

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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3 LOTS FOR LEASE
1 LOT FOR SALE



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. 3 lots remaining for ground lease. Only 1 lot for sale. Outlots front 2 major apartment developments, The Charles (318 Units) and The Kensington (324 Units) with additional units planned in the near future. 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 } For Lease
010-308020-00 }
010-296459-00 - For Sale

Location: SEC of Avery Rd and Riggins Rd

Acreage: 3.29 +/- ac

Lease Rate:

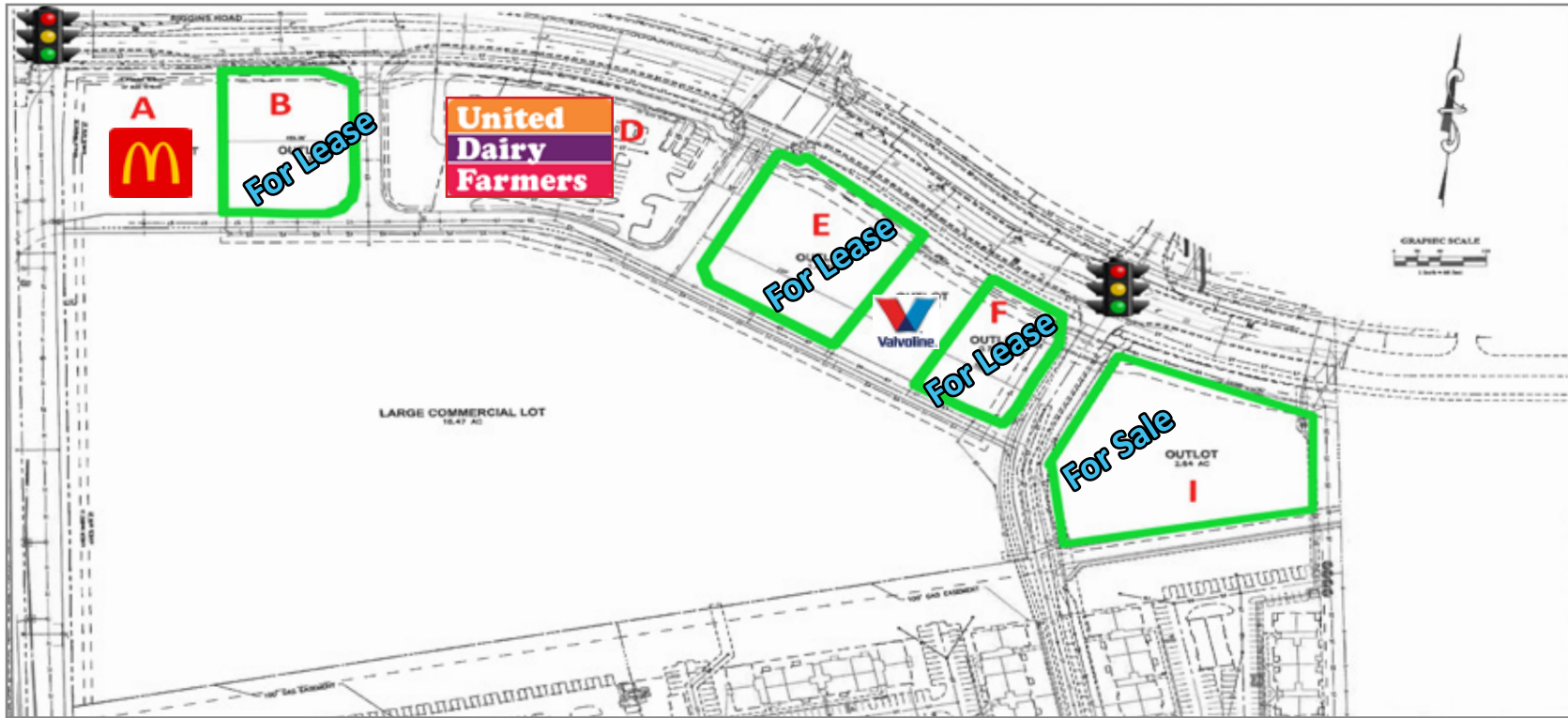
Lot B: \$110,000/year*
Lot E: \$110,000/year*
Lot F: \$ 70,000/year*

Sale Price:

