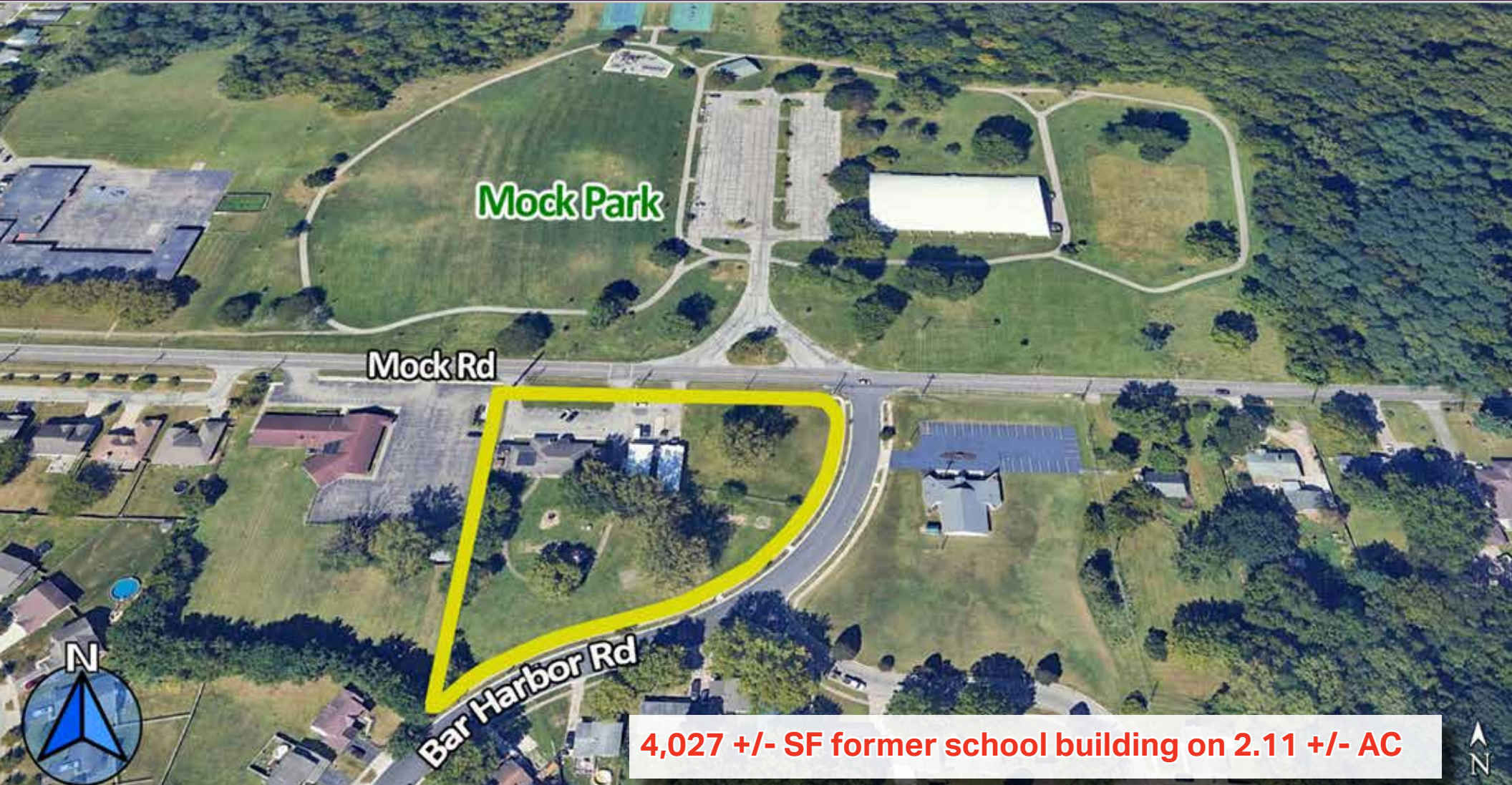


THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Antoine Matthews, CCIM • amattews@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.116 • www.rweiler.com



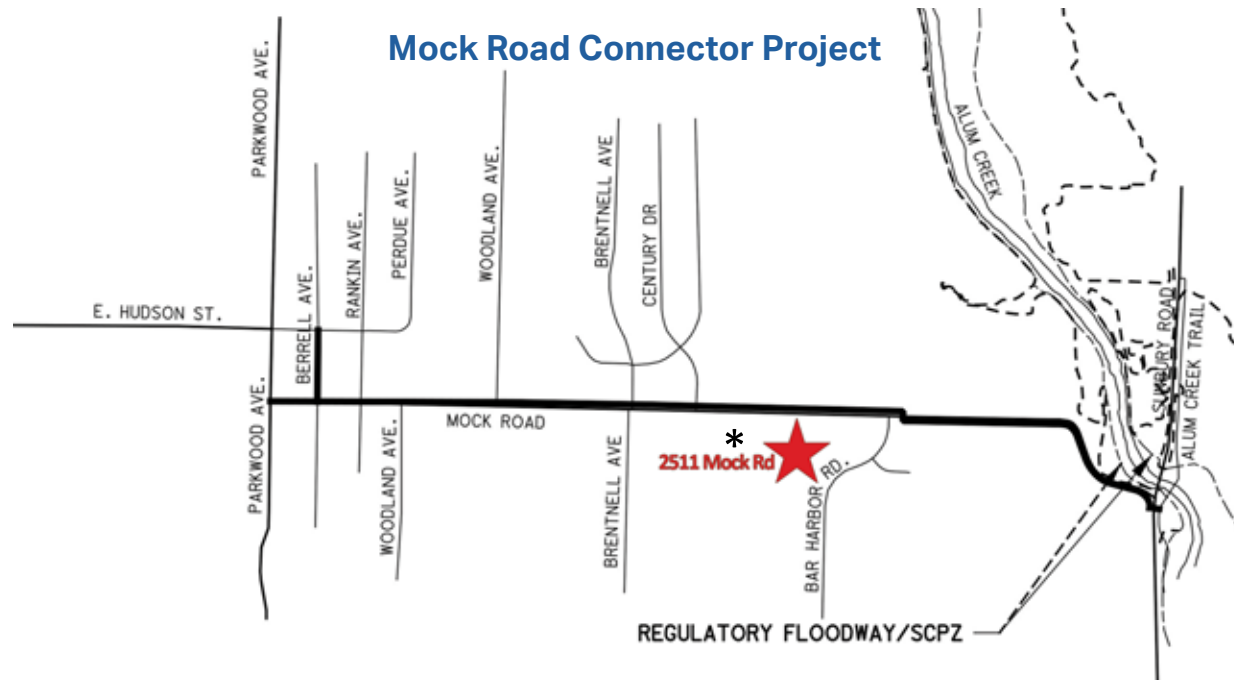
Appraisal Brokerage Consulting Development

