

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



3.001 +/- Acre Site



Appraisal Brokerage Consulting Development

Commercial Development Land

2876 Johnstown Road, Columbus, OH 43219

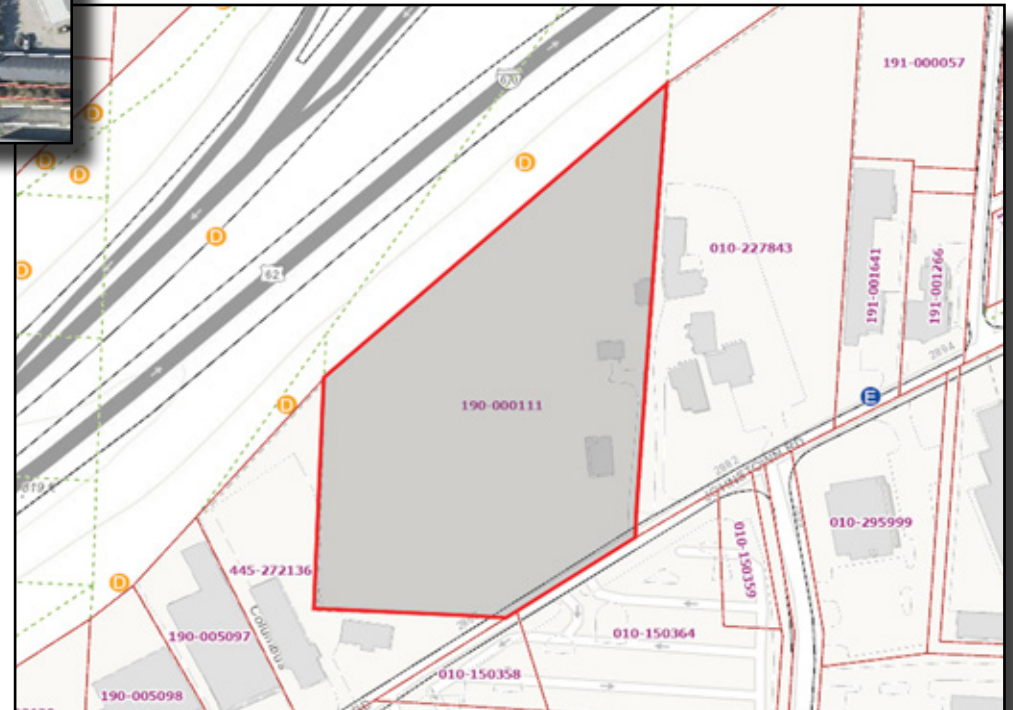
COMMERCIAL DEVELOPMENT LAND!

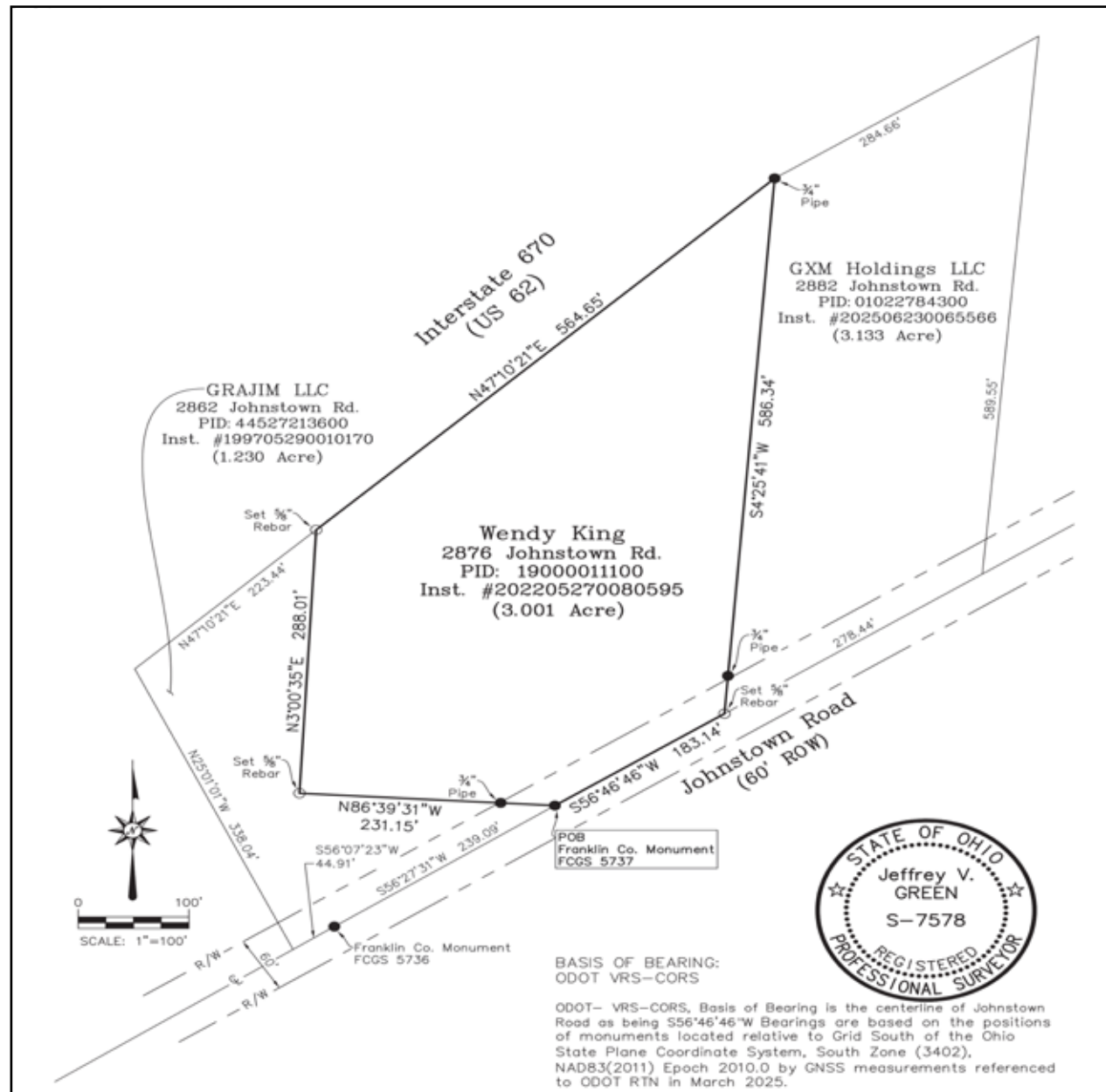
Located on the north side of Johnstown Rd in Mifflin Township, vacant property with single family house being sold for land value. 3.001 +/- acres zoned CS – Community Service in Franklin County. Ideal location for commercial/industrial development similar to surrounding uses. Signage opportunities off I-670. Minutes from John Glenn International Airport. One of the few remaining sites on Johnstown Rd between Stelzer and I-270. Endless potential!



