

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



THE ROBERT
WEILER
COMPANY

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

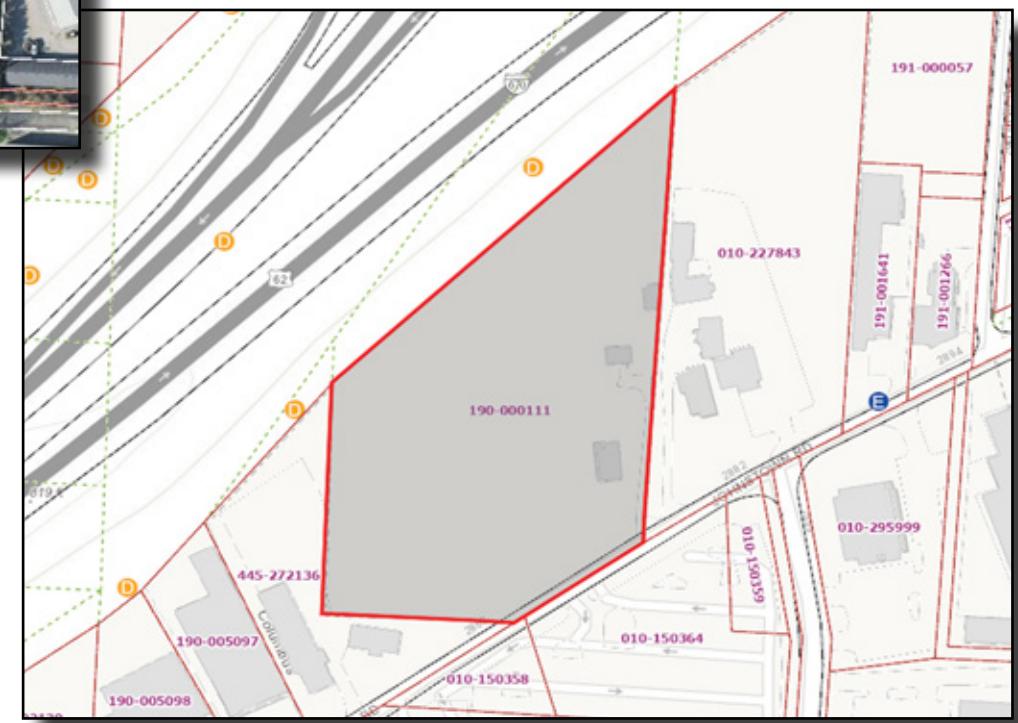
