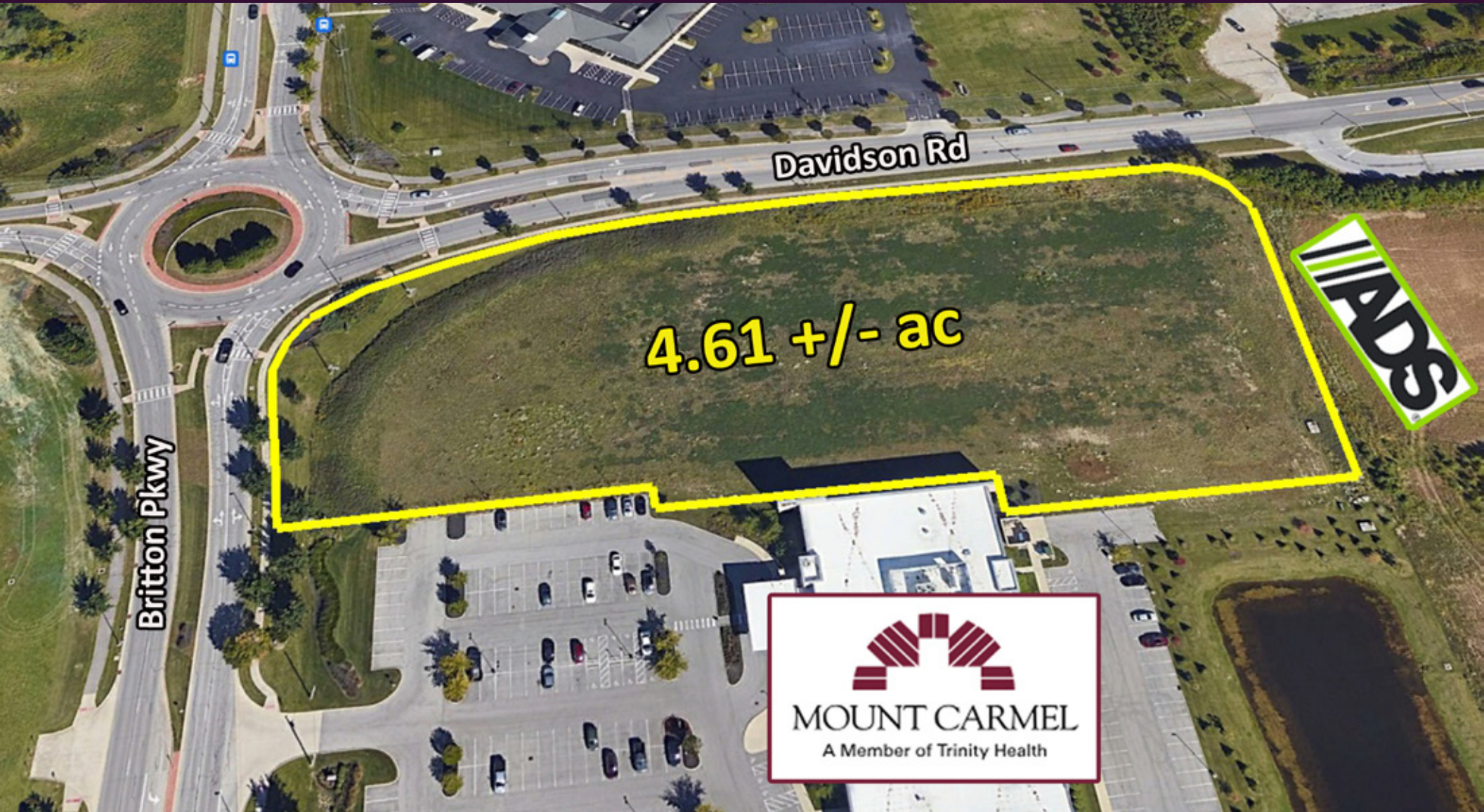


THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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



Appraisal Brokerage Consulting Development

FLEX/OFFICE LAND

4253 Davidson Road, Hilliard, OH 43026

FLEX/OFFICE LAND!

