

THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

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**3 SITE OPTIONS**



Appraisal Brokerage Consulting Development

**GROUND LEASE AVAILABLE**

**0 N Hamilton Road , Columbus, OH 43081**

## COMMERCIAL SITES AVAILABLE FOR GROUND LEASE!

3.54 +/- acres located just off Hamilton Rd, south of Warner Rd in Westerville (New Albany) Columbus submarket near Hamilton Quarter. Potential for up to (3) 1 +/- acre commercial sites with shared drive off Hamilton Rd. Zoned Commercial Planned Development District. Utilities available. New apartment developments being constructed nearby on Central College. Great location with easy access to major freeways, 15 minutes to John Glenn Columbus Airport, 20 minutes to Polaris, and minutes to Downtown New Albany.



### Property Highlights

**Address:** 0 N Hamilton Rd  
Columbus, Ohio 43081

**County:** Franklin

**PID:** 010-207682-00

**Location:** SWC of Warner Road and  
N Hamilton Road

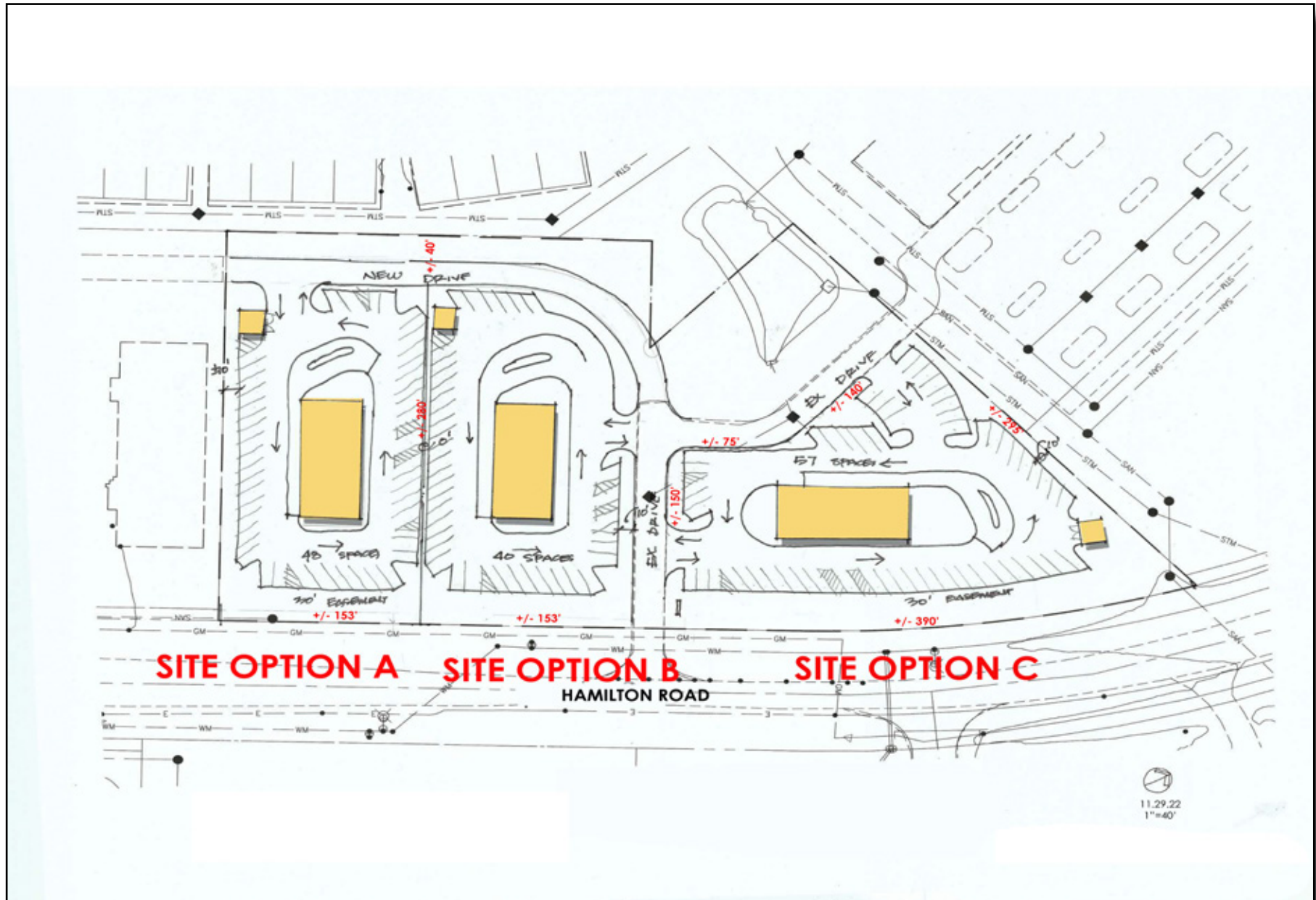
**Acreage:** 3.54 +/- ac

**Lease Rate:**

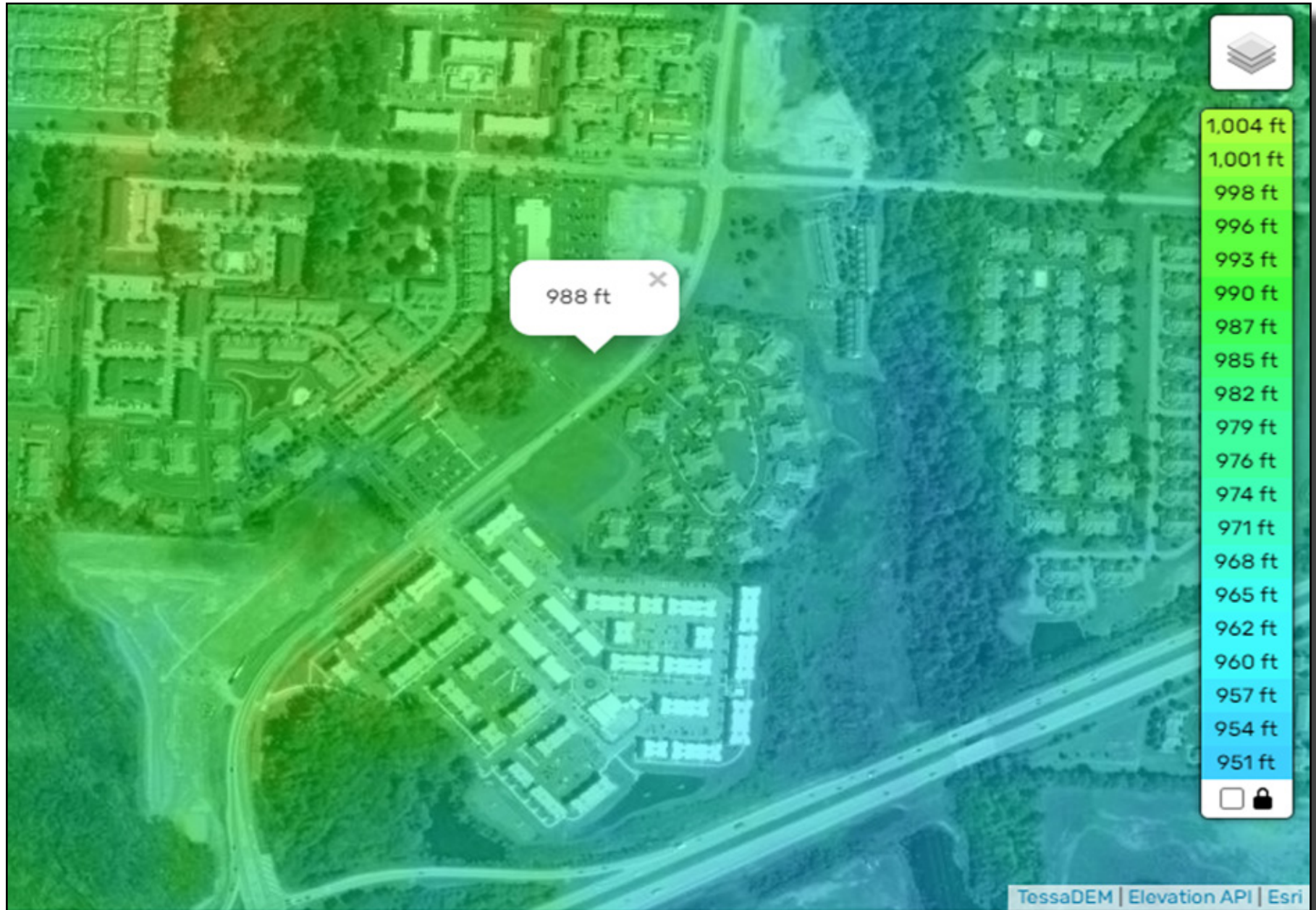
Lot A: \$75,000/year  
Lot B: \$90,000/year  
Lot C: \$120,000/year

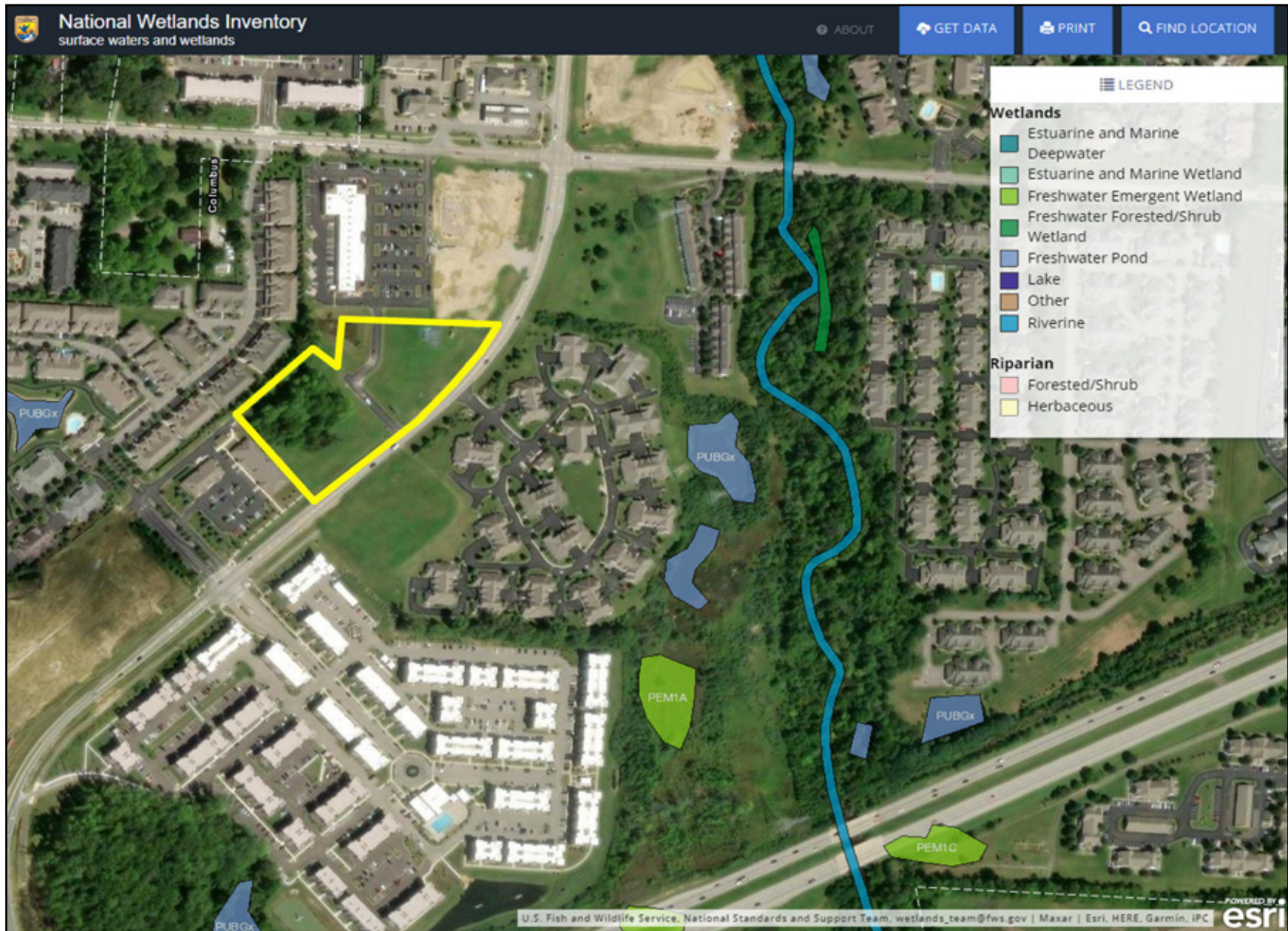
**Zoning:** CPD - Commercial Planned  
Development District

