

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

1.865 +/- Acre Commercial Site

4518 Hall Rd, Columbus, OH 43228

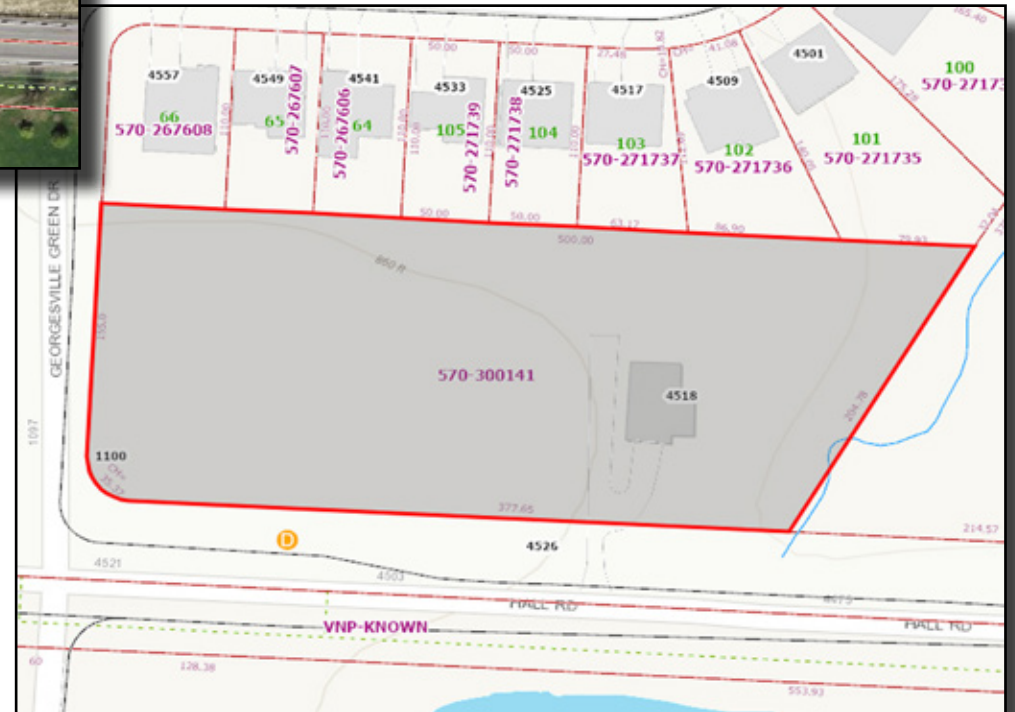
COMMERCIAL SITE FOR SALE!

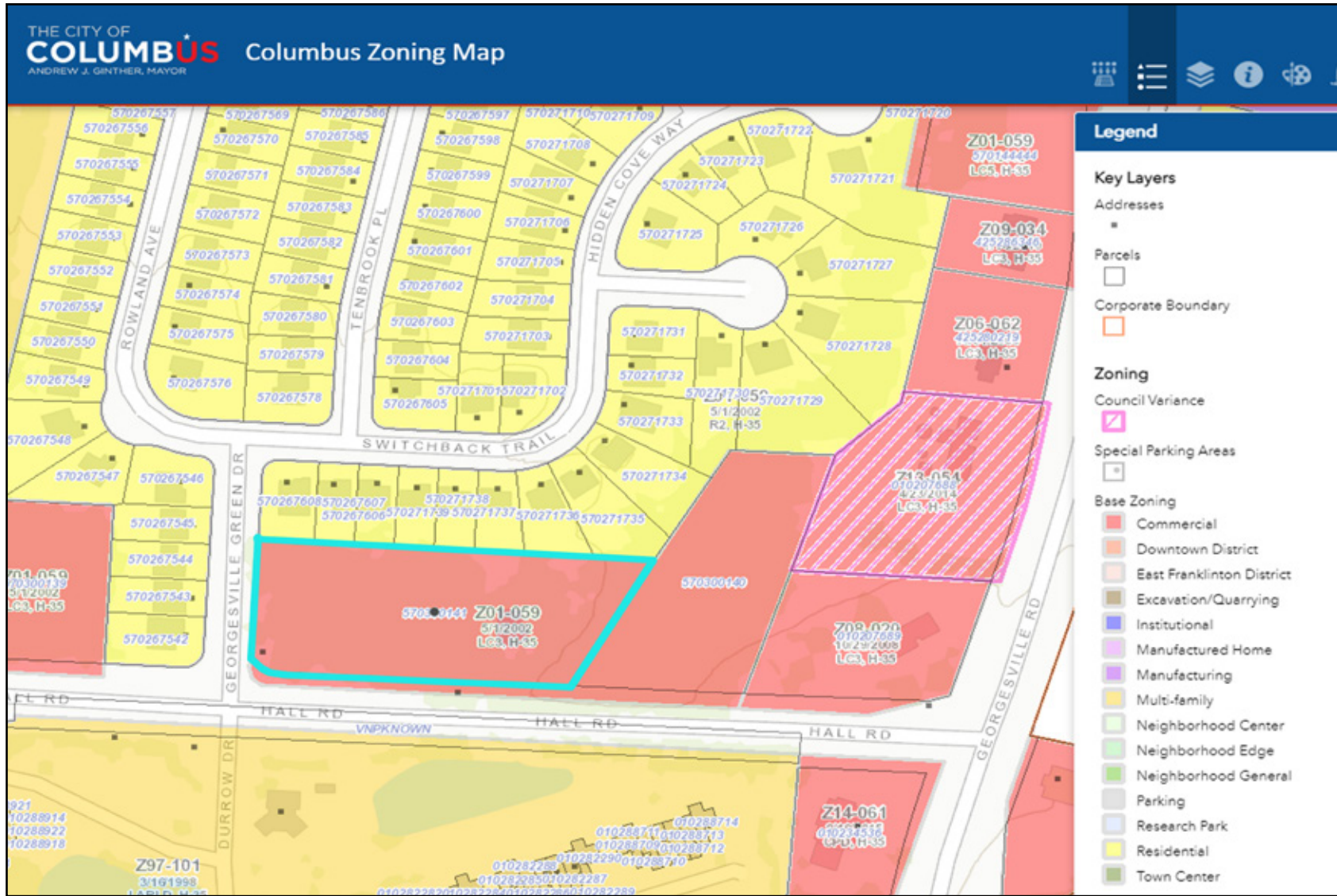
1.865 +/- acre site available on Hall Rd. Zoned LC3. Located on north east corner of Georgesville Green Dr and Hall Rd close to retail corridor at Georgesville Rd and I-270. All utilities available.