Property Highlights

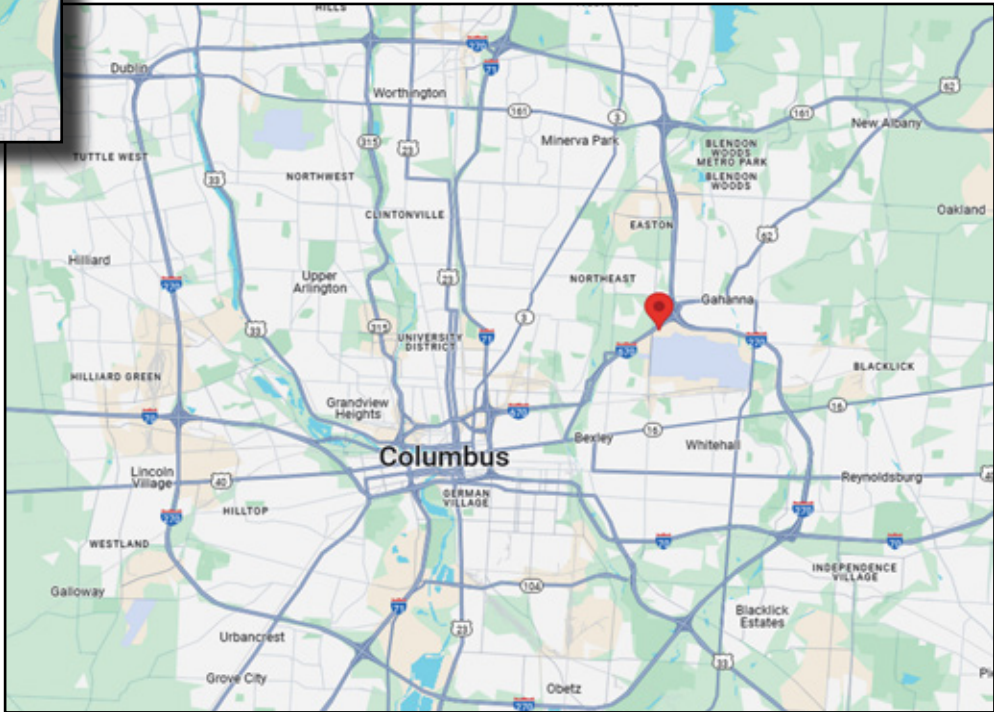
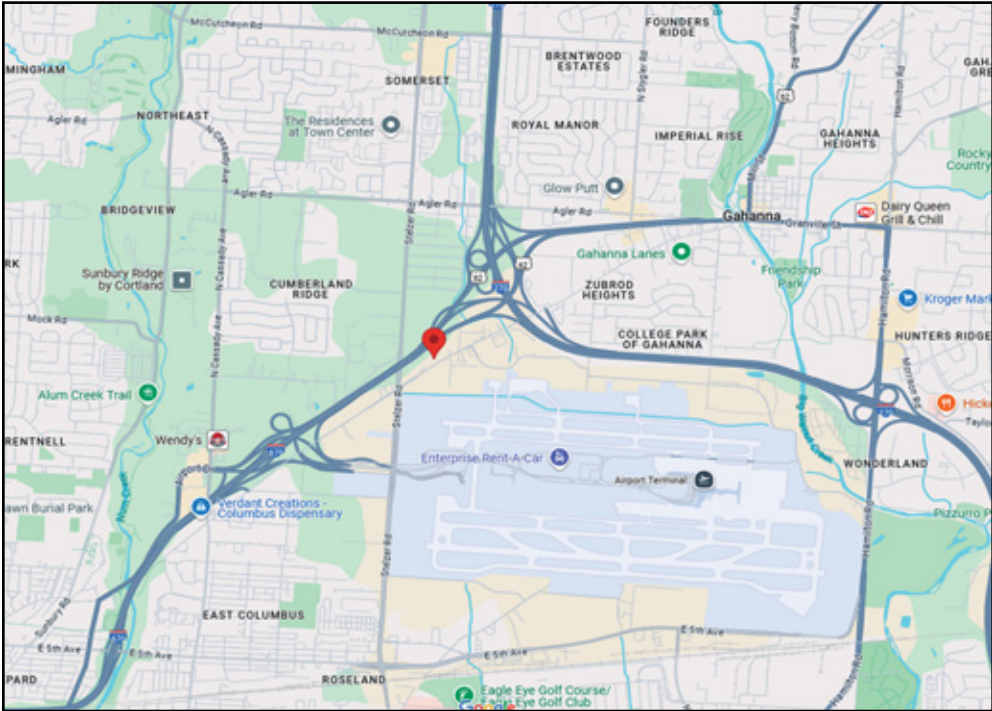
| | |
|-------------|---|
| Address: | 2876 Johnstown Road Columbus, OH 43219 |
| County: | Franklin |
| Township: | Mifflin |
| PID: | 190-000111-00 |
| Location: | Between Stelzer Rd and I 270 |
| Acreage: | 3.001 +/- ac |
| Sale Price: | \$295,000/acre |
| Zoning: | CS - Community Service |



