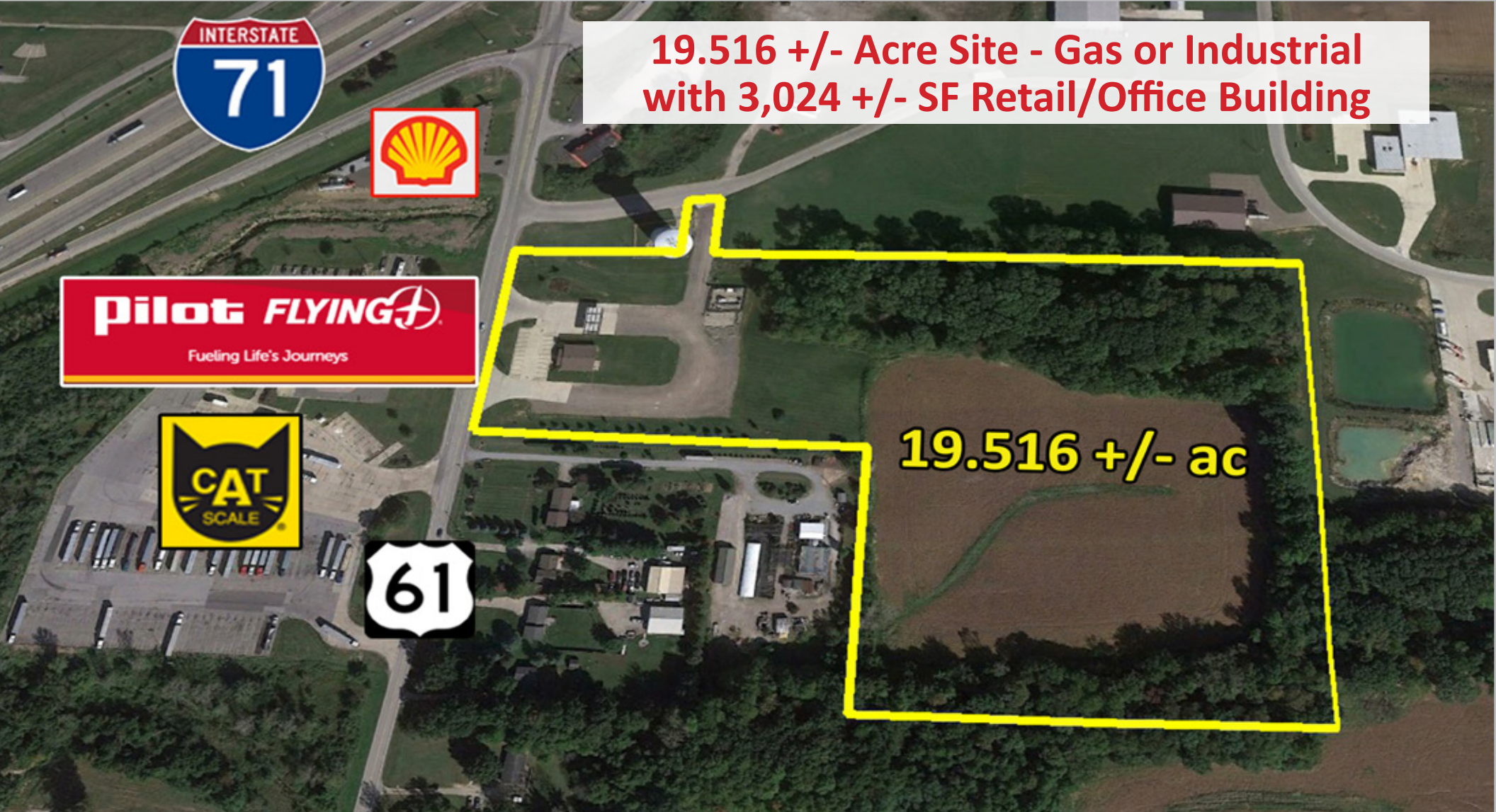


THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

Alex Marsh • amarsh@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.118 • www.rweiler.com



**19.516 +/- Acre Site - Gas or Industrial
with 3,024 +/- SF Retail/Office Building**

19.516 +/- ac

LEVEL LOT WITH RETAIL/OFFICE BUILDING!

