

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

Julie Cohen • jcohen@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.123 • www.rweiler.com



6,126 +/- SF Freestanding Building on 1.065 +/- ac

6,126 +/- SF freestanding commercial building on 1.065 +/- ac

1325 E Dublin Granville Rd, Columbus, OH 43229

Property Description

FORMER CHASE BANK BUILDING FOR SALE

Financial Deed Restriction is coming up June 1, 2025 - ideal opportunity for any financial owner user. 6,126 +/- SF with 3 drive-thru bays on 1.065 +/- ac at the SW corner of East Dublin Granville Rd (SR 161) and Satinwood Dr. between I-71 and Karl Rd. Close proximity to I-71 exits. 25 parking spots with 2 access drives. Finished basement with restrooms and various rooms. Bank vault on 1st level. High traffic area surrounded by retail and residential with average VPD of 35,000 + on E. Dublin Granville Rd. Highly desired corner lot with existing bank building for sale or redevelopment opportunity.

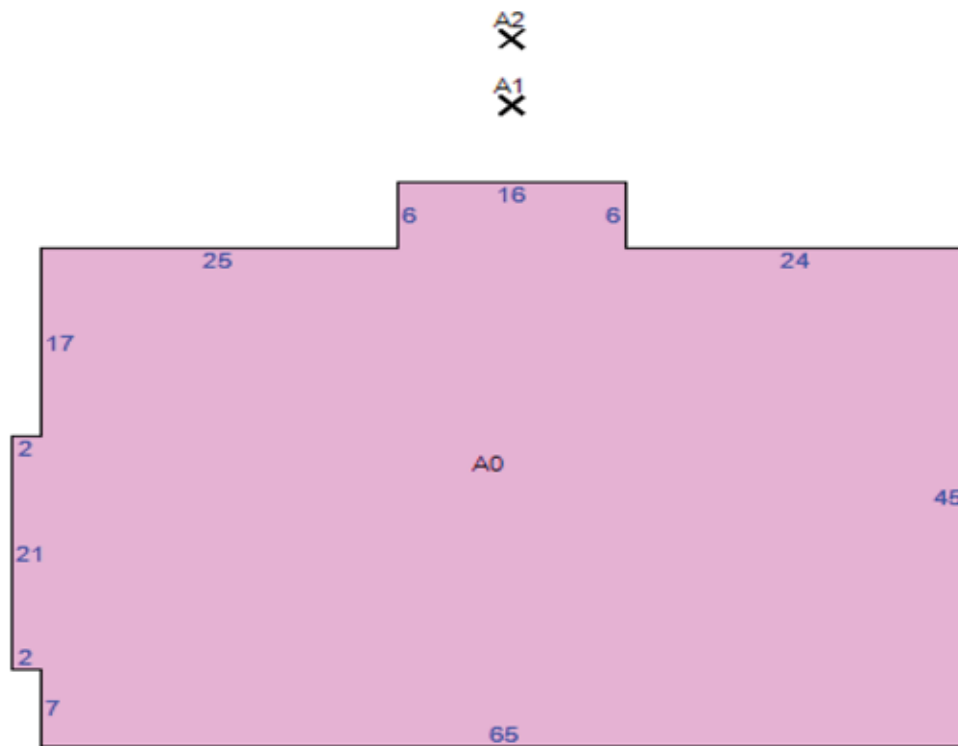


Property Highlights

| | |
|-----------------------|---|
| Address: | 1325 E Dublin Granville Rd Columbus, OH 43229 |
| County: | Franklin |
| PID: | 010-008926-00 |
| Location: | Southwest corner of E Dublin Granville Rd & Satinwood Dr |
| Year Built: | 1971 |
| Total Size: | 6,126 +/- SF |
| Acreage: | 1.065 +/- ac |
| Sale Price: | \$1,750,000 |
| Sale Price/SF: | 285.67 |
| Taxes 2023: | \$18,346.76 |
| Zoning: | AR-O Apartment Office District |



