

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



Appraisal Brokerage Consulting Development

VACANT INDUSTRIAL LAND

0 South Hamilton Road, Groveport, OH 43125

VACANT DEVELOPMENT LAND AVAILABLE IN GROVEPORT

15.853 +/- ac of vacant land for sale. Located at SWC of Bixby Rd/S Hamilton/ London-Groveport Rd intersection. Zoned LI - Limited Industrial in City of Groveport, allowing for various commercial uses such as office, service/ repair yards, community facilities etc. in accordance with city zoning code. Easements on property; please reach out for specifics. Easy access to OH-317, minutes to Downtown Groveport plus short drives to US-33 / I-270. Minutes to Ricart Mega Mall campus plus several major retailers along S Hamilton including Aldi, Sheetz, Giant Eagle and more.



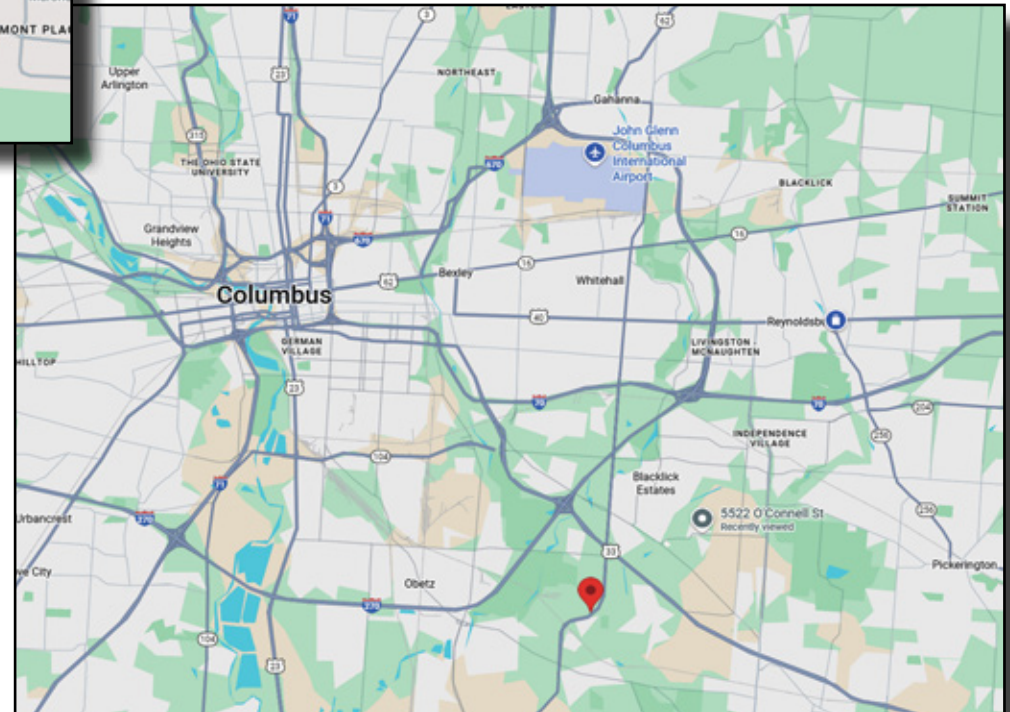
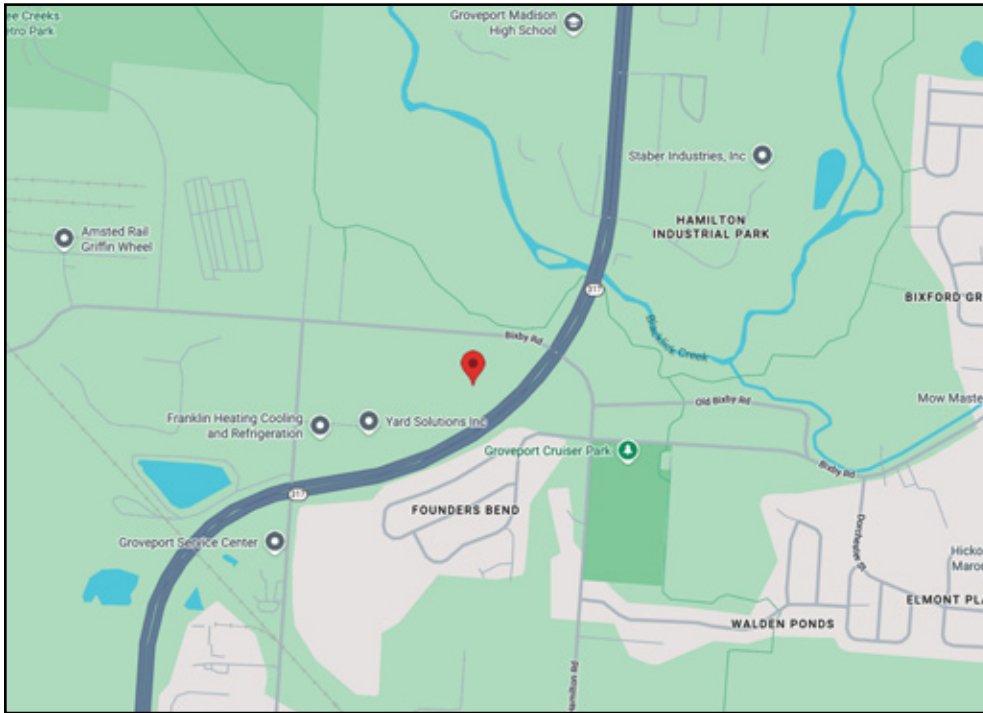
Property Highlights