Lot I: \$2,400,000

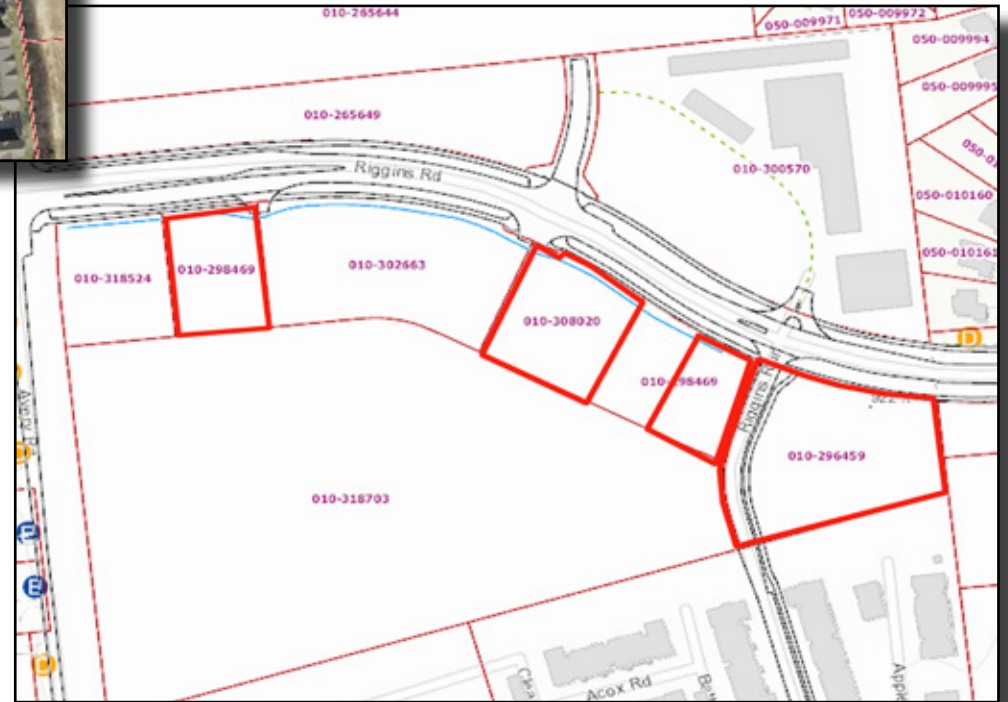
Zoning: CPD - Commercial Planned Development District

* Owner is a licensed real estate agent in the State of Ohio



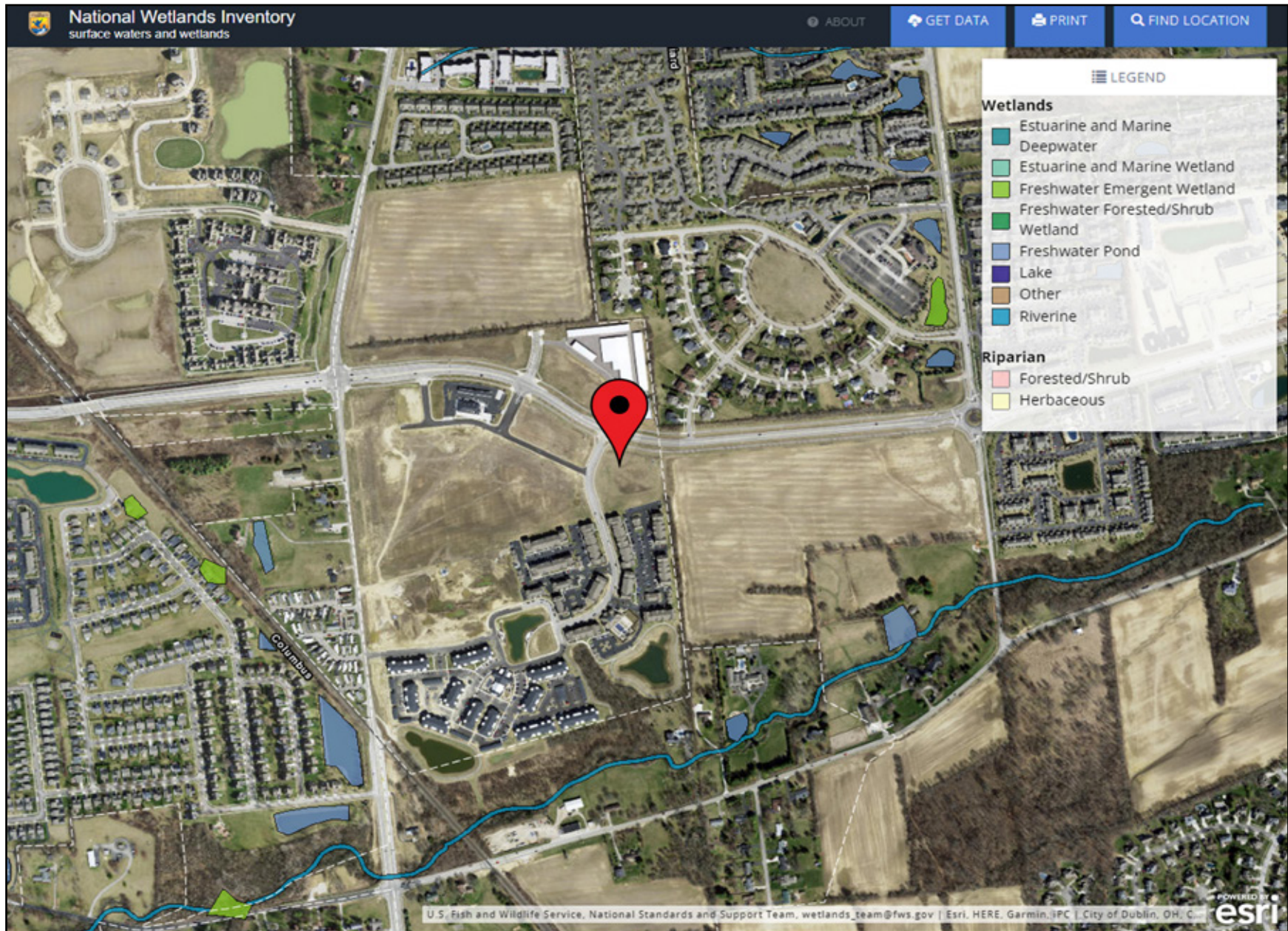
OUTLOT	ACRES	LEASE/SALE
Outlot A	1.25 AC	Sold
Outlot B For Lease	1.12 AC	\$110,000/Yr*
Outlot C	1.37 AC	Sold
Outlot D	1.37 AC	Sold
Outlot E For Lease	1.4 AC	\$110,000/Yr*
Outlot F For Lease	0.67 AC	Leased
	0.77 AC	\$70,000/Yr*
Outlot I For Sale	2.6 AC	\$2,400,000