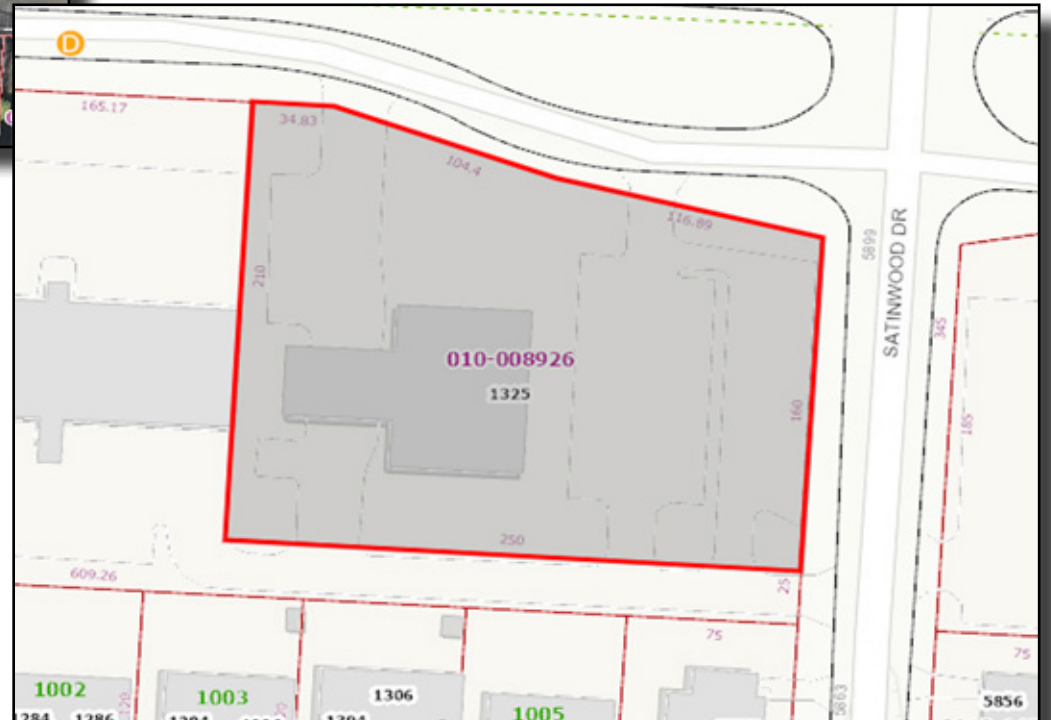




| Item | Area |
|---------------------------------|-------|
| - 103:FD BSMT | 3063 |
| PAVING ASP - PA1:PAVING ASPHALT | 20000 |
| A1 - BC1:BANK CANOPY - DRIVE IN | 2670 |
| A0 - 051:BANK/SAVINGS INST | 3063 |
| A2 - BA4:BLDG ADDN BR FIN | 297 |

