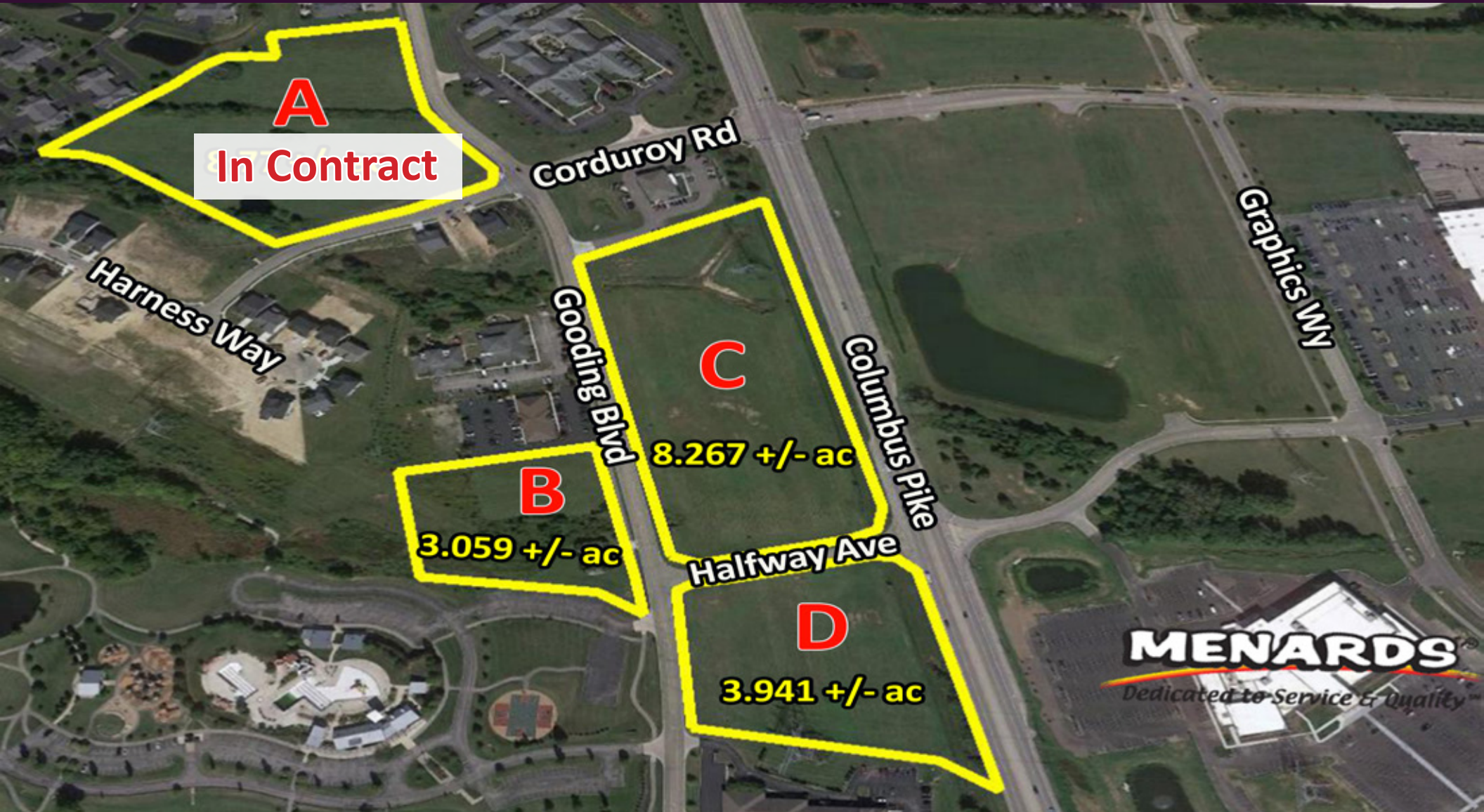


OFFERING MEMORANDUM

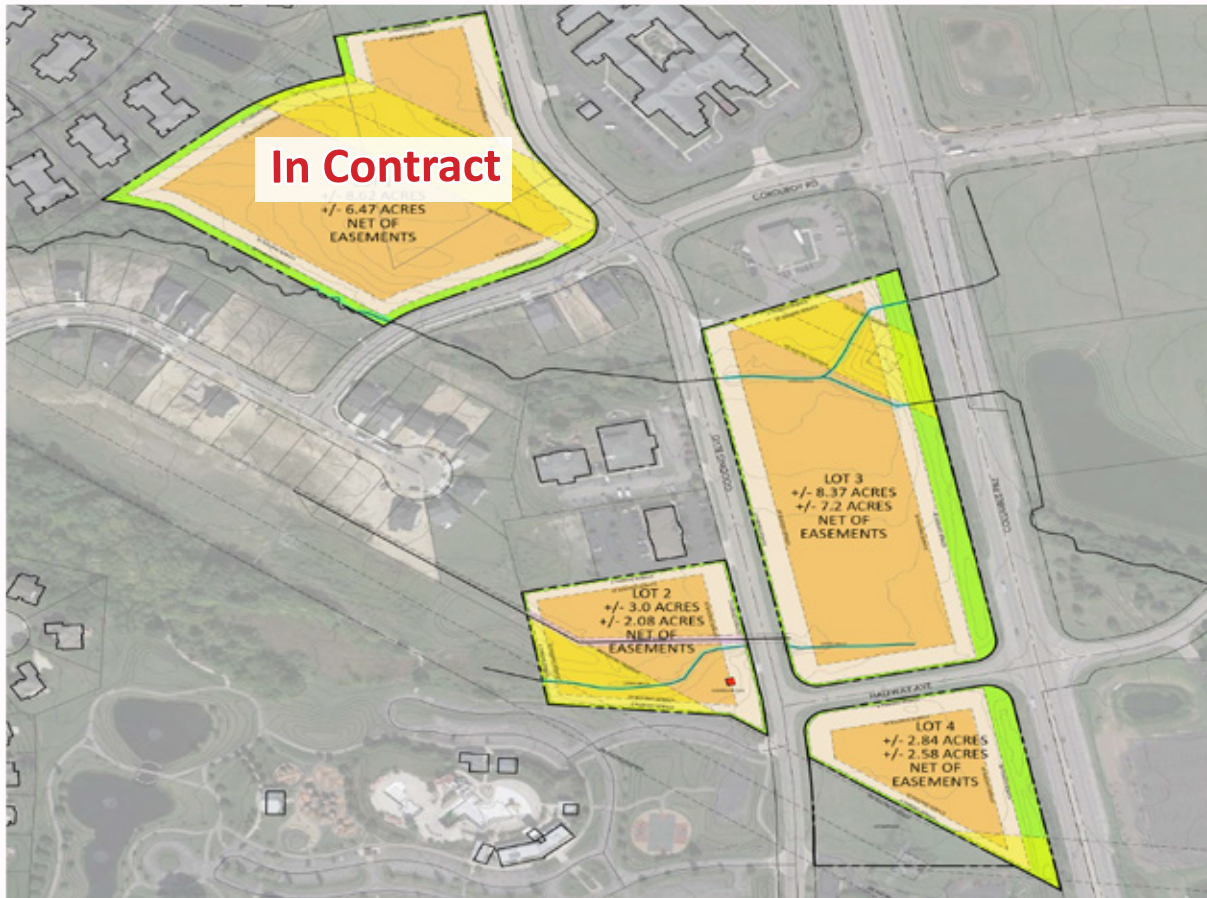
Julie Cohen • jcohen@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.123 • www.rweiler.com



DEVELOPMENT OPPORTUNITY IN HIGH GROWTH DELAWARE AREA!

4 commercial sites totalling 24.037 +/- acres in close proximity to Walmart, Kohl's, Meijer, Kroger Marketplace, Home Depot, Menards and the new Nationwide Childre's/OhioHealth, Ohio State and Mount Carmel regional campuses. Located in high income area, less than 4 miles north of I-270. All utilities available. Zoned Planned Commercial and Office District.

