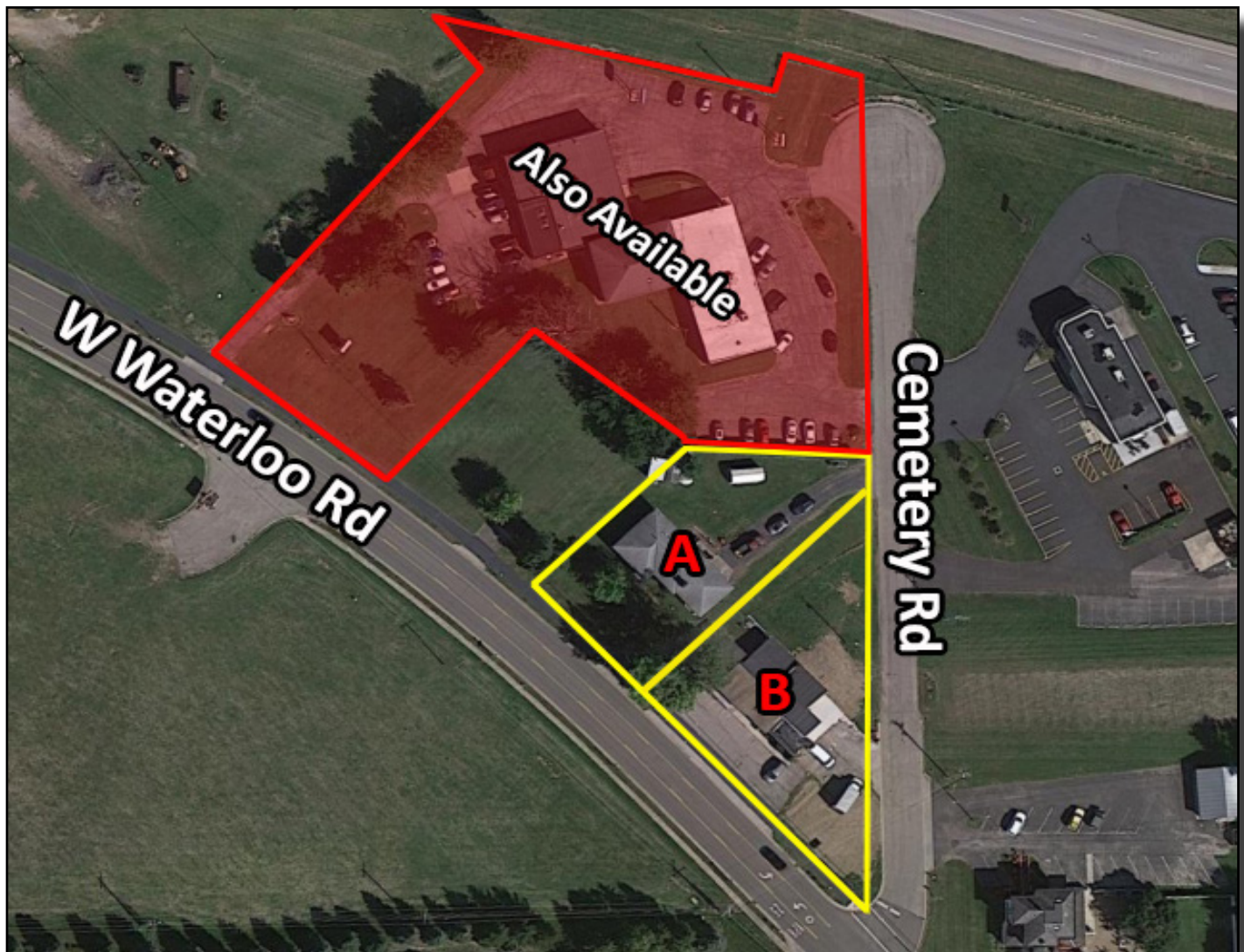


DEVELOPMENT LAND FOR SALE

**610 & 612 Waterloo Street
Canal Winchester, Ohio 43110**



**2 Commercial Lots Available
0.43 to 1.01 +/- Acres Development Land**



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Brian Speert, Skip Weiler
bspeert@rweiler.com, skip@rweiler.com
10 N. High St. Suite 401
Columbus, Ohio 43215
614-499-7151, 614-221-4286 ext. 102
www.rweiler.com

Property Description

REDEVELOPMENT LAND IN CANAL WINCHESTER!

0.43 to 1.01 +/- acres available with ~1,400 feet of frontage on W Waterloo St and visible from US 33. Located in a retail corridor surrounded by Walmart and other major retailers. Currently has several buildings on the parcels but being sold for land value. Properties can be sold together or separate (different owners). Utilities available. Zoned General Commercial. Great opportunity for redevelopment in a major retail/commercial location in Canal Winchester!

