

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



3.001 +/- Acre Site



Appraisal Brokerage Consulting Development

Commercial Development Land

2876 Johnstown Road, Columbus, OH 43219

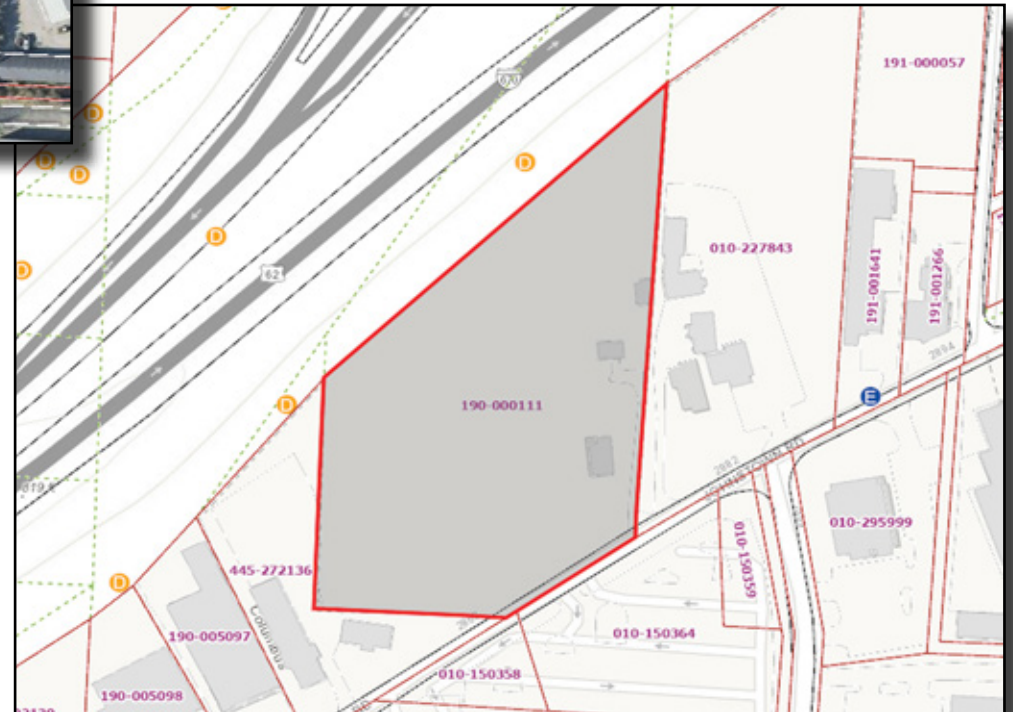
COMMERCIAL DEVELOPMENT LAND!