Development restrictions available upon request.



Property Highlights

Address: Gooding Blvd
Delaware, Ohio 43015

County: Delaware

PID: 318-230-02-007-000
318-230-02-007-004
318-230-02-007-007
318-230-13-002-002
318-230-13-001-000
318-230-02-011-005

Location: East side of Columbus Pike between Home Rd and W Orange Rd

Acreage: 24.037 +/- acres

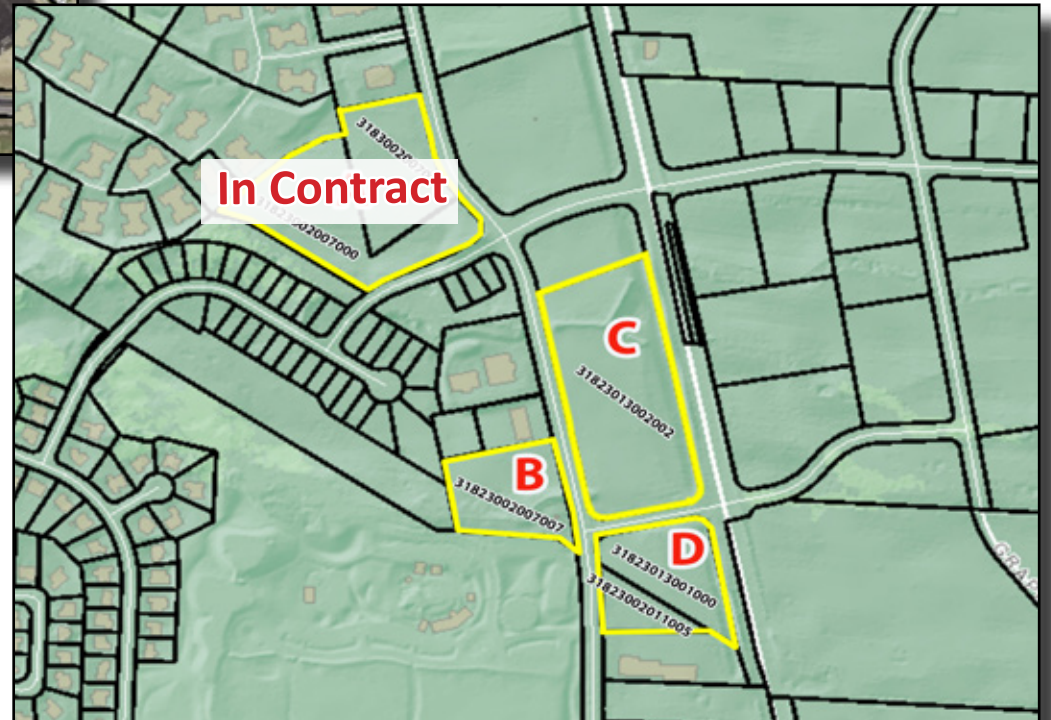
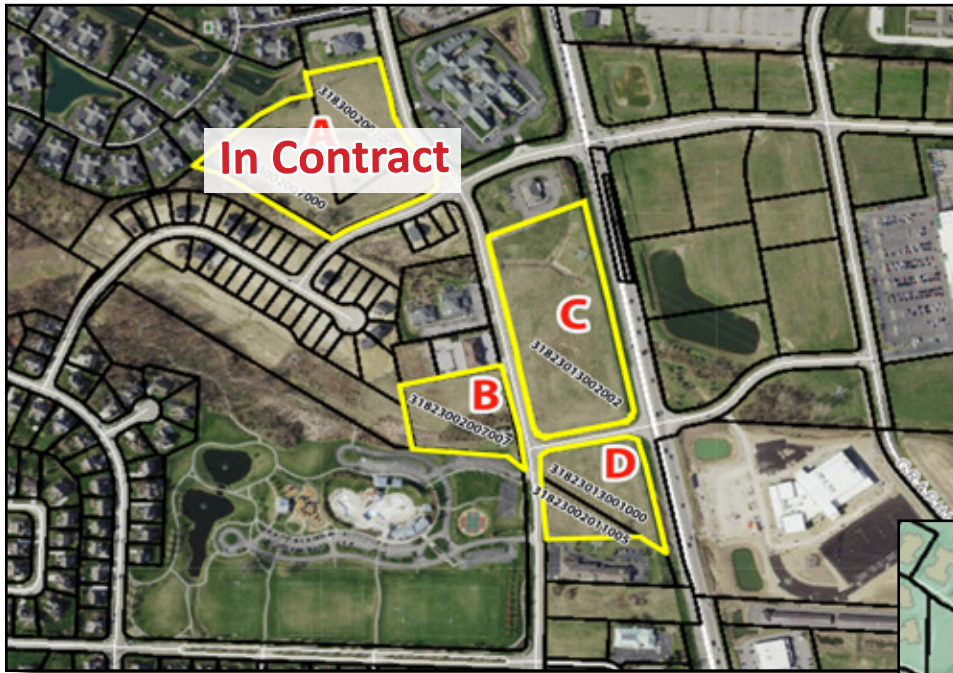
Sale Price:

Site A: \$200,000/ac - **In Contract**
Site B: \$250,000/ac
Site C: \$350,000/ac
Site D: \$200,000/ac

