

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



Appraisal Brokerage Consulting Development

## COMMERCIAL REDEVELOPMENT LAND

2478 Alton Darby Creek Road, Hilliard, OH 43026



2.66 +/- acre site

2478 Alton Darby Creek Road, Hilliard, OH 43230

## Aerial and Plat Map

### COMMERCIAL REDEVELOPMENT SITE

Prime 2.66 +/- ac Commercial Redevelopment Opportunity at the signalized corner of Alton Darby Creek Road (10k + VPD) and Roberts Road (11k+ VPD) - directly caddy-corner from [Alton Place](#), Hilliard's major new mixed-use district featuring 447 new homes, restaurant and retail pads, medical and office users, and more. There is a single-family house on this site however, the property is being sold for land value.

The site benefits from outstanding demographics with 10,000+ rooftops within 2 miles, HH incomes ranging from \$400K - \$1.2M in the immediate area, and traffic counts exceeding 20,000+ VPD at the intersection. Surrounded by multiple Hilliard schools -Bradley High School, Memorial Middle School, and (3) Elementary schools - all located within 0.5 miles of the site, creating a steady flow of daily traffic & consistent demand, this corner is tailor-made for high-volume retail, medical, QSR, and fueling operators. The nearby \$66M OSU Wexner Health and Wellness Center, opening in 2025, further anchors long-term growth.



### Property Highlights

Address:	2478 Alton Darby Creek Rd Hilliard, OH 43026
County:	Franklin
Township:	Norwich
PID:	200-003695-00
Location:	SEC of Roberts Road and Alton Darby Creek Road
Acreage:	2.66 +/- acres
Sale Price:	\$2,500,000
Taxes 2024:	\$9,138
Zoning:	R - Rural District