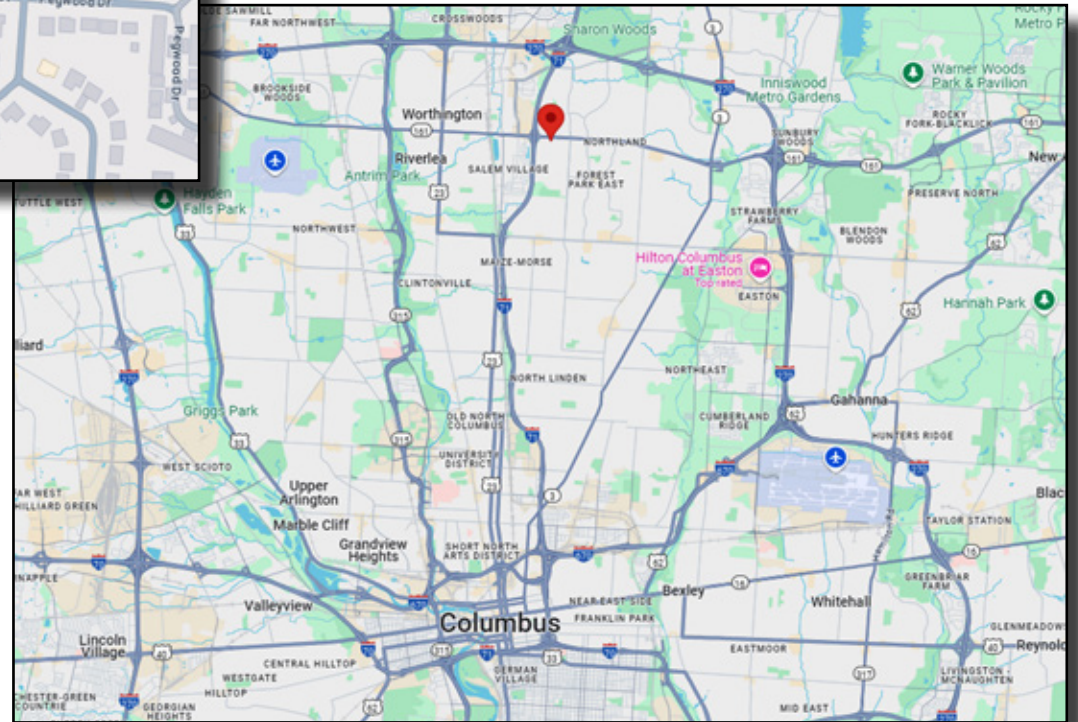
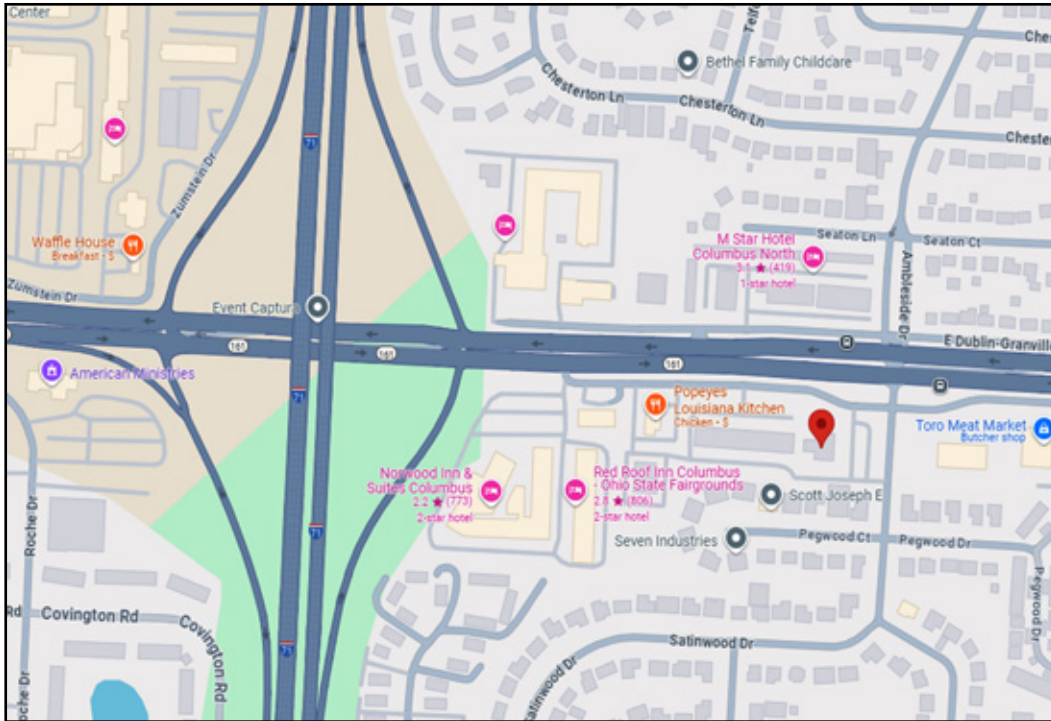
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Aerial & Plat Map



