

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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



6,126 +/- SF Freestanding Building on 1.065 +/- ac

OWNER/USER OR REDEVELOPMENT OPPORTUNITY ON PRIME CORNER

Approximately 6,126 SF building featuring Three (3) Drive-Thru Bays on a 1.065-acre corner lot at the SW corner of E. Dublin Granville Road (SR 161) and Satinwood Drive, between I-71 and Karl Road. The site offers excellent accessibility with quick access to I-71 exits, 25 on-site parking spaces, and rare dual entry points for optimal circulation. The building includes a finished basement with restrooms and multiple rooms, along with counters and office space on the main level.

Recent zoning changes now permit a wide range of general commercial & retail uses (i.e. Gas Station, Car Wash, QSR, Auto parts/rentals, etc), significantly enhancing the site’s redevelopment potential. Located in a high-traffic corridor with over 35,000 VPD+ and surrounded by a strong mix of residential and retail users, this prime corner lot is ideal for owner-users or developers seeking an adaptable asset in a high-visibility, high-demand location.



Examples of new permitted uses:

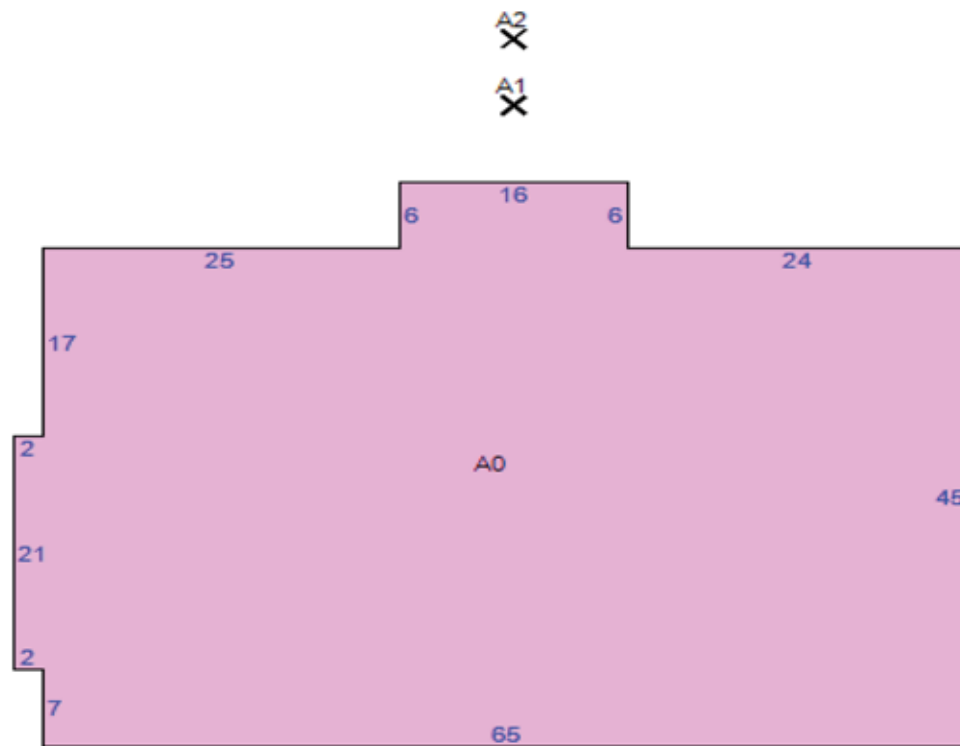
- Gas Station
- Car Wash
- Auto Parts Sales/Auto Rental Sales
- Restaurant/QSR
- General Retail Drive Thru
- Recreation Facility
- Trade School
- Animal/Doggy Daycare/Vet Clinics
- Offices
- Hospitals
- Hotel/Motel
- Nursing Home/Senior Living

Property Highlights

Address:	1325 E Dublin Granville Rd Columbus, OH 43229
County:	Franklin
PID:	010-008926-00
Location:	Southwest corner of E Dublin Granville Rd & Satinwood Dr
Year Built:	1971
Total Size:	6,126 +/- SF
Acreage:	1.065 +/- ac
Sale Price:	\$1,300,000
Sale Price/SF:	\$212.21
Taxes 2024:	\$20,436
Zoning:	CAC - Community Activity Center