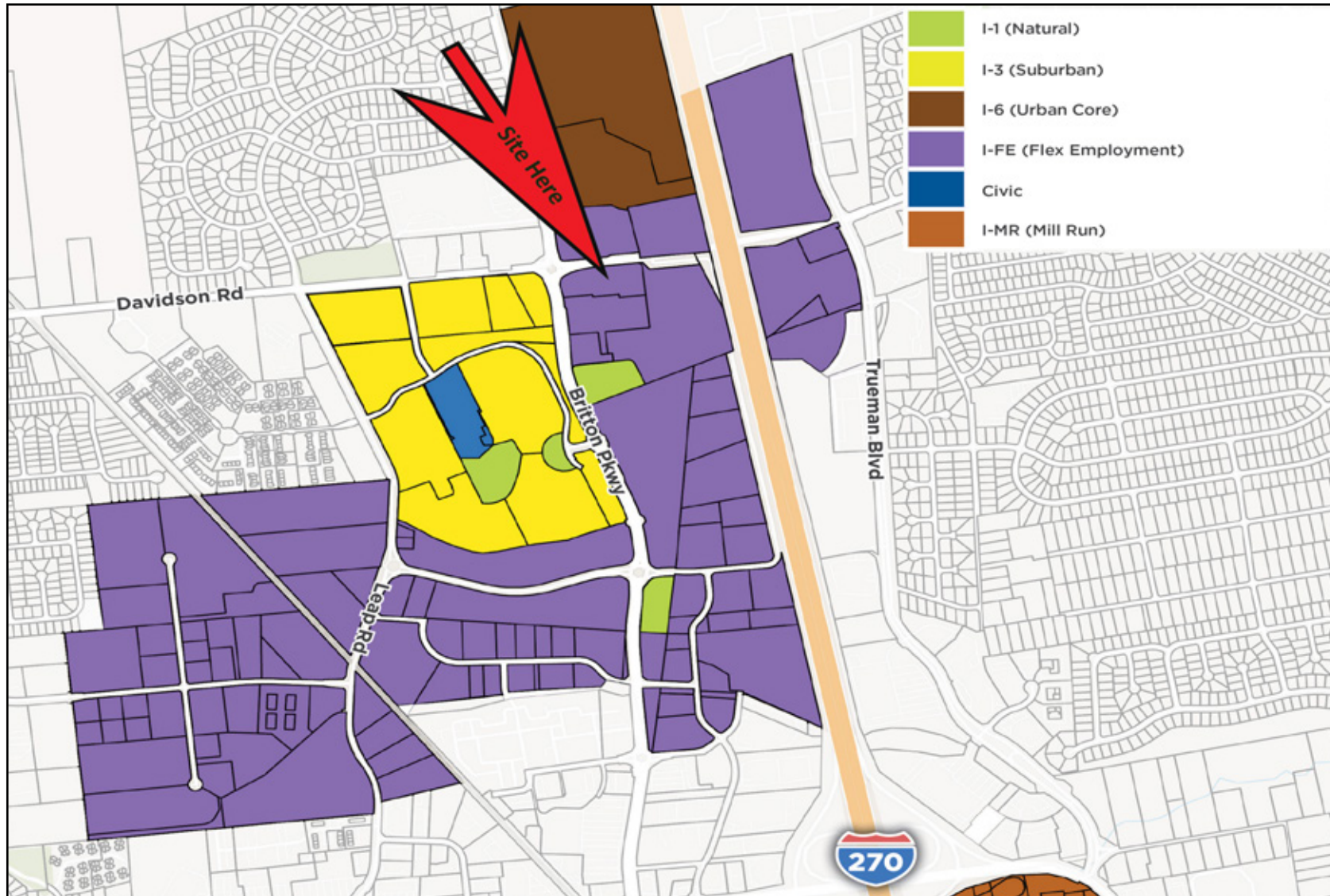
4.61+/- acres vacant land with approximately 650' of frontage on Davidson Rd.
Currently zoned I-270 Corridor (I) District/I - FE Flex Employment.
Ideal location for flex office, medical office, light industrial/manufacturing
or restaurant/brewery. High visibility location at the southeast corner of the
roundabout at Britton Parkway and Davidson Rd. Adjacent to Mount Carmel
Hilliard and new Advanced Drainage Systems Offices.



