

Development Land For Sale



Waterloo Street Canal Winchester, Ohio

5 Commercial parcels available in two different combinations of 1.255 +/- gross acres and 3.248 +/- gross acres, or for assemblage as one total package of 4.503 +/- gross acres.



PRESENTED BY

ZACK DELEON

740.503.8912

DELEONZACK@GMAIL.COM

kw GREATER COLUMBUS
KELLERWILLIAMS. REALTY



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PROPERTY DESCRIPTION

Commercial redevelopment land in one of the fastest growing areas in Central Ohio presents a tremendous opportunity to capture over 1,000 feet of prime exposure along US-33 near OH-674 (Gender Road) at the Canal Winchester exit and approximately 820 feet of road frontage along Waterloo Street.

Located in a major retail/commercial corridor directly across from the OhioHealth 40,000 SF outpatient campus currently under construction. Five parcels totaling 4.503+/- gross acres (3.465+/- net acres), separated into two parcel combinations for sale, are zoned General Commercial for a wide range of retail, restaurant and professional uses with full utility available. This site is surrounded by Waterloo Crossing Shopping Center, Walmart, Home Depot, Kroger and many restaurants.

Includes real estate and buildings.



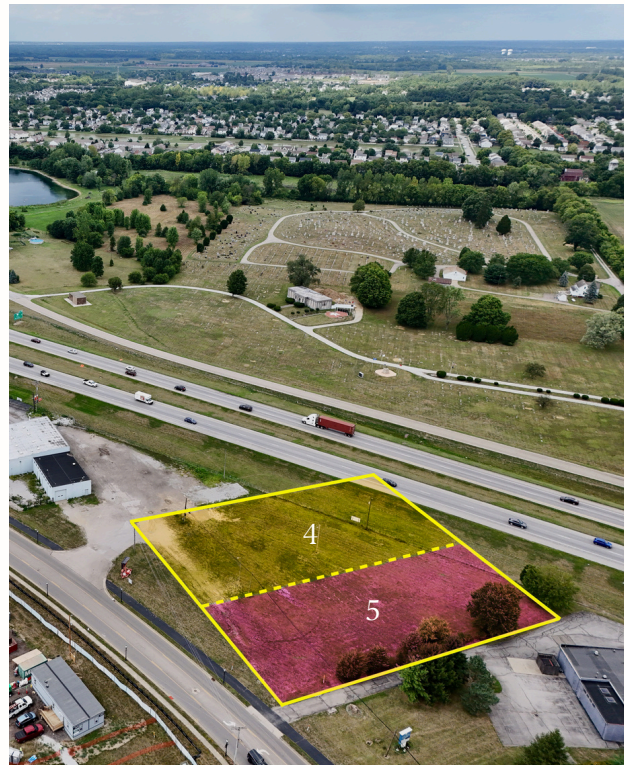
WATERLOO STREET CANAL WINCHESTER, OHIO

- County:** Franklin
- Township:** Madison
- Location:** South of US-33 between Gender Rd and N High Street
- Acreage:** 4.503 +/- Total Gross Acres
3.465 +/- Total Net Acres
- Sale Price:** (See Parcel Combinations page)
- Zoning:** General Commercial



PARCEL COMBINATIONS

Five parcels, separated into the following combinations, but available for a total list price of \$4,157,500 (\$1,200,000 per Net Acre)