Address:	0 Hamilton Road Groveport, Ohio 43125
County:	Franklin
PID:	185-001960-00
Location:	SWC of Bixby Road, South Hamilton Rd and London Groveport Road
Taxes 2025	\$5,207
Acreage:	15.853 +/- ac
Sale Price:	\$2,774,275
Sale Price/Acre:	\$175,000
Zoning:	LI - Limited Industrial



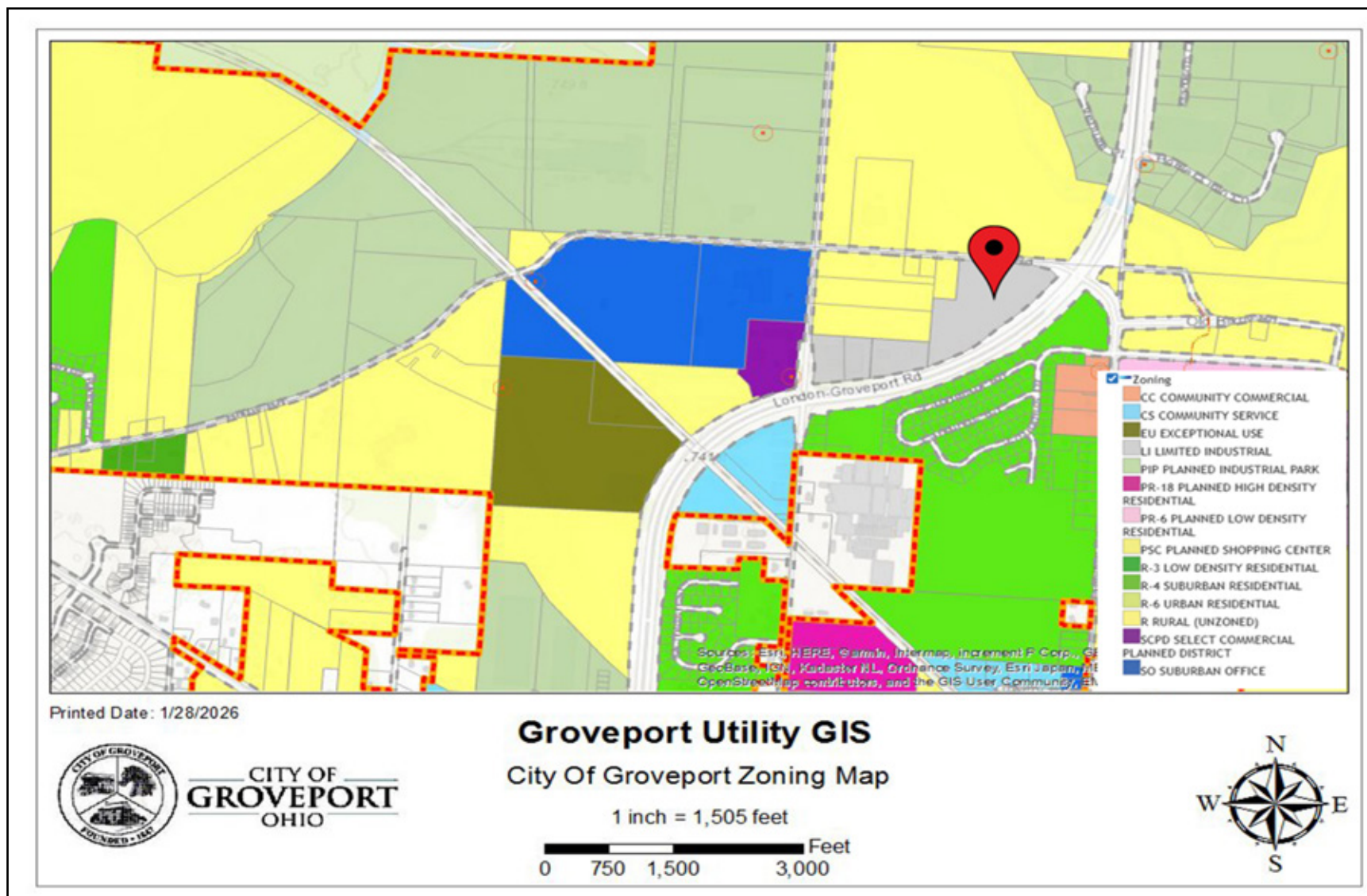
15.853 +/- of Vacant Development Land in Groveport
0 S Hamilton Rd/Bixby Rd, Groveport, OH 43125