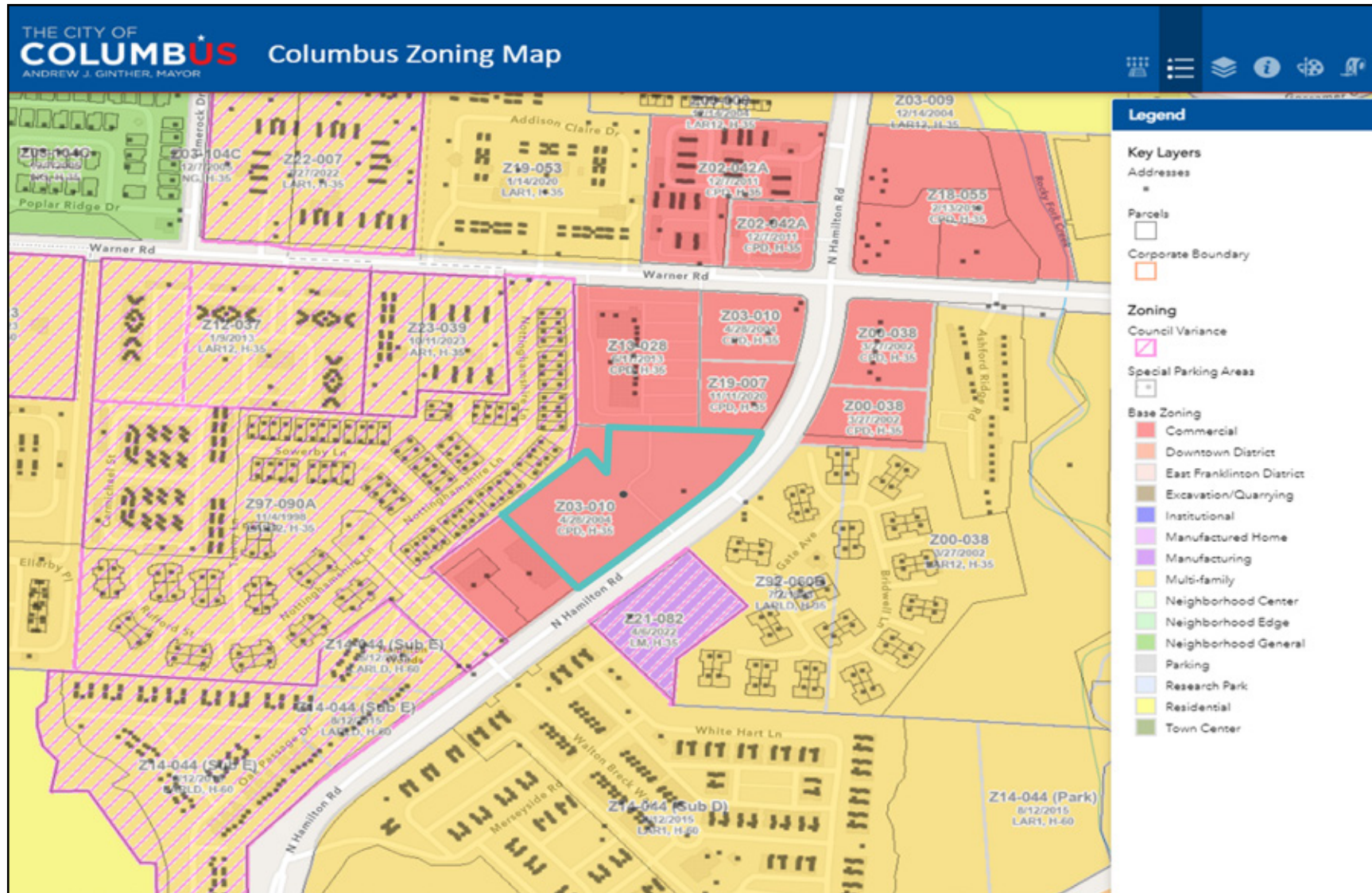
\* Owner is a licensed real estate agent  
in the State of Ohio