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Street Maps

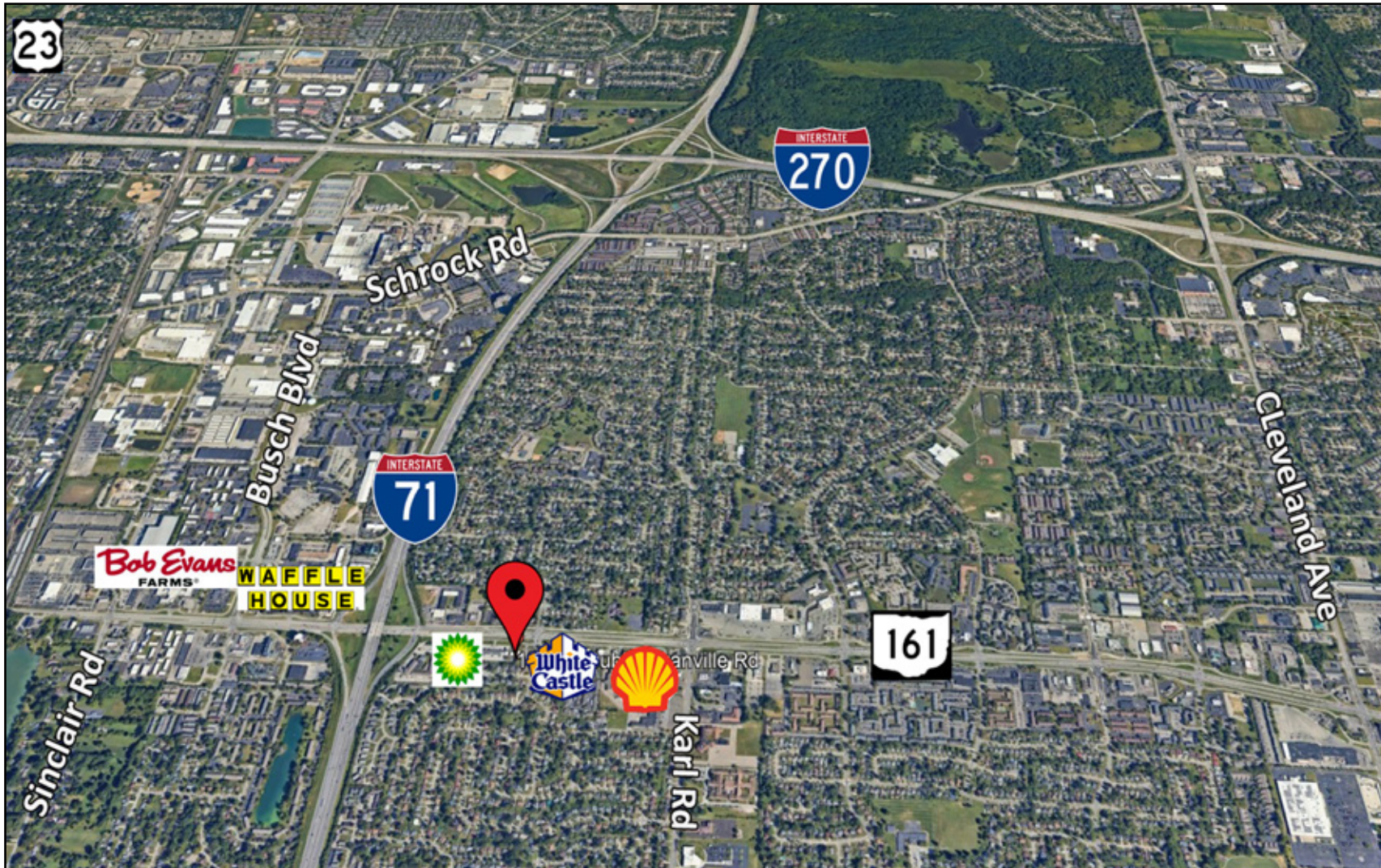


Appraisal Brokerage Consulting Development