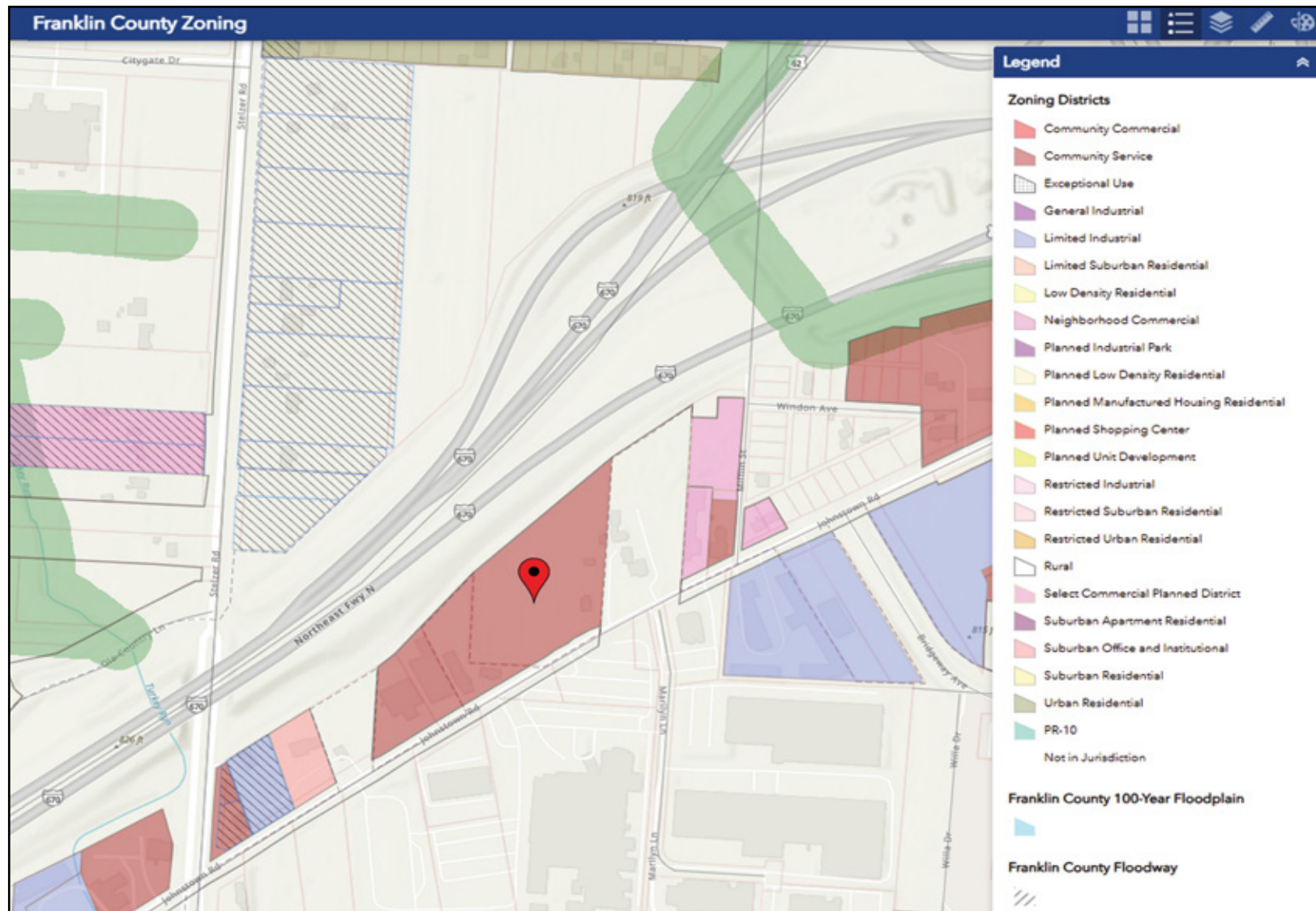


3.001 +/- ac Site
2876 Johnstown Road, Columbus, OH 43219

Street Maps