Rare opportunity for multiple potential uses off the I-71 and SR-61 interchange exit.

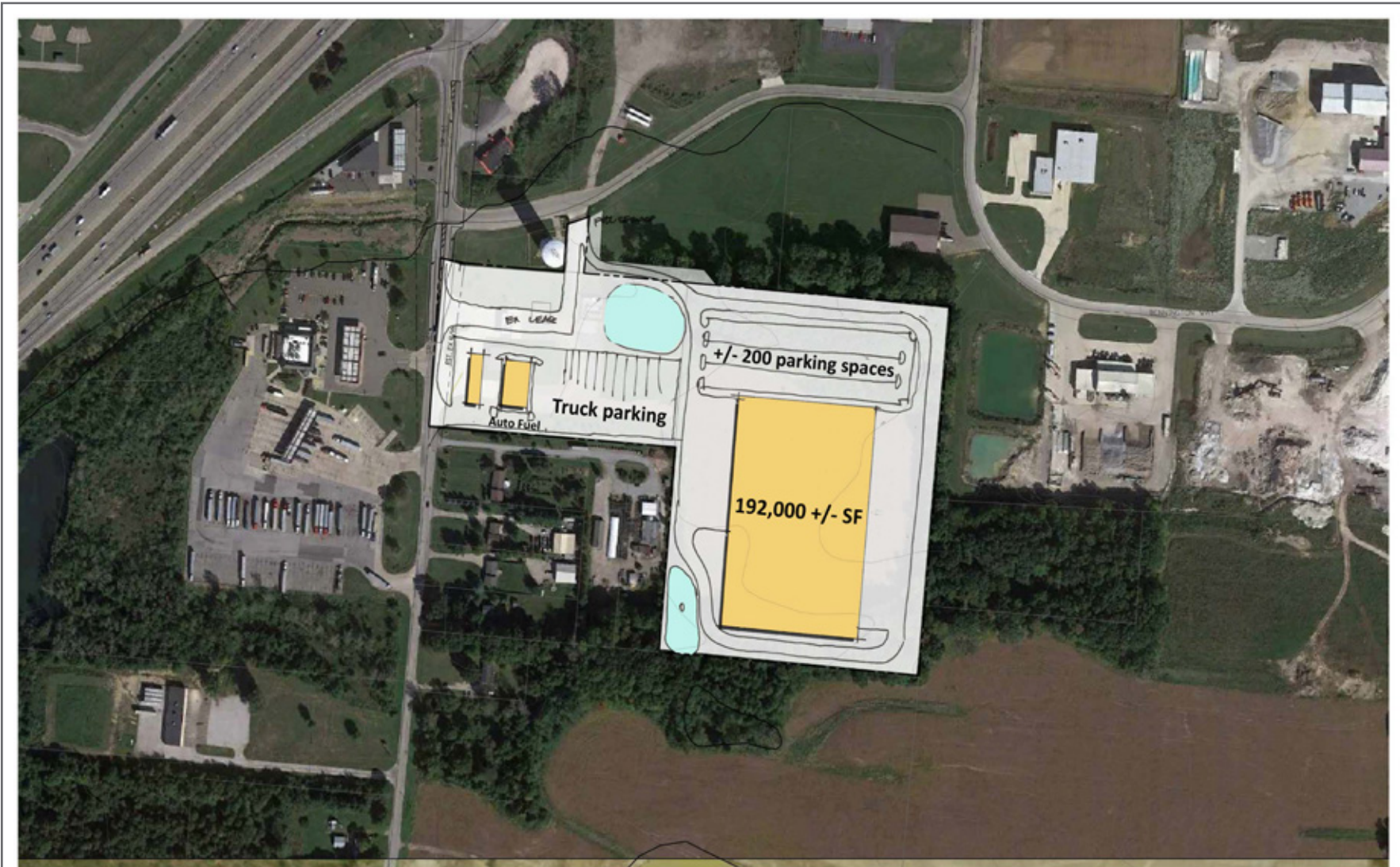
Large gas station users can purchase or lease the entire site, providing for truck parking in the rear or simply develop the frontage as the parcel can be split. Industrial users have the potential to fit up to 200,000 square feet on the site or multiple smaller buildings depending on the business. Seller 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 |
| Acreage: | 19.516 +/- acres |
| Building Size: | 3,024 +/- SF |
| Year Built: | 1977 |
| Year Remodeled: | 2015 |
| 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