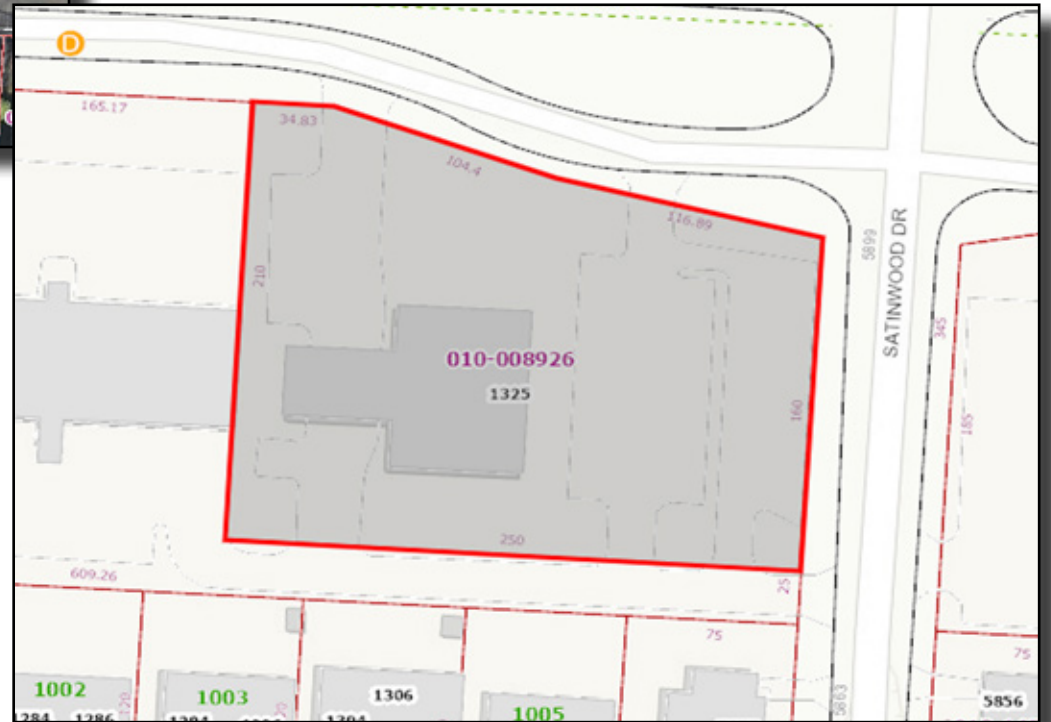




Item	Area
- 103:FD BSMT	3063
PAVING ASP - PA1:PAVING ASPHALT	20000
A1 - BC1:BANK CANOPY - DRIVE IN	2670
A0 - 051:BANK/SAVINGS INST	3063
A2 - BA4:BLDG ADDN BR FIN	297