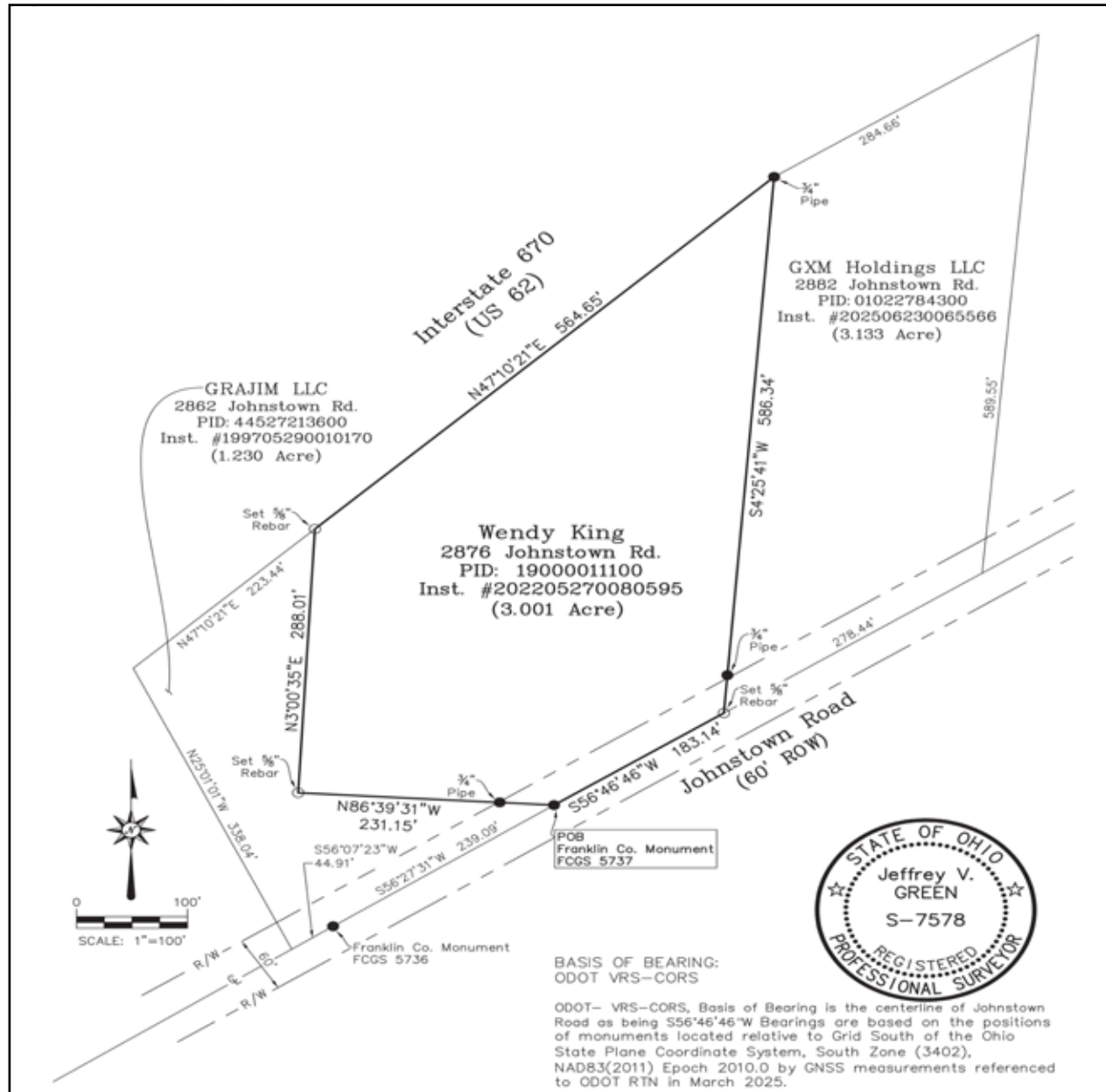
Located on the north side of Johnstown Rd in Mifflin Township, vacant property with single family house being sold for land value. 3.001 +/- acres zoned CS – Community Service in Franklin County. Ideal location for commercial/industrial development similar to surrounding uses. Signage opportunities off I-670. Minutes from John Glenn International Airport. One of the few remaining sites on Johnstown Rd between Stelzer and I-270. Endless potential!



Property Highlights

Address:	2876 Johnstown Road Columbus, OH 43219
County:	Franklin
Township:	Mifflin
PID:	190-000111-00
Location:	Between Stelzer Rd and I 270
Acreage:	3.001 +/- ac
Sale Price:	\$295,000/acre
Zoning:	CS - Community Service