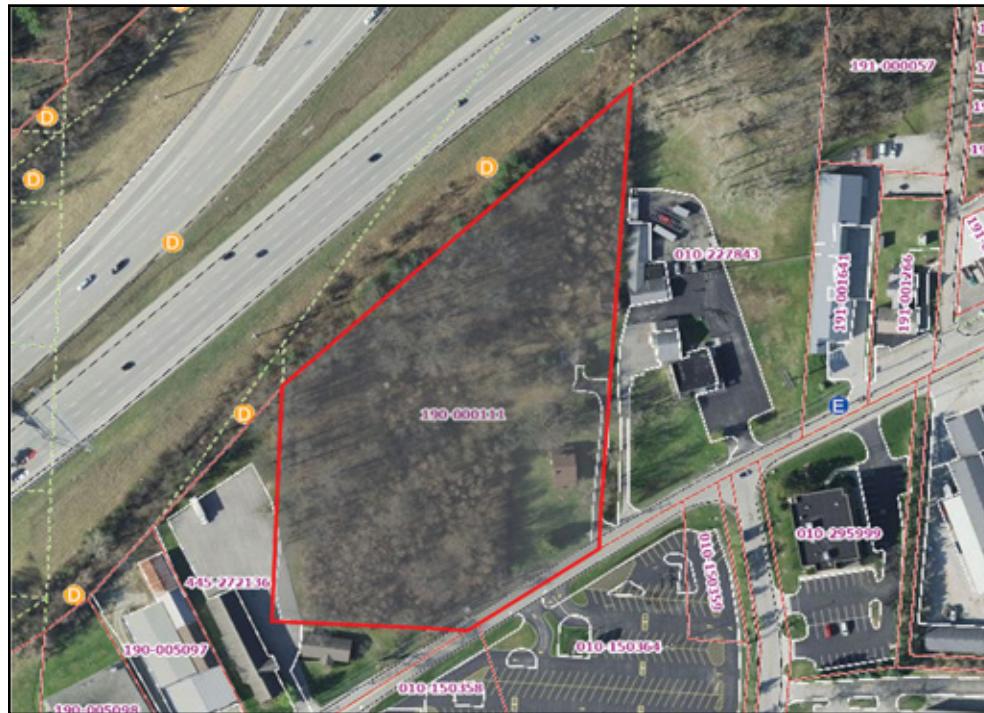
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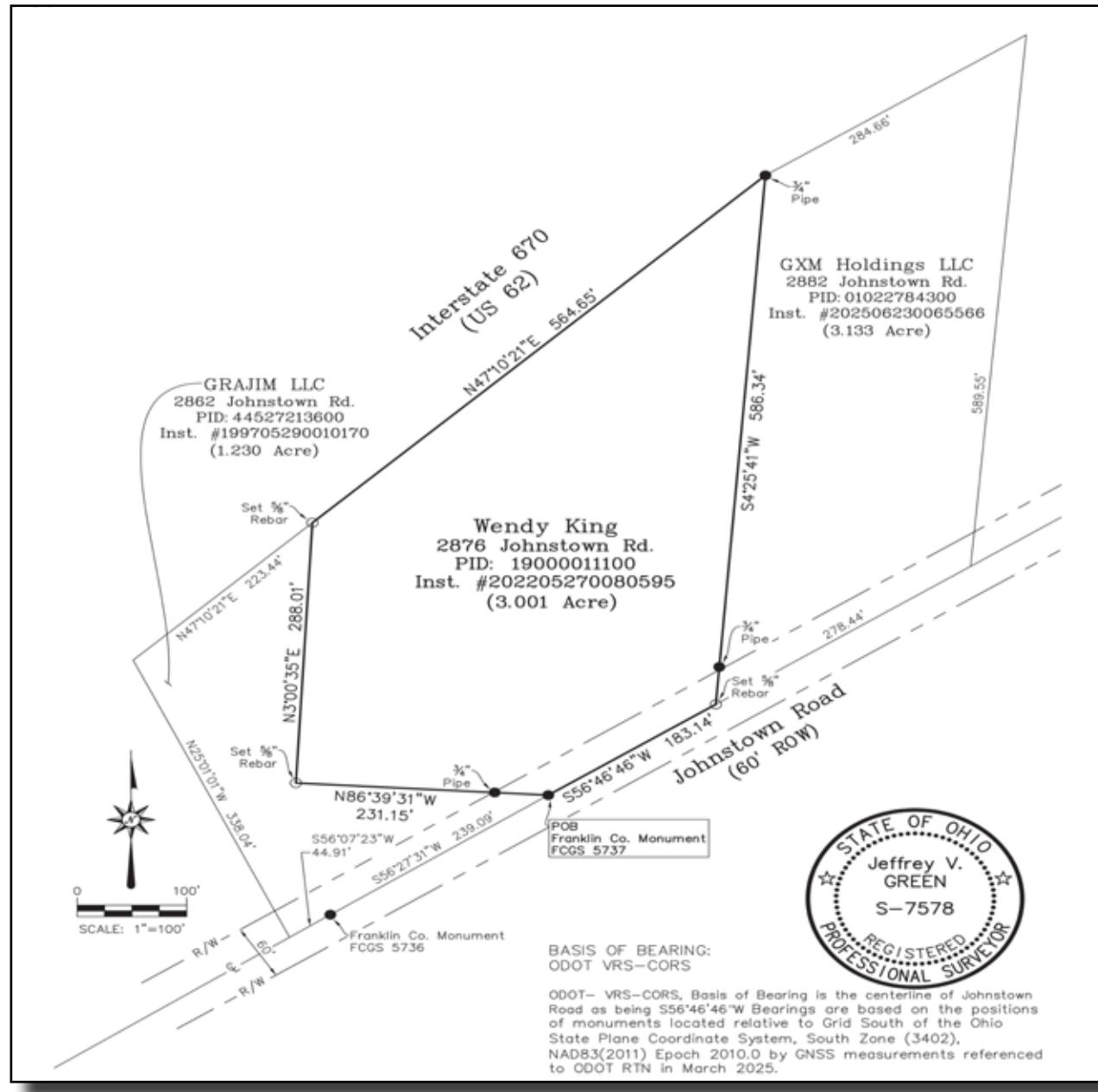
Location: Between Stelzer Rd and
I 270