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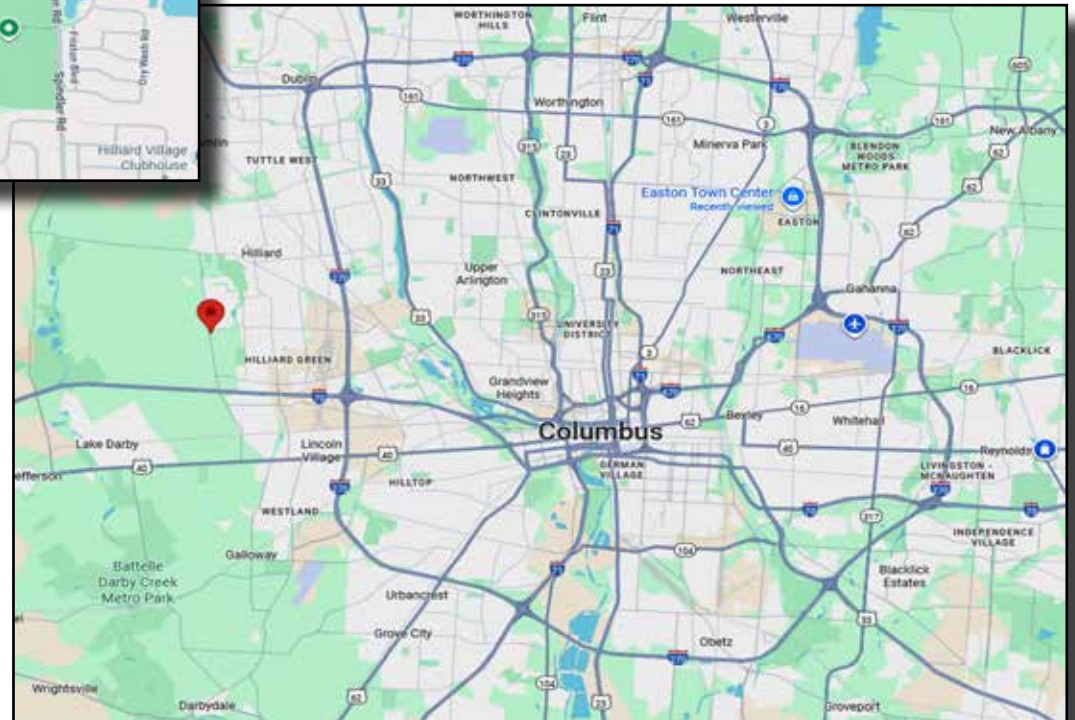
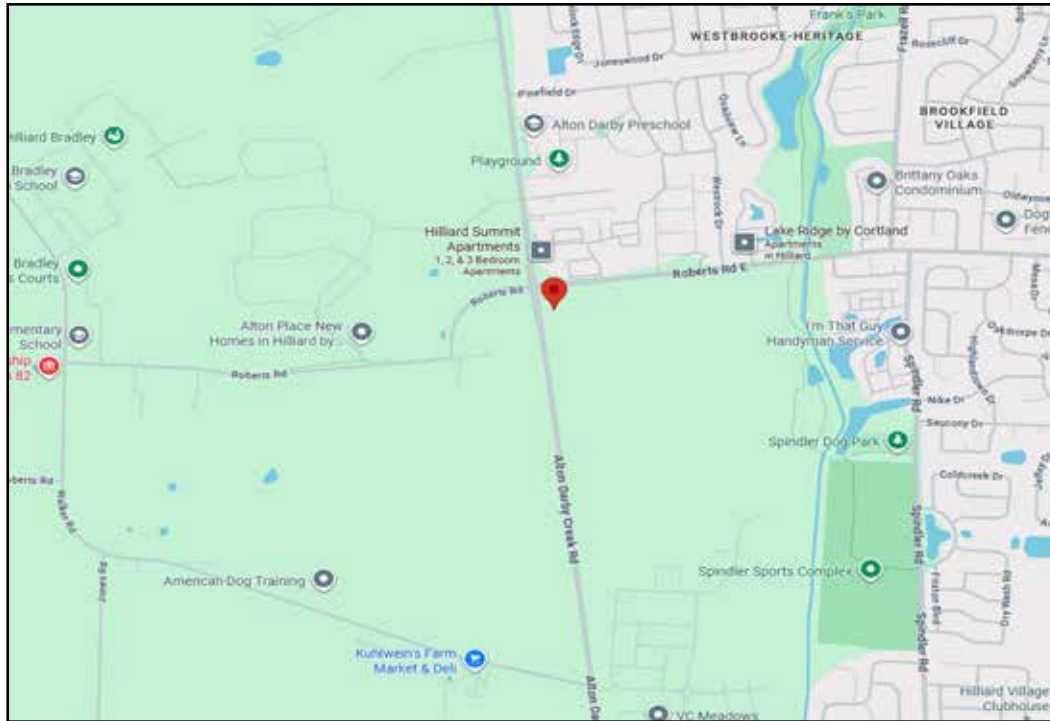
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## Street Maps