UNIQUE REDEVELOPMENT OPPORTUNITY

2511 Mock Road, Columbus, OH 43219

Development Opportunity!

4,027 +/- SF former school building situated on 2.11 +/- acres, now available for sale. Zoned C-4 Commercial, this high-visibility property occupies the hard corner of Mock Road and Bar Harbor Road, offering excellent access and frontage. The site benefits from a prime location adjacent to Mock Park and direct service along the COTA bus line, providing convenient connectivity for users and visitors. It is also positioned along the Mock Road Connector project and sits directly on this new path, specifically where the project includes “on-street along Mock Rd to Bar Harbor Rd” and eventually connects to a new trailhead at Sunbury Road via Bethesda. This project is designed to enhance neighborhood connectivity, safety, and recreational access throughout the Linden area. Ongoing public and private investment in the corridor, supported by the City of Columbus and local neighborhood development organizations, is driving renewed growth and revitalization. With its flexible commercial zoning, prominent corner presence, and large parcel size, the property presents an excellent opportunity for redevelopment, community-oriented uses, or adaptive reuse.

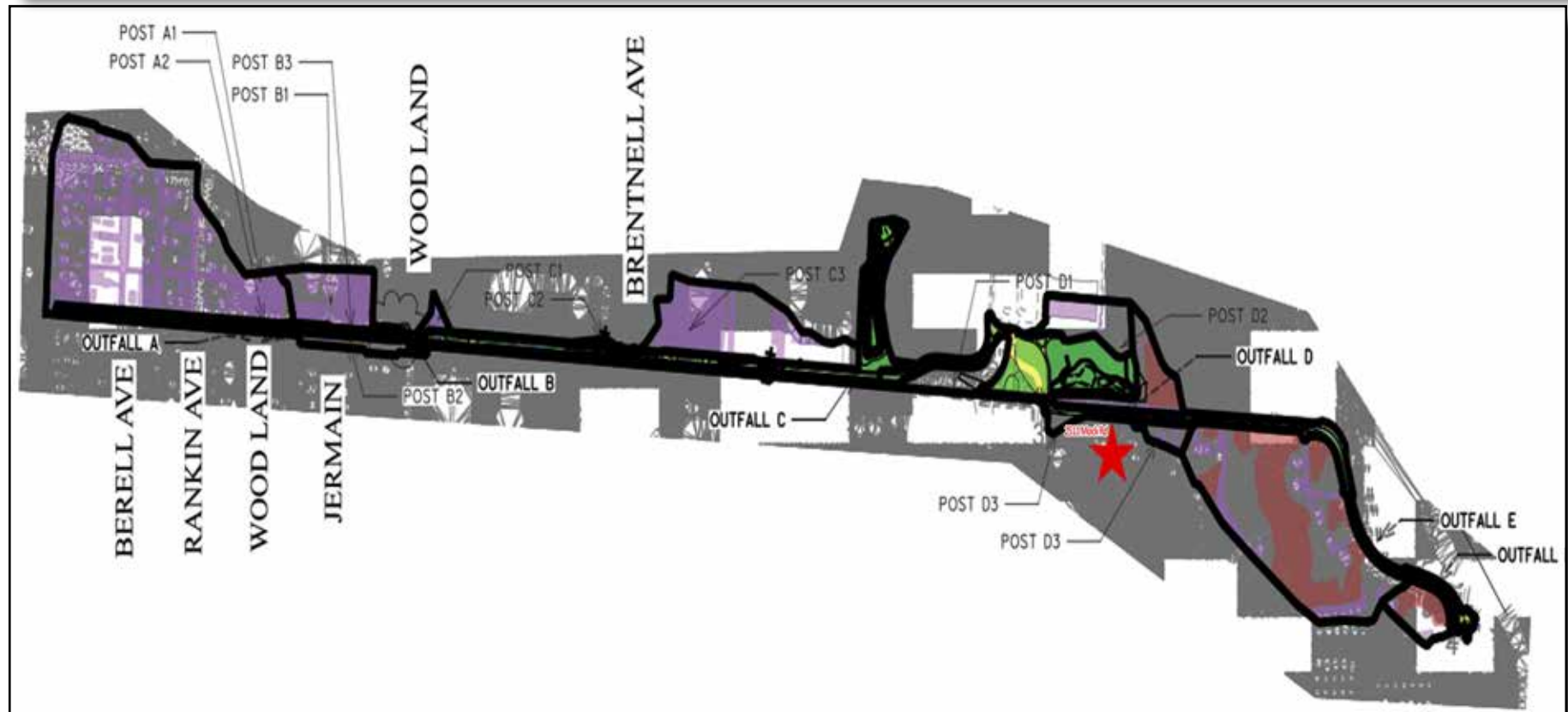


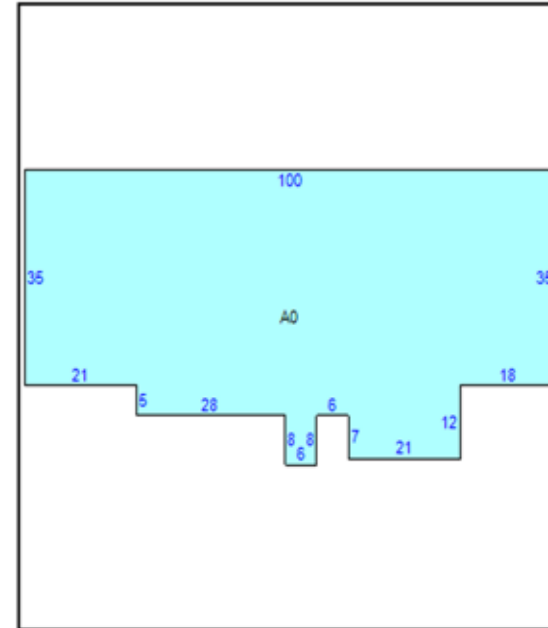
Property Highlights

| | |
|----------------|--|
| Address: | 2511 Mock Rd Columbus, OH 43219 |
| County: | Franklin |
| PID: | 010-153204-00 |
| Location: | South side of Mock Rd West of Bar Harbor Rd |
| Building Size: | 4,027 +/- SF |
| Year Built: | 1992 |
| Levels: | 1 Story |
| Acreage: | 2.11 +/- ac |
| Sale Price: | \$950,000 |
| Annual Taxes: | Exempt |
| Zoning: | C4 - Commercial |

* Adjacent property to the West of the subject is also owned by Seller. Please direct all questions and inquiries to the listing Agent.

The Mock Road Connector is a 1.2-mile trail expansion led by the Columbus Recreation and Parks Department designed to bridge a major gap in the city's east-west transit network. The project creates a continuous 4-mile pedestrian and bike corridor by linking two existing major routes. The plan identifies several "nodes" for commercial density. While the most prominent is at Cleveland and Myrtle, the Mock Road corridor benefits from the plan's push for small business assistance and microloans aimed at activating vacant or underutilized commercial spaces like former schools. Planned features often include high-visibility crosswalks and potentially HAWK signals or flashing beacons at major crossings like Sunbury Road. It provides residents of the Linden area with safe, non-vehicular access to regional parks and the broader 30-mile Alum Creek Trail network.