Property Highlights

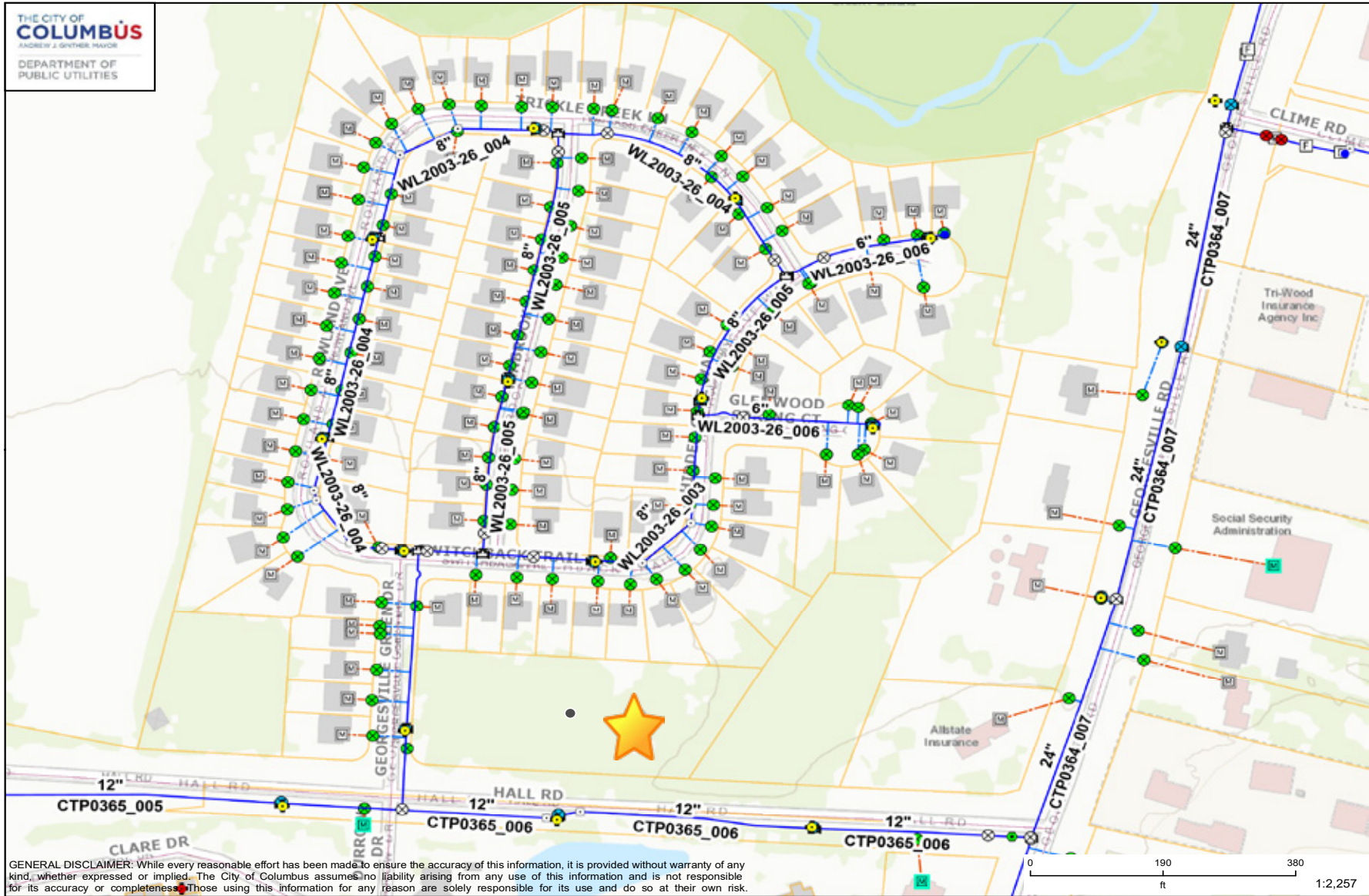
| | |
|-------------|---|
| Address: | 4518 Hall Road Columbus, Ohio 43228 |
| County: | Franklin |
| PID: | 570-300141-00 |
| Location: | NEC of Hall Rd and Georgesville Green Dr |
| Acreage: | 1.865 +/- acres |
| Sale Price: | \$279,750 |
| Price/Acre: | \$150,000 |
| Tax 2022: | \$914.88 |
| Utilities: | Available |
| Zoning: | LC3 -Limited Commercial |



