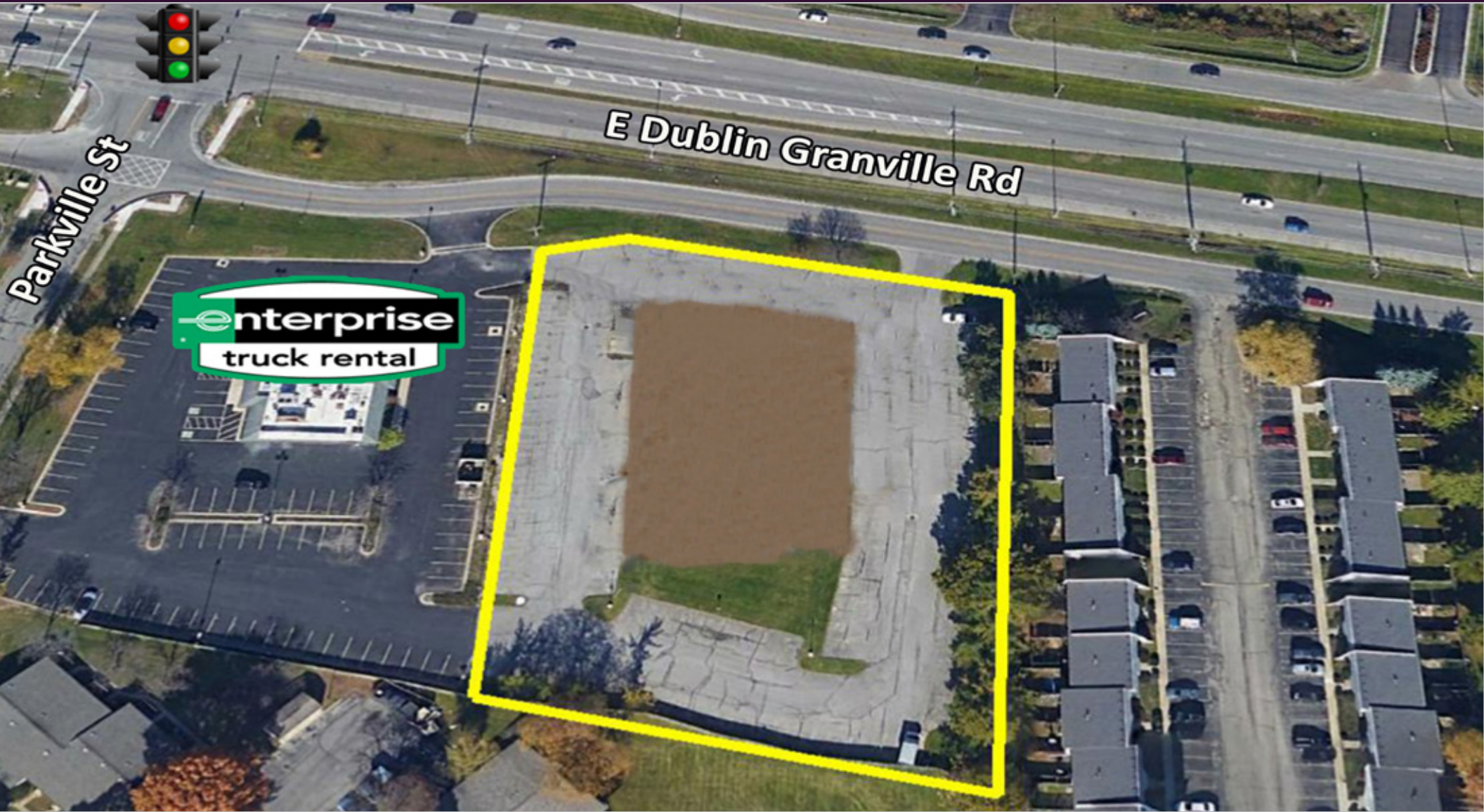


THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

GROUND LEASE OPPORTUNITY

2365 East Dublin Granville Road, Columbus, OH 43229

EXCELLENT REDEVELOPMENT SITE OPPORTUNITY!

