

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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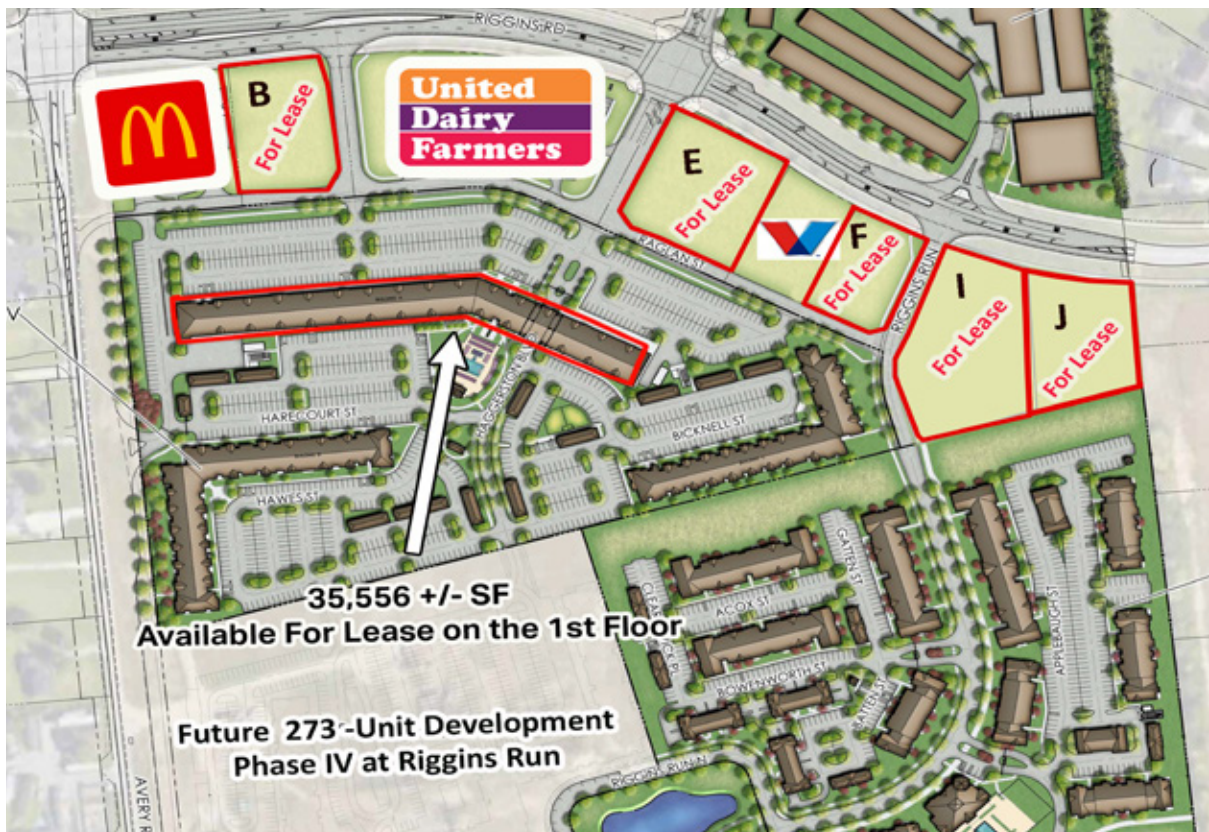
Appraisal Brokerage Consulting Development

COMMERCIAL LOTS AVAILABLE

Avery Road - Riggins Road , Columbus, OH 43026

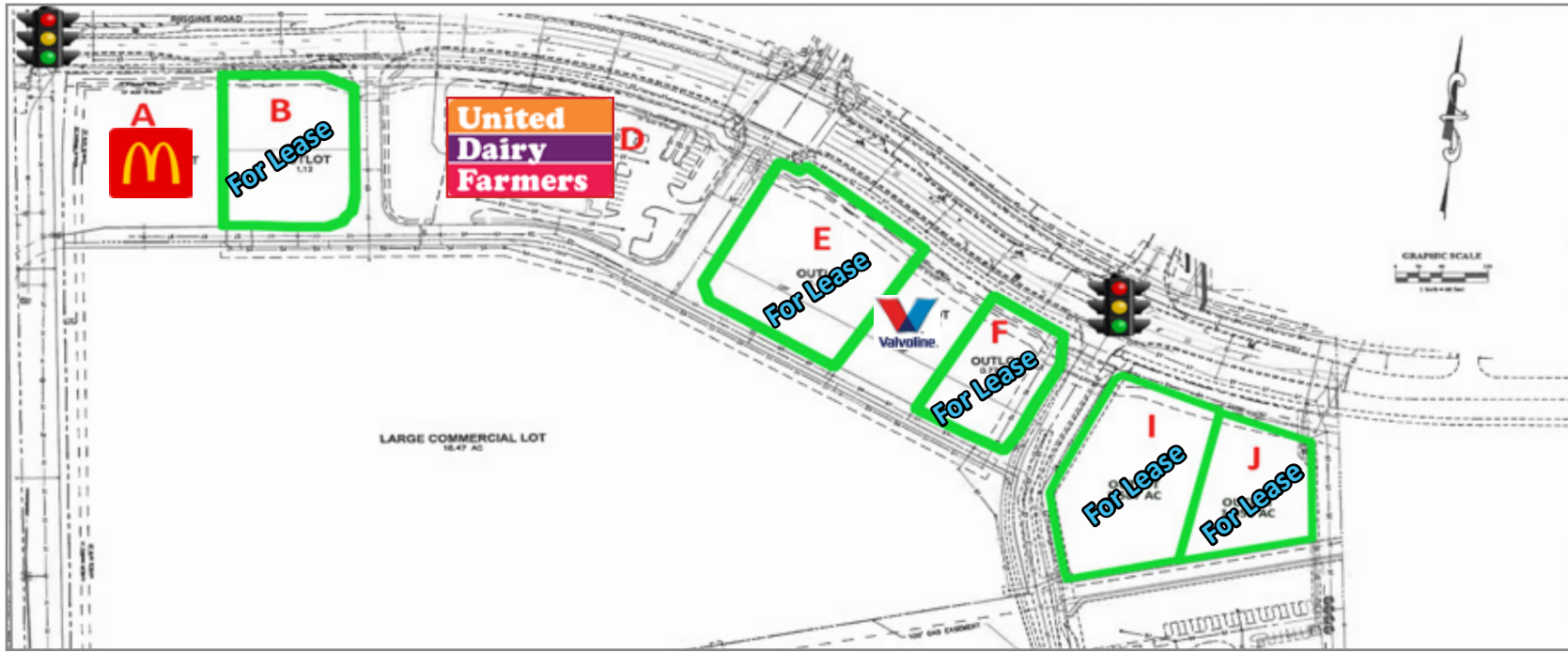
COMMERCIAL OUTLOTS AVAILABLE!