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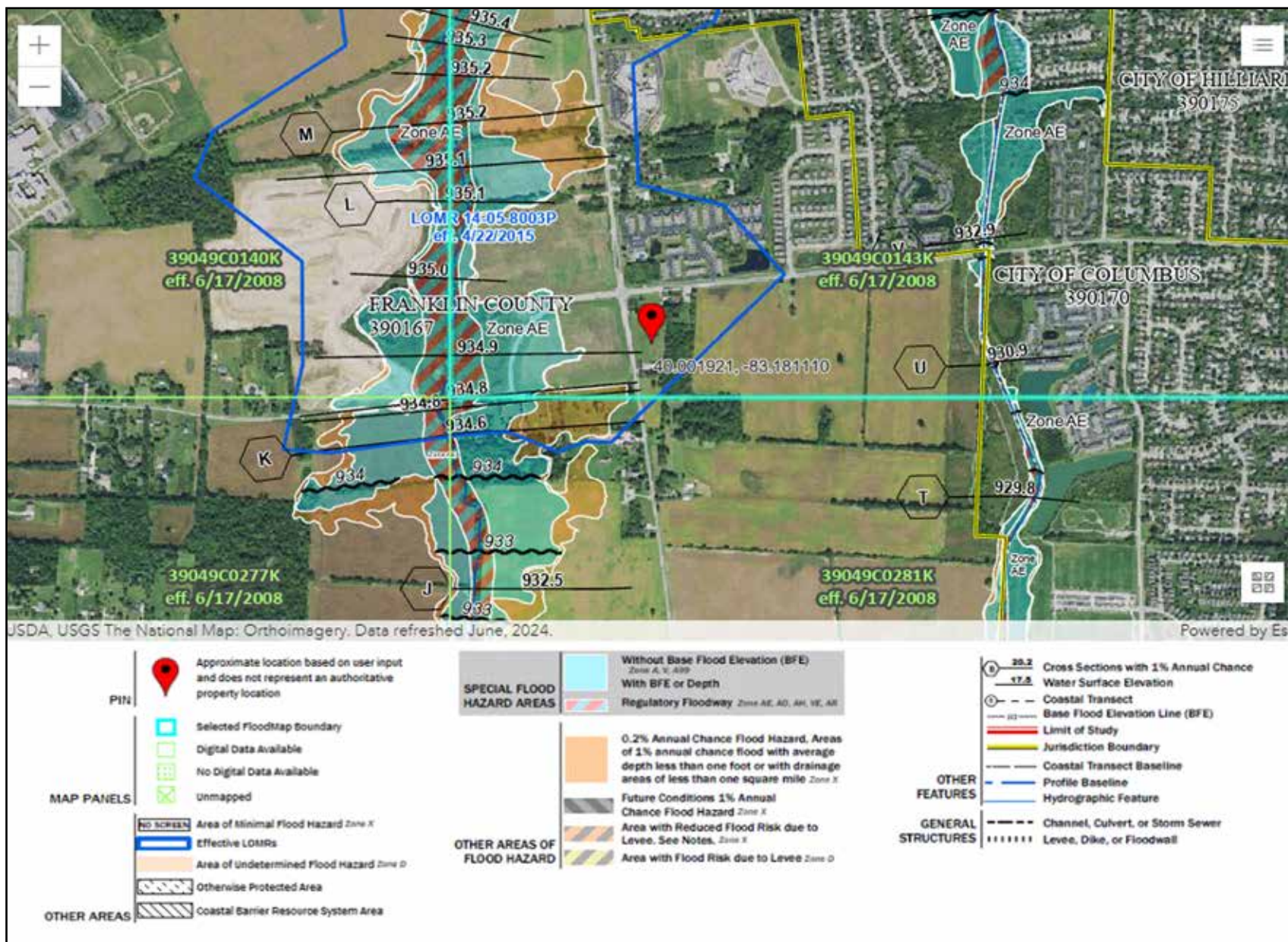
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# Flood Map