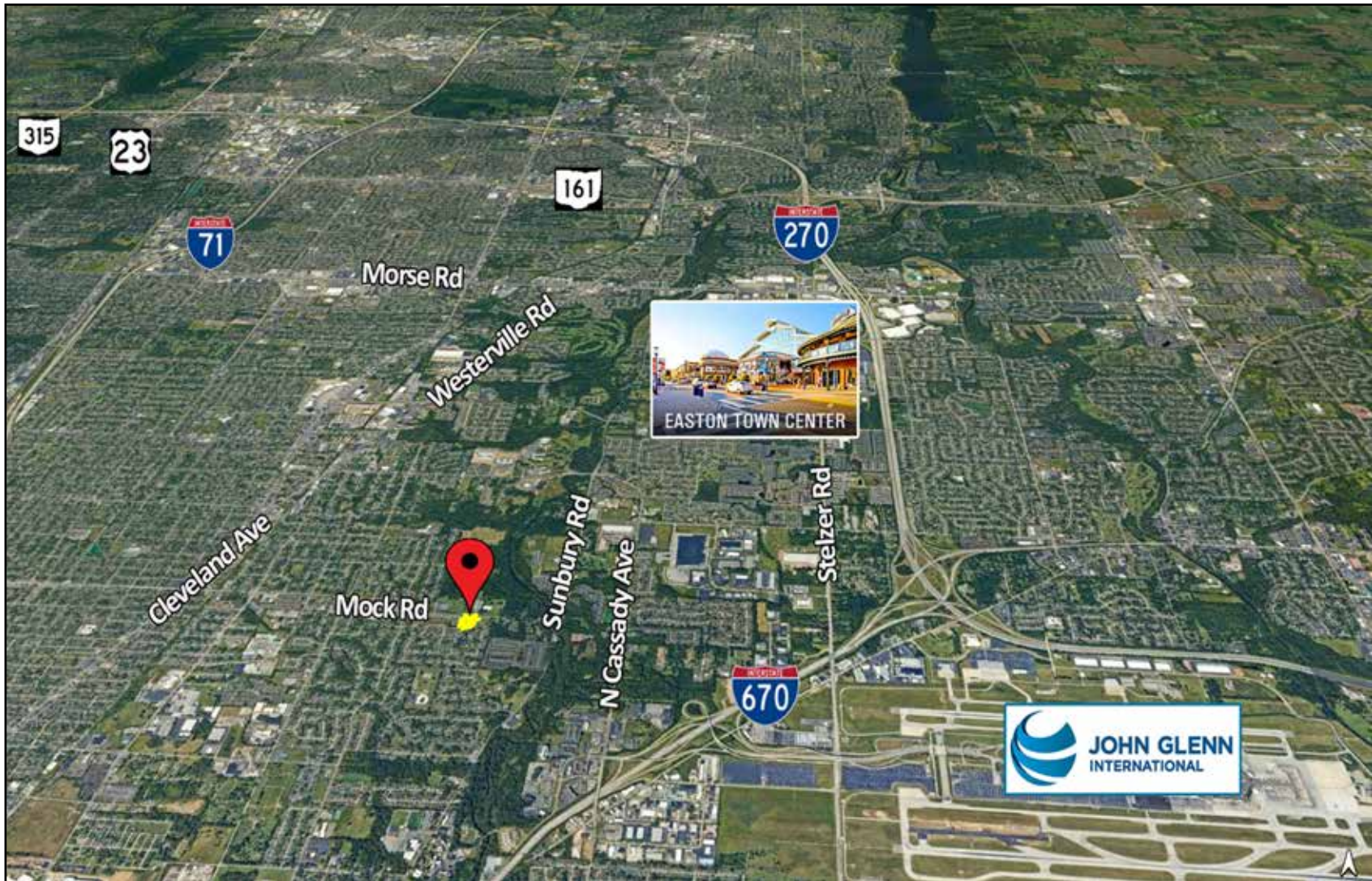
Options

| Type | Line # | Item | Area |
|-------------|--------|-------------------------------------|--------|
| Commercial | 1 | A0 - 055: SCHOOL | 4,027 |
| Outbuilding | 1 | PAVING ASP - PA1: PAVING ASPHALT | 3,000 |
