

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

DEVELOPMENT LAND FOR SALE
2328 and 2390 Hoover Road, Grove City, OH 43123

UNIQUE DEVELOPMENT LAND IN GROVE CITY!

4.5 +/- acres of vacant land at the intersection of Hoover & Home Roads in Grove City with over 200 feet of I-270 frontage. Great location near Gantz Park that offers easy highway access and just a few minutes from Stringtown Road. Great opportunity for both multi-family and single family development. Utilities are on site and Seller has city approved water and sanitary extension drawings as well as soil reports available for review.



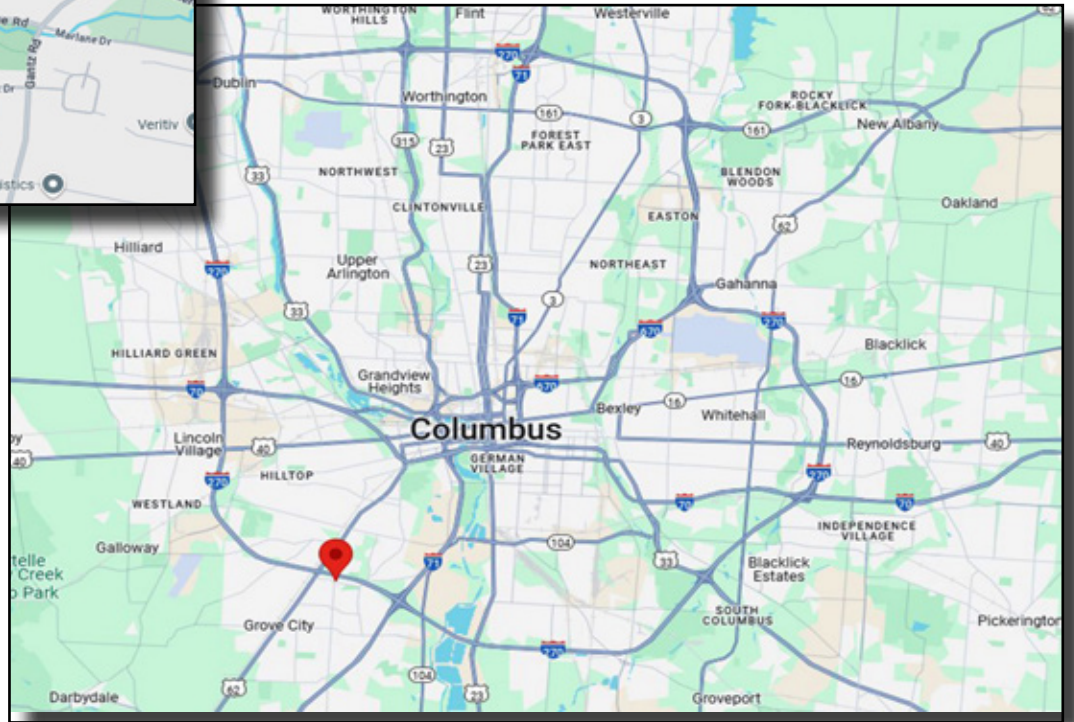
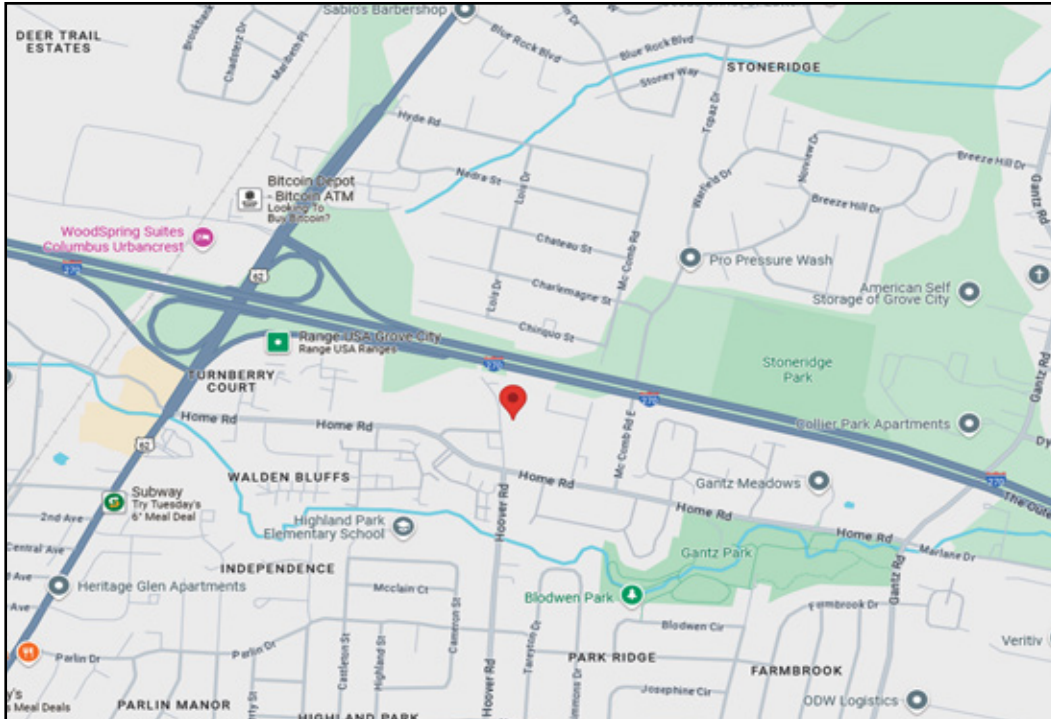
Property Highlights