Commercial outlots in Columbus with all the amenities of nearby Dublin and Hilliard. 5 lots remaining for ground lease. Outlots front 3 major apartment developments, The Charles (318 units), The Kensington (324 units), Lawrence Square (362 units) currently under construction, and future phase IV (273 units). Zoned CPD. 2 signaled intersections at Avery and Bassinghall. Surrounding recent commercial developments include UDF, Cardinal Self Storage, Valvoline, and McDonald's. Fantastic location for commercial development on the west side.



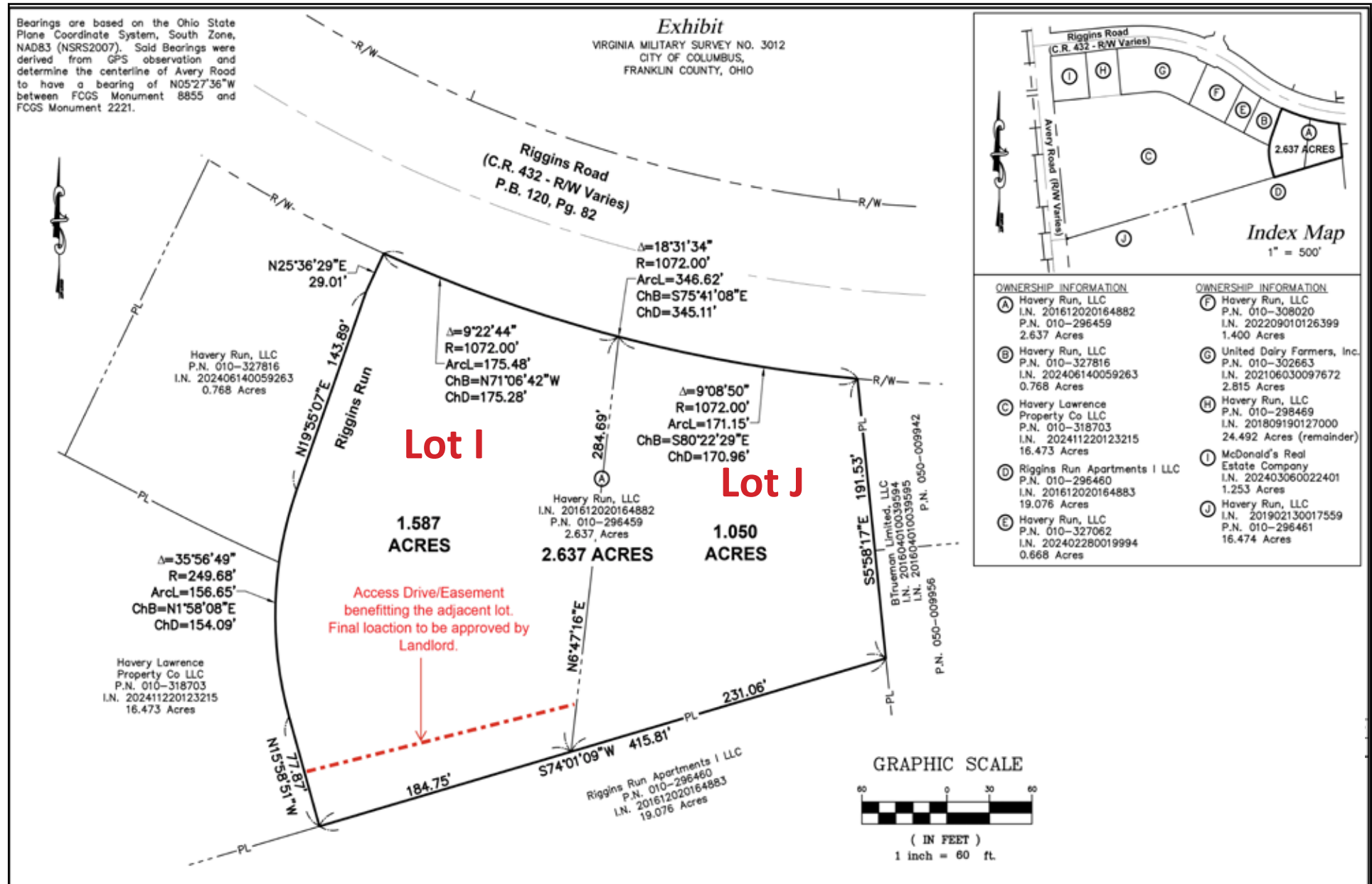
Property Highlights

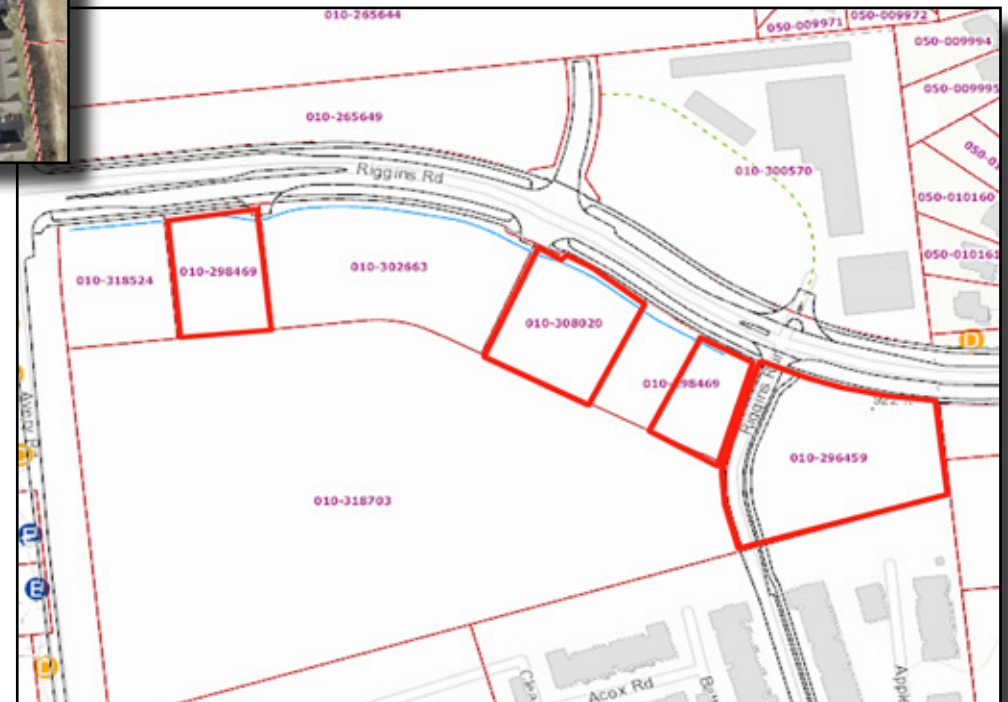
Address:	Avery Rd and Riggins Rd Columbus, Ohio 43026
County:	Franklin
PID:	010-298469-00 010-308020-00 010-296459-00