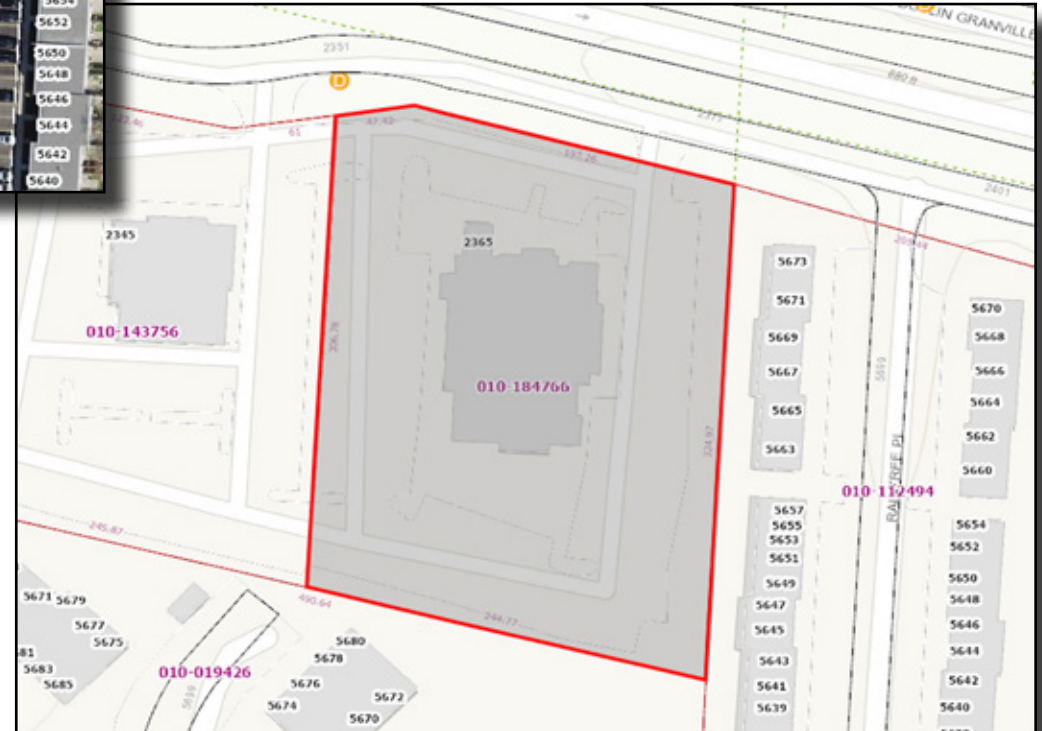
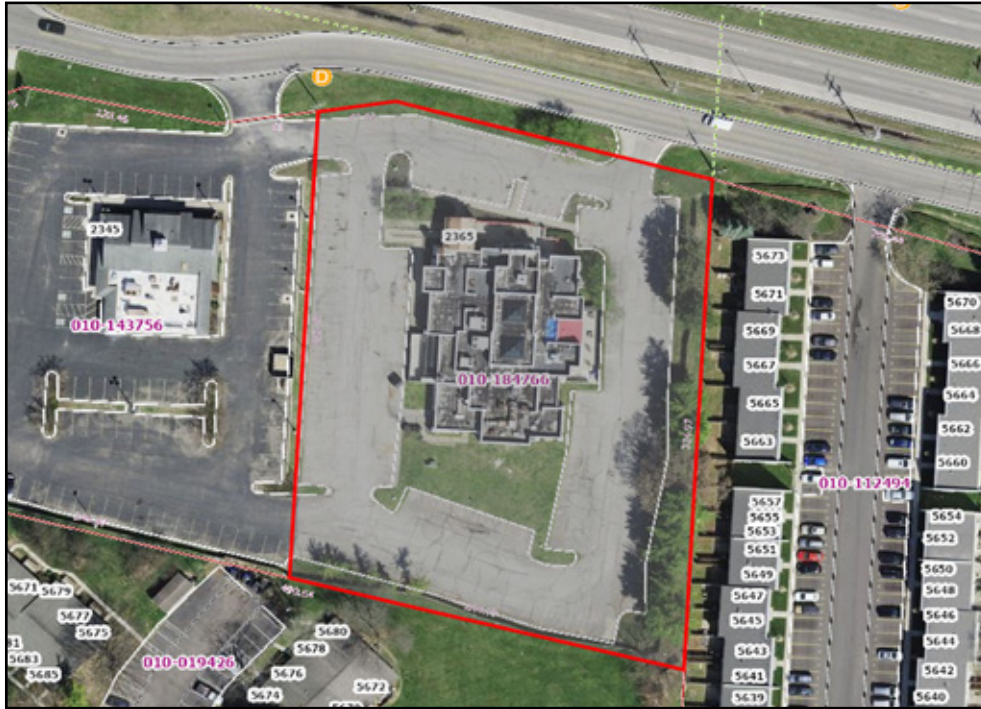
Excellent redevelopment site! Ground lease opportunity. 1.77 +/- acres located at the section of E. Dublin Granville Road and Parkville Street.