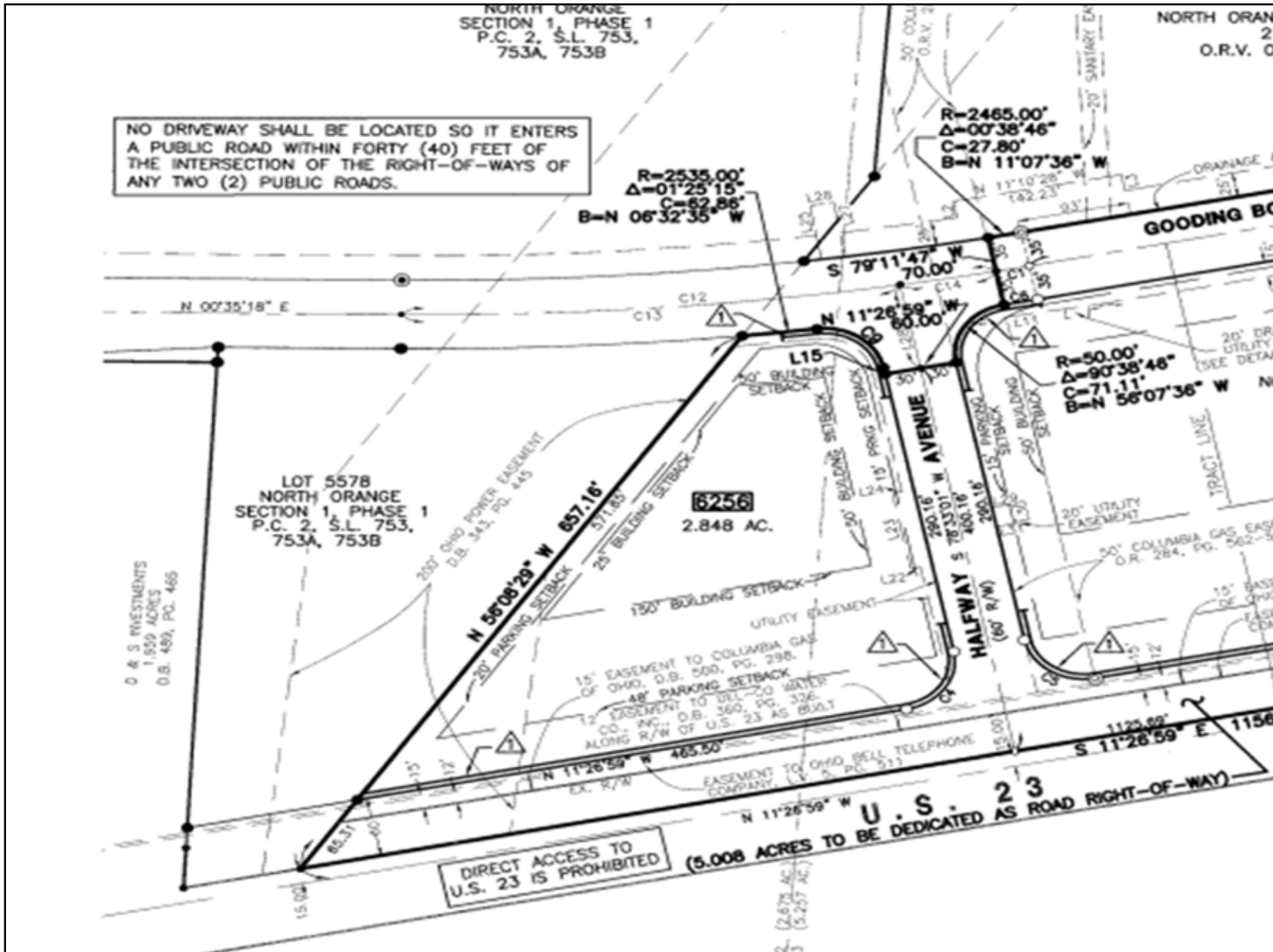
Utilities: All available

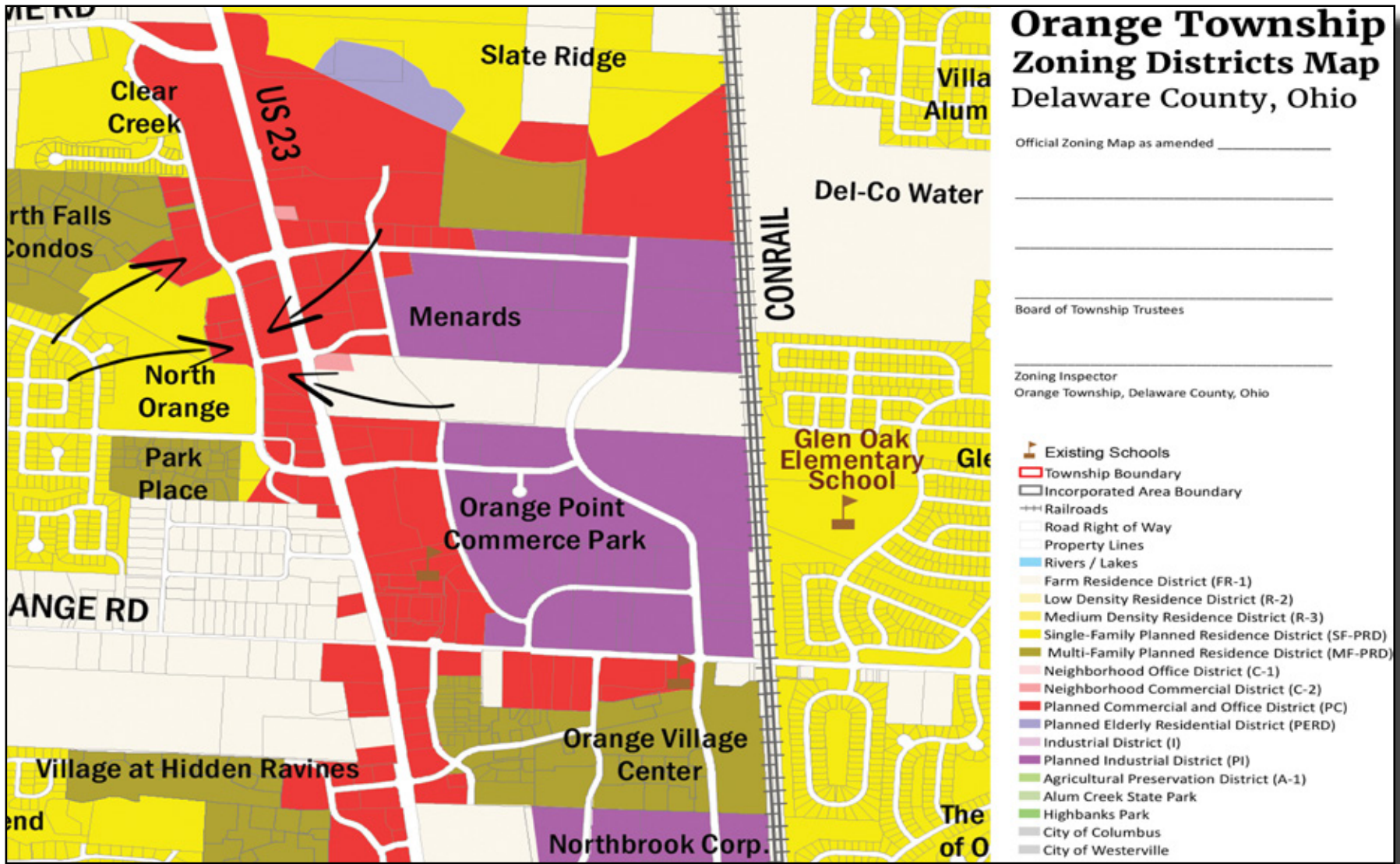
Zoning: PC - Planned Commercial and Office District