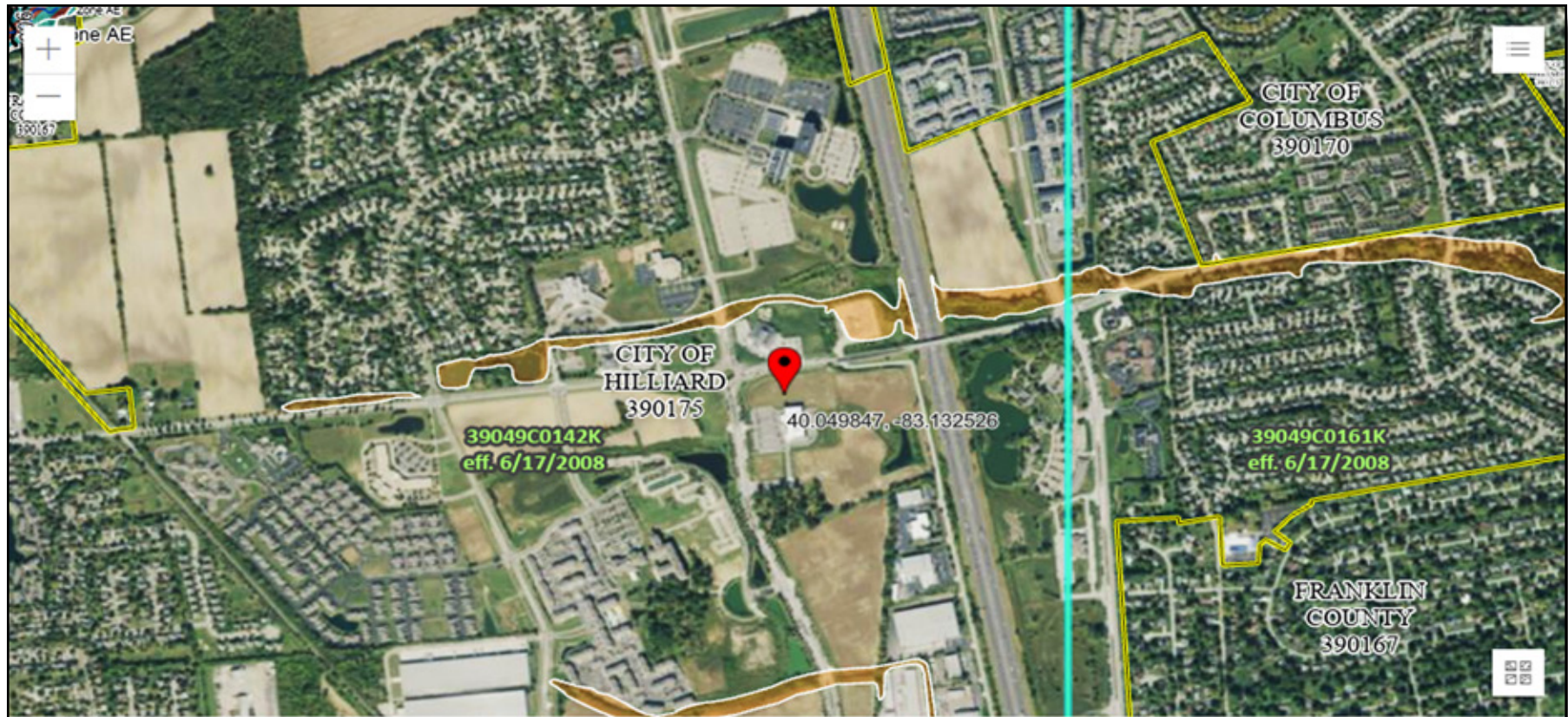
Property Highlights

Address:	4253 Davidson Road Hilliard, OH 43026
County:	Franklin
Township:	Norwich
PID:	050-011452-00
Location:	SEC of Davidson Rd and Britton Pkwy
Total Acreage:	4.61 +/- ac
Sale Price:	\$1,152,500
Sale Price/Acre:	\$250,000
Annual Tax:	\$23,318
Zoning:	I-270 Corridor (I) District I - FE Flex Employment