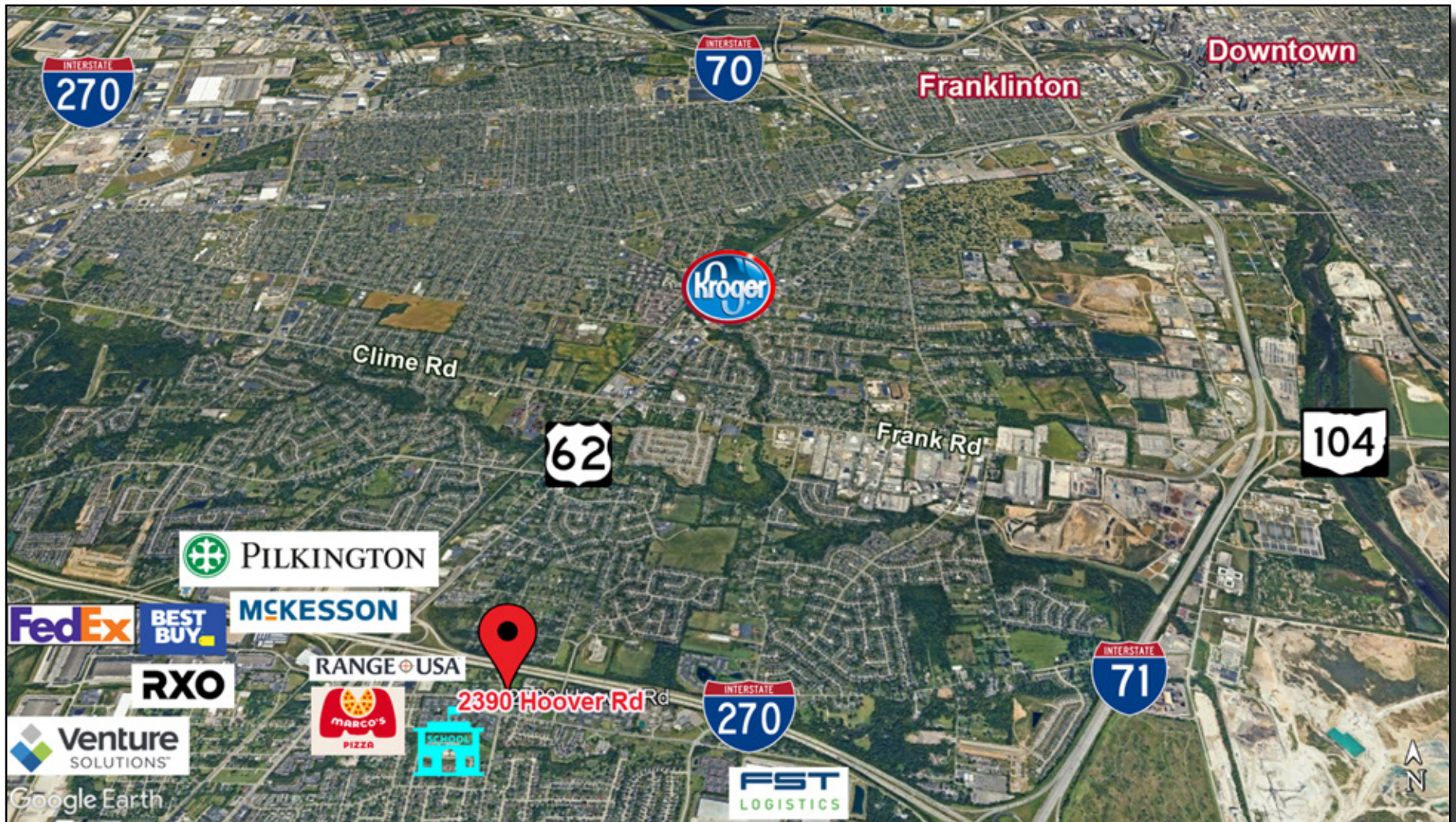
Address:	2328 & 2390 Hoover Road Grove City, OH 43123
County:	Franklin
Township:	Jackson
PID:	040-013412-00 040-016944-00
Location:	NEC of Home Rd & Hoover Rd
Acreage:	4.58 +/- ac
Sale Price:	\$499,900
2024 Taxes:	\$2,033
Zoning:	SF-2 Single Family Residence



