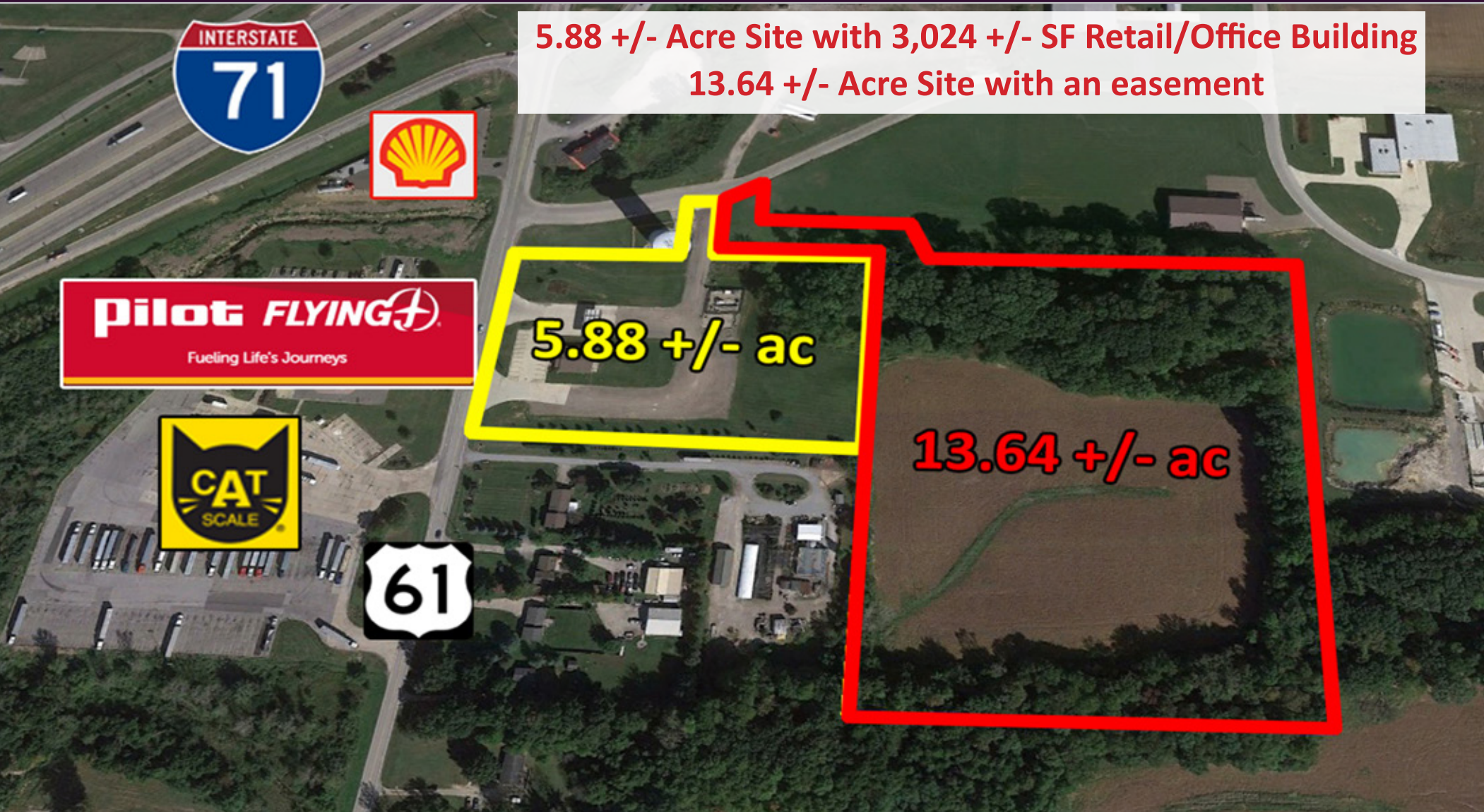


THE ROBERT WEILER COMPANY EST. 1938

# OFFERING MEMORANDUM

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Hobie Hondros • hobie@hondros-co.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.306.8834 • www.rweiler.com