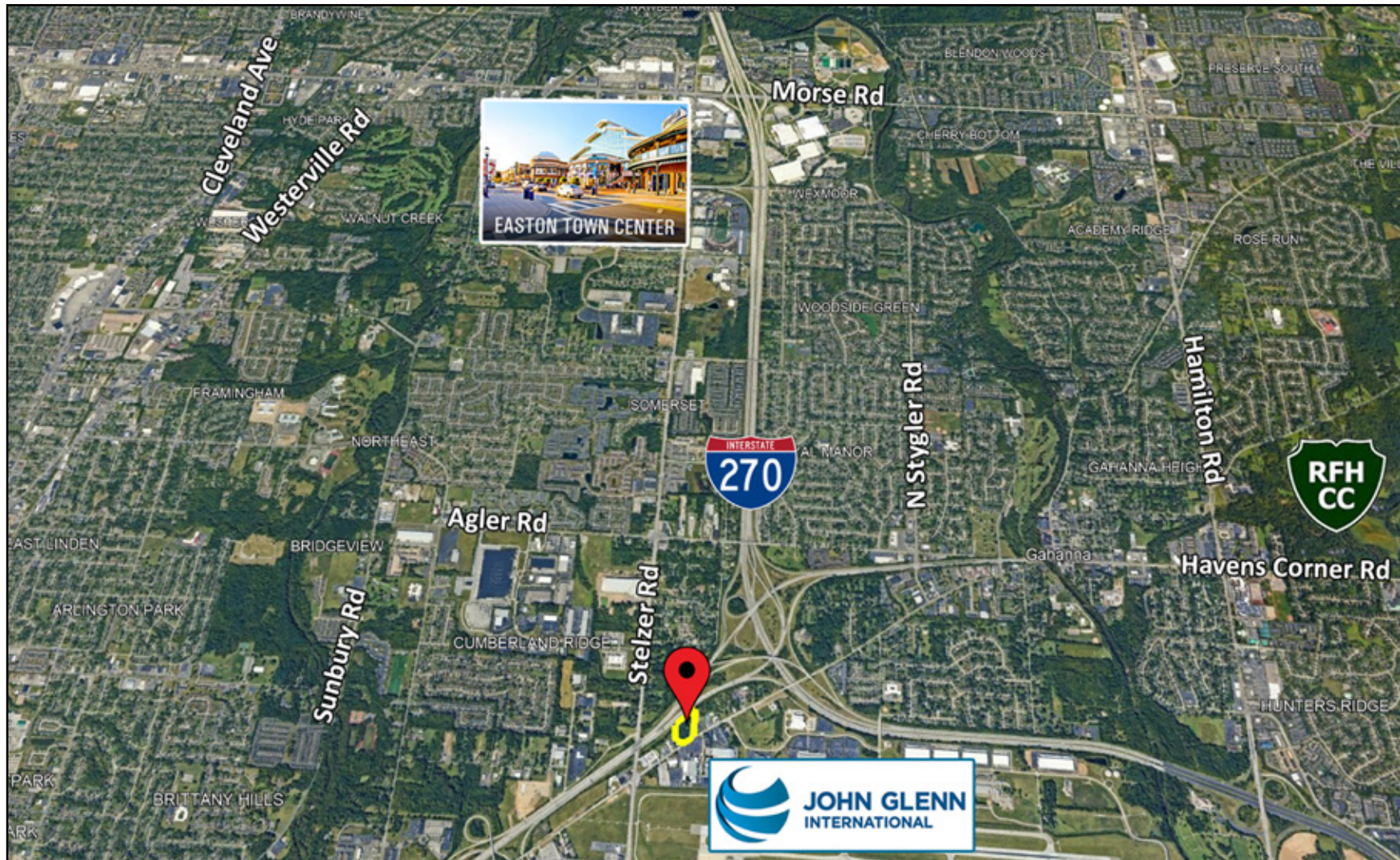




Click [here](#) to view Franklin County Zoning Resolution

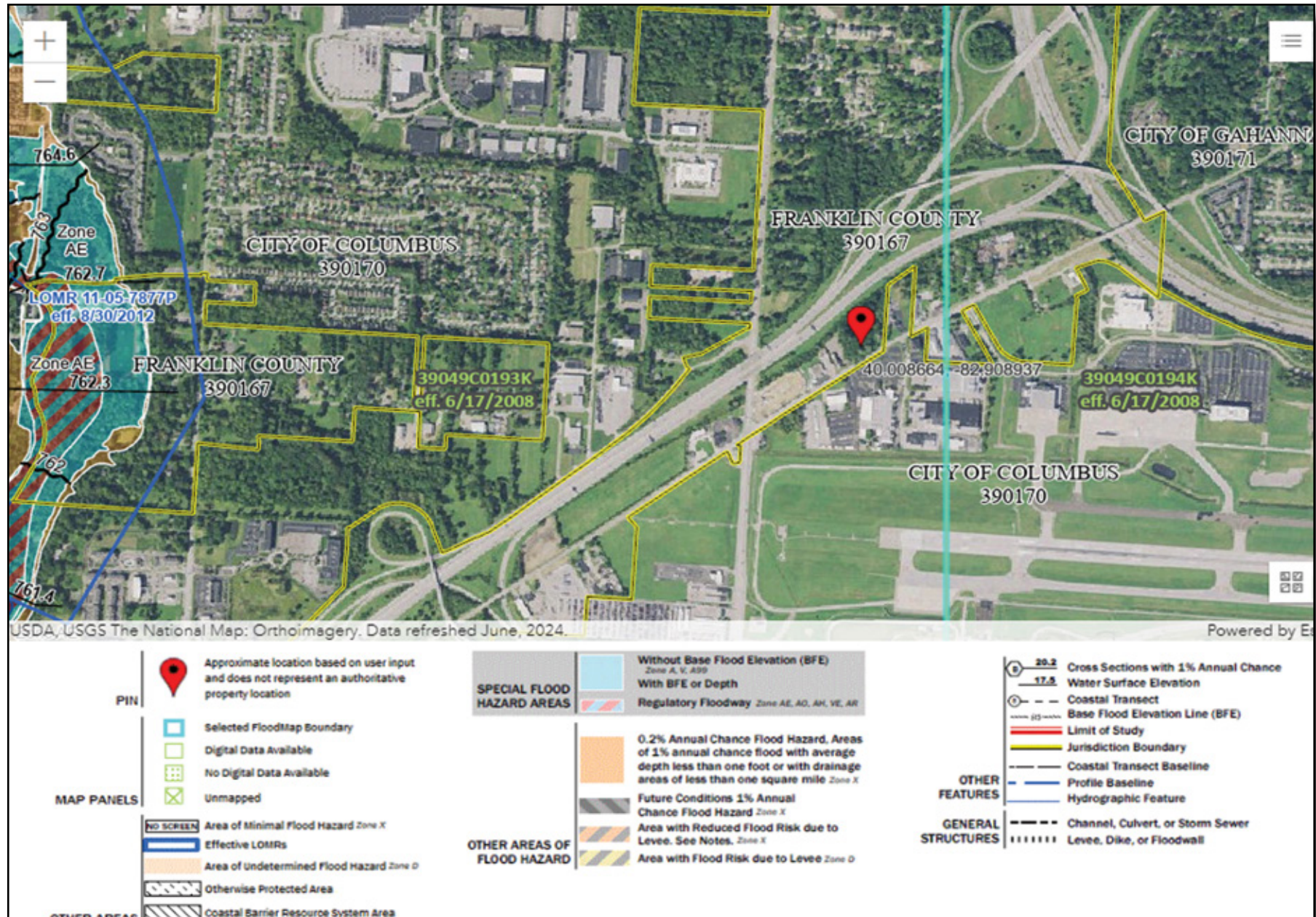