| Outbuilding | 2 | MISC BLDG - MIS: MISCELLANEOUS BLDG | 52,100 |
| Outbuilding | 3 | MISC BLDG - MIS: MISCELLANEOUS BLDG | 59,700 |



4,027 +/- SF former school building on 2.11 +/- AC
2511 Mock Rd, Columbus, OH 43219

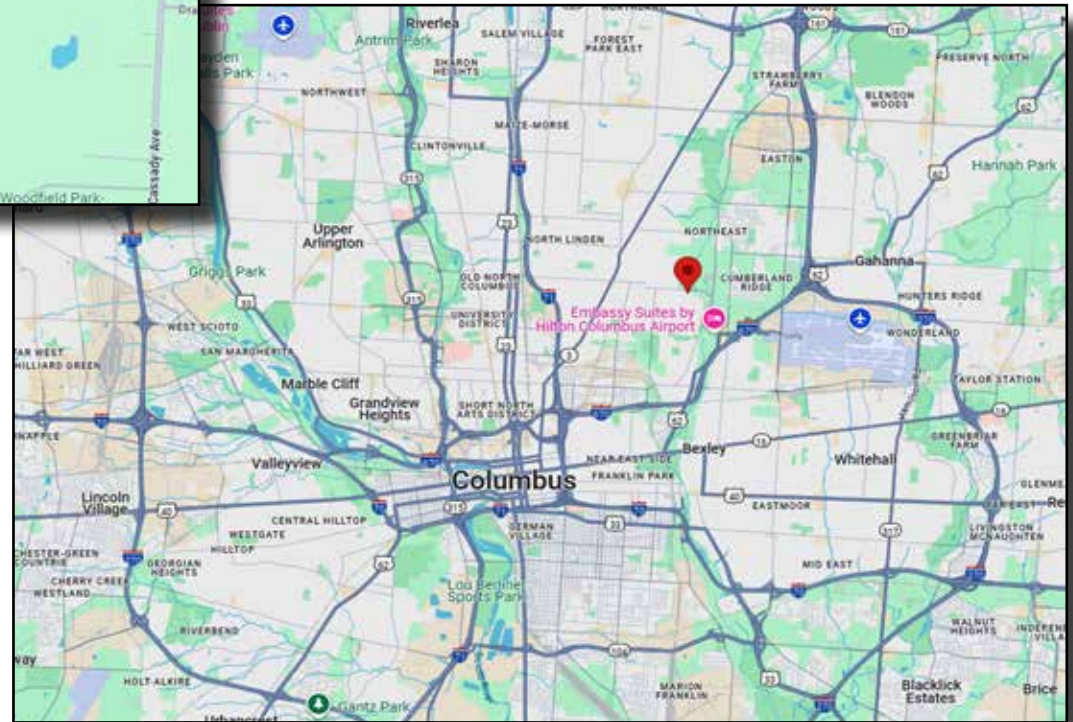
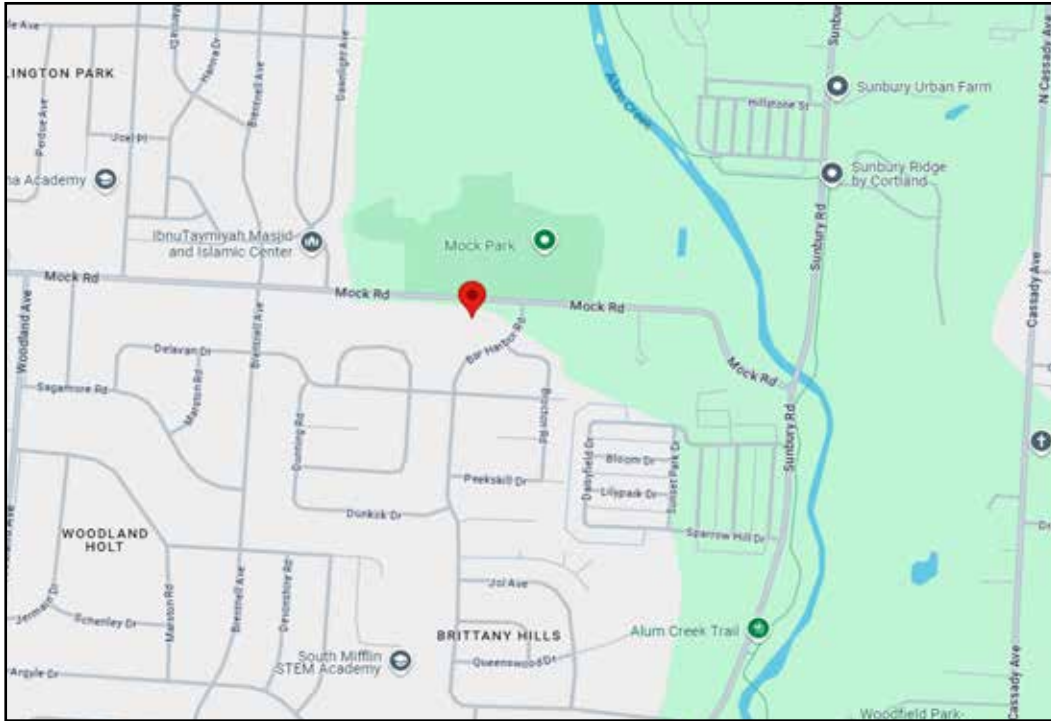
Location Map