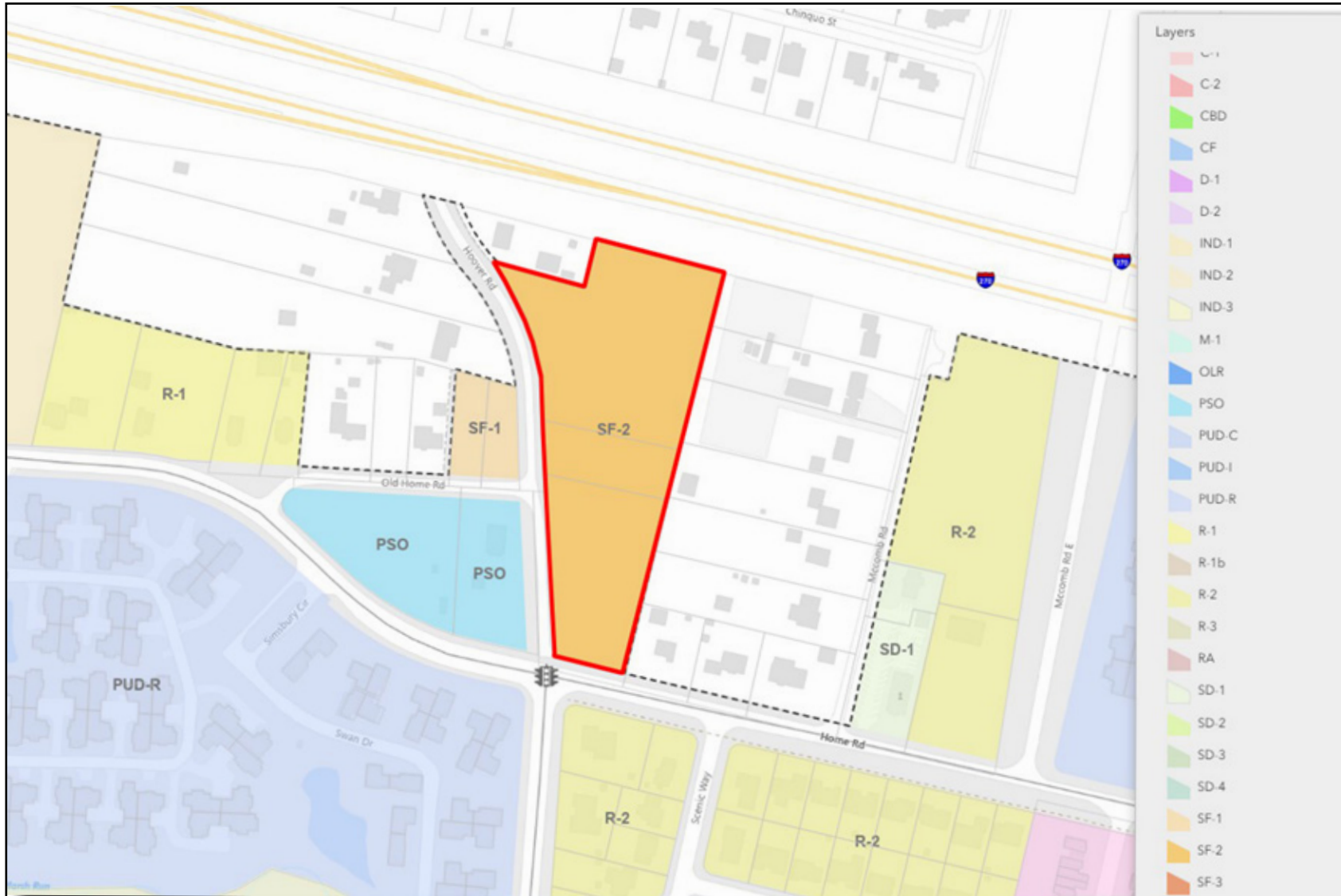
4.58 +/- ac of Development Land
2328 and 2390 Hoover Rd, Grove City, OH 43123