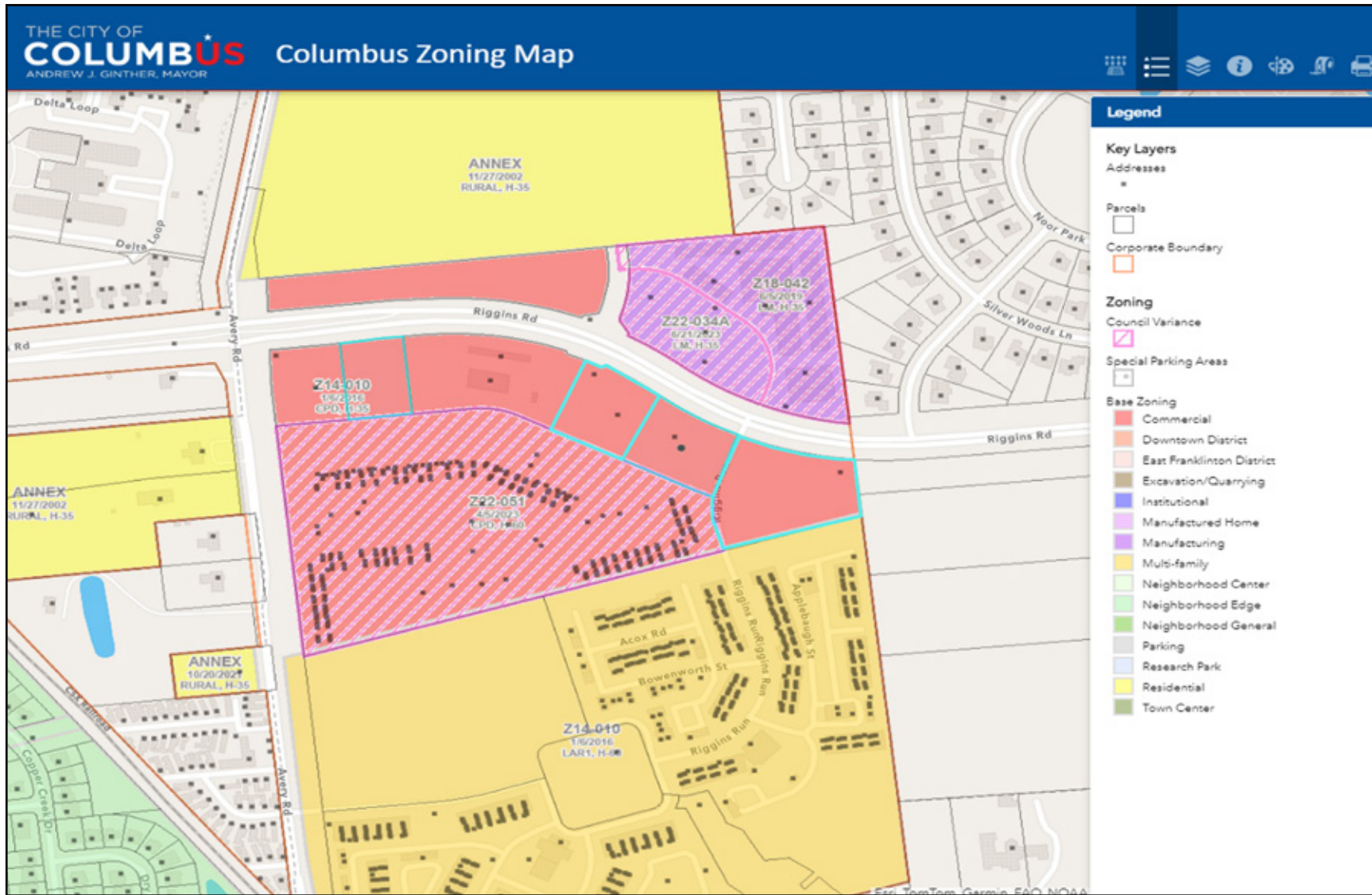
*Lease rate increasing annually based on CPI