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

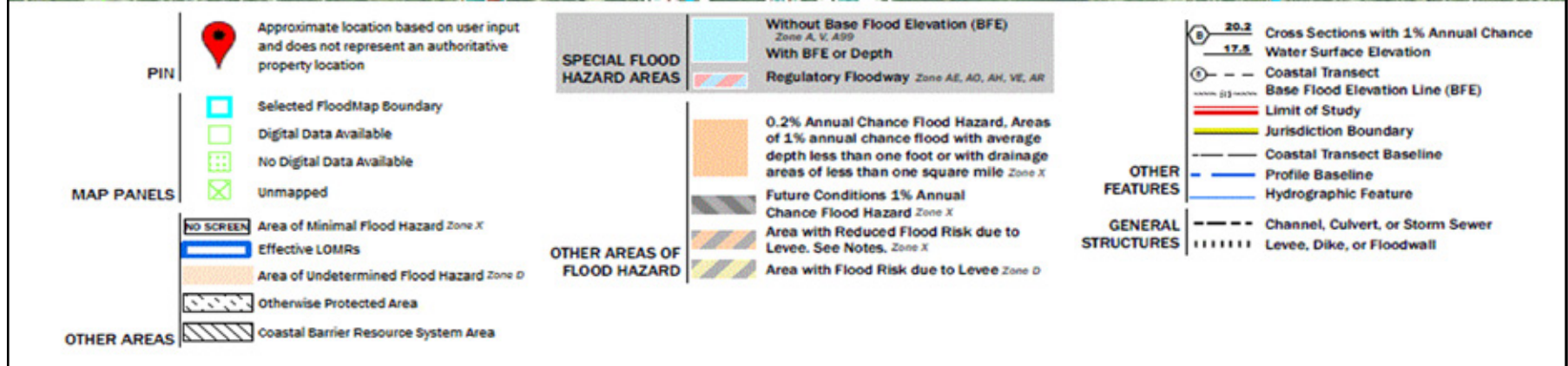
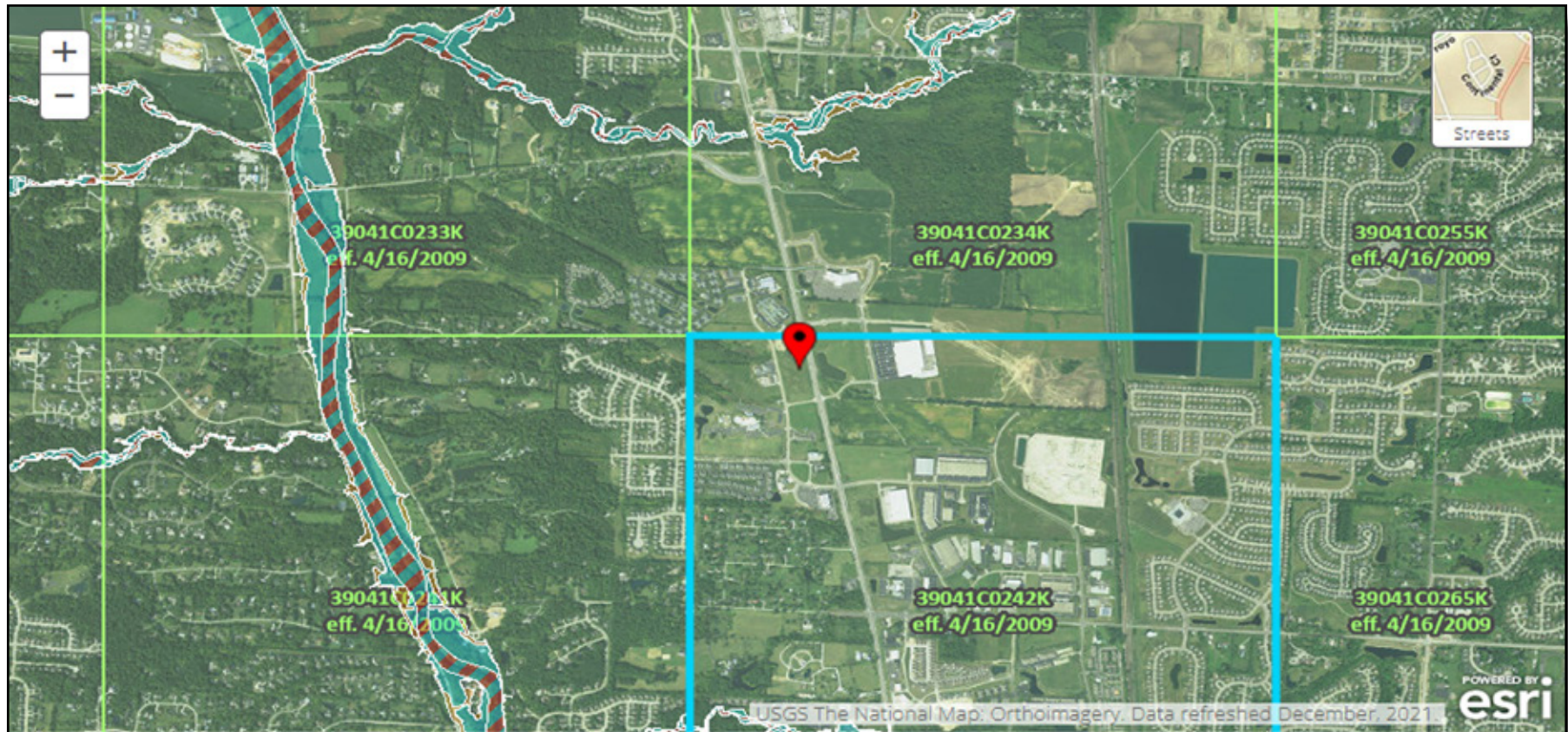


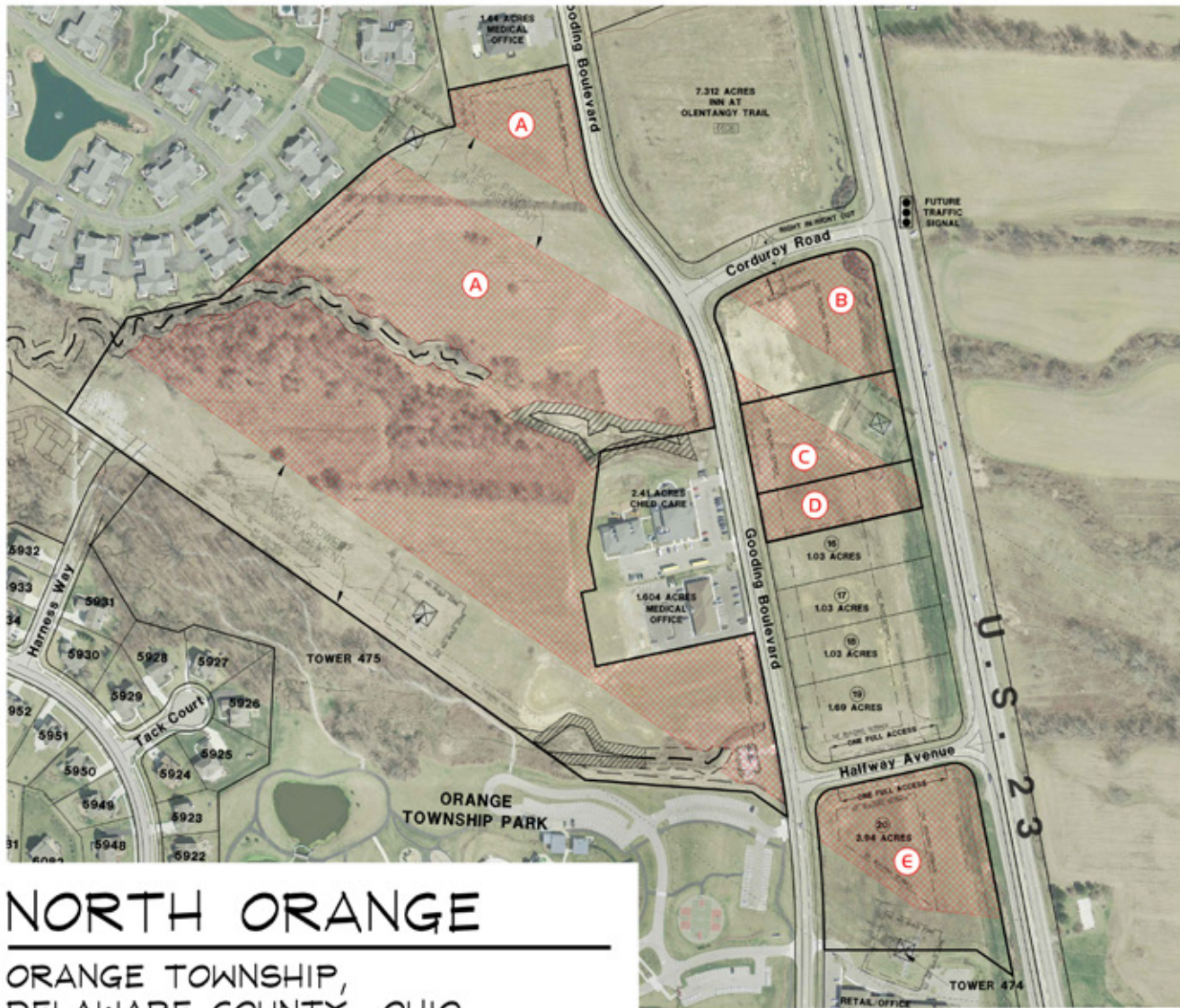






Click [here](#) to view zoning regulations





- SITE DATA:**
- (A)** TOTAL AREA: 32.8 ACRES
 BUILDABLE AREA: 20.5 ACRES
 NON-BUILDABLE AREA:
 AREA WITHIN WETLANDS: 1.1 ACRES*
 AREA WITHIN STREAM SETBACK: 1.4 ACRES*
 AREA WITHIN POWERLINE EASEMENT: 10.2 ACRES*
 *NOTE: NON-BUILDABLE AREAS OVERLAP IN SOME AREAS AND ARE THEREFORE COUNTED TWICE. THE OVERALL BUILDABLE AREA IS ACCURATE AND REMOVES THE OVERLAP.
 - (B)** TOTAL AREA: 2.56 ACRES
 BUILDABLE AREA: 1.60 ACRES
 NON-BUILDABLE AREA:
 AREA WITHIN POWERLINE EASEMENT: 0.96 ACRES
 - (C)** TOTAL AREA: 1.89 ACRES
 BUILDABLE AREA: 1.07 ACRES
 NON-BUILDABLE AREA:
 AREA WITHIN POWERLINE EASEMENT: 0.82 ACRES
 - (D)** TOTAL AREA: 1.02 ACRES
 BUILDABLE AREA: 0.98 ACRES
 NON-BUILDABLE AREA:
 AREA WITHIN POWERLINE EASEMENT: 0.04 ACRES
 - (E)** TOTAL AREA: 3.04 ACRES
 BUILDABLE AREA: 2.03 ACRES
 NON-BUILDABLE AREA:
 AREA WITHIN POWERLINE EASEMENT: 1.41 ACRES

