

# LAND FOR SALE OR BUILD-TO-SUIT

7298, 7300, 7304 E Broad Street  
Blacklick, Ohio 43004



1.38 +/- Acres Development Land

9,000+/- SF Retail Center or Build-To-Suit Opportunities



Appraisal Brokerage Consulting Development

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# Property Description

## DEVELOPMENT SITE OR BUILD-TO-SUIT OPPORTUNITY!

1.38 +/- acre site with ~400 ft East Broad St frontage. Excellent development opportunity for an owner/user to purchase and build or ideal build-to-suit opportunity for a commercial user. Owners willing to construct up to 9,000 +/- SF building for a desirable tenant. New senior living development underway behind the frontage. To the west, a large apartment complex is underway. Site has potential access to a signalized intersection.

**Address:** 7298, 7300, 7304 E Broad St  
Blacklick, Ohio 43004

**County:** Franklin

**PID:** 440-289604-00  
440-289605-00  
440-289606-00

**Location:** Between Reynoldsburg-  
New Albany Rd &  
S Waggoner

**Acres:** 1.38 +/- acres

**Sale Price:** \$350,000 per acre

**Lease Rate:** \$25.00/SF NNN

**Zoning:** Pending - rezoning CPD



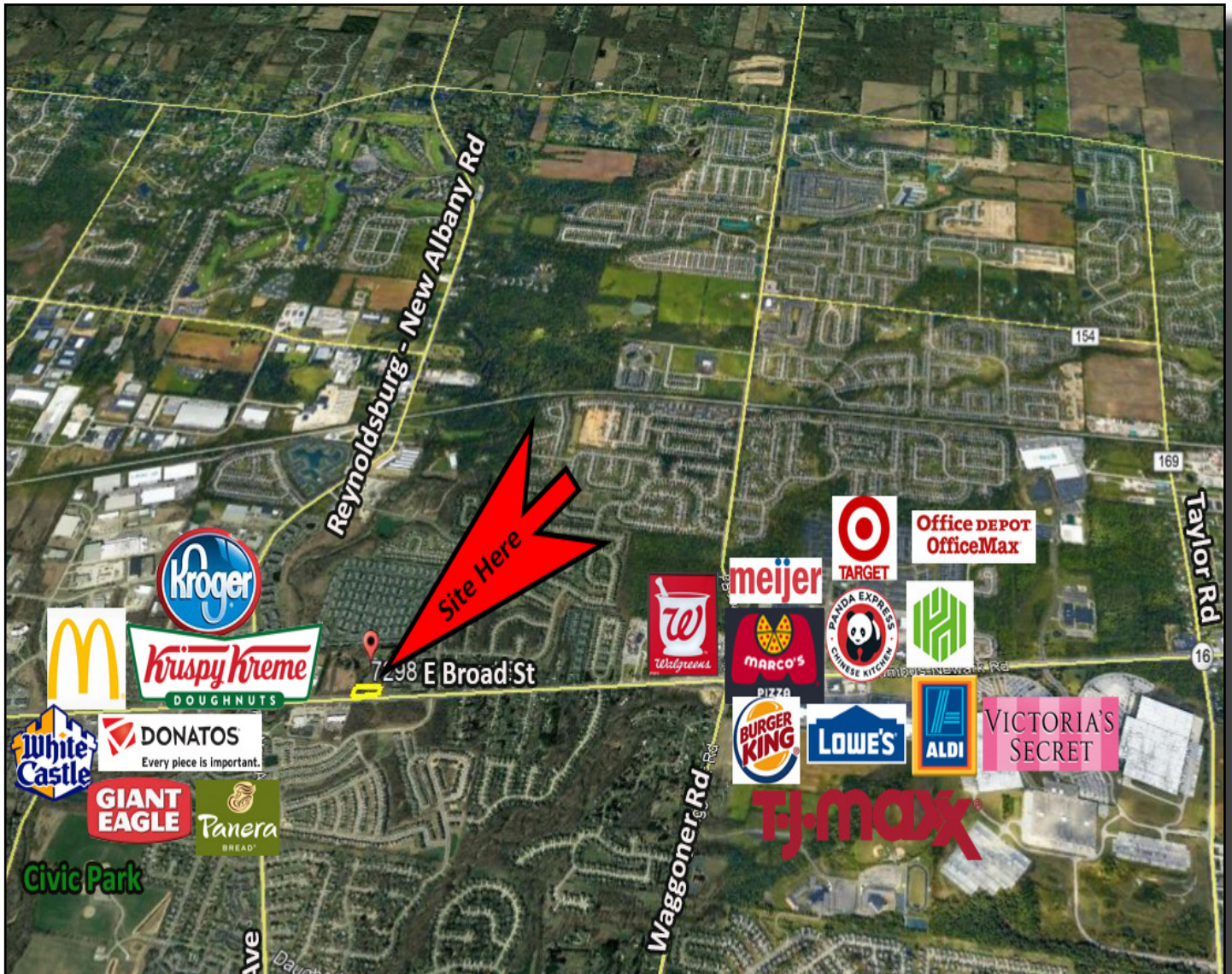