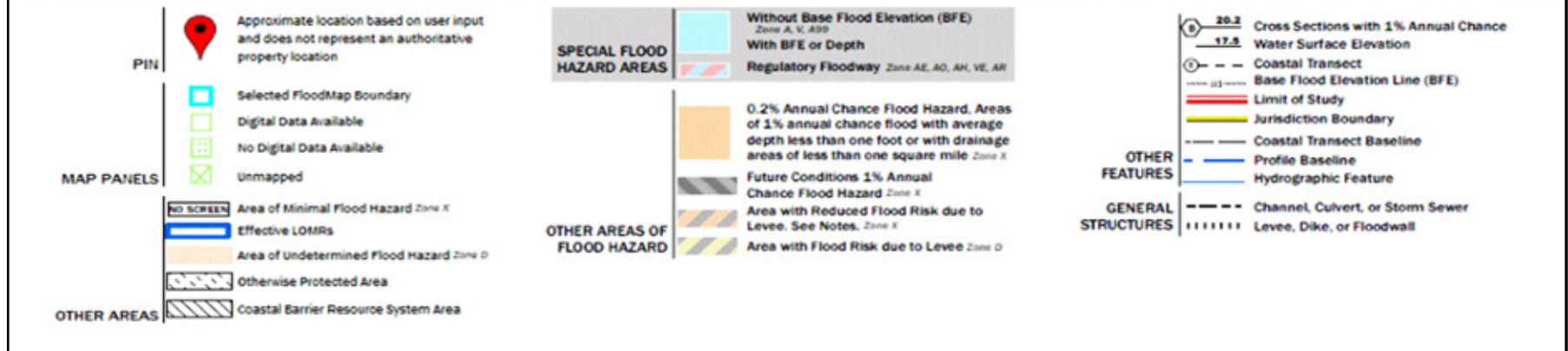


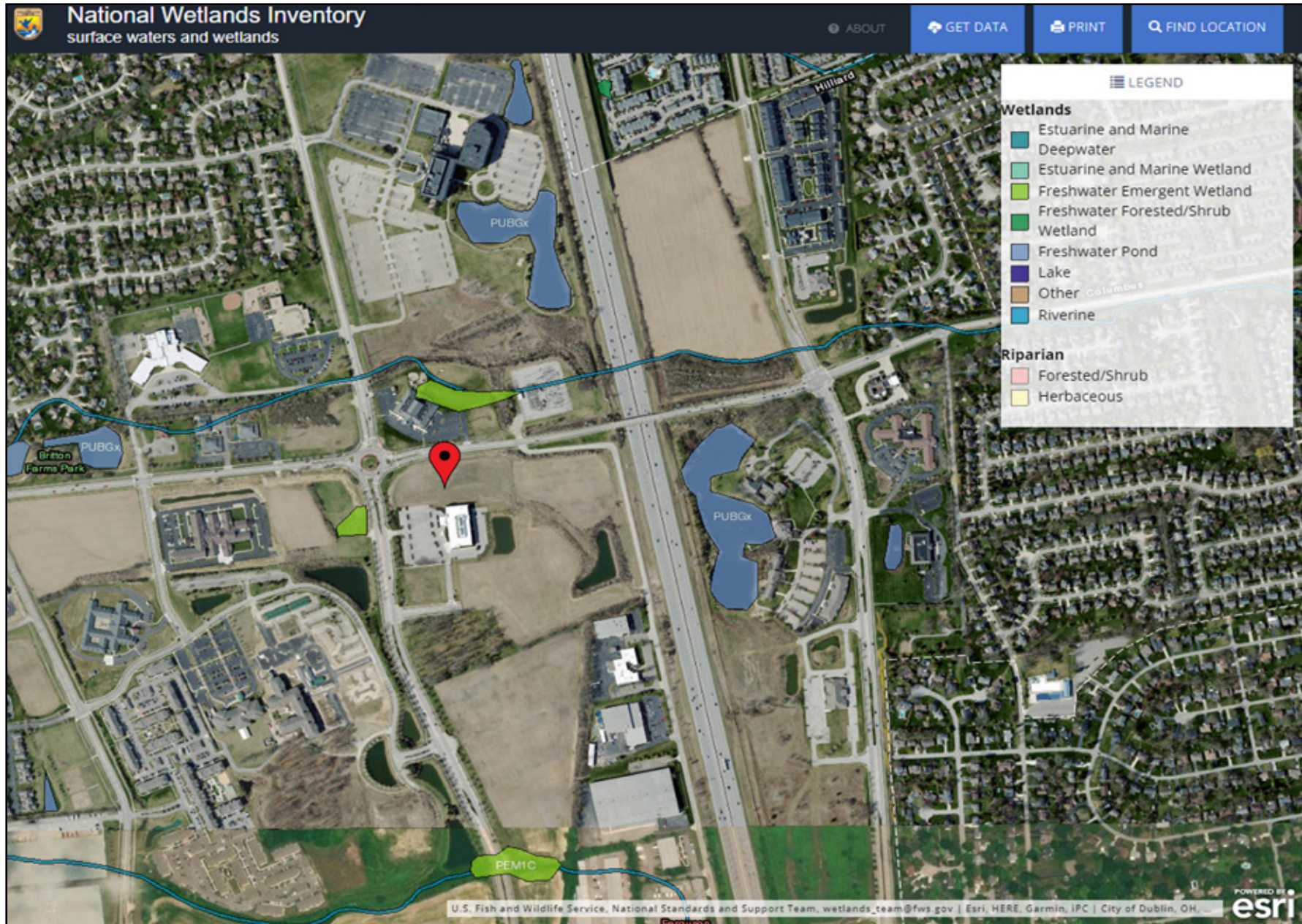
Click [here](#) to view I-270 Corridor (I) District zoning regulations
Additional zoning text available upon request



