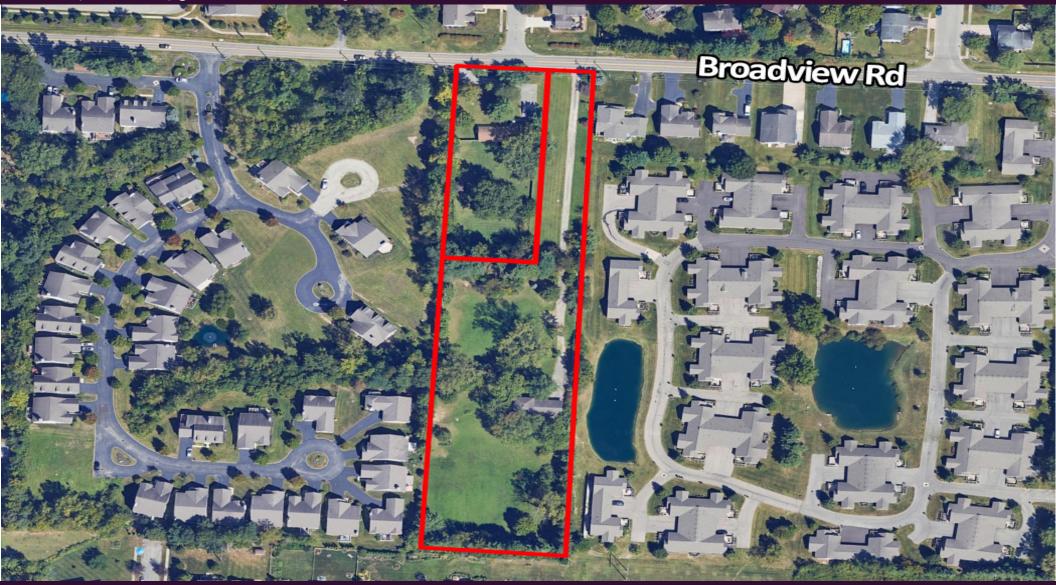
THE ROBERT WEILER COMPANY EST. 1938 OFFERING MEMORANDUM

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REDEVELOPMENT LAND FOR SALE 5555 & 5565 Broadview Rd Columbus, OH 43230

Appraisal Brokerage Consulting Development

REDEVELOPMENT LAND IN COLUMBUS/GAHANNA AREA!

4+/- acres with (2) single-family houses currently being rented month-to-month. Property is being sold for land value as part of a redevelopment opportunity. Ideal location for senior living, condos or multi-family apartments. Would require rezoning. Current zoning is SR - Suburban Residential. Adjacent properties to the east & west are zoned PUD6. Utilities available. Public sewer taps available adjacent to property line. The site will be serviced by existing 12" water main on the north side of Broadview Rd. Natural Gas is also available by Columbia Gas. Please do not disturb tenants.



Property Highlights

Address:	5555 & 5565 Broadview Rd Columbus, OH 43230				
County:	Franklin				
PID:	010-256898 010-256899				
Location:	South Side of Broadview Rd North of Morse Rd				
Acreage:	4.01+/- acres				
Sale Price: \$850,000					
Zoning:	SR - Suburban Residential				
Utilities:	Available				
*Owner is a licensed real estate agent in the state of Ohio.					



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Utilities Map

Utility Information Natural Gas is also available by Columbia Gas. GRAPHIC SCALE 5.7.5c 20.200 SANITARY SEWERS Record Drawing RAVINES AT BROADVIEW 01 Sanitary Sewer Built Privately 2/3 11252 00-13540 305.3 NM



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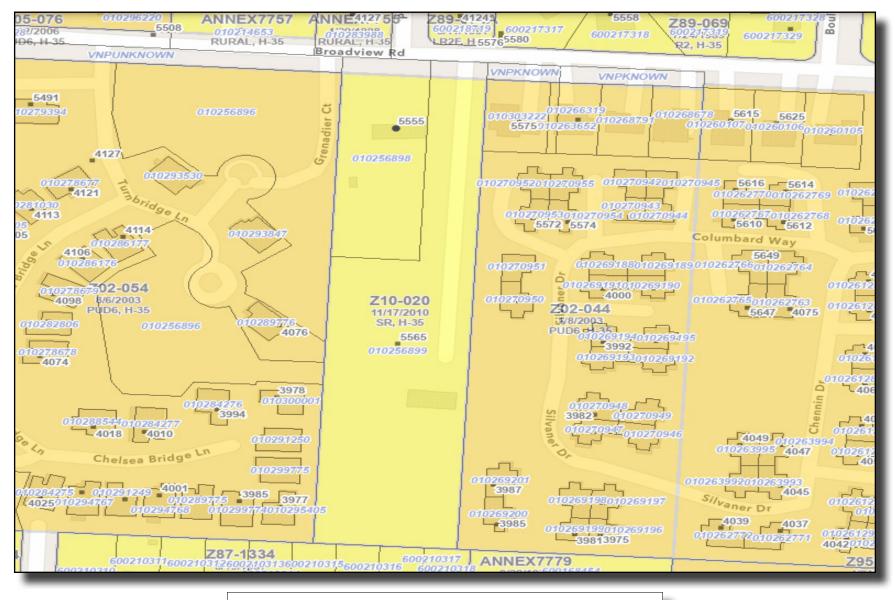
Public Sewer Taps Available Adjacent to property line. The site will be served by existing 12" water main on the North side of Broadview Road. Natural Gas is also available by Columbia Gas.