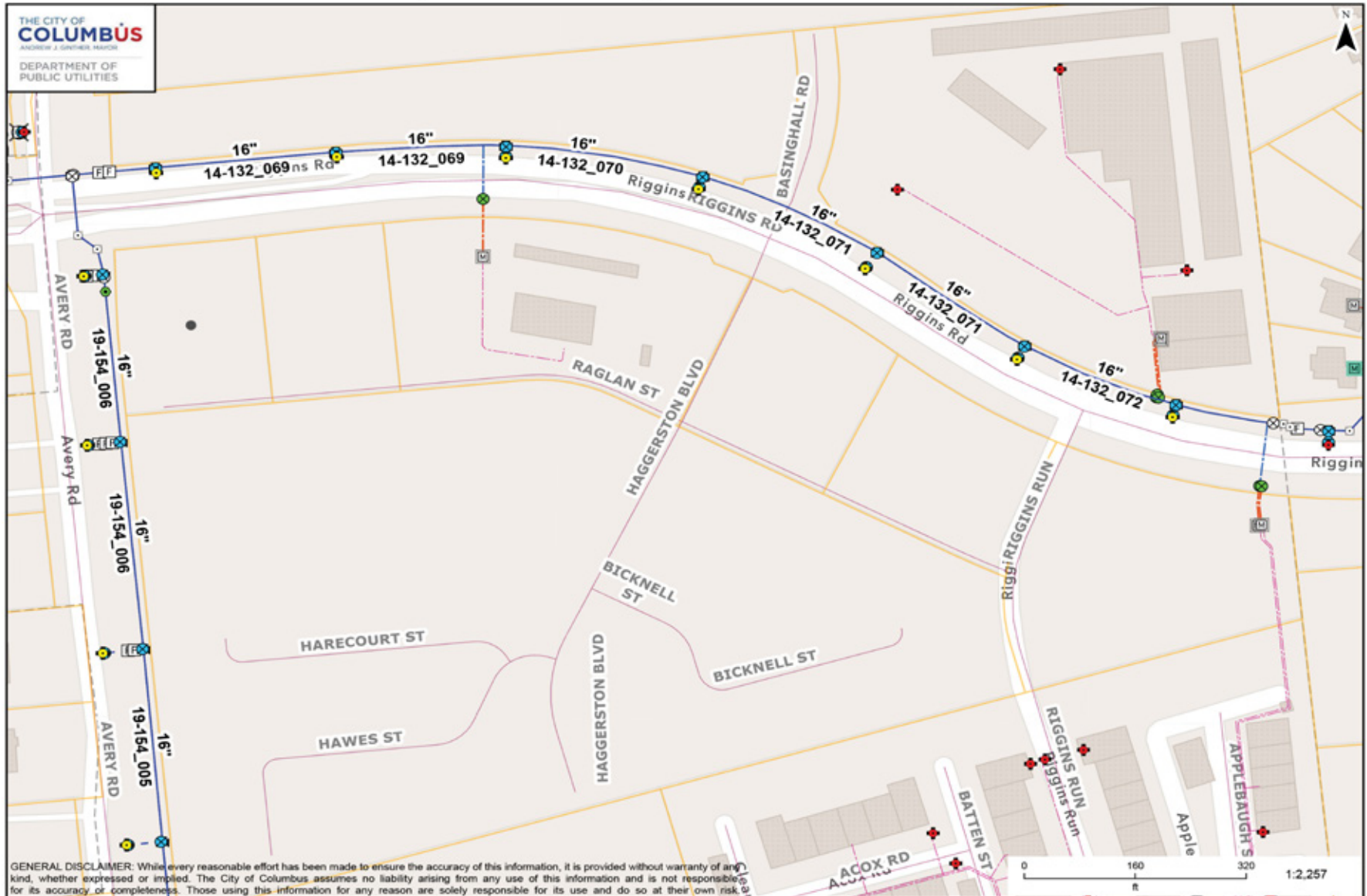




Click [here](#) to view Columbus Zoning Resolution