Acreage: 3.001 +/- ac

Sale Price: \$295,000/acre

Zoning: CS - Community Service

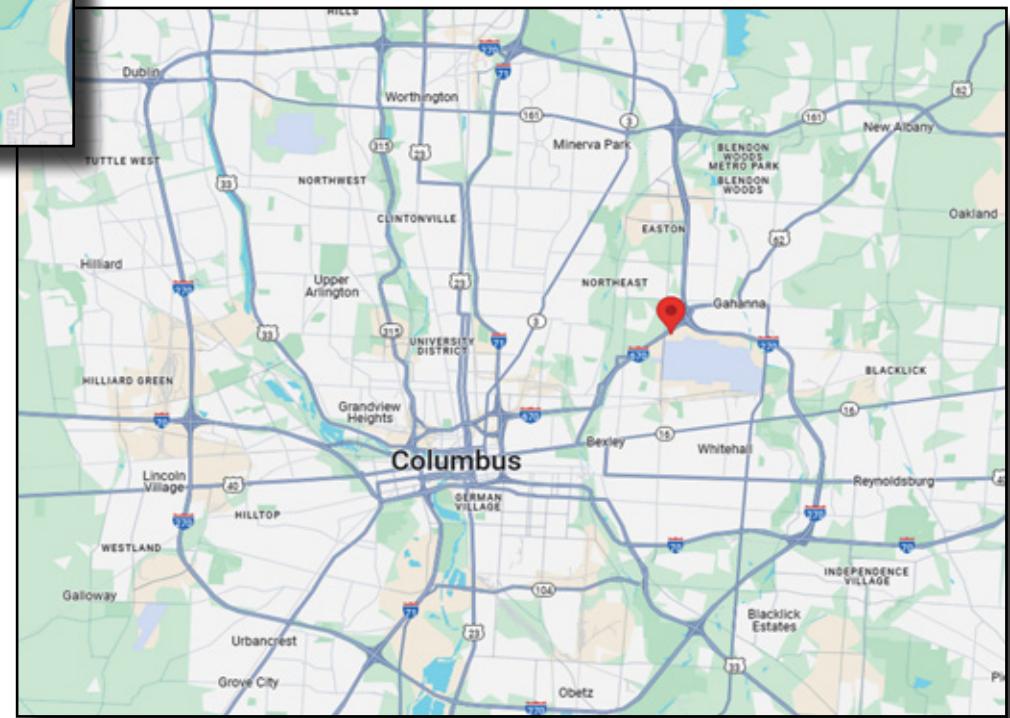
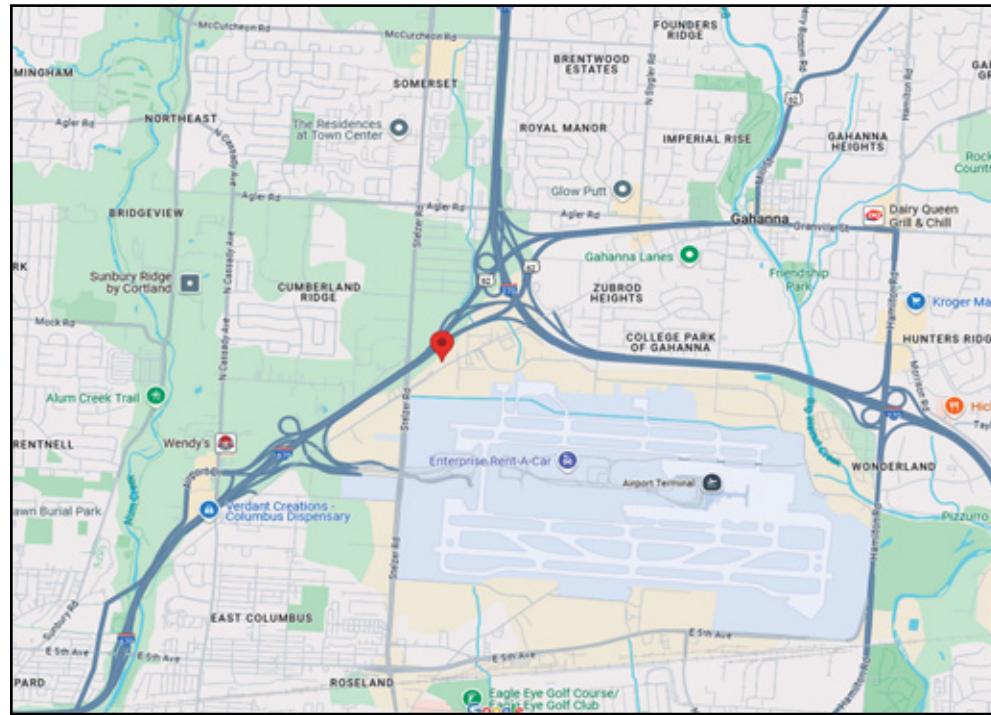