Esri, USDA Farm Service Agency, Microsoft

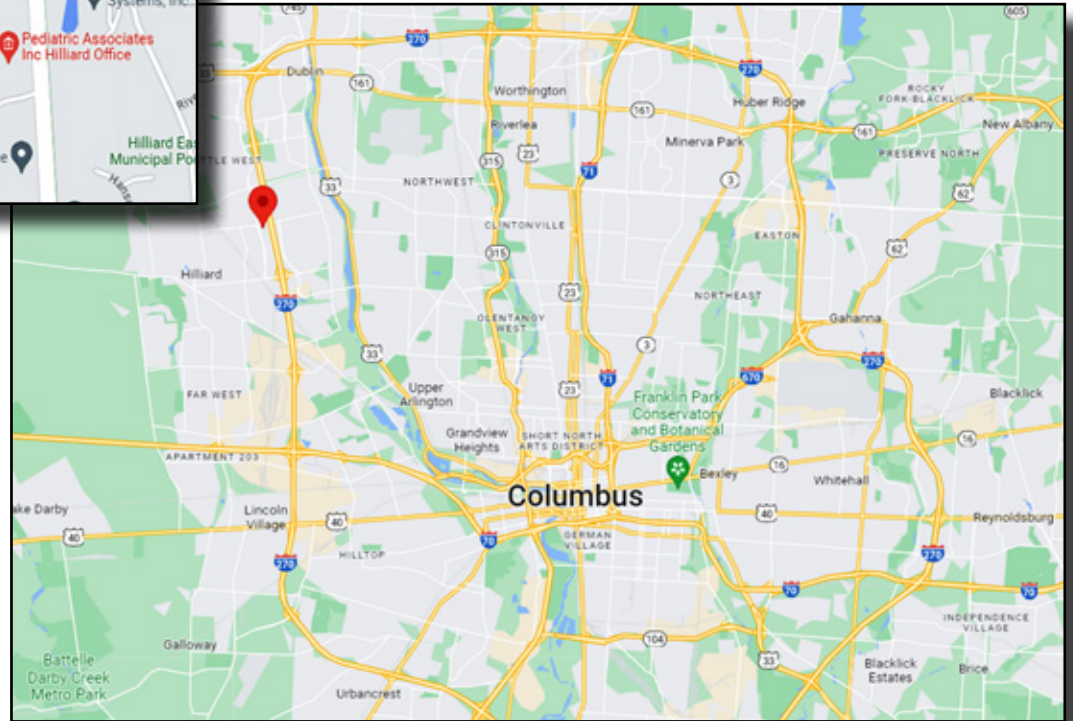
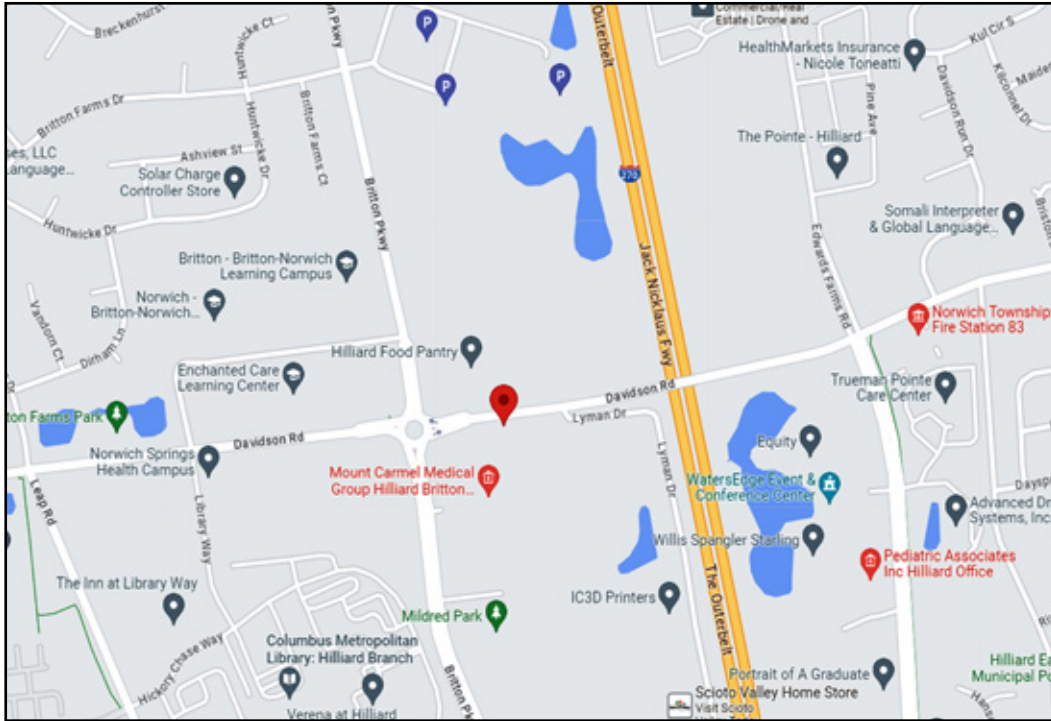
Powered by Esri





