

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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NORWICH SPRINGS
HEALTH CAMPUS

Library Way

3.43 +/- ac

Hickory Chase Way



Appraisal Brokerage Consulting Development

ASSISTED LIVING/OFFICE LAND

0 Hickory Chase Way, Hilliard, OH 43026

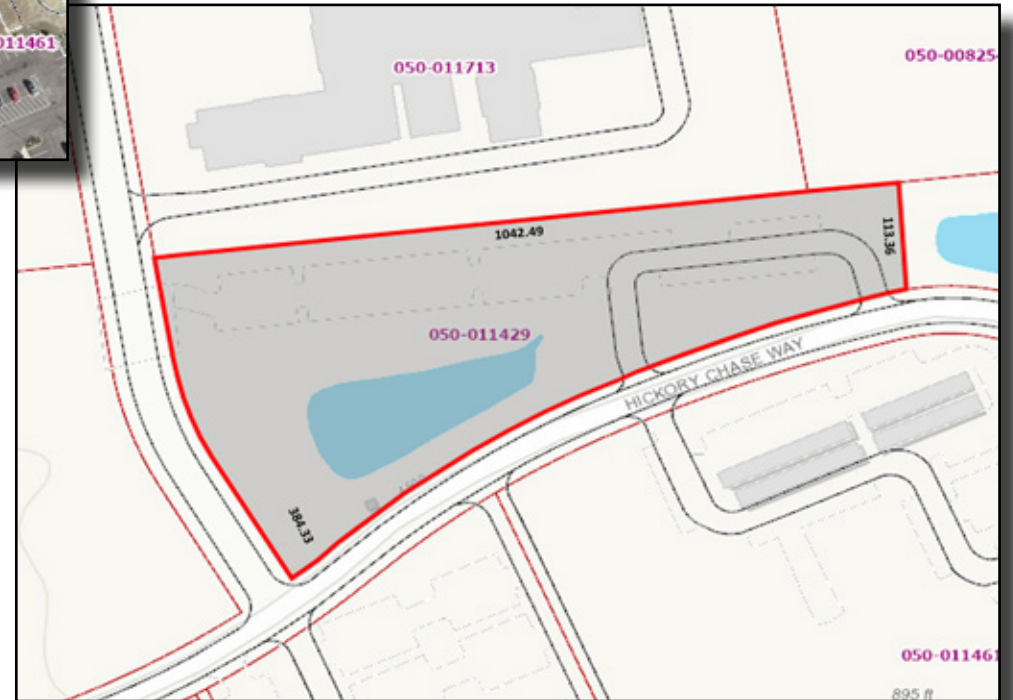
ASSISTED LIVING/OFFICE LAND IN HILLIARD!