Great Location!
10 minutes to John Glenn Columbus International Airport
and Easton Town Center
15 minutes to Downtown Columbus

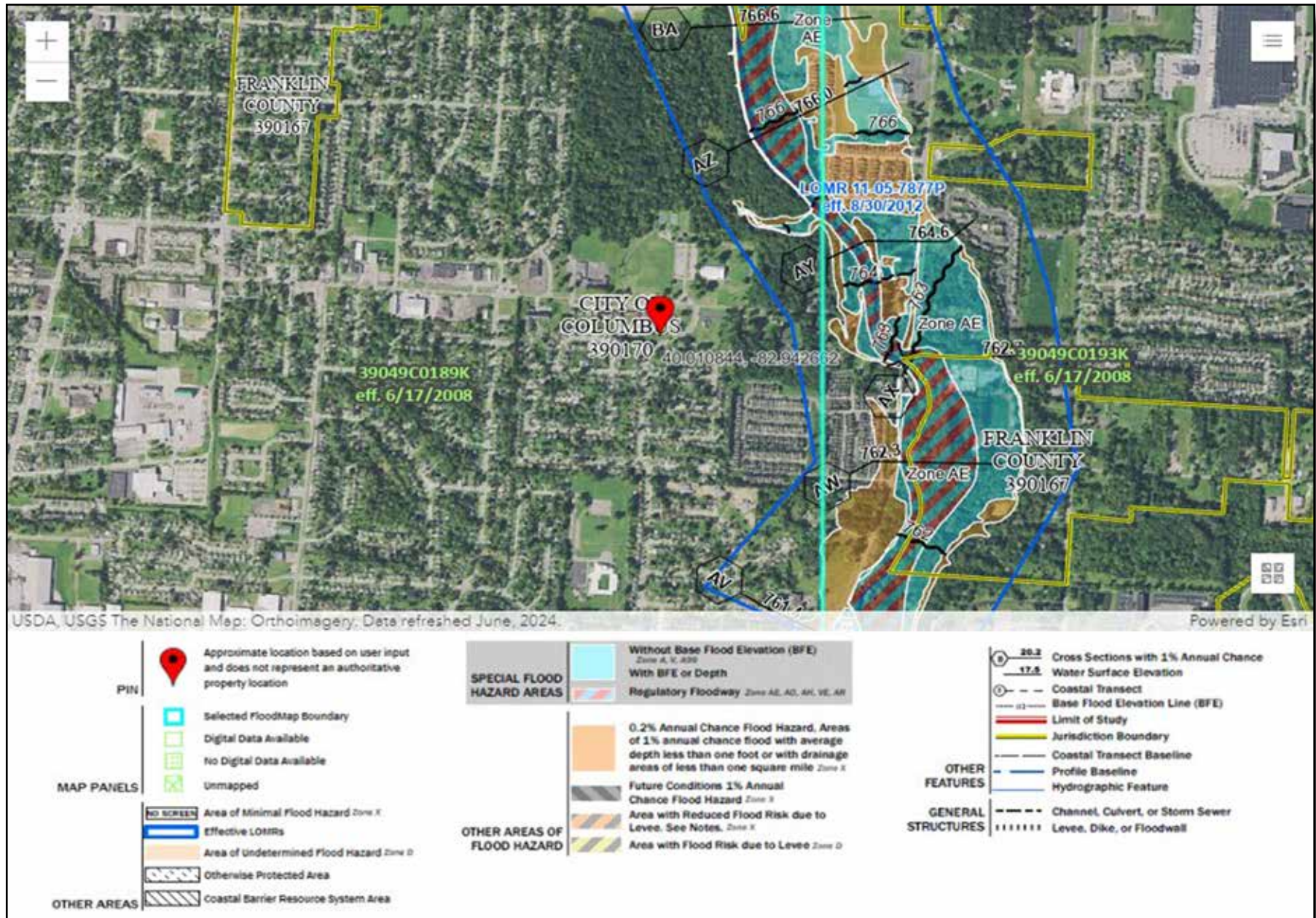
4,027 +/- SF former school building on 2.11 +/- AC
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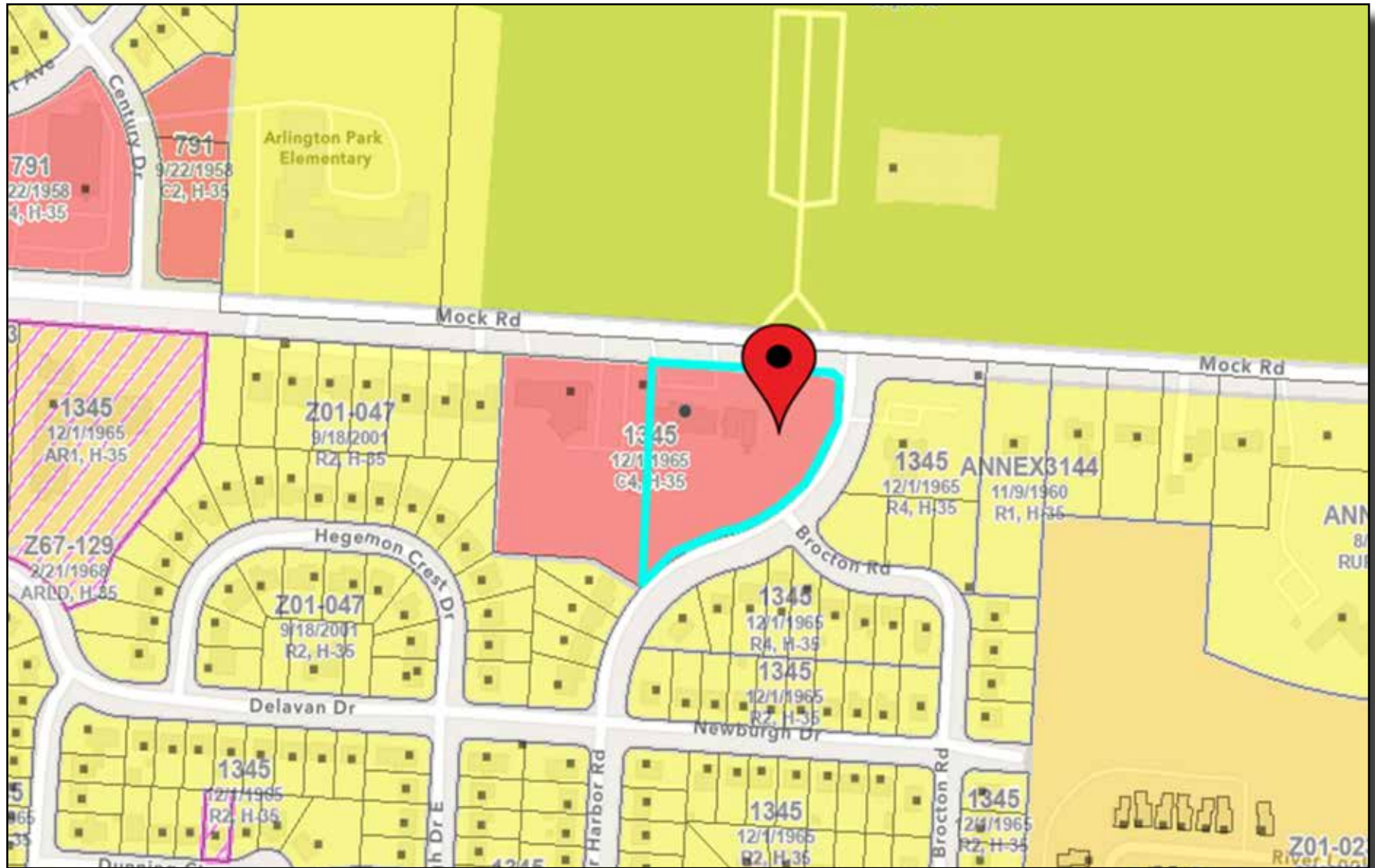
Street Maps