3.001 +/- ac Site

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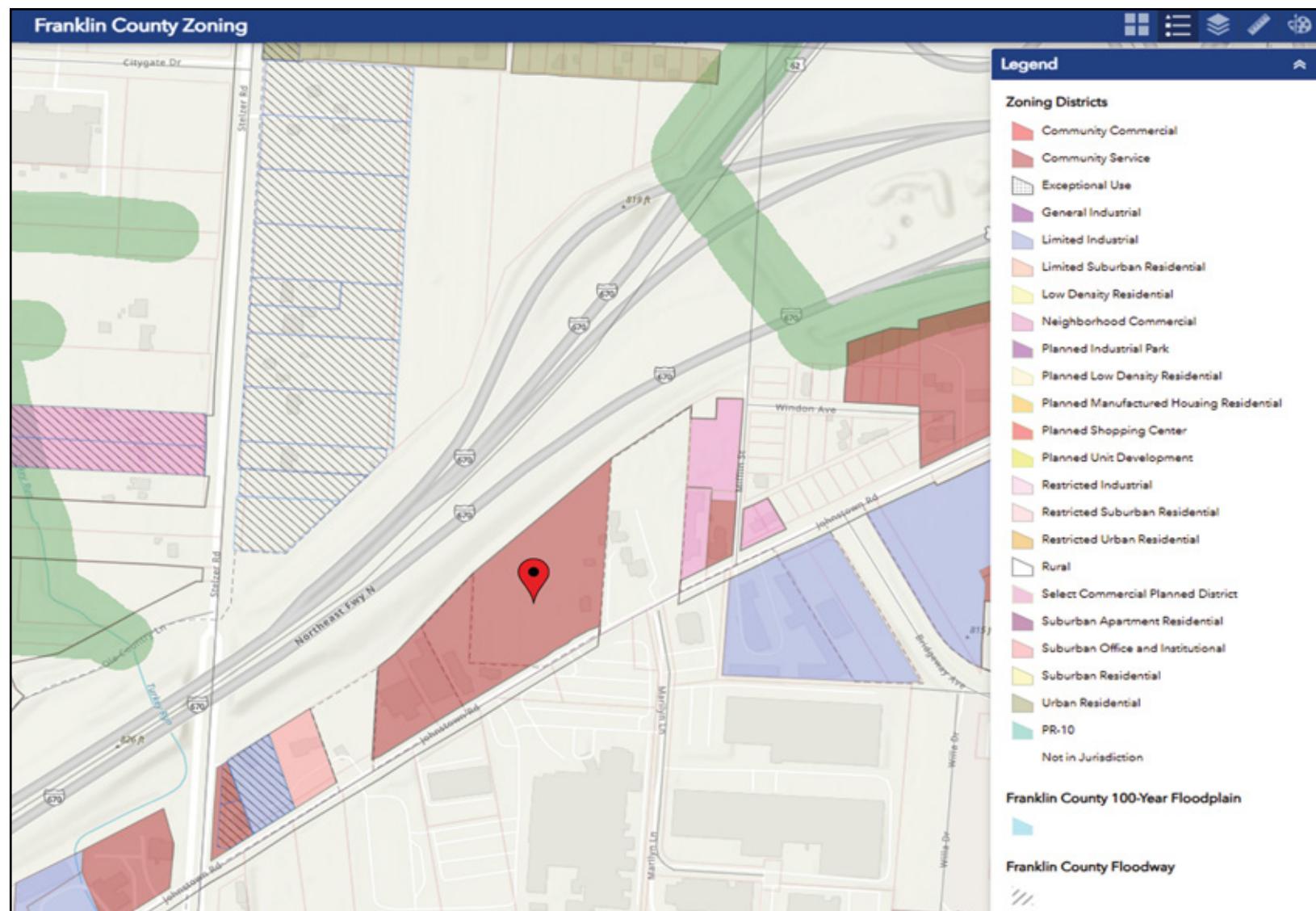
Street Maps