Address: Waterloo Street
Canal Winchester, Ohio 43110

County: Franklin

Township: Madison

PID: 184-000757-00
184-000753-00

Location: South of SR 33 between
Gender Rd and N High St

Acreage: 0.43 to 1.01 +/- ac

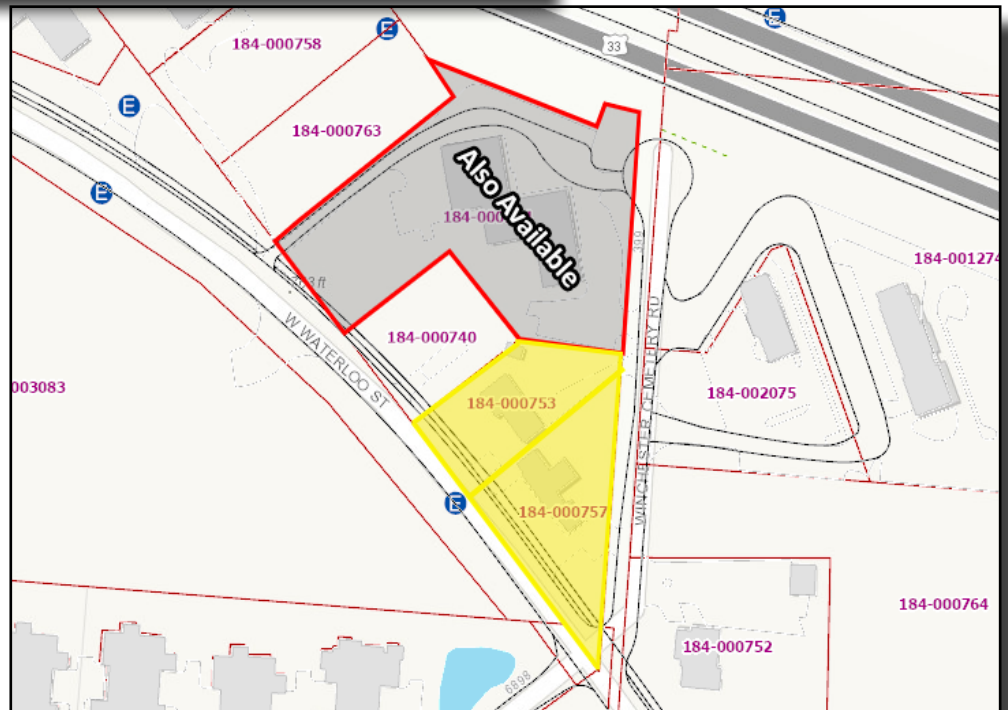
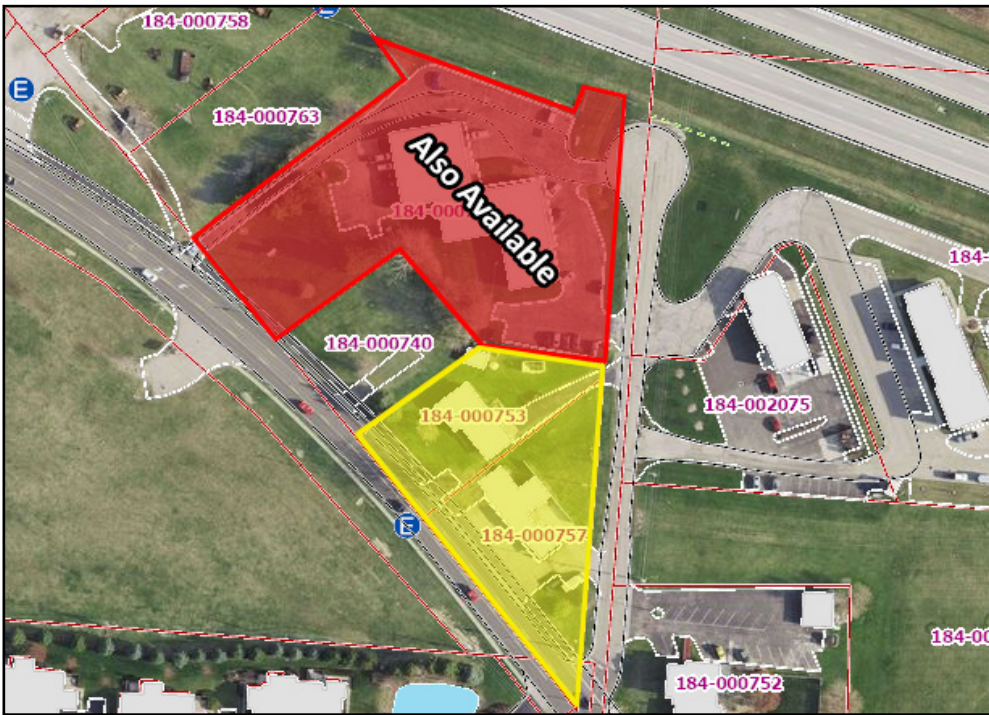
Sale Price: Lot A - \$506,000
Lot B - \$560,000