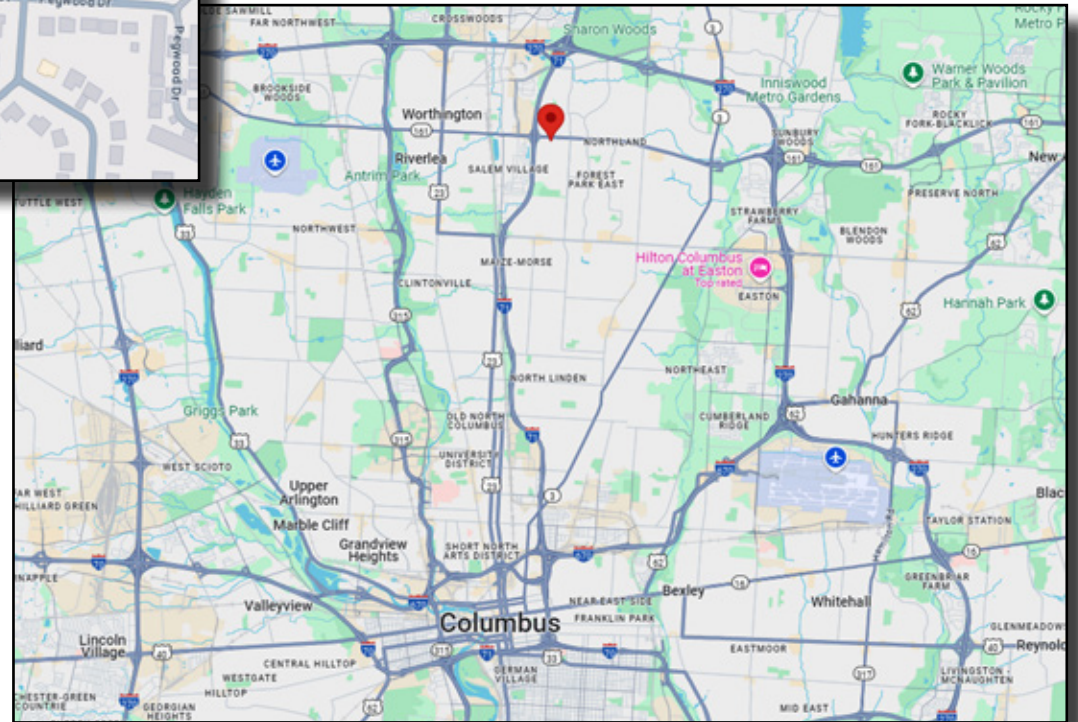
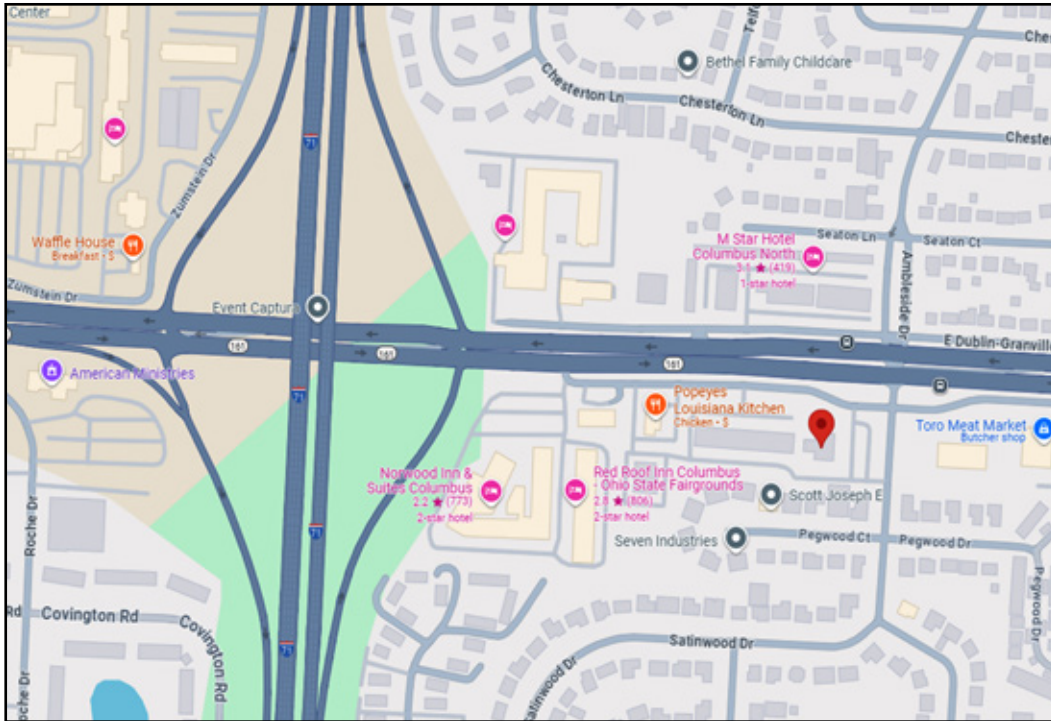
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1325 E Dublin Granville Rd, Columbus, OH 43229