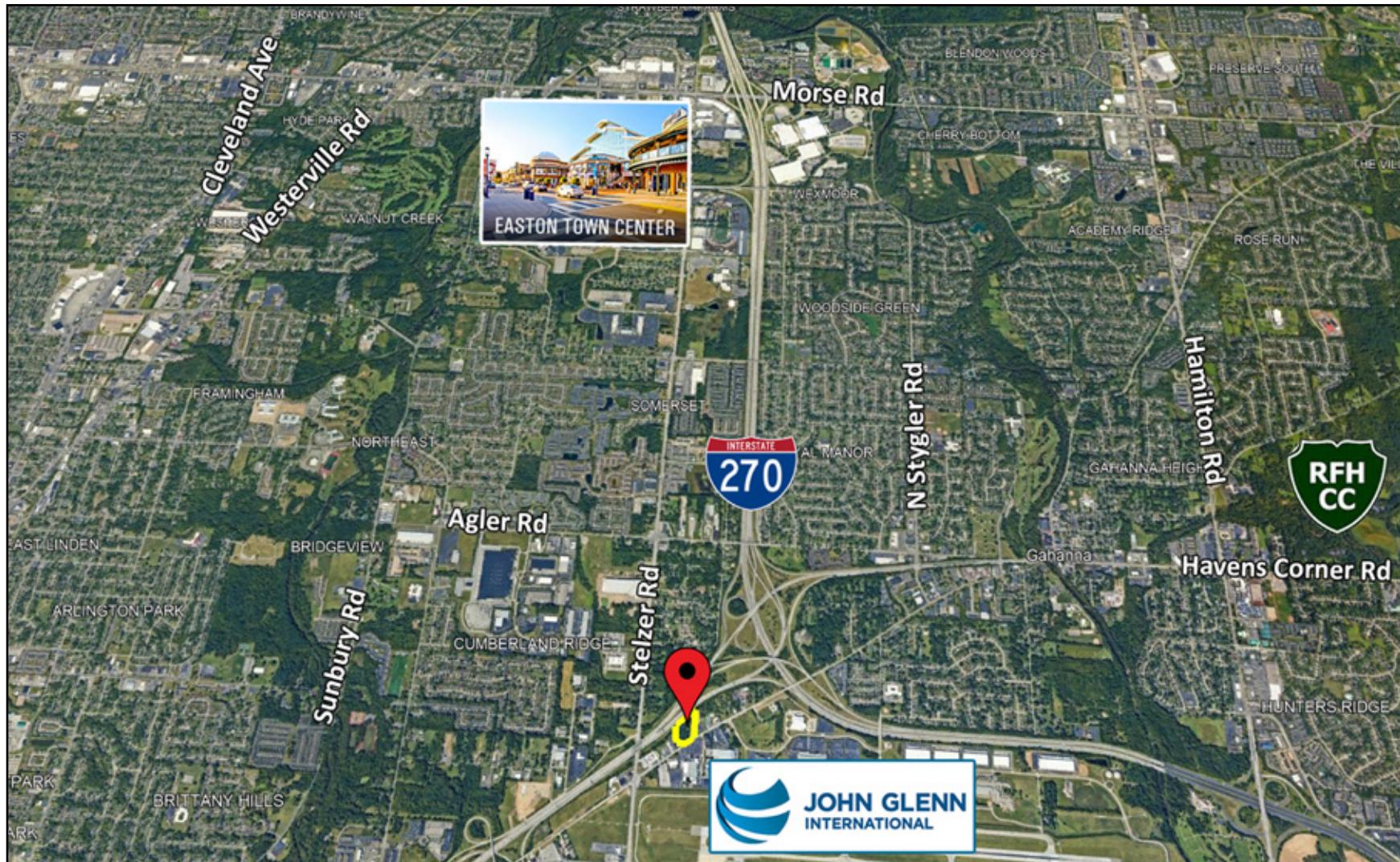
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