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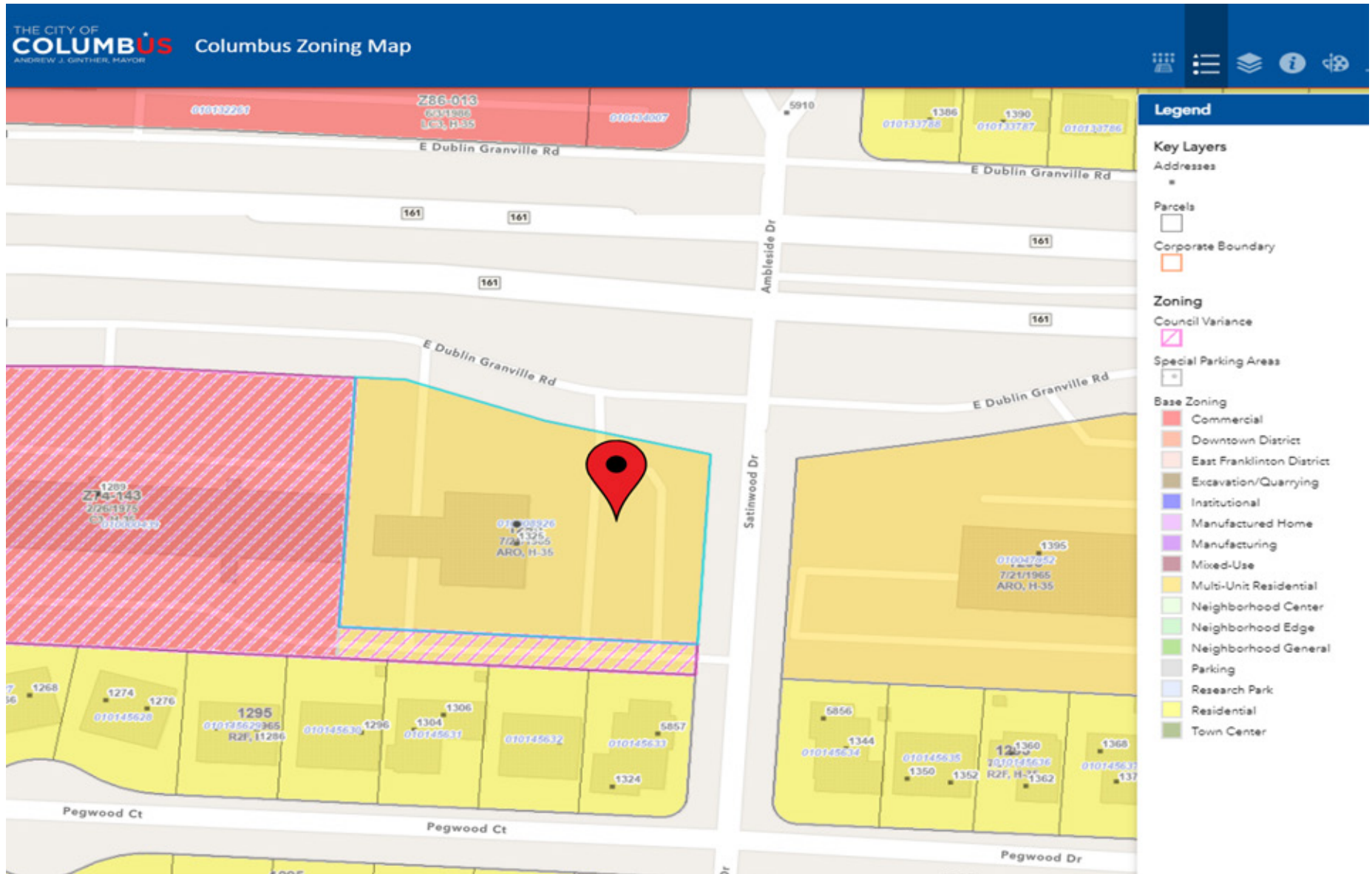
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Location Map