Parcels 1-3

List Price \$2,965,000

Parcel ID: 184-000927-00

Parcel ID: 184-000918-00

Parcel ID: 184-003370-00

Total Gross Acreage: 3.248 +/-

Total Net Acreage: 2.471+/-

Parcels 4-5

List Price \$1,192,500

Parcel ID: 184-000758-00

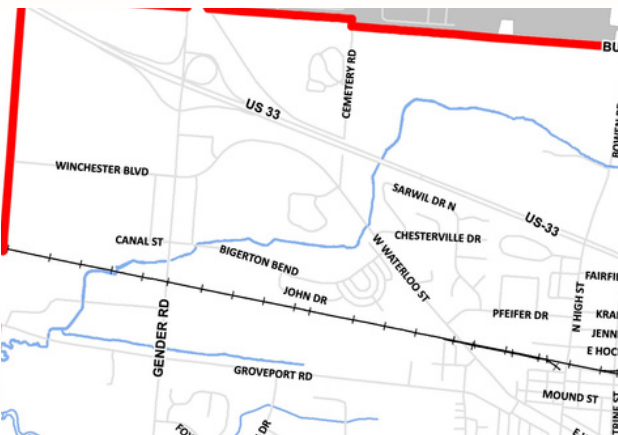
Parcel ID: 184-000763-00

Total Gross Acreage: 1.255 +/-

Total Net Acreage: 0.994+/-



AERIALS & MAPS





LOCATION

AND SURROUNDING BUSINESSES



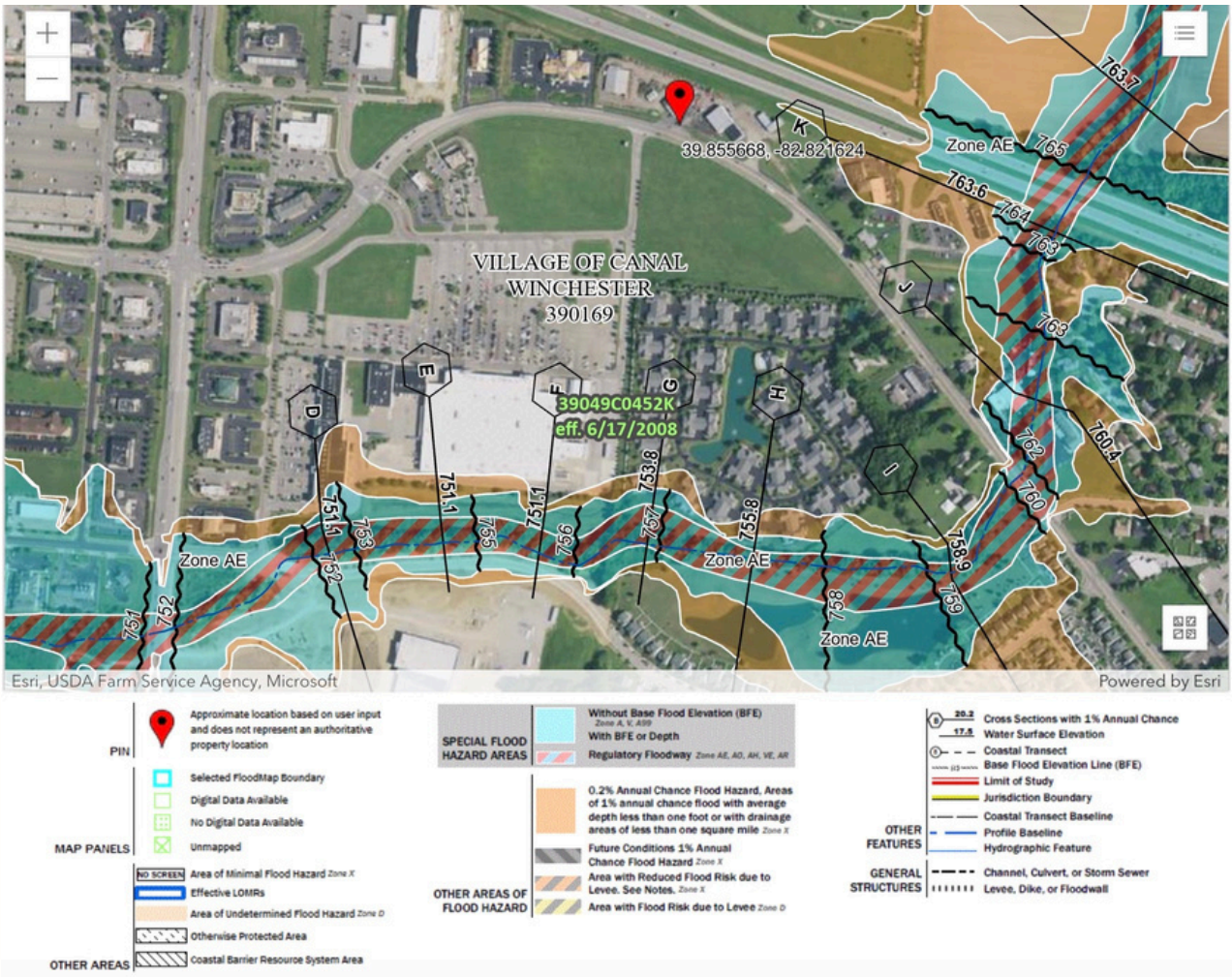
WHY CANAL WINCHESTER?