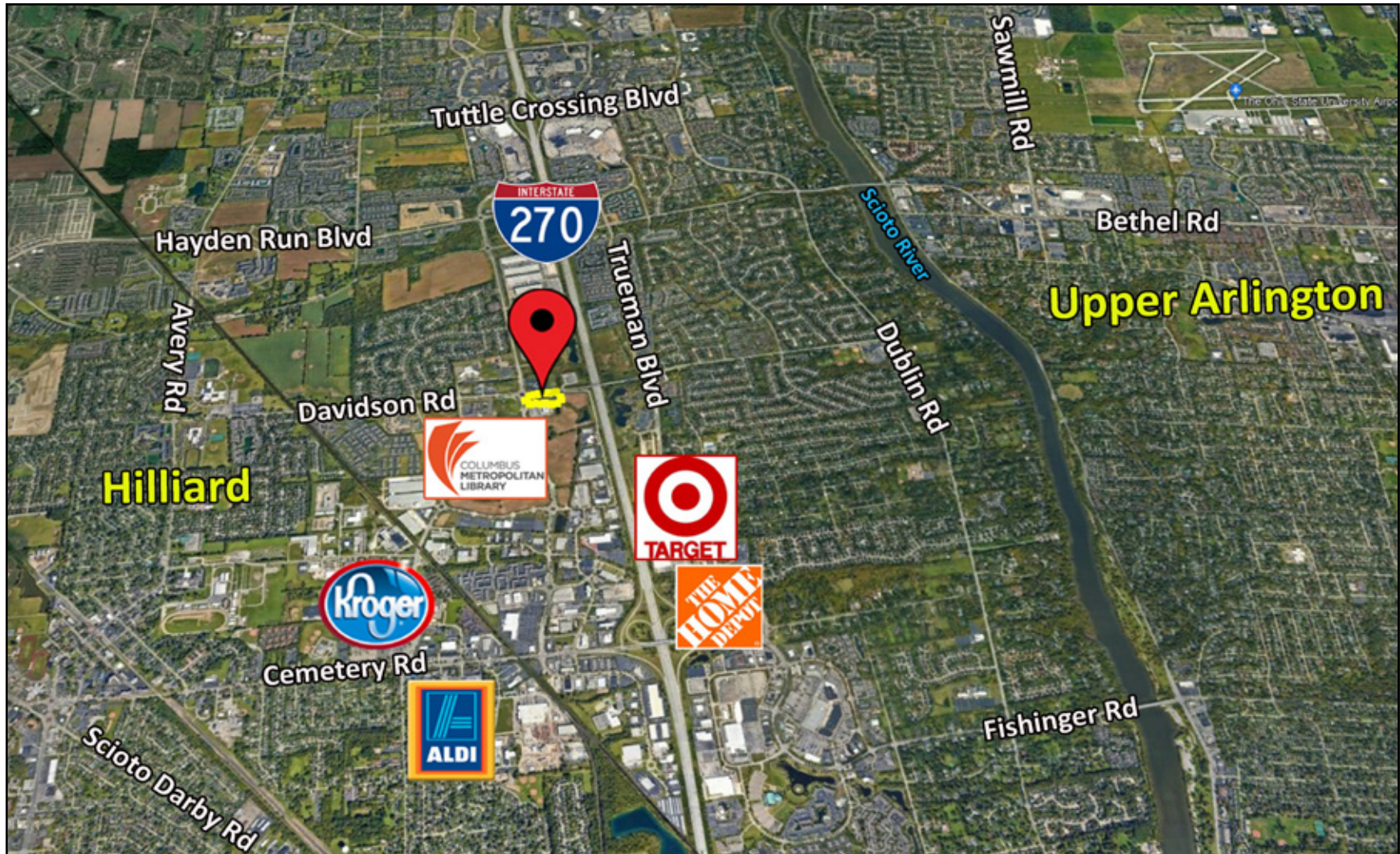
4.61 +/- ac Commercial Site
4253 Davidson Road, Hilliard, OH 43026