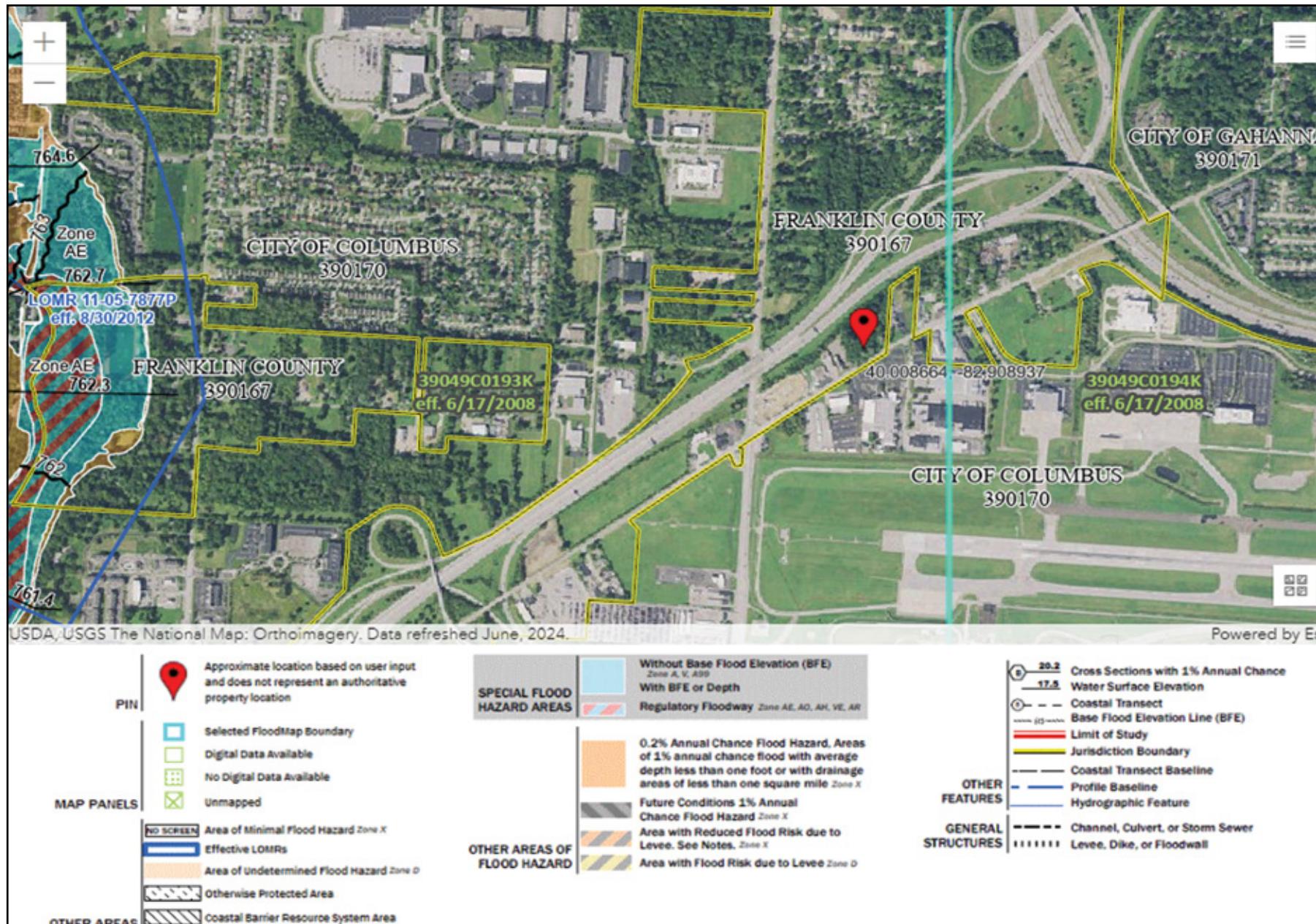
Click [here](#) to view Franklin County Zoning Resolution