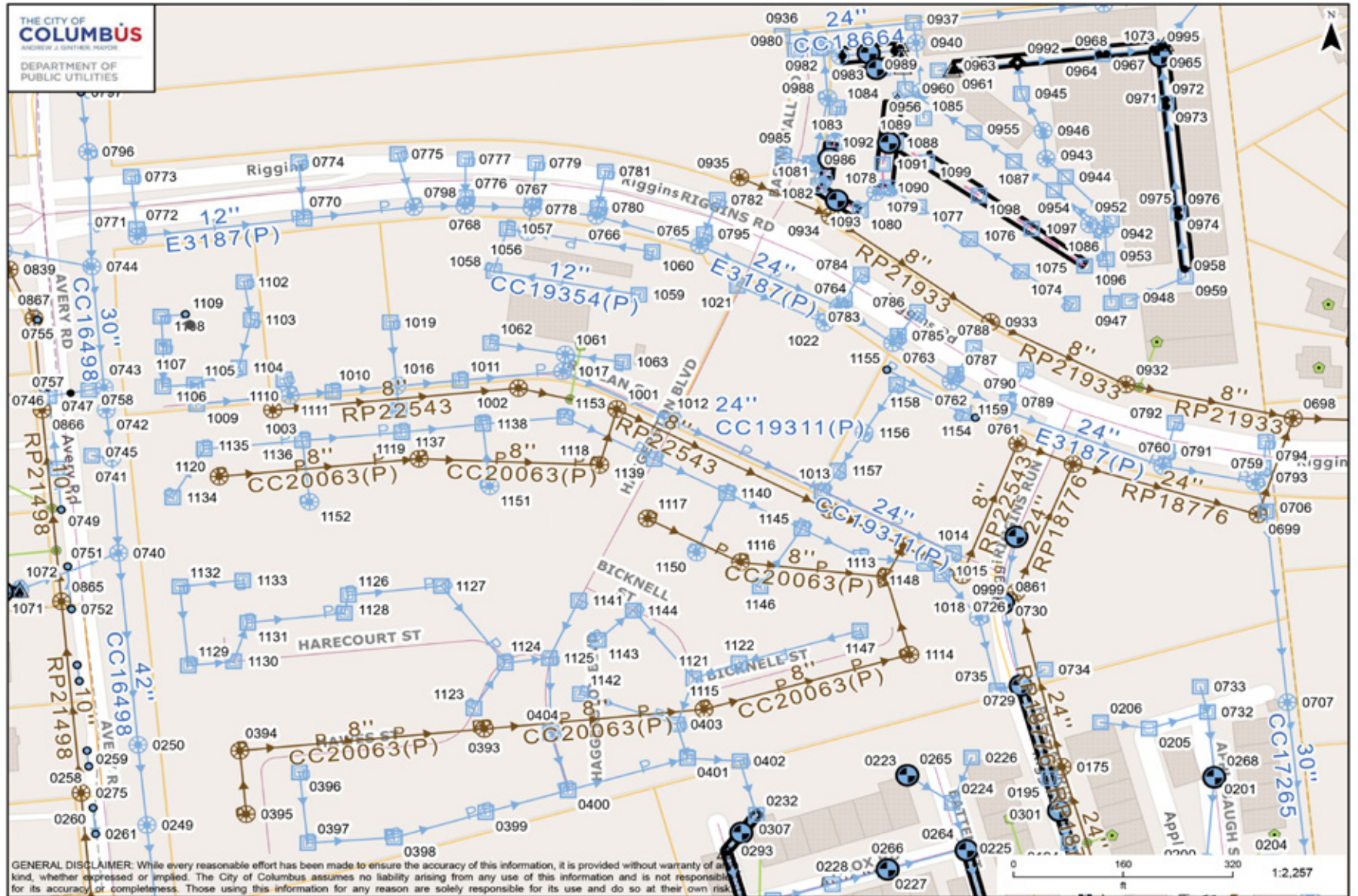
City of Columbus Department of Public Utilities