- LEGEND**
- JURECTIONAL STREAM
 - JURECTIONAL STREAM PRESERVATION AREAS
 - COMMERCIAL ASSOCIATION BOUNDARY
 - WETLAND
 - WETLAND PRESERVATION AREAS
 - BUILDABLE AREA



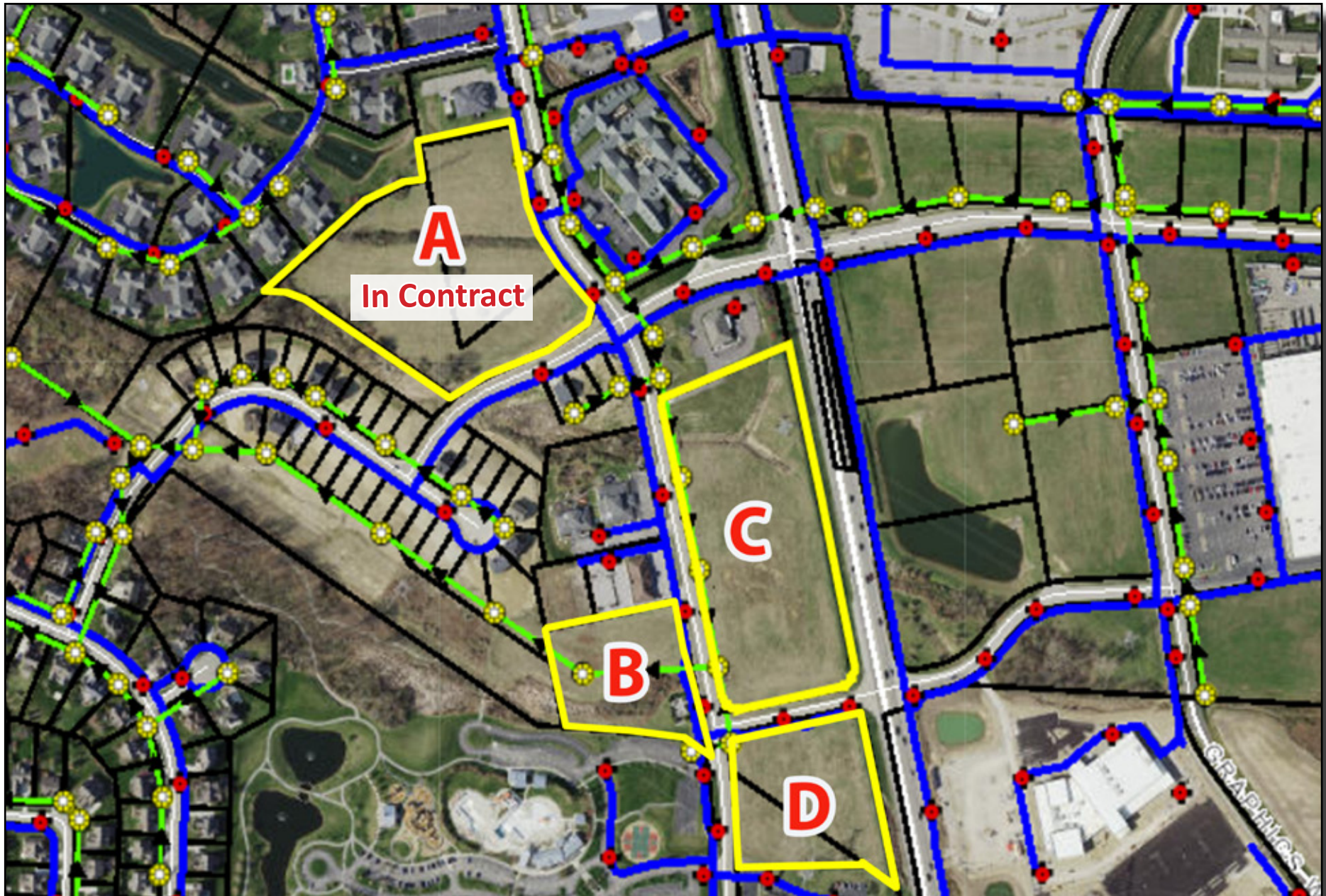
NORTH ORANGE
 ORANGE TOWNSHIP,
 DELAWARE COUNTY, OHIO

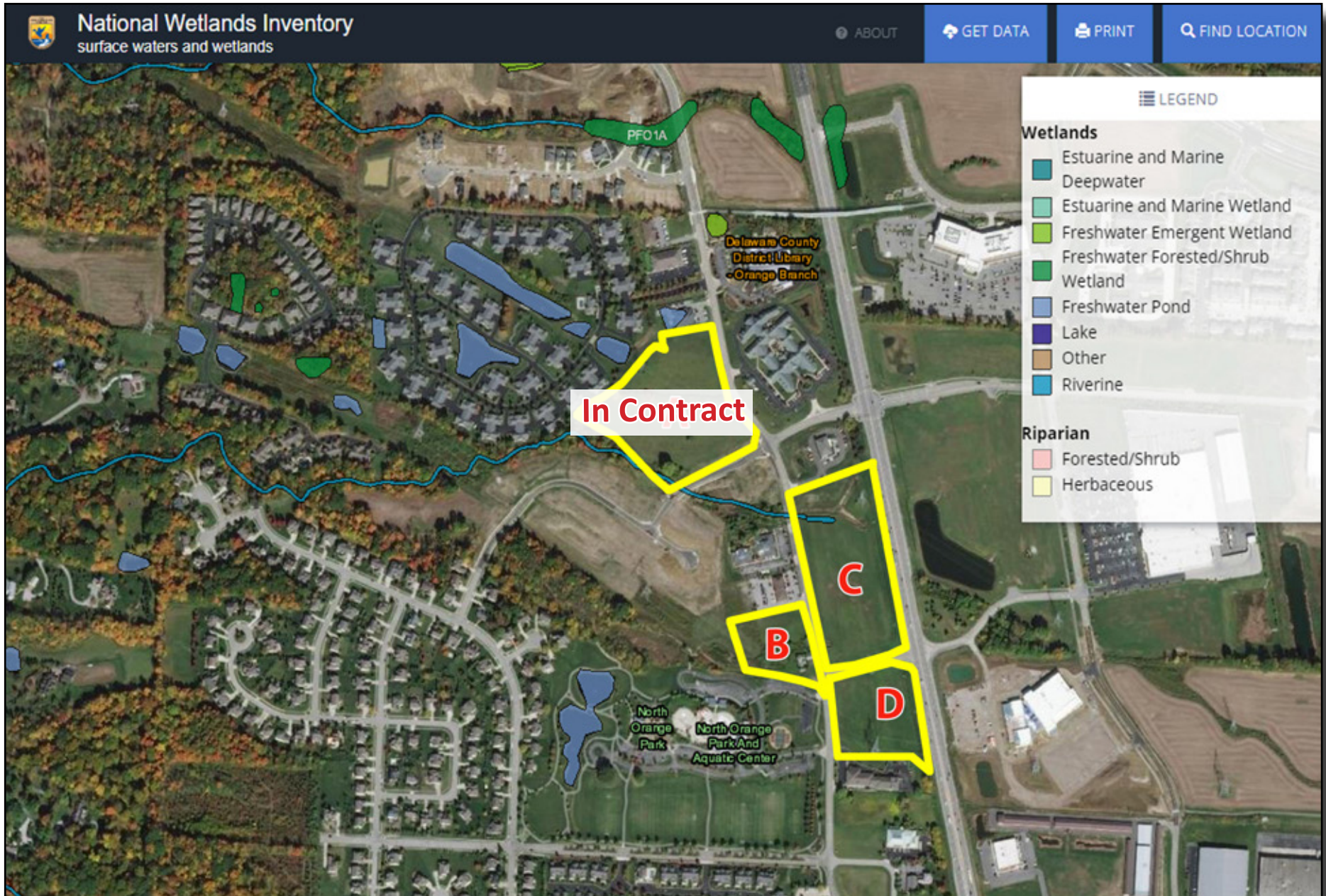
PREPARED FOR:
 C&B
 16 WEST NATIONAL BLVD.
 SUITE 300
 COLUMBUS, OHIO 43208