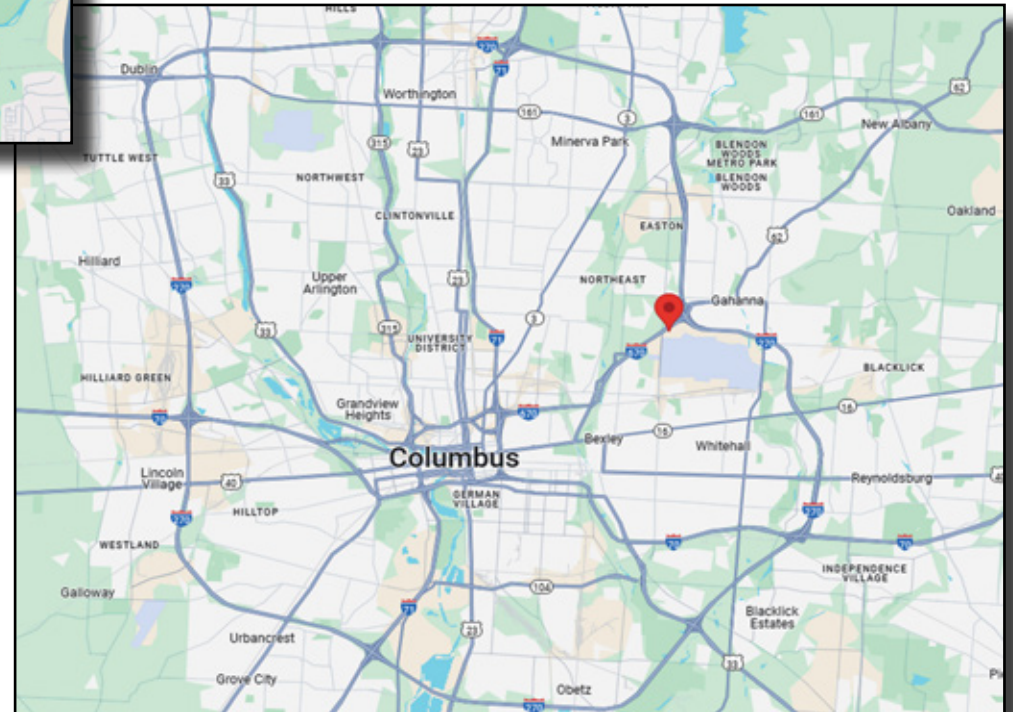
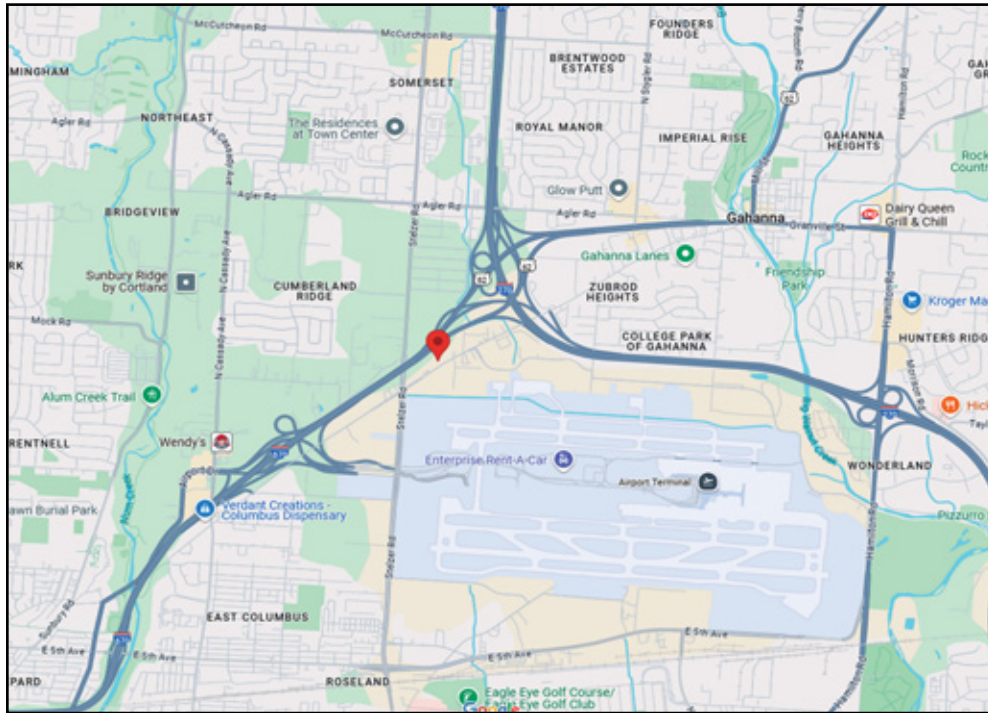