### Zoning Information - Sub Area A

ZONING DISTRICT:	CPD (COMMERCIAL PLAN DEVELOPMENT)
REFERENCE TO STREET:	EAST BROAD STREET - WEST OF THE INTERSECTION OF BROAD STREET AND BANNOCKBURN BLVD
TOTAL AREA OF THE SITE:	59,927 SQ FT (1.38 ACRES)
SQUARE FOOTAGE:	9,000 SQ FT SINGLE STORY RETAIL
PARKING DIMENSIONS:	TYPICAL STALL: 9'-0" X 18'-0" TYPICAL AISLE: 24'-0" DRIVEWAY: 24'-0"
LOADING SPACES:	SERVICE ALLEY PROVIDED
SETBACKS:	AS INDICATED ON PLANS
BUILDING HEIGHT:	TO BE DETERMINED
DUMPSTERS:	1 PROVIDED (WITH SCREENS)
SIDE & REAR YARDS:	AS INDICATED ON PLANS
VARIANCES:	NONE
RIGHT OF WAY LINES:	AS INDICATED ON PLANS
PARKING:	
SPACES REQUIRED:	36 MIN / 45 MAX (1 PER 250 MIN / 1 PER 200 MAX)
SPACES PROVIDED:	37 SPACES
HANDICAPPED REQUIRED:	2 SPACES (1 VAN)
HANDICAPPED PROVIDED:	3 SPACES (1 VAN)
BICYCLE REQUIRED:	2 SPOTS (1 PER 20 PARKING SPACES)
BICYCLE PROVIDED:	2 SPOTS
THE PROPOSED PROJECT WILL COMPLY WITH FOLLOWING SECTIONS:	
3312.21 LANDSCAPE & SCREENING	
3312.39 STRIPING / MARKING	
3312.43 SURFACE	
3312.45 WHEEL STOP / CURB	
CHAPTER 3321	