Zoning: General Commercial



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Aerial and Plat Map



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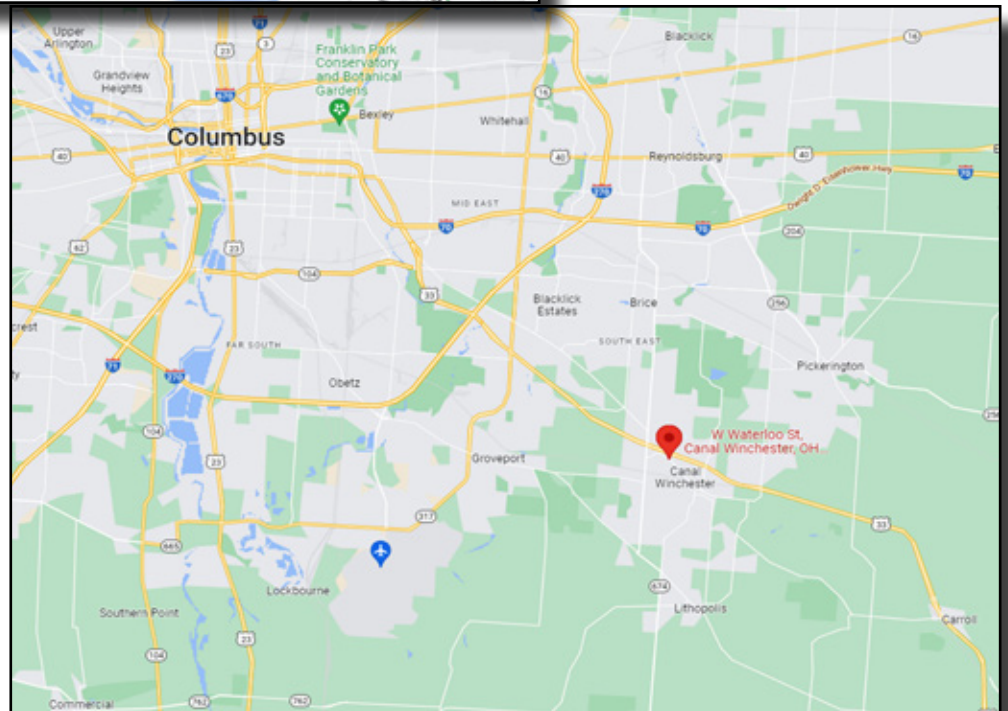
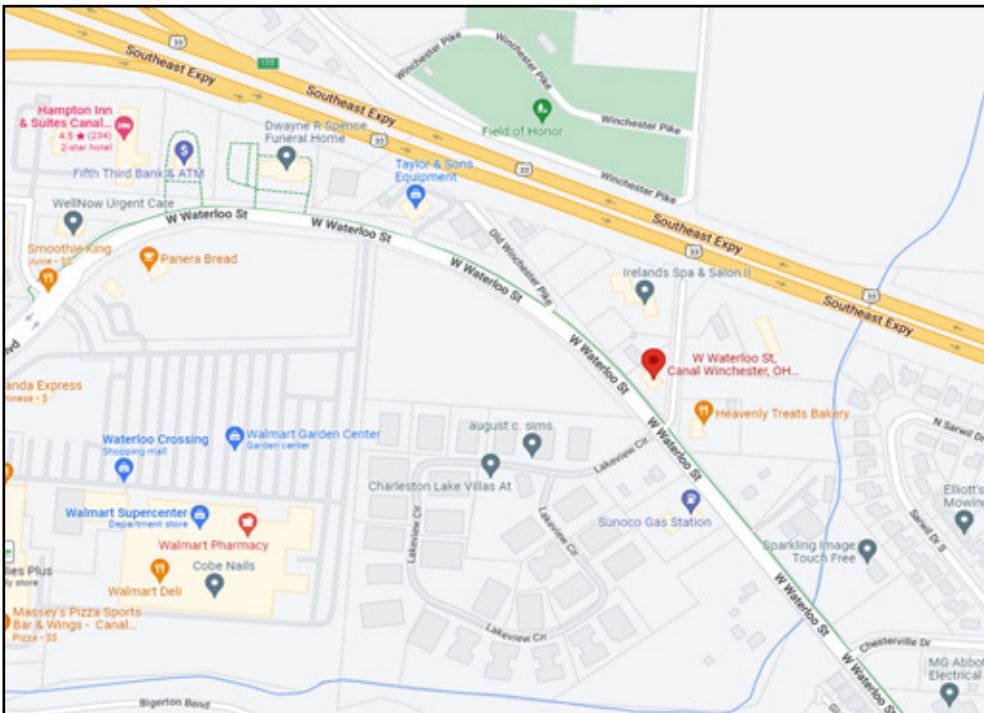
Dimensions



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Street Maps



Property Location



Great Location!