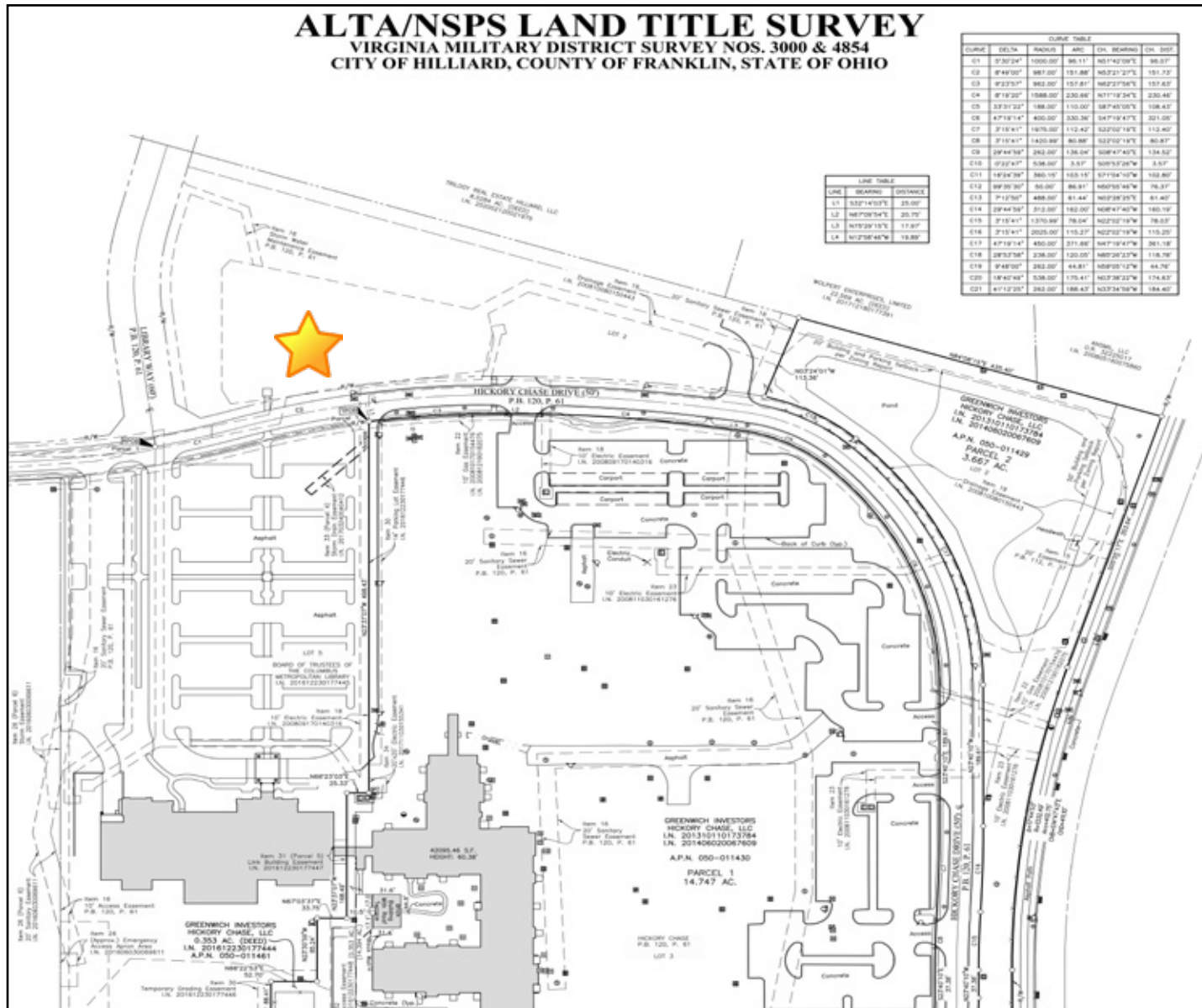
3.43 +/- acres at the northeast corner of Library Way and Hickory Chase Way. Zoned I-270 Corridor (I) District/I - 3 Suburban allows for multi-unit supportive housing residence or accessory uses such as medical/general office, office flex, short-term rental, bed and breakfast and possibly townhomes. Nestled in between the Columbus Metropolitan Library and independent living apartments.