Street Maps



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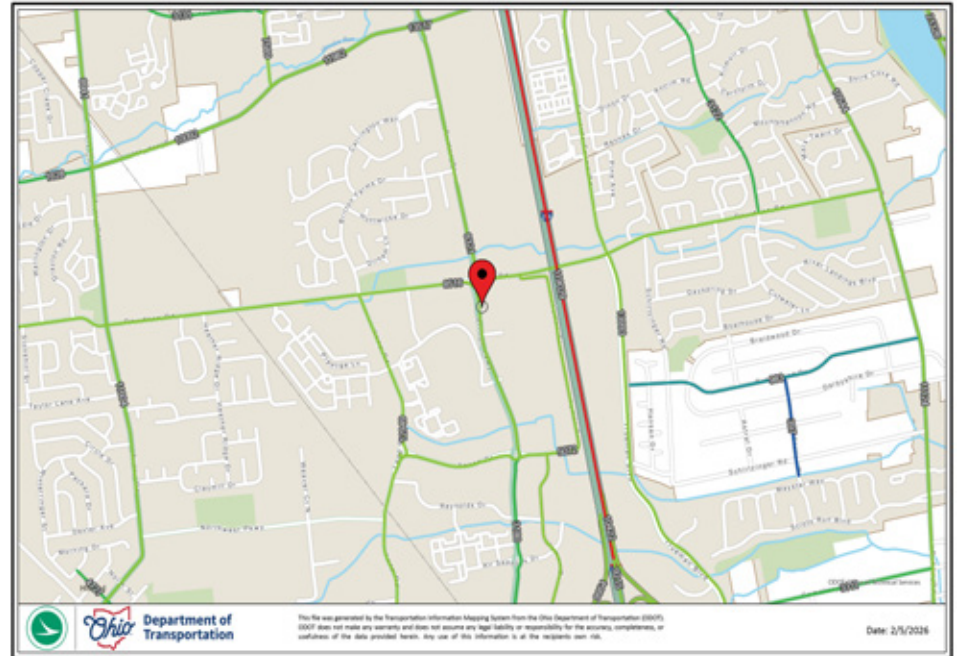


Great Location!

Easy access to major roads
20 minutes to Downtown Columbus

Demographic Summary Report

4253 Davidson Rd, Hilliard, OH 43026				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	9,901	87,152	202,167	
2024 Estimate	10,022	87,908	202,949	
2020 Census	10,741	92,632	209,250	
Growth 2024 - 2029	-1.21%	-0.86%	-0.39%	
Growth 2020 - 2024	-6.69%	-5.10%	-3.01%	
2024 Population by Hispanic Origin	461	4,187	10,255	
2024 Population	10,022	87,908	202,949	
White	8,107 80.89%	64,843 73.76%	148,644 73.24%	
Black	357 3.56%	3,685 4.19%	9,815 4.84%	
Am. Indian & Alaskan	22 0.22%	203 0.23%	561 0.28%	
Asian	609 6.08%	10,204 11.61%	22,912 11.29%	
Hawaiian & Pacific Island	0 0.00%	17 0.02%	47 0.02%	
Other	929 9.27%	8,957 10.19%	20,969 10.33%	
U.S. Armed Forces	16	112	148	
Households				
2029 Projection	4,473	36,852	85,264	
2024 Estimate	4,521	37,180	85,588	
2020 Census	4,805	39,200	88,134	
Growth 2024 - 2029	-1.06%	-0.88%	-0.38%	
Growth 2020 - 2024	-5.91%	-5.15%	-2.89%	
Owner Occupied	2,027 44.84%	21,390 57.53%	48,061 56.15%	
Renter Occupied	2,494 55.16%	15,789 42.47%	37,526 43.84%	
2024 Households by HH Income	4,519	37,178	85,588	
Income: <\$25,000	165 3.65%	3,219 8.66%	7,615 8.90%	
Income: \$25,000 - \$50,000	757 16.75%	5,570 14.98%	13,064 15.26%	
Income: \$50,000 - \$75,000	776 17.17%	6,284 16.85%	13,873 16.21%	
Income: \$75,000 - \$100,000	730 16.15%	5,669 15.25%	12,229 14.29%	
Income: \$100,000 - \$125,000	602 13.32%	5,340 14.36%	11,213 13.10%	
Income: \$125,000 - \$150,000	401 8.87%	3,299 8.87%	8,019 9.37%	
Income: \$150,000 - \$200,000	595 13.17%	4,132 11.11%	9,380 10.96%	
Income: \$200,000+	493 10.91%	3,685 9.91%	10,195 11.91%	
2024 Avg Household Income	\$116,629	\$109,601	\$113,493	
2024 Med Household Income	\$94,229	\$90,593	\$91,849	



