

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Jim Spiegel • jim@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.111 • www.rweiler.com



THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

DEVELOPMENT LAND FOR SALE

2328 and 2390 Hoover Road, Grove City, OH 43123

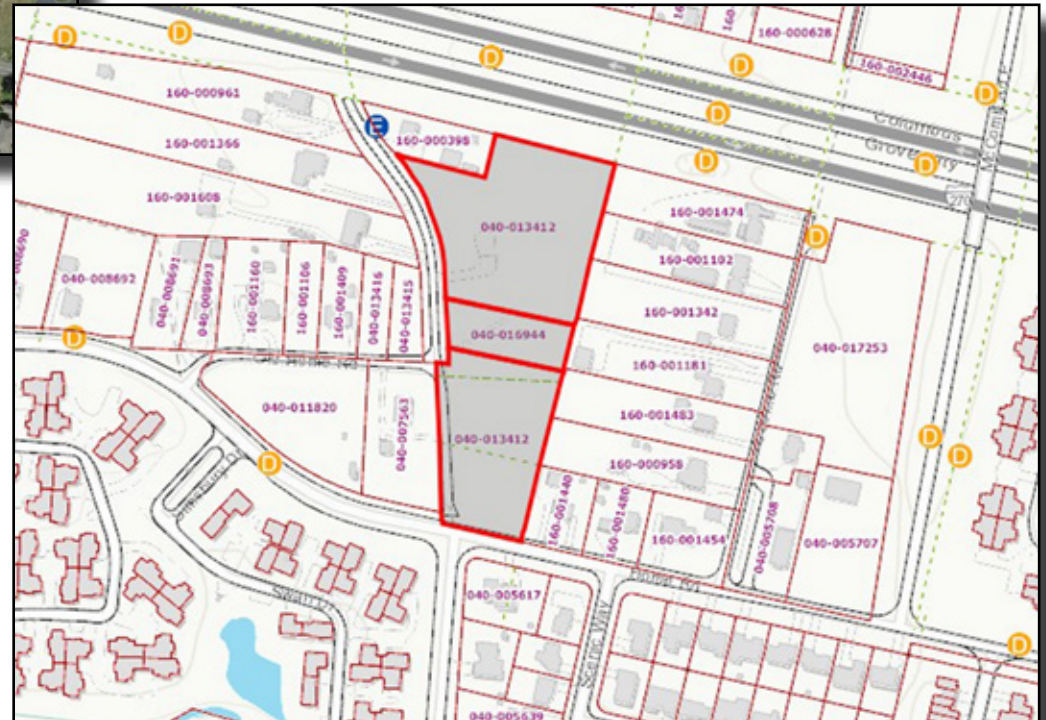
Unique Development Opportunity – Grove City, OH!

4.5 +/- acres of vacant residential land located at the high-visibility intersection of Hoover Road and Home Road in Grove City, featuring over 200 feet of I-270 frontage. The site offers excellent access and exposure, positioned just minutes from Stringtown Road and Gantz Park. The property is zoned SF-2 (Single-Family Residential) and supports single-family residential development by right. The surrounding area includes both established neighborhoods and nearby higher-density residential uses. Alternative development concepts may be explored, subject to City review and approvals. Utilities are available on site. The Seller has city-approved water and sanitary extension drawings and soil reports available, substantially reducing pre-development risk. An attractive opportunity for residential developers seeking infill land with strong access and long-term growth fundamentals.