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# Property Location



## Great Location!

10 minutes to Columbus Airport

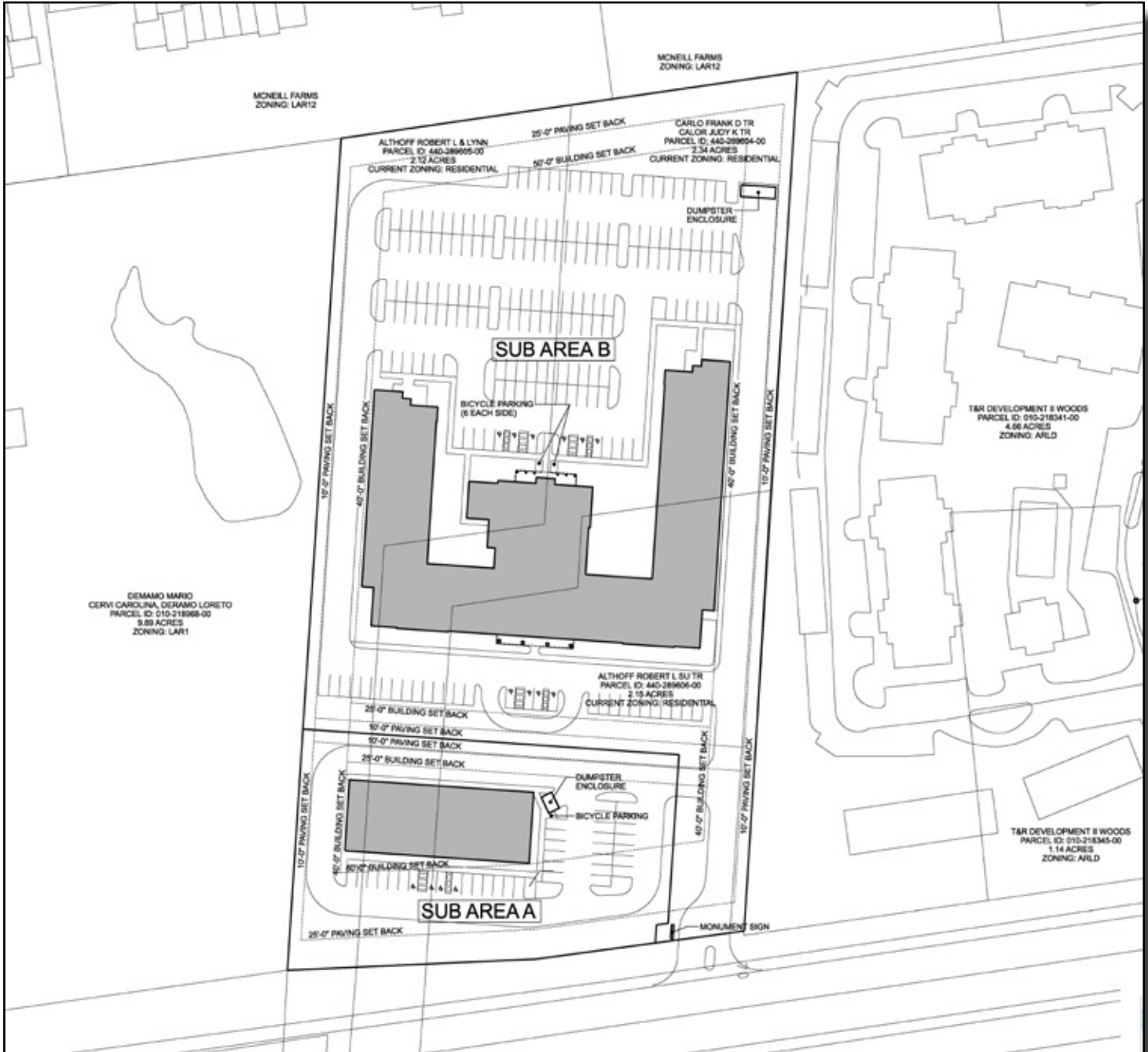
20 minutes to Polaris or Easton