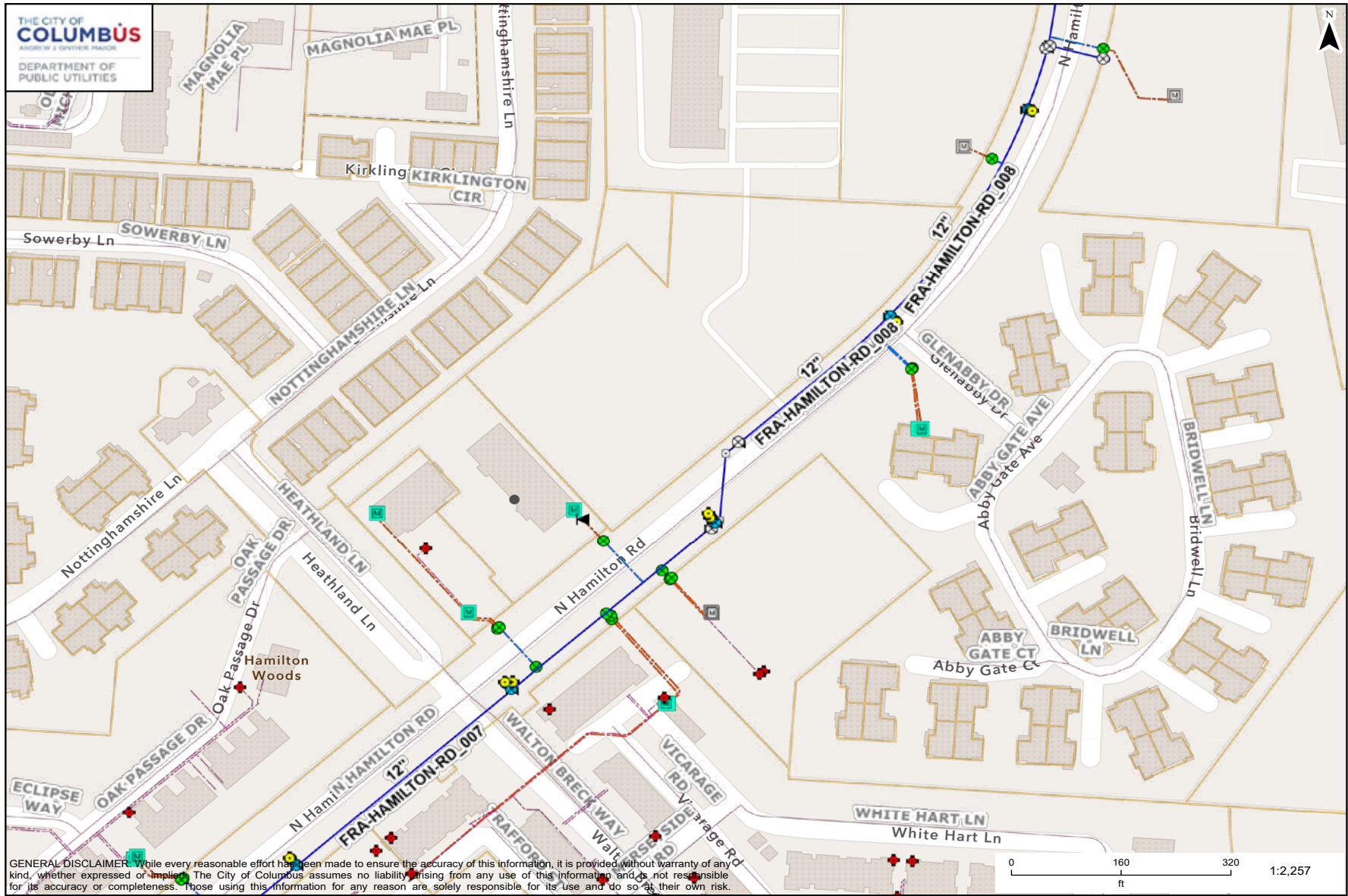




Click [here](#) to view Columbus Zoning Resolution

City of Columbus Department of Public Utilities