NORTH
SCALE: 1"=100'
LAND PLANNING
LANDSCAPE ARCHITECTURE
4875 Cornsley
Marengo, OH 43028
www.farisplanninganddesign.com



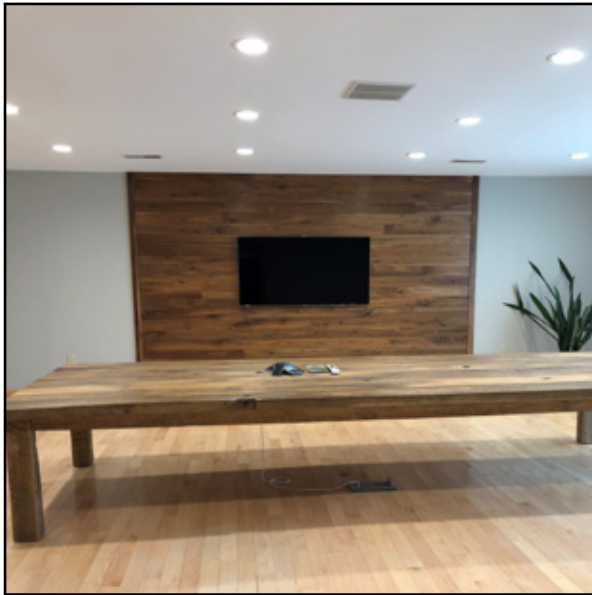
SITE PLAN OPTION B

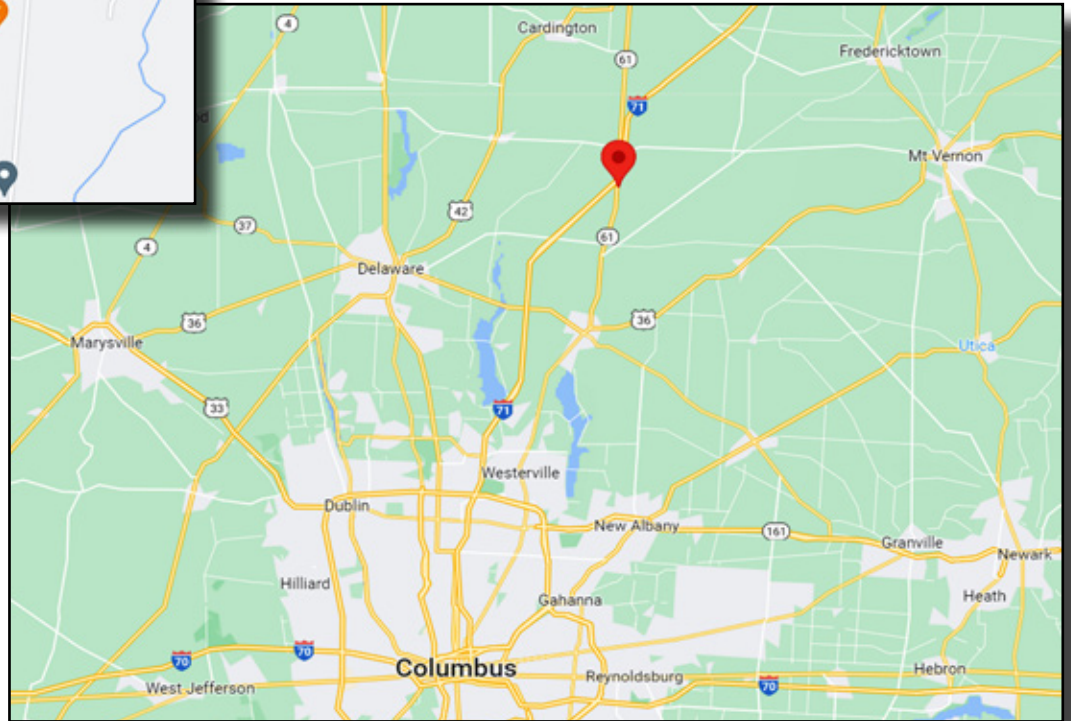