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## Wetlands Map



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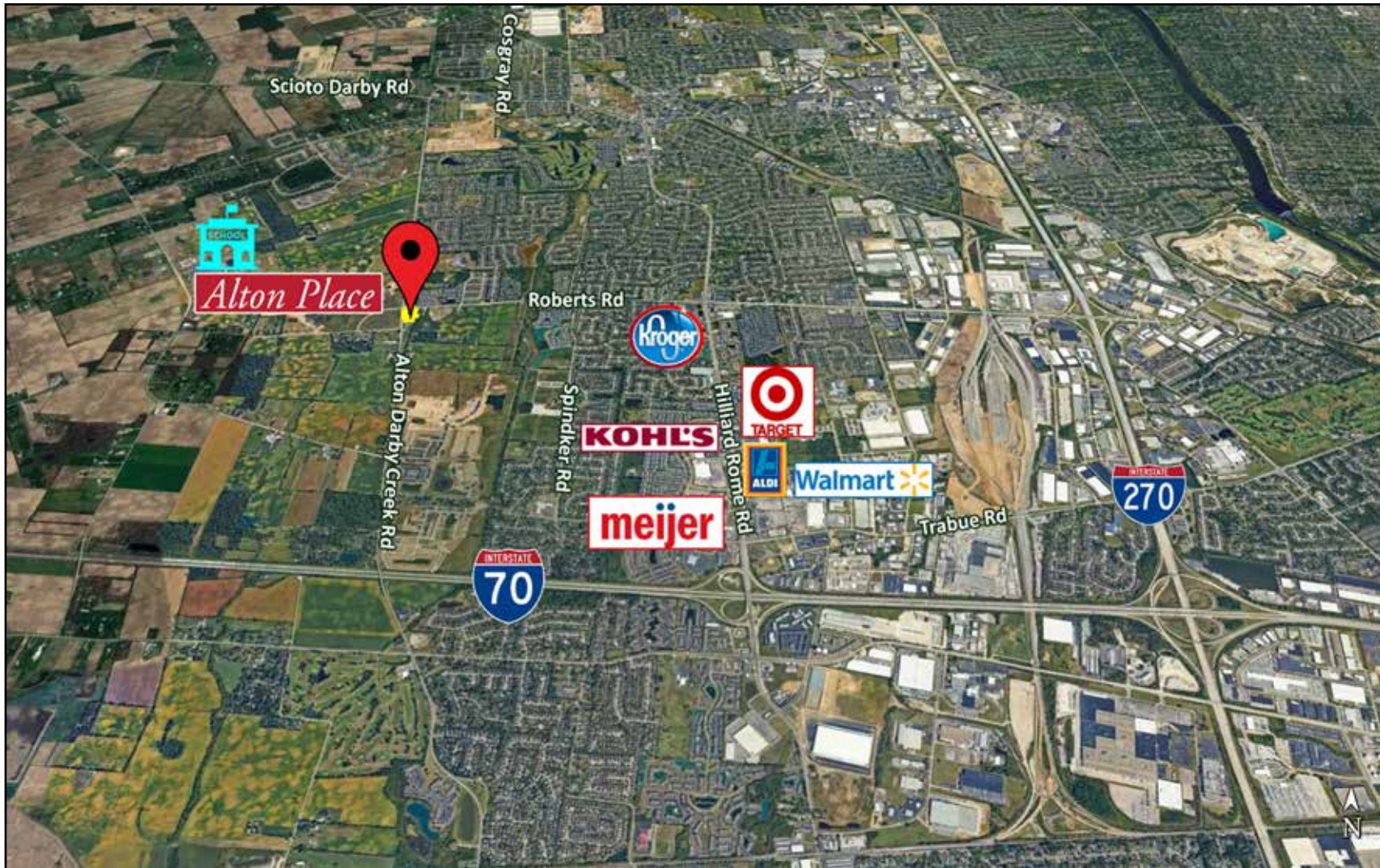
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## Location Map



### Great Location!

Easy access to major roads  
25 minutes to Downtown Columbus  
30 minutes to John Glenn International Airport