Street Maps

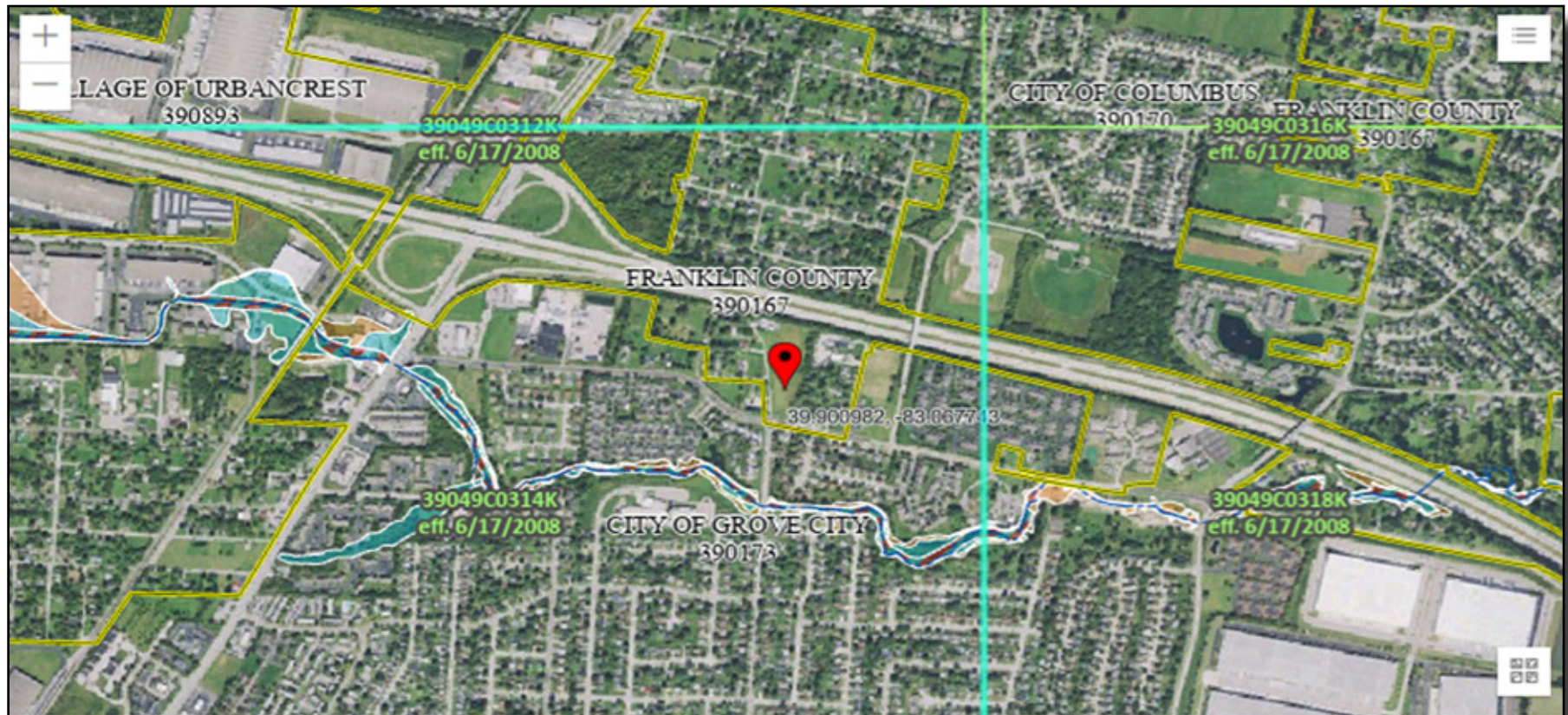




Great Location!
Easy access to major roads
12 minutes to Downtown Columbus
20 minutes to John Glenn International Airport