3.001 +/- ac Site

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Street Maps



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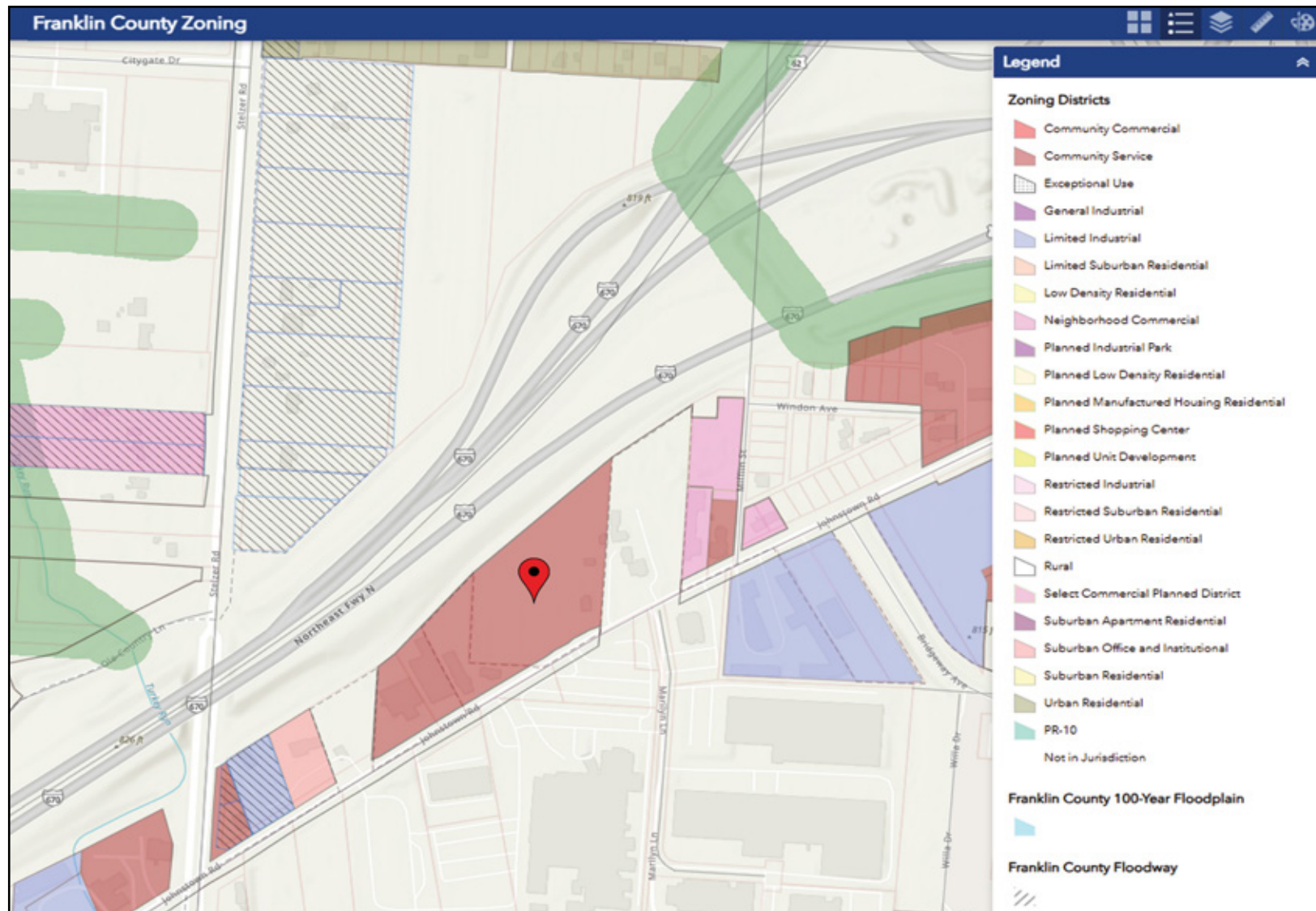
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Zoning Map