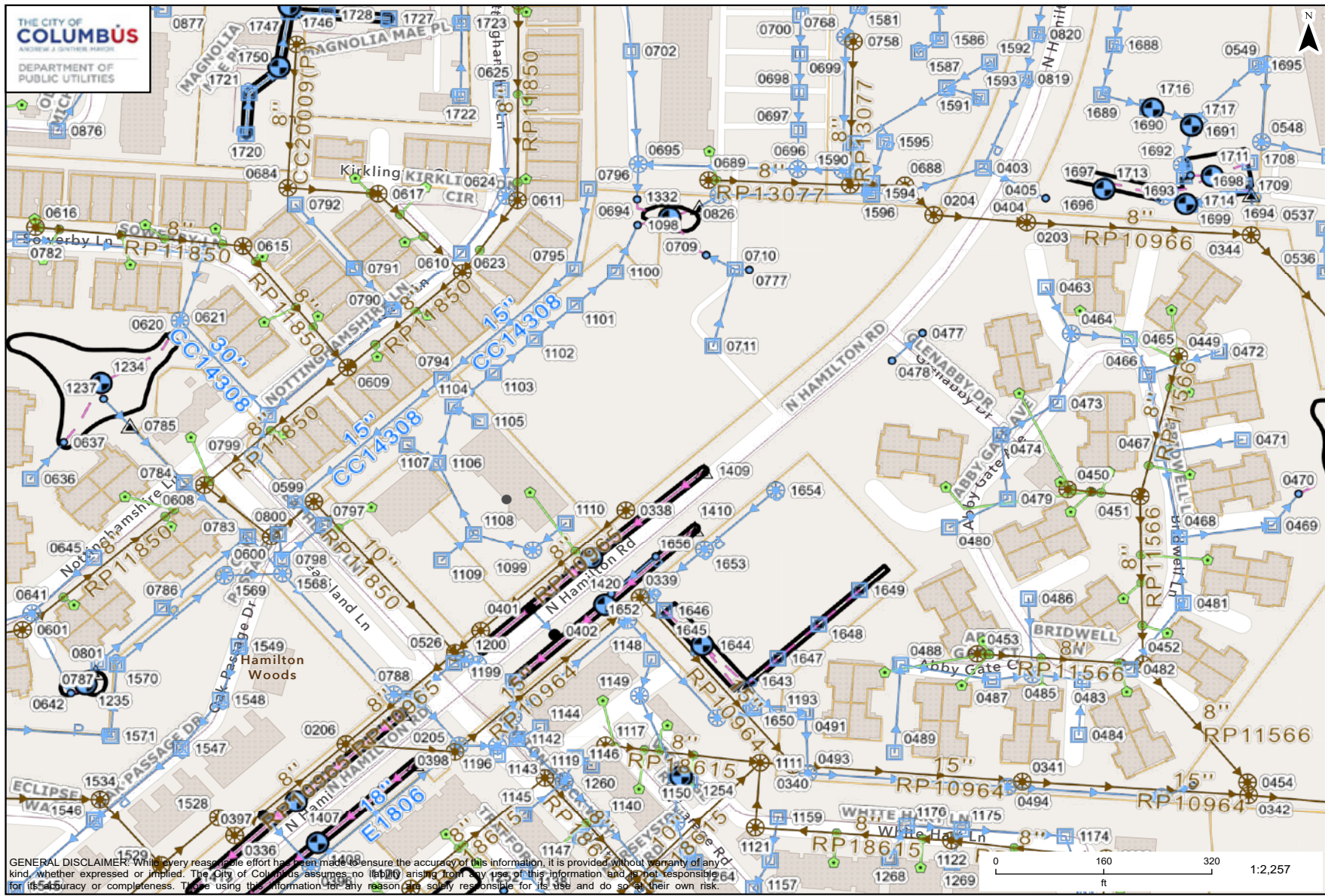
2/6/2024

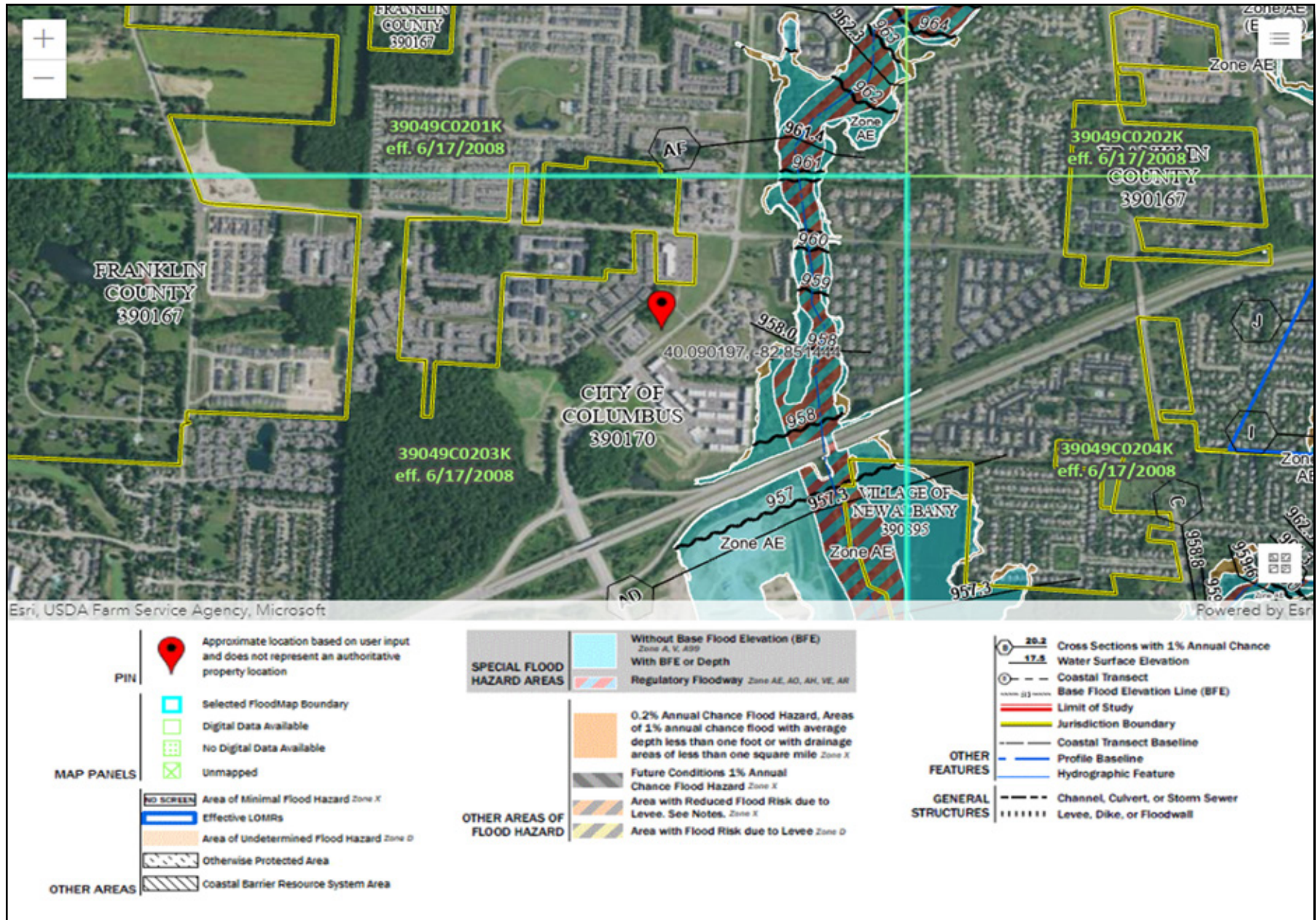


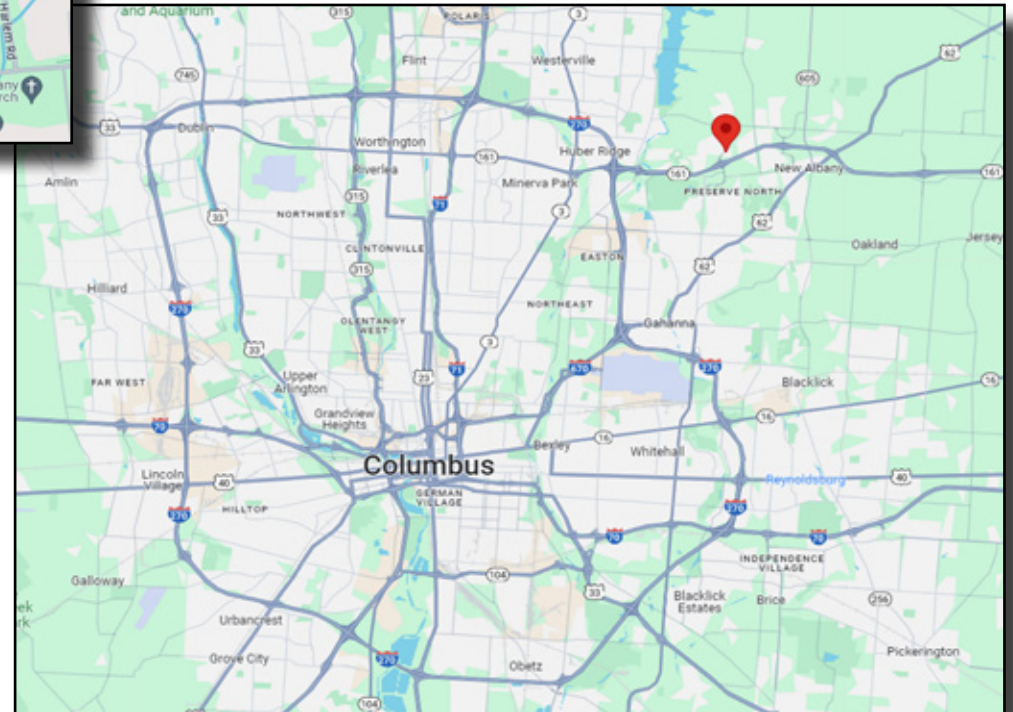