5 minutes to Freeways



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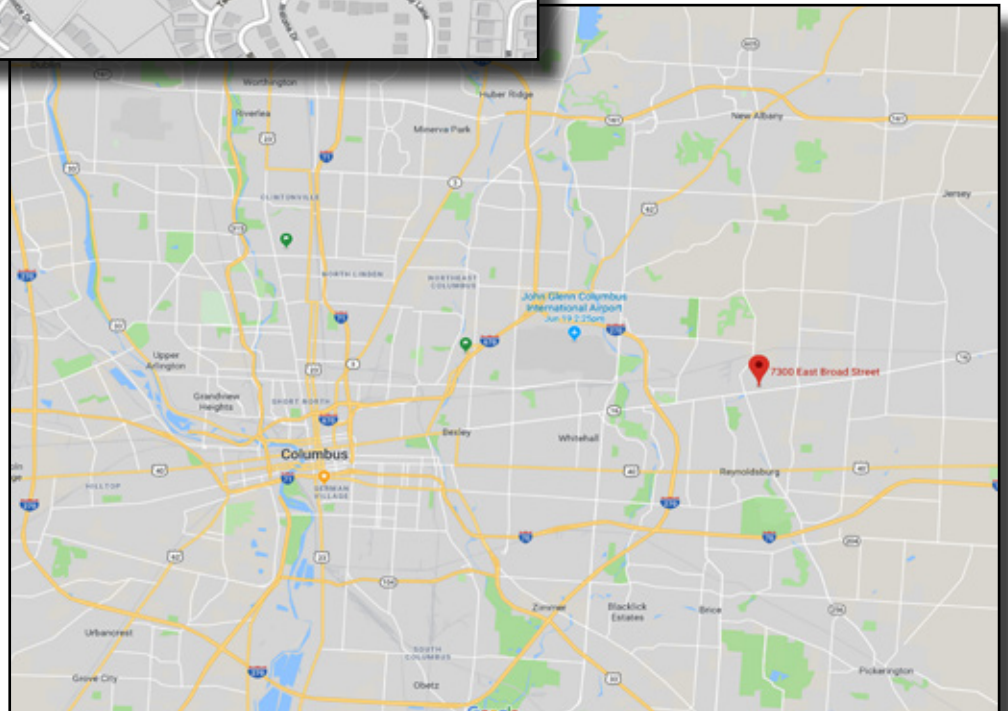
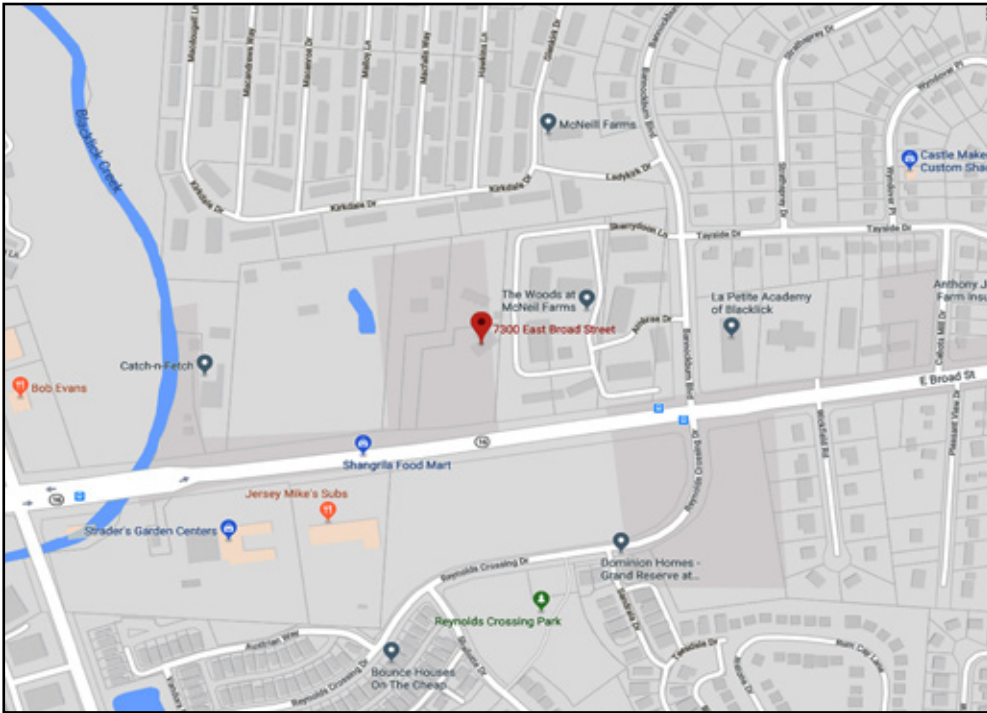
# Site Plan



