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





DEVELOPMENT LAND

O Davidson Road, Hilliard, OH 43026

Located at the southwest corner of I-270 and Davidson Road. Land available along Davidson Road, Leap Road, Britton Parkway and Anson Dr. City of Hilliard. Many different areas available with potential sites for multiple users. Immediate surrounding developments include new Hilliard branch of Columbus Metro Library, The Greyson at Hickory Chase mixed use development, Mount Carmel Rheumatology, Rock City Church, community center, Britton Flex Center, and Advanced Drainage Systems.



Property Highlights

Address: Davidson Road

Hilliard, Ohio 43026

County: Franklin

PID: 050-008254

050-008255 (portion)

050-008256

Location: West of I-270,

South of Davidson Rd

Total Acreage: 38.56 +/- ac

(see breakdown for specific lot acreage)

Sale Price/Ac: \$175,000-\$375,000

(depending on lot location)

Zoning: PUD - Planned Unit

Development

(additional text available

upon request)





LOT	USE	ACRES
B1	Medical Office/Retail	10.33 +/-
B2	Medical Office/Retail	6.45 +/-
C1a	Retail	1.28 +/-
C4	Office	3.0 +/-
C5	Office	17.5 +/-



Mount Carmel Hilliard Campus

Located at Davidson Road and Britton Parkway, Mount Carmel Hilliard is a 60,000-square-foot, stand-alone campus offering Hilliard residents one-stop access to an array of outpatient services and primary and specialty physicians.

Columbus Metropolitan Library Hilliard Branch

The new Hilliard Branch has 63,000 square feet of space on two floors with a large Homework Help Center, Ready for Kindergarten area, cafe serving coffee, pastries and more, community gathering space, and meeting rooms and small study rooms servicing the community.

Rock City Church

Located at the intersection of Britton Parkway and Anson Drive, Rock City Church is a 51,600-square foot, church and community center on 14+ acres.

Multi-Family Living

The Greyson at Hickory Chase is a 492-unit apartment development built in 2017. There is an additional apartment community that is 4 stories with 145 units expected to be completed in 2019.

ADS - Advanced Drainage Systems

110,000 SF Engineering and Technology Center broke ground October 2023 with approximately 200 workers.

Britton Flex Center

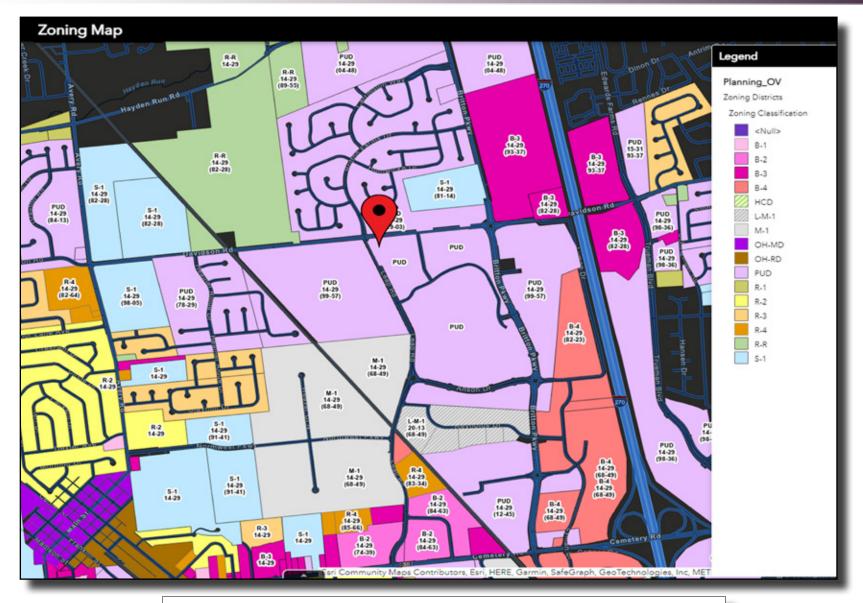
New 158,100 SF flex building will be delivered Q3 2025. Up to 112,100 SF available for lease.