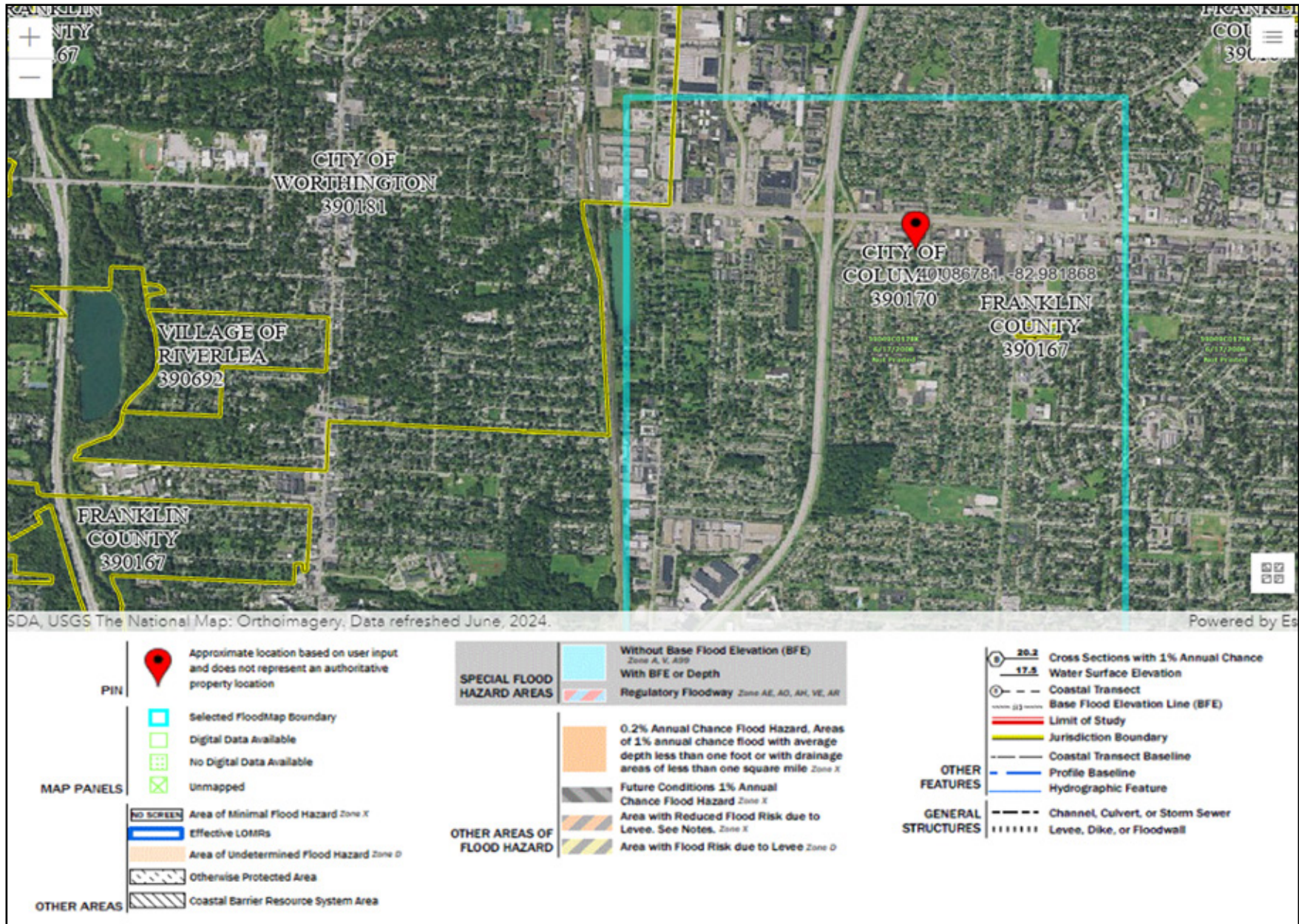


Great Location!


Easy access to I-71
15 minutes to John Glenn International Airport
10 minutes to Easton and Polaris

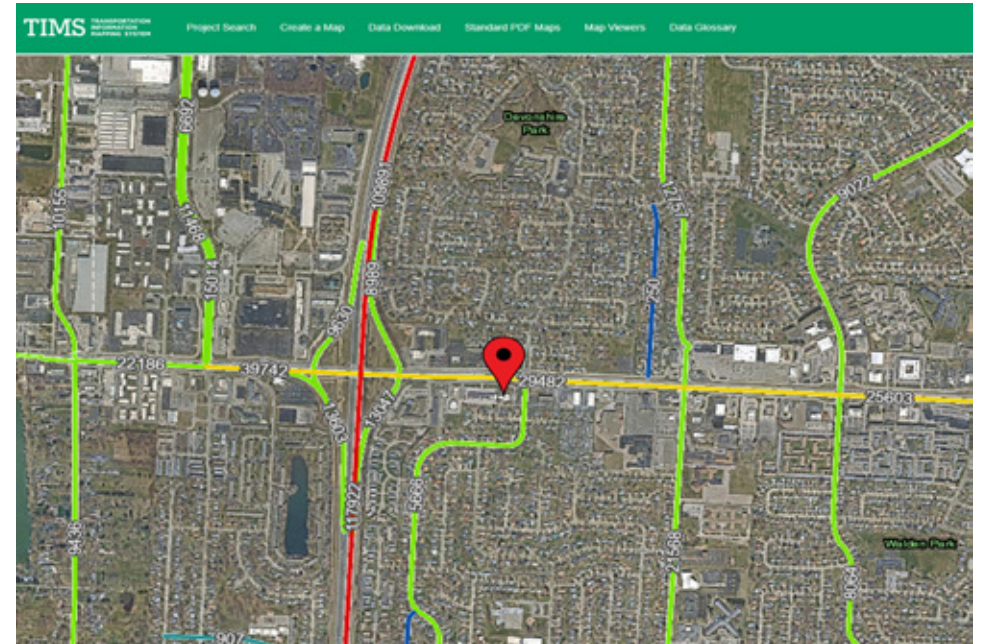


[Click here to see zoning text](#)