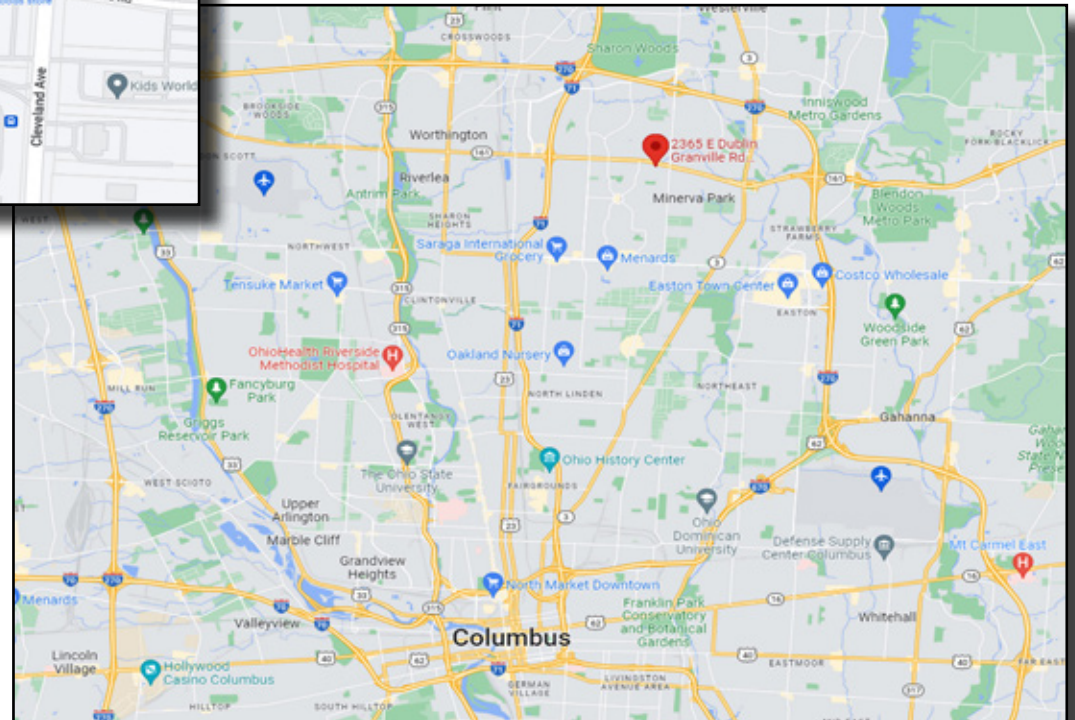
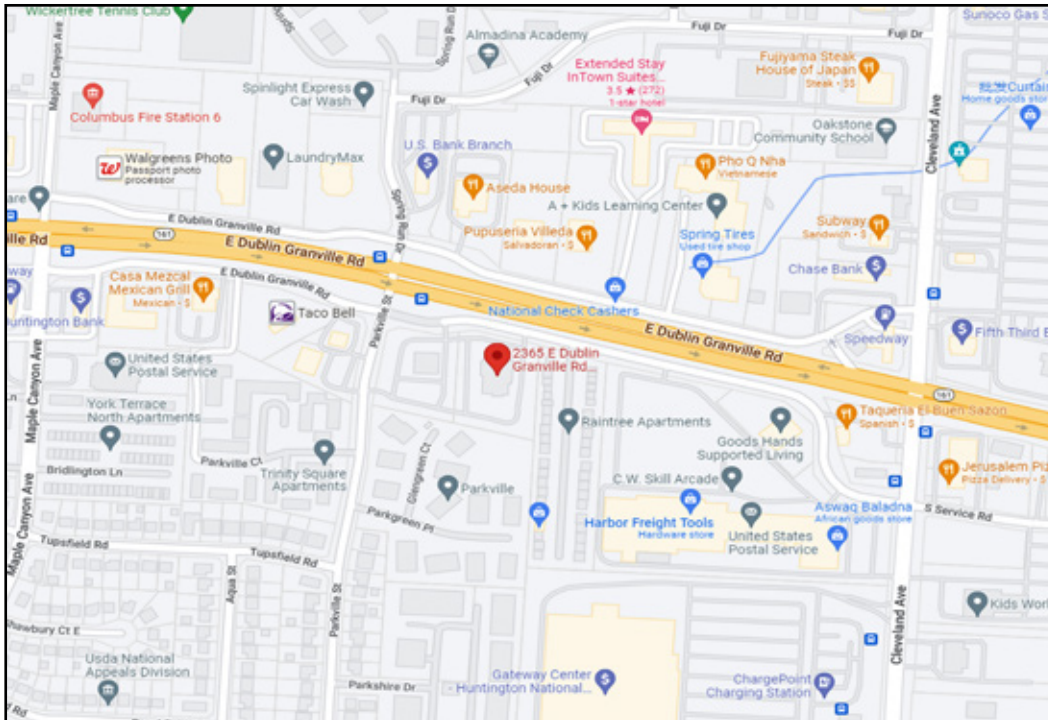
Plenty of space for parking to be configured. Zoned LC4 Commercial. All utilities at the site. Ground lease rate will be negotiated based on scope of building to be developed.