Aerial & Plat Map



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Street Maps

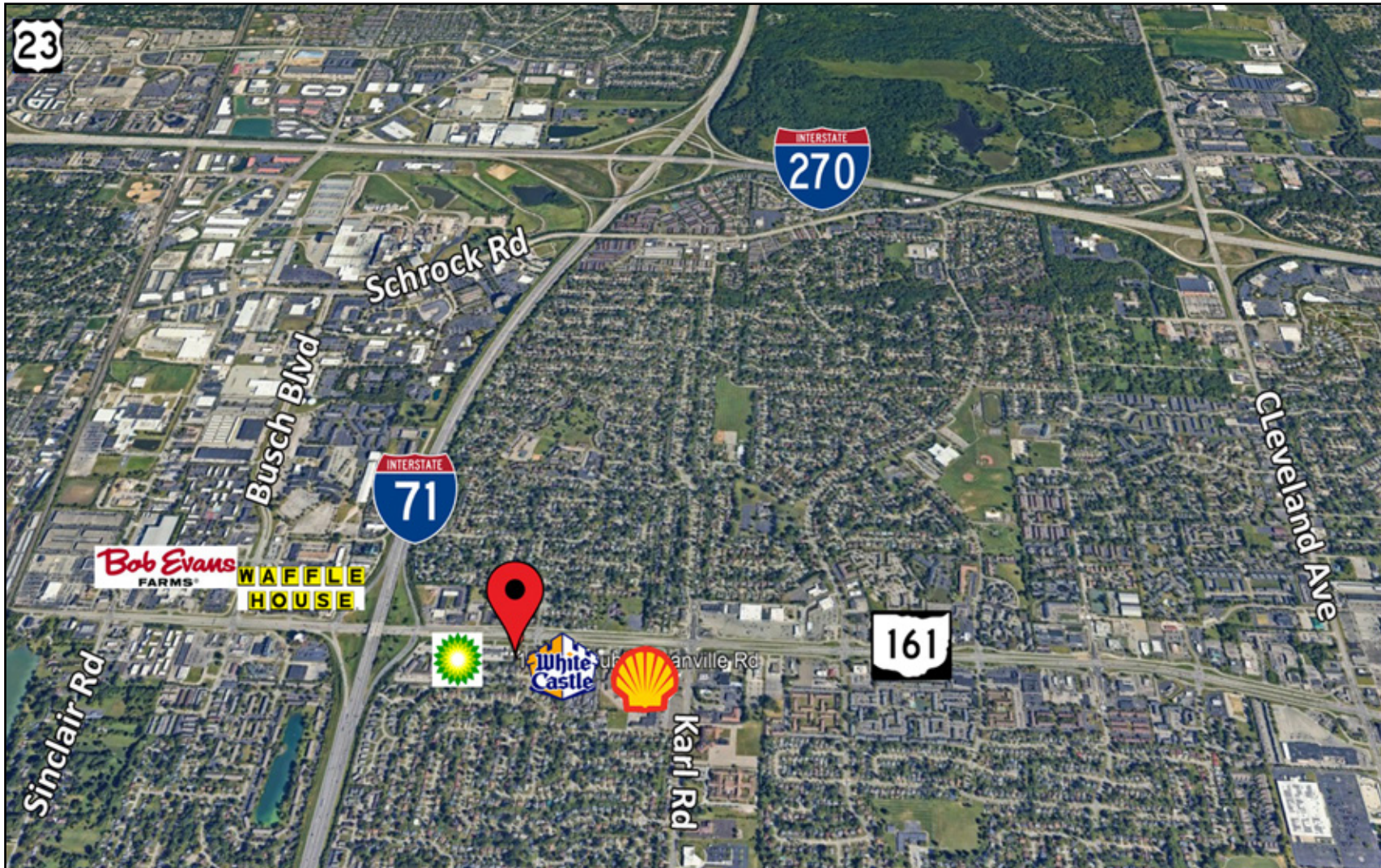


Appraisal Brokerage Consulting Development