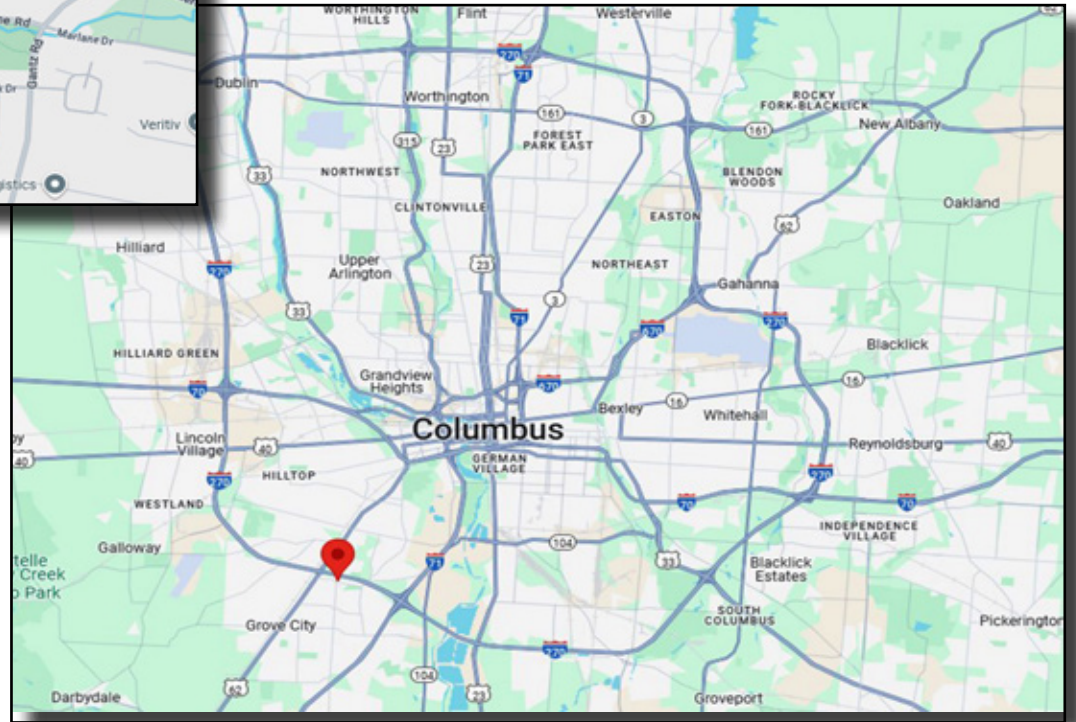
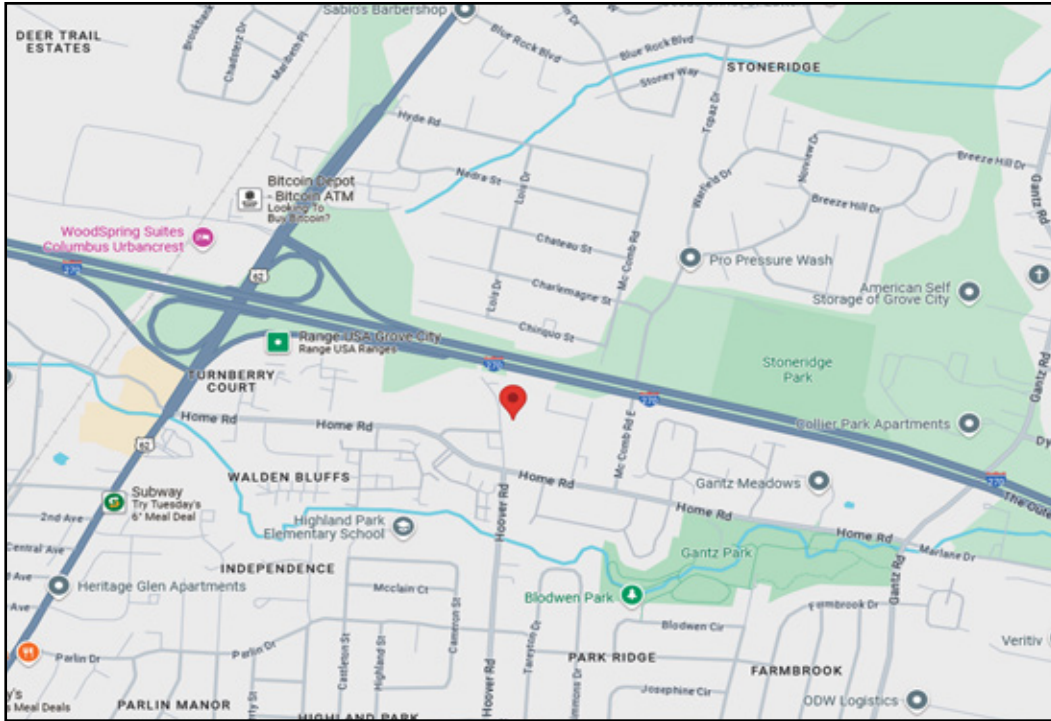
Property Highlights

Address:	2328 & 2390 Hoover Road Grove City, OH 43123
County:	Franklin
Township:	Jackson
PID:	040-013412-00 040-016944-00
Location:	NEC of Home Rd & Hoover Rd
Acreage:	4.58 +/- ac
Asking Price:	\$525,000
Asking Price/Ac:	\$114,629
2025 Taxes:	\$2,031
Zoning:	SF-2 Single Family Residence