Property Highlights

Address:	2365 E Dublin Granville Rd Columbus, OH 43229
County:	Franklin
PID:	010-184766-00
Location:	South of SR 161 between Cleveland Ave and Karl Rd
Acreage:	1.77 +/- ac
Lease Rate:	Negotiable
Zoning:	LC4 - Commercial District






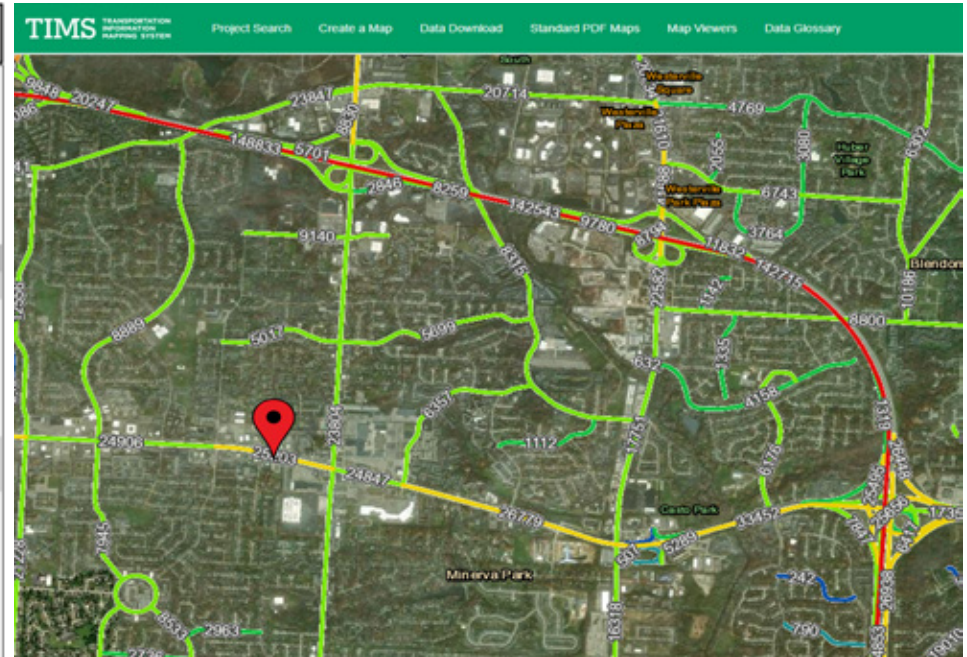


Great Location!