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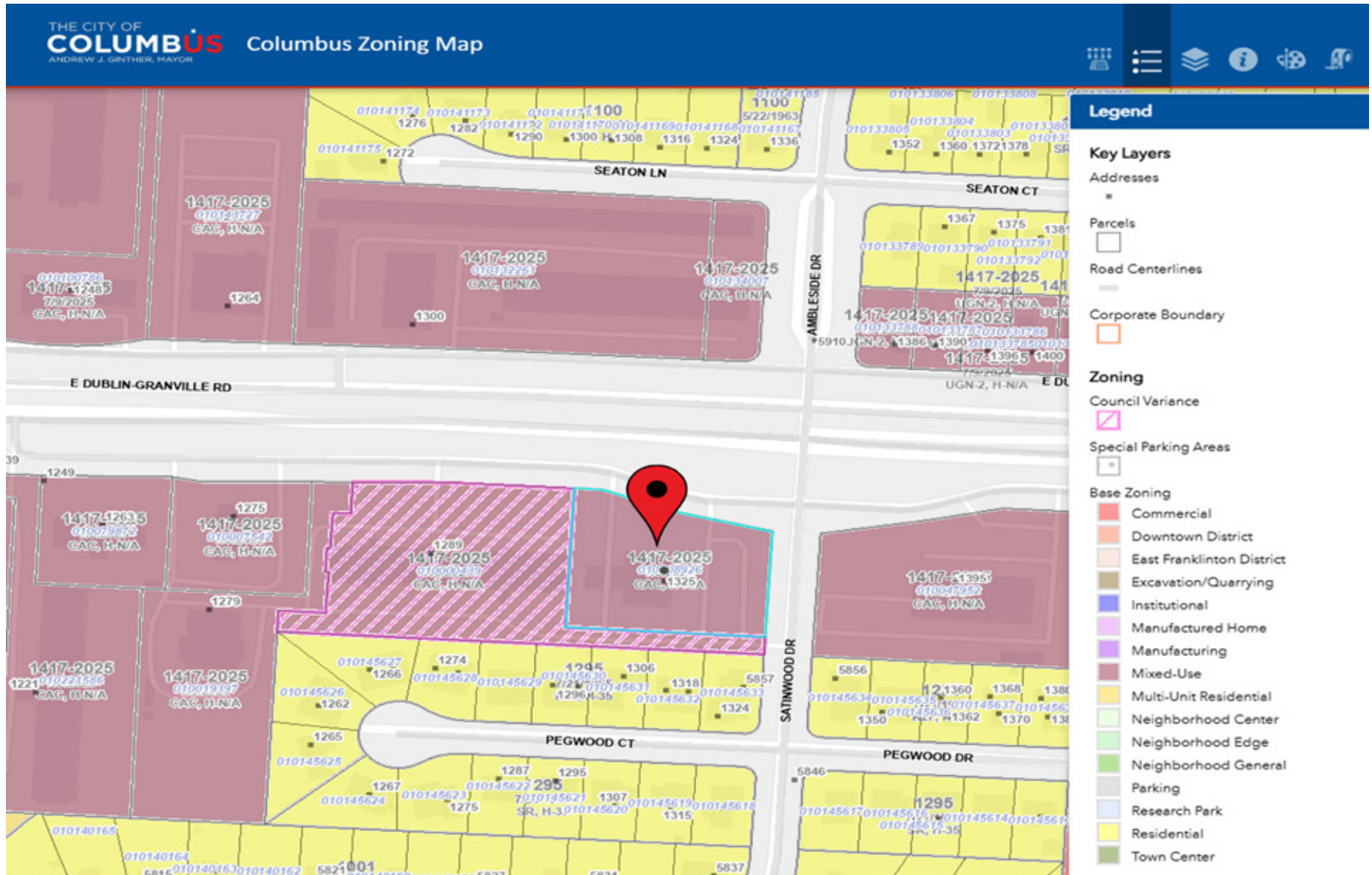
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Location Map