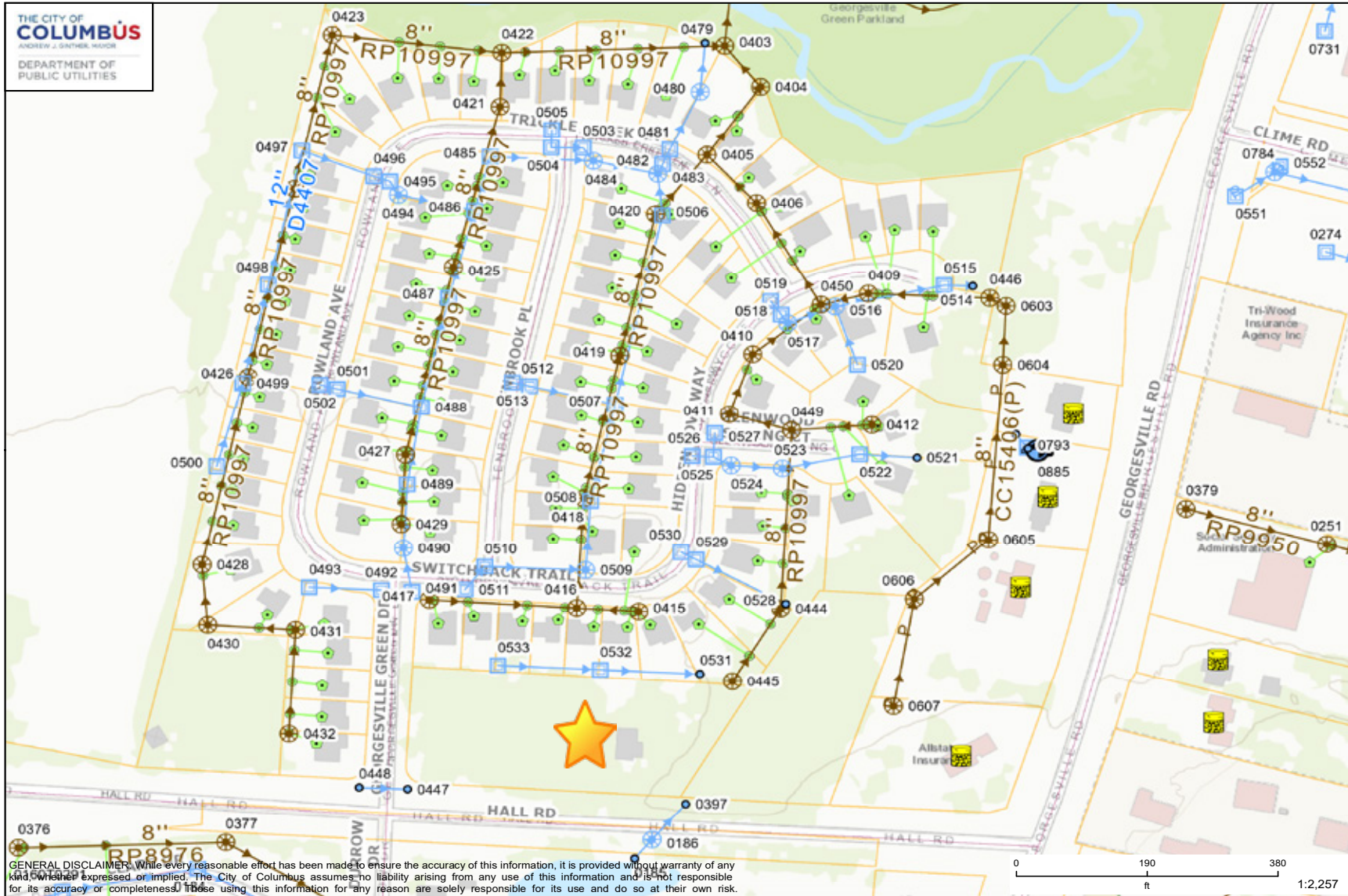


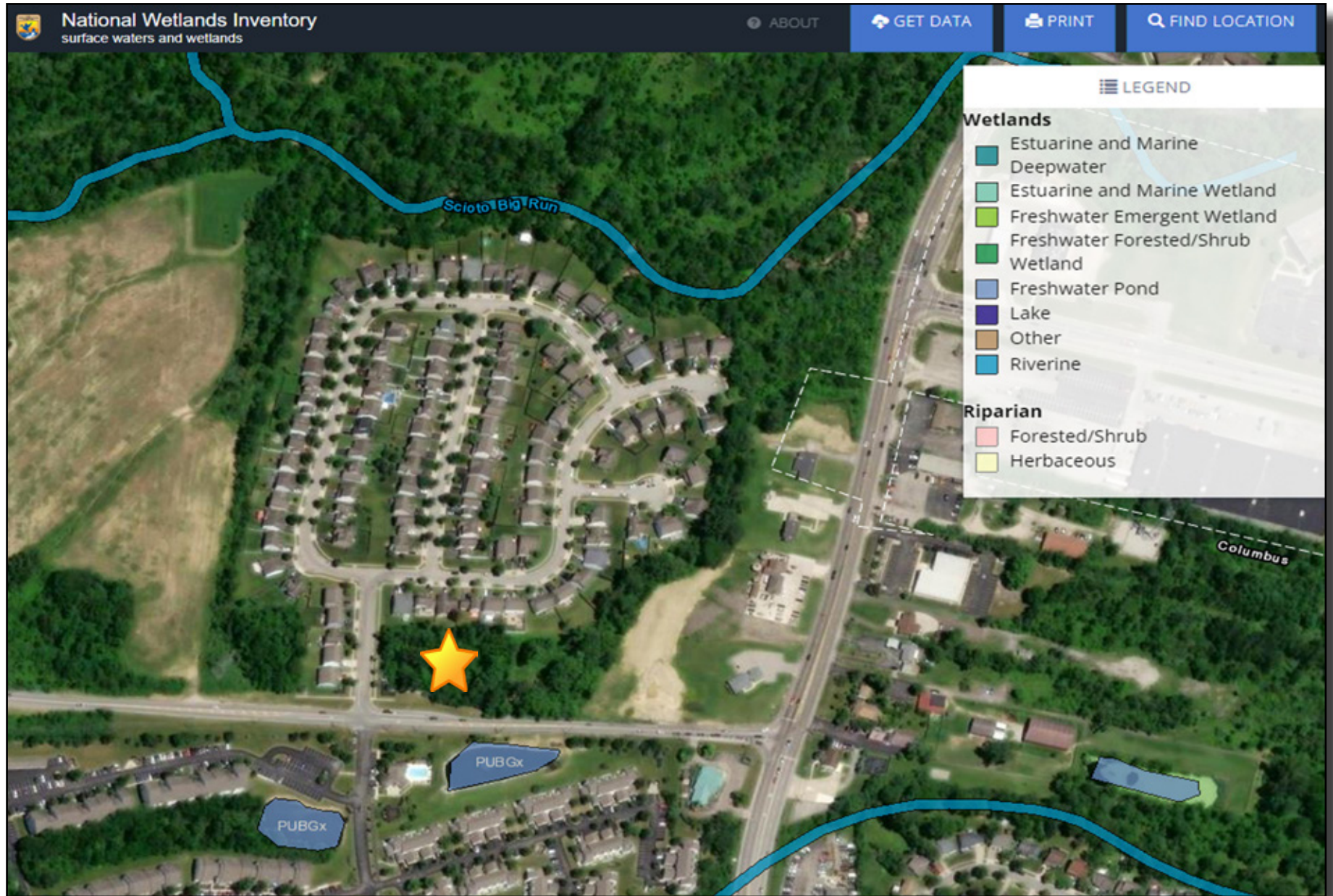