Aerial & Plat Maps





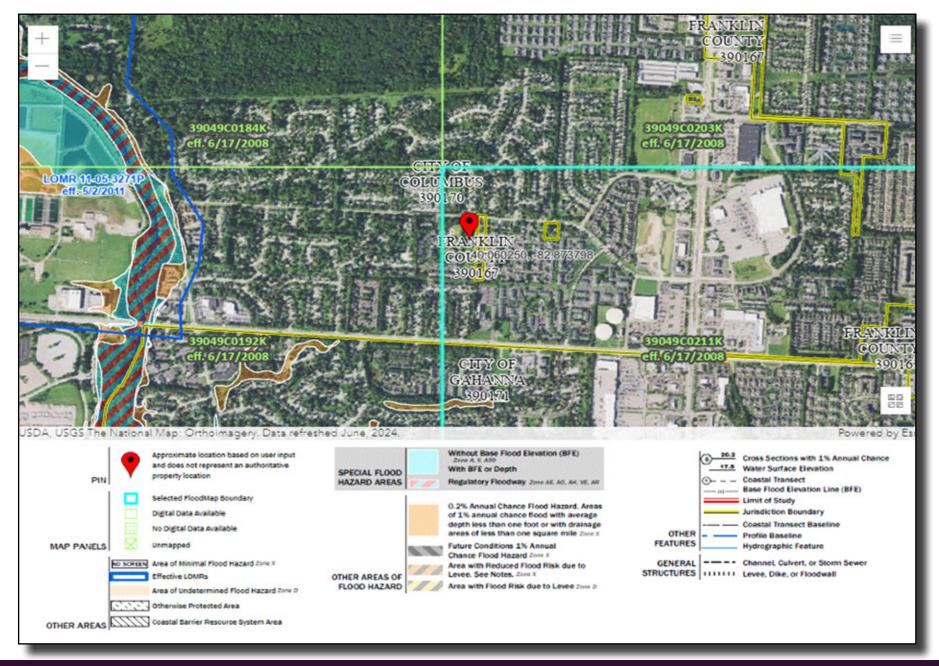
Zoning Map



Click <u>here</u> to view zoning text



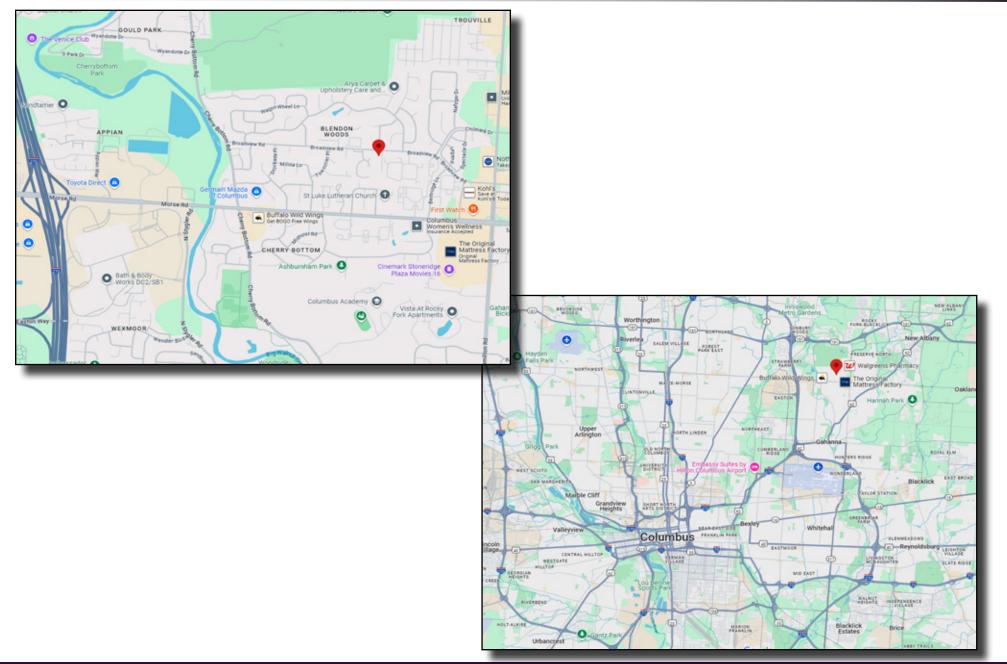
Flood Map





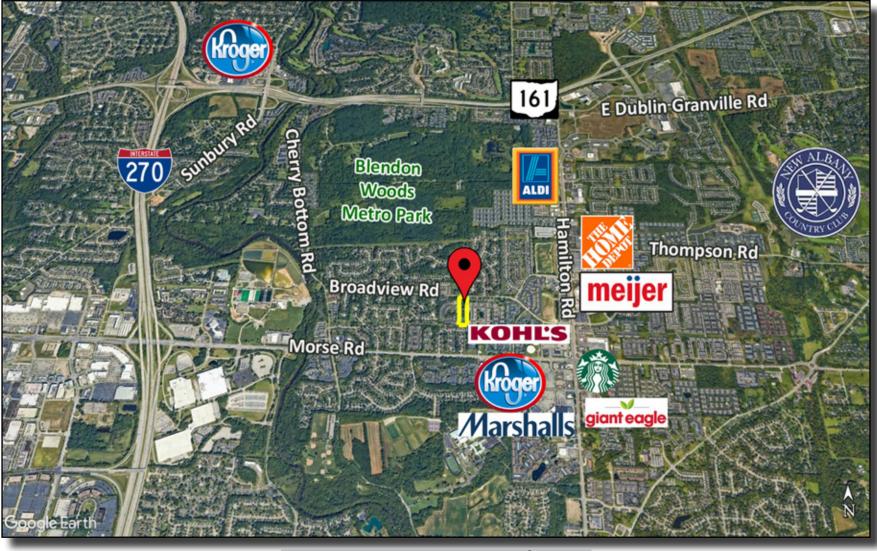
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Street Maps





Location Map



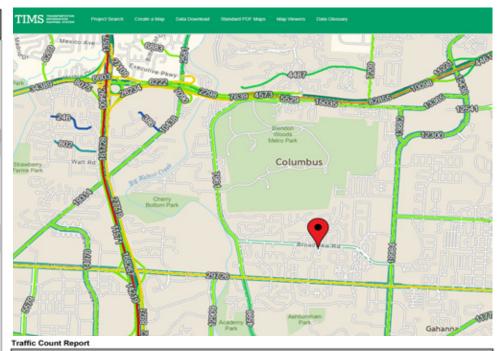
Great Location! Easy access to major roads 10 minutes to Easton Town Center 15 minutes to Downtown Columbus