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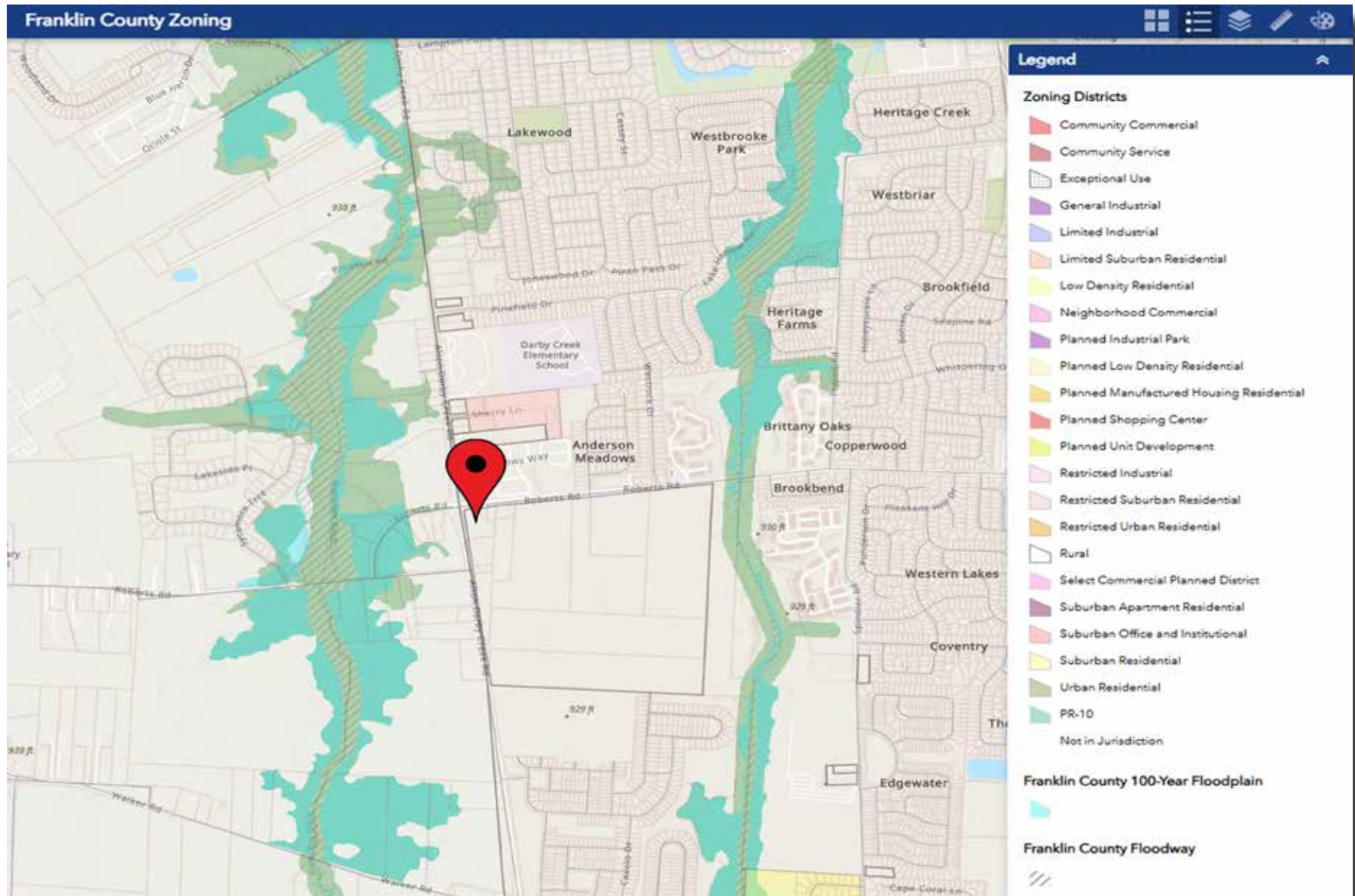
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## Zoning Map



Click [here](#) to see zoning text



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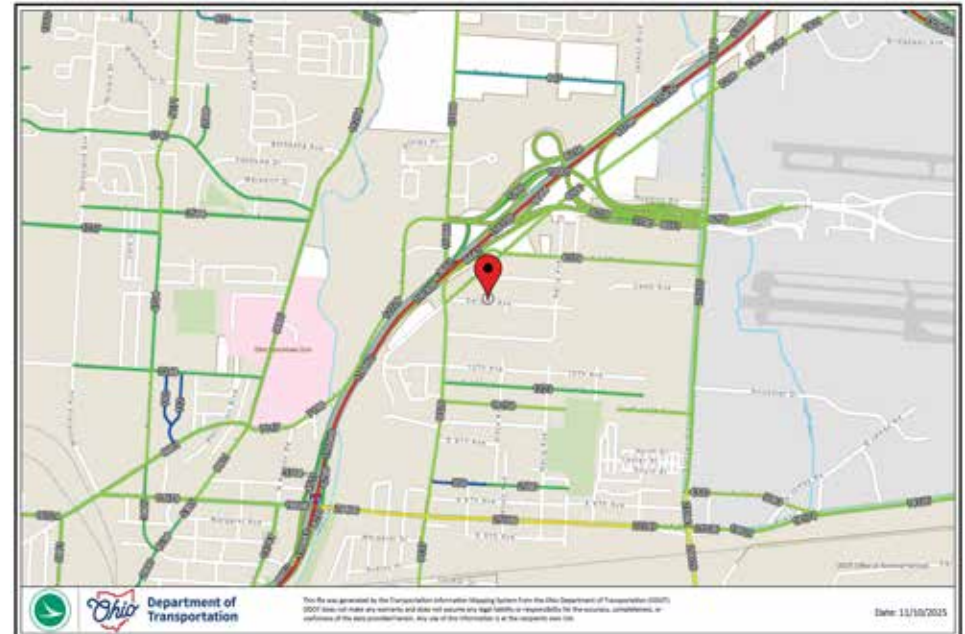
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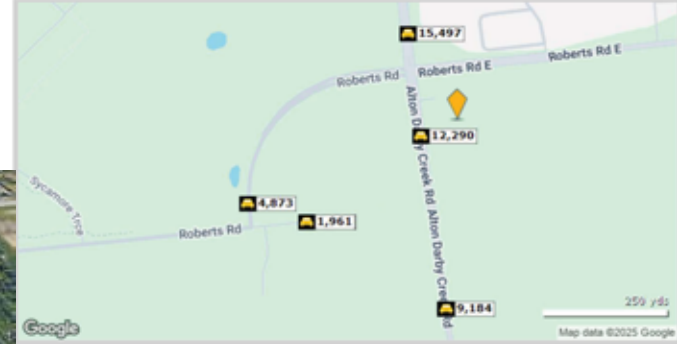
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## Demographics &amp; Traffic