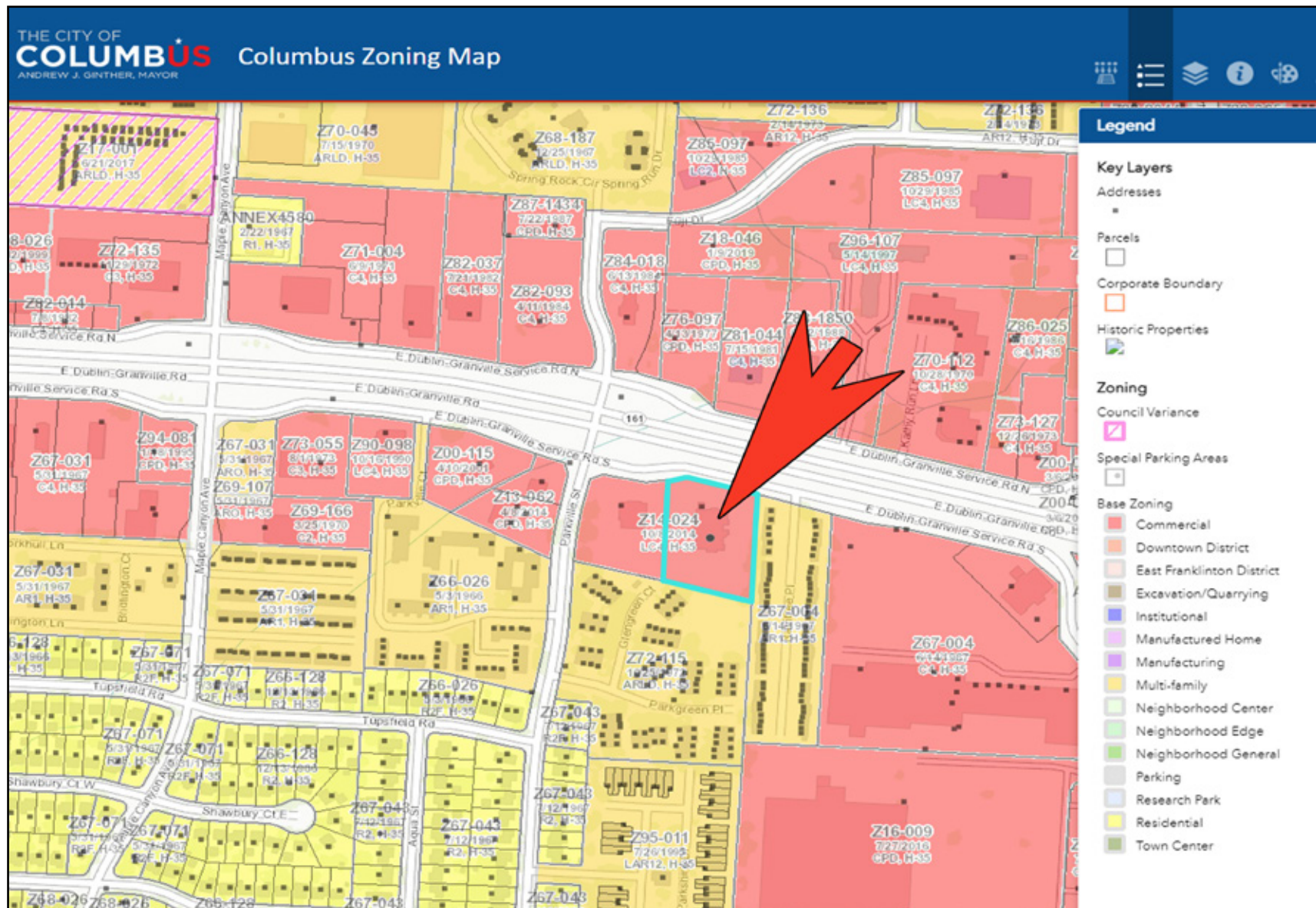
Easy access to major roads
12 minutes to John Glenn International Airport
15 minutes to Downtown Columbus