Appraisal Brokerage Consulting Development

## MULTIPLE POTENTIAL USES

461 State Route 61, Marengo, OH 43334



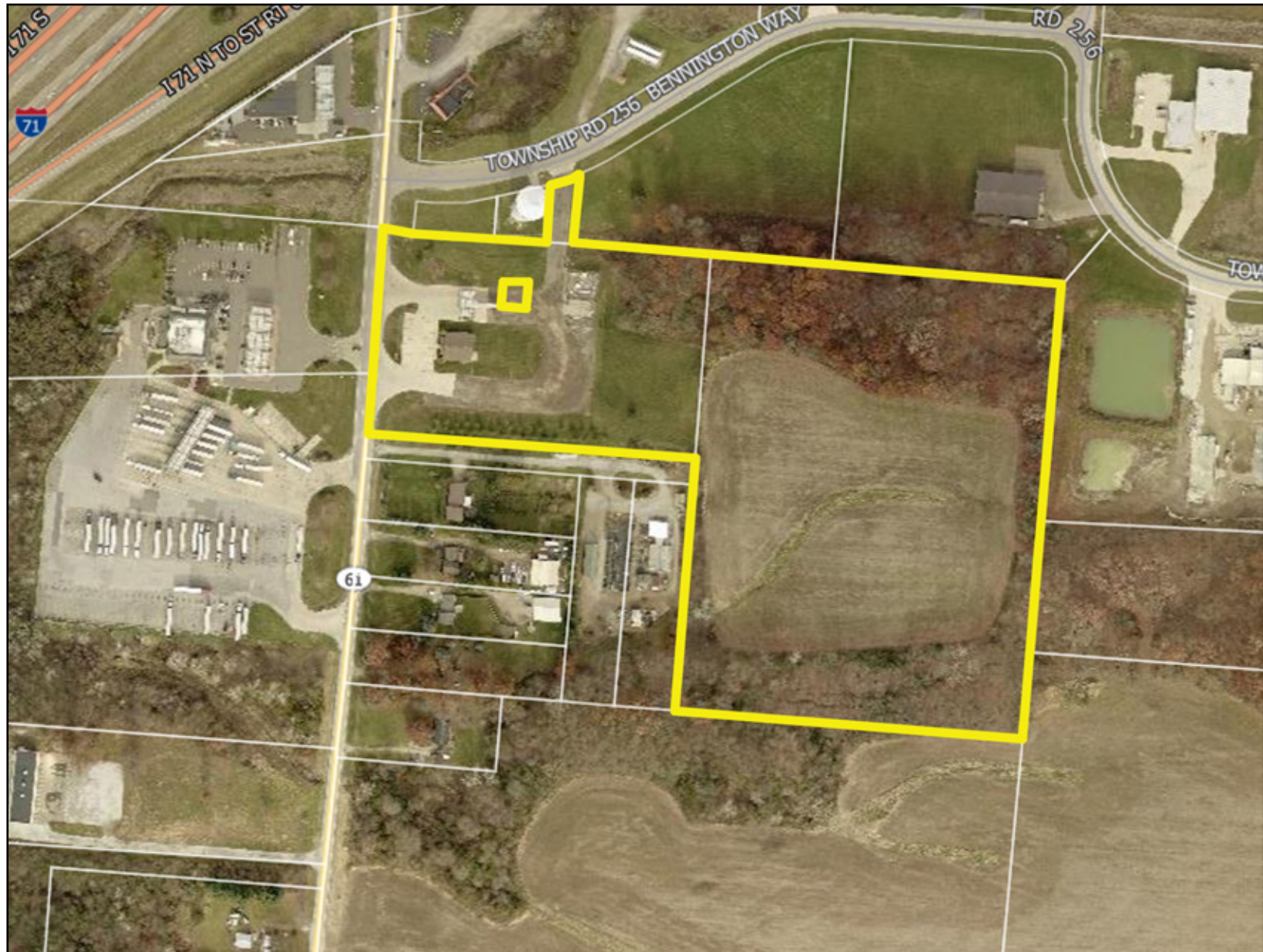
## LEVEL LOT WITH RETAIL/OFFICE BUILDING!

Rare opportunity for multiple potential uses off the I-71 and SR-61 interchange exit. Large gas station operators can purchase or lease the entire site, providing for truck parking in the rear or simply develop the frontage as the parcel can be split. Industrial users have the potential to fit up to 200,000 square feet on the site or multiple smaller buildings depending on the business. Seller would consider a build to suit, land lease or sale. Options are plentiful and we have included several site plans in the brochure as examples. The site is located within 35 minutes of Downtown Columbus, the new Intel facility, and the I-270 Columbus Outerbelt.