NEARBY AMENITIES:

North of the development at Hayden Run Road, Amazon Web Services has a second, 153,000-square-foot Big Data server facility to join a 180,000-square-foot facility

that opened in 2016. There is also the Enchanted Care Kids Campus just north of Davidson Rd.

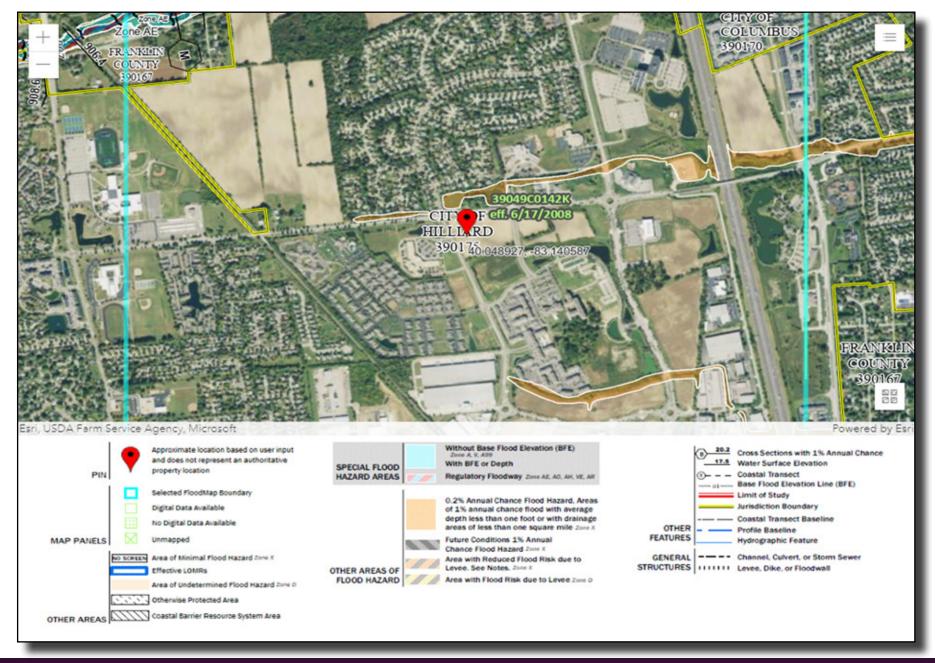
West of the development is Hilliard Tharp Middle School and Hilliard Davidson High School, Darby Glenn Nursing & Rehab center, condo community known as Tremont Club and a bike path from Davidson to Northwest Parkway. South of the development is a large retail corridor along Cemetery Rd with fast food, fuel and big box retail stores.



Click here to view zoning regulations

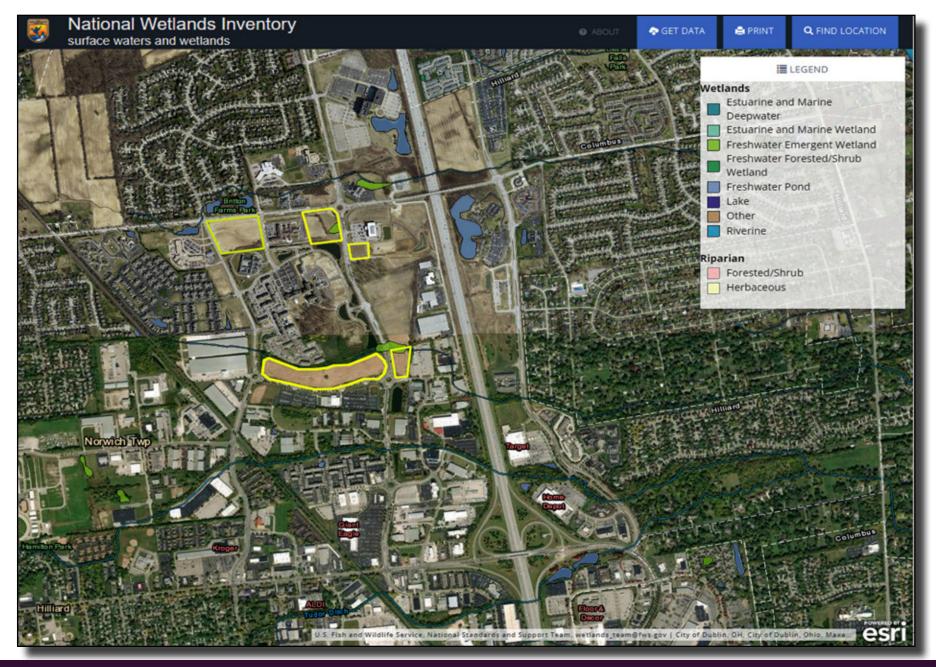
Additional zoning text available upon request