Zoning text available upon request

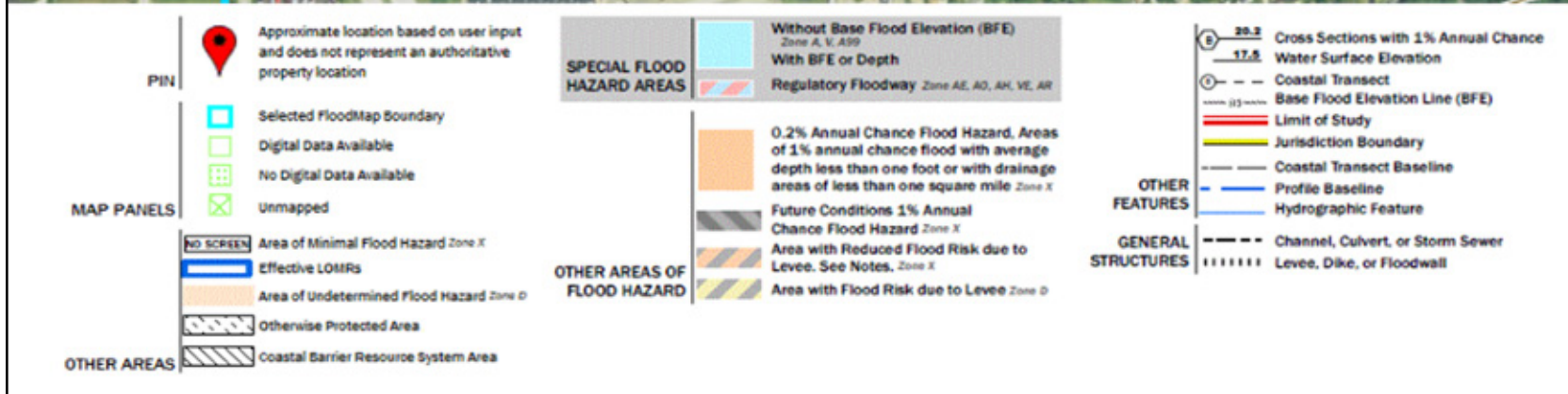