Street Maps



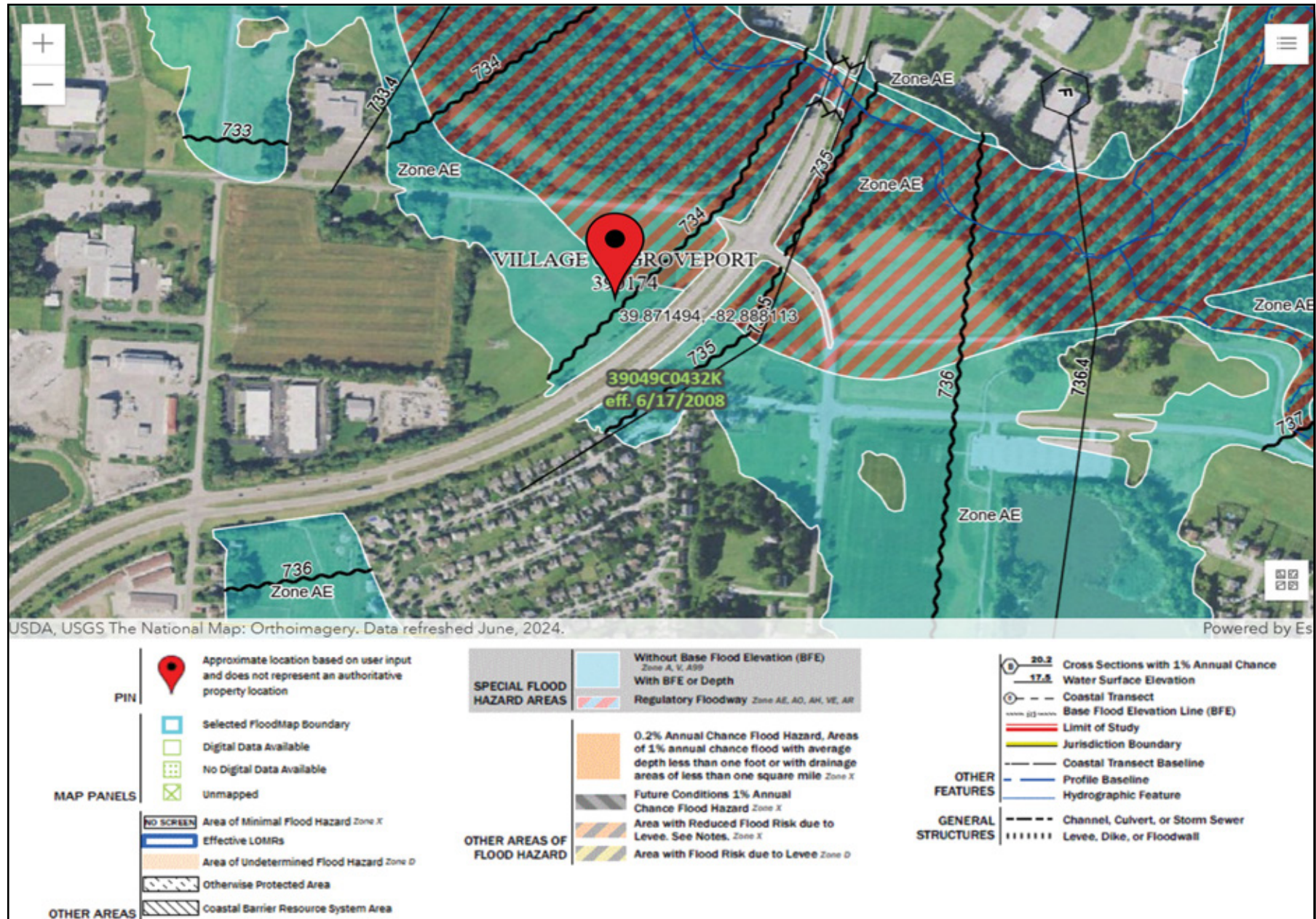
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Click [here](#) to view zoning regulations