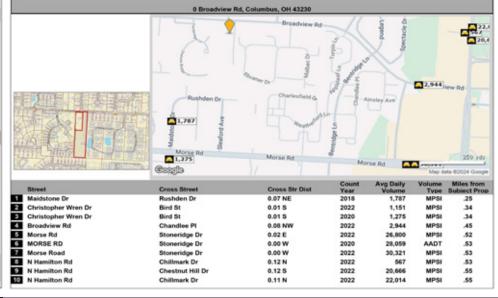


Demographics & Traffic

Demographic Summary Report

0 Bro	adview Rd, C	olumbus,	OH 43230				
Radius	1 Mile		3 Mile		5 Mile		
Population							
2029 Projection	10,553		81,736		199,742		
2024 Estimate	10,628		81,821		199,967		
2020 Census	11,109		82,996		202,941		
Growth 2024 - 2029	-0.71%		-0.10%		-0.11%		
Growth 2020 - 2024	-4.33%		-1.42%		-1.47%		
2024 Population by Hispanic Origin	455		3,383		10,844		
2024 Population	10,628		81,821		199,967		
White	6,722	63.25%	53,386	65.25%	110,370	55.199	
Black	1,913	18.00%	14,577	17.82%	55,000	27.50%	
Am. Indian & Alaskan	39	0.37%	227	0.28%	691	0.359	
Asian	924	8.69%	5,210	6.37%	11,440	5.729	
Hawaiian & Pacific Island	1	0.01%	25	0.03%	55	0.039	
Other	1,030	9.69%	8,398	10.26%	22,411	11.219	
U.S. Armed Forces	7		46		137		
Households							
2029 Projection	4,815		34,669		80,244		
2024 Estimate	4,852		34,730		80,356		
2020 Census	5,083		35,340		81,626		
Growth 2024 - 2029	-0.76%		-0.18%		-0.14%		
Growth 2020 - 2024	-4.54%		-1.73%		-1.56%		
Owner Occupied		54.02%		57.41%	44,254		
Renter Occupied	2,231	45.98%	14,790	42.59%	36,102	44.93%	
2024 Households by HH Income	4,850		34,730		80,355		
Income: <\$25,000	439	9.05%	2,739	7.89%	9,652	12.019	
Income: \$25,000 - \$50,000	641	13.22%	5,475	15.76%	14,447	17.989	
Income: \$50,000 - \$75,000	1,259	25.96%	7,452	21.46%	16,038	19.969	
Income: \$75,000 - \$100,000	580	11.96%	4,399	12.67%	10,049	12.519	
Income: \$100,000 - \$125,000	685	14.12%	4,452	12.82%	9,780	12.179	
Income: \$125,000 - \$150,000	686	14.14%	3,188	9.18%	6,339	7.899	
Income: \$150,000 - \$200,000	366	7.55%	3,083	8.88%	6,392		
Income: \$200,000+	194	4.00%	3,942	11.35%	7,658	9.53	
2024 Avg Household Income	\$93,374		\$109,355		\$99,850		
2024 Med Household Income	\$78,707		\$84,655		\$75,101		



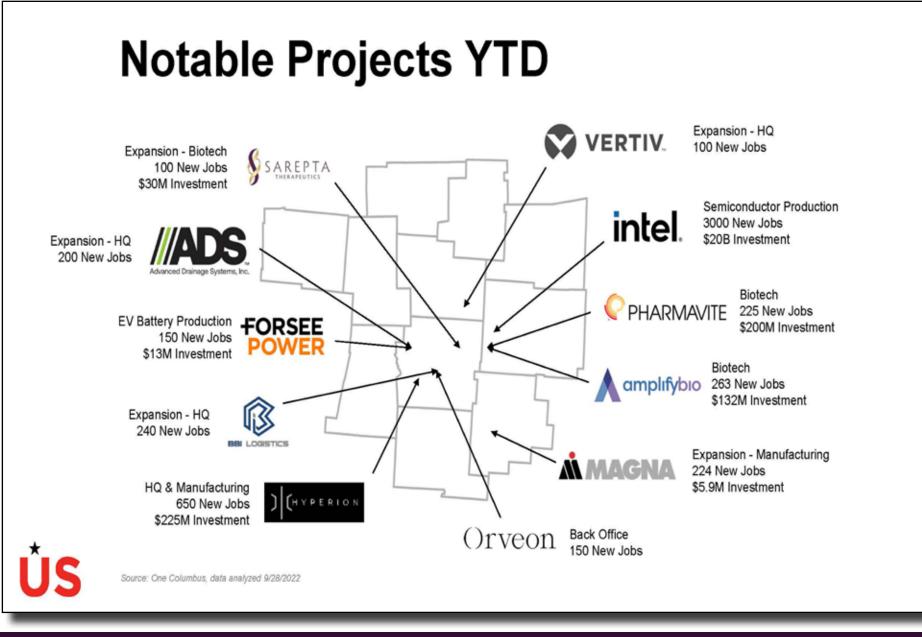




What's Driving Investment?

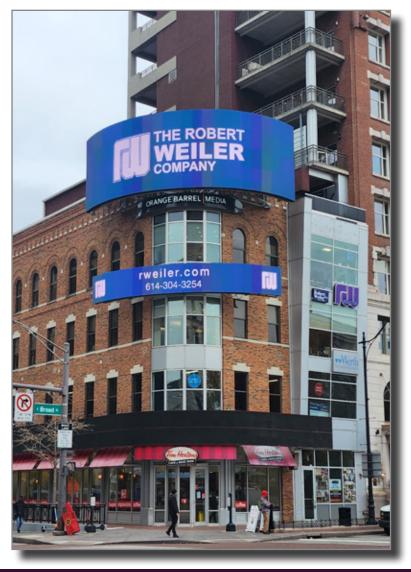








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The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 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.





Skip Weiler President/Broker 614-221-4286 x102 skip@rweiler.com

Learn more about us at www.rweiler.com



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

A prospective Buyer/Tenant 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/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease 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/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.



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