## Demographic Summary Report

2478 Alton Darby Creek Rd, Hilliard, OH 43026				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	4,331	53,574	127,834	
2024 Estimate	4,361	54,060	128,665	
2020 Census	4,552	57,047	134,266	
Growth 2024 - 2029	-0.69%	-0.90%	-0.65%	
Growth 2020 - 2024	-4.20%	-5.24%	-4.17%	
<b>2024 Population by Hispanic Origin</b>	248	3,741	10,424	
<b>2024 Population</b>	4,361	54,060	128,665	
White	3,240 74.29%	39,614 73.28%	92,912 72.21%	
Black	222 5.09%	3,847 7.12%	9,221 7.17%	
Am. Indian & Alaskan	7 0.16%	137 0.25%	529 0.41%	
Asian	352 8.07%	3,410 6.31%	8,391 6.52%	
Hawaiian & Pacific Island	2 0.05%	14 0.03%	26 0.02%	
Other	539 12.36%	7,038 13.02%	17,585 13.67%	
U.S. Armed Forces	1	11	151	
<b>Households</b>				
2029 Projection	1,554	20,941	51,207	
2024 Estimate	1,564	21,126	51,536	
2020 Census	1,628	22,273	53,752	
Growth 2024 - 2029	-0.64%	-0.88%	-0.64%	
Growth 2020 - 2024	-3.93%	-5.15%	-4.12%	
Owner Occupied	967 61.83%	12,737 60.29%	30,823 59.81%	
Renter Occupied	597 38.17%	8,390 39.71%	20,714 40.19%	
<b>2024 Households by HH Income</b>	1,566	21,125	51,536	
Income: <\$25,000	63 4.02%	1,956 9.26%	5,092 9.88%	
Income: \$25,000 - \$50,000	213 13.60%	3,296 15.60%	8,485 16.46%	
Income: \$50,000 - \$75,000	161 10.28%	3,450 16.33%	9,405 18.25%	
Income: \$75,000 - \$100,000	370 23.63%	3,120 14.77%	7,379 14.32%	
Income: \$100,000 - \$125,000	198 12.64%	2,715 12.85%	7,175 13.92%	
Income: \$125,000 - \$150,000	139 8.88%	2,069 9.79%	4,800 9.31%	
Income: \$150,000 - \$200,000	242 15.45%	2,325 11.01%	4,927 9.56%	
Income: \$200,000+	180 11.49%	2,194 10.39%	4,273 8.29%	
<b>2024 Avg Household Income</b>	\$122,336	\$109,560	\$102,478	
<b>2024 Med Household Income</b>	\$98,377	\$89,907	\$84,439	