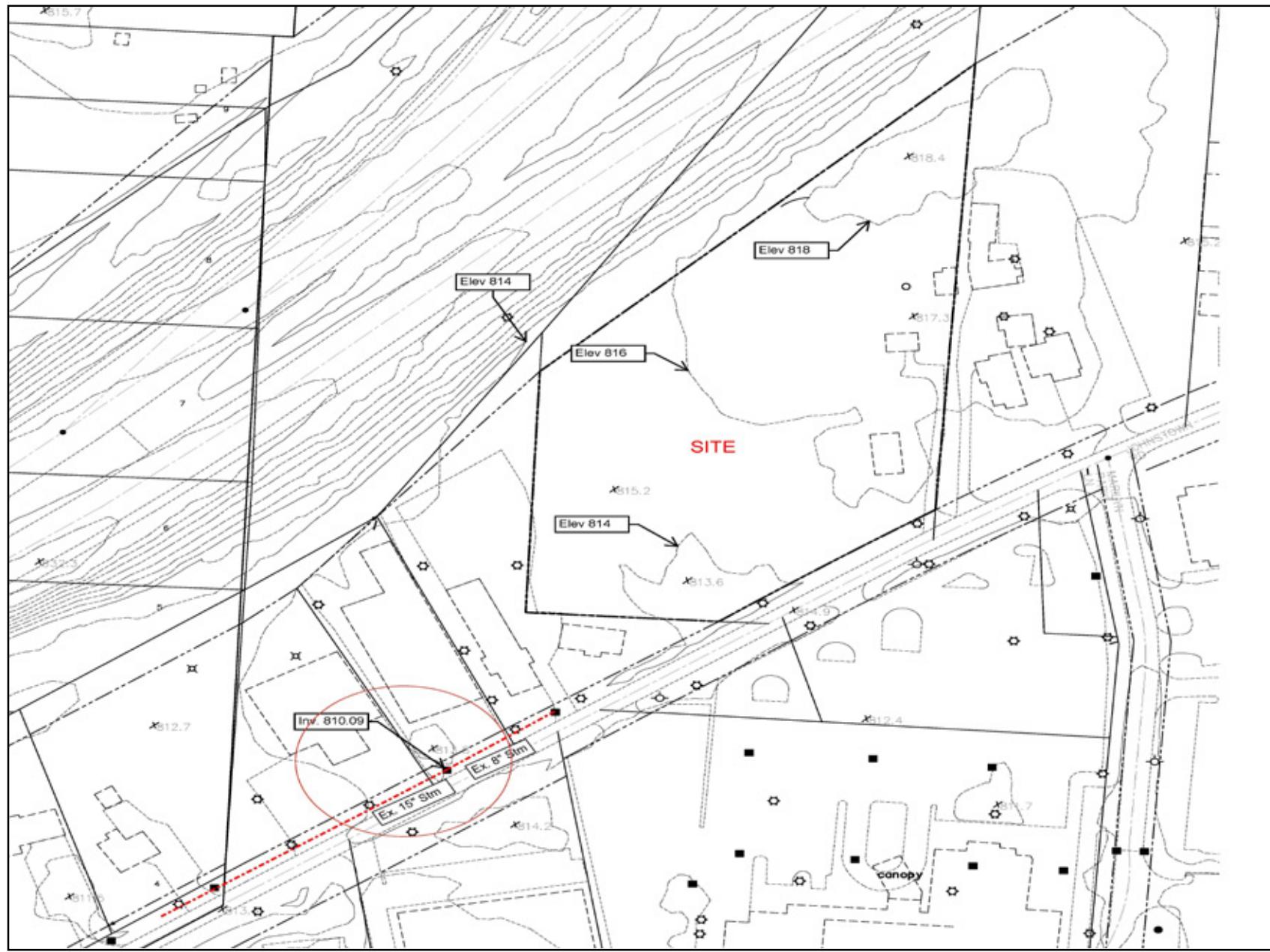


Great Location!