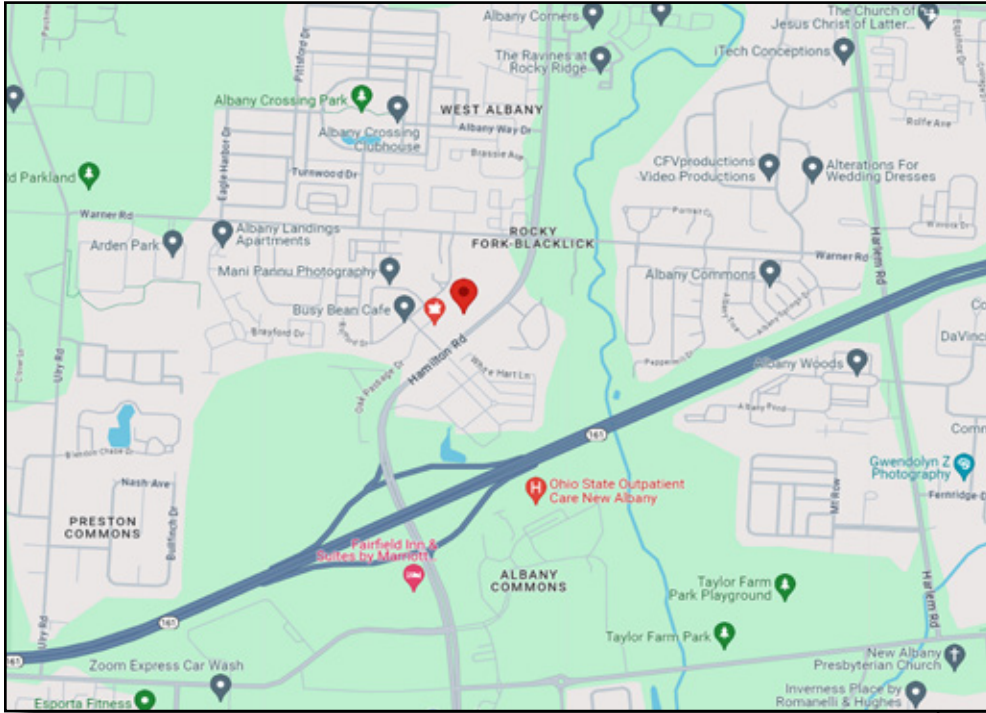


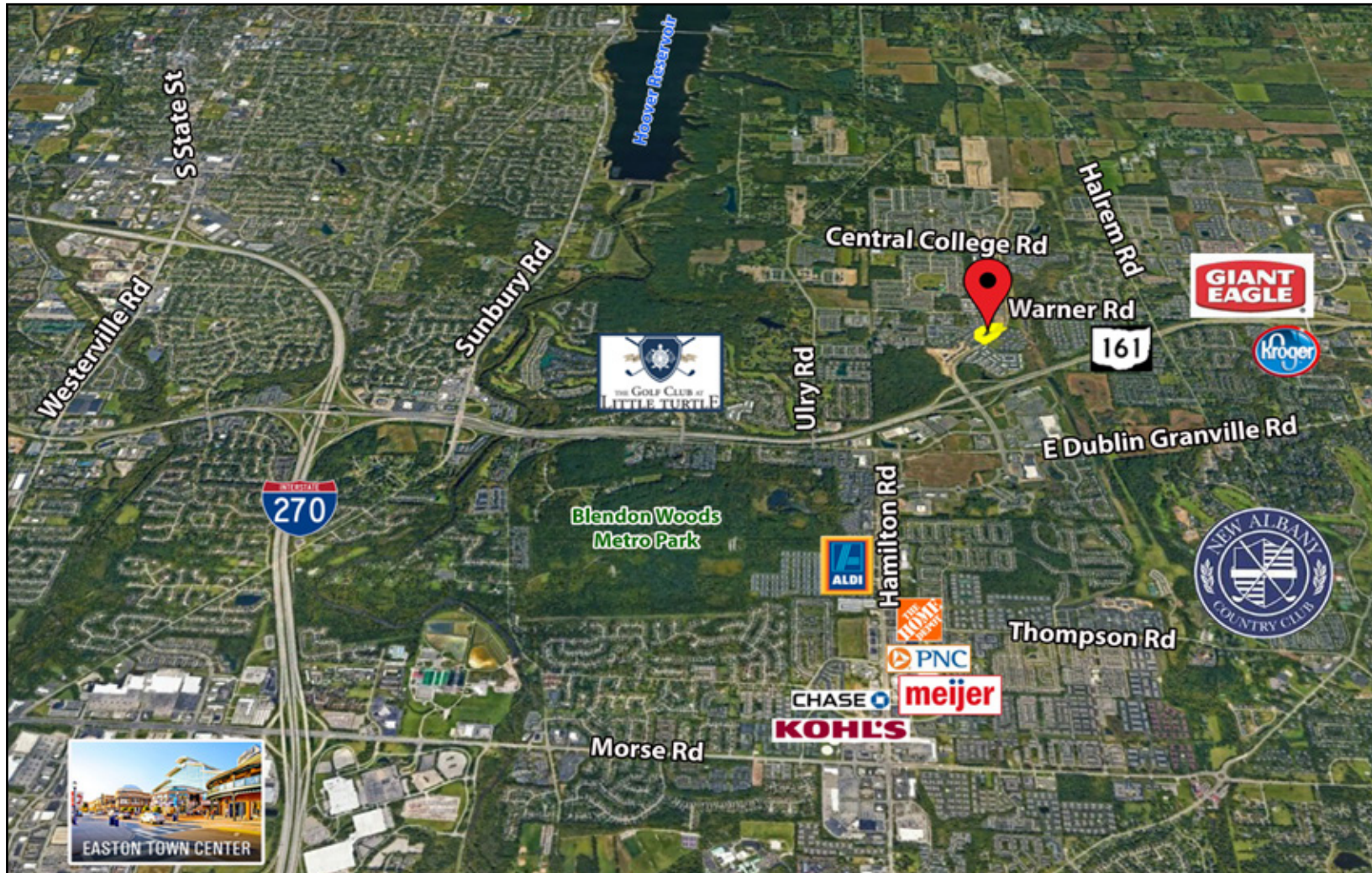
## City of Columbus Department of Public Utilities