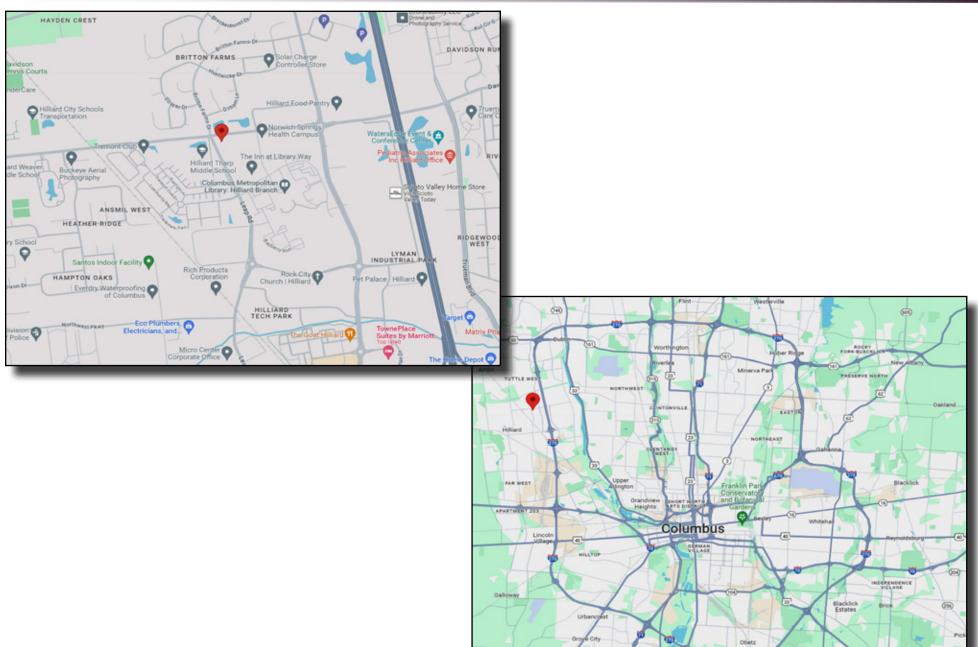




Appraisal Brokerage Consulting Development











Great Location

Conveniently located between Tuttle & Mill Run Easy access to I-270, Downtown Hilliard and the Scioto River