Easy access to major roads

10 minutes to Downtown Columbus

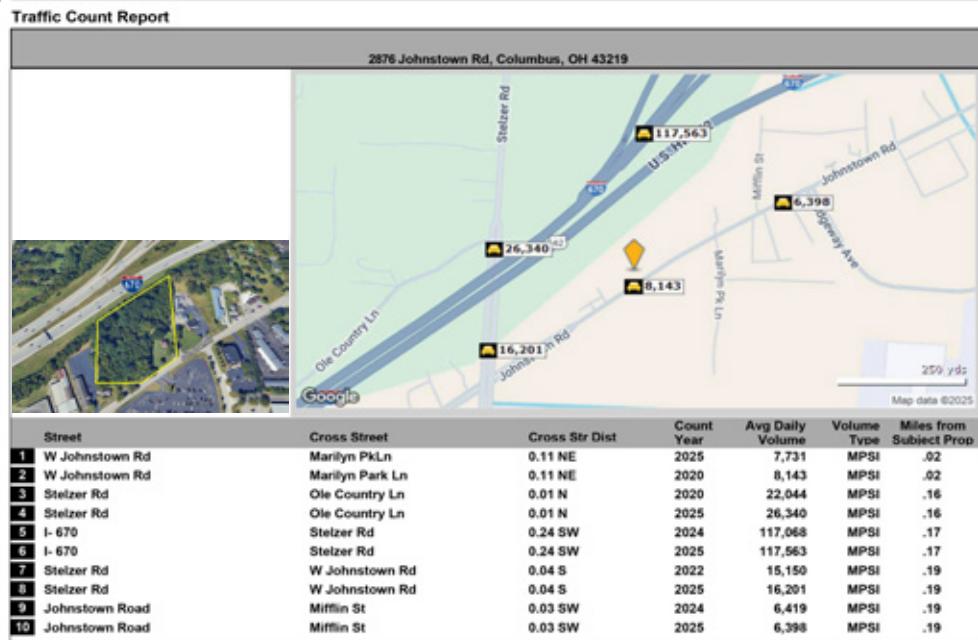




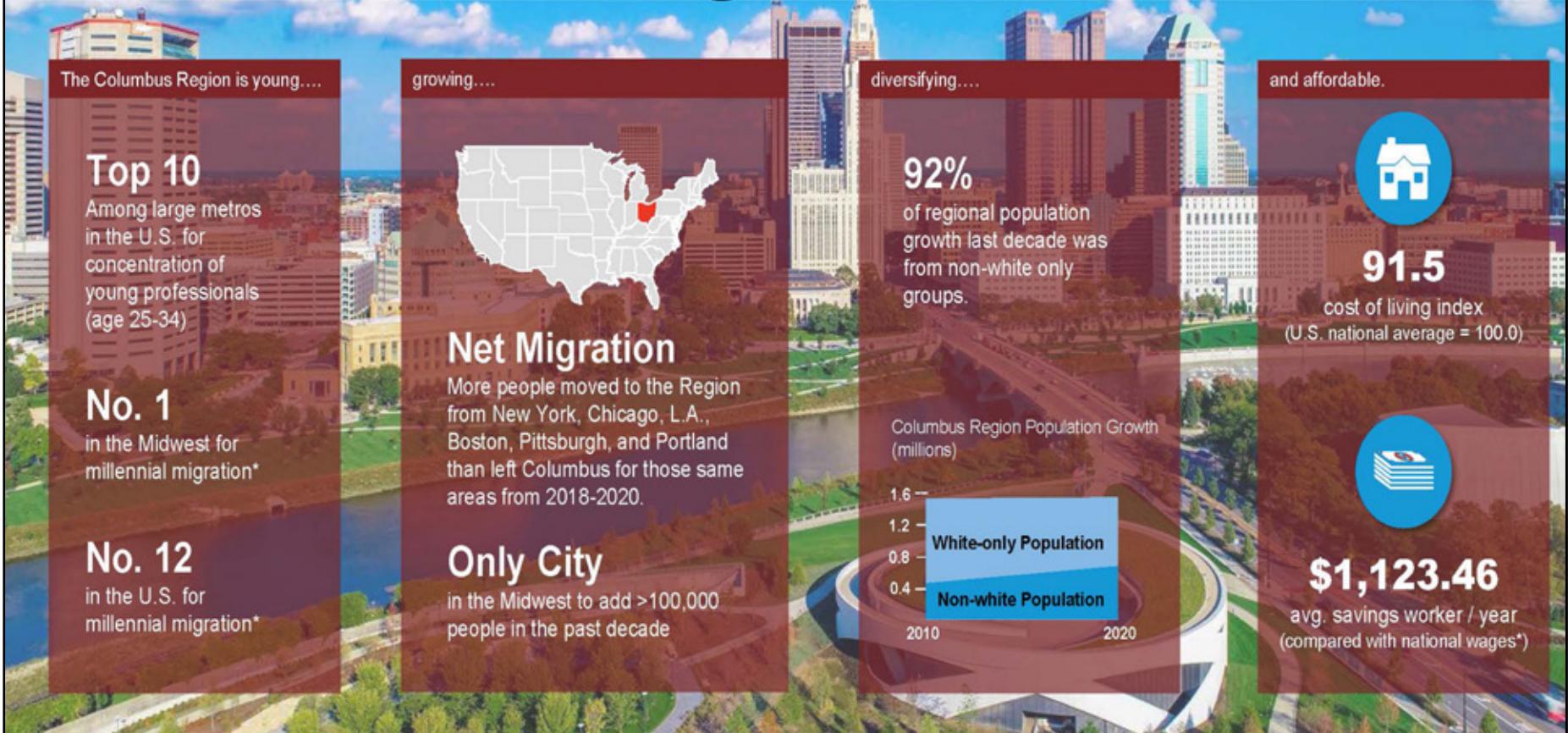


Demographic Summary Report

2876 Johnstown Rd, Columbus, OH 43219			
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



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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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 or 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.