Demographic Summary Report

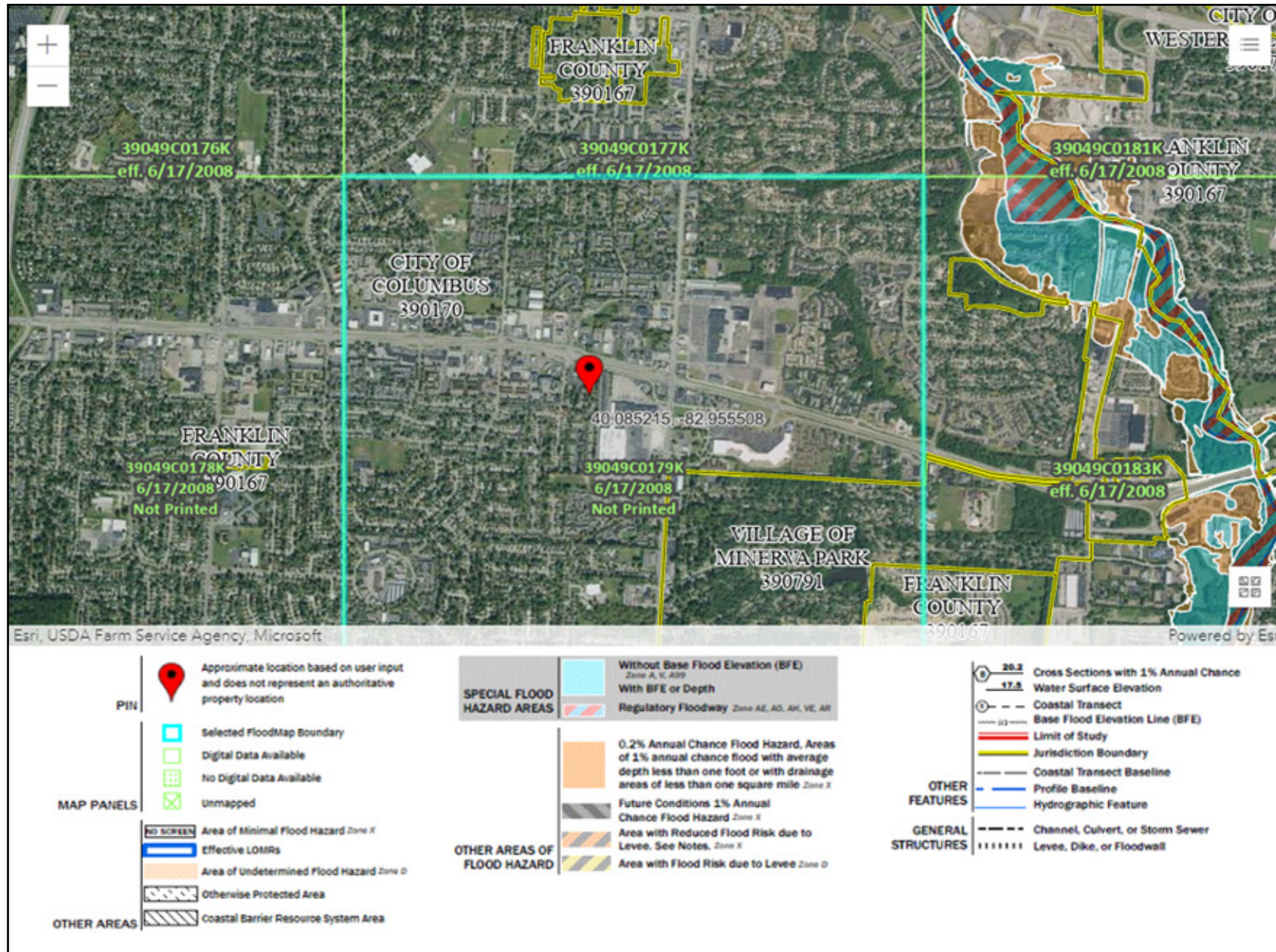
2365 E Dublin Granville Rd, Columbus, OH 43229				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	21,857	122,888	300,311	
2023 Estimate	21,863	122,999	297,983	
2010 Census	20,422	115,346	269,439	
Growth 2023 - 2028	-0.03%	-0.09%	0.78%	
Growth 2010 - 2023	7.06%	6.63%	10.59%	
2023 Population by Hispanic Origin				
2023 Population	2,970	12,421	19,707	
2023 Population	21,863	122,999	297,983	
White	9,855 45.08%	67,748 55.08%	186,805 62.69%	
Black	10,268 46.97%	45,019 36.60%	83,210 27.92%	
Am. Indian & Alaskan	98 0.45%	555 0.45%	917 0.31%	
Asian	684 3.13%	4,437 3.61%	16,102 5.40%	
Hawaiian & Pacific Island	39 0.18%	79 0.06%	136 0.05%	
Other	920 4.21%	5,161 4.20%	10,813 3.63%	
U.S. Armed Forces	0	37	93	
Households				
2028 Projection	9,128	50,402	124,894	
2023 Estimate	9,137	50,525	124,136	
2010 Census	8,595	47,892	113,550	
Growth 2023 - 2028	-0.10%	-0.24%	0.61%	
Growth 2010 - 2023	6.31%	5.50%	9.32%	
Owner Occupied	3,448 37.74%	24,891 49.26%	70,072 56.45%	
Renter Occupied	5,689 62.26%	25,634 50.74%	54,064 43.55%	
2023 Households by HH Income				
Income: <\$25,000	1,823 19.95%	9,478 18.76%	19,686 15.86%	
Income: \$25,000 - \$50,000	2,549 27.89%	12,677 25.09%	24,870 20.03%	
Income: \$50,000 - \$75,000	2,253 24.66%	11,001 21.77%	23,935 19.28%	
Income: \$75,000 - \$100,000	1,011 11.06%	5,950 11.78%	16,403 13.21%	
Income: \$100,000 - \$125,000	1,064 11.64%	5,198 10.29%	13,663 11.01%	
Income: \$125,000 - \$150,000	263 2.88%	2,274 4.50%	8,364 6.74%	
Income: \$150,000 - \$200,000	136 1.49%	2,533 5.01%	9,826 7.92%	
Income: \$200,000+	39 0.43%	1,416 2.80%	7,390 5.95%	
2023 Avg Household Income	\$59,179	\$71,314	\$87,433	
2023 Med Household Income	\$51,890	\$56,637	\$67,996	