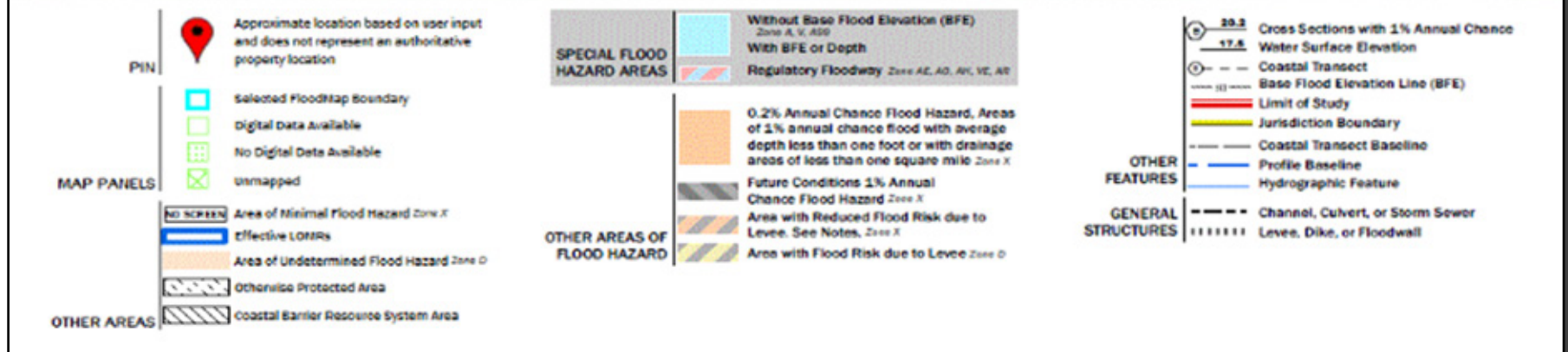


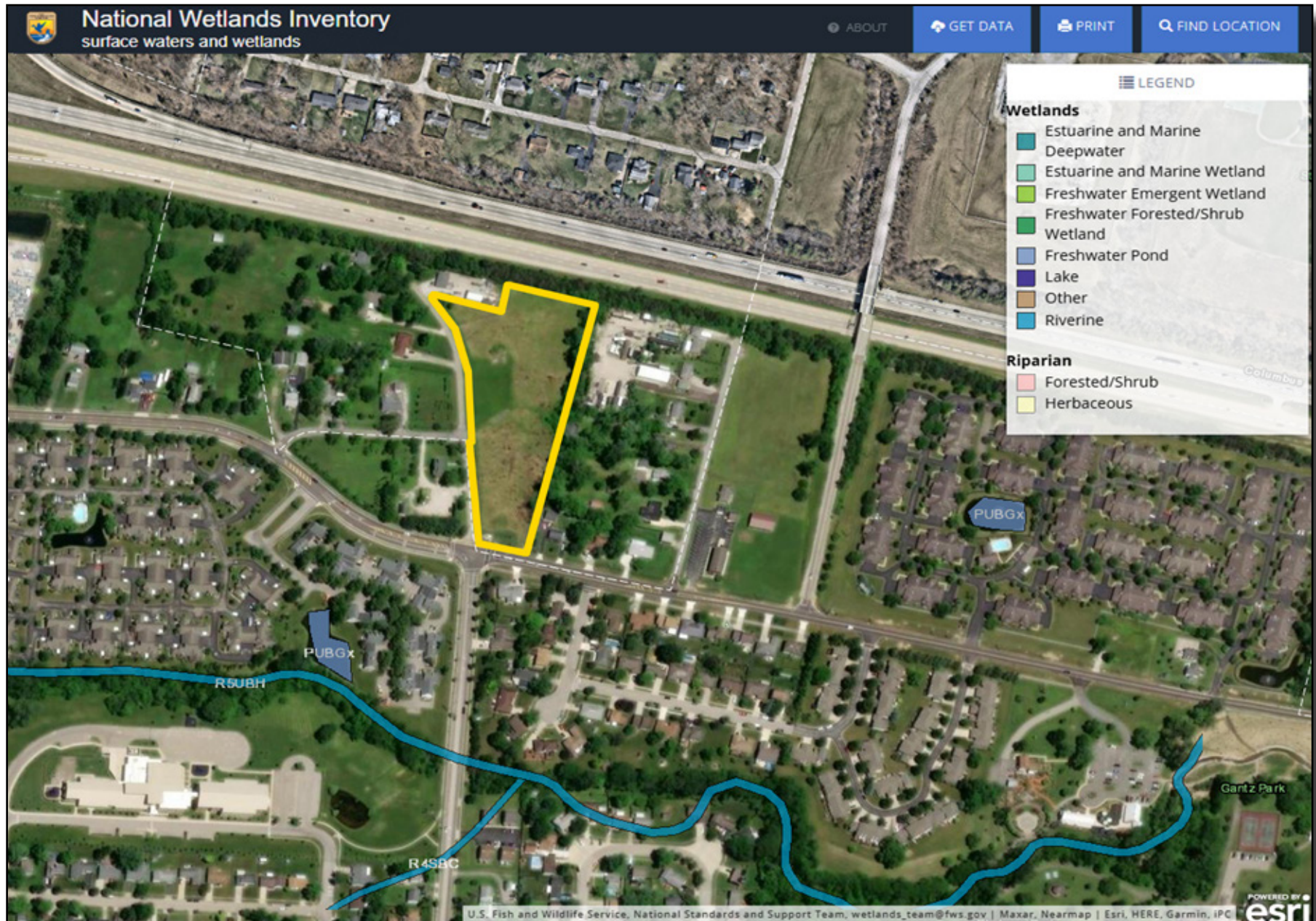
Click [here](#) to view zoning regulations