Demographic Summary Report

| 1325 E Dublin Granville Rd, Columbus, OH 43229 | | | | |
|---|--------------|---------------|----------|--------|
|  | | | | |
| Radius | 1 Mile | 3 Mile | 5 Mile | |
| Population | | | | |
| 2029 Projection | 18,228 | 125,283 | 304,970 | |
| 2024 Estimate | 18,285 | 126,063 | 303,298 | |
| 2010 Census | 18,738 | 131,233 | 311,388 | |
| Growth 2024 - 2029 | -0.31% | -0.62% | 0.55% | |
| Growth 2010 - 2024 | -2.42% | -3.94% | -2.60% | |
| 2024 Population by Hispanic Origin | 1,842 | 10,341 | 19,641 | |
| 2024 Population | 18,285 | 126,063 | 303,298 | |
| White | 7,477 40.89% | 59,993 47.59% | 171,852 | 56.66% |
| Black | 6,700 36.64% | 38,871 30.83% | 70,587 | 23.27% |
| Am. Indian & Alaskan | 150 0.82% | 769 0.61% | 1,467 | 0.48% |
| Asian | 1,042 5.70% | 8,959 7.11% | 22,374 | 7.38% |
| Hawaiian & Pacific Island | 2 0.01% | 20 0.02% | 80 | 0.03% |
| Other | 2,915 15.94% | 17,451 13.84% | 36,937 | 12.18% |
| U.S. Armed Forces | 0 | 40 | 129 | |
| Households | | | | |
| 2029 Projection | 7,156 | 51,161 | 126,455 | |
| 2024 Estimate | 7,184 | 51,479 | 125,640 | |
| 2010 Census | 7,380 | 53,552 | 128,859 | |
| Growth 2024 - 2029 | -0.39% | -0.62% | 0.65% | |
| Growth 2010 - 2024 | -2.66% | -3.87% | -2.50% | |
| Owner Occupied | 3,433 47.79% | 24,575 47.74% | 64,308 | 51.18% |
| Renter Occupied | 3,751 52.21% | 26,904 52.26% | 61,332 | 48.82% |
| 2024 Households by HH Income | 7,183 | 51,477 | 125,641 | |
| Income: <\$25,000 | 1,627 22.65% | 8,775 17.05% | 17,850 | 14.21% |
| Income: \$25,000 - \$50,000 | 1,739 24.21% | 11,769 22.86% | 25,167 | 20.03% |
| Income: \$50,000 - \$75,000 | 1,550 21.58% | 10,974 21.32% | 24,891 | 19.81% |
| Income: \$75,000 - \$100,000 | 1,053 14.66% | 6,678 12.97% | 17,493 | 13.92% |
| Income: \$100,000 - \$125,000 | 728 10.14% | 5,314 10.32% | 13,798 | 10.98% |
| Income: \$125,000 - \$150,000 | 220 3.06% | 2,752 5.35% | 8,724 | 6.94% |
| Income: \$150,000 - \$200,000 | 134 1.87% | 2,848 5.53% | 9,545 | 7.60% |
| Income: \$200,000+ | 132 1.84% | 2,367 4.60% | 8,173 | 6.51% |
| 2024 Avg Household Income | \$62,883 | \$78,328 | \$89,284 | |
| 2024 Med Household Income | \$53,254 | \$59,411 | \$69,337 | |