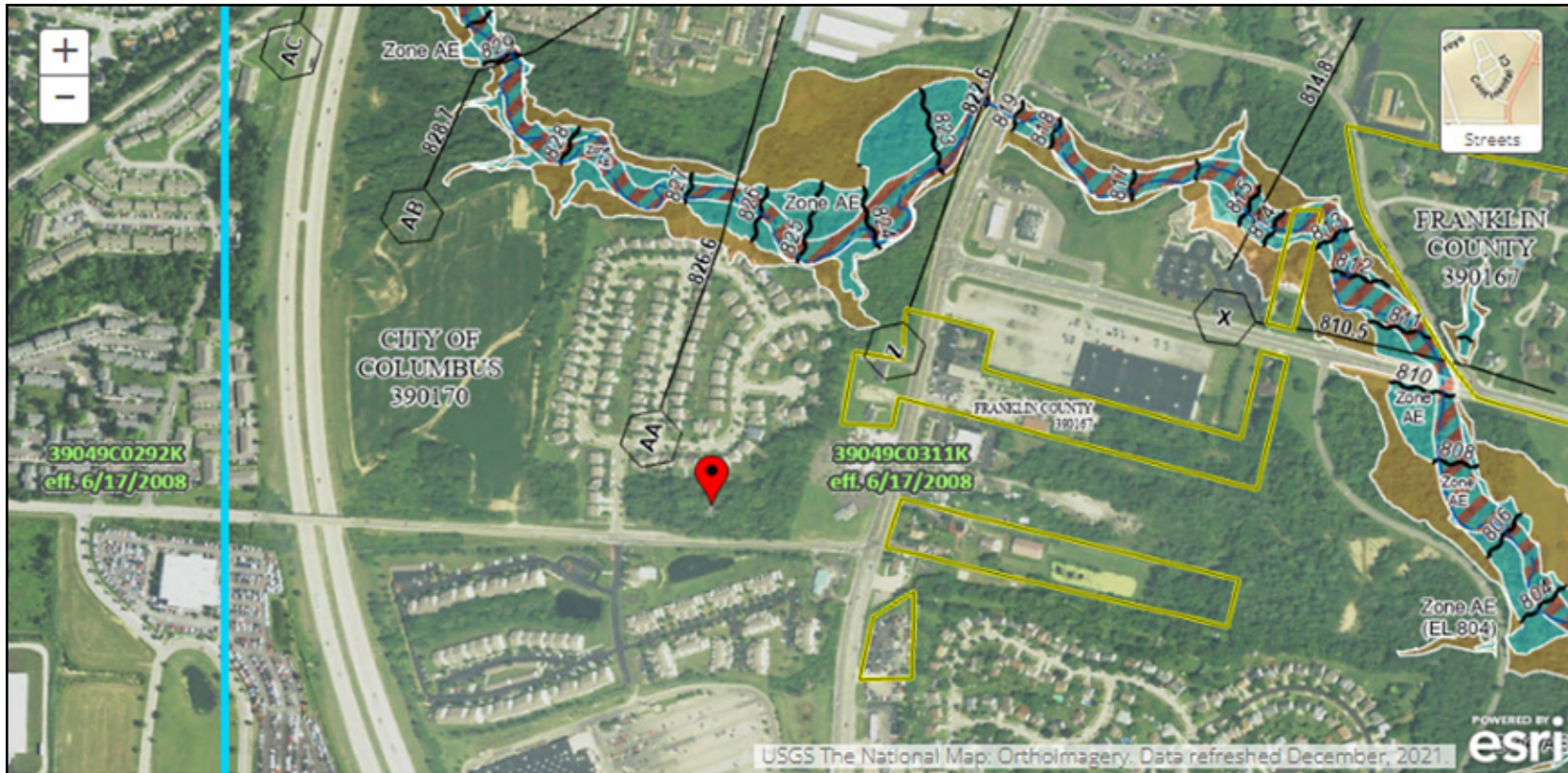
City of Columbus Department of Public Utilities