Location:	SEC of Avery Rd and Riggins Rd
Acreage:	5.927 +/- ac
Lease Rate:	
Lot B:	\$110,000/year*
Lot E:	\$110,000/year*
Lot F:	\$ 75,000/year*
Lot I:	\$105,000/year*
Lot J:	\$ 75,000/year*
*Lease rate increasing annually based on CPI	
Zoning:	CPD - Commercial Planned Development District
* Owner is a licensed real estate agent in the State of Ohio	



OUTLOT		ACRES	LEASE/SALE
Outlot A		1.25 +/- ac	Sold
Outlot B	For Lease	1.12 +/- ac	\$110,000/Yr*
Outlot C		1.37 +/- ac	Sold
Outlot D		1.37 +/- ac	Sold
Outlot E	For Lease	1.4 +/- ac	\$110,000/Yr*
Outlot F		0.67 +/- ac	Leased
	For Lease	0.77 +/- ac	\$75,00/Yr*
Outlot I	For Lease	1.587 +/- ac	\$105,000/Yr*
Outlot J	For Lease	1.050 +/- ac	\$75,000/Yr*

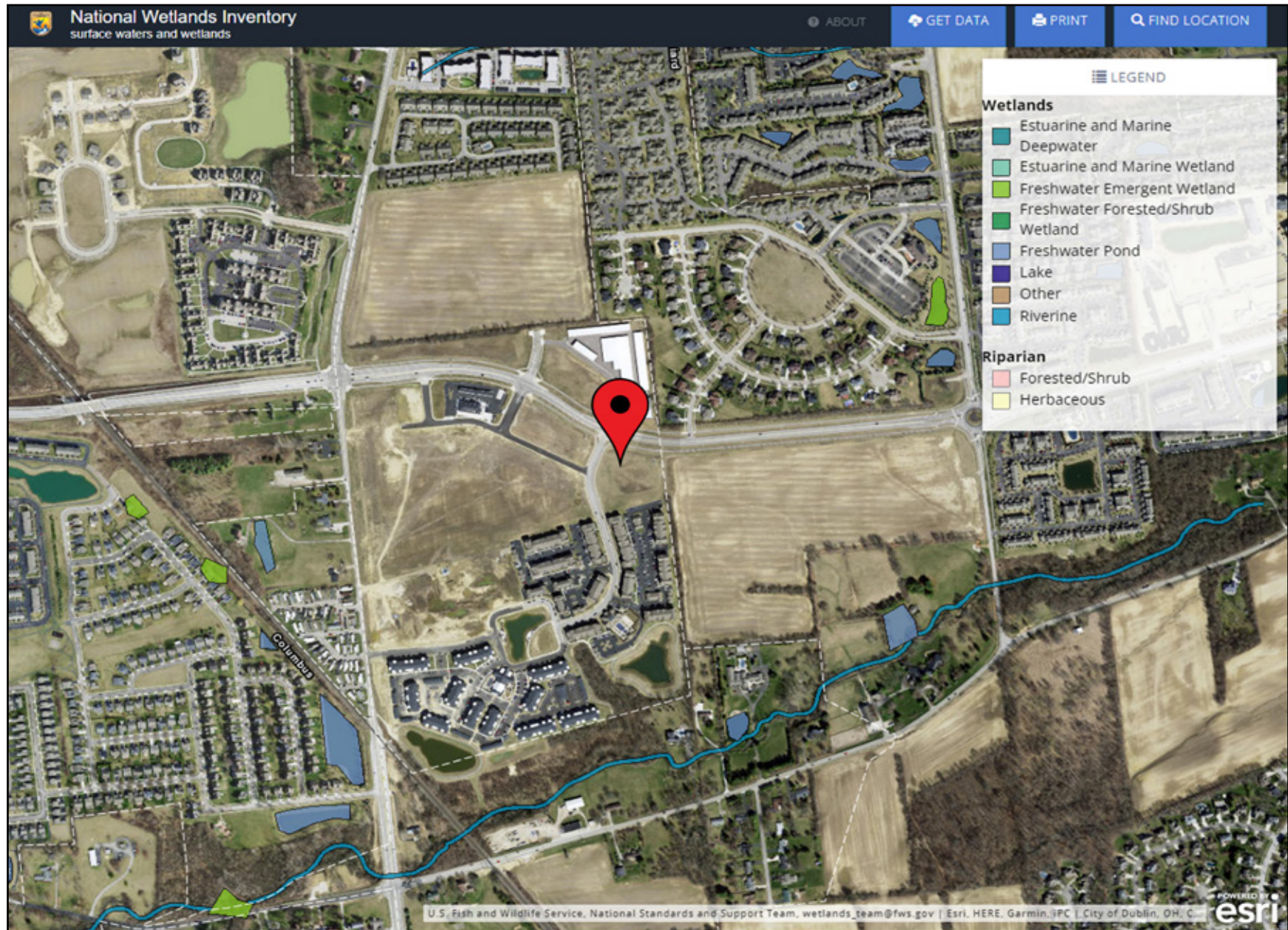
*Lease rate increasing annually based on CPI