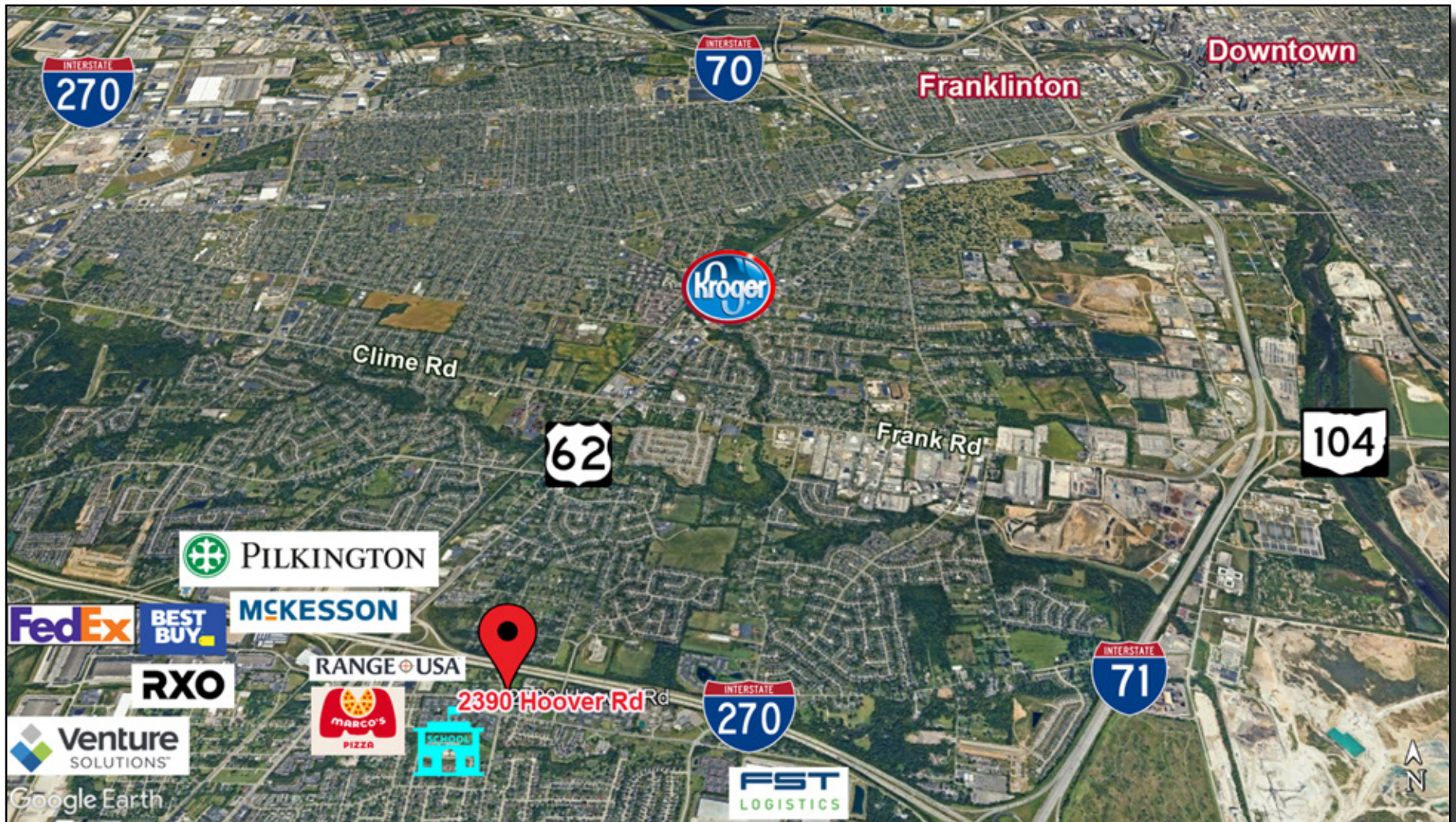
4.58 +/- ac of Development Land
2328 and 2390 Hoover Rd, Grove City, OH 43123