City of Columbus Department of Public Utilities

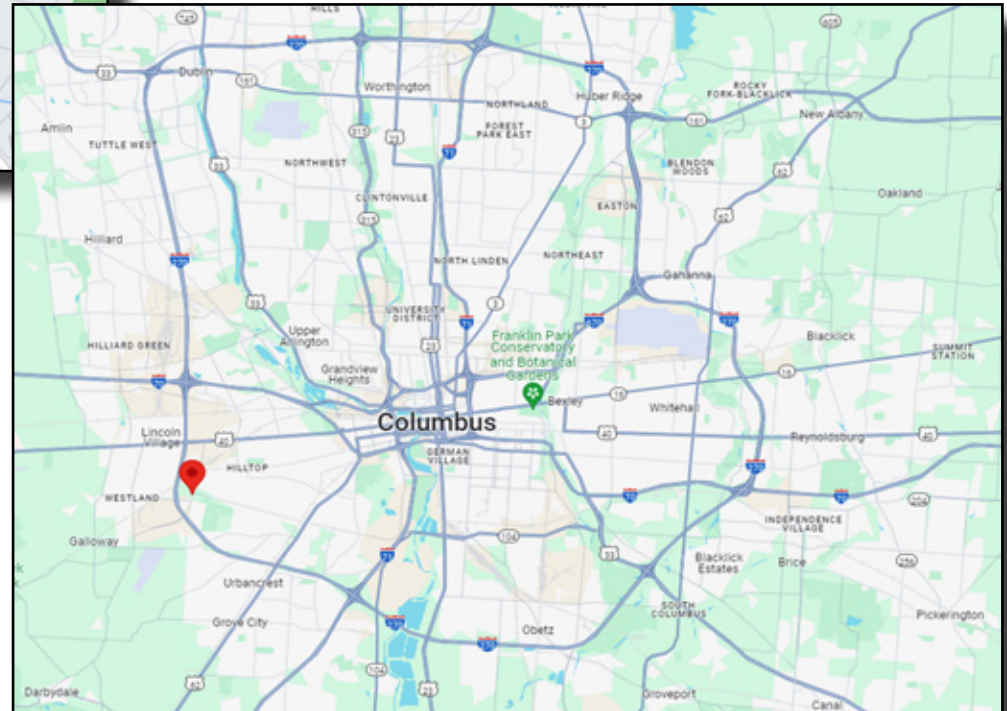
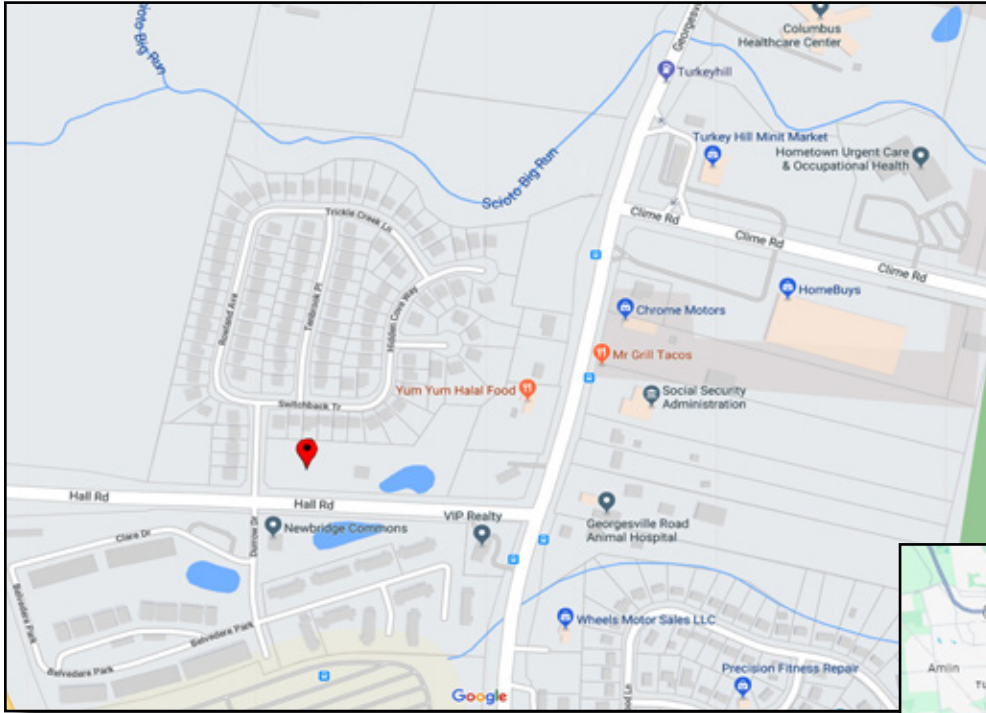