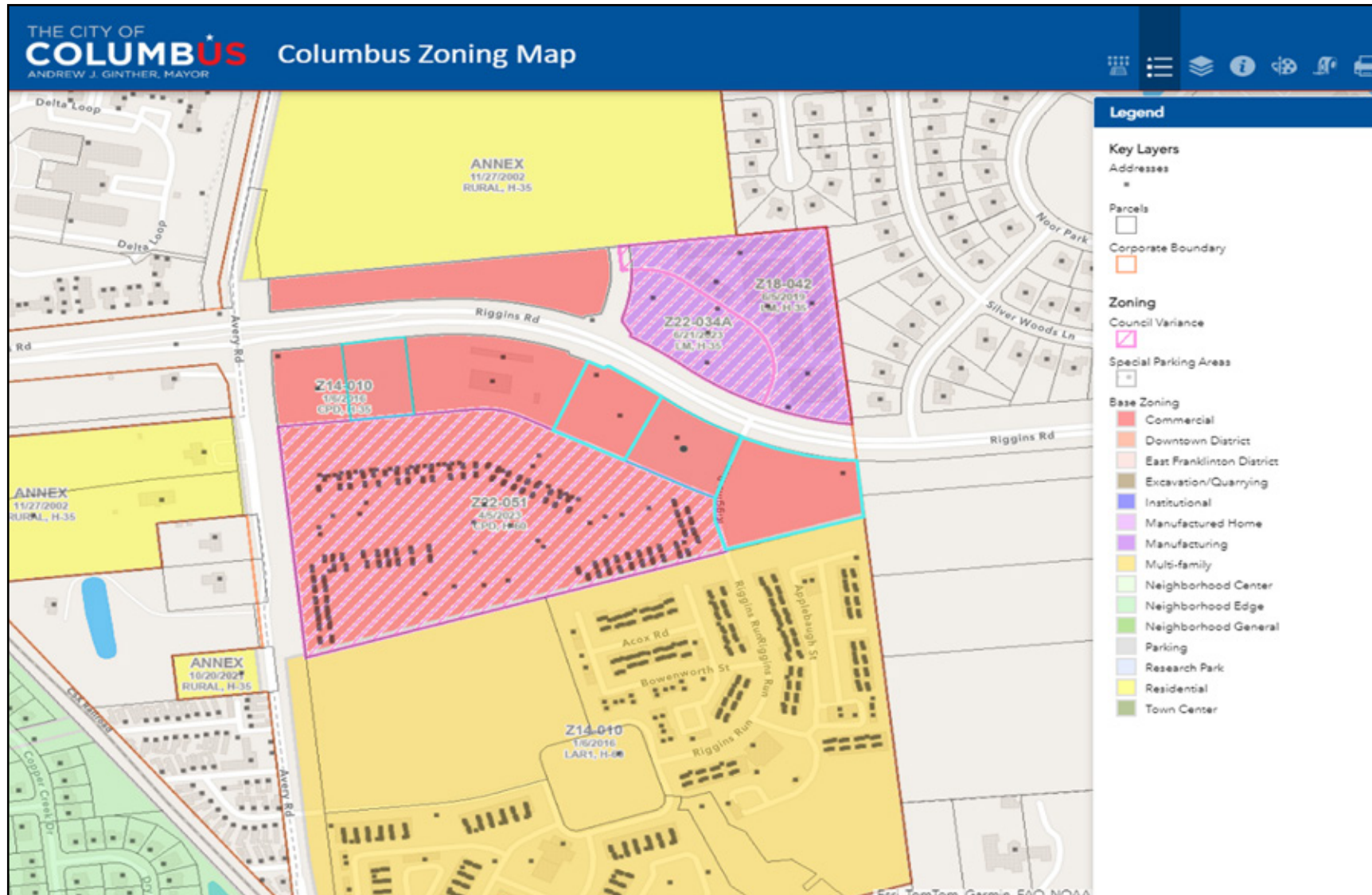








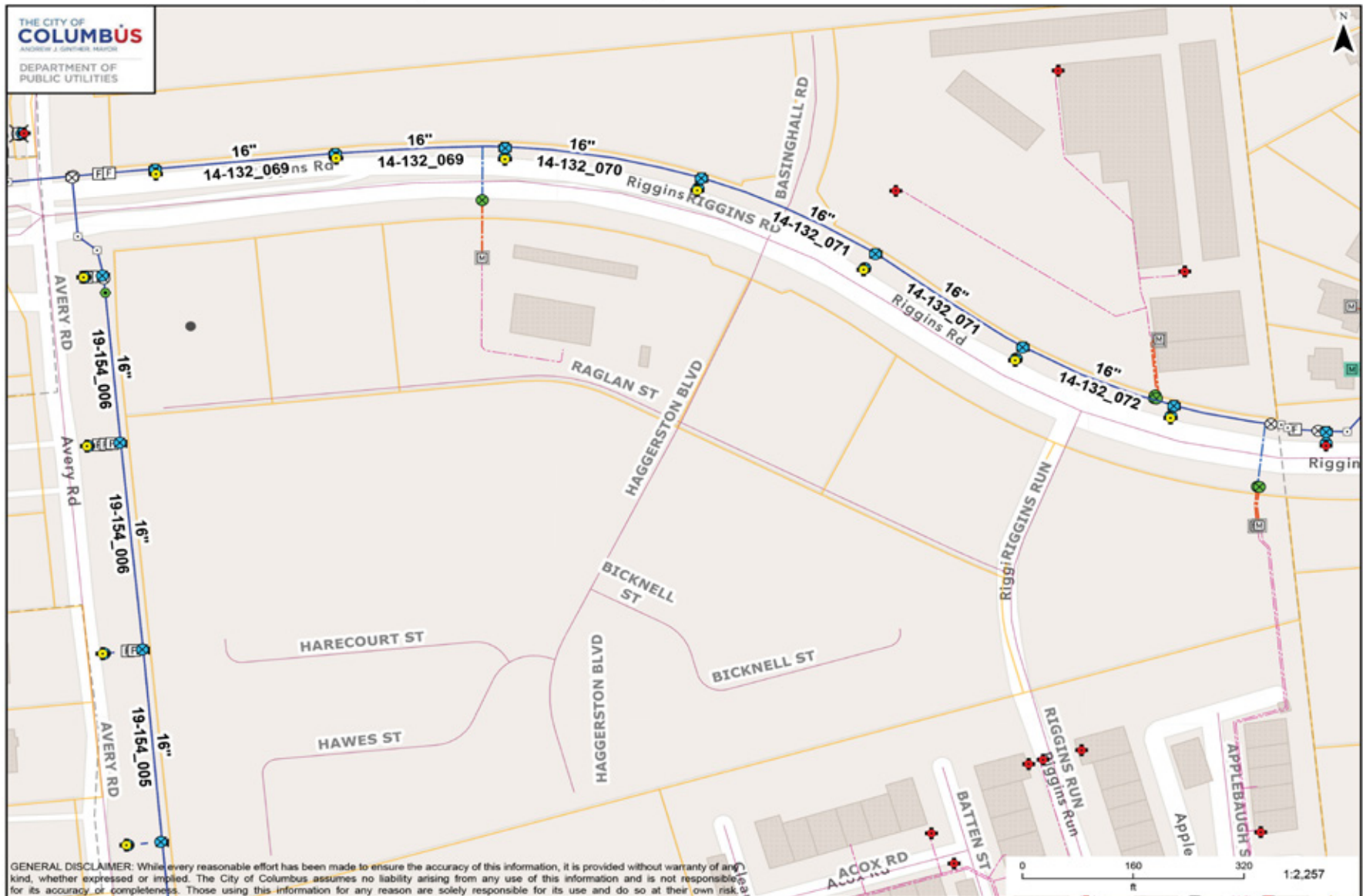