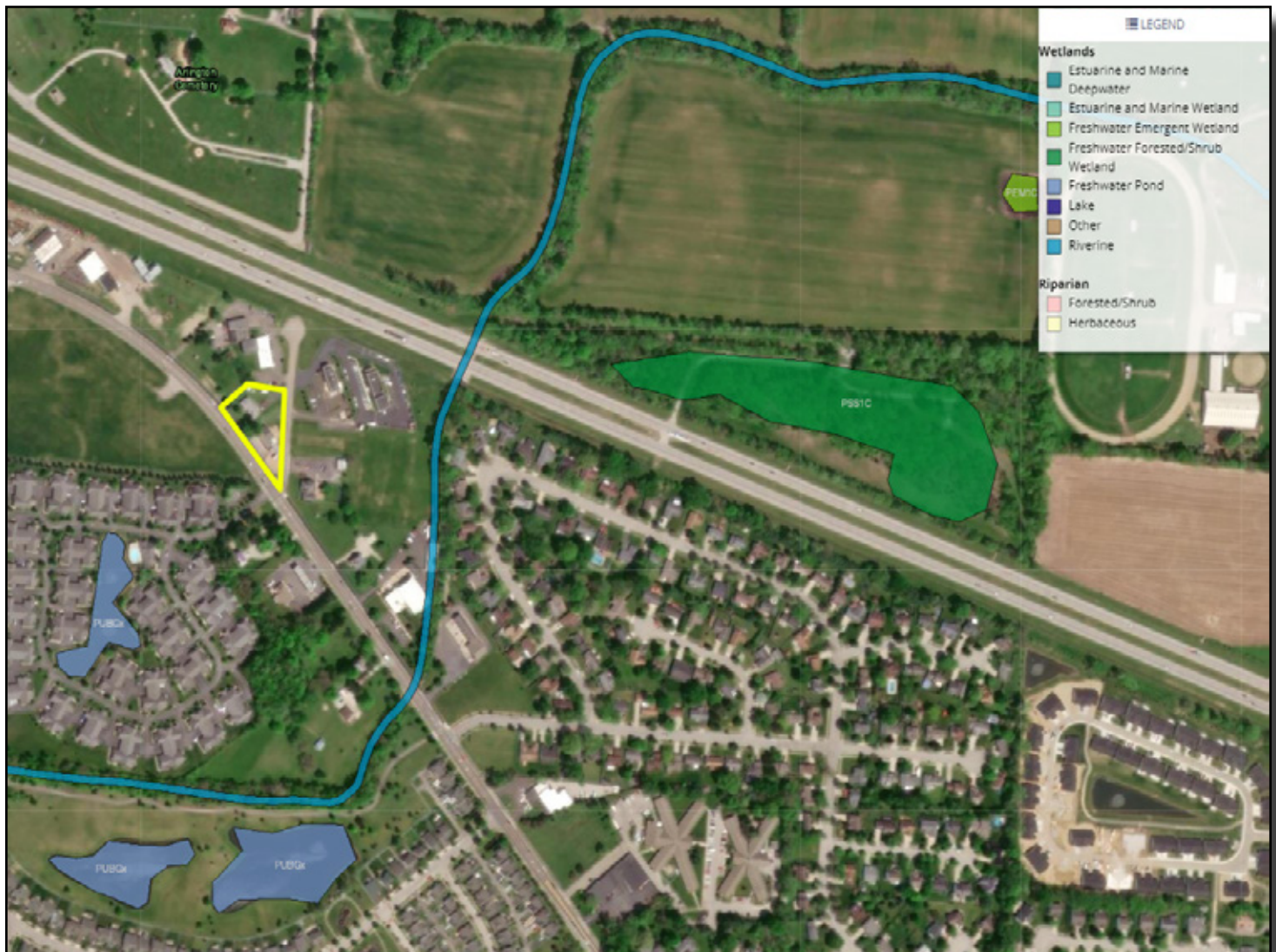
Easy access to major roads

20 minutes to Downtown Columbus



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