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Street Maps



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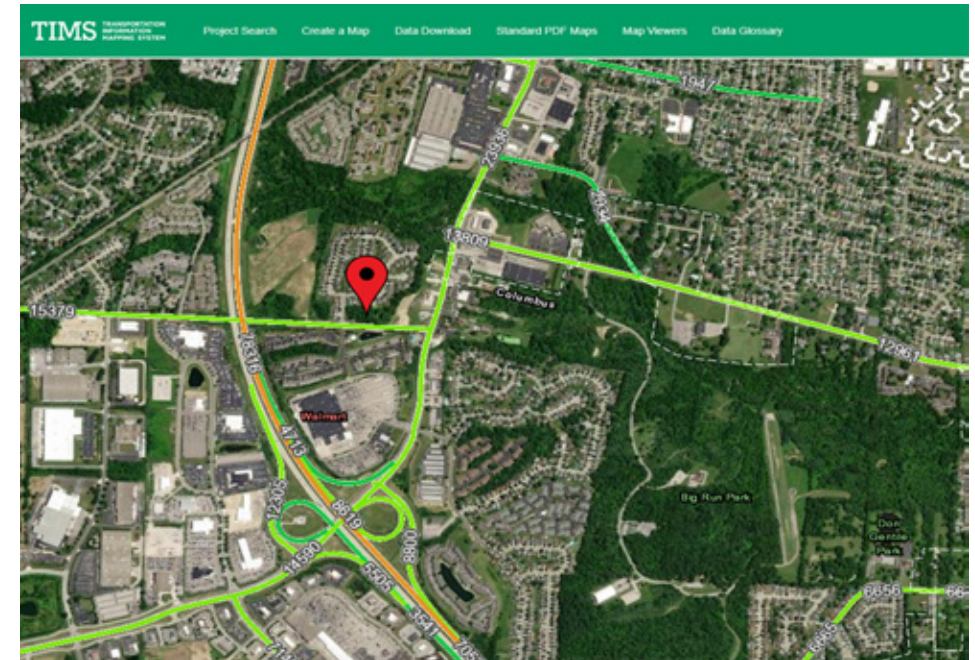
Location Map



Great Location!
Close to retail corridor
Easy access to I-270
20 minutes to Downtown Columbus

Demographic Summary Report

| Vacant Land | | | | |
|---|---|---------------|----------------|--|
| 000 Hall Rd, Columbus, OH 43228 | | | | |
| |  | | | |
| Radius | 1 Mile | 3 Mile | 5 Mile | |
| Population | | | | |
| 2028 Projection | 12,680 | 100,582 | 204,003 | |
| 2023 Estimate | 12,601 | 100,606 | 203,476 | |
| 2010 Census | 11,285 | 93,943 | 186,668 | |
| Growth 2023 - 2028 | 0.63% | -0.02% | 0.26% | |
| Growth 2010 - 2023 | 11.66% | 7.09% | 9.00% | |
| 2023 Population by Hispanic Origin | 2,633 | 13,976 | 21,245 | |
| 2023 Population | 12,601 | 100,606 | 203,476 | |
| White | 7,799 61.89% | 74,637 74.19% | 155,535 76.44% | |
| Black | 3,799 30.15% | 17,246 17.14% | 30,296 14.89% | |
| Am. Indian & Alaskan | 136 1.08% | 747 0.74% | 1,146 0.56% | |
| Asian | 318 2.52% | 3,412 3.39% | 7,827 3.85% | |
| Hawaiian & Pacific Island | 8 0.06% | 151 0.15% | 237 0.12% | |
| Other | 541 4.29% | 4,412 4.39% | 8,435 4.15% | |
| U.S. Armed Forces | 0 | 28 | 72 | |
| Households | | | | |
| 2028 Projection | 4,387 | 37,547 | 78,457 | |
| 2023 Estimate | 4,382 | 37,656 | 78,409 | |
| 2010 Census | 4,060 | 35,791 | 72,890 | |
| Growth 2023 - 2028 | 0.11% | -0.29% | 0.06% | |
| Growth 2010 - 2023 | 7.93% | 5.21% | 7.57% | |
| Owner Occupied | 1,860 42.45% | 21,064 55.94% | 44,179 56.34% | |
| Renter Occupied | 2,522 57.55% | 16,592 44.06% | 34,231 43.66% | |
| 2023 Households by HH Income | 4,384 | 37,655 | 78,408 | |
| Income: <\$25,000 | 898 20.48% | 6,961 18.49% | 14,695 18.74% | |
| Income: \$25,000 - \$50,000 | 1,053 24.02% | 8,785 23.33% | 16,739 21.35% | |
| Income: \$50,000 - \$75,000 | 1,090 24.86% | 8,877 23.57% | 18,086 23.07% | |
| Income: \$75,000 - \$100,000 | 589 13.44% | 5,176 13.75% | 10,283 13.11% | |
| Income: \$100,000 - \$125,000 | 485 11.06% | 3,747 9.95% | 8,148 10.39% | |
| Income: \$125,000 - \$150,000 | 104 2.37% | 1,618 4.30% | 4,229 5.39% | |
| Income: \$150,000 - \$200,000 | 94 2.14% | 1,910 5.07% | 4,008 5.11% | |
| Income: \$200,000+ | 71 1.62% | 581 1.54% | 2,220 2.83% | |
| 2023 Avg Household Income | \$63,546 | \$68,711 | \$73,167 | |
| 2023 Med Household Income | \$57,046 | \$57,931 | \$59,663 | |