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# Street Maps



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# Demographics

## Demographic Summary Report

7298-7304 E Broad St, Blacklick, OH 43004



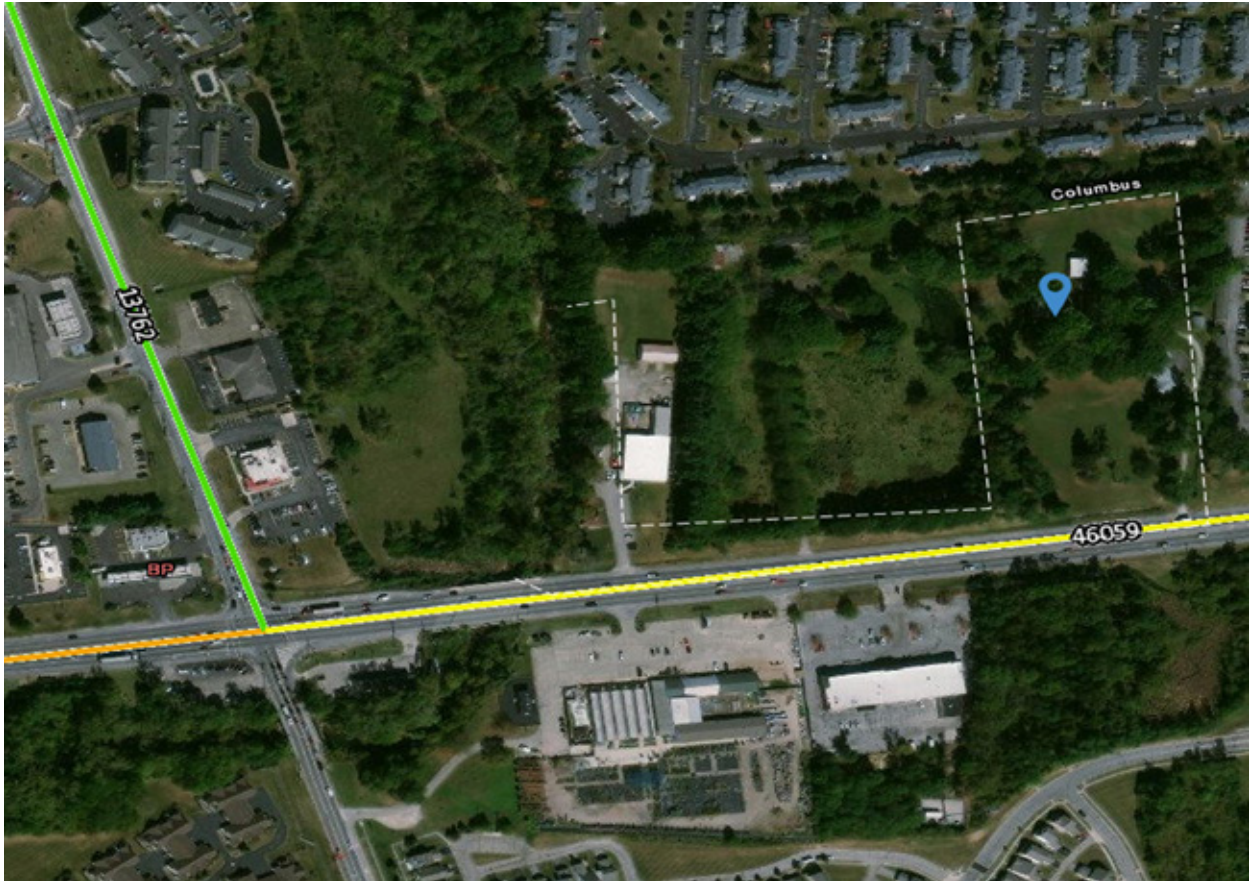
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	12,738	81,610	180,256
2019 Estimate	12,026	77,698	171,618
2010 Census	10,823	72,706	160,366
Growth 2019 - 2024	5.92%	5.03%	5.03%
Growth 2010 - 2019	11.12%	6.87%	7.02%
<b>2019 Population by Hispanic Origin</b>	511	3,156	8,891
<b>2019 Population</b>	12,026	77,698	171,618
White	6,983 58.07%	51,633 66.45%	108,188 63.04%
Black	3,968 33.00%	20,573 26.48%	51,487 30.00%
Am. Indian & Alaskan	38 0.32%	217 0.28%	541 0.32%
Asian	504 4.19%	2,502 3.22%	5,337 3.11%
Hawaiian & Pacific Island	8 0.07%	37 0.05%	86 0.05%
Other	525 4.37%	2,736 3.52%	5,978 3.48%
U.S. Armed Forces	0	125	166
<b>Households</b>			
2024 Projection	5,306	33,301	72,046
2019 Estimate	5,015	31,717	68,581
2010 Census	4,553	29,841	64,189
Growth 2019 - 2024	5.80%	4.99%	5.05%
Growth 2010 - 2019	10.15%	6.29%	6.84%
Owner Occupied	2,956 58.94%	20,706 65.28%	41,930 61.14%
Renter Occupied	2,059 41.06%	11,010 34.71%	26,650 38.86%
<b>2019 Households by HH Income</b>	5,015	31,717	68,581
Income: <\$25,000	712 14.20%	4,553 14.36%	11,262 16.42%
Income: \$25,000 - \$50,000	980 19.54%	6,556 20.67%	16,301 23.77%
Income: \$50,000 - \$75,000	1,340 26.72%	6,840 21.57%	14,255 20.79%
Income: \$75,000 - \$100,000	775 15.45%	4,981 15.70%	9,250 13.49%
Income: \$100,000 - \$125,000	430 8.57%	3,198 10.08%	6,162 8.98%
Income: \$125,000 - \$150,000	436 8.69%	2,300 7.25%	4,108 5.99%
Income: \$150,000 - \$200,000	255 5.08%	2,073 6.54%	4,132 6.02%
Income: \$200,000+	87 1.73%	1,216 3.83%	3,111 4.54%
<b>2019 Avg Household Income</b>	\$75,719	\$81,687	\$78,862
<b>2019 Med Household Income</b>	\$66,630	\$67,626	\$61,070