Street Maps

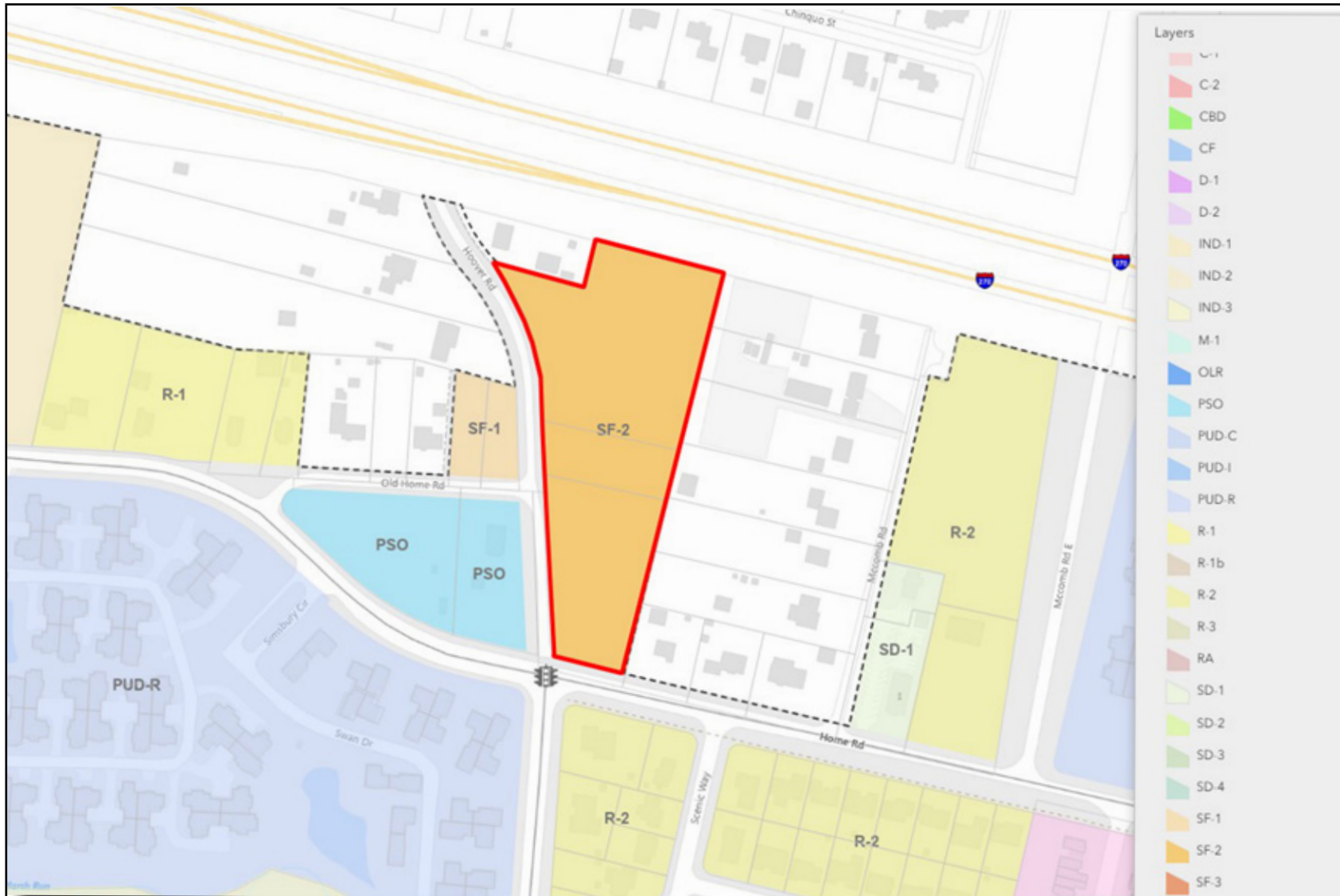


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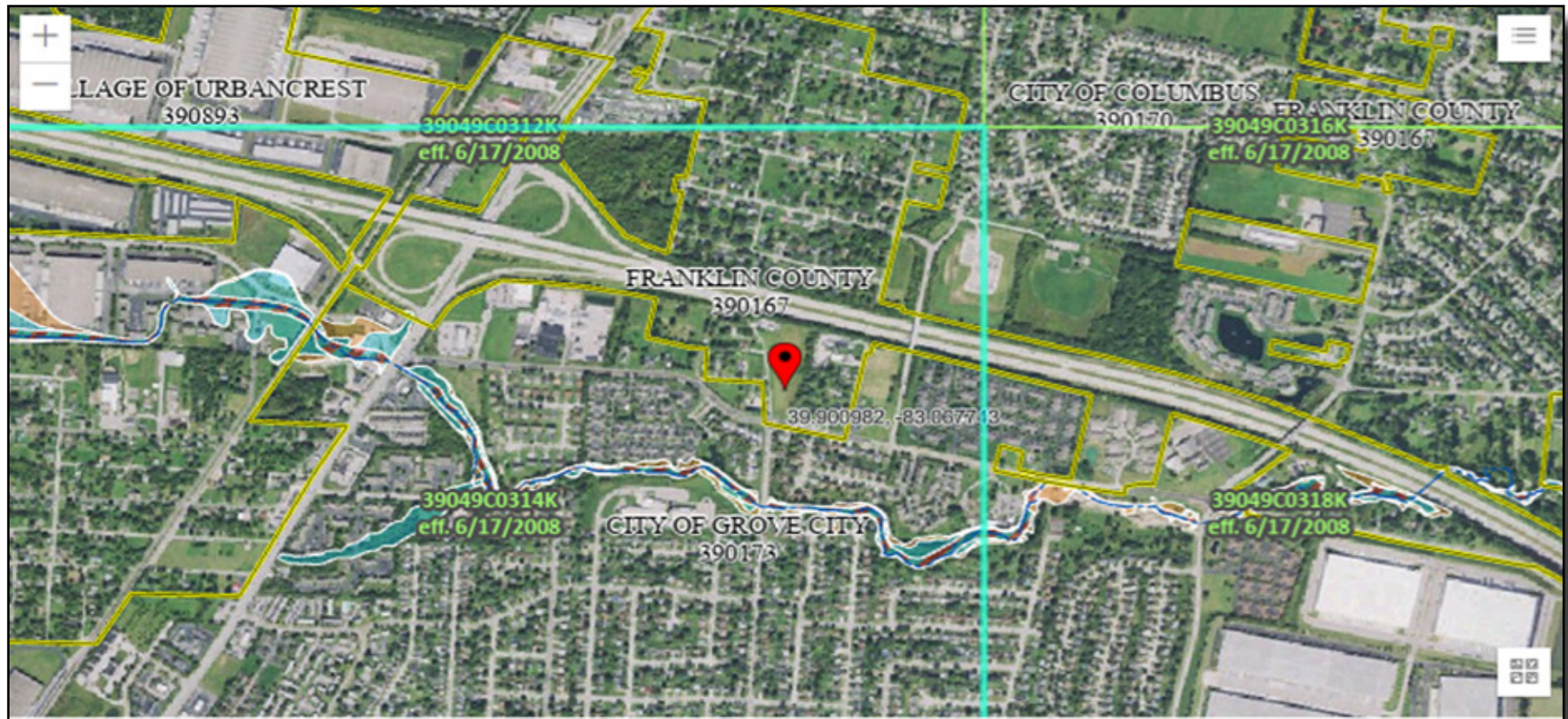
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Great Location!
Easy access to major roads
12 minutes to Downtown Columbus
20 minutes to John Glenn International Airport