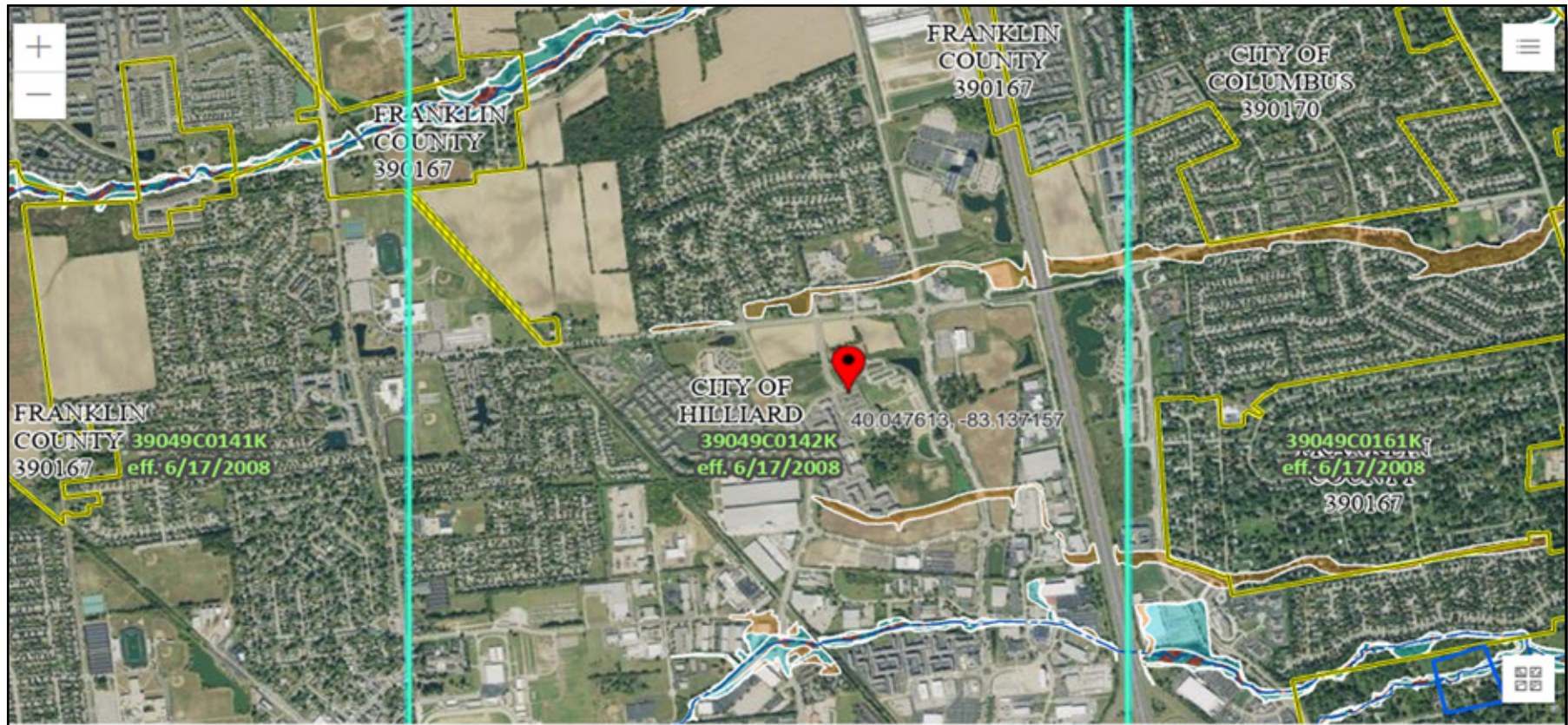
Property Highlights

Address:	0 Hickory Chase Way Hilliard, OH 43026
County:	Franklin
PID:	050-011429-00
Location:	South of Davidson Rd between Leap Rd and Britton Pkwy
Total Acreage:	3.43 +/- ac
Sale Price:	\$395,000
Annual Tax:	\$20,315
Zoning:	I-270 Corridor (I) District I-3 Suburban