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Click [here](#) to view zoning regulations

Adopted Columbus Land Use Plan

Search: 2511 Mock ...

Legend

- Neighborhoods
- Map Layers
- Print

Special Sites

- Airport
- Columbus Water & Power
- Quarry

Outside Columbus Boundary

-

Land Use Classification

- Mixed Use 1
- Mixed Use 2
- Mixed Use 3
- Industrial & Warehouse
- Business & Institutional Campus

Transportation

LinkUS Corridors

- In Design
- *not official alignments*
- Planned for Near-term Study
- Future Study

COTA Bus Routes

- Frequent (<=15 Mins)
- Standard (>15 to 60 Mins)
- Rush Hour

Mixed Use 1

Zoom to


Description: This classification supports a mix of land uses, including commercial (retail, office, hotel), institutional, and/or multiunit residential. It generally represents the smaller shopping corridors, neighborhood commercial hubs, or residential corridors with the potential for emerging mixed use. May be appropriate for residential densities of 24 units/acre.

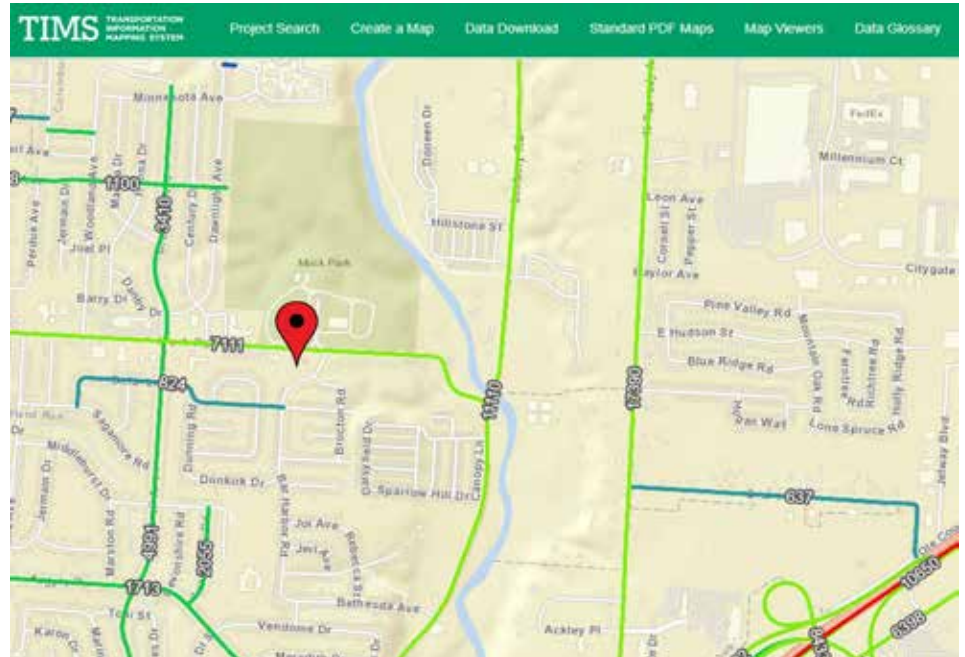
Residential Density: 24 units/ac OR 72 bedrooms/ac