2/7/2024

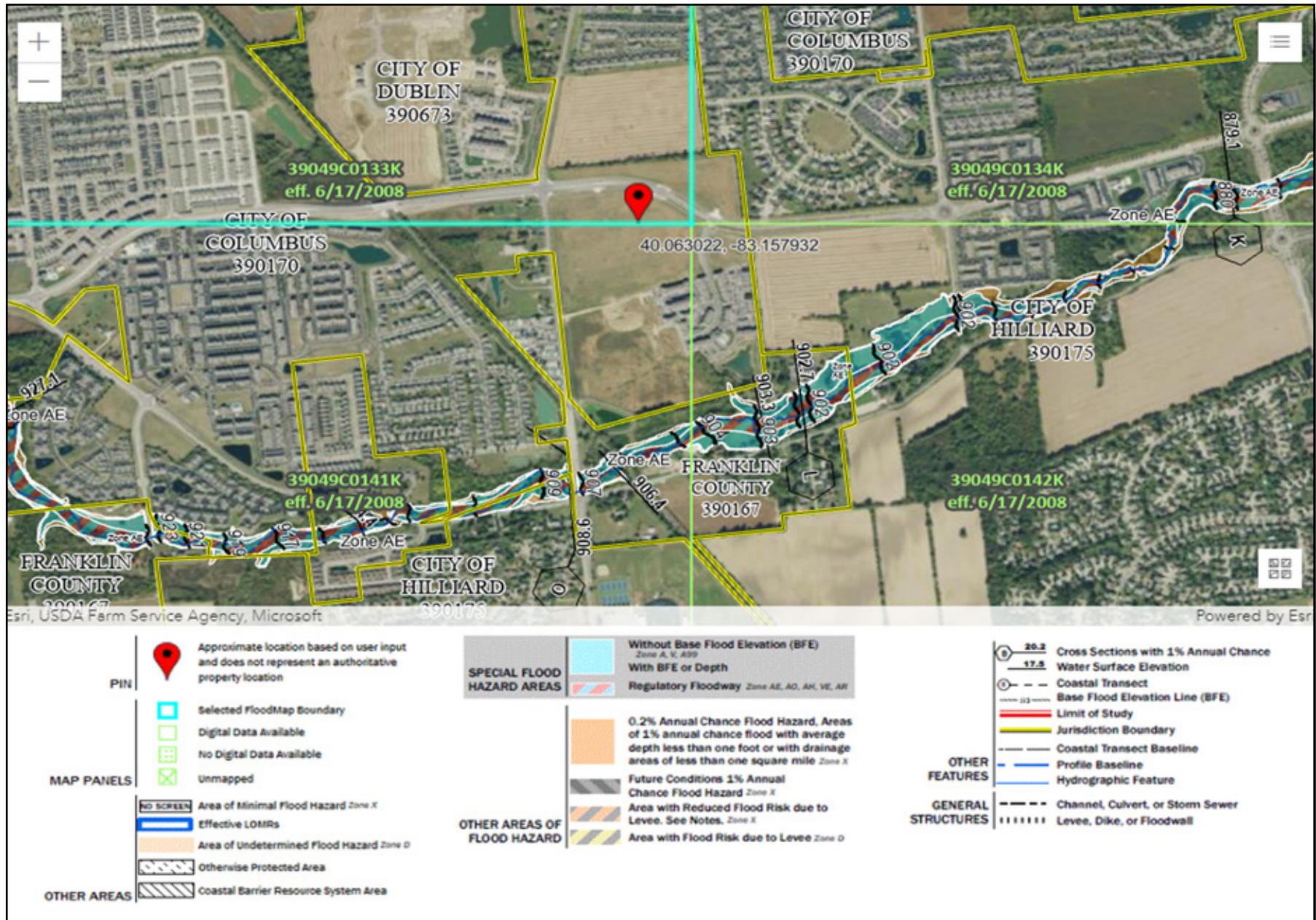


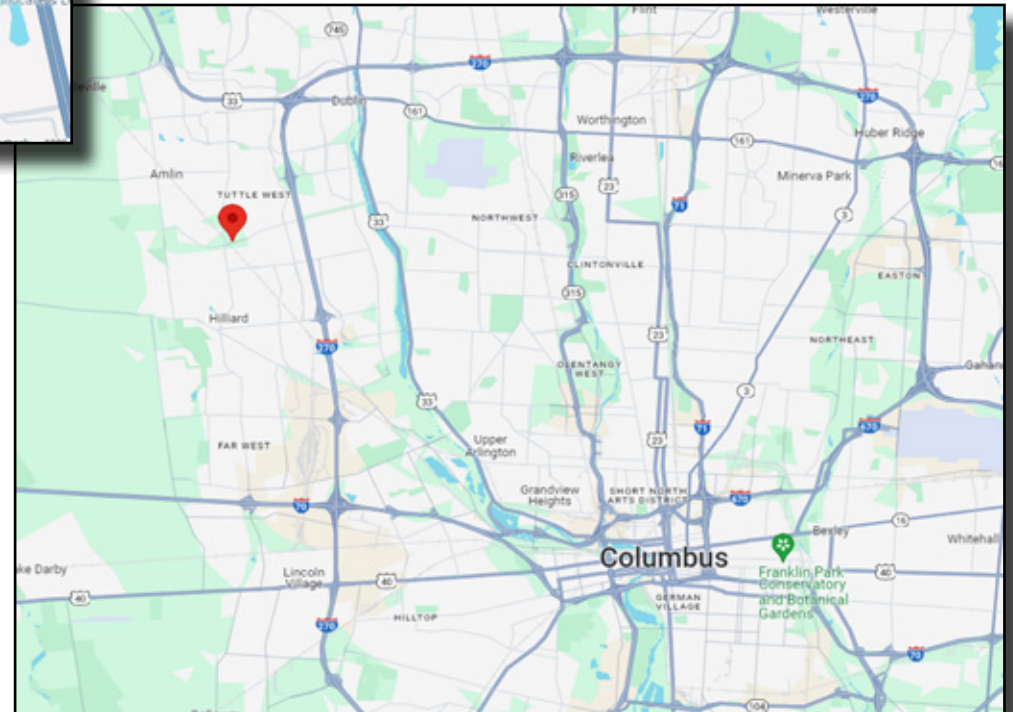
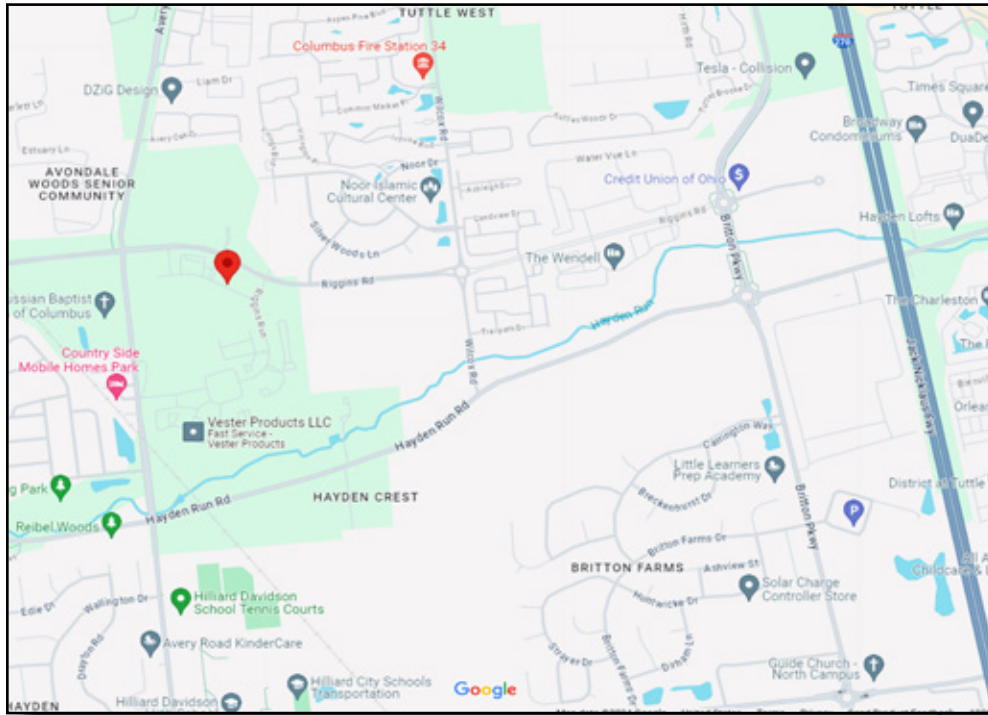