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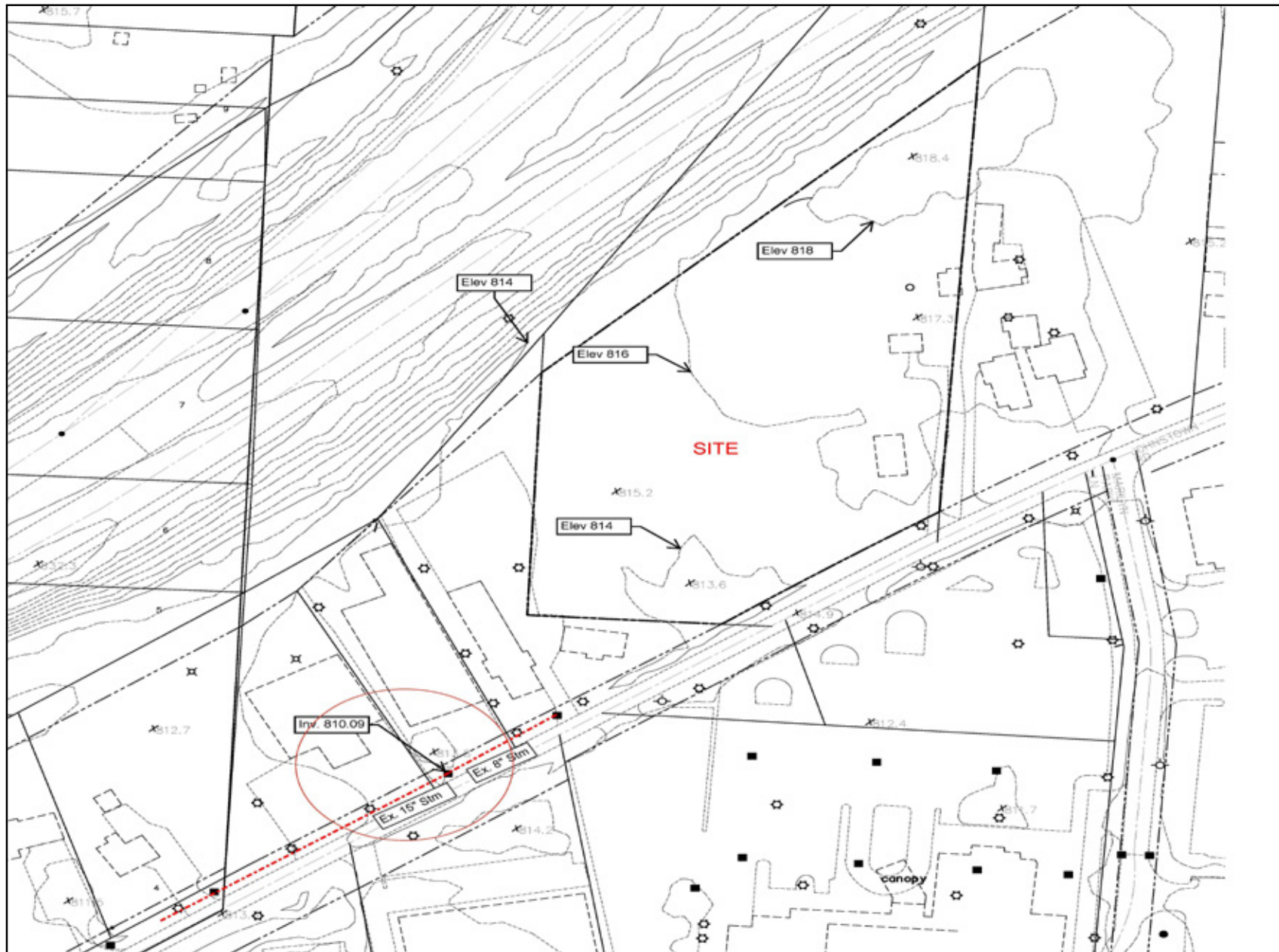
Location Map