2/6/2024






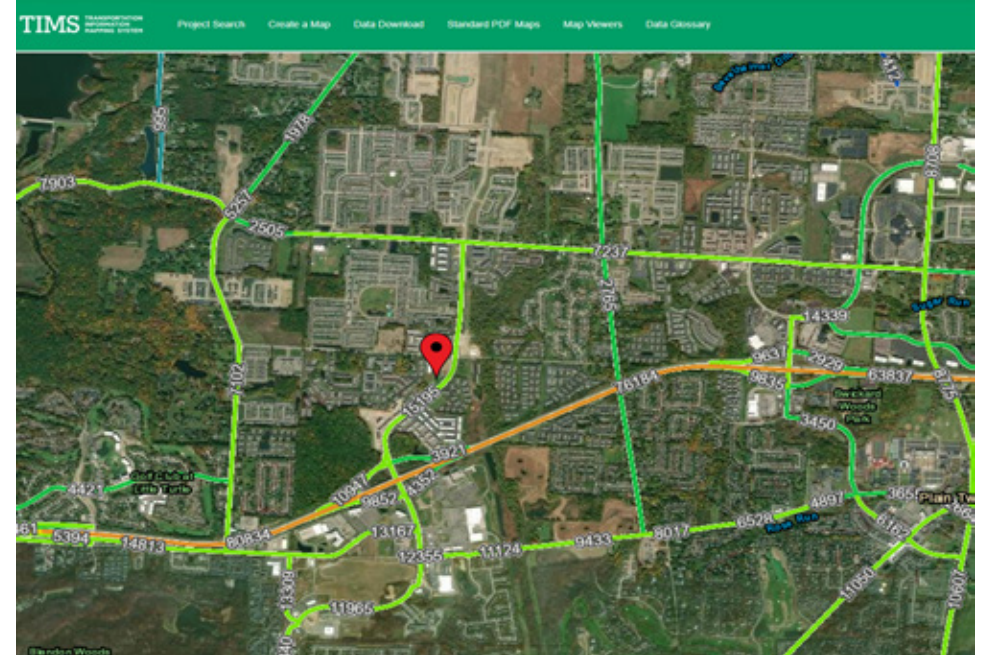





**Great Location!**  
Easy access to major roads  
15 minutes to Easton Town Center and Polaris  
Fashion Place

Demographic Summary Report

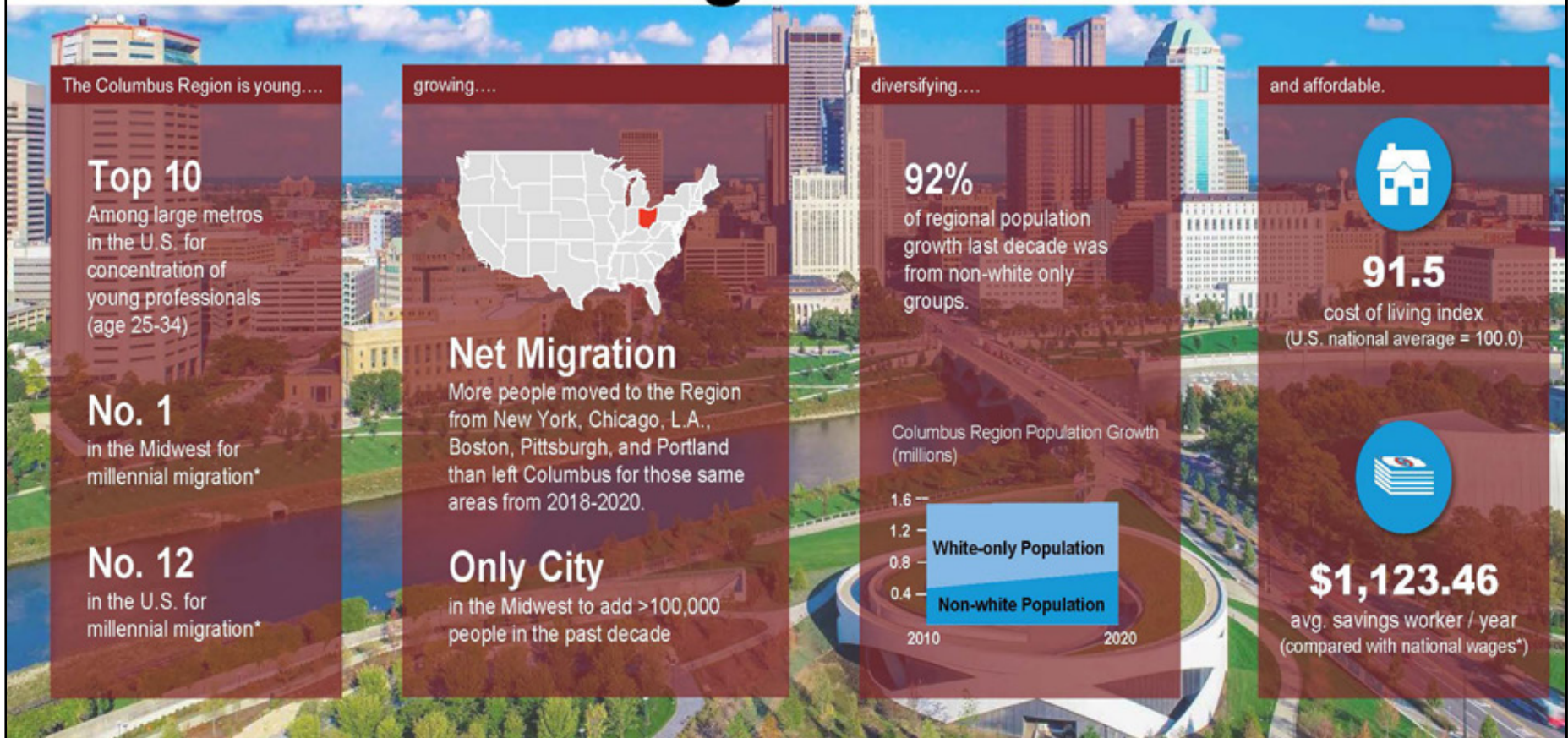
0 N Hamilton Rd, Columbus, OH 43081				
				
<b>Radius</b>	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2028 Projection	11,709	65,645	150,372	
2023 Estimate	10,975	63,647	148,015	
2010 Census	5,952	47,923	127,562	
Growth 2023 - 2028	6.69%	3.14%	1.59%	
Growth 2010 - 2023	84.39%	32.81%	16.03%	
<b>2023 Population by Hispanic Origin</b>	366	2,152	5,643	
<b>2023 Population</b>	10,975	63,647	148,015	
White	8,609 78.44%	49,080 77.11%	111,141 75.09%	
Black	1,186 10.81%	7,334 11.52%	22,879 15.46%	
Am. Indian & Alaskan	15 0.14%	115 0.18%	328 0.22%	
Asian	810 7.38%	5,161 8.11%	8,959 6.05%	
Hawaiian & Pacific Island	2 0.02%	19 0.03%	55 0.04%	
Other	353 3.22%	1,937 3.04%	4,652 3.14%	
U.S. Armed Forces	0	2	57	
<b>Households</b>				
2028 Projection	5,486	29,172	61,664	
2023 Estimate	5,131	28,235	60,610	
2010 Census	2,718	20,981	51,594	
Growth 2023 - 2028	6.92%	3.32%	1.74%	
Growth 2010 - 2023	88.78%	34.57%	17.47%	
Owner Occupied	3,794 73.94%	18,478 65.44%	41,685 68.78%	
Renter Occupied	1,337 26.06%	9,756 34.55%	18,924 31.22%	
<b>2023 Households by HH Income</b>	5,132	28,236	60,609	
Income: <\$25,000	296 5.77%	2,118 7.50%	4,898 8.08%	
Income: \$25,000 - \$50,000	645 12.57%	3,723 13.19%	8,734 14.41%	
Income: \$50,000 - \$75,000	1,092 21.28%	4,964 17.58%	10,691 17.64%	