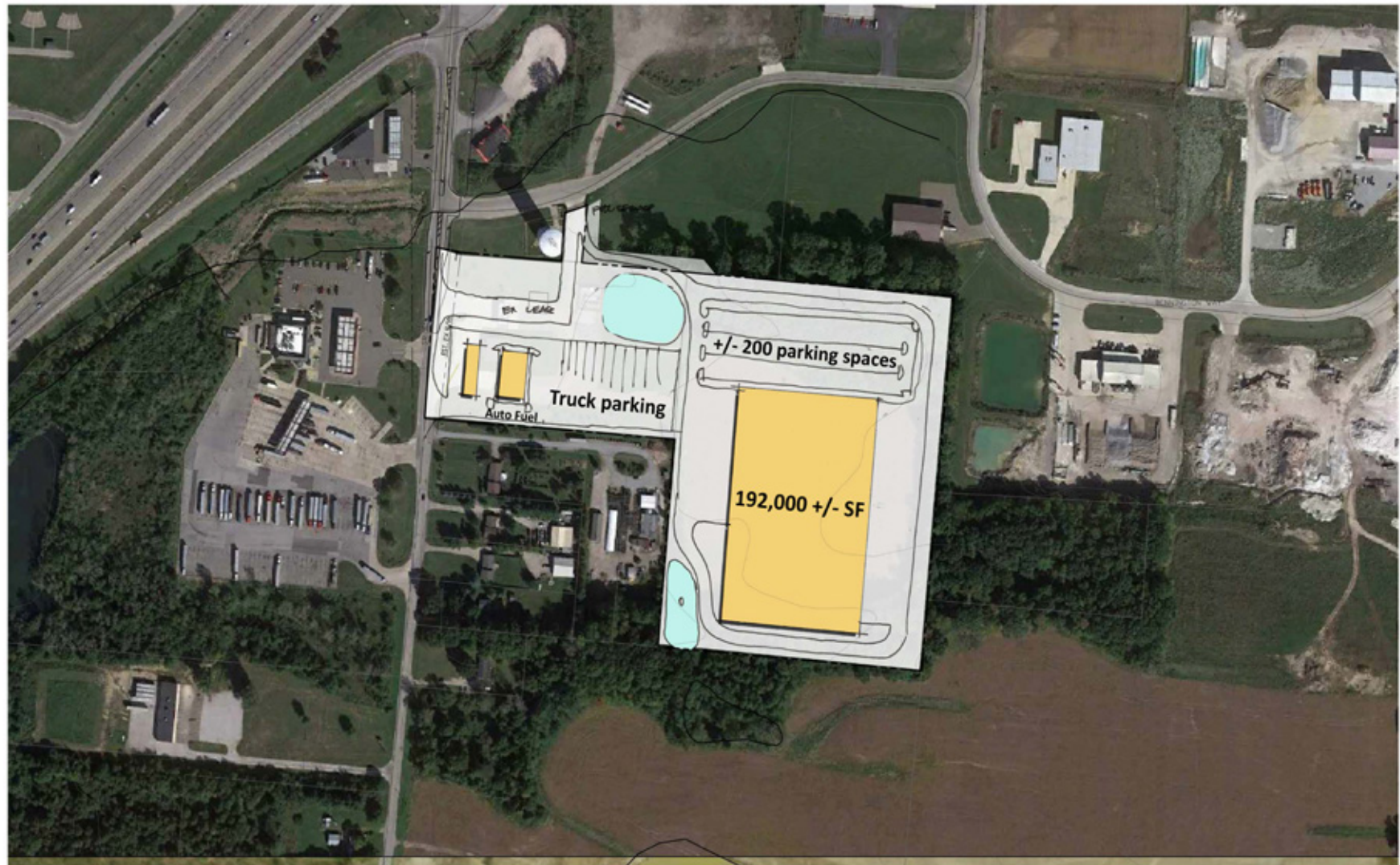


### Property Highlights

Address:	461 State Route 61 Marengo, Ohio 43334
County:	Morrow
Township:	Bennington
PID:	A01-001-00-361-01 A01-001-00-363-01 A01-064-00-004-01
Location:	I-71 and Rt 61 interchange
<u>Available:</u>	
<b>Lot 1:</b>	5.88 +/- ac site
Building Size:	3,024 +/- SF
Year Built:	1977
Year Remodeled:	2015
<b>Lot 2:</b>	13.64 +/- ac site with an easement
Sale Price:	Negotiable
Zoning:	C-2 - Highway Commercial Zoning District I-1 - Industrial Zoning District