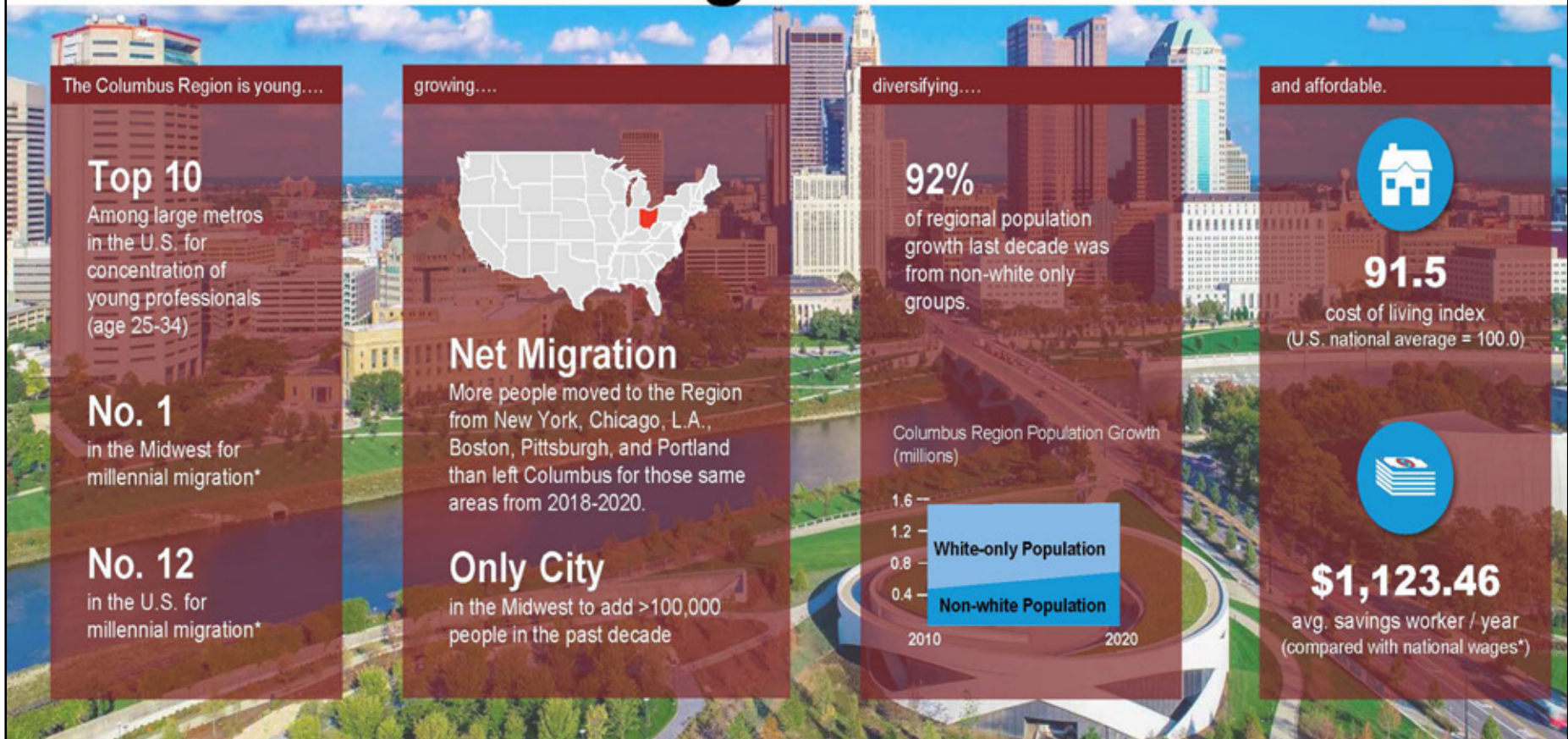
Traffic Count Report

| Vacant Land | | | | | | |
|---------------------------------|--|----------------|------------|------------------|-------------|-------------------------|
| 000 Hall Rd, Columbus, OH 43228 | | | | | | |
| |  | | | | | |
| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
| 1 Georgesville Rd | Hidden Cove Way | 0.08 N | 2022 | 24,248 | MPSI | .15 |
| 2 Georgesville Rd | Parkwick Dr | 0.02 S | 2018 | 27,743 | MPSI | .25 |
| 3 Reinhard Rd | Georgesville Rd | 0.02 E | 2022 | 8,750 | MPSI | .27 |
| 4 Parkwick Dr | Georgesville Rd | 0.02 W | 2022 | 5,439 | MPSI | .28 |
| 5 Georgesville Rd | Reinhard Rd | 0.01 NE | 2022 | 24,594 | MPSI | .29 |
| 6 Georgesville Rd | Clime Rd N | 0.10 NE | 2022 | 20,686 | MPSI | .34 |
| 7 Hall Rd | Regentshire Dr | 0.03 W | 2022 | 10,821 | MPSI | .37 |
| 8 Hall Road | Regentshire Dr | 0.03 W | 2020 | 12,231 | MPSI | .37 |
| 9 RAMP FROM GEORGESVILLE WB TO | Georgesville Rd | 0.08 S | 2022 | 3,601 | MPSI | .38 |
| 10 I-270 | Georgesville Rd | 0.08 S | 2020 | 4,276 | MPSI | .38 |



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



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

Celebrating **86** 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 86 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.



Skip Weiler
President/Broker
614-221-4286 x102
skip@rweiler.com

Learn more about us at
www.rweiler.com

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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 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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