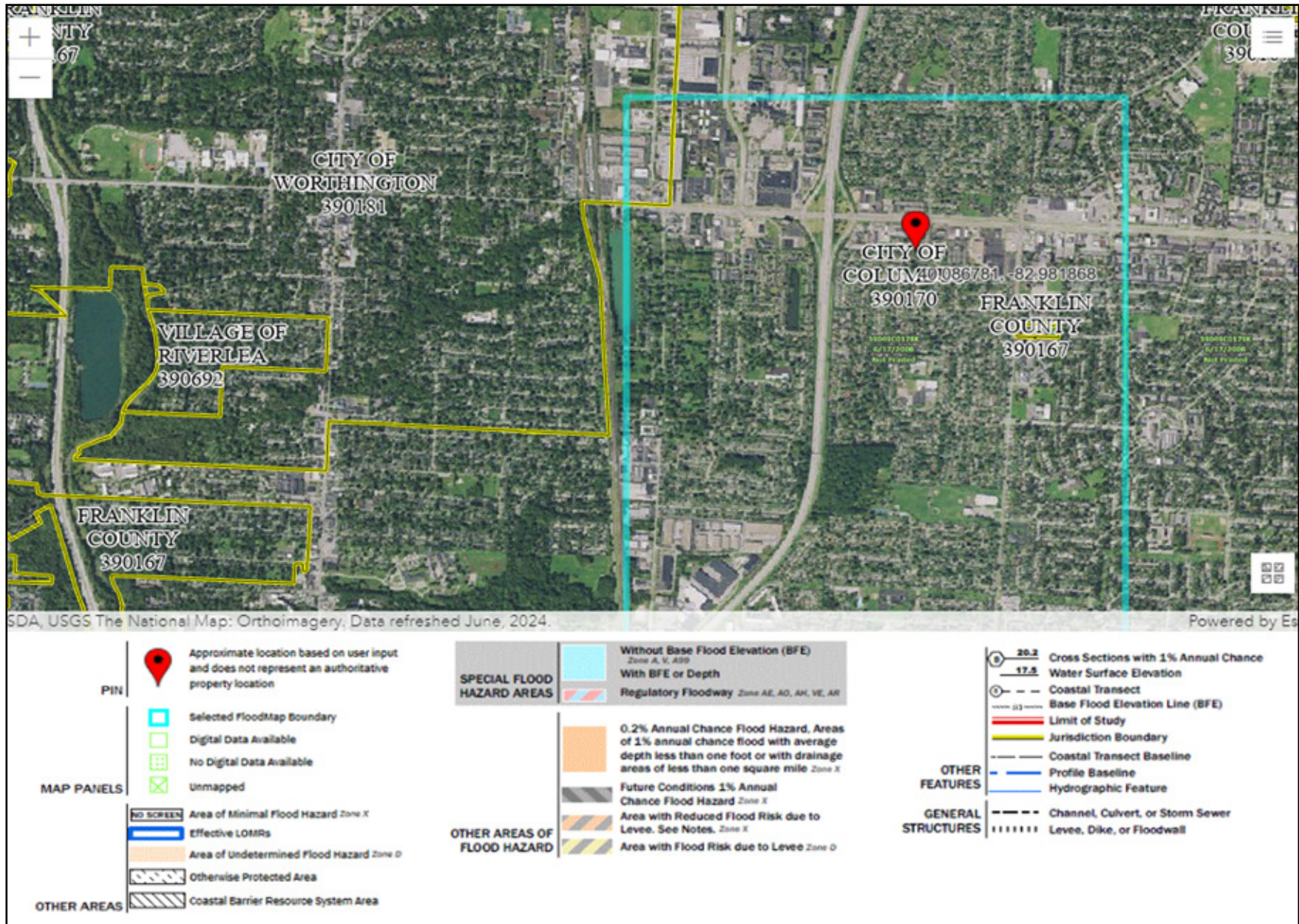


Great Location!


Easy access to I-71
15 minutes to John Glenn International Airport
10 minutes to Easton and Polaris

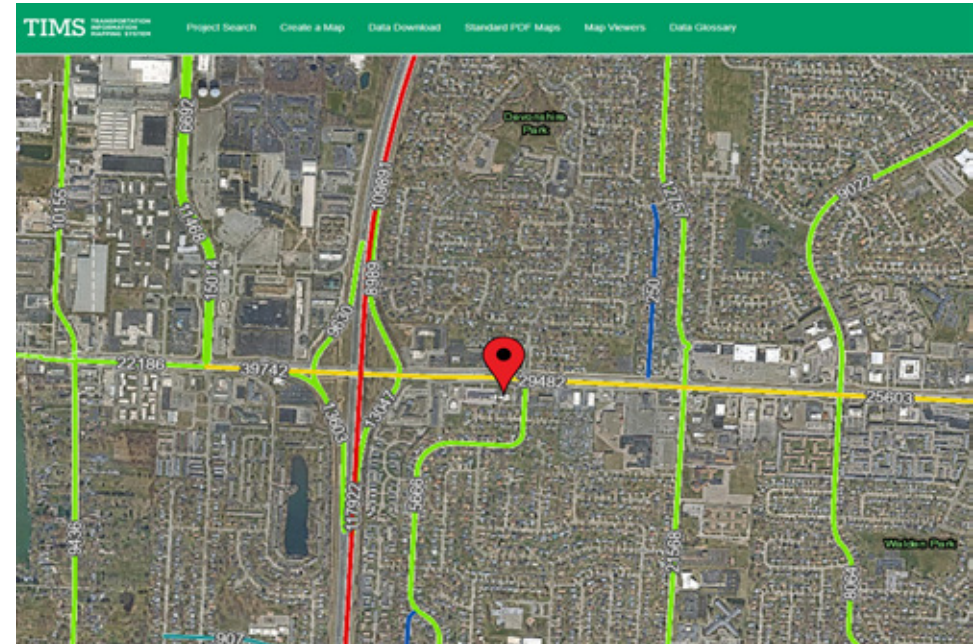


[Click here to see zoning text](#)