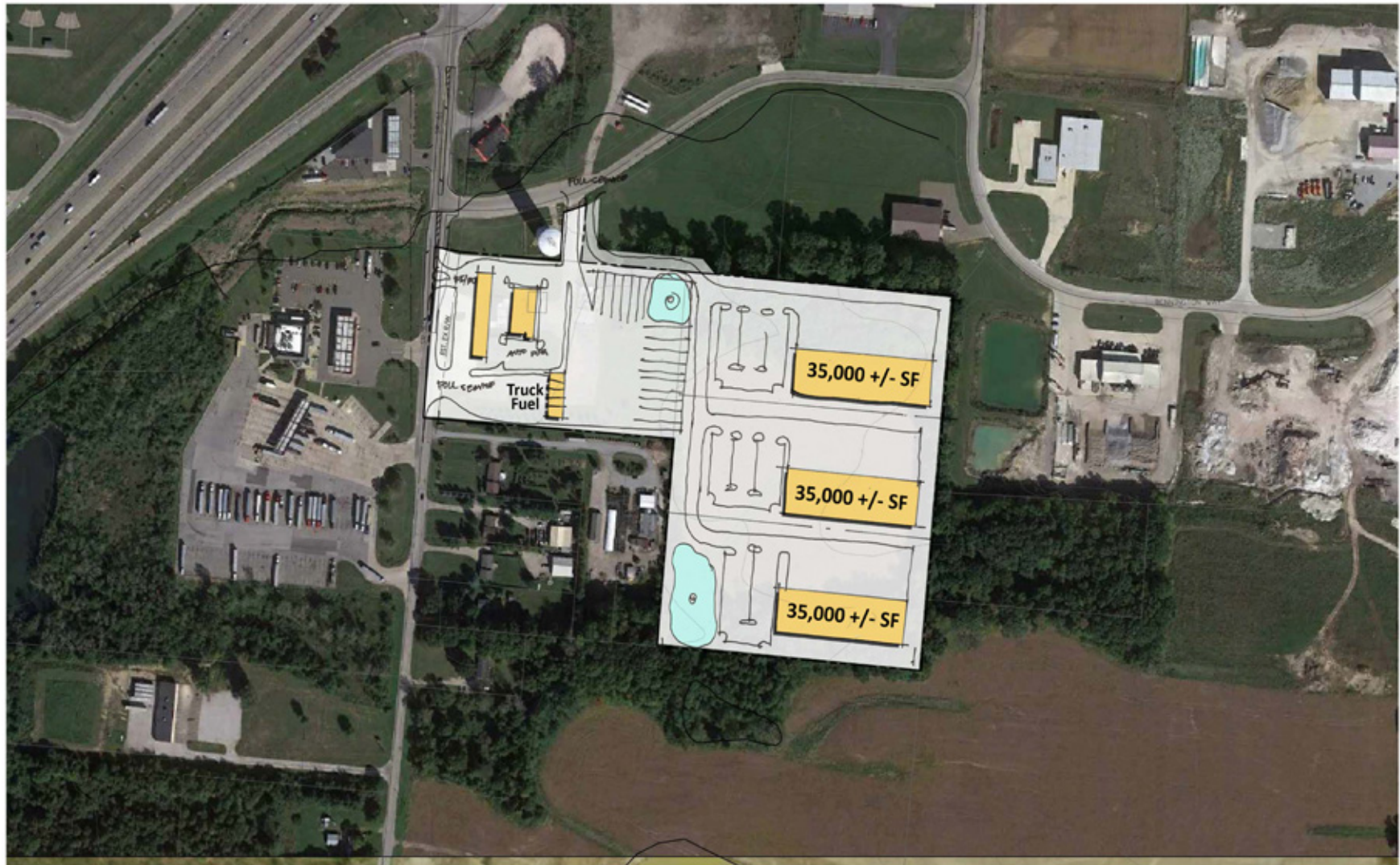
SITE PLAN OPTION A

SR 61 AND BENNINGTON

PREPARED FOR HONDROS  
DATE: 2.21.23







SITE PLAN OPTION B

SR 61 AND BENNINGTON

PREPARED FOR HONDROS  
DATE: 2.21.23



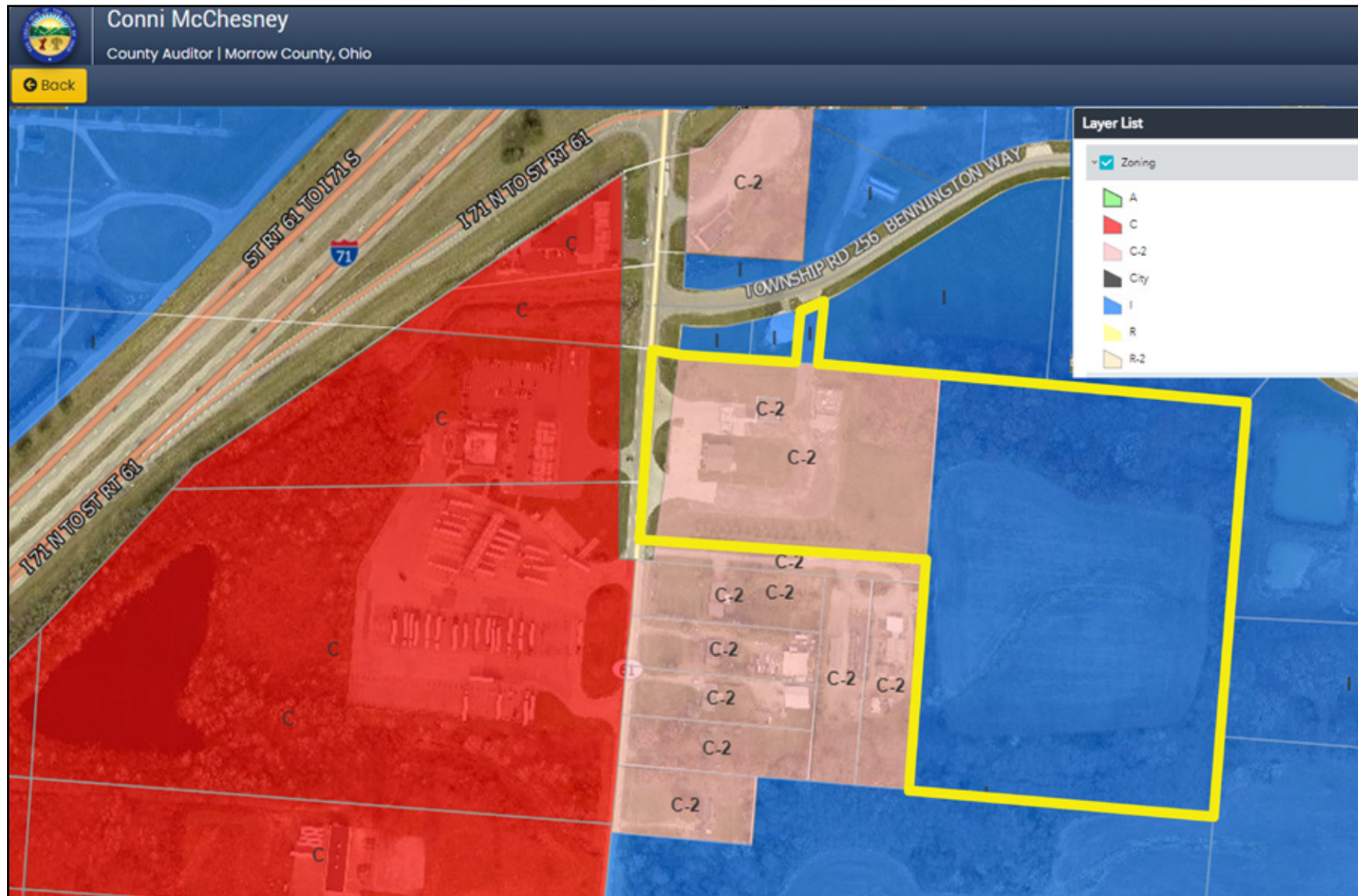
Faris Planning & Design  
LAND PLANNING • LANDSCAPE ARCHITECTURE  
4875 Cornsley  
Marengo, OH 43036  
www.farisplanninganddesign.com