Demographics & Traffic

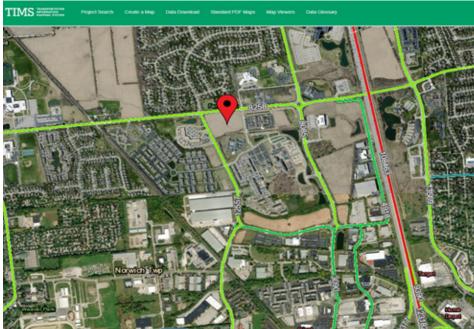
Davidson Rd, Hilliard, OH 43026

Demographic Summary Report

0 Davidson Rd, Hilliard, OH 43026



				V	100 Teles	19月
Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	10,711		89,846		206,336	
2024 Estimate	10,849		90,582		207,104	
2020 Census	11,661		95,225		213,356	
Growth 2024 - 2029	-1.27%		-0.81%		-0.37%	
Growth 2020 - 2024	-6.96%		-4.88%		-2.93%	
2024 Population by Hispanic Origin	482		4,441		10,432	
2024 Population	10,849		90,582		207,104	
White	8,831	81.40%	66,523	73.44%	151,847	73.32%
Black	365	3.36%	3,909	4.32%	10,021	4.84%
Am. Indian & Alaskan	23	0.21%	221	0.24%	579	0.28%
Asian	639	5.89%	10,568	11.67%	23,256	11.23%
Hawaiian & Pacific Island	1	0.01%	18	0.02%	49	0.02%
Other	991	9.13%	9,343	10.31%	21,352	10.31%
U.S. Armed Forces	16		111		148	
Households						
2029 Projection	4,759		38,262		87,061	
2024 Estimate	4,814		38,581		87,379	
2020 Census	5,136		40,573		89,909	
Growth 2024 - 2029	-1.14%		-0.83%		-0.36%	
Growth 2020 - 2024	-6.27%		-4.91%		-2.81%	
Owner Occupied	2,344	48.69%	21,704	56.26%	49,149	56.25%
Renter Occupied	2,470	51.31%	16,877	43.74%	38,230	43.75%
2024 Households by HH Income	4,812		38,580		87,380	
Income: <\$25,000	195	4.05%	3,428	8.89%	7,824	8.95%
Income: \$25,000 - \$50,000	789	16.40%	5,974	15.48%	13,301	15.22%
Income: \$50,000 - \$75,000	795	16.52%	6,576	17.05%	14,093	16.13%
Income: \$75,000 - \$100,000	754	15.67%	5,852	15.17%	12,450	14.25%
Income: \$100,000 - \$125,000	627	13.03%	5,472	14.18%	11,467	13.12%
Income: \$125,000 - \$150,000	433	9.00%	3,410	8.84%	8,195	9.38%
Income: \$150,000 - \$200,000	657	13.65%	4,153	10.76%	9,585	10.97%
Income: \$200,000+	562	11.68%	3,715	9.63%	10,465	11.98%
2024 Avg Household Income	\$118,688		\$108,158		\$113,648	
2024 Med Household Income	\$95,788		\$89,148		\$92,011	



Traffic Count Report 0 Davidson Rd, Hilliard, OH 43026 9,328 10,633 RIVER CROSSING 106,337 tilliard East Park and RIDGEWOOD 4,586 LYMAN 500 yds Avg Daily Volume 1 Britton Parkway Anson Dr 0.10 S 2022 14,990 MPSI 2 Anson Drive Lyman Dr 0.05 E 2022 1,409 MPSI .24 3 I- 270 0.19 N 2022 106,337 MPSI .26 Davidson Rd 1,566 .27 0.10 N 2022 ANSON DR Britton Pkwy 0.10 E 2020 4,586 AADT .28 **Britton Parkwa** Anson Dr 0.08 N 2022 11,970 MPSI .31 0.08 N .34