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# Traffic Map



## Traffic Count Report

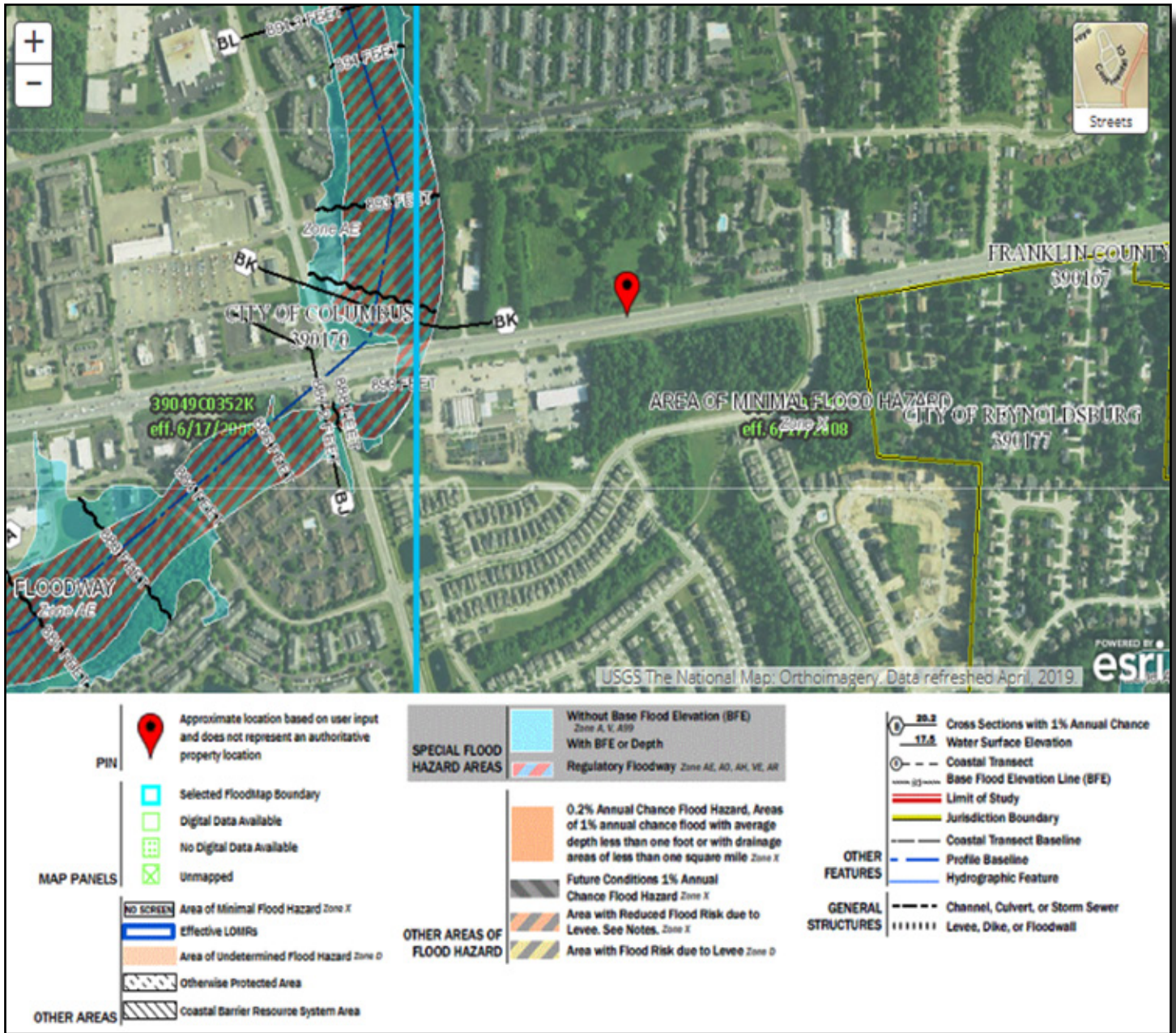


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# Flood Map



# Region Highlights

## REGIONAL OVERVIEW

### THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties. This Region represents the coverage area of Columbus 2020's economic development activities.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). Wherever possible, the information and data in this document covers the 11-county region. However, some data is only available at the MSA level and is identified as such in the text, title or source.

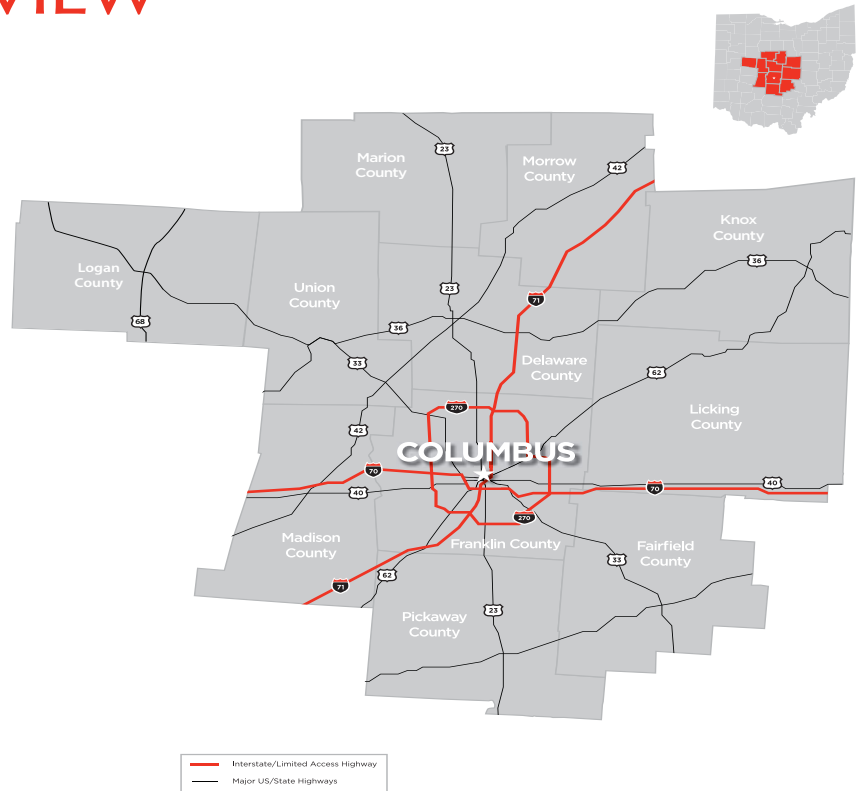
- **Eleven-county** region located in Central Ohio
- Population of **2 million** people
- Population growth rate of 1.3 percent annually
- Ten-county Columbus MSA, **2nd fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- **62** college and university campuses
- More than 140,000 college students
- Home to **15** Fortune 1000 headquarters