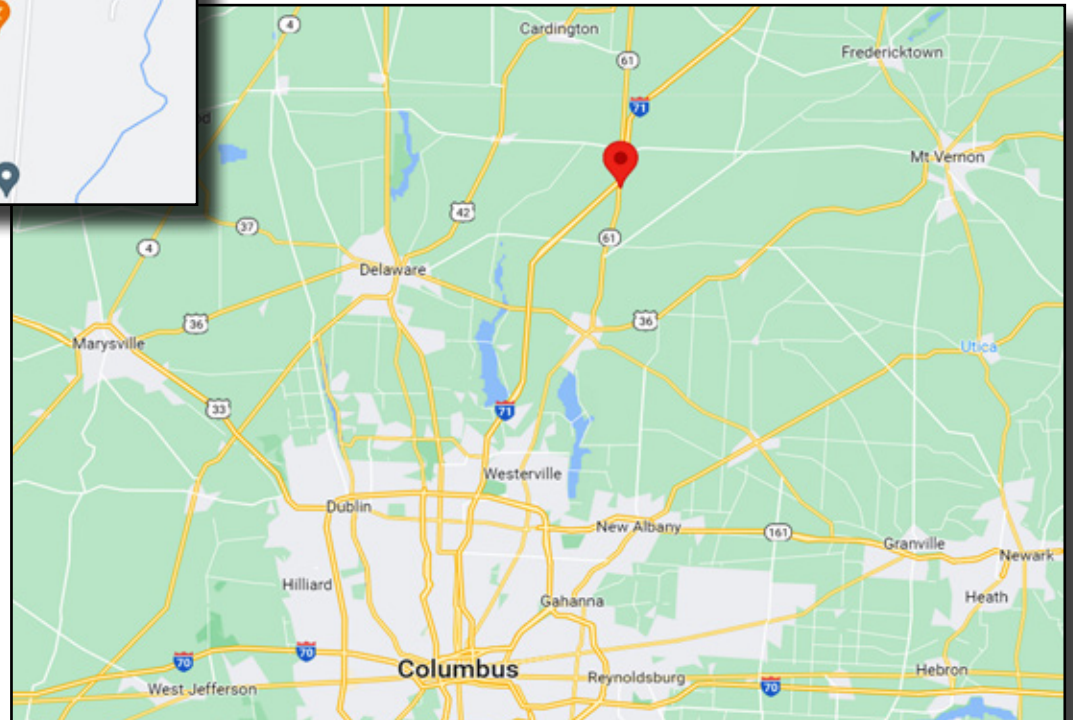
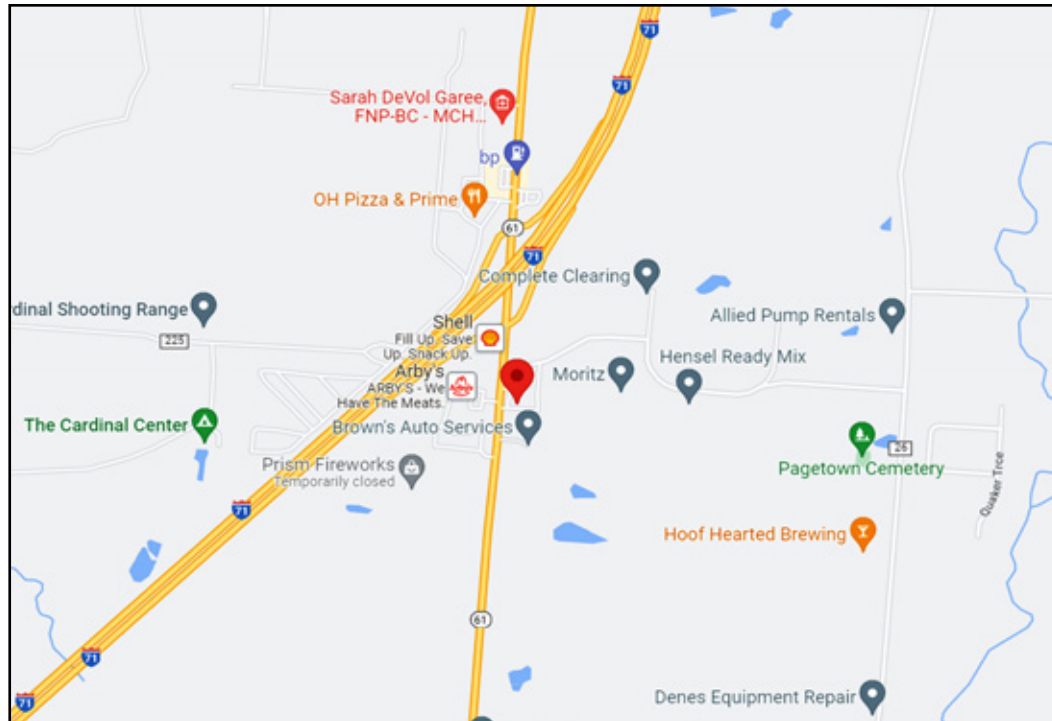