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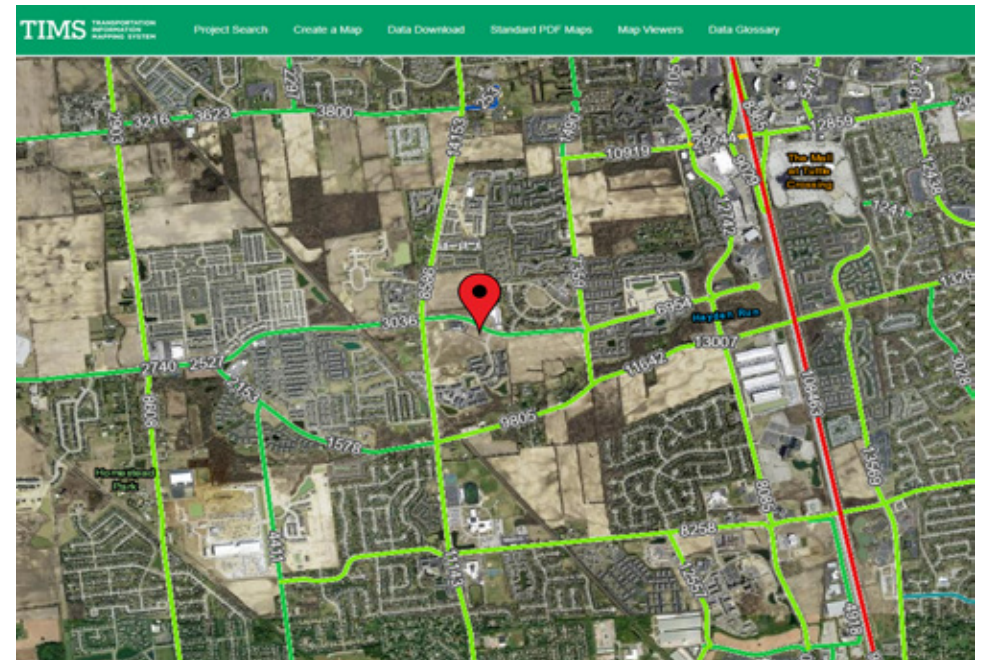