The City of Canal Winchester is one of the fastest growing communities in the Central Ohio area. This site is located on the US-33 corridor, within 20 minutes of Port Columbus International Airport and only 10 minutes from the region's air cargo facility, Rickenbacker International Airport, allowing for quick shipping and receiving of products. Located only 5 minutes from I-270 and 15 minutes from downtown Columbus, Canal Winchester is easily accessible to the entire Columbus region. The city is within one day's drive of 60% of the US population and 40% of the Canadian population. (Source: canalwinchesterohio.gov)

To view Canal Winchester's vision for future development, review the Canal Winchester Community Plan [here](#) or visit cwgrowtogether.com

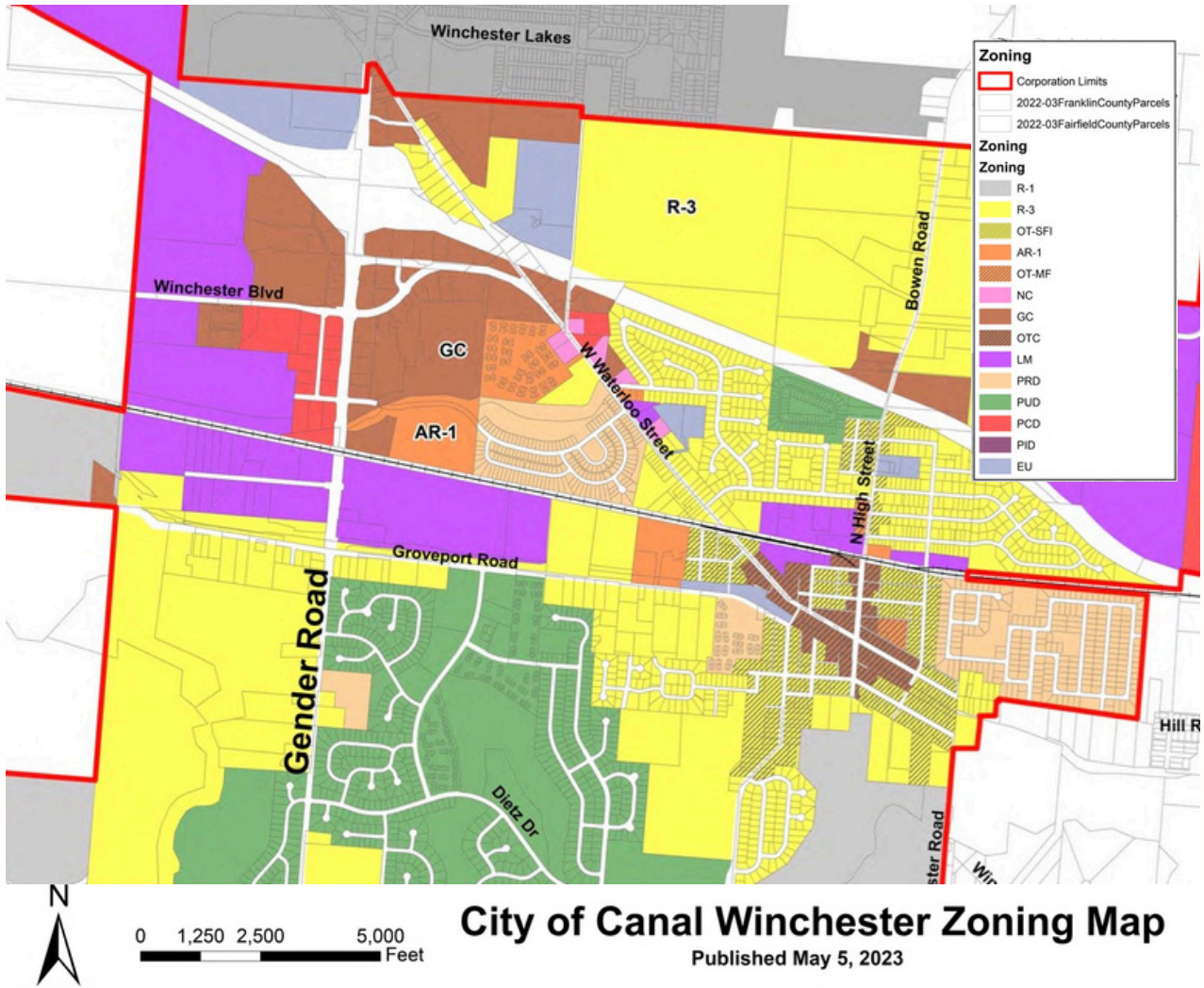


FLOOD MAP





ZONING MAP



View the full Canal Winchester zoning map [here](#)

View General Commercial zoning code [here](#)