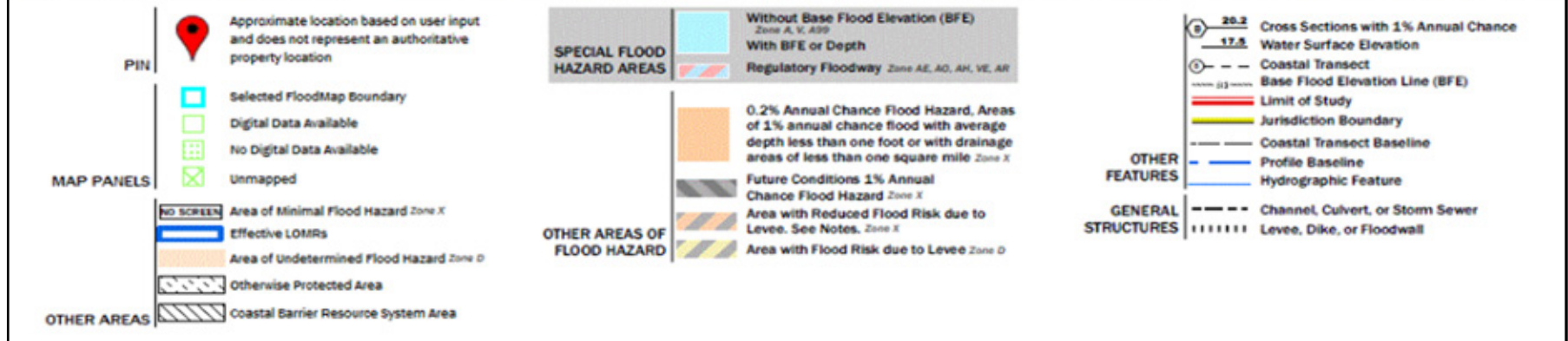


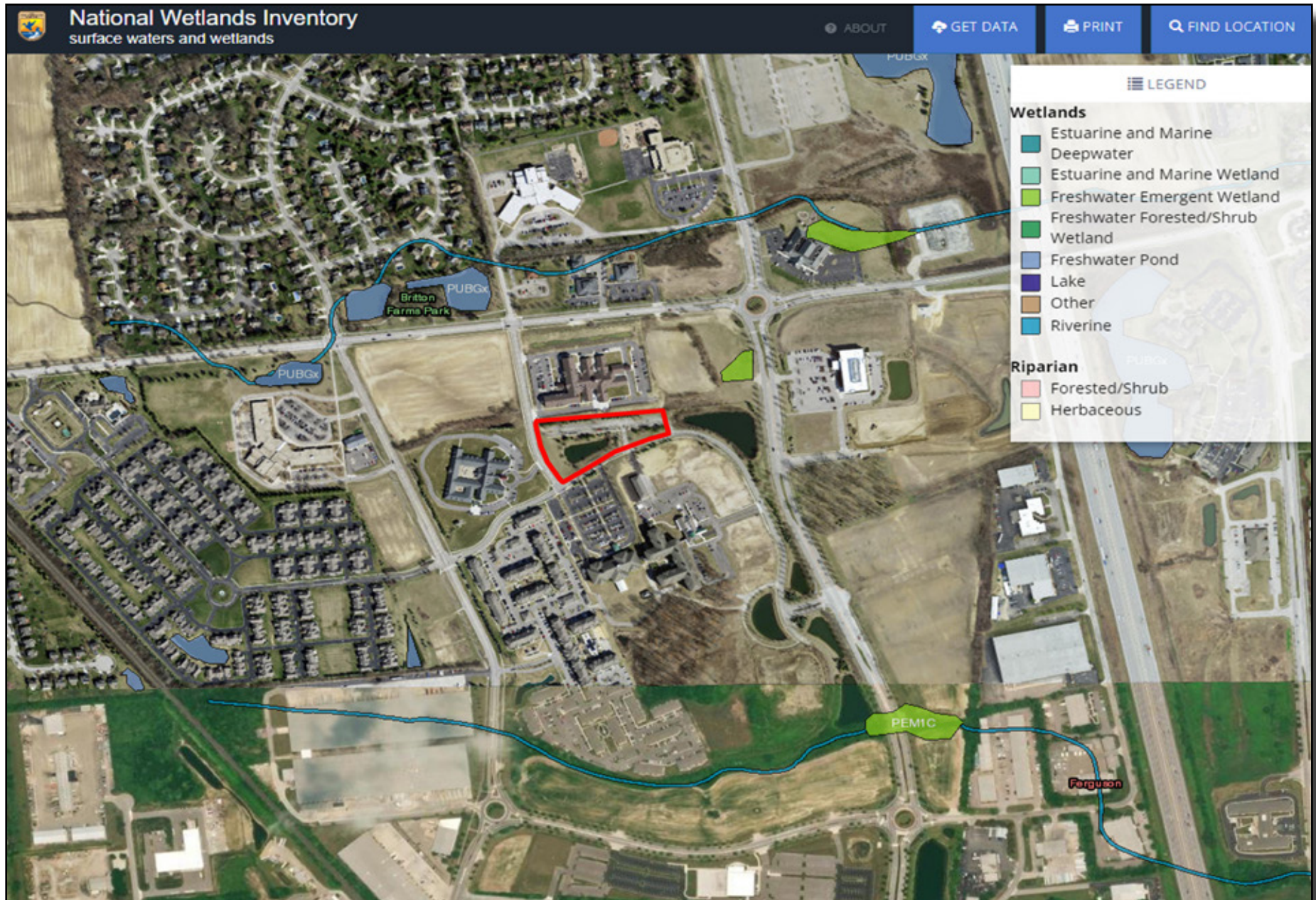