Click [here](#) to view zoning text










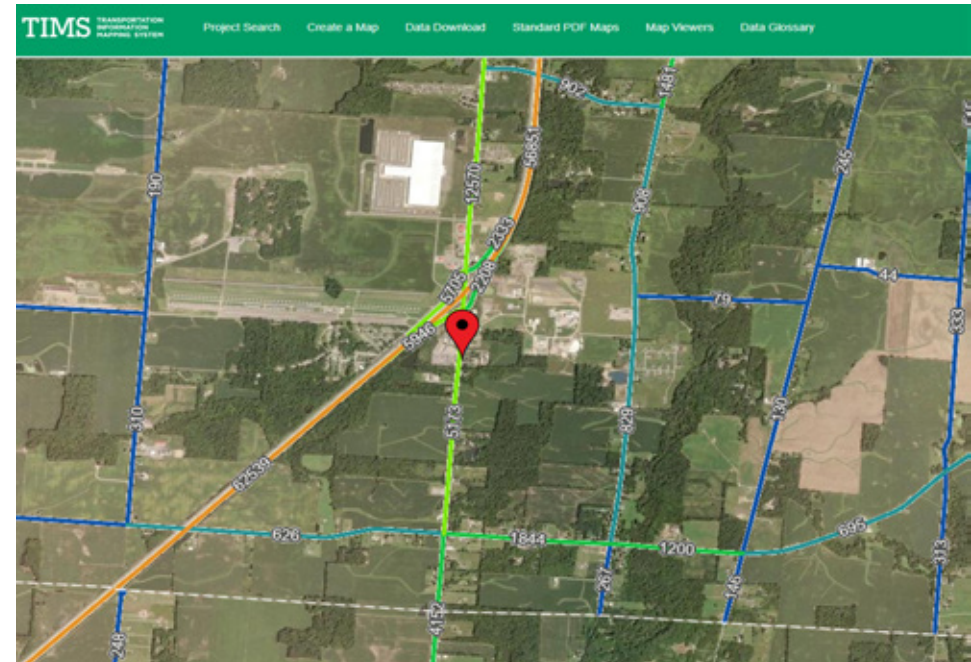
## Great Location!

I-71 and Rt 61 interchange  
35 minutes of Downtown Columbus, the new  
Intel facility, and the I-270 Columbus Outerbelt