Zoning map and full zoning code can be found online at canalwinchesterohio.gov

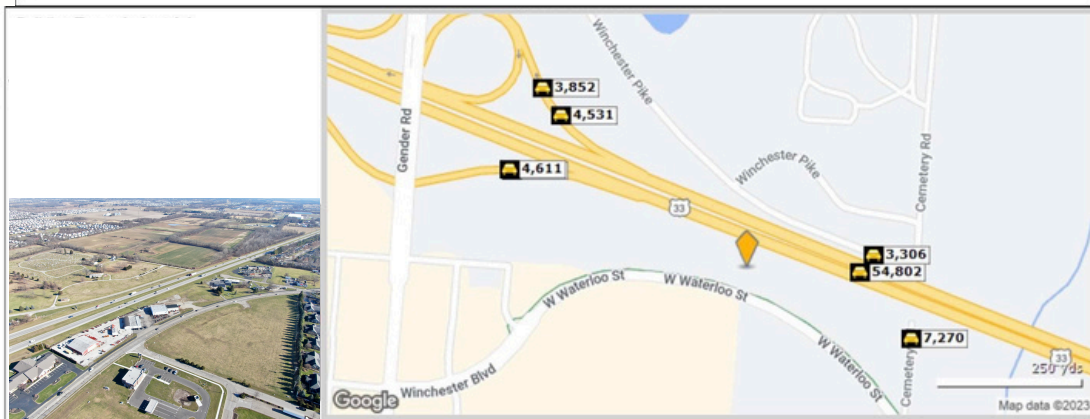
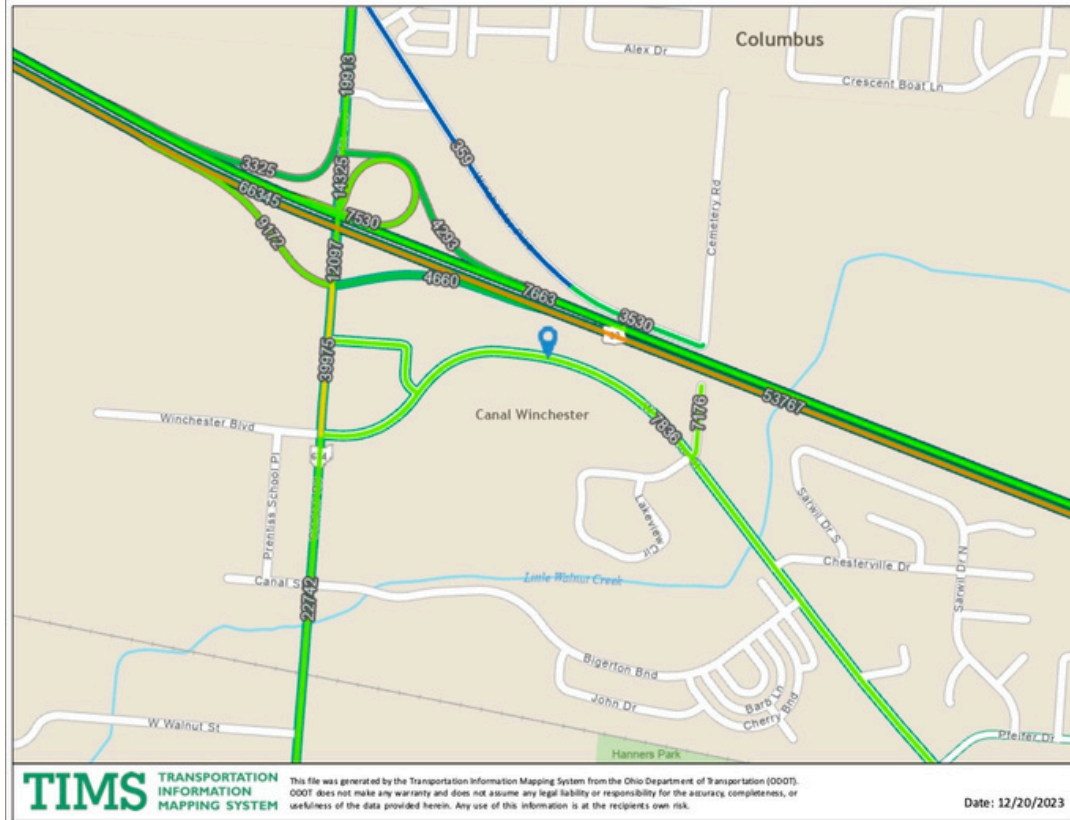