Great Location!

Easy access to major roads
10 minutes to Downtown Columbus

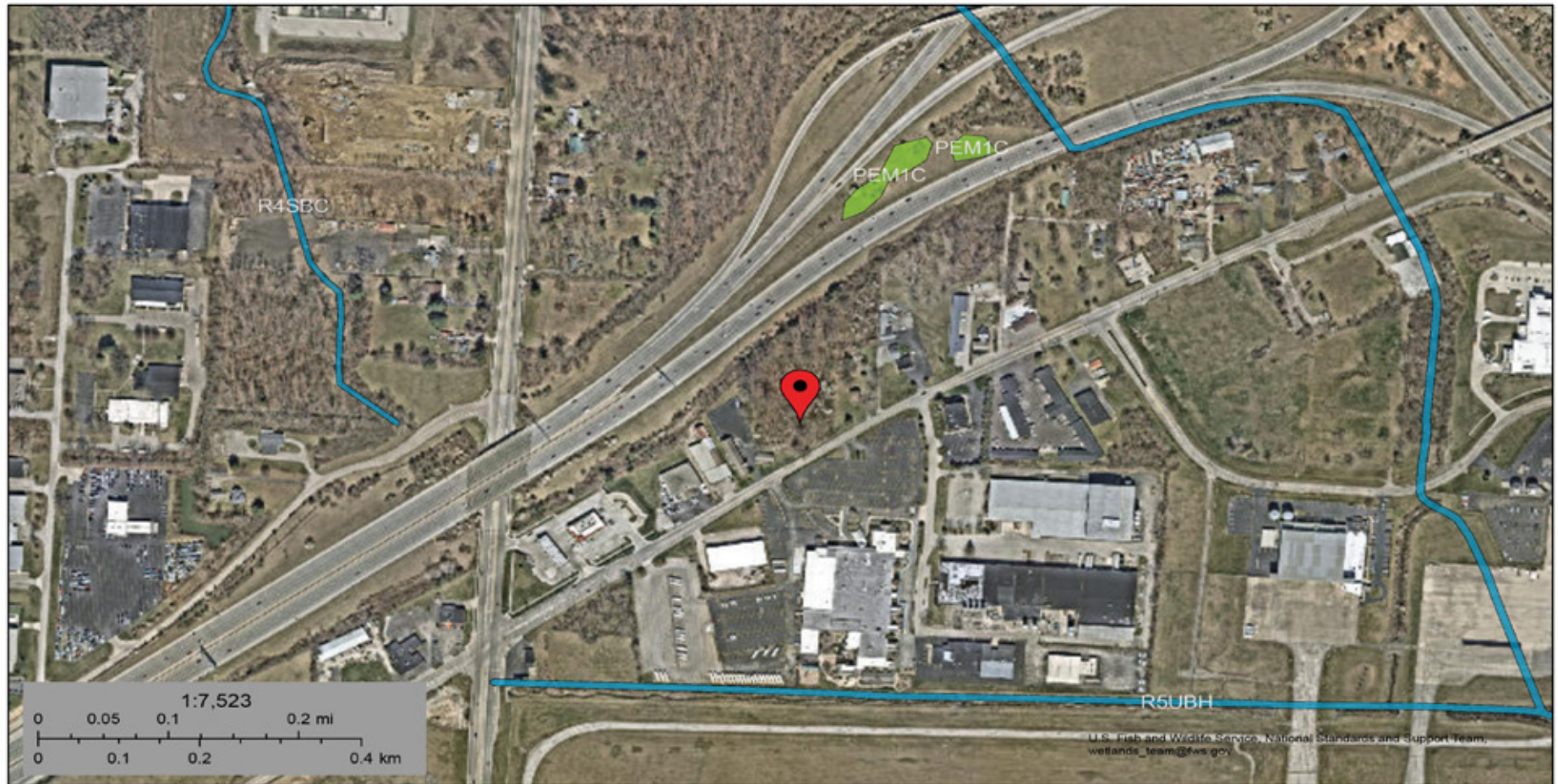






U.S. Fish and Wildlife Service
National Wetlands Inventory

2876 Johnstown Rd



May 8, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.


National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



Appraisal Brokerage Consulting Development

Demographic Summary Report

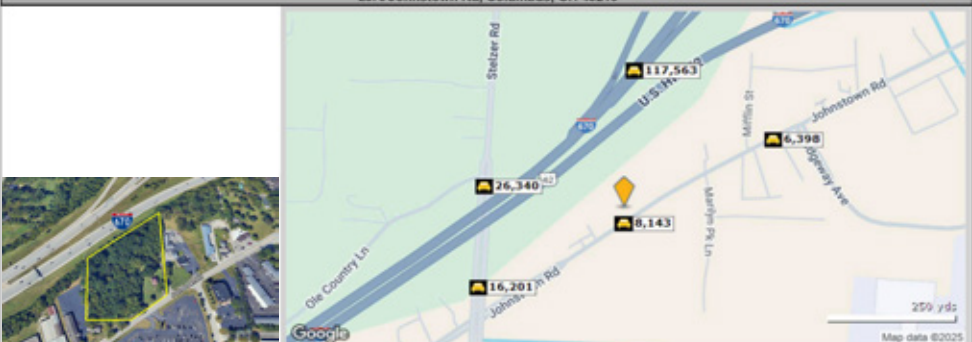
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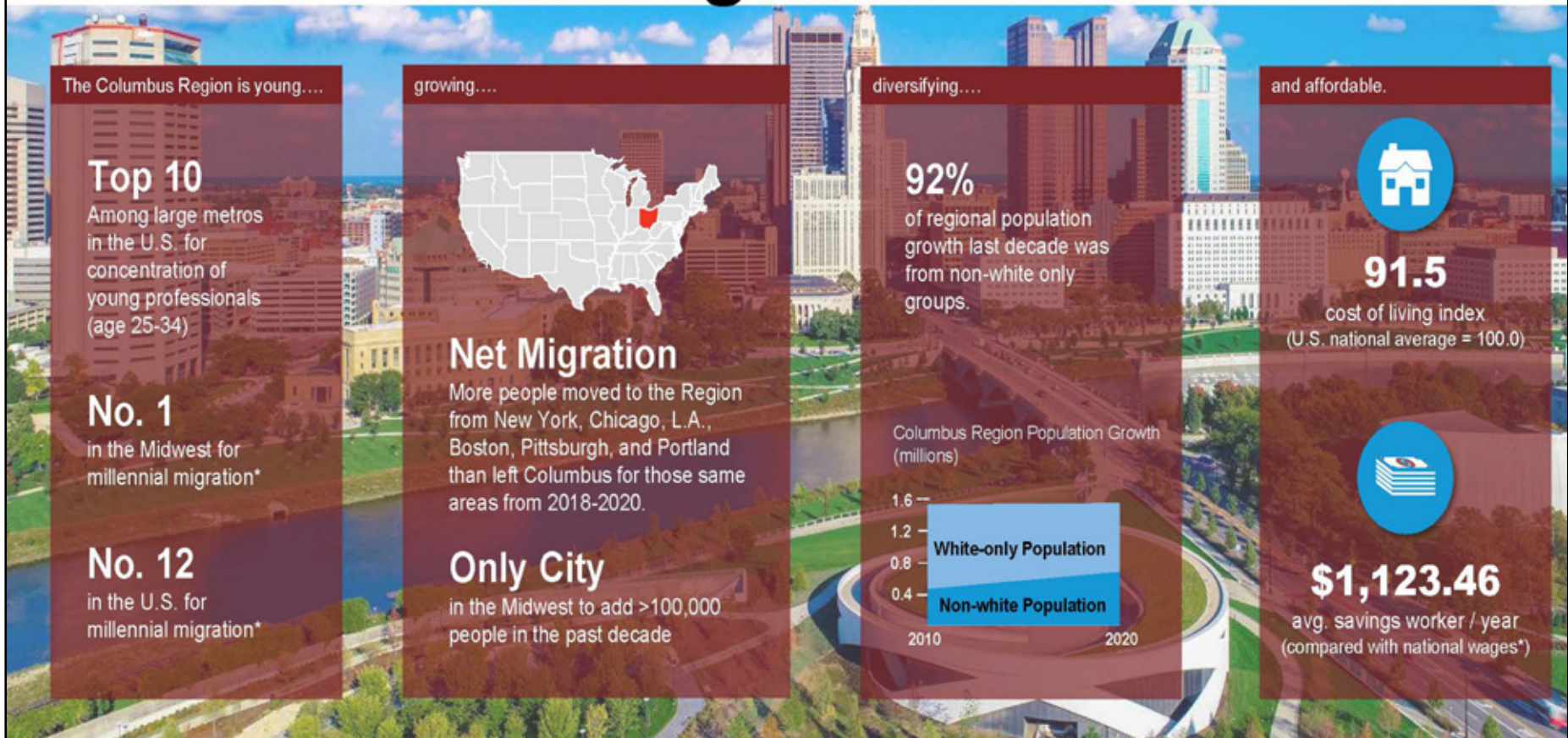
| Radius | 1 Mile | 3 Mile | 5 Mile |
|------------------------------------|--------------|---------------|----------------|
| Population | | | |
| 2029 Projection | 2,466 | 78,888 | 293,254 |
| 2024 Estimate | 2,482 | 78,633 | 291,564 |
| 2020 Census | 2,589 | 78,000 | 285,369 |
| Growth 2024 - 2029 | -0.64% | 0.32% | 0.58% |
| Growth 2020 - 2024 | -4.13% | 0.81% | 2.17% |
| 2024 Population by Hispanic Origin | 69 | 5,335 | 20,799 |
| 2024 Population | 2,482 | 78,633 | 291,564 |
| White | 784 31.59% | 30,400 38.66% | 121,748 41.76% |
| Black | 1,350 54.39% | 35,434 45.06% | 118,926 40.79% |
| Am. Indian & Alaskan | 3 0.12% | 320 0.41% | 1,333 0.46% |
| Asian | 118 4.75% | 2,345 2.98% | 10,578 3.63% |