## Demographic Summary Report

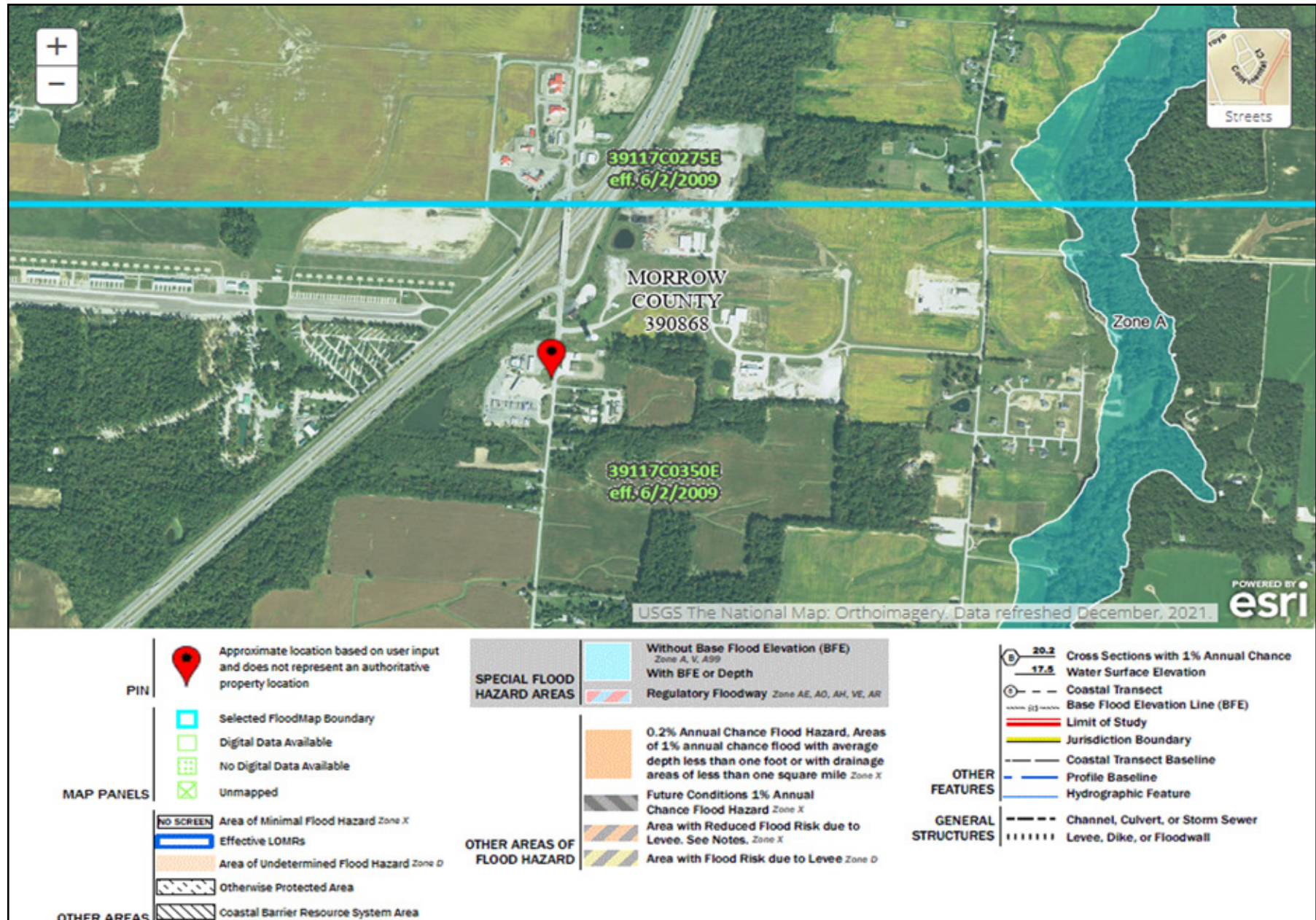
461 State Route 61, Marengo, OH 43334				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	286	3,619	8,607	
2024 Estimate	278	3,438	8,091	
2020 Census	270	3,358	7,872	
Growth 2024 - 2029	2.88%	5.26%	6.38%	
Growth 2020 - 2024	2.96%	2.38%	2.78%	
<b>2024 Population by Hispanic Origin</b>				
2024 Population	278	3,438	8,091	
White	262 94.24%	3,221 93.69%	7,562 93.46%	
Black	2 0.72%	20 0.58%	43 0.53%	
Am. Indian & Alaskan	2 0.72%	12 0.35%	18 0.22%	
Asian	1 0.36%	14 0.41%	36 0.44%	
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%	
Other	12 4.32%	171 4.97%	431 5.33%	
U.S. Armed Forces	0	0	0	
<b>Households</b>				
2029 Projection	106	1,314	3,122	
2024 Estimate	102	1,249	2,937	
2020 Census	99	1,220	2,858	
Growth 2024 - 2029	3.92%	5.20%	6.30%	
Growth 2020 - 2024	3.03%	2.38%	2.76%	
Owner Occupied	77 75.49%	1,030 82.47%	2,515 85.63%	
Renter Occupied	26 25.49%	220 17.61%	422 14.37%	
<b>2024 Households by HH Income</b>				
Income: <\$25,000	5 4.90%	92 7.37%	230 7.83%	
Income: \$25,000 - \$50,000	13 12.75%	212 16.97%	520 17.71%	
Income: \$50,000 - \$75,000	37 36.27%	337 26.98%	725 24.69%	
Income: \$75,000 - \$100,000	9 8.82%	146 11.69%	361 12.30%	
Income: \$100,000 - \$125,000	5 4.90%	85 6.81%	251 8.55%	
Income: \$125,000 - \$150,000	2 1.96%	67 5.36%	197 6.71%	
Income: \$150,000 - \$200,000	26 25.49%	227 18.17%	437 14.88%	
Income: \$200,000+	5 4.90%	83 6.65%	215 7.32%	
2024 Avg Household Income	\$103,015	\$101,408	\$101,222	
2024 Med Household Income	\$69,545	\$73,124	\$74,696	