DEMOGRAPHICS

630 W Waterloo St, Canal Winchester, OH 43110			
Building Type: Industrial	Warehouse Avail: -		
RBA: 6,917 SF	Office Avail: -		
Land Area: -	% Leased: 100%		
Total Available: 0 SF	Rent/SF/Yr: -		
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	6,785	33,344	110,500
2023 Estimate	6,663	32,347	108,053
2010 Census	5,499	25,430	92,353
Growth 2023 - 2028	1.83%	3.08%	2.26%
Growth 2010 - 2023	21.17%	27.20%	17.00%
2023 Population by Hispanic Origin	178	1,156	4,775
2023 Population	6,663	32,347	108,053
White	4,674 70.15%	22,200 68.63%	66,507 61.55%
Black	1,515 22.74%	7,866 24.32%	33,307 30.82%
Am. Indian & Alaskan	6 0.09%	75 0.23%	290 0.27%
Asian	159 2.39%	969 3.00%	3,658 3.39%
Hawaiian & Pacific Island	0 0.00%	9 0.03%	54 0.05%
Other	309 4.64%	1,227 3.79%	4,237 3.92%
U.S. Armed Forces	0	27	147
Households			
2028 Projection	2,401	12,350	41,492
2023 Estimate	2,354	11,985	40,574
2010 Census	1,925	9,414	34,549
Growth 2023 - 2028	2.00%	3.05%	2.26%
Growth 2010 - 2023	22.29%	27.31%	17.44%
Owner Occupied	1,712 72.73%	8,508 70.99%	27,174 66.97%
Renter Occupied	642 27.27%	3,477 29.01%	13,400 33.03%
2023 Households by HH Income	2,354	11,984	40,574
Income: <\$25,000	189 8.03%	785 6.55%	3,965 9.77%
Income: \$25,000 - \$50,000	501 21.28%	2,343 19.55%	8,669 21.37%
Income: \$50,000 - \$75,000	491 20.86%	2,432 20.29%	8,868 21.86%
Income: \$75,000 - \$100,000	376 15.97%	1,613 13.46%	5,362 13.22%
Income: \$100,000 - \$125,000	292 12.40%	1,789 14.93%	5,598 13.80%
Income: \$125,000 - \$150,000	162 6.88%	975 8.14%	3,008 7.41%
Income: \$150,000 - \$200,000	214 9.09%	1,246 10.40%	3,002 7.40%
Income: \$200,000+	129 5.48%	801 6.68%	2,102 5.18%
2023 Avg Household Income	\$91,702	\$99,257	\$89,579
2023 Med Household Income	\$74,713	\$81,695	\$71,170



TRAFFIC COUNTS



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Tvoe	Miles from Subject Prop
1 Southeast Expy	Cemetery Rd	0.06 SE	2022	50,057	MPSI	.11
2 COLUMBUS-LANCASTER RD	Cemetery Rd	0.06 SE	2020	48,071	AADT	.11
3 Southeast Expressway	Cemetery Rd	0.06 SE	2020	54,802	MPSI	.11
4 Winchester Pike	Gender Rd	0.12 NW	2022	3,306	MPSI	.13
5 Winchester Cemetery Rd	Cemetery Rd	0.03 N	2022	6,720	MPSI	.18
6 Winchester Cemetery Road	Cemetery Rd	0.03 N	2020	7,270	MPSI	.18
7 Gender Rd	Southeast Expy	0.13 W	2020	4,531	MPSI	.24
8 Gender Rd	Southeast Expy	0.12 NW	2020	4,911	MPSI	.25
9 RAMP	Southeast Expy	0.12 NW	2022	4,611	MPSI	.26
10 RAMP FROM US33 WB TO GENDER RD	Southeast Expy	0.13 W	2022	3,852	MPSI	.27