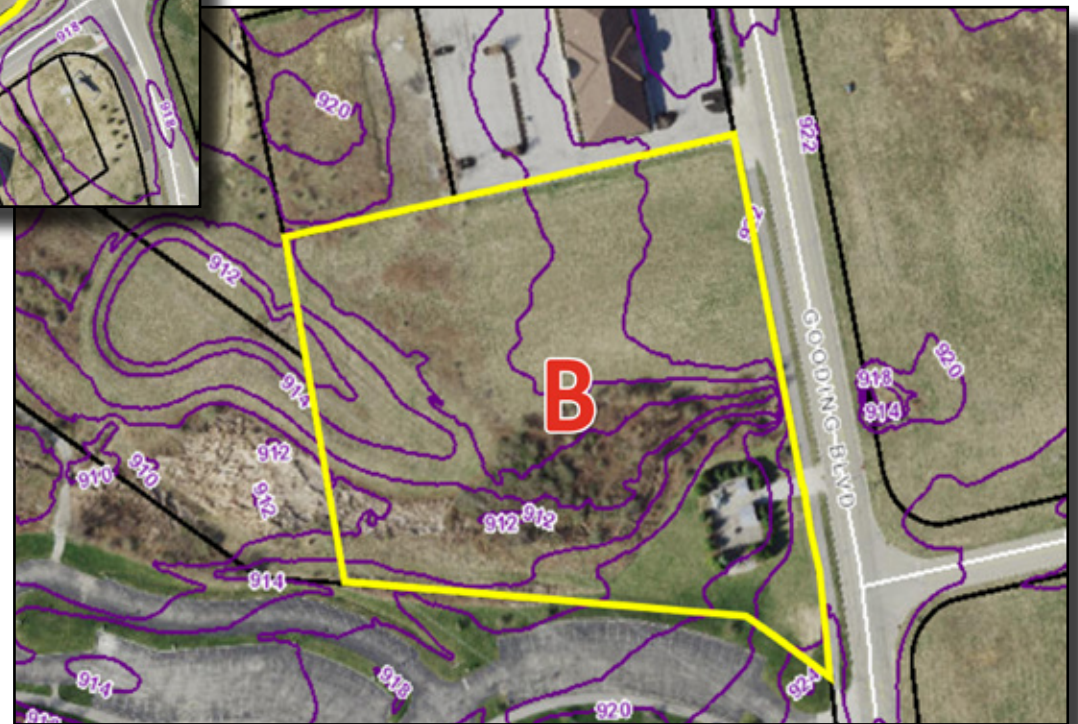
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 Central Ohio
 Tel: 614.297.1700
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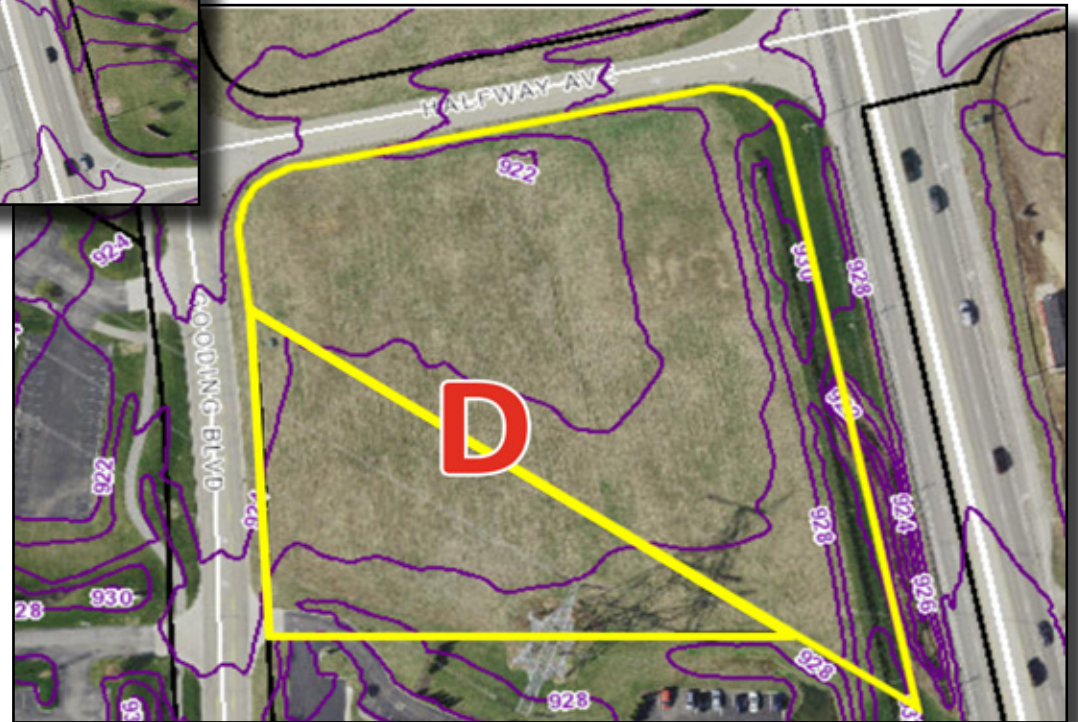
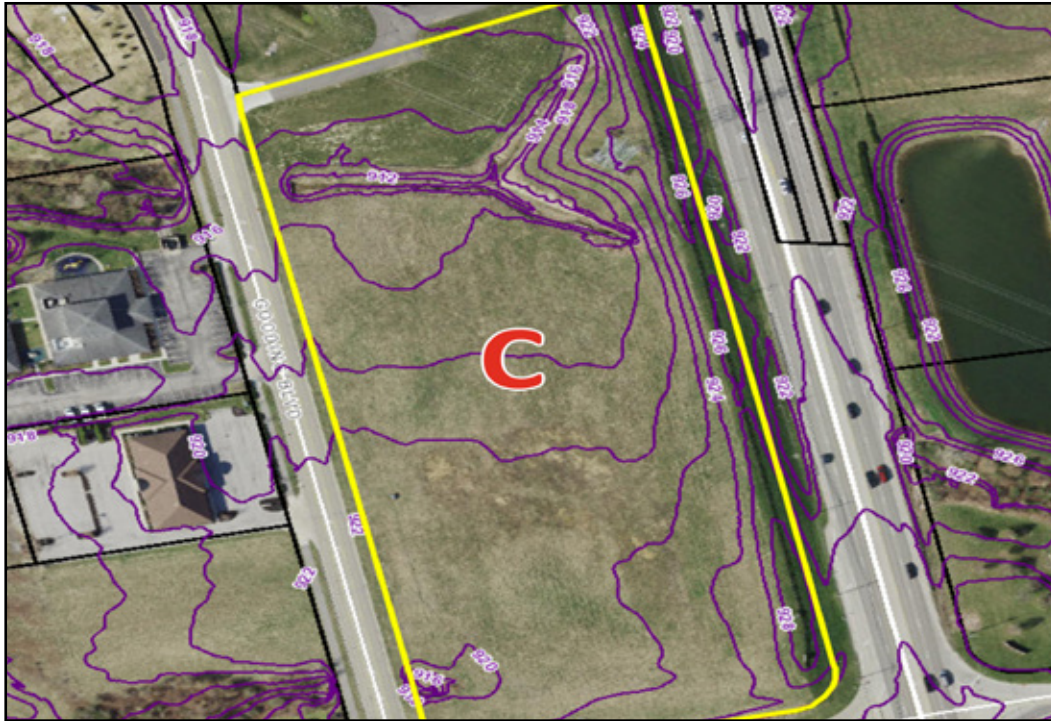
APRIL 30, 2012