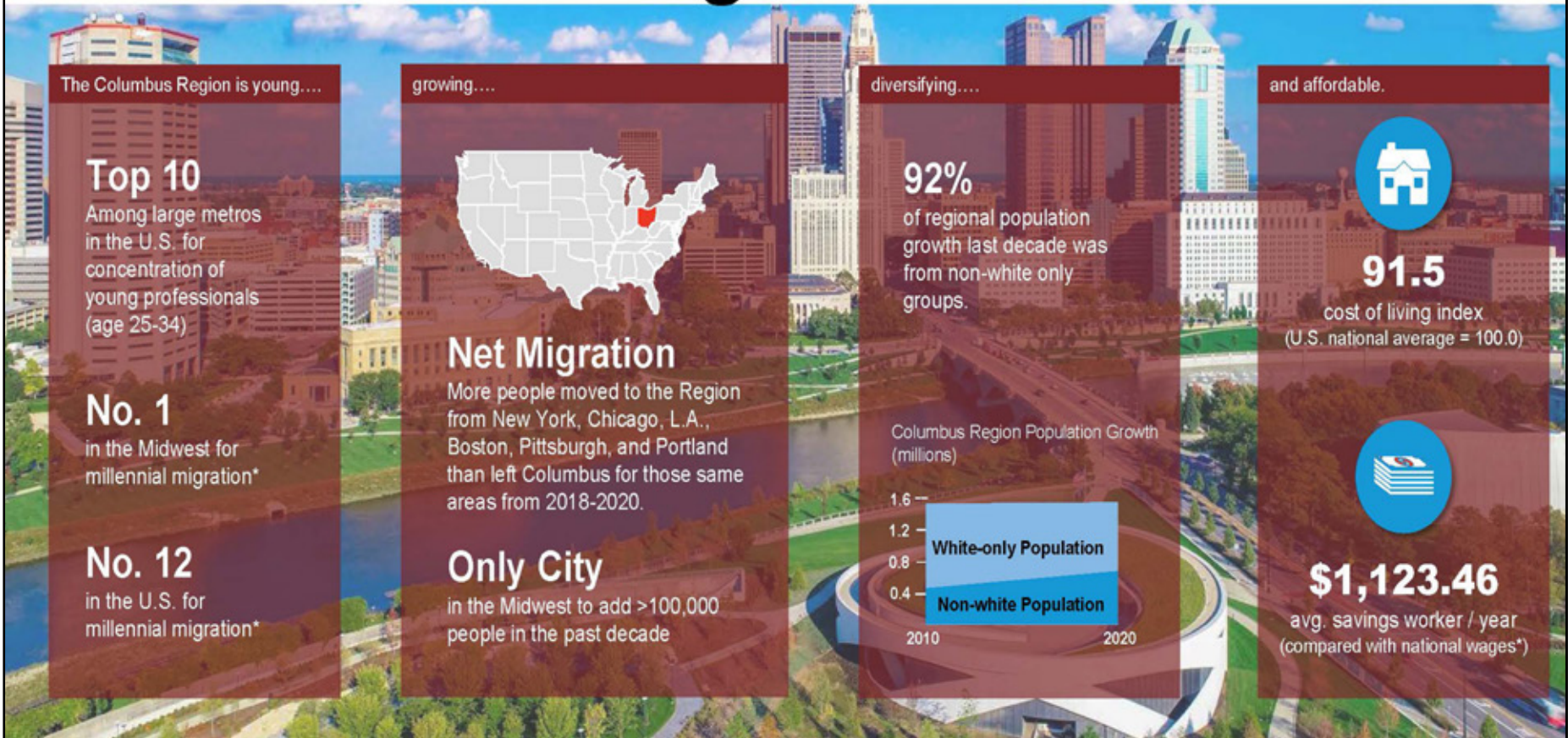
Traffic Count Report

4253 Davidson Rd, Hilliard, OH 43026						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Davidson Rd	Britton Pkwy	0.04 W	2024	10,047	MPSI	.06
2 Davidson Rd	Britton Pkwy	0.04 W	2025	10,027	MPSI	.06
3 Davidson Rd	Lyman Dr	0.01 E	2022	9,875	MPSI	.07
4 Davidson Rd	Lyman Dr	0.01 E	2025	10,659	MPSI	.07
5 Britton Pkwy	Davidson Rd	0.10 N	2025	1,710	MPSI	.11
6 Britton Pkwy	Davidson Rd	0.10 N	2024	1,708	MPSI	.12
7 Davidson Rd	Britton Pkwy	0.04 E	2025	10,836	MPSI	.13
8 Davidson Rd	Britton Pkwy	0.04 E	2024	10,814	MPSI	.13
9 Davidson Rd	I- 270	0.04 E	2025	10,168	MPSI	.15
10 Britton Rd	Britton Farms Dr	0.29 N	2025	4,009	MPSI	.15



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



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

Celebrating **88** 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 88 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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Learn more about us at
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