Story Heights: 3-4 stories


Click [here](#) to view C2P2 Land Use Policies

Demographic Summary Report

| 2511 Mock Rd, Columbus, OH 43219 | | | | |
|---|---|-----------------|-----------------|--|
| |  | | | |
| Radius | 1 Mile | 3 Mile | 5 Mile | |
| Population | | | | |
| 2029 Projection | 11,695 | 103,208 | 364,519 | |
| 2024 Estimate | 11,607 | 102,469 | 361,992 | |
| 2020 Census | 11,248 | 99,505 | 352,412 | |
| Growth 2024 - 2029 | 0.76% | 0.72% | 0.70% | |
| Growth 2020 - 2024 | 3.19% | 2.98% | 2.72% | |
| 2024 Population by Hispanic Origin | 705 | 7,839 | 23,519 | |
| 2024 Population | 11,607 | 102,469 | 361,992 | |
| White | 2,194 18.90% | 32,359 31.58% | 178,464 49.30% | |
| Black | 7,810 67.29% | 52,535 51.27% | 119,149 32.91% | |
| Am. Indian & Alaskan | 49 0.42% | 546 0.53% | 1,520 0.42% | |
| Asian | 134 1.15% | 2,573 2.51% | 18,270 5.05% | |
| Hawaiian & Pacific Island | 3 0.03% | 37 0.04% | 167 0.05% | |
| Other | 1,418 12.22% | 14,418 14.07% | 44,422 12.27% | |
| U.S. Armed Forces | 0 | 19 | 252 | |
| Households | | | | |
| 2029 Projection | 4,290 | 40,329 | 151,898 | |
| 2024 Estimate | 4,251 | 40,044 | 150,696 | |
| 2020 Census | 4,074 | 38,888 | 145,719 | |
| Growth 2024 - 2029 | 0.92% | 0.71% | 0.80% | |
| Growth 2020 - 2024 | 4.34% | 2.97% | 3.42% | |
| Owner Occupied | 2,131 50.13% | 17,062 42.61% | 58,551 38.85% | |
| Renter Occupied | 2,120 49.87% | 22,982 57.39% | 92,145 61.15% | |
| 2024 Households by HH Income | 4,251 | 40,046 | 150,695 | |
| Income: <\$25,000 | 1,285 30.23% | 11,745 29.33% | 36,745 24.38% | |
| Income: \$25,000 - \$50,000 | 1,127 26.51% | 10,836 27.06% | 34,731 23.05% | |
| Income: \$50,000 - \$75,000 | 865 20.35% | 7,082 17.68% | 25,897 17.19% | |
| Income: \$75,000 - \$100,000 | 586 13.78% | 4,036 10.08% | 17,572 11.66% | |
| Income: \$100,000 - \$125,000 | 265 6.23% | 2,814 7.03% | 12,547 8.33% | |
| Income: \$125,000 - \$150,000 | 52 1.22% | 1,454 3.63% | 7,624 5.06% | |
| Income: \$150,000 - \$200,000 | 28 0.66% | 1,128 2.82% | 8,247 5.47% | |
| Income: \$200,000+ | 43 1.01% | 951 2.37% | 7,332 4.87% | |
| 2024 Avg Household Income | \$50,749 | \$58,775 | \$73,529 | |
| 2024 Med Household Income | \$41,348 | \$42,893 | \$53,323 | |