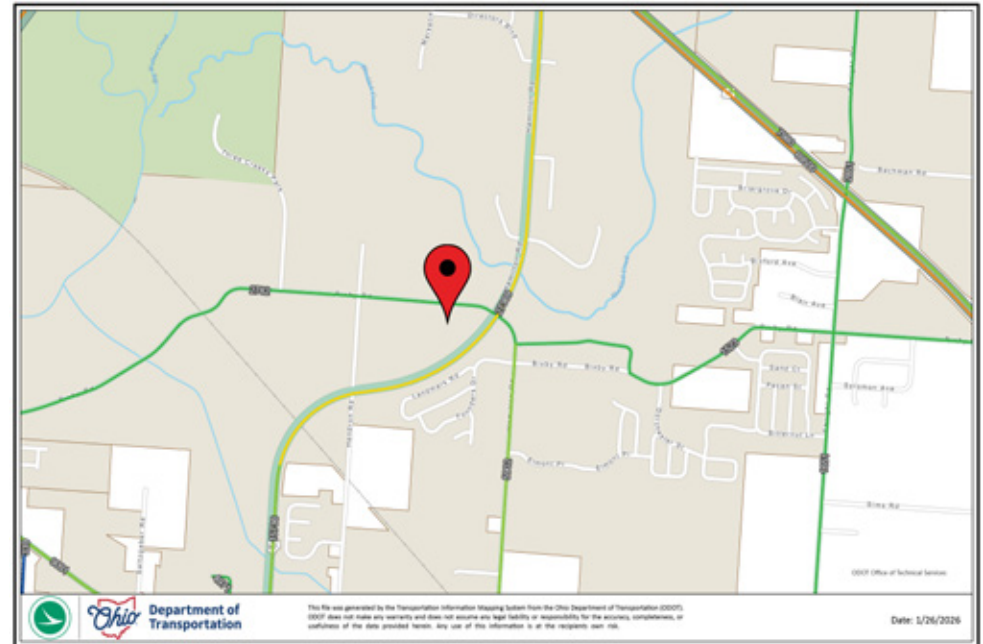
Great Location

Easy access to major highways


15 Minutes to Rickenbacker International Airport

Demographic Summary Report

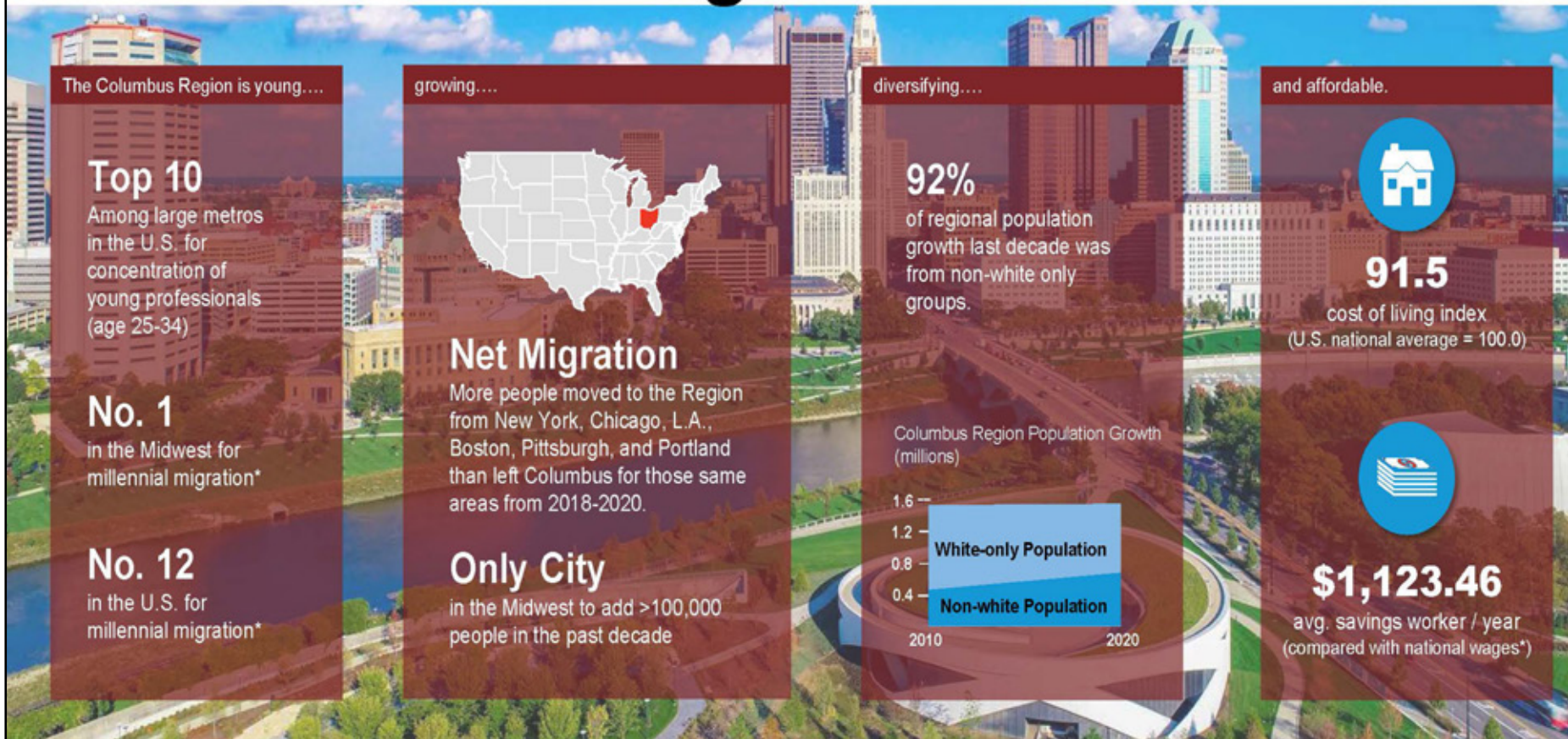
0 Hamilton Rd, Groveport, OH 43125				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	2,032	30,999	125,440	
2024 Estimate	2,026	30,980	125,185	
2020 Census	2,015	31,146	125,042	
Growth 2024 - 2029	0.30%	0.06%	0.20%	
Growth 2020 - 2024	0.55%	-0.53%	0.11%	
2024 Population by Hispanic Origin				
2024 Population	2,026	30,980	125,185	
White	1,135 56.02%	17,388 56.13%	54,472 43.51%	
Black	601 29.66%	8,904 28.74%	51,155 40.86%	
Am. Indian & Alaskan	9 0.44%	117 0.38%	489 0.39%	
Asian	70 3.46%	696 2.25%	2,882 2.30%	
Hawaiian & Pacific Island	0 0.00%	16 0.05%	54 0.04%	
Other	212 10.46%	3,859 12.46%	16,134 12.89%	
U.S. Armed Forces	2	19	57	
Households				
2029 Projection	796	12,422	49,211	
2024 Estimate	793	12,427	49,127	
2020 Census	786	12,571	49,144	
Growth 2024 - 2029	0.38%	-0.04%	0.17%	
Growth 2020 - 2024	0.89%	-1.15%	-0.03%	
Owner Occupied	521 65.70%	7,131 57.38%	25,447 51.80%	
Renter Occupied	272 34.30%	5,296 42.62%	23,679 48.20%	