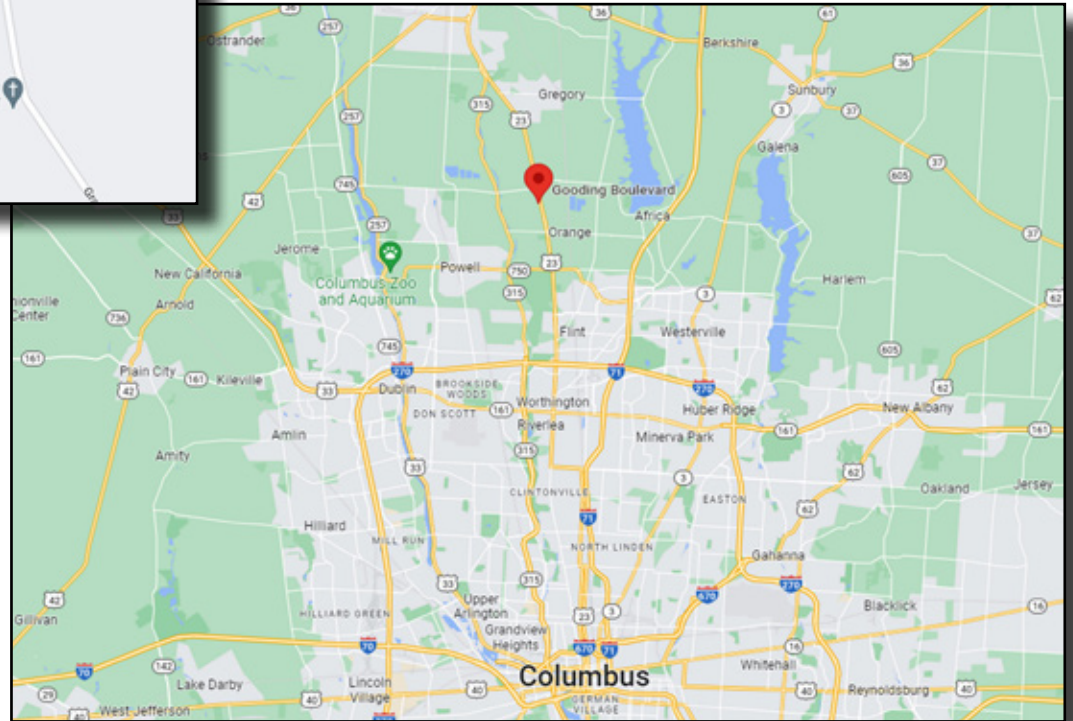
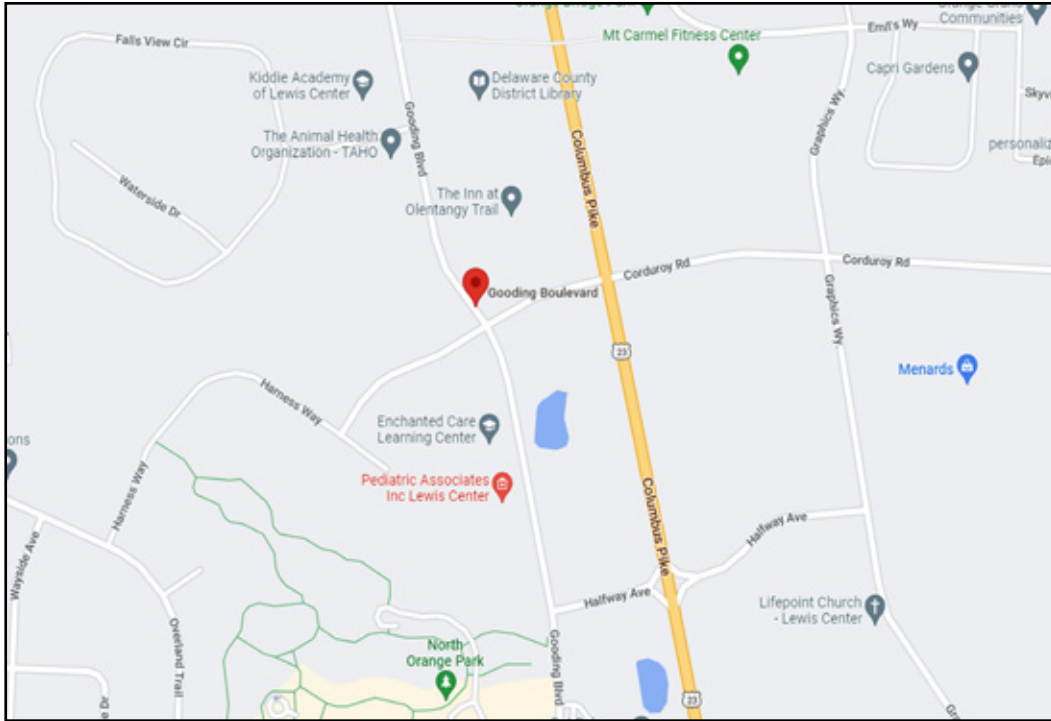
...PROJECT\CHEM\0-2012\NORTH ORANGE\08-GRA\01\08\NORTH ORANGE 01-017 430 2 212 - 430-212 8 95 02 41









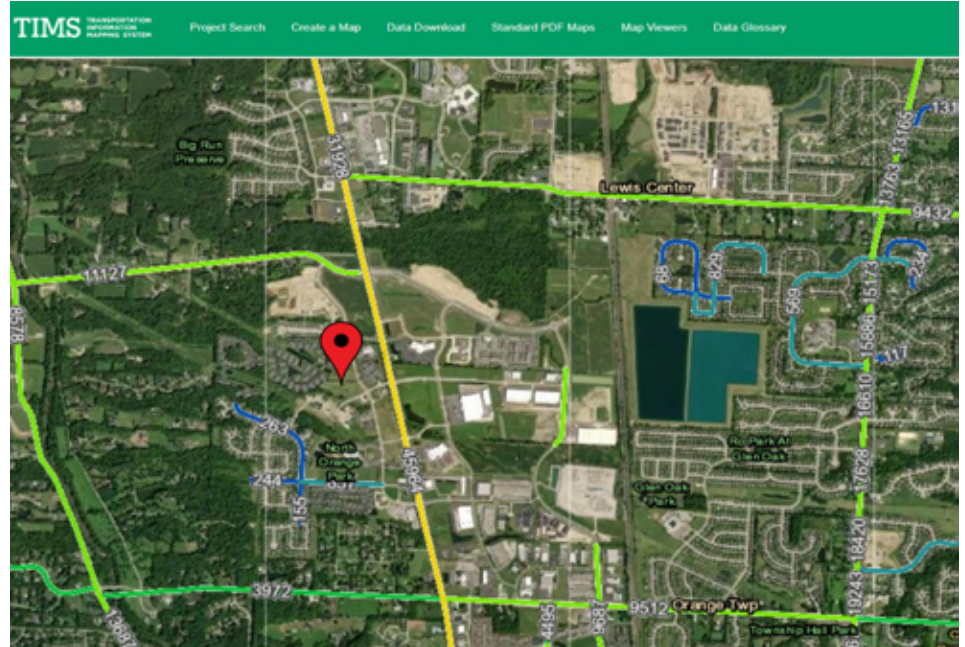




Great Location!
Easy access to main arteries
10 minutes to Polaris Fashion Place
15 minutes to Downtown Delaware