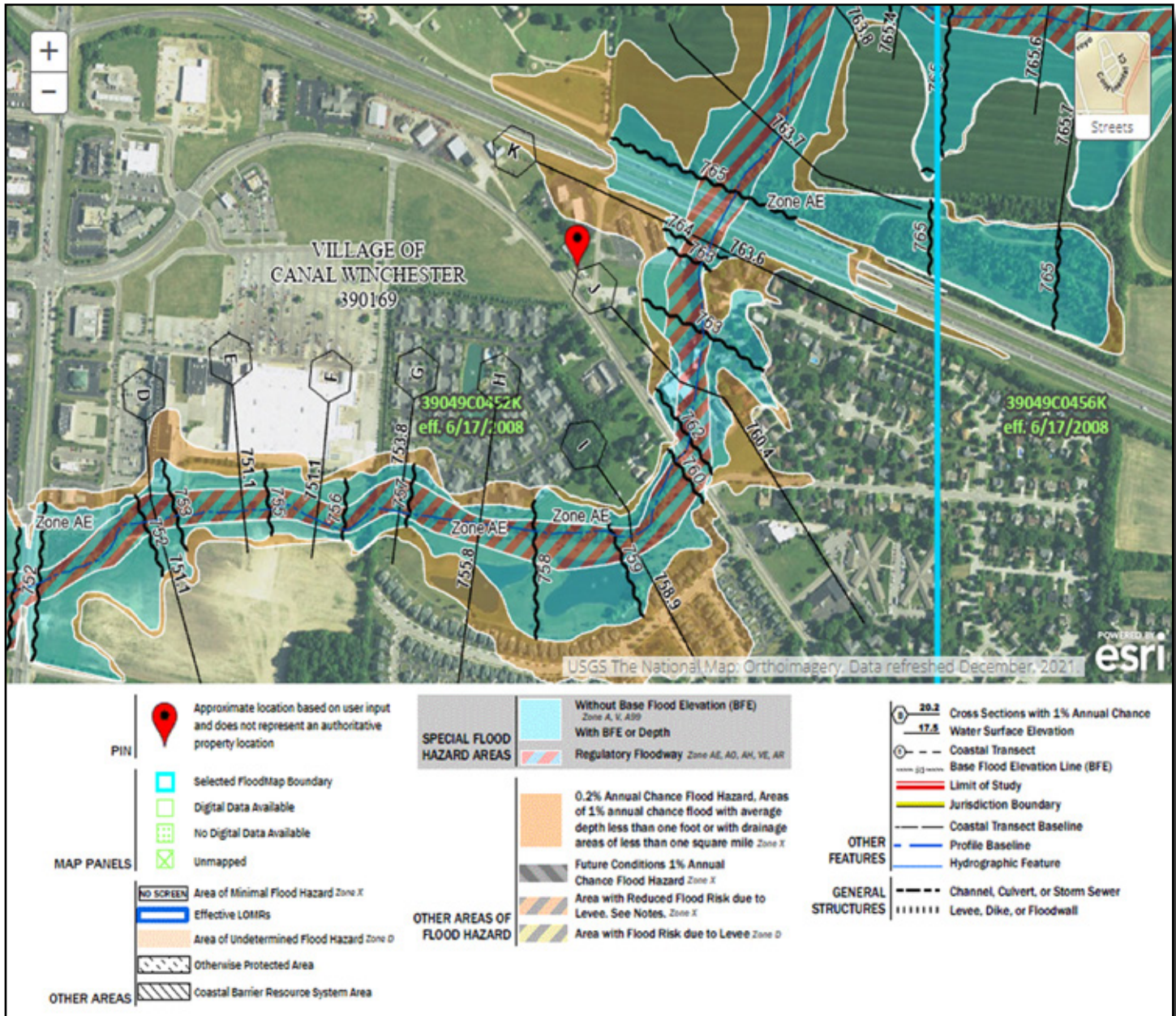
Wetlands Map



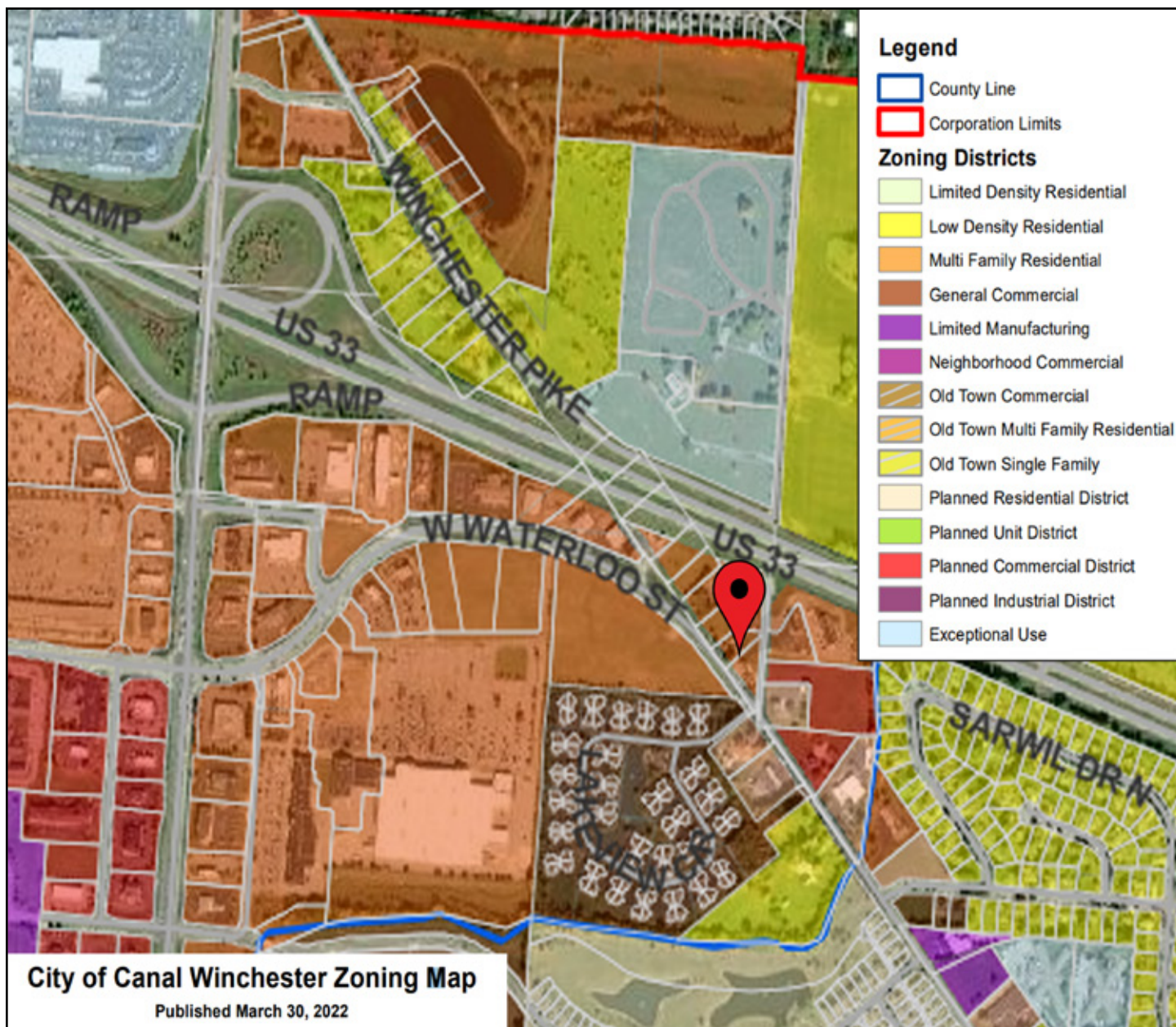
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Flood Map