Demographic Summary Report

1325 E Dublin Granville Rd, Columbus, OH 43229				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	18,228	125,283	304,970	
2024 Estimate	18,285	126,063	303,298	
2010 Census	18,738	131,233	311,388	
Growth 2024 - 2029	-0.31%	-0.62%	0.55%	
Growth 2010 - 2024	-2.42%	-3.94%	-2.60%	
2024 Population by Hispanic Origin				
2024 Population	1,842	10,341	19,641	
2024 Population				
White	7,477 40.89%	59,993 47.59%	171,852	56.66%
Black	6,700 36.64%	38,871 30.83%	70,587	23.27%
Am. Indian & Alaskan	150 0.82%	769 0.61%	1,467	0.48%
Asian	1,042 5.70%	8,959 7.11%	22,374	7.38%
Hawaiian & Pacific Island	2 0.01%	20 0.02%	80	0.03%
Other	2,915 15.94%	17,451 13.84%	36,937	12.18%
U.S. Armed Forces	0	40	129	
Households				
2029 Projection	7,156	51,161	126,455	
2024 Estimate	7,184	51,479	125,640	
2010 Census	7,380	53,552	128,859	
Growth 2024 - 2029	-0.39%	-0.62%	0.65%	
Growth 2010 - 2024	-2.66%	-3.87%	-2.50%	
Owner Occupied	3,433 47.79%	24,575 47.74%	64,308	51.18%
Renter Occupied	3,751 52.21%	26,904 52.26%	61,332	48.82%
2024 Households by HH Income				
Income: <\$25,000	1,627 22.65%	8,775 17.05%	17,850	14.21%
Income: \$25,000 - \$50,000	1,739 24.21%	11,769 22.86%	25,167	20.03%
Income: \$50,000 - \$75,000	1,550 21.58%	10,974 21.32%	24,891	19.81%
Income: \$75,000 - \$100,000	1,053 14.66%	6,678 12.97%	17,493	13.92%
Income: \$100,000 - \$125,000	728 10.14%	5,314 10.32%	13,798	10.98%
Income: \$125,000 - \$150,000	220 3.06%	2,752 5.35%	8,724	6.94%
Income: \$150,000 - \$200,000	134 1.87%	2,848 5.53%	9,545	7.60%
Income: \$200,000+	132 1.84%	2,367 4.60%	8,173	6.51%
2024 Avg Household Income	\$62,883	\$78,328	\$89,284	
2024 Med Household Income	\$53,254	\$59,411	\$69,337	