#### COLUMBUS AND FRANKLIN COUNTY

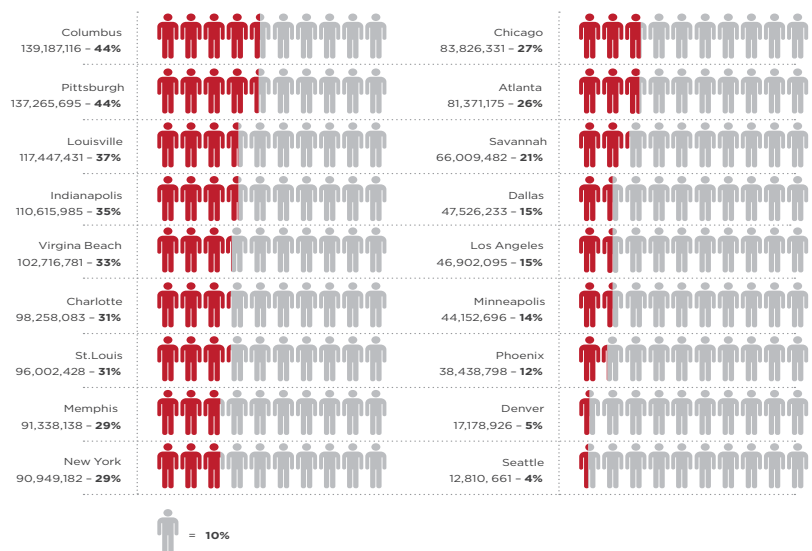
- State capital and **largest Ohio city**
- **15th largest city** in the U.S.

#### COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- Port Columbus International Airport: **31** destination airports with more than **140** daily flights
- Enhanced freight rail connections to East Coast ports in Norfolk, VA, Baltimore, MD, and Wilmington, NC
- Columbus is within 500 miles of 44 percent of the U.S. population, higher than other major distribution centers in the U.S. (Source: ESRI Business Analyst, 2013)