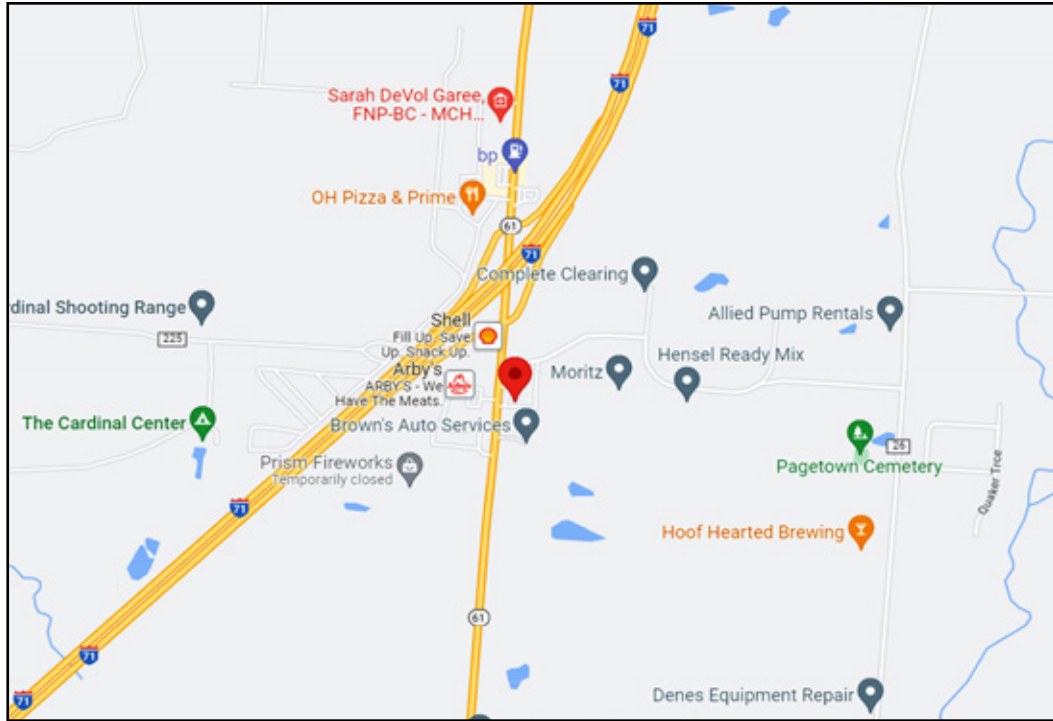
SR 61 AND BENNINGTON

PREPARED FOR HONDROS
DATE: 2.21.23

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
4875 Cornsley
Mansfield, OH 44885
937.421.4874 • www.farisplanninganddesign.com