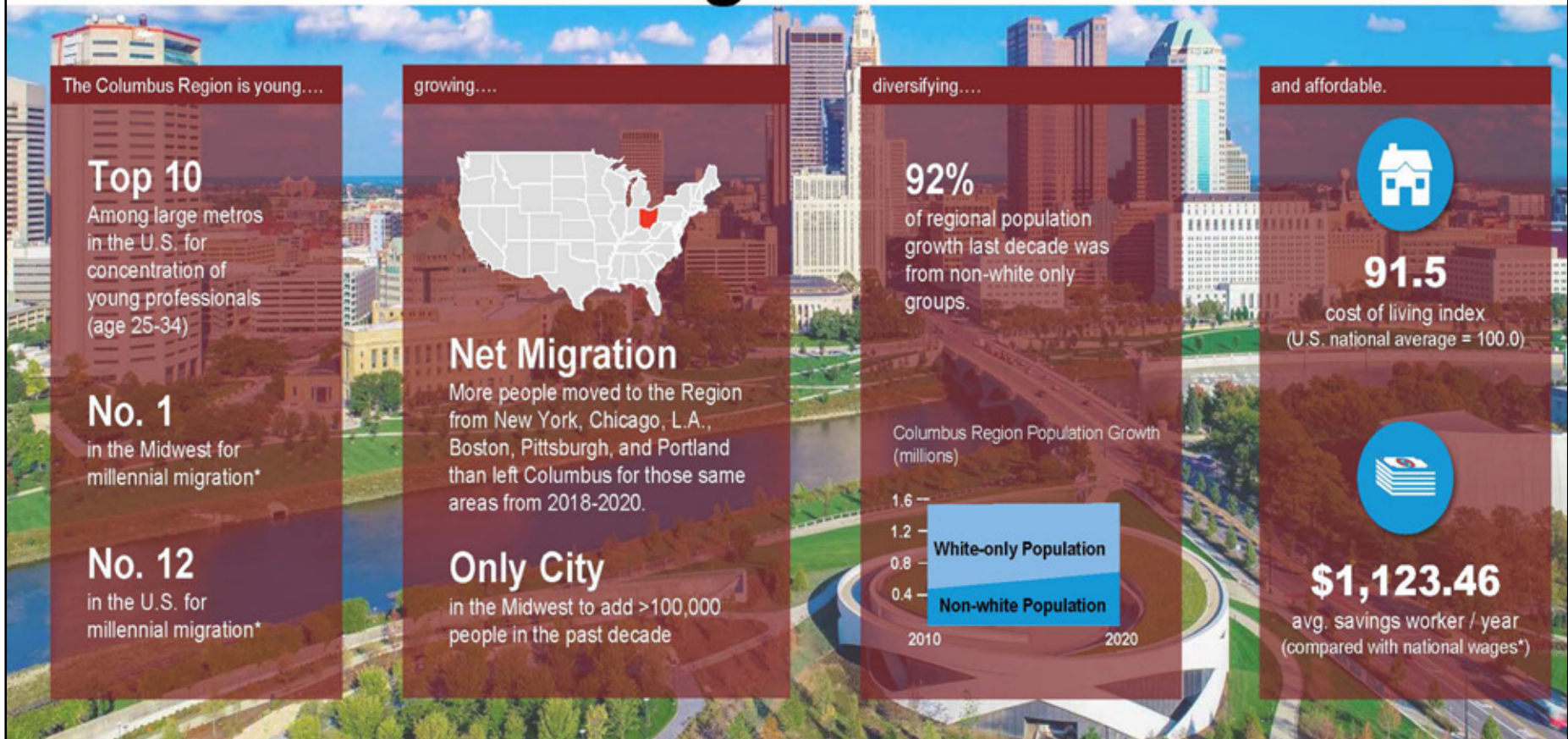
Traffic Count Report

1325 E Dublin Granville Rd, Columbus, OH 43229						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop.
1 Satinwood Dr	Pegwood Dr	0.05 S	2022	5,952	MPSI	.04
2 Satinwood Dr	Pegwood Dr	0.08 S	2022	9,253	MPSI	.05
3 Satinwood Dr	Pegwood Dr	0.07 S	2022	2,211	MPSI	.05
4 Satinwood Dr	Pegwood Dr	0.07 S	2021	2,233	MPSI	.05
5 Ambleside Dr	E Dublin Granville Rd	0.02 SE	2022	2,657	MPSI	.07
6 E Dublin Granville Rd	Ambleside Dr	0.10 E	2022	31,876	MPSI	.07
7 Ambleside Dr	E Dublin Granville Rd	0.02 SW	2022	1,612	MPSI	.08
8 Ambleside Dr	Seaton Ln	0.01 N	2020	4,507	MPSI	.11
9 Ambleside Dr	Seaton Ln	0.01 N	2022	4,070	MPSI	.11
10 Chesterton Ln	Telford Dr	0.07 W	2022	832	MPSI	.17



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



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

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About Us

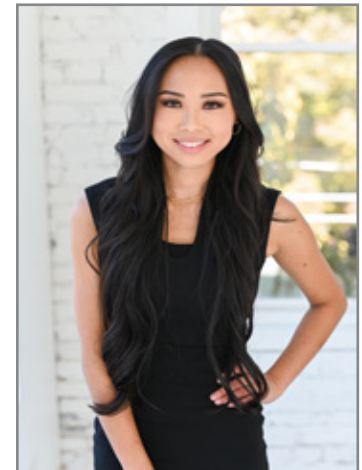
Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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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 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.



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