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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Roberts Rd	Alton Darby Creek Rd	0.15 E	2024	1,962	MPSI	.09	
2 Olde Roberts Road	Alton Darby Creek Rd	0.15 E	2020	2,058	MPSI	.09	
3 OLDE ROBERTS RD	Alton Darby Creek Rd	0.15 E	2025	1,961	MPSI	.09	
4 Alton Darby Creek Rd	Roberts Rd	0.12 N	2025	8,726	MPSI	.11	
5 Alton & Darby Creek Road	Roberts Rd	0.12 N	2020	9,184	MPSI	.11	
6 ALTON DARBY CREEK RD	Roberts Rd E	0.07 N	2025	10,032	MPSI	.13	
7 Alton & Darby Creek Road	Roberts Rd	0.12 N	2020	12,290	MPSI	.13	
8 Roberts Road	Alton Darby Creek Rd	0.21 E	2024	4,888	MPSI	.16	
9 Roberts Road	Alton Darby Creek Rd	0.21 E	2025	4,873	MPSI	.16	
10 Alton & Darby Creek Road	Roberts Rd E	0.04 S	2024	15,497	MPSI	.25	



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# What's Driving Investment?





# Notable Projects YTD

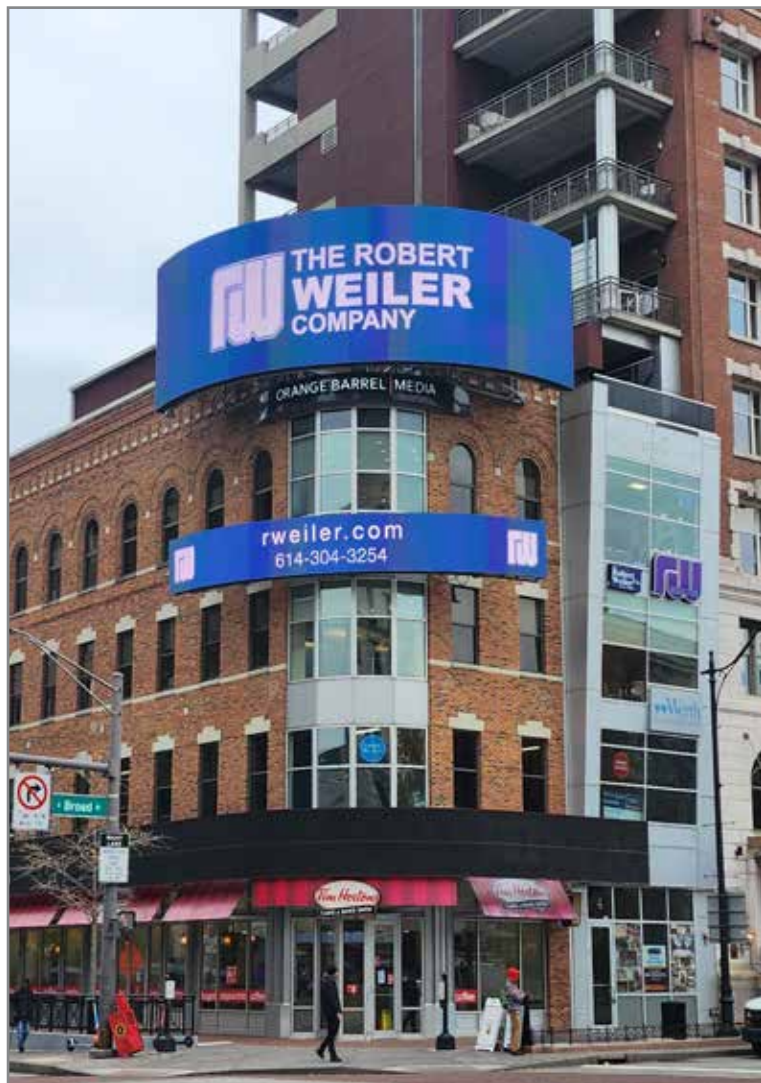


Source: One Columbus, data analyzed 9/28/2022



Celebrating **87** 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 87 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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Learn more about us at  
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