Click [here](#) to view Columbus Zoning Resolution

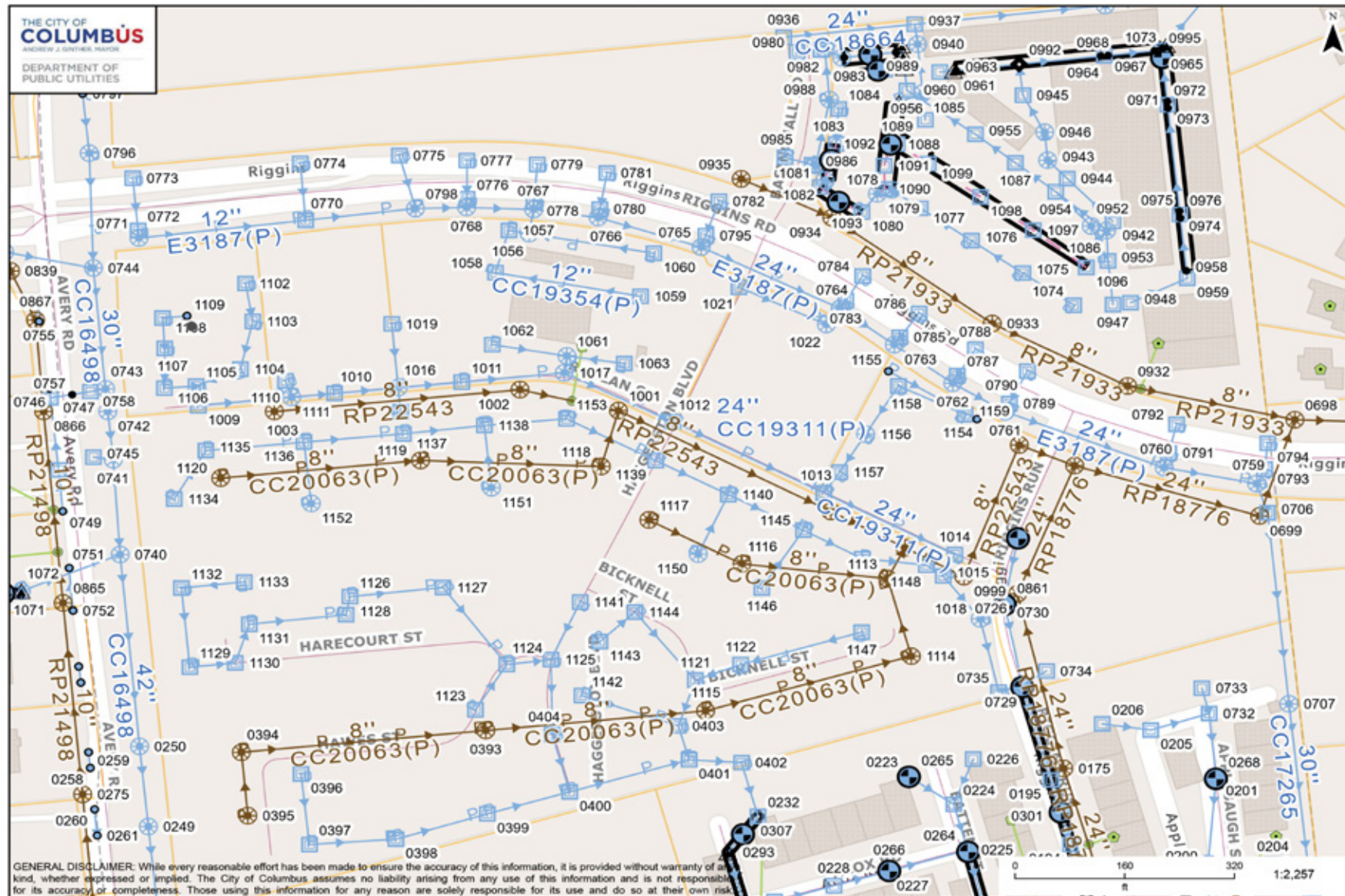
City of Columbus Department of Public Utilities

