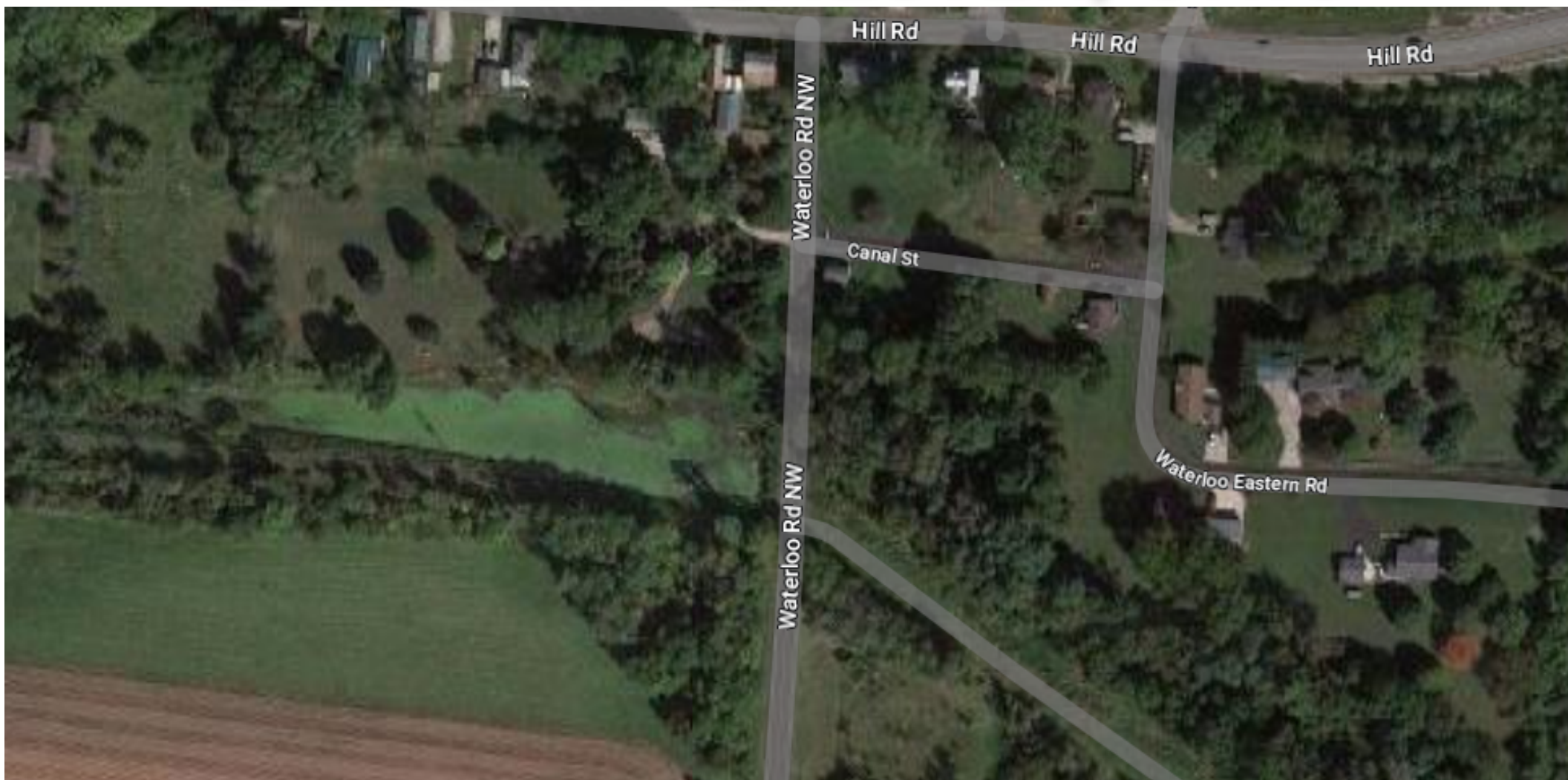


DEVELOPMENT LAND FOR SALE

CANAL WINCHESTER, OHIO



CANAL WINCHESTER DEVELOPMENT OPPORTUNITY

6910-6940 HILL RD NW

CANAL WINCHESTER OH 43110

RANDY SOKOL

614-204-4904

Randy@sokolandassociates.com DEVELOPMENT OPPORTUNITY \$4,500,000

SOKOL
REALTY

DEVELOPMENT DESCRIPTION

Discover the potential of Southern Gateway into Canal Winchester, a prime piece of real estate that offers incredible potential for growth and development. This 9.5-acre property boasts a strategic location with strong traffic flow and immense growth prospects, making it an attractive investment opportunity.