#### U.S. Population within 500 miles



# Market Highlights

## COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

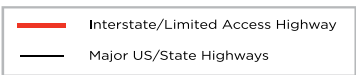
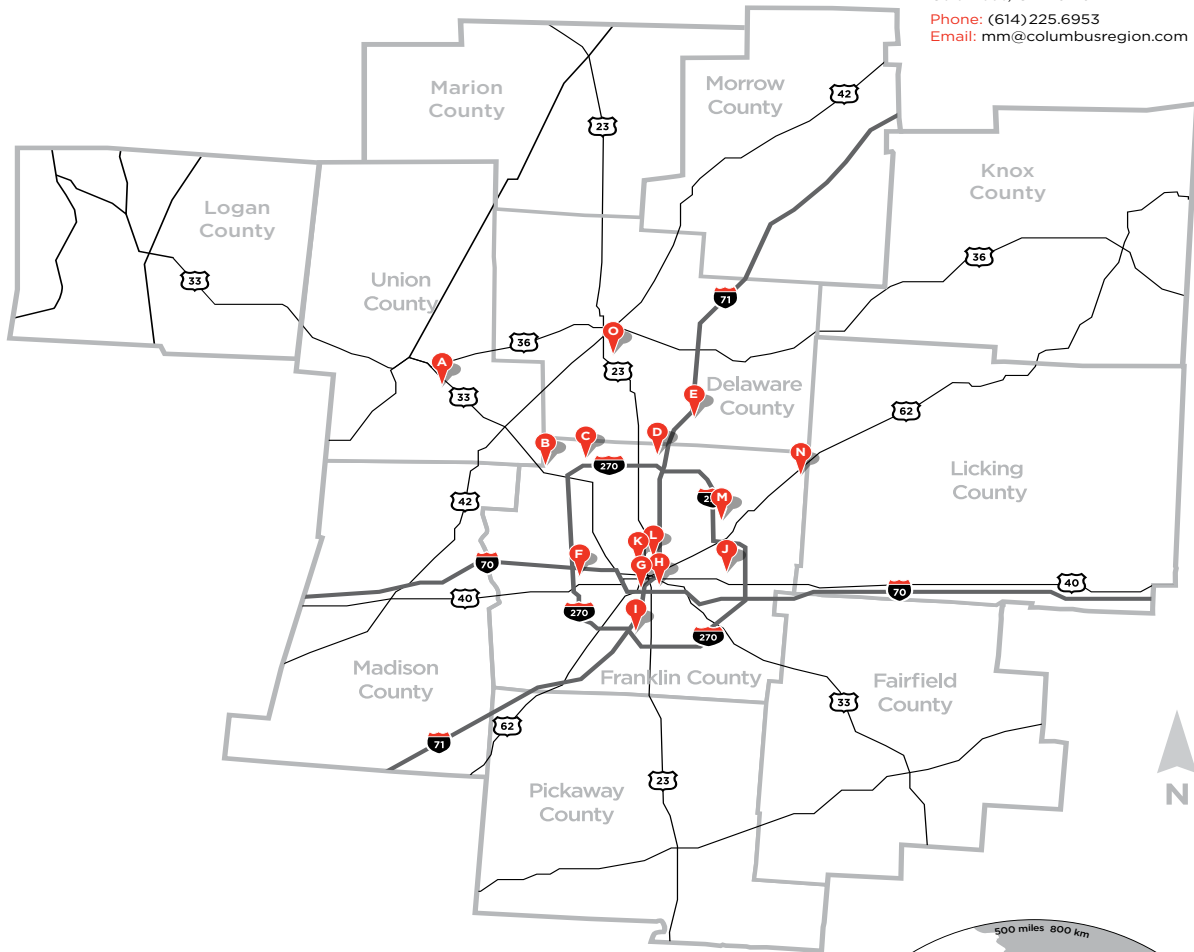
## THE COLUMBUS REGION

### MATT McCOLLISTER

Vice President, Economic Development  
150 South Front ST, Suite 200  
Columbus, OH 43215

Phone: (614) 225.6953

Email: mm@columbusregion.com



- |  |                             |
|--|-----------------------------|
| A - Scotts Miracle-Gro Co.                                     | I - Bob Evans Farms         |
| B - Pacer  | J - Retail Ventures Inc.    |
| C - Cardinal Health  | K - American Electric Power |
| D - Worthington Industries                                     | L - Nationwide              |
| E - Mettler-Toledo International, Inc.                         | M - Limited Brands          |
| F - Big Lots   | N - Abercrombie & Fitch     |
| G - Huntington Bancshares                                      | O - Greif                   |
| H - Hexion Specialty Chemicals/Momentive Performance Materials |                             |



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# County Highlights

## FRANKLIN COUNTY

### DEMOGRAPHICS

 1,264,597  
RESIDENTS

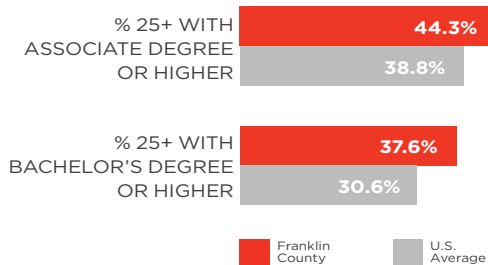
 33.8  
MEDIAN AGE

 480,946  
HOUSEHOLDS

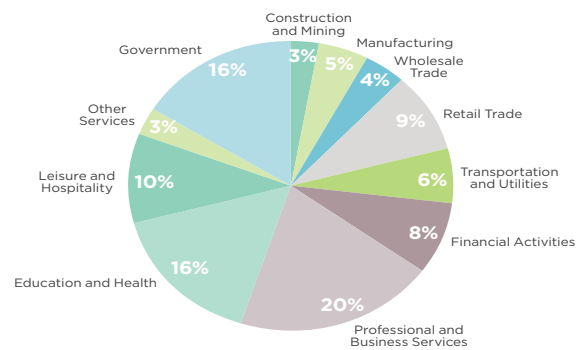
 \$52,341  
MEDIAN HOUSEHOLD INCOME

### WORKFORCE

4.1% UNEMPLOYMENT RATE



### EMPLOYMENT BY INDUSTRY



### LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

# Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

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 to you 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 of 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 of 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.



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