2/7/2024

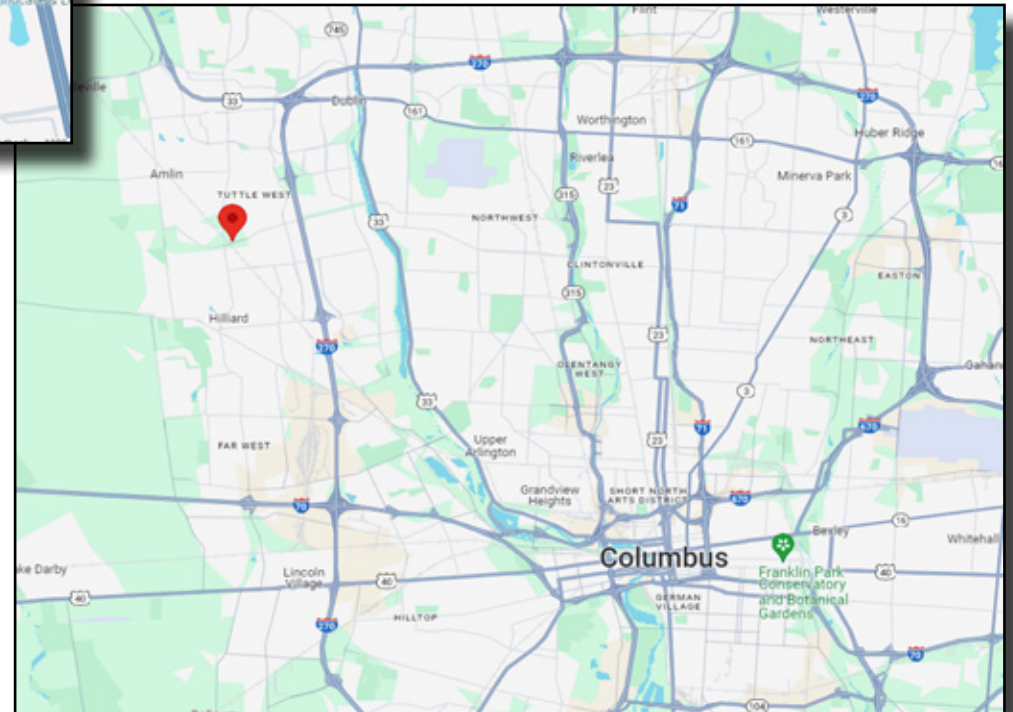
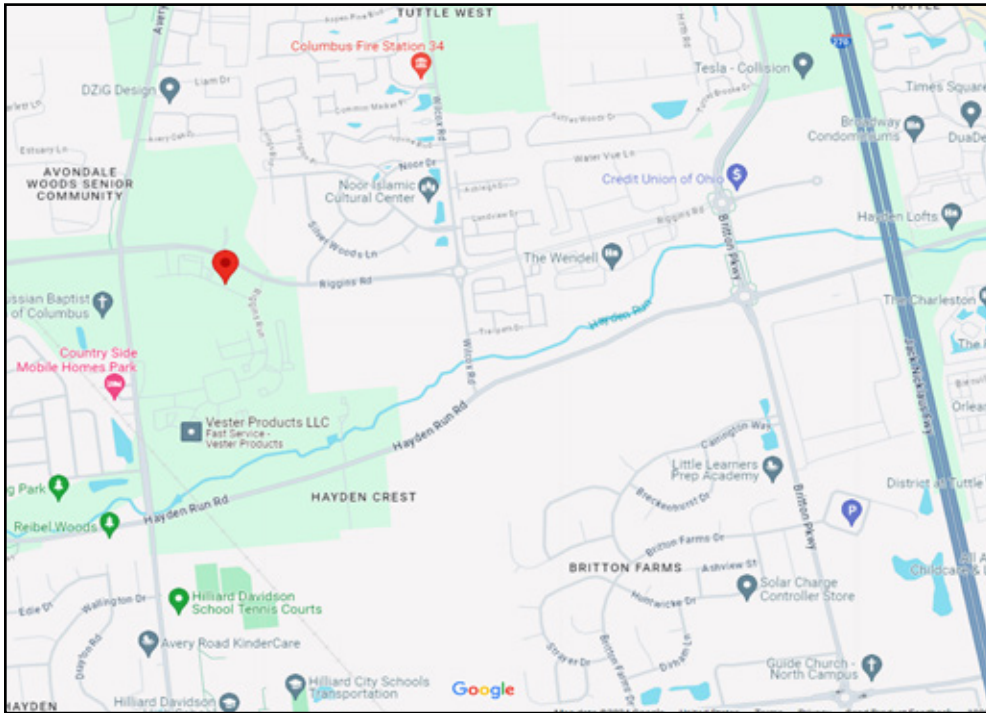