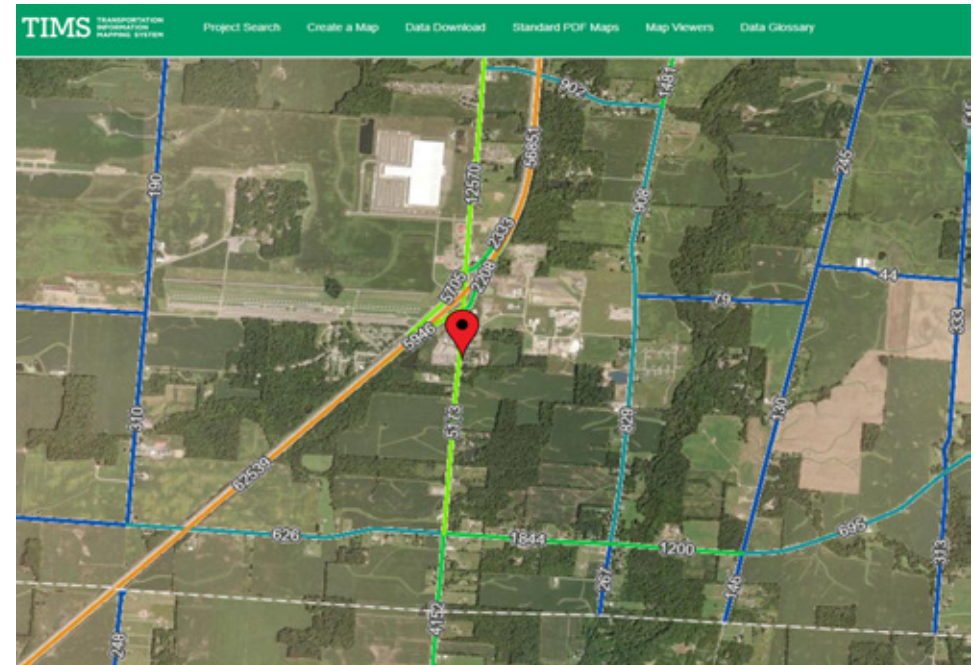


Great Location!

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 |
| Population | | | |
| 2028 Projection | 158 | 3,428 | 8,042 |
| 2023 Estimate | 158 | 3,372 | 7,875 |
| 2010 Census | 156 | 3,220 | 7,457 |
| Growth 2023 - 2028 | 0.00% | 1.66% | 2.12% |
| Growth 2010 - 2023 | 1.28% | 4.72% | 5.61% |
| 2023 Population by Hispanic Origin | | | |
| 2023 Population | 158 | 3,372 | 7,875 |
| White | 153 96.84% | 3,273 97.06% | 7,638 96.99% |
| Black | 1 0.63% | 24 0.71% | 58 0.74% |
| Am. Indian & Alaskan | 0 0.00% | 6 0.18% | 17 0.22% |
| Asian | 1 0.63% | 17 0.50% | 41 0.52% |
| Hawaiian & Pacific Island | 0 0.00% | 2 0.06% | 2 0.03% |
| Other | 2 1.27% | 51 1.51% | 118 1.50% |
| U.S. Armed Forces | 0 | 0 | 0 |
| Households | | | |
| 2028 Projection | 59 | 1,243 | 2,901 |
| 2023 Estimate | 59 | 1,223 | 2,841 |
| 2010 Census | 58 | 1,165 | 2,680 |
| Growth 2023 - 2028 | 0.00% | 1.64% | 2.11% |
| Growth 2010 - 2023 | 1.72% | 4.98% | 6.01% |
| Owner Occupied | 41 69.49% | 963 78.74% | 2,343 82.47% |
| Renter Occupied | 17 28.81% | 260 21.26% | 497 17.49% |
| 2023 Households by HH Income | | | |
| Income: <\$25,000 | 11 18.97% | 134 10.96% | 240 8.45% |
| Income: \$25,000 - \$50,000 | 12 20.69% | 272 22.24% | 632 22.25% |
| Income: \$50,000 - \$75,000 | 15 25.86% | 281 22.98% | 616 21.68% |
| Income: \$75,000 - \$100,000 | 7 12.07% | 183 14.96% | 429 15.10% |
| Income: \$100,000 - \$125,000 | 8 13.79% | 154 12.59% | 358 12.60% |
| Income: \$125,000 - \$150,000 | 2 3.45% | 48 3.92% | 137 4.82% |
| Income: \$150,000 - \$200,000 | 2 3.45% | 84 6.87% | 227 7.99% |
| Income: \$200,000+ | 1 1.72% | 67 5.48% | 202 7.11% |
| 2023 Avg Household Income | \$68,440 | \$85,622 | \$92,993 |
| 2023 Med Household Income | \$55,999 | \$64,704 | \$71,277 |