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

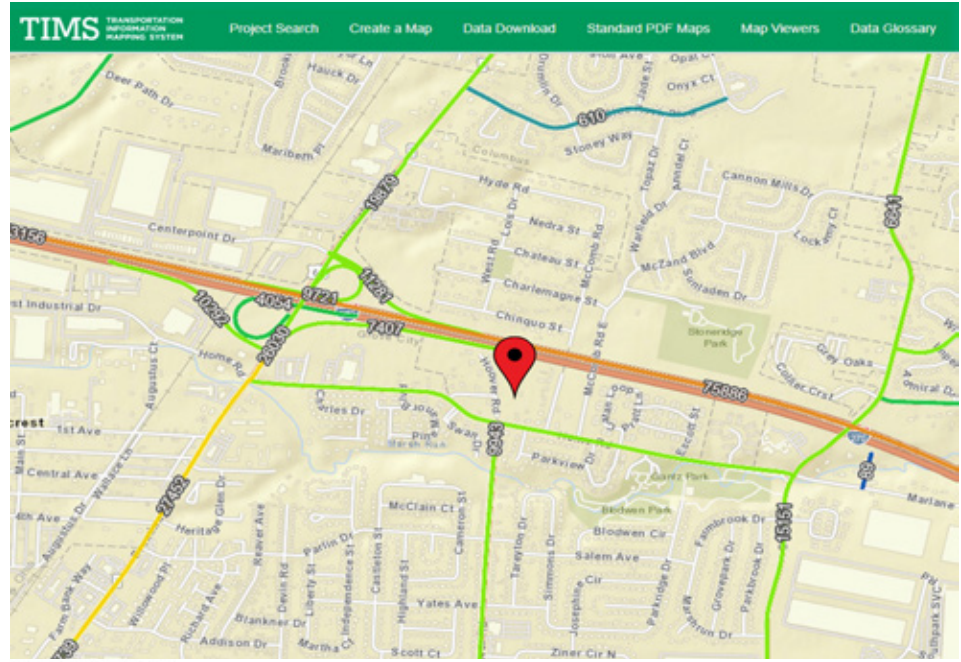
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Demographic Summary Report