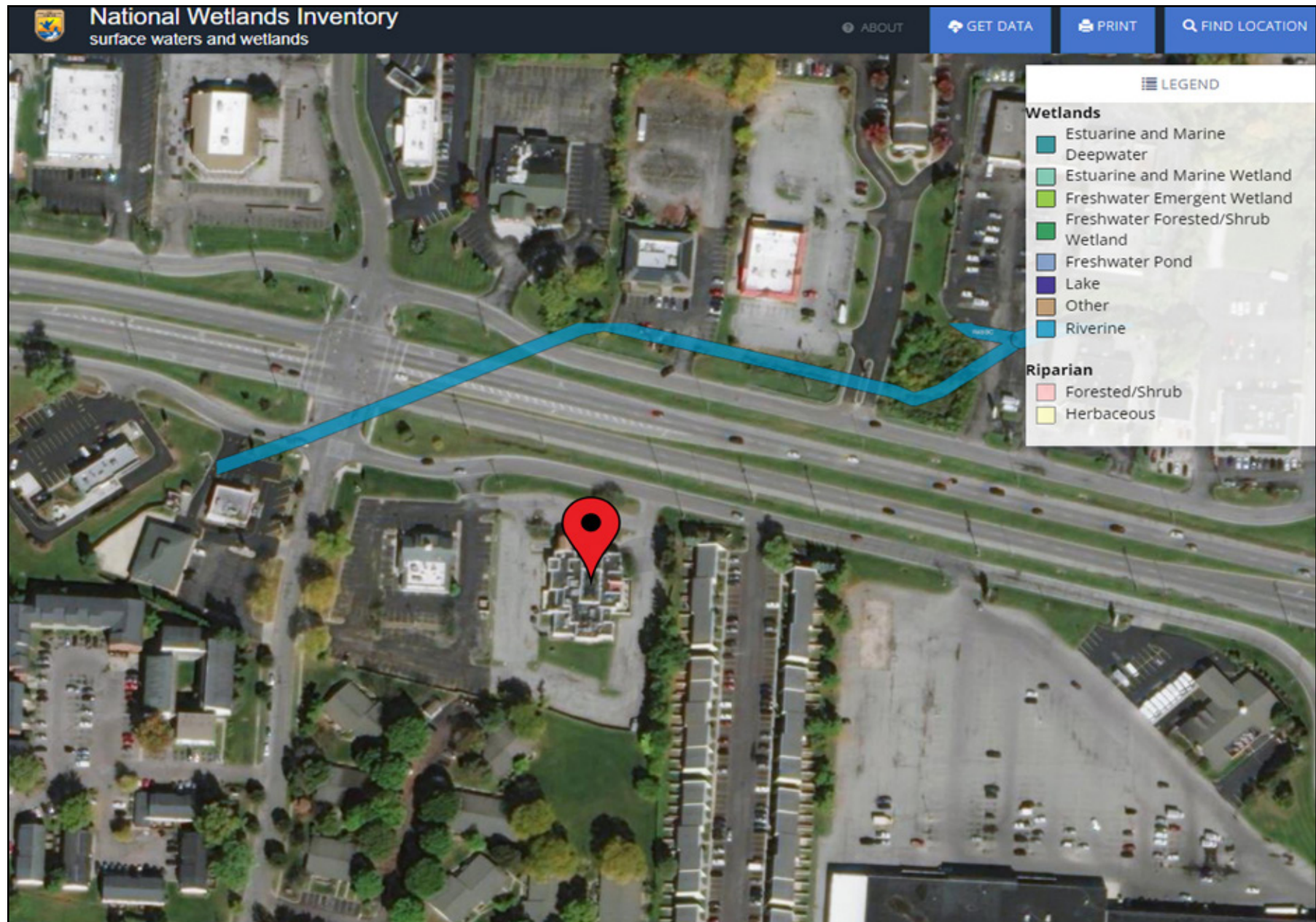


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Dublin Granville Rd	Spring Run Dr	0.03 W	2022	26,537	MPSI	.06
2 Parkville St	Spring Run Dr	0.02 N	2020	3,108	MPSI	.07
3 East Dublin Granville Road	Spring Run Dr	0.02 N	2022	2,505	MPSI	.07
4 E Dublin Granville Rd	Parkville St	0.02 W	2015	39,952	MPSI	.07
5 Parkville St	Parkville Ct	0.03 S	2022	2,645	MPSI	.08
6 Parkville St	Parkville Ct	0.03 S	2020	3,106	MPSI	.08
7 Parkville St	Spring Run Dr	0.01 N	2020	5,222	MPSI	.08
8 Parkville St	Spring Run Dr	0.01 N	2022	4,606	MPSI	.08
9 Parkville St	Spring Run Dr	0.02 NE	2020	2,285	MPSI	.08
10 East Dublin Granville Road	Spring Run Dr	0.02 NE	2022	2,041	MPSI	.08