Great Location!

Easy access to major roads
20 minutes to Downtown Columbus

Demographic Summary Report

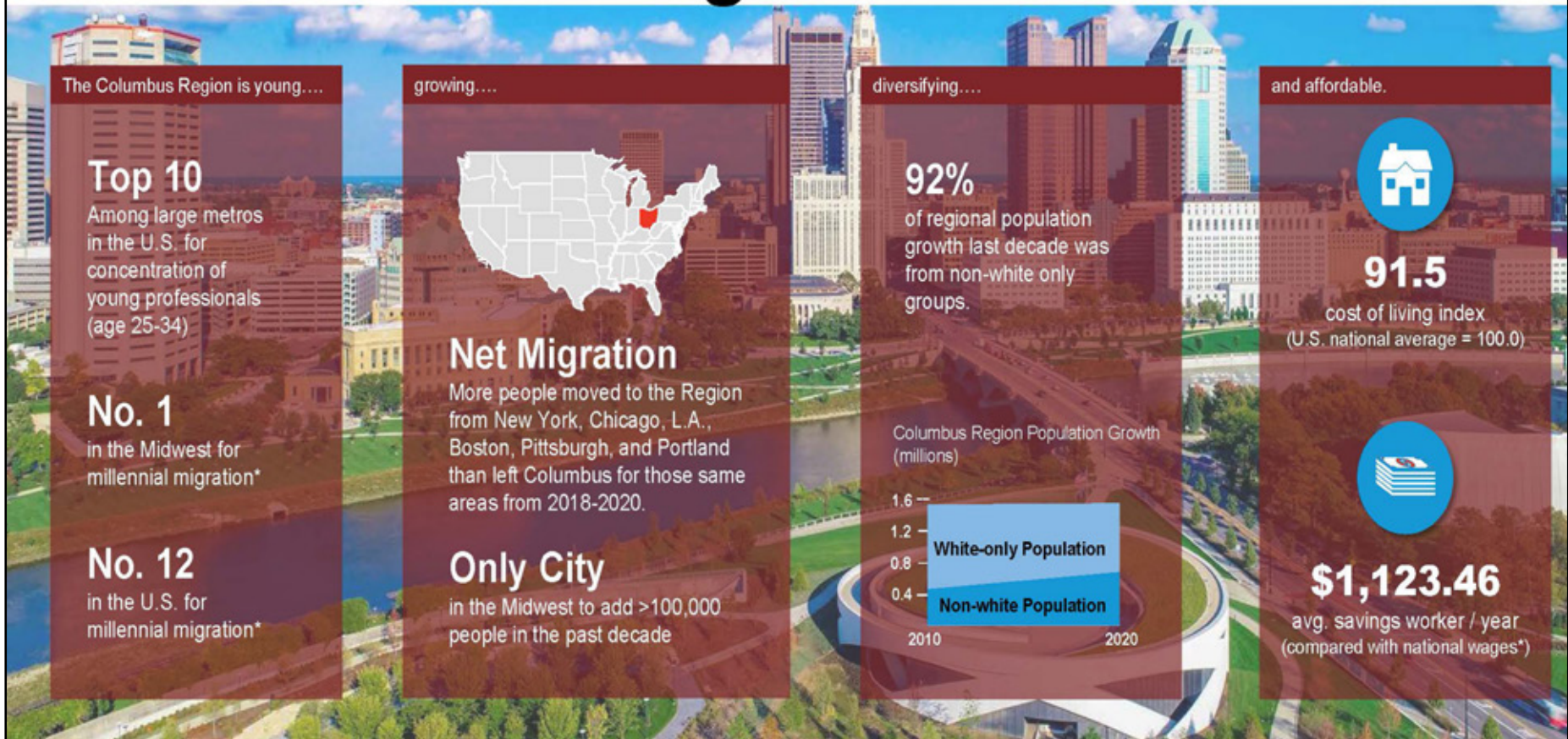
Avery Rd- Riggins Rd, Dublin, OH 43016				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	12,979	67,948	171,242	
2023 Estimate	12,407	66,094	168,299	
2010 Census	8,250	50,824	140,658	
Growth 2023 - 2028	4.61%	2.81%	1.75%	
Growth 2010 - 2023	50.39%	30.04%	19.65%	
2023 Population by Hispanic Origin	625	2,776	8,708	
2023 Population	12,407	66,094	168,299	
White	8,391 67.63%	51,085 77.29%	130,059 77.28%	
Black	622 5.01%	2,799 4.23%	8,004 4.76%	
Am. Indian & Alaskan	16 0.13%	117 0.18%	280 0.17%	
Asian	3,016 24.31%	10,200 15.43%	25,120 14.93%	
Hawaiian & Pacific Island	4 0.03%	19 0.03%	60 0.04%	
Other	360 2.90%	1,875 2.84%	4,776 2.84%	
U.S. Armed Forces	23	84	141	
Households				
2028 Projection	5,685	28,902	70,340	
2023 Estimate	5,404	28,020	69,022	
2010 Census	3,406	21,023	57,041	
Growth 2023 - 2028	5.20%	3.15%	1.91%	
Growth 2010 - 2023	58.66%	33.28%	21.00%	
Owner Occupied	3,440 63.66%	17,800 63.53%	43,759 63.40%	
Renter Occupied	1,963 36.32%	10,219 36.47%	25,264 36.60%	
2023 Households by HH Income	5,405	28,020	69,022	
Income: <\$25,000	469 8.68%	2,229 7.96%	5,618 8.14%	
Income: \$25,000 - \$50,000	759 14.04%	3,421 12.21%	9,162 13.27%	
Income: \$50,000 - \$75,000	1,258 23.27%	4,989 17.81%	11,339 16.43%	
Income: \$75,000 - \$100,000	676 12.51%	3,969 14.16%	9,183 13.30%	
Income: \$100,000 - \$125,000	715 13.23%	4,526 16.15%	9,998 14.49%	
Income: \$125,000 - \$150,000	534 9.88%	2,176 7.77%	5,926 8.59%	
Income: \$150,000 - \$200,000	462 8.55%	3,749 13.38%	8,636 12.51%	
Income: \$200,000+	532 9.84%	2,961 10.57%	9,160 13.27%	
2023 Avg Household Income	\$106,693	\$114,629	\$119,464	
2023 Med Household Income	\$83,006	\$96,232	\$97,846	



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	.21
2 Avery Road	Avery Oak Dr	0.20 N	2022	13,852	MPSI	.26
3 Hayden Run Boulevard	Avery Oak Dr	0.25 N	2022	6,348	MPSI	.29
4 Avery Rd	Winters Run Rd	0.19 S	2022	9,568	MPSI	.29
5 Avery Rd	Winters Run Rd	0.20 S	2015	9,232	MPSI	.29
6 Avery Rd	Winters Run Rd	0.19 S	2021	9,704	MPSI	.29
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	.45
10 Wilcox Rd	Hayden Run Rd	0.15 S	2022	4,283	MPSI	.45

What's Driving Investment?



Notable Projects YTD



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

Celebrating **86** 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 86 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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