2390 Hoover Rd, Grove City, OH 43123				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	11,192	81,629	194,285	
2024 Estimate	11,264	81,637	193,068	
2020 Census	11,732	82,375	188,412	
Growth 2024 - 2029	-0.64%	-0.01%	0.63%	
Growth 2020 - 2024	-3.99%	-0.90%	2.47%	
2024 Population by Hispanic Origin				
2024 Population	11,264	81,637	193,068	
White	8,925 79.23%	60,262 73.82%	125,990 65.26%	
Black	864 7.67%	8,314 10.18%	30,784 15.94%	
Am. Indian & Alaskan	35 0.31%	297 0.36%	1,104 0.57%	
Asian	152 1.35%	2,031 2.49%	4,056 2.10%	
Hawaiian & Pacific Island	3 0.03%	26 0.03%	77 0.04%	
Other	1,284 11.40%	10,706 13.11%	31,057 16.09%	
U.S. Armed Forces	2	28	122	
Households				
2029 Projection	4,620	31,362	73,927	
2024 Estimate	4,654	31,368	73,521	
2020 Census	4,873	31,672	72,030	
Growth 2024 - 2029	-0.73%	-0.02%	0.55%	
Growth 2020 - 2024	-4.49%	-0.96%	2.07%	
Owner Occupied	2,711 58.25%	20,089 64.04%	39,986 54.39%	
Renter Occupied	1,943 41.75%	11,279 35.96%	33,535 45.61%	
2024 Households by HH Income				
Income: <\$25,000	585 12.57%	3,823 12.19%	14,540 19.78%	
Income: \$25,000 - \$50,000	1,027 22.07%	6,262 19.96%	15,526 21.12%	
Income: \$50,000 - \$75,000	1,089 23.40%	6,902 22.00%	15,185 20.65%	
Income: \$75,000 - \$100,000	716 15.38%	4,839 15.43%	9,811 13.34%	
Income: \$100,000 - \$125,000	504 10.83%	3,812 12.15%	7,053 9.59%	
Income: \$125,000 - \$150,000	342 7.35%	2,115 6.74%	4,416 6.01%	
Income: \$150,000 - \$200,000	264 5.67%	2,276 7.26%	4,159 5.66%	
Income: \$200,000+	127 2.73%	1,338 4.27%	2,830 3.85%	
2024 Avg Household Income	\$78,719	\$85,204	\$75,777	
2024 Med Household Income	\$67,208	\$70,158	\$59,746	



Traffic Count Report

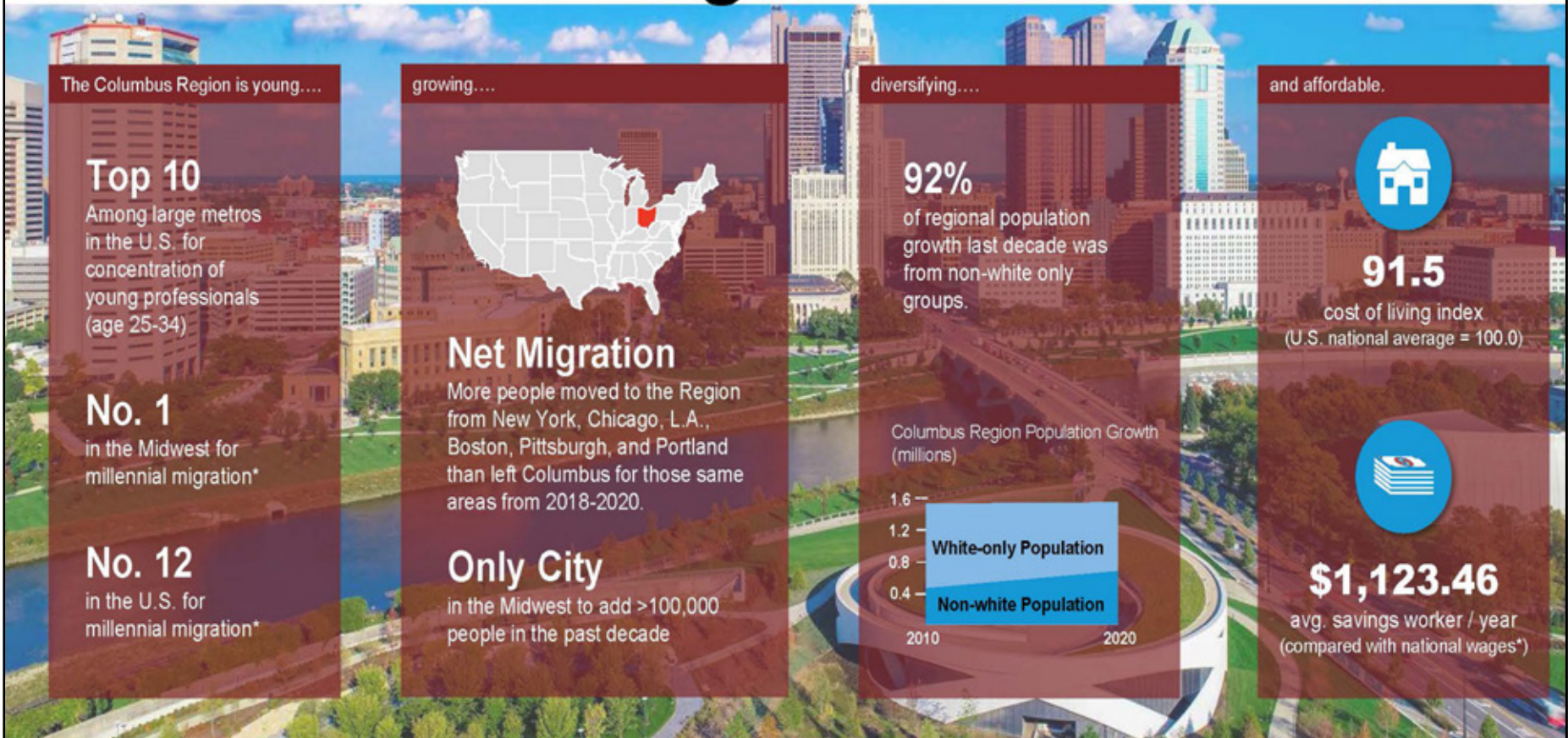
2390 Hoover Rd, Grove City, OH 43123

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Hoover Rd	Parlin Dr	0.11 S	2022	9,030	MPSI	.02
2 Hoover Road	Parlin Dr	0.11 S	2020	12,514	MPSI	.02
3 Parlin Dr	Hoover Rd	0.03 W	2022	761	MPSI	.12
4 Parlin Dr	Hoover Rd	0.03 W	2020	842	MPSI	.12
5 Parlin Dr	Hoover Rd	0.03 E	2022	3,061	MPSI	.13
6 Home Rd	Scenic Way	0.03 E	2022	8,730	MPSI	.14
7 Home Road	Scenic Way	0.03 E	2020	10,154	MPSI	.14
8 Home Rd	Mc Comb Rd	0.02 E	2022	5,982	MPSI	.15
9 Home Rd	Mc Comb Rd E	0.02 E	2022	5,974	MPSI	.18
10 Home Rd	Simsbury Blvd	0.01 NW	2020	12,630	MPSI	.19



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



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

Celebrating **87** 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 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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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 for your needs.

All potential buyers must take appropriate measures to verify all 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 or 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.