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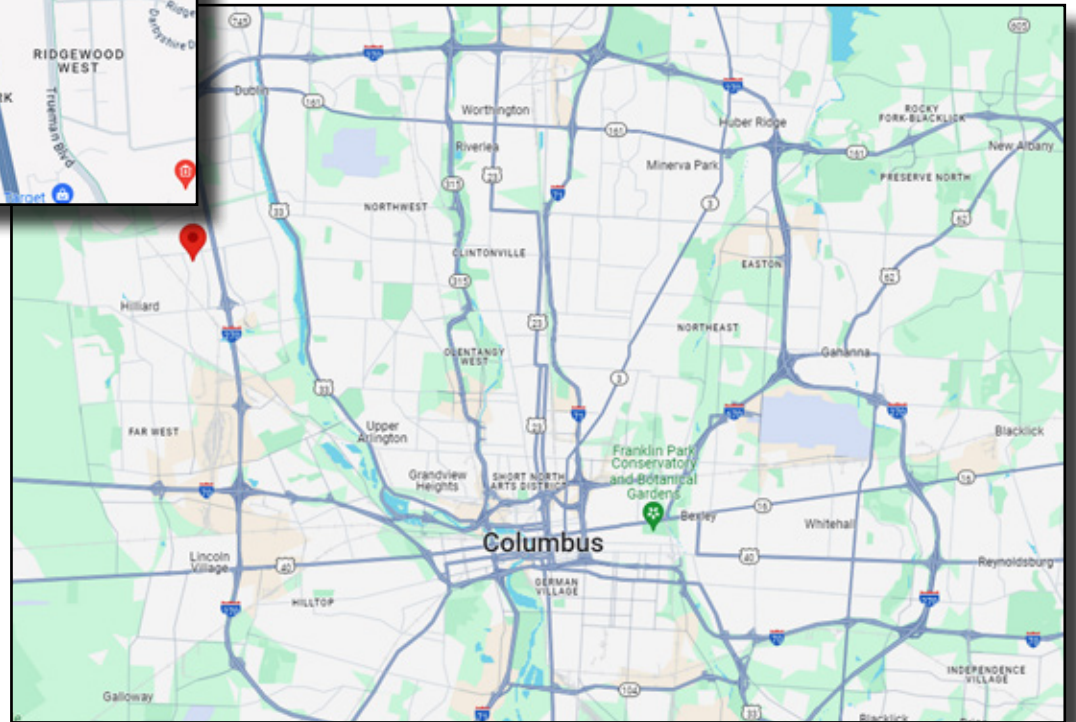
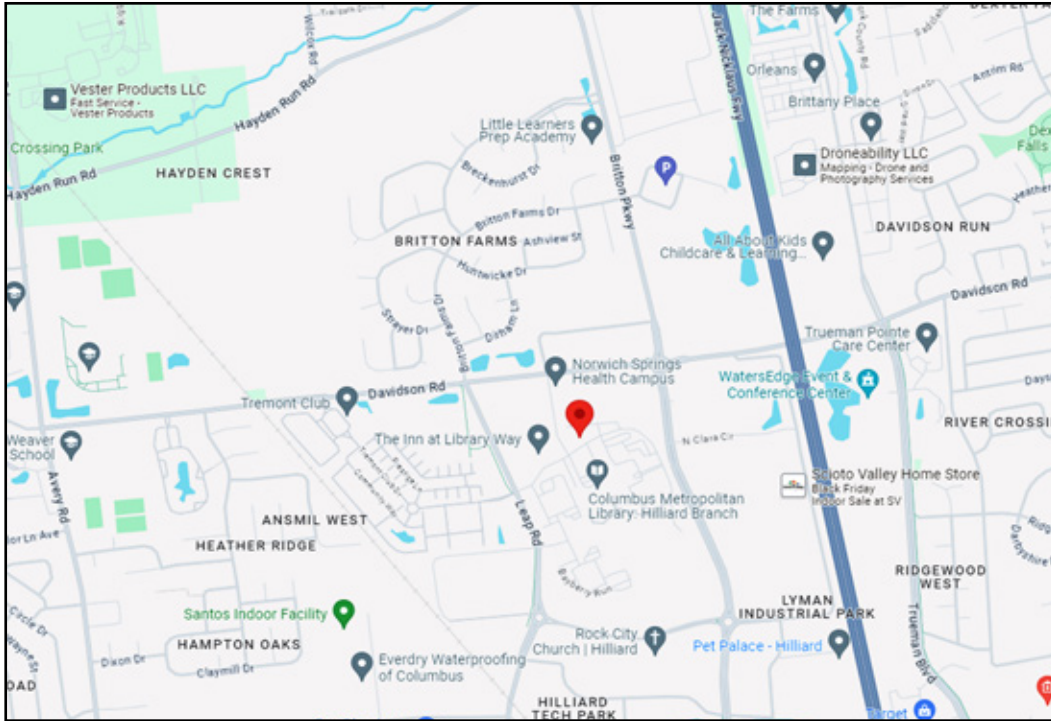