Zoning Map



Click [here](#) to see Canal Winchester zoning map
Click to [here](#) to see zoning regulations

Demographics

Demographic Summary Report

W Waterloo St, Canal Winchester, OH 43110

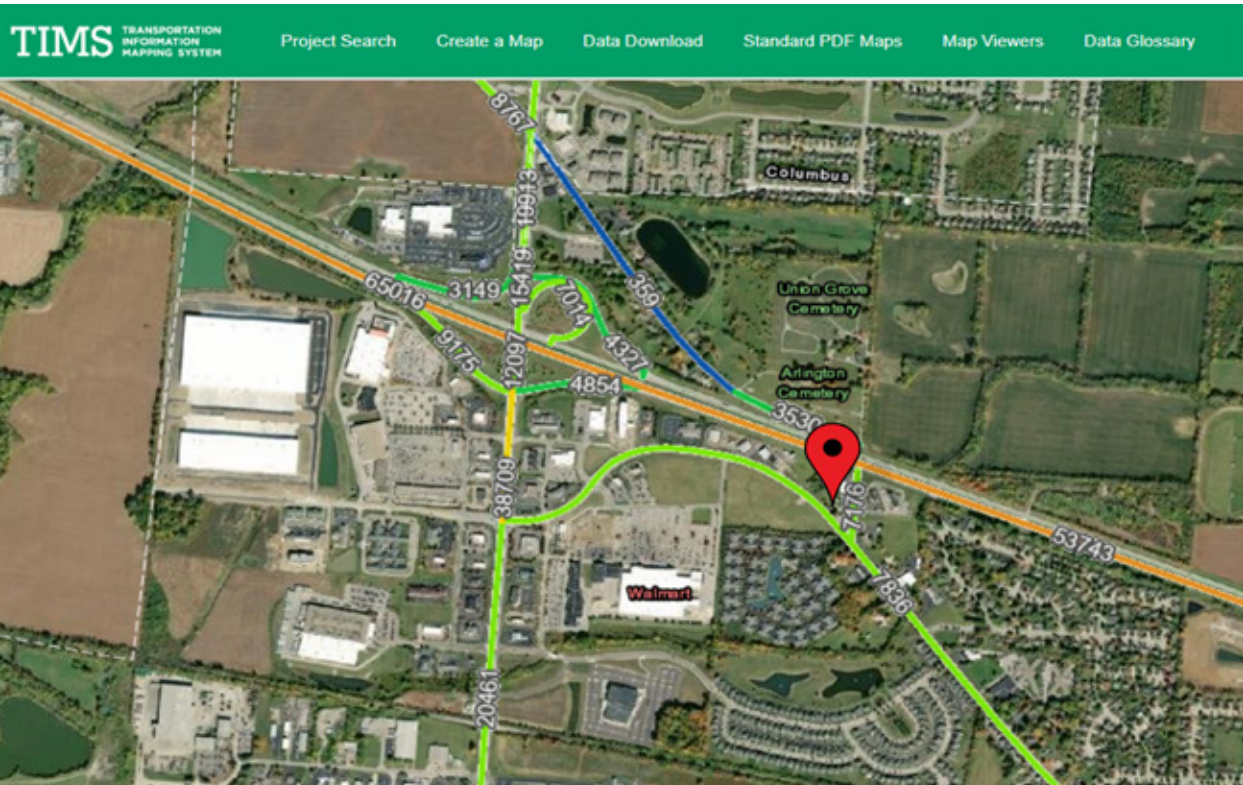


Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	8,148	32,713	107,617
2022 Estimate	7,706	30,518	101,213
2010 Census	6,308	24,253	87,737
Growth 2022 - 2027	5.74%	7.19%	6.33%
Growth 2010 - 2022	22.16%	25.83%	15.36%
2022 Population by Hispanic Origin	173	994	4,188
2022 Population	7,706	30,518	101,213
White	5,728 74.33%	21,430 70.22%	64,503 63.73%
Black	1,469 19.06%	6,959 22.80%	29,196 28.85%
Am. Indian & Alaskan	7 0.09%	70 0.23%	259 0.26%
Asian	182 2.36%	937 3.07%	3,318 3.28%
Hawaiian & Pacific Island	0 0.00%	9 0.03%	51 0.05%
Other	320 4.15%	1,114 3.65%	3,885 3.84%
U.S. Armed Forces	0	35	147
Households			
2027 Projection	2,871	11,871	40,023
2022 Estimate	2,715	11,082	37,657
2010 Census	2,219	8,823	32,645
Growth 2022 - 2027	5.75%	7.12%	6.28%
Growth 2010 - 2022	22.35%	25.60%	15.35%
Owner Occupied	2,073 76.35%	8,107 73.15%	25,885 68.74%
Renter Occupied	642 23.65%	2,975 26.85%	11,773 31.26%
2022 Households by HH Income	2,716	11,082	37,658
Income: <\$25,000	211 7.77%	639 5.77%	3,607 9.58%
Income: \$25,000 - \$50,000	531 19.55%	2,076 18.73%	7,852 20.85%
Income: \$50,000 - \$75,000	526 19.37%	2,217 20.01%	8,130 21.59%
Income: \$75,000 - \$100,000	452 16.64%	1,512 13.64%	5,007 13.30%
Income: \$100,000 - \$125,000	363 13.37%	1,666 15.03%	5,255 13.95%
Income: \$125,000 - \$150,000	189 6.96%	869 7.84%	2,879 7.65%
Income: \$150,000 - \$200,000	281 10.35%	1,319 11.90%	3,030 8.05%
Income: \$200,000+	163 6.00%	784 7.07%	1,898 5.04%
2022 Avg Household Income	\$95,843	\$102,307	\$90,397
2022 Med Household Income	\$79,978	\$85,069	\$72,332