Located on both sides of the road with Waterloo Road running through it, this property provides many opportunities for street frontage. The owner is open to splitting the property if the developer would like.

The owner has been working with local authorities such as Fairfield County, Violet Township, and Canal Winchester to annex the property into the town. All parties involved are eager to see this valuable corner developed, making it an ideal time for potential investors to get involved.

Located in the heart of a densely populated neighborhood, this property offers tremendous potential for expansion as the Waterloo area cannot handle heavy traffic. With 15 parcels available for development, the possibilities are endless. Additionally, the property benefits from a Tax Increment Financing of 75% over 10 years, making it a sound investment choice.



DEVELOPMENT OPPORTUNITY:

\$4,500,000

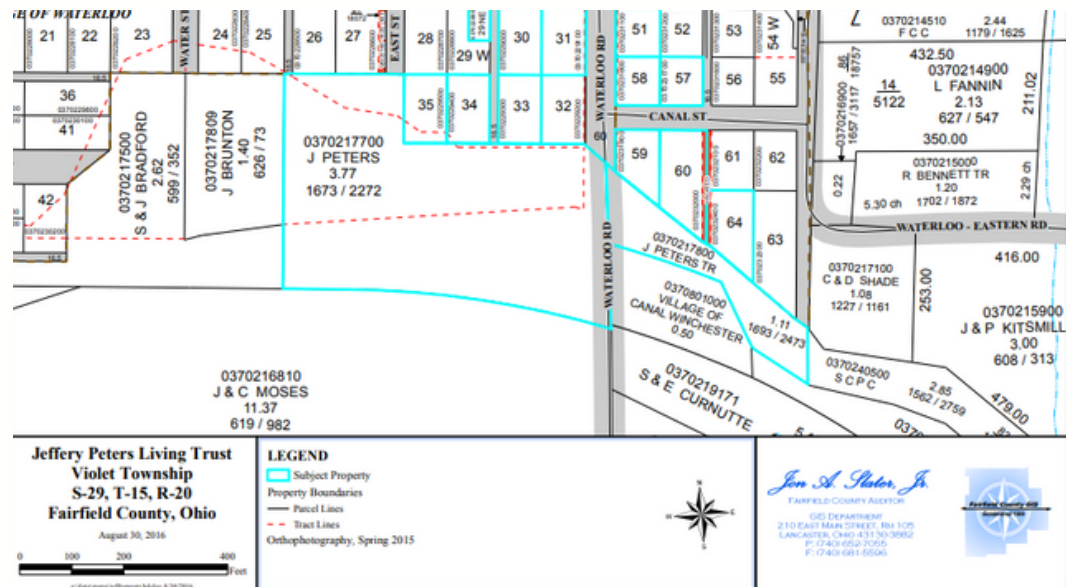
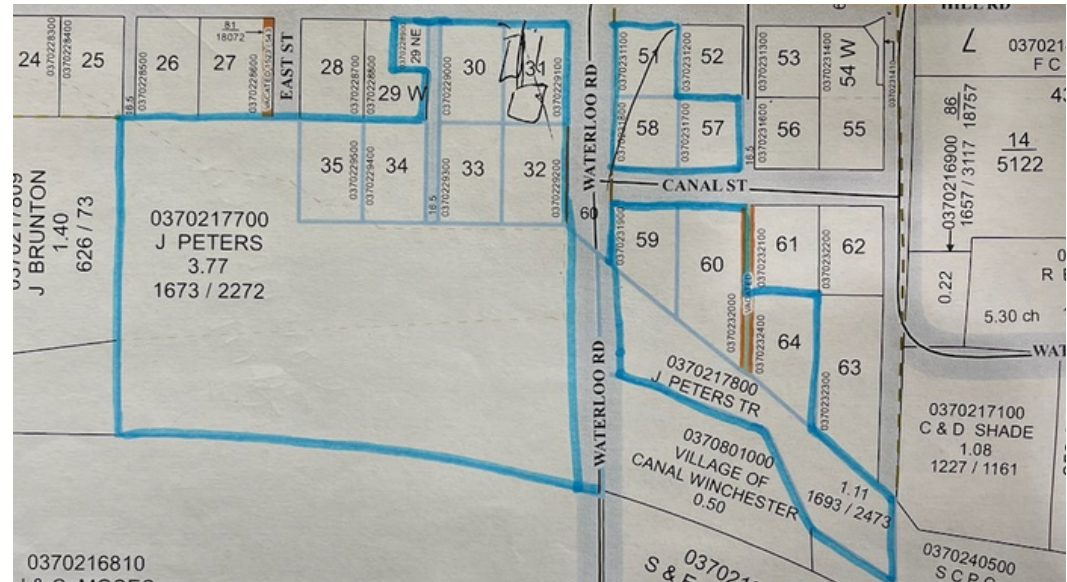