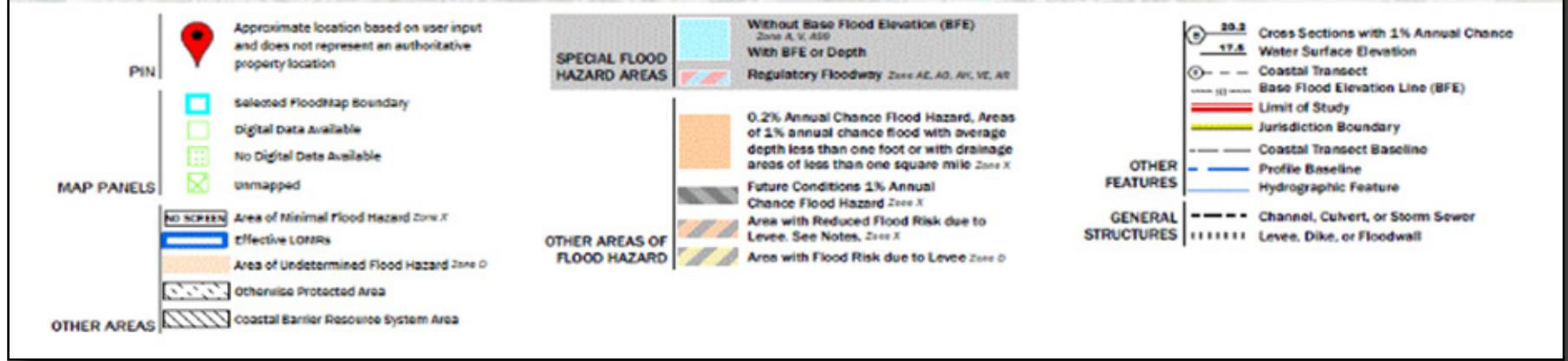


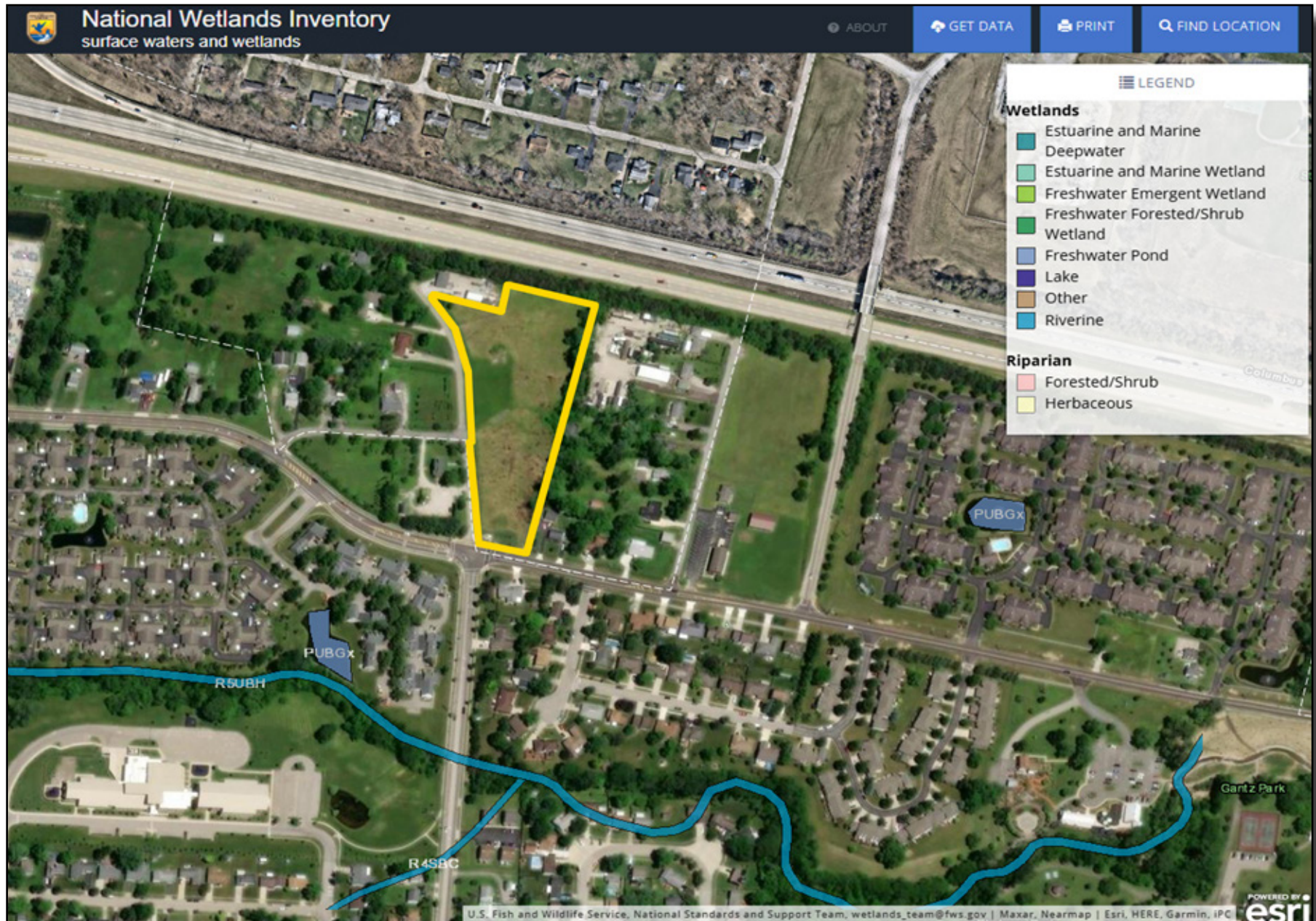
Click [here](#) to view zoning regulations




USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

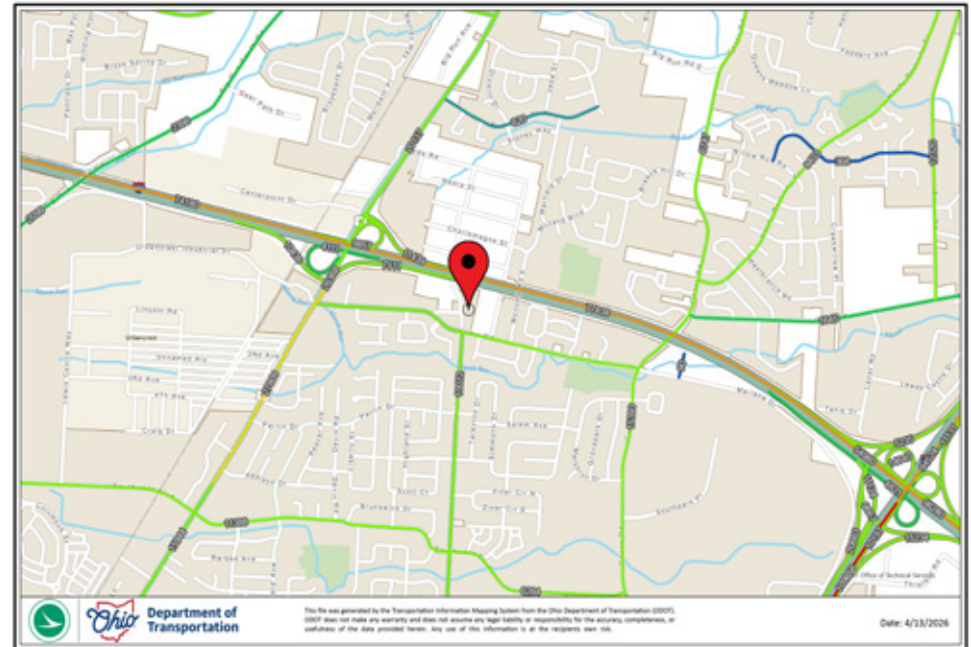
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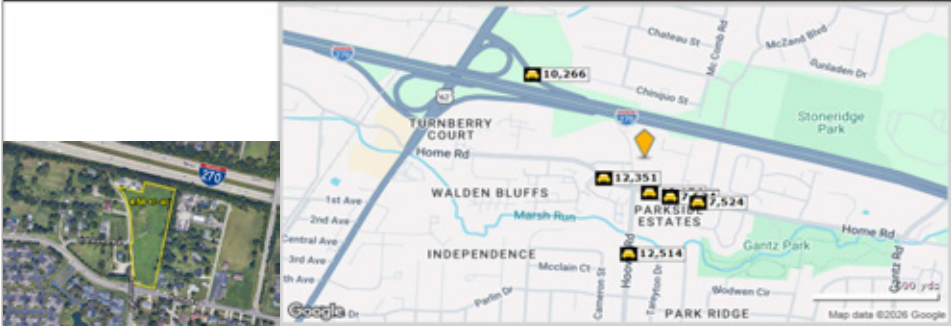


Demographic Summary Report

2328 and 2390 2328 Hoover Rd, Grove City, OH 43123				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	11,343	92,284	211,468	
2025 Estimate	11,171	89,803	204,292	
2020 Census	11,622	88,451	194,340	
Growth 2025 - 2030	1.54%	2.76%	3.51%	
Growth 2020 - 2025	-3.88%	1.53%	5.12%	
2025 Population by Hispanic Origin	642	8,075	23,259	
2025 Population	11,171	89,803	204,292	
White	8,851 79.23%	63,798 71.04%	131,025 64.14%	
Black	917 8.21%	11,244 12.52%	35,610 17.43%	
Am. Indian & Alaskan	23 0.21%	309 0.34%	917 0.45%	
Asian	167 1.49%	2,160 2.41%	4,166 2.04%	
Hawaiian & Pacific Island	4 0.04%	33 0.04%	81 0.04%	
Other	1,208 10.81%	12,261 13.65%	32,493 15.91%	
U.S. Armed Forces	9	52	136	
Households				
2030 Projection	4,608	35,366	81,590	
2025 Estimate	4,535	34,381	78,770	
2020 Census	4,724	33,867	75,058	
Growth 2025 - 2030	1.61%	2.86%	3.58%	
Growth 2020 - 2025	-4.00%	1.52%	4.95%	
Owner Occupied	2,865 63.18%	21,554 62.69%	42,084 53.43%	
Renter Occupied	1,670 36.82%	12,827 37.31%	36,686 46.57%	
2025 Households by HH Income	4,535	34,382	78,769	
Income: <\$25,000	378 8.34%	4,526 13.16%	14,591 18.52%	
Income: \$25,000 - \$50,000	1,188 26.20%	7,001 20.36%	16,352 20.76%	
Income: \$50,000 - \$75,000	866 19.10%	6,446 18.75%	14,078 17.87%	
Income: \$75,000 - \$100,000	630 13.89%	4,906 14.27%	10,046 12.75%	
Income: \$100,000 - \$125,000	421 9.28%	4,048 11.77%	7,451 9.46%	
Income: \$125,000 - \$150,000	411 9.06%	2,607 7.58%	5,703 7.24%	
Income: \$150,000 - \$200,000	356 7.85%	2,770 8.06%	6,114 7.76%	
Income: \$200,000+	285 6.28%	2,078 6.04%	4,434 5.63%	
2025 Avg Household Income	\$91,211	\$90,056	\$84,124	
2025 Med Household Income	\$70,513	\$71,770	\$63,713	