Click [here](#) to view Franklin County Zoning Resolution

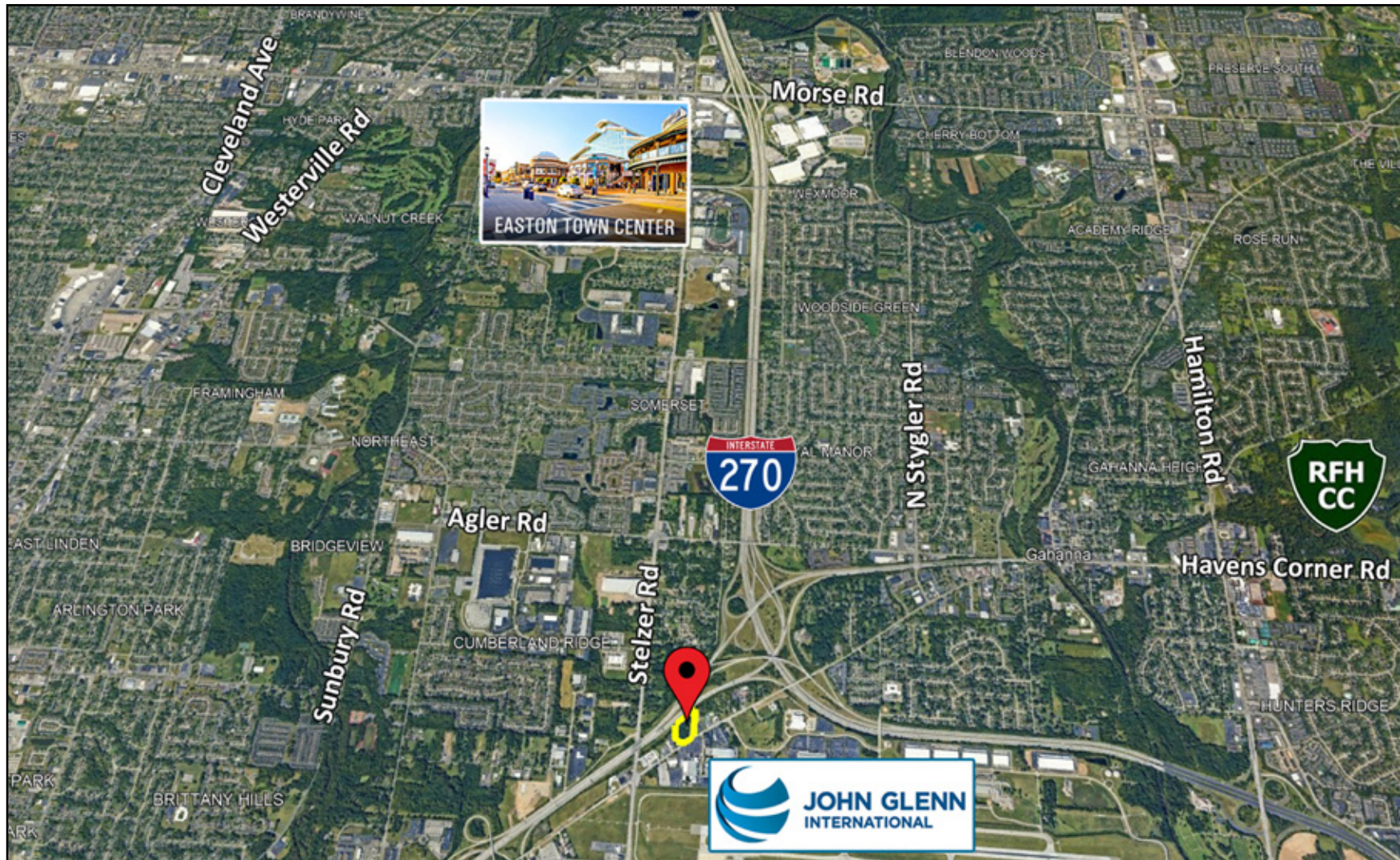


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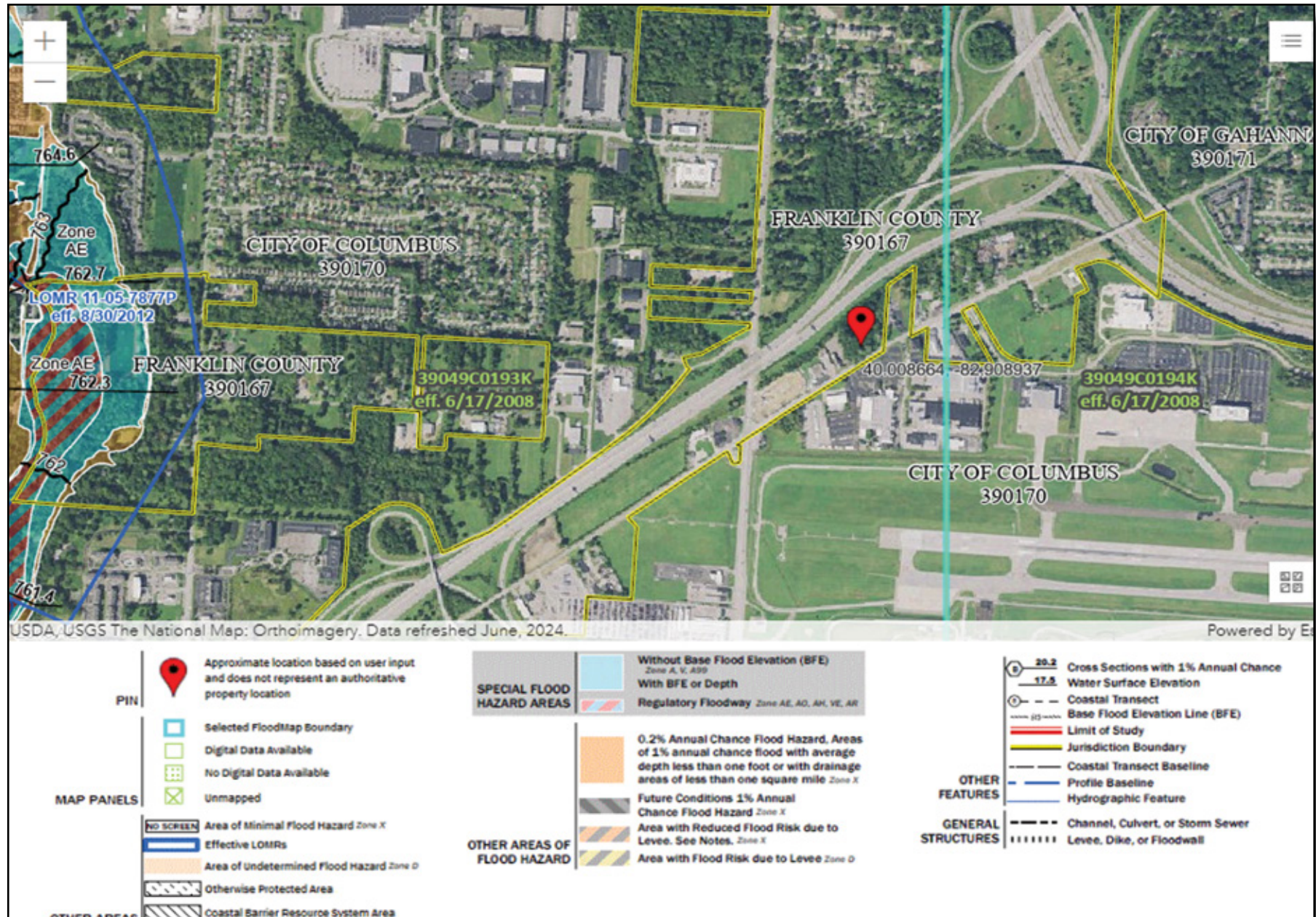
3.001 +/- ac Site
2876 Johnstown Road, Columbus, OH 43219

Location Map



Great Location!

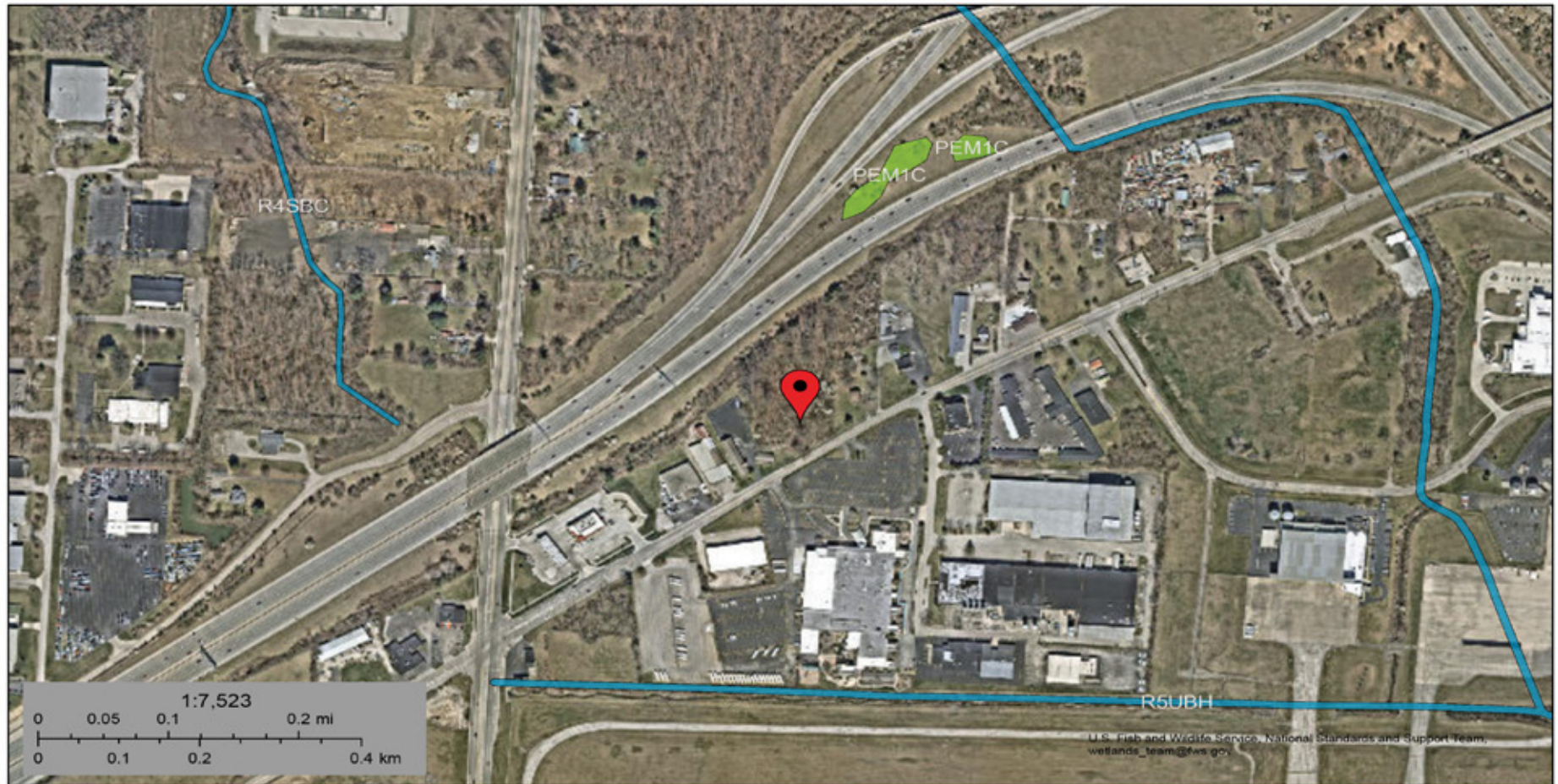
Easy access to major roads
10 minutes to Downtown Columbus





U.S. Fish and Wildlife Service
National Wetlands Inventory

2876 Johnstown Rd



May 8, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



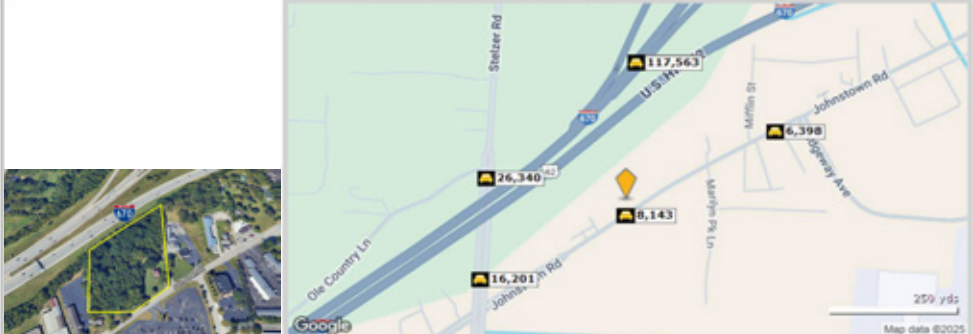
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Demographic Summary Report

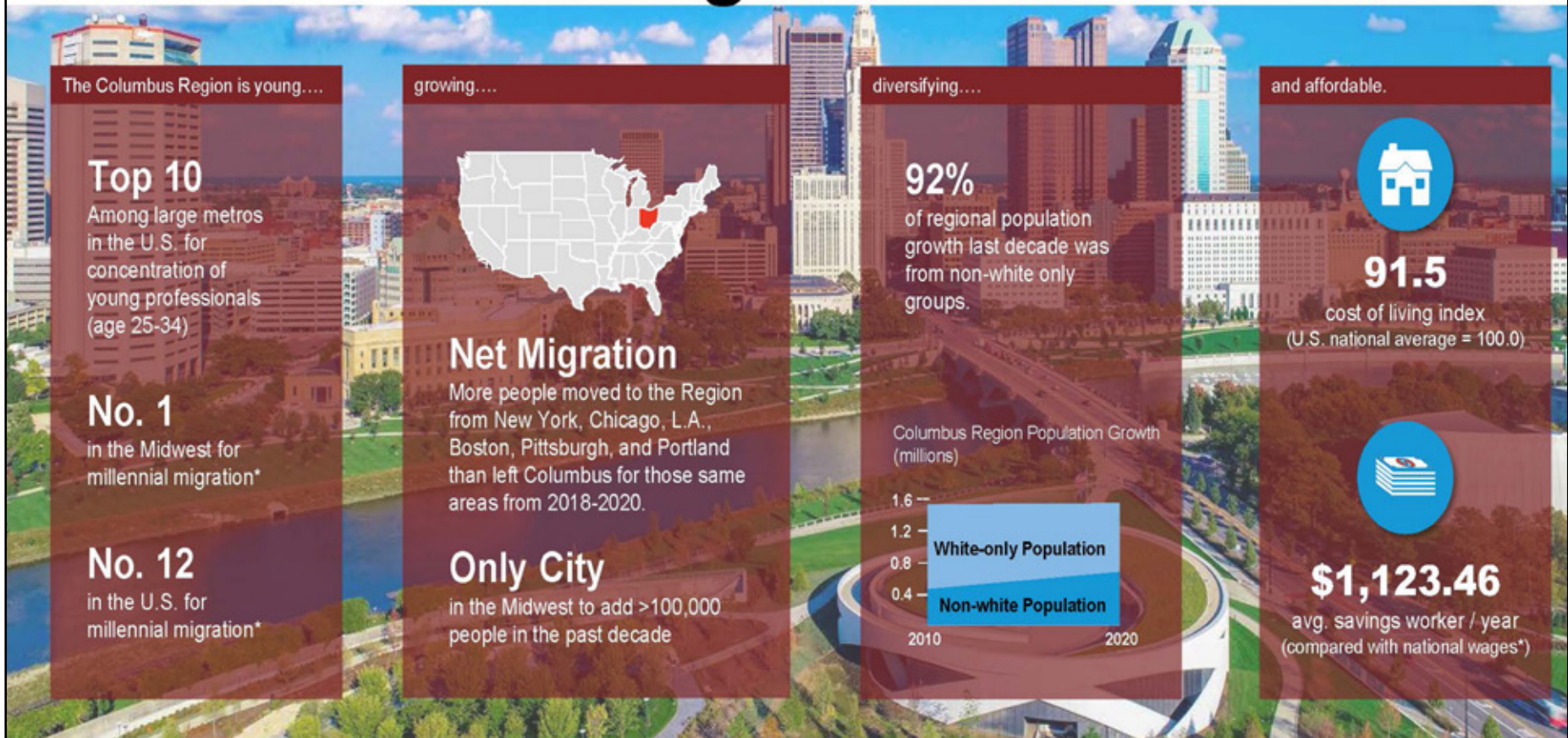
2876 Johnstown Rd, Columbus, OH 43219				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	2,466	78,888	293,254	
2024 Estimate	2,482	78,633	291,564	
2020 Census	2,589	78,000	285,369	
Growth 2024 - 2029	-0.64%	0.32%	0.58%	
Growth 2020 - 2024	-4.13%	0.81%	2.17%	
2024 Population by Hispanic Origin				
2024 Population	2,482	78,633	291,564	
White	784 31.59%	30,400 38.66%	121,748 41.76%	
Black	1,350 54.39%	35,434 45.06%	118,926 40.79%	
Am. Indian & Alaskan	3 0.12%	320 0.41%	1,333 0.46%	
Asian	118 4.75%	2,345 2.98%	10,578 3.63%	
Hawaiian & Pacific Island	0 0.00%	37 0.05%	112 0.04%	
Other	226 9.11%	10,098 12.84%	38,867 13.33%	
U.S. Armed Forces	0	68	257	
Households				
2029 Projection	950	30,802	118,931	
2024 Estimate	958	30,701	118,214	
2020 Census	1,004	30,423	115,460	
Growth 2024 - 2029	-0.84%	0.33%	0.61%	
Growth 2020 - 2024	-4.58%	0.91%	2.39%	
Owner Occupied	588 61.38%	14,697 47.87%	53,050 44.88%	
Renter Occupied	371 38.73%	16,005 52.13%	65,164 55.12%	
2024 Households by HH Income				
Income: <\$25,000	153 15.97%	7,358 23.97%	27,121 22.94%	
Income: \$25,000 - \$50,000	185 19.31%	6,772 22.06%	28,780 24.35%	
Income: \$50,000 - \$75,000	164 17.12%	5,192 16.91%	21,274 18.00%	
Income: \$75,000 - \$100,000	157 16.39%	3,729 12.15%	13,688 11.58%	
Income: \$100,000 - \$125,000	143 14.93%	3,085 10.05%	9,919 8.39%	
Income: \$125,000 - \$150,000	64 6.68%	1,548 5.04%	6,004 5.08%	
Income: \$150,000 - \$200,000	48 5.01%	1,516 4.94%	5,981 5.06%	
Income: \$200,000+	44 4.59%	1,503 4.90%	5,448 4.61%	
2024 Avg Household Income	\$83,955	\$74,493	\$72,874	
2024 Med Household Income	\$72,075	\$55,037	\$53,242	



Traffic Count Report

2876 Johnstown Rd, Columbus, OH 43219						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Johnstown Rd	Marilyn PkLn	0.11 NE	2025	7,731	MPSI	.02
2 W Johnstown Rd	Marilyn Park Ln	0.11 NE	2020	8,143	MPSI	.02
3 Stelzer Rd	Ole Country Ln	0.01 N	2020	22,044	MPSI	.16
4 Stelzer Rd	Ole Country Ln	0.01 N	2025	26,340	MPSI	.16
5 I- 670	Stelzer Rd	0.24 SW	2024	117,068	MPSI	.17
6 I- 670	Stelzer Rd	0.24 SW	2025	117,563	MPSI	.17
7 Stelzer Rd	W Johnstown Rd	0.04 S	2022	15,150	MPSI	.19
8 Stelzer Rd	W Johnstown Rd	0.04 S	2025	16,201	MPSI	.19
9 Johnstown Road	Mifflin St	0.03 SW	2024	6,419	MPSI	.19
10 Johnstown Road	Mifflin St	0.03 SW	2025	6,398	MPSI	.19

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

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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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Learn more about us at
www.rweiler.com

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