Income: \$75,000 - \$100,000	781 15.22%	3,967 14.05%	8,032 13.25%	
Income: \$100,000 - \$125,000	703 13.70%	3,559 12.60%	7,967 13.14%	
Income: \$125,000 - \$150,000	654 12.74%	2,860 10.13%	5,611 9.26%	
Income: \$150,000 - \$200,000	501 9.76%	3,148 11.15%	7,076 11.67%	
Income: \$200,000+	460 8.96%	3,897 13.80%	7,600 12.54%	
<b>2023 Avg Household Income</b>	\$109,917	\$119,919	\$116,293	
<b>2023 Med Household Income</b>	\$92,061	\$95,878	\$93,617	



Traffic Count Report

N Hamilton Rd, Columbus, OH 43081						
						
<b>Street</b>	<b>Cross Street</b>	<b>Cross Str Dist</b>	<b>Count Year</b>	<b>Avg Daily Volume</b>	<b>Volume Type</b>	<b>Miles from Subject Prop.</b>
1 Hamilton Rd	Glenabby Dr	0.05 SW	2022	7,025	MPSI	.04
2 Hamilton Road	Glenabby Dr	0.05 SW	2020	7,996	MPSI	.04
3 Warner Road	Warner View Ln	0.01 W	2022	4,974	MPSI	.06
4 Warner Road	Hamilton Rd	0.02 E	2022	5,474	MPSI	.06
5 Warner view lane	Warner Rd	0.01 S	2022	1,557	MPSI	.07
6 Warner Rd	Hamilton Rd	0.10 E	2019	4,778	AADT	.09
7 Warner Rd	Hamilton Rd	0.10 E	2022	1,969	MPSI	.09
8 Nottinghamshire Lane	Warner Rd	0.01 NE	2022	271	MPSI	.12
9 Warner Road	Ashford Ridge Rd	0.02 E	2022	5,240	MPSI	.13
10 Ashford Ridge Road	Warner Rd	0.02 N	2022	142	MPSI	.13

# What's Driving Investment?



# Notable Projects YTD



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

Celebrating **85** 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 85 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](http://www.rweiler.com)



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