FRANKLIN COUNTY HIGHLIGHTS

DEMOGRAPHICS



1,321,414
Residents



519,237
Households



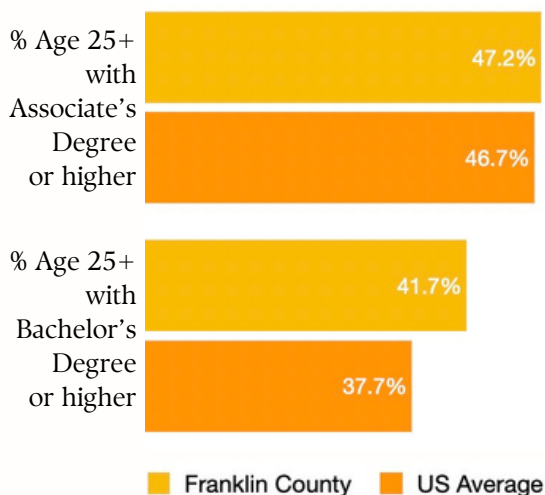
34.2
Median Age



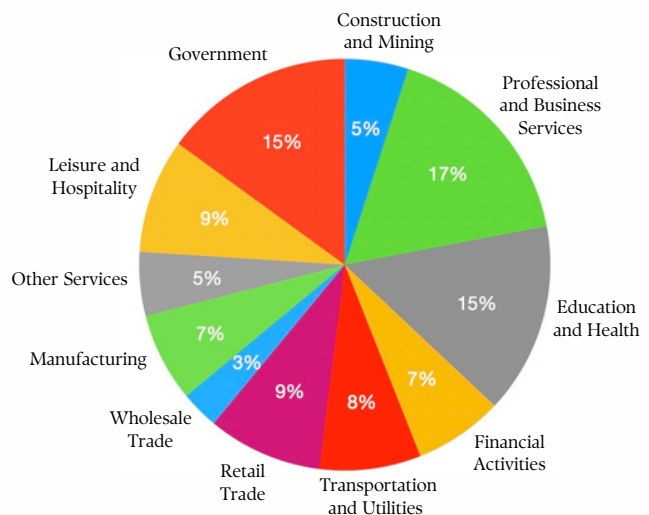
\$84,611
Avg. Household Income

WORKFORCE

4.05% Unemployment Rate



EMPLOYMENT BY INDUSTRY





REGIONAL OVERVIEW



THE COLUMBUS REGION

- **Eleven-county** region comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.
- Population of **2.5 Million** people
- Population growth rate of 13.1% since 2010
- Columbus Metro is the **14th largest city** in US
- **#1** for wage, job and population growth among Midwest's largest metros
- **7th largest** economy in the US
- Over **50** college and university campuses with over **132,000** enrolled students
- **190,000** foreign-born residents and **90+** languages spoken
- Home to **15+** Fortune 1000 Headquarters
- Location of Intel's first semiconductor manufacturing operation in 40 years
- Located within a day's drive of **151 million** people and within **48%** of US headquarter operations

US POPULATION WITHIN 10-HOUR DRIVE

METRO	10-HOUR DRIVE POPULATION	% OF U.S. POPULATION
Columbus	149,939,360	45%
Indianapolis	128,480,626	38%
Detroit	110,741,409	33%
Atlanta	98,816,246	30%
New York	92,174,742	28%
Minneapolis	48,263,719	14%
Phoenix	39,678,331	12%
Salt Lake City	25,787,578	8%

LARGEST PRIVATE SECTOR EMPLOYERS

1. OhioHealth <i>Hospitals and healthcare services</i> ohiohealth.com	Employees: 24,512
2. JPMorgan Chase <i>Financial services</i> jpmorganchase.com	Employees: 17,480
3. Nationwide <i>Insurance and financial services</i> nationwide.com	Employees: 17,340
4. Amazon/AWS <i>E-commerce and cloud computing services</i> amazon.com / aws.amazon.com	Employees: 9,292
5. Mount Carmel Health System <i>Hospitals and healthcare services</i> mountcarmelhealth.com	Employees: 8,182
6. Honda North America Inc. <i>Automotive manufacturing and research & development</i> ohio.honda.com	Employees: 6,923
7. Huntington Bancshares Inc. <i>Financial services</i> huntington.com	Employees: 5,741
8. Cardinal Health Inc. <i>Healthcare services</i> cardinalhealth.com	Employees: 8,660
9. Victoria's Secret & Co. <i>Specialty retail</i> victoriasssecretandco.com	Employees: 4,500
10. Bath & Body Works <i>Specialty retail</i> bbwinc.com	Employees: 3,655

Source: One Columbus

DISCLAIMERS

This memorandum has been prepared by The DeLeon Group and is not a substitute for a thorough due diligence investigation. The information contained herein 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 the responsibility of any prospective Buyers to independently confirm its accuracy and completeness.

Acreage, frontage, and property boundaries displayed on aerial images are approximate. Gross acreage as reported online by Franklin County Auditor. Buyer shall verify suitability for intended use based on zoning, local building requirements, access and right of way, etc.

FOR INQUIRIES, CONTACT:

ZACK DELEON

 740.503.8912

 deleonzack@gmail.com

 [thedeleongroup](https://www.facebook.com/thedeleongroup)



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