| Hawaiian & Pacific Island | 0 0.00% | 37 0.05% | 112 0.04% |
| Other | 226 9.11% | 10,098 12.84% | 38,867 13.33% |
| U.S. Armed Forces | 0 | 68 | 257 |
| Households | | | |
| 2029 Projection | 950 | 30,802 | 118,931 |
| 2024 Estimate | 958 | 30,701 | 118,214 |
| 2020 Census | 1,004 | 30,423 | 115,460 |
| Growth 2024 - 2029 | -0.84% | 0.33% | 0.61% |
| Growth 2020 - 2024 | -4.58% | 0.91% | 2.39% |
| Owner Occupied | 588 61.38% | 14,697 47.87% | 53,050 44.88% |
| Renter Occupied | 371 38.73% | 16,005 52.13% | 65,164 55.12% |
| 2024 Households by HH Income | 958 | 30,703 | 118,215 |
| Income: <\$25,000 | 153 15.97% | 7,358 23.97% | 27,121 22.94% |
| Income: \$25,000 - \$50,000 | 185 19.31% | 6,772 22.06% | 28,780 24.35% |
| Income: \$50,000 - \$75,000 | 164 17.12% | 5,192 16.91% | 21,274 18.00% |
| Income: \$75,000 - \$100,000 | 157 16.39% | 3,729 12.15% | 13,688 11.58% |
| Income: \$100,000 - \$125,000 | 143 14.93% | 3,085 10.05% | 9,919 8.39% |
| Income: \$125,000 - \$150,000 | 64 6.68% | 1,548 5.04% | 6,004 5.08% |
| Income: \$150,000 - \$200,000 | 48 5.01% | 1,516 4.94% | 5,981 5.06% |
| Income: \$200,000+ | 44 4.59% | 1,503 4.90% | 5,448 4.61% |
| 2024 Avg Household Income | \$83,955 | \$74,493 | \$72,874 |
| 2024 Med Household Income | \$72,075 | \$55,037 | \$53,242 |