BASIC INFORMATION



DEVELOPMENT OPPORTUNITY:
\$4,500,000

Address	6910-6940 Hill Rd NW Canal Winchester, OH 43110
Location	On the corner of Hill Rd NW and Waterloo Rd.
Size	9.5 acres
Parcel Info	15 Parcels Includes: 3 Rental Homes & 3 Barns
Additional Info	The area is 2.7 miles from Downtown Canal Winchester, 16.4 miles from Downtown Columbus, 0.4 miles from Meijer Superstores, 0.5 miles from Nationwide Children's Hospital Local, and conveniently located near freeway 33.



CENSUS REPORT



DEVELOPMENT OPPORTUNITY:
\$4,500,000

Household Income Range	2010 (Census)		2021 (Estimated)		2026 (Projected)	
	Households	Percent	Households	Percent	Households	Percent
Less Than \$10,000	1,884	5.1%	1,119	2.7%	968	2.2%
\$10,000 to \$19,999	2,812	7.6%	2,237	5.4%	1,989	4.5%
\$20,000 to \$29,999	3,293	8.9%	3,107	7.4%	2,841	6.5%
\$30,000 to \$39,999	4,020	10.9%	4,113	9.8%	4,010	9.1%
\$40,000 to \$49,999	3,738	10.1%	3,202	7.7%	2,941	6.7%
\$50,000 to \$59,999	3,558	9.6%	3,420	8.2%	3,323	7.6%
\$60,000 to \$74,999	4,940	13.3%	5,427	13.0%	5,956	13.6%
\$75,000 to \$99,999	5,706	15.4%	5,835	14.0%	6,239	14.2%
\$100,000 to \$124,999	3,255	8.8%	4,545	10.9%	5,113	11.6%
\$125,000 to \$149,999	2,101	5.7%	3,578	8.6%	4,243	9.7%
\$150,000 to \$199,999	1,237	3.3%	3,031	7.3%	3,632	8.3%
\$200,000 & Over	485	1.3%	2,171	5.2%	2,642	6.0%
Total	37,029	100.0%	41,785	100.0%	43,897	100.0%
PMA Median Income	\$57,778		\$70,211		\$74,800	
PMA Median Owner Income	\$72,499		\$90,210		\$95,808	
PMA Median Renter Income	\$35,519		\$43,681		\$46,475	
Fairfield County Median Income	\$56,796		\$70,903		\$76,257	
Columbus MSA Median Income	\$52,910		\$67,356		\$74,189	
Ohio Median Income	\$47,358		\$57,725		\$62,704	
U.S. Median Income	\$47,185		\$64,599		\$70,208	

Source: 2010 Census; Ribbon Demographics; ESRI; Urban Decision Group; VSI

CENSUS REPORTS



DEVELOPMENT OPPORTUNITY:
\$4,500,000

Demographic Characteristics

The following demographic overview table compares the population and household trends within the site's census tract (330.00) and the Primary Market Area (PMA).