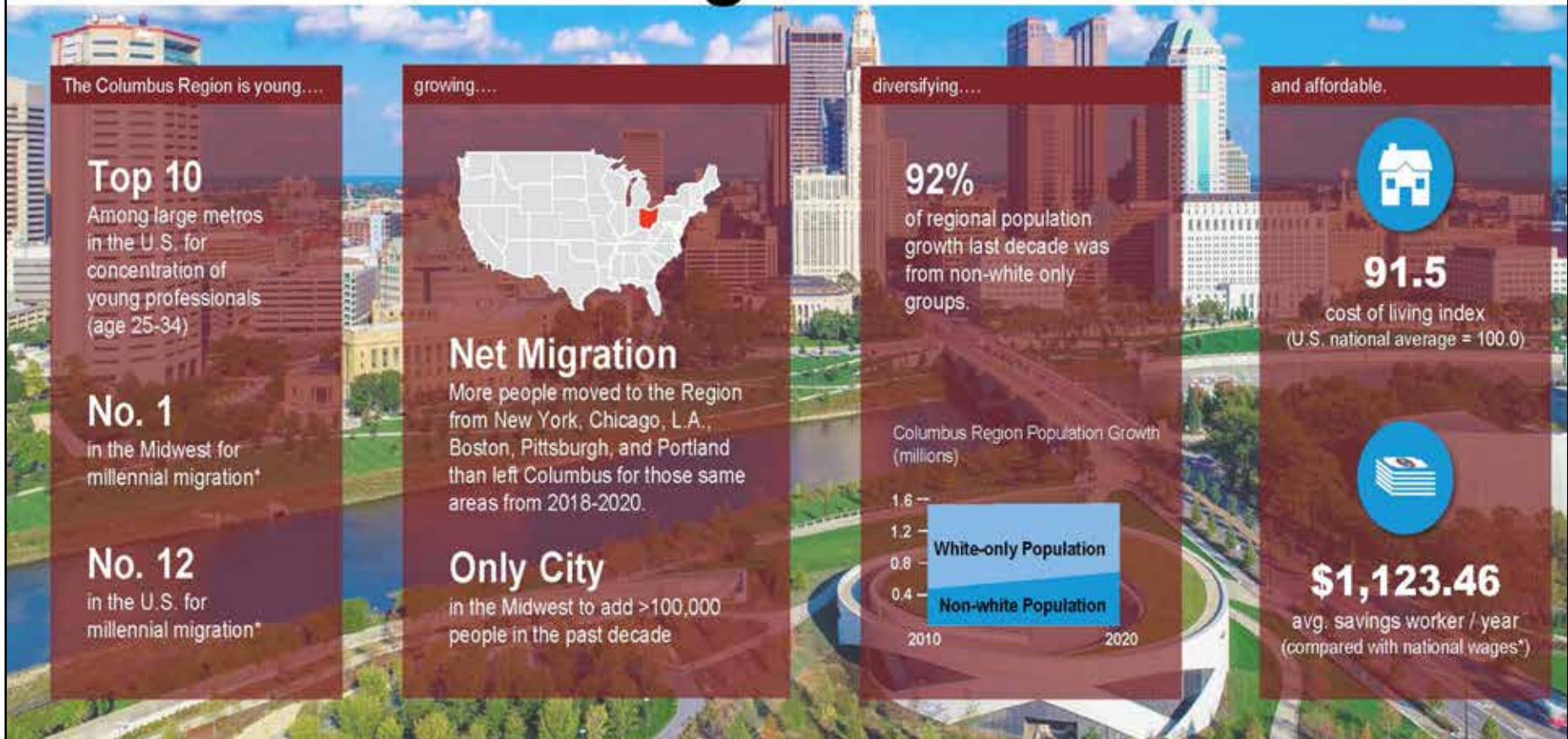
Traffic Count Report

| 2511 Mock Rd, Columbus, OH 43219 | | | | | | | |
|--|--------------------|----------------|------------|------------------|-------------|--------------------------|--|
|  | | | | | | | |
| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop. | |
| 1 Delavan Dr | Linton Gardens Dr | 0.04 W | 2020 | 804 | MPSI | .17 | |
| 2 Delavan Dr | Linton Gardens Dr | 0.04 W | 2022 | 736 | MPSI | .17 | |
| 3 Mock Rd | Century Gardens Dr | 0.02 E | 2022 | 5,378 | MPSI | .21 | |
| 4 Delavan Drive | Dunning Rd | 0.01 NW | 2022 | 767 | MPSI | .22 | |
| 5 DELAVAN DR | Dunning Rd | 0.01 NW | 2020 | 757 | AADT | .22 | |
| 6 Brentnell Ave | Delavan Dr | 0.03 S | 2022 | 2,649 | MPSI | .28 | |
| 7 Brentnell Ave | Dawnlight Ave | 0.01 N | 2022 | 1,600 | MPSI | .28 | |
| 8 Mock Rd | Brentnell Ave | 0.06 E | 2022 | 5,263 | MPSI | .34 | |
| 9 Mock Road | Sunbury Rd | 0.04 SE | 2020 | 5,186 | MPSI | .37 | |
| 10 Mock Road | Sunbury Rd | 0.04 SE | 2022 | 4,958 | MPSI | .37 | |



Appraisal Brokerage Consulting Development

What's Driving Investment?



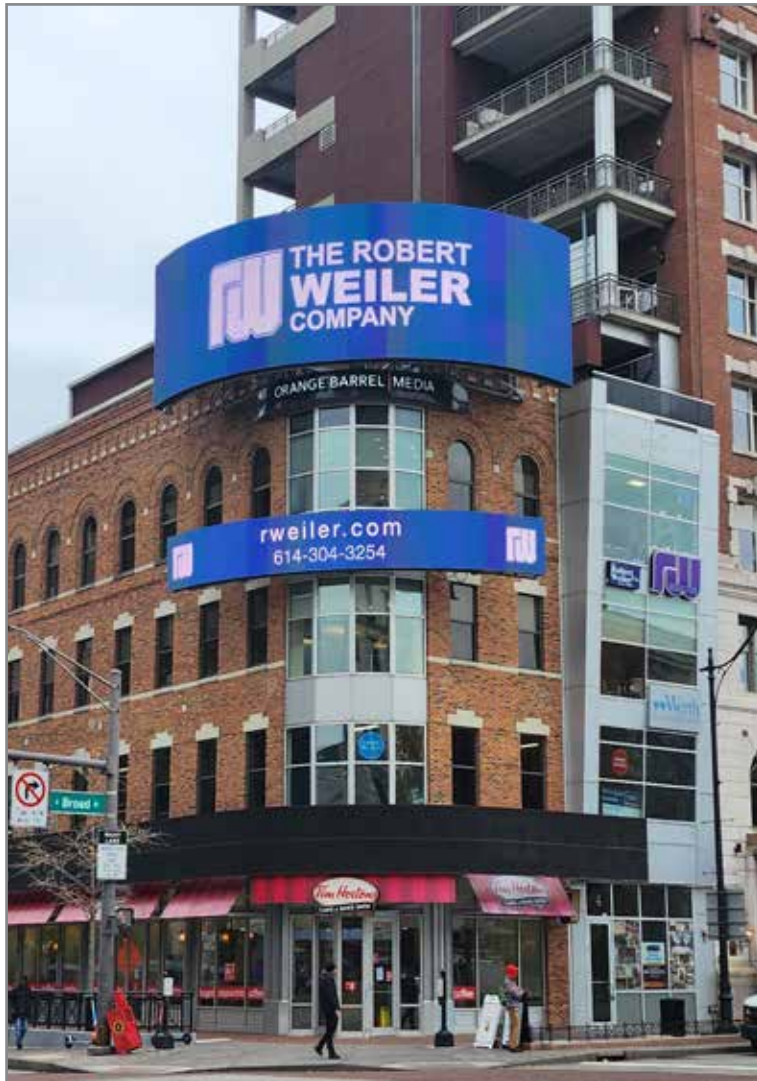
Notable Projects YTD



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

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938



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Appraisal Brokerage Consulting Development

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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.

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