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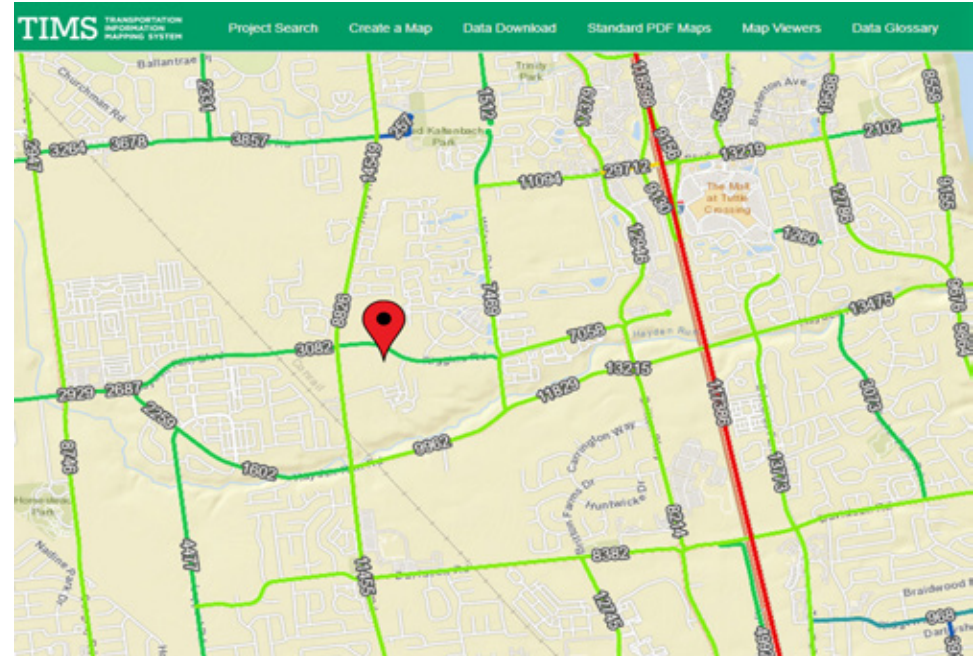


Great Location!