2024 Households by HH Income				
Income: <\$25,000	43 5.42%	1,441 11.59%	8,172 16.64%	
Income: \$25,000 - \$50,000	80 10.08%	2,783 22.39%	12,377 25.19%	
Income: \$50,000 - \$75,000	112 14.11%	3,129 25.17%	11,288 22.98%	
Income: \$75,000 - \$100,000	167 21.03%	1,942 15.62%	6,930 14.11%	
Income: \$100,000 - \$125,000	153 19.27%	1,535 12.35%	4,278 8.71%	
Income: \$125,000 - \$150,000	107 13.48%	744 5.99%	2,807 5.71%	
Income: \$150,000 - \$200,000	84 10.58%	455 3.66%	1,657 3.37%	
Income: \$200,000+	48 6.05%	400 3.22%	1,616 3.29%	
2024 Avg Household Income	\$109,601	\$78,111	\$72,095	
2024 Med Household Income	\$99,251	\$63,823	\$57,020	



Traffic Count Report

0 Hamilton Rd, Groveport, OH 43125				
				
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume
1 Bixby Rd	S Hamilton Rd	0.09 E	2018	1,668
2 S Hamilton Rd	London Groveport Rd	0.03 SW	2024	15,979
3 LONDON-GROVEPORT RD	London Groveport Rd	0.03 SW	2020	14,438
4 SR 317	London Groveport Rd	0.03 SW	2025	15,899
5 S Hamilton Rd	London Groveport Rd	0.03 SW	2023	16,184
6 Bixby Rd	Old Bixby Rd	0.05 S	2018	2,166
7 Founders Drive	Hamilton Rd	0.05 E	2025	922
8 Hamilton Road	Old Bixby Rd	0.02 N	2025	8,596
9 S Hamilton Rd	Homer Ohio Ln	0.13 N	2025	24,220
10 S Hamilton Rd	Homer Ohio Ln	0.13 N	2024	24,274
				Miles from Subject Prop
				.08
				.08
				.17
				.17
				.19
				.19
				.21
				.24
				.24

What's Driving Investment?



Notable Projects YTD



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

Celebrating **88** 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 88 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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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 sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. 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 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/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants 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 Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant 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/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease 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/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.