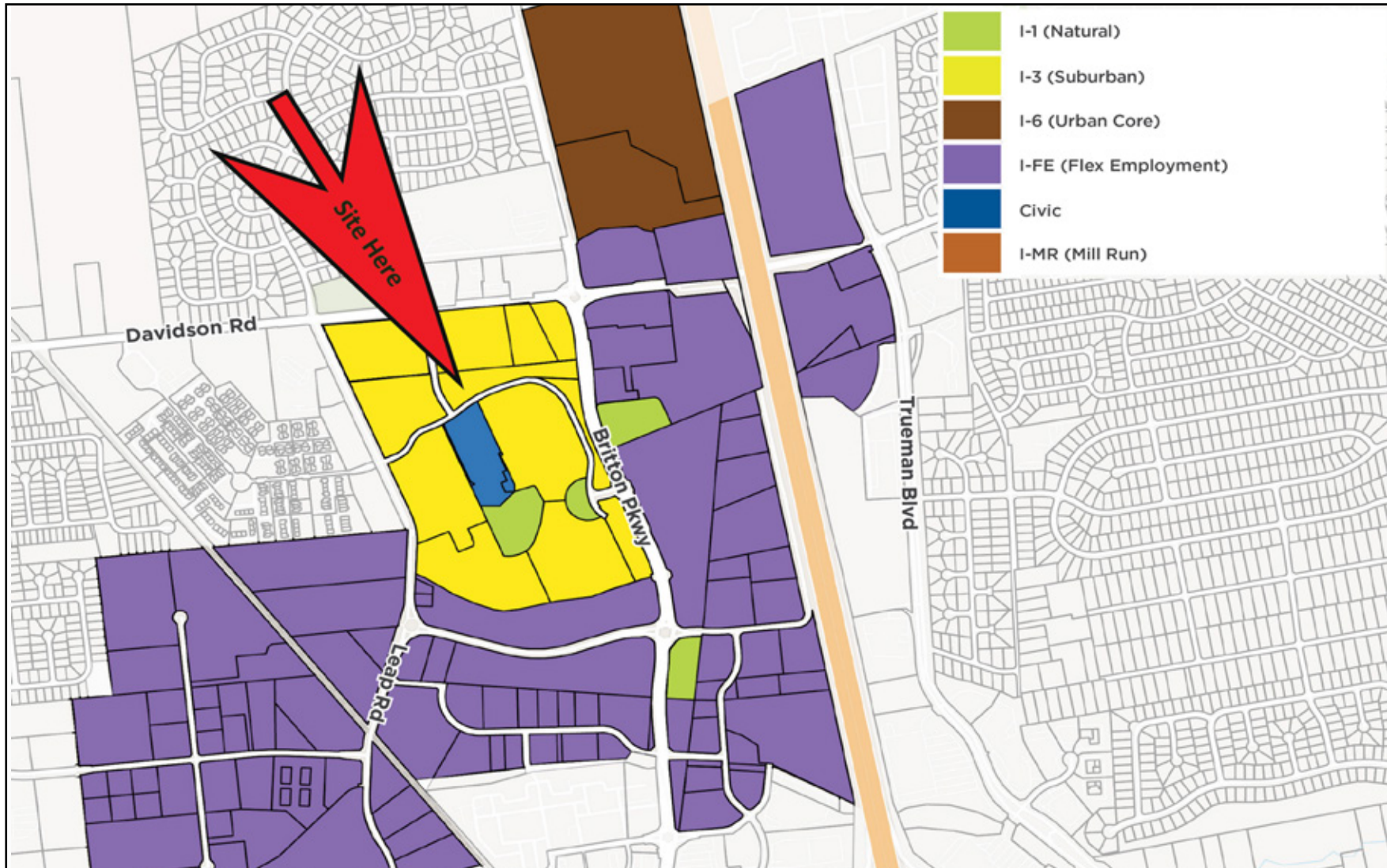
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Click [here](#) to view I-270 Corridor (I) District zoning regulations
Additional zoning text available upon request