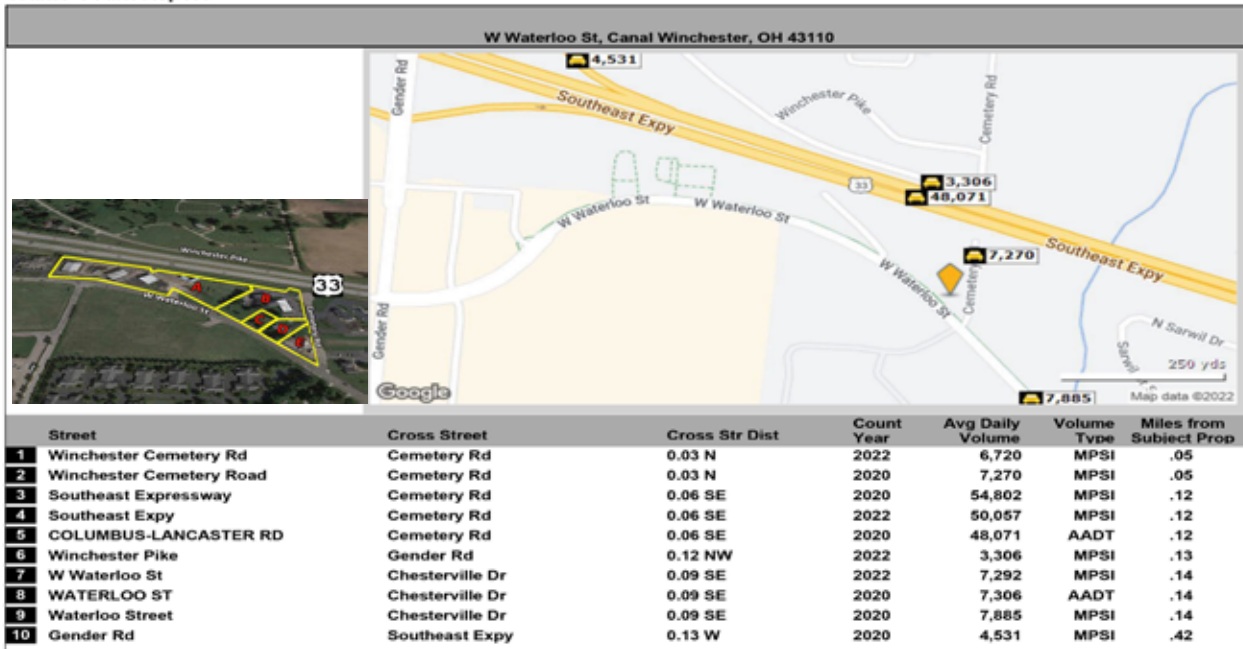


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Traffic Map



Traffic Count Report



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County Highlights

FRANKLIN COUNTY

DEMOGRAPHICS



1,264,597
RESIDENTS



33.8
MEDIAN AGE



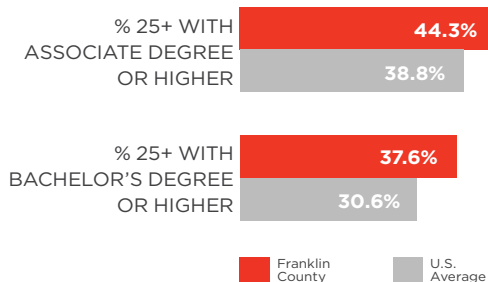
480,946
HOUSEHOLDS



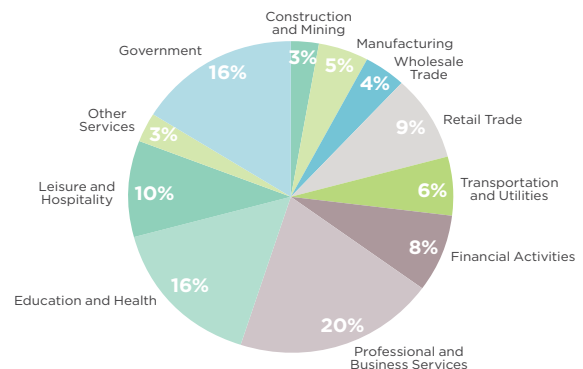
\$52,341
MEDIAN HOUSEHOLD INCOME

WORKFORCE

4.1% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development



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Region Highlights

REGIONAL OVERVIEW

THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). The information and data in this document cover the 11-county region with City of Columbus highlights. Some data is only available at the MSA level and is identified as such in the text, title or source.

- **Eleven-county** region located in Central Ohio
- Population of **2.2 million** people
- Population growth rate of 10 percent since 2010
- Ten-county Columbus MSA, **fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- Over **forty-nine** college and university campuses
- Nearly **132,000** college students
- Home to **15** Fortune 1000 headquarters

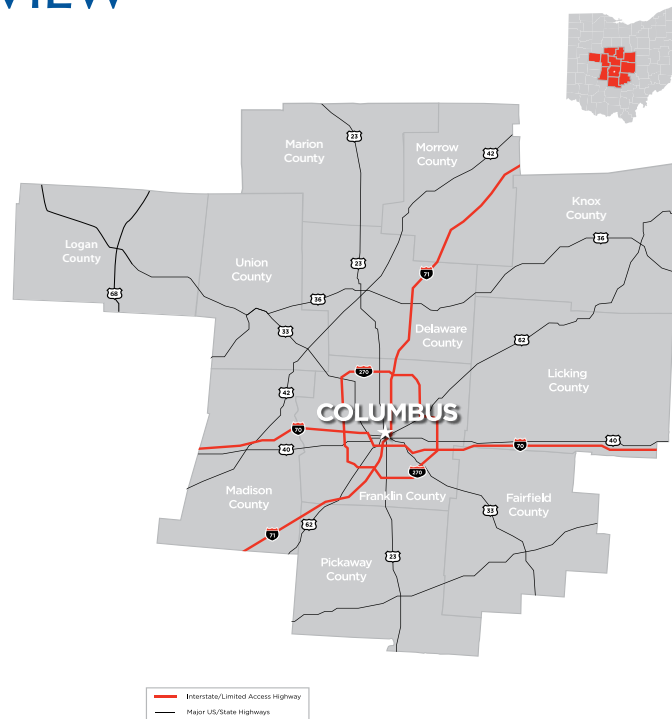
COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **Fourteenth largest city** in the U.S.

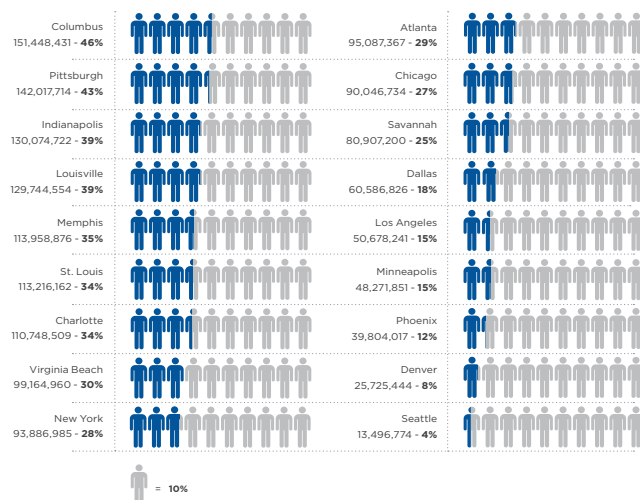
COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- John Glenn Columbus International Airport: Over **160** daily flights to more than **40** destinations
- Enhanced freight rail connections to East Coast ports in Norfolk, VA; Baltimore, MD; and Wilmington, NC
- Columbus is within a 10-hour drive of **151 million** people in the U.S., higher than other major distribution centers in the U.S.

Sources: ESRI Business Analyst 2018; 600 minute (10-hour) drive time from city center. U.S. Census, 2018 Population Estimates; Columbus 2020



U.S. population within 10-hour drive



Offering Memorandum

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 purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. 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 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 for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers 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 Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement , approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.

Broker/Agent or their family have an ownership interest in the subject property.



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