Traffic Count Report

| 2876 Johnstown Rd, Columbus, OH 43219 | | | | | | |
|---------------------------------------|--|----------------|------------|------------------|-------------|-------------------------|
| |  | | | | | |
| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
| 1 W Johnstown Rd | Marilyn PkLn | 0.11 NE | 2025 | 7,731 | MPSI | .02 |
| 2 W Johnstown Rd | Marilyn Park Ln | 0.11 NE | 2020 | 8,143 | MPSI | .02 |
| 3 Stelzer Rd | Ole Country Ln | 0.01 N | 2020 | 22,044 | MPSI | .16 |
| 4 Stelzer Rd | Ole Country Ln | 0.01 N | 2025 | 26,340 | MPSI | .16 |
| 5 I- 670 | Stelzer Rd | 0.24 SW | 2024 | 117,068 | MPSI | .17 |
| 6 I- 670 | Stelzer Rd | 0.24 SW | 2025 | 117,563 | MPSI | .17 |
| 7 Stelzer Rd | W Johnstown Rd | 0.04 S | 2022 | 15,150 | MPSI | .19 |
| 8 Stelzer Rd | W Johnstown Rd | 0.04 S | 2025 | 16,201 | MPSI | .19 |
| 9 Johnstown Road | Mifflin St | 0.03 SW | 2024 | 6,419 | MPSI | .19 |
| 10 Johnstown Road | Mifflin St | 0.03 SW | 2025 | 6,398 | MPSI | .19 |

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

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 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
www.rweiler.com

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