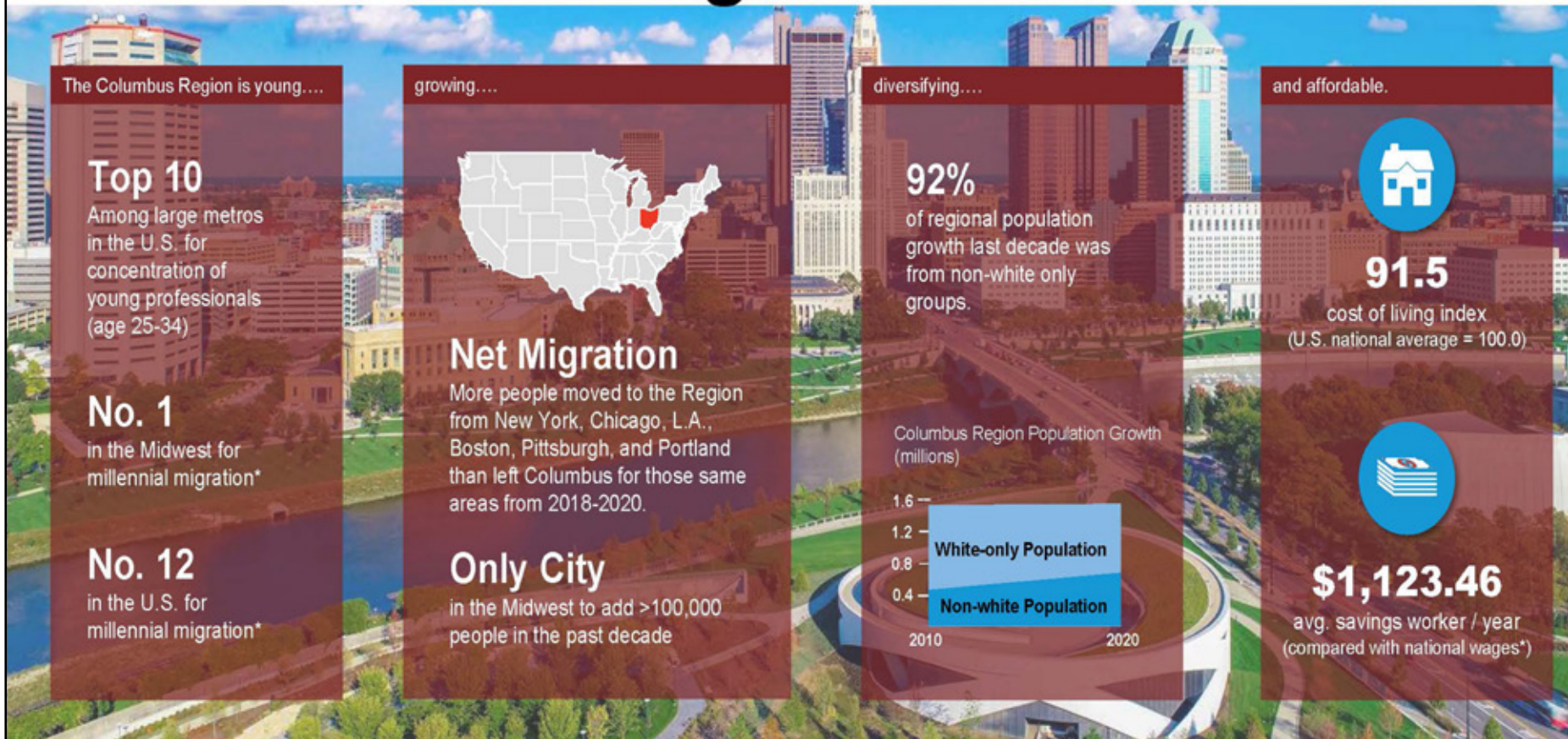


Zoning text available upon request





What's Driving Investment?



Notable Projects YTD



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

Celebrating **85** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938



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 85 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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www.rweiler.com

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