Demographic Summary Report

0 Gooding Blvd, Delaware, OH 43015				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	3,122	47,696	142,159	
2023 Estimate	2,804	44,212	134,109	
2010 Census	1,349	31,479	100,595	
Growth 2023 - 2028	11.34%	7.88%	6.00%	
Growth 2010 - 2023	107.86%	40.45%	33.32%	
2023 Population by Hispanic Origin	98	1,554	5,663	
2023 Population	2,804	44,212	134,109	
White	2,309 82.35%	34,416 77.84%	104,384 77.84%	
Black	128 4.56%	2,245 5.08%	7,632 5.69%	
Am. Indian & Alaskan	9 0.32%	101 0.23%	273 0.20%	
Asian	289 10.31%	6,384 14.44%	18,408 13.73%	
Hawaiian & Pacific Island	1 0.04%	28 0.06%	92 0.07%	
Other	69 2.46%	1,038 2.35%	3,320 2.48%	
U.S. Armed Forces	2	17	91	
Households				
2028 Projection	1,140	16,593	52,619	
2023 Estimate	1,025	15,371	49,724	
2010 Census	497	10,865	37,459	
Growth 2023 - 2028	11.22%	7.95%	5.82%	
Growth 2010 - 2023	106.24%	41.47%	32.74%	
Owner Occupied	868 84.68%	12,923 84.07%	37,722 75.86%	
Renter Occupied	157 15.32%	2,448 15.93%	12,002 24.14%	
2023 Households by HH Income	1,026	15,370	49,723	
Income: <\$25,000	73 7.12%	786 5.11%	2,733 5.50%	
Income: \$25,000 - \$50,000	195 19.01%	1,729 11.25%	5,011 10.08%	
Income: \$50,000 - \$75,000	81 7.89%	1,450 9.43%	6,247 12.56%	
Income: \$75,000 - \$100,000	108 10.53%	1,560 10.15%	5,976 12.02%	
Income: \$100,000 - \$125,000	97 9.45%	2,229 14.50%	6,599 13.27%	
Income: \$125,000 - \$150,000	90 8.77%	1,667 10.85%	5,113 10.28%	
Income: \$150,000 - \$200,000	110 10.72%	2,355 15.32%	7,399 14.88%	
Income: \$200,000+	272 26.51%	3,594 23.38%	10,645 21.41%	
2023 Avg Household Income	\$145,603	\$150,283	\$144,560	
2023 Med Household Income	\$114,432	\$124,225	\$118,542	

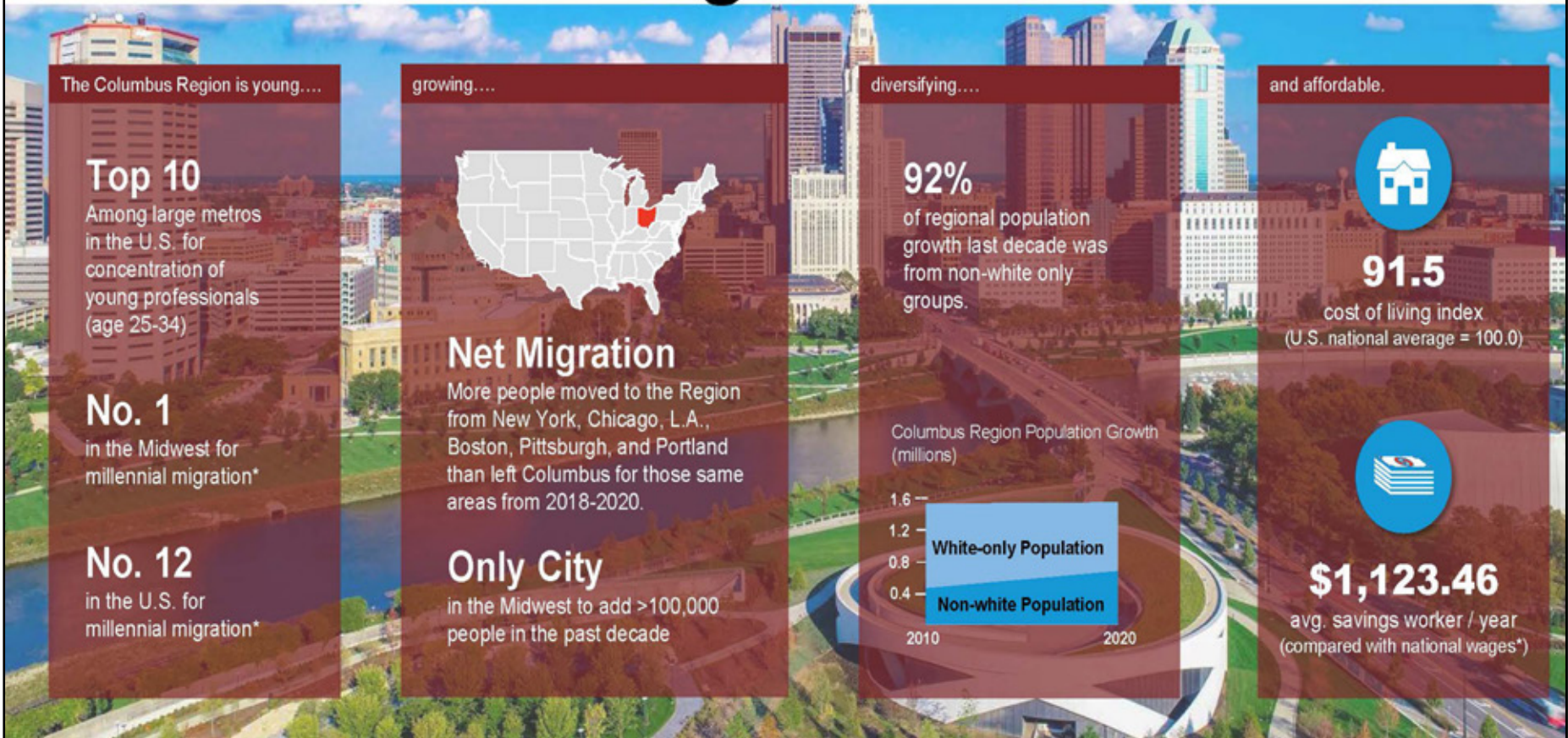


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 ABBOT-DOWNING BLVD	Abbot-Downing Blvd	0.05 E	2020	593	AAADT	.33
2 Abbot-Downing Boulevard	Abbot-Downing Blvd	0.05 E	2022	601	MPSI	.33
3 Abbot-Downing Blvd	Overland Trl	0.02 W	2022	572	MPSI	.36
4 Overland Trl	Abbot-Downing Blvd	0.02 S	2022	232	MPSI	.38
5 Overland Trail	Abbot-Downing Blvd	0.02 S	2020	253	MPSI	.38
6 Overland Trl	Abbot-Downing Blvd	0.02 N	2022	143	MPSI	.39
7 Overland Trail	Abbot-Downing Blvd	0.02 N	2020	159	MPSI	.39
8 Abbot-Downing Blvd	Overland Trl	0.02 E	2022	217	MPSI	.40
9 Abbot-Downing Boulevard	Overland Trl	0.02 E	2020	244	MPSI	.40
10 Columbus Pike	E Orange Rd	0.06 S	2022	35,513	MPSI	.57



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



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

Celebrating **86** 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 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.



Julie Cohen
Sales & Leasing Assoc.
614-221-4286 ext. 123
jcohen@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 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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