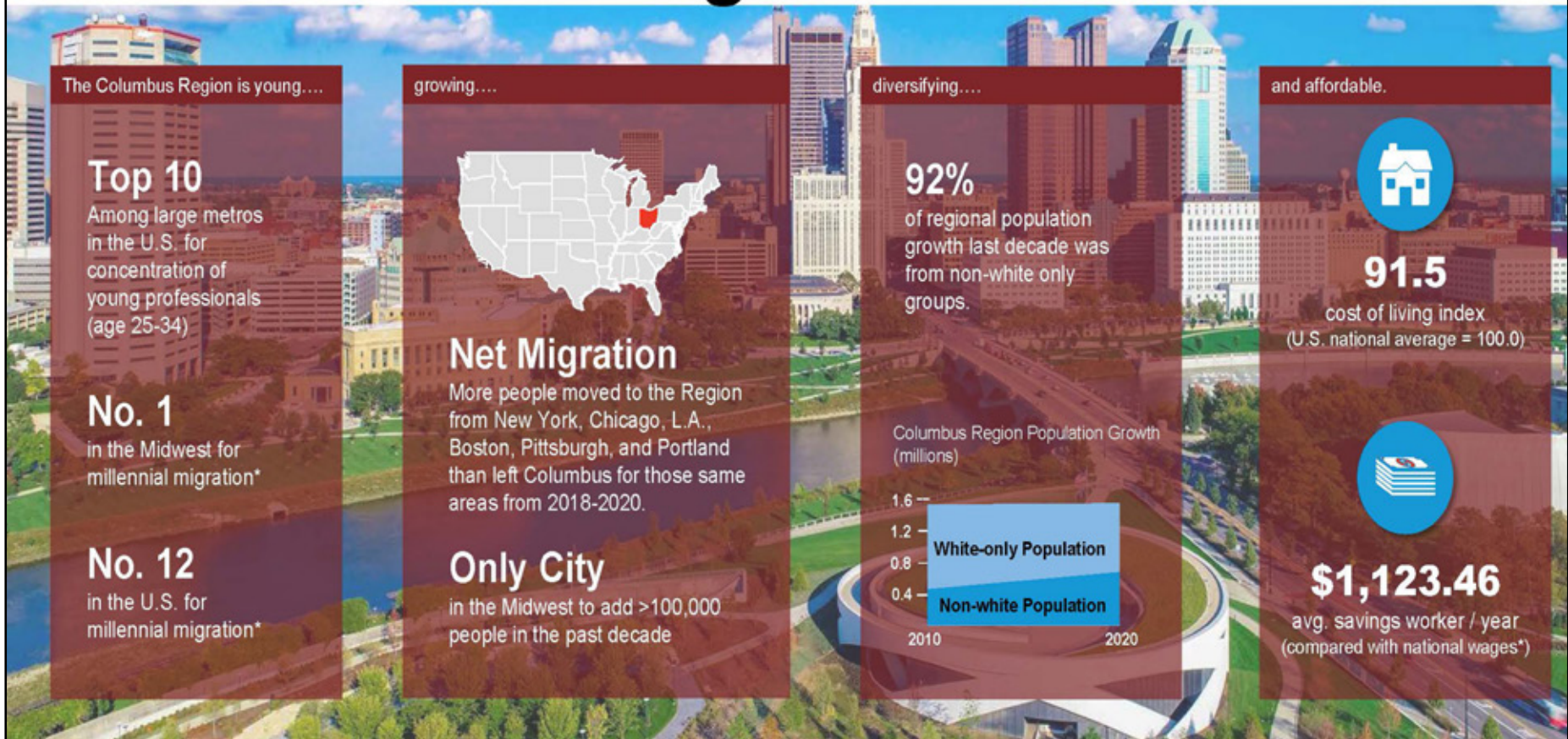
Traffic Count Report

| 1325 E Dublin Granville Rd, Columbus, OH 43229 | | | | | | |
|--|-----------------------|----------------|------------|------------------|-------------|--------------------------|
|  | | | | | | |
| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop. |
| 1 Satinwood Dr | Pegwood Dr | 0.05 S | 2022 | 5,952 | MPSI | .04 |
| 2 Satinwood Dr | Pegwood Dr | 0.08 S | 2022 | 9,253 | MPSI | .05 |
| 3 Satinwood Dr | Pegwood Dr | 0.07 S | 2022 | 2,211 | MPSI | .05 |
| 4 Satinwood Dr | Pegwood Dr | 0.07 S | 2021 | 2,233 | MPSI | .05 |
| 5 Ambleside Dr | E Dublin Granville Rd | 0.02 SE | 2022 | 2,657 | MPSI | .07 |
| 6 E Dublin Granville Rd | Ambleside Dr | 0.10 E | 2022 | 31,876 | MPSI | .07 |
| 7 Ambleside Dr | E Dublin Granville Rd | 0.02 SW | 2022 | 1,612 | MPSI | .08 |
| 8 Ambleside Dr | Seaton Ln | 0.01 N | 2020 | 4,507 | MPSI | .11 |
| 9 Ambleside Dr | Seaton Ln | 0.01 N | 2022 | 4,070 | MPSI | .11 |
| 10 Chesterton Ln | Telford Dr | 0.07 W | 2022 | 832 | MPSI | .17 |



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



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

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About Us

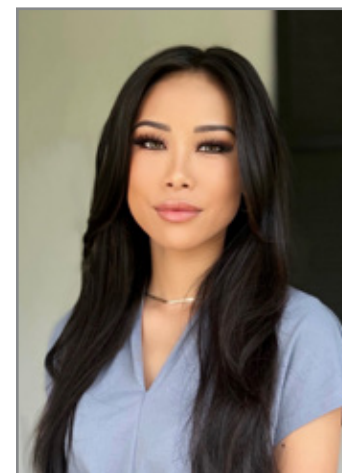
Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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 86 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.



Julie Cohen
Sales & Leasing Assoc.
614-221-4286 ext. 123
jcohen@rweiler.com

Learn more about us at
www.rweiler.com



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