	Population/Household Change	
	Population	Households
2000 Census	71,385	26,315
2010 Census	99,008	37,029
Change 2000-2010	27,623	10,714
Percent Change 2000-2010	38.7%	40.7%
2021 Estimated	112,361	41,785
Change 2010-2021	13,353	4,756
Percent Change 2010-2021	13.5%	12.8%
2026 Projected	118,281	43,897
Change 2021-2026	5,920	2,112
Percent Change 2021-2026	5.3%	5.1%

Source: VSI; ESRI; 2000, 2010 Census

Population by Age	2010 (Census)		2021 (Estimated)		2026 (Projected)		Change 2021-2026	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
19 & Under	31,862	32.2%	31,740	28.2%	32,452	27.4%	712	2.2%
20 to 24	5,885	5.9%	7,536	6.7%	7,565	6.4%	29	0.4%
25 to 34	14,470	14.6%	17,109	15.2%	19,497	16.5%	2,388	14.0%
35 to 44	15,230	15.4%	15,541	13.8%	16,021	13.5%	480	3.1%
45 to 54	14,065	14.2%	14,239	12.7%	13,930	11.8%	-309	-2.2%
55 to 64	9,418	9.5%	12,828	11.4%	12,702	10.7%	-126	-1.0%
65 to 74	4,752	4.8%	8,437	7.5%	9,772	8.3%	1,335	15.8%
75 & Over	3,326	3.4%	4,931	4.4%	6,342	5.4%	1,411	28.6%
Total	99,008	100.0%	112,361	100.0%	118,281	100.0%	5,920	5.3%

Source: 2010 Census; ESRI; Urban Decision Group; VSI

TRAFFIC MAP



DEVELOPMENT OPPORTUNITY:
\$4,500,000

Traffic Counts



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1
8,326
2022 Est. daily traffic counts

2
14,040
2022 Est. daily traffic counts

3
2,927
2021 Est. daily traffic counts

4
346
2022 Est. daily traffic counts

5
671
2022 Est. daily traffic counts

CONCEPT PLAN



DEVELOPMENT OPPORTUNITY:
\$4,500,000

think. create. do.

mixed-use west

FIRST FLOOR:	15,600 SF
- RETAIL, and/or	
- RESTAURANT, and/or	
- OFFICE	
SECOND FLOOR:	15,600 SF
- APARTMENTS, and/or	
- OFFICE	
TOTAL:	31,200 SF
PARKING REQ:	
- RETAIL (MOST DEMAND)	
- 1 SPACE / 250 SF	62.4 SPACES
PROVIDED:	64 SPACES
*SHARED DAY/NIGHT PARKING RATIO	

mixed-use east

FIRST FLOOR:	07,200 SF
- RETAIL, and/or	
- RESTAURANT, and/or	
- OFFICE	
SECOND FLOOR:	07,200 SF
- APARTMENTS, and/or	
- OFFICE	
TOTAL:	14,400 SF
PARKING REQ:	
- RETAIL (MOST DEMAND)	
- 1 SPACE / 250 SF	28.8 SPACES
PROVIDED:	37 SPACES
*SHARED DAY/NIGHT PARKING RATIO	

cabins west

- ONE BED:	14
- TWO BED:	04
- CANAL BOAT:	02
TOTAL:	20 UNITS
PARKING REQ:	
- 01 SPACE / BED	24 SPACES
PROVIDED:	18 SPACES

cabins east

- ONE BED:	07 (01 ADA)
- TWO BED:	03
TOTAL:	10 UNITS
PARKING REQ:	
- 01 SPACE / BED	13 SPACES
PROVIDED:	19 SPACES

TOTALS

TENABLE SF:	45,600 SF
PARKING PROVIDED:	101 SPACES
CABINS:	30 UNITS
- ONE BED	23
- TWO BED	07
PARKING PROVIDED:	37 SPACES



1 concept site plan
SCALE 1" = 50'-0"

PARCEL

NUMBERS



DEVELOPMENT OPPORTUNITY:

\$4,500,000

0370231800

0370229100

0370229400

0370232000

0370231700

0370229000

0370229500

0370232400

0370229200

0370228900

0370217700

0370217800

0370229300

0370231100

0370231900



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