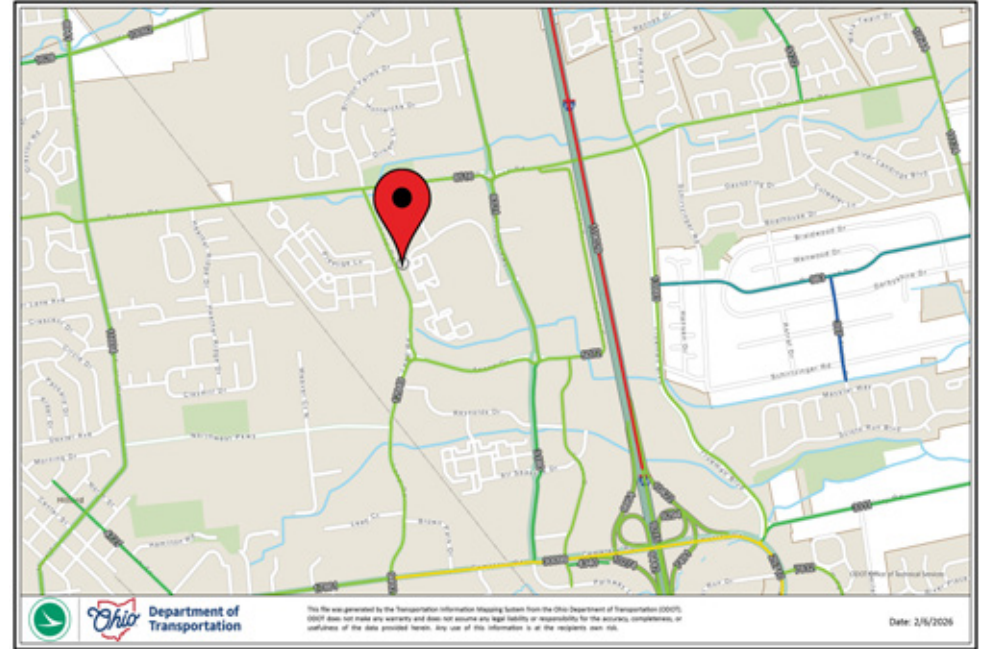


Great Location

Conveniently located between Tuttle & Mill Run
Easy access to I-270, Downtown Hilliard and
the Scioto River

Demographic Summary Report

0 Hickory Chase Way, Hilliard, OH 43026				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	8,487	82,665	194,144	
2024 Estimate	8,546	83,390	194,890	
2020 Census	8,931	87,910	200,929	
Growth 2024 - 2029	-0.69%	-0.87%	-0.38%	
Growth 2020 - 2024	-4.31%	-5.14%	-3.01%	
2024 Population by Hispanic Origin				
2024 Population	8,546	83,390	194,890	
White	6,949 81.31%	62,223 74.62%	142,343 73.04%	
Black	302 3.53%	3,267 3.92%	9,609 4.93%	
Am. Indian & Alaskan	21 0.25%	185 0.22%	536 0.28%	
Asian	488 5.71%	9,386 11.26%	21,930 11.25%	
Hawaiian & Pacific Island	0 0.00%	16 0.02%	43 0.02%	
Other	786 9.20%	8,313 9.97%	20,430 10.48%	
U.S. Armed Forces	21	114	147	
Households				
2029 Projection	3,741	34,629	81,637	
2024 Estimate	3,763	34,937	81,939	
2020 Census	3,909	36,838	84,344	
Growth 2024 - 2029	-0.58%	-0.88%	-0.37%	
Growth 2020 - 2024	-3.73%	-5.16%	-2.85%	
Owner Occupied	1,692 44.96%	20,521 58.74%	46,083 56.24%	
Renter Occupied	2,071 55.04%	14,416 41.26%	35,856 43.76%	
2024 Households by HH Income				
Income: <\$25,000	154 4.09%	2,831 8.10%	7,236 8.83%	
Income: \$25,000 - \$50,000	549 14.59%	4,929 14.11%	12,618 15.40%	
Income: \$50,000 - \$75,000	613 16.29%	5,756 16.48%	13,313 16.25%	
Income: \$75,000 - \$100,000	649 17.24%	5,427 15.53%	11,791 14.39%	
Income: \$100,000 - \$125,000	548 14.56%	5,065 14.50%	10,736 13.10%	
Income: \$125,000 - \$150,000	372 9.88%	3,243 9.28%	7,672 9.36%	
Income: \$150,000 - \$200,000	516 13.71%	4,132 11.83%	8,942 10.91%	
Income: \$200,000+	363 9.64%	3,554 10.17%	9,632 11.75%	
2024 Avg Household Income	\$115,916	\$111,976	\$113,084	
2024 Med Household Income	\$96,802	\$93,207	\$91,544	