0.01 E

0.01 E

0.04 W

Lyman Dr

Lyman Dr

2022

2020

9,875

10,633

MPSI

MPSI

.35

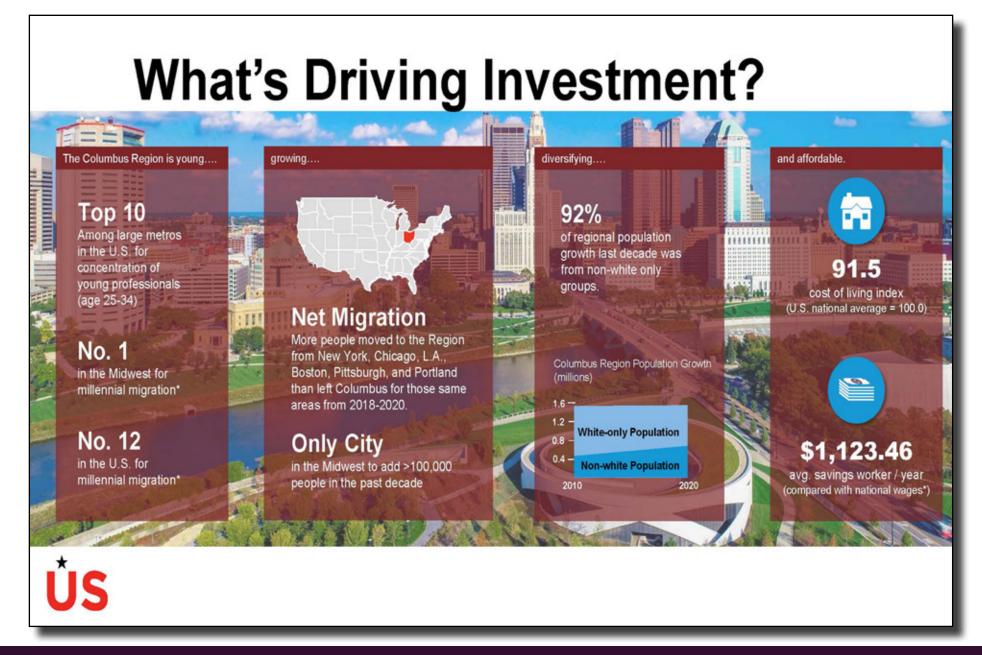
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Appraisal Brokerage Consulting Development

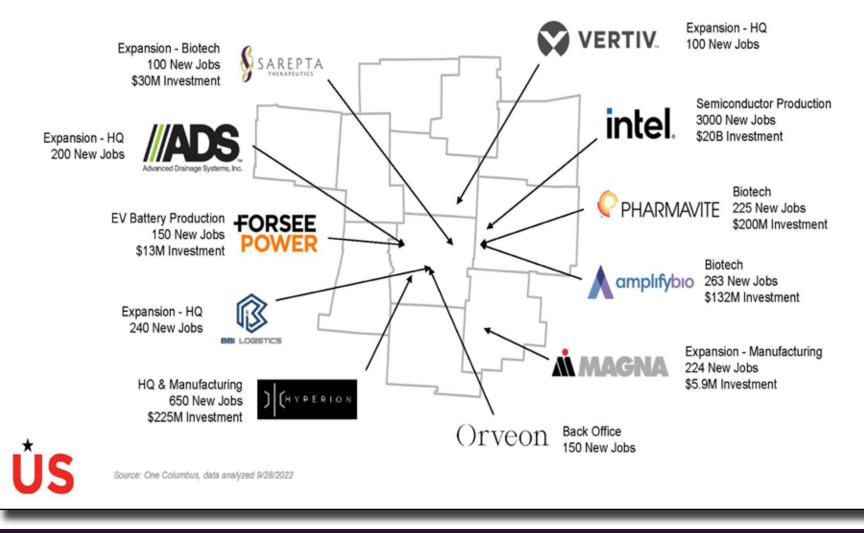
8 Davidson Rd

Davidson Rd





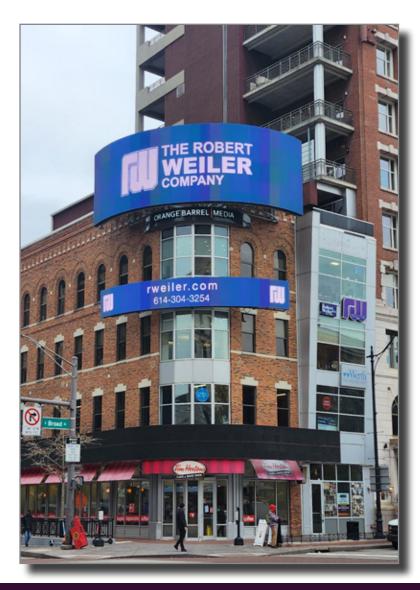
Notable Projects YTD





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

THE ROBERT WEILER COMPANY EST. 1938



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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.





Skip Weiler President/Broker 614-221-4286 x102 skip@rweiler.com

Learn more about us at www.rweiler.com



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