Easy access to major roads
20 minutes to Downtown Columbus

Demographic Summary Report

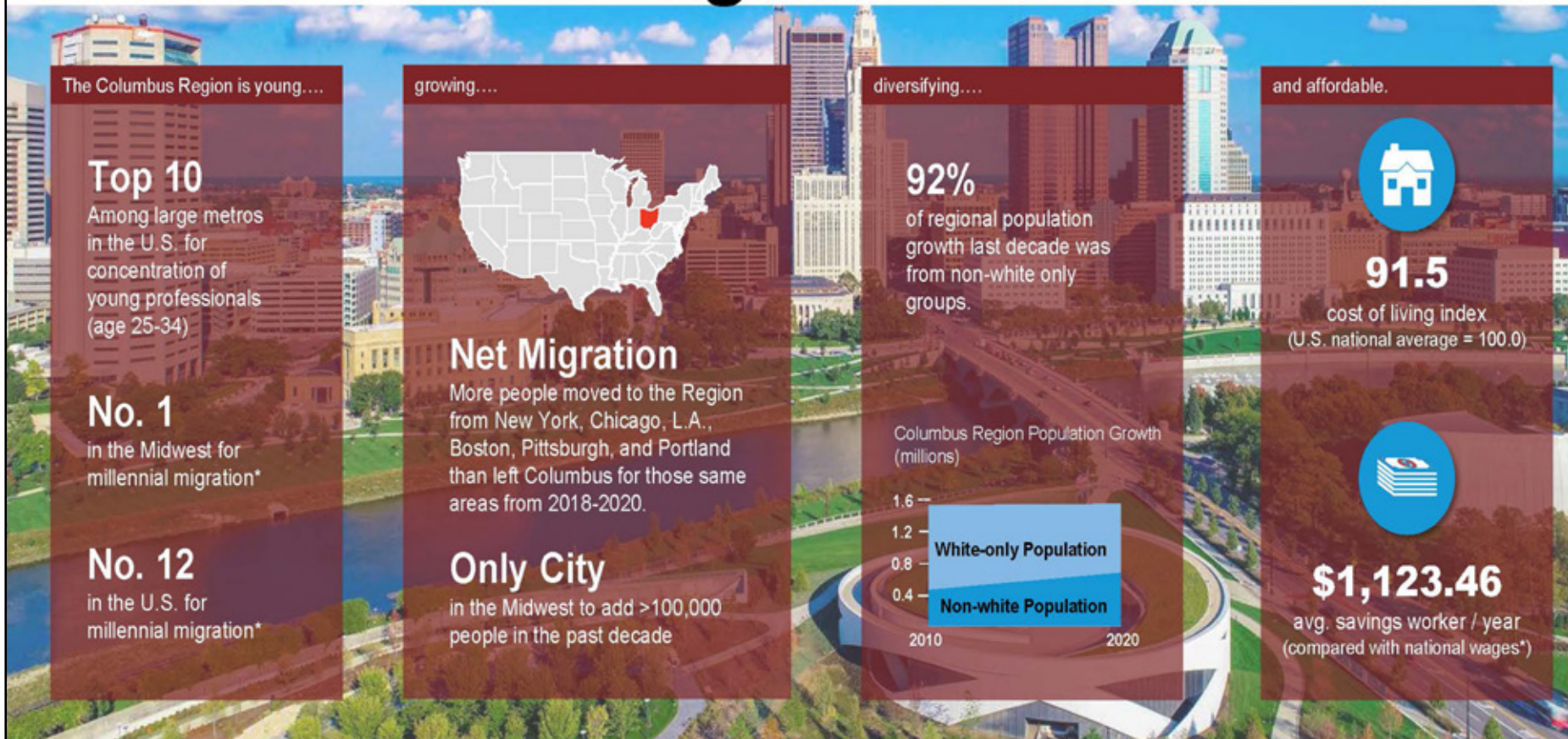
Avery Rd - Riggins Rd, Dublin, OH 43016				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	12,644	64,548	164,769	
2024 Estimate	12,736	65,035	165,048	
2020 Census	13,347	68,164	170,748	
Growth 2024 - 2029	-0.72%	-0.75%	-0.17%	
Growth 2020 - 2024	-4.58%	-4.59%	-3.34%	
2024 Population by Hispanic Origin	623	2,917	8,041	
2024 Population	12,736	65,035	165,048	
White	7,832 61.49%	47,558 73.13%	119,337 72.30%	
Black	700 5.50%	2,502 3.85%	7,210 4.37%	
Am. Indian & Alaskan	30 0.24%	130 0.20%	407 0.25%	
Asian	2,955 23.20%	8,538 13.13%	21,267 12.89%	
Hawaiian & Pacific Island	3 0.02%	11 0.02%	40 0.02%	
Other	1,216 9.55%	6,295 9.68%	16,787 10.17%	
U.S. Armed Forces	10	70	126	
Households				
2029 Projection	5,666	27,484	67,464	
2024 Estimate	5,714	27,714	67,641	
2020 Census	6,017	29,139	69,974	
Growth 2024 - 2029	-0.84%	-0.83%	-0.26%	
Growth 2020 - 2024	-5.04%	-4.89%	-3.33%	
Owner Occupied	2,383 41.70%	15,173 54.75%	39,145 57.87%	
Renter Occupied	3,332 58.31%	12,540 45.25%	28,495 42.13%	
2024 Households by HH Income	5,712	27,713	67,642	
Income: <\$25,000	701 12.27%	2,206 7.96%	5,567 8.23%	
Income: \$25,000 - \$50,000	921 16.12%	3,740 13.50%	9,844 14.55%	
Income: \$50,000 - \$75,000	1,257 22.01%	4,879 17.61%	10,805 15.97%	
Income: \$75,000 - \$100,000	917 16.05%	4,336 15.65%	9,423 13.93%	
Income: \$100,000 - \$125,000	787 13.78%	3,896 14.06%	9,083 13.43%	
Income: \$125,000 - \$150,000	538 9.42%	2,764 9.97%	6,263 9.26%	
Income: \$150,000 - \$200,000	288 5.04%	3,158 11.40%	7,756 11.47%	
Income: \$200,000+	303 5.30%	2,734 9.87%	8,901 13.16%	
2024 Avg Household Income	\$90,097	\$111,302	\$117,707	
2024 Med Household Income	\$74,606	\$92,478	\$95,176	



Traffic Count Report

Avery Rd - Riggins Rd, Dublin, OH 43016						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Riggins Road	Avery Oak Dr	0.23 N	2022	6,139	MPSI	.18
2 Avery Road	Avery Oak Dr	0.20 N	2022	13,852	MPSI	.23
3 Hayden Run Boulevard	Avery Oak Dr	0.25 N	2022	6,348	MPSI	.26
4 Avery Rd	Winters Run Rd	0.19 S	2022	9,568	MPSI	.28
5 Avery Rd	Winters Run Rd	0.20 S	2015	9,232	MPSI	.28
6 Avery Rd	Winters Run Rd	0.19 S	2021	9,704	MPSI	.28
7 Avery Road	Winters Run Rd	0.04 S	2022	8,307	MPSI	.40
8 AVERY RD	Winters Run Rd	0.04 S	2020	7,972	AADT	.40
9 Wilcox Rd	Hayden Run Rd	0.15 S	2019	2,804	AADT	.48
10 Wilcox Rd	Hayden Run Rd	0.15 S	2022	4,283	MPSI	.48

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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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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Appraisal Brokerage Consulting Development

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