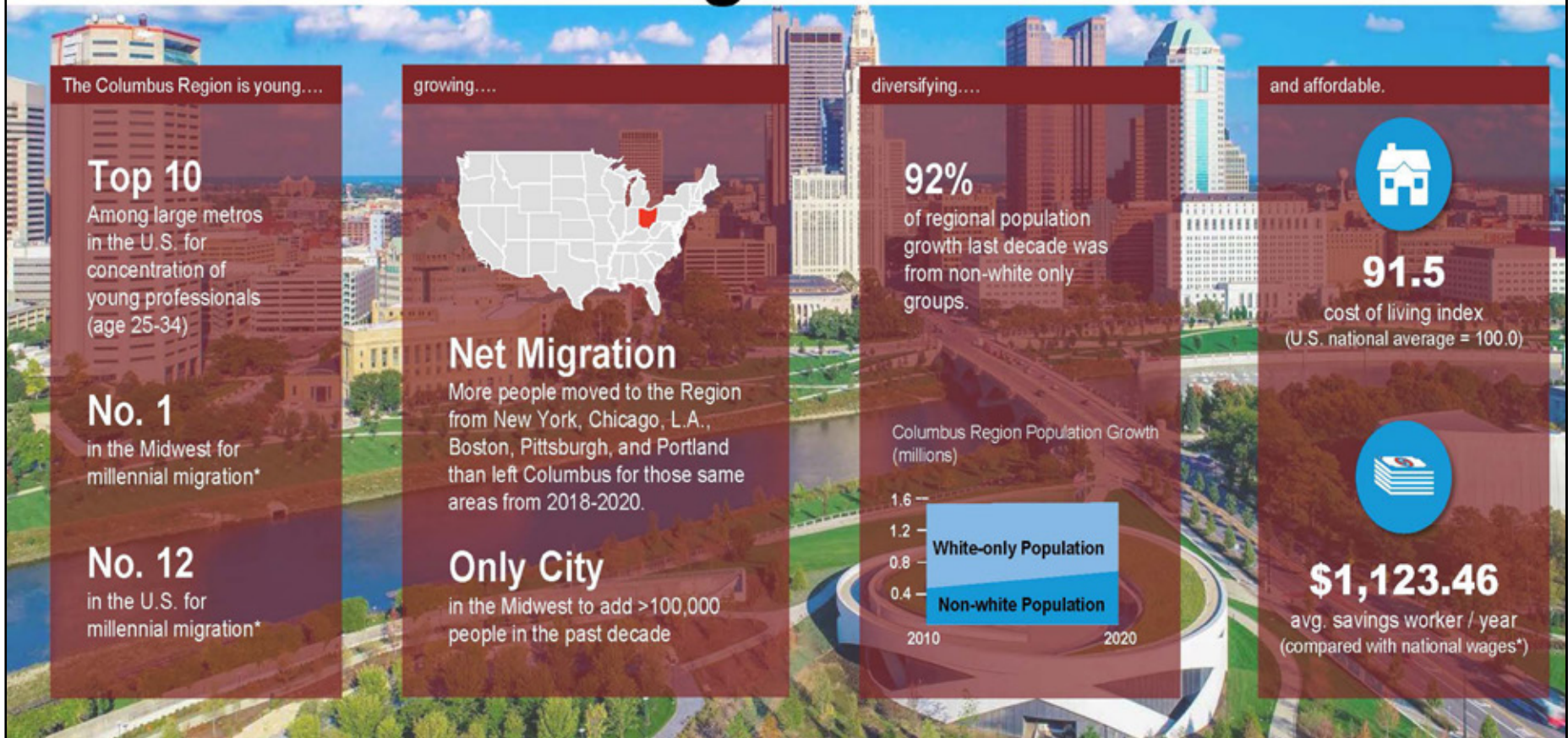
Traffic Count Report

0 Hickory Chase Way, Hilliard, OH 43026						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Davidson Rd	Britton Farms Dr	0.19 W	2025	12,261	MPSI	.15
2 Davidson Rd	Britton Farms Dr	0.19 W	2024	12,321	MPSI	.15
3 Leap Rd	Tremont Dr	0.11 SE	2019	6,057	AADT	.19
4 Leap Rd	Tremont Dr	0.11 SE	2025	7,526	MPSI	.19
5 Britton Pkwy	Davidson Rd	0.10 N	2024	1,708	MPSI	.19
6 Britton Pkwy	Davidson Rd	0.10 N	2025	1,710	MPSI	.19
7 Davidson Rd	Britton Pkwy	0.04 E	2025	10,836	MPSI	.20
8 Davidson Rd	Britton Pkwy	0.04 E	2024	10,814	MPSI	.20
9 Davidson Rd	Britton Farms Dr	0.03 W	2024	16,008	MPSI	.25
10 Davidson Rd	Britton Farms Dr	0.03 W	2025	16,041	MPSI	.25



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

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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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