## Traffic Count Report

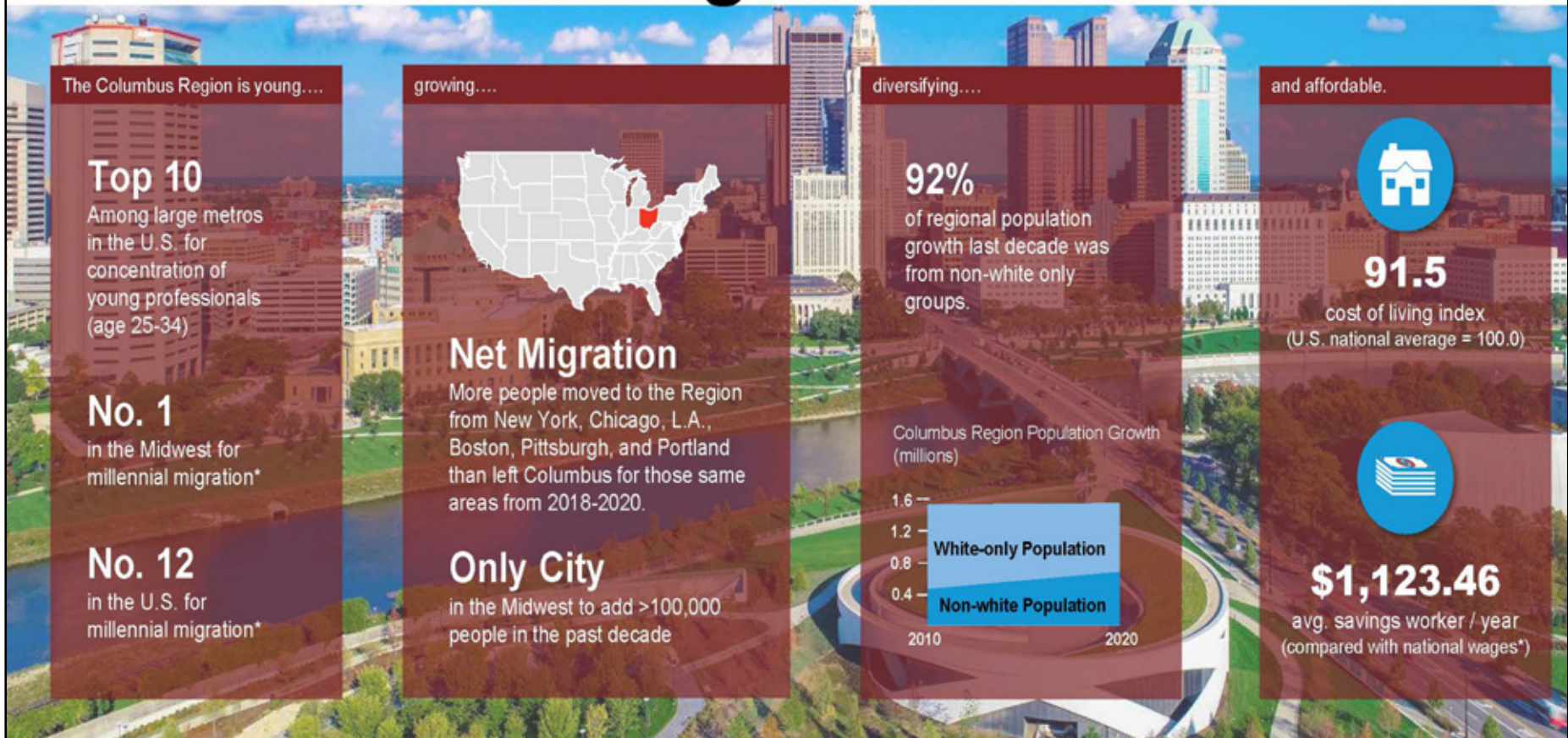
461 State Route 61, Marengo, OH 43334						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop.
1 I-71	State Hwy 61	0.12 NE	2022	5,295	MPSI	.19
2 I-71	State Rte 61	0.04 W	2020	2,099	MPSI	.22
3 I-71	State Rte 61	0.05 E	2020	6,155	MPSI	.30
4 I-71	State Hwy 61	0.09 SW	2022	1,803	MPSI	.35
5 State Route 61	W Liberty Mt Vernon Rd	0.51 S	2020	4,405	MPSI	.36
6 State Rte 61	W Liberty Mt Vernon Rd	0.51 S	2022	4,111	MPSI	.36
7 State Rte 61	W Liberty Mt Vernon Rd	0.42 S	2018	5,294	MPSI	.46
8 Olive Green Marengo Fulton Rd	Twp Rd 259	0.11 N	2018	595	MPSI	.66
9 Olive Green Marengo Fulton Rd	Twp Rd 259	0.23 N	2022	810	MPSI	.72
10 County Road 26	Twp Rd 259	0.23 N	2020	867	MPSI	.72







# 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

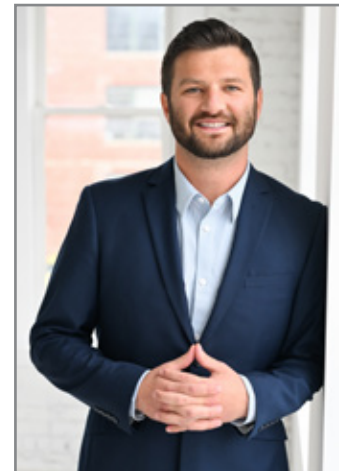
## THE ROBERT WEILER COMPANY EST. 1938



Learn more about us at  
[www.rweiler.com](http://www.rweiler.com)

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 7 clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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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 to you 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.

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