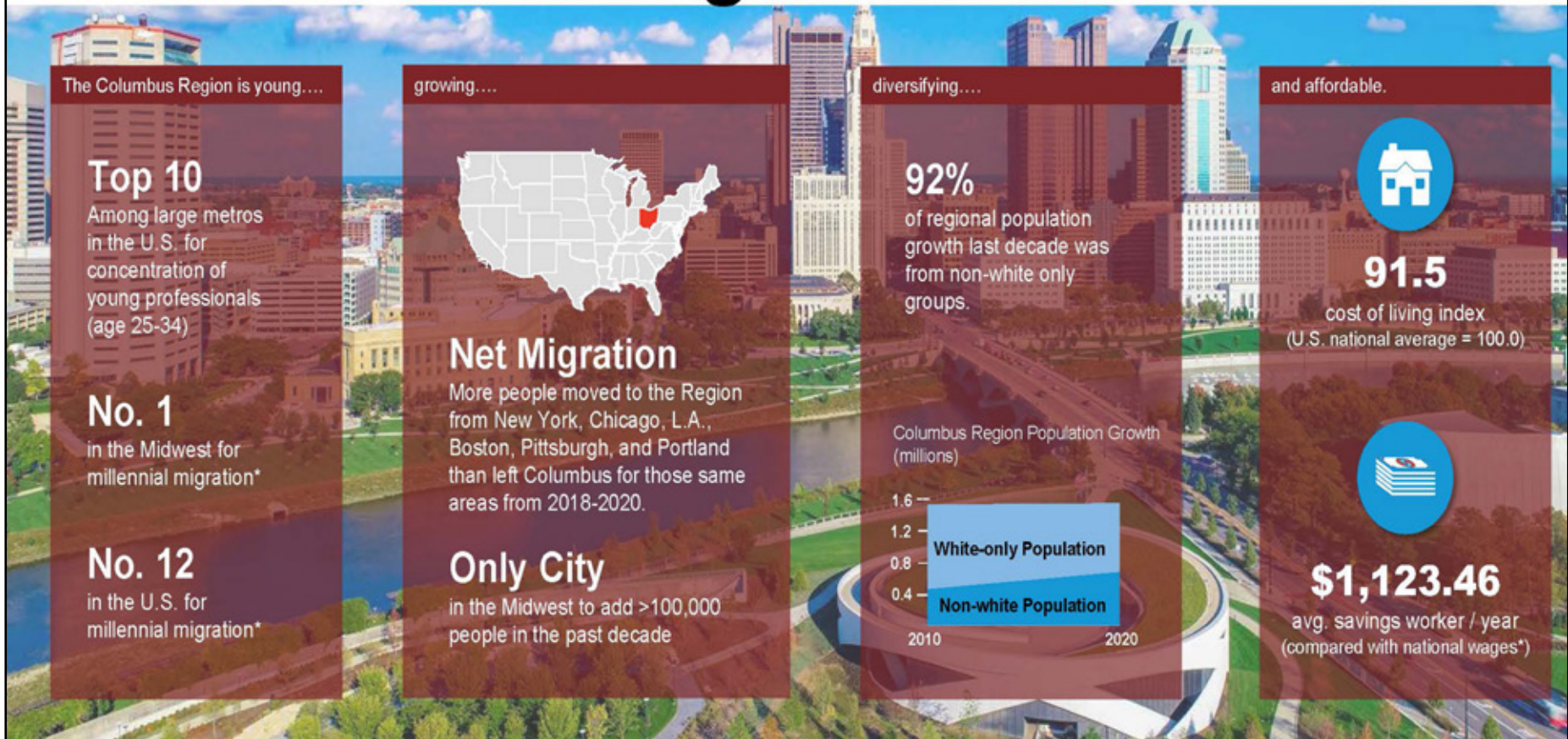
Traffic Count Report

2328 and 2390 2328 Hoover Rd, Grove City, OH 43123						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Home Rd	Scenic Way	0.03 E	2025	9,339	MPSI	.08
2 Home Road	Scenic Way	0.03 E	2020	10,154	MPSI	.08
3 Home Rd	Simsbury Blvd	0.01 NW	2025	12,339	MPSI	.10
4 Home Rd	Simsbury Blvd	0.01 NW	2024	12,351	MPSI	.10
5 Home Rd	Mc Comb Rd	0.02 E	2024	7,512	MPSI	.11
6 Home Rd	Mc Comb Rd	0.02 E	2025	7,534	MPSI	.11
7 Home Rd	Mc Comb Rd E	0.02 E	2025	7,524	MPSI	.16
8 Hoover Rd	Parlin Dr	0.11 S	2025	10,069	MPSI	.24
9 Hoover Road	Parlin Dr	0.11 S	2020	12,514	MPSI	.24
10 RAMP FROM IIR270 WB TO U562-3	Centerpoint Dr	0.15 NW	2025	10,266	MPSI	.33



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

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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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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 for your needs.

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

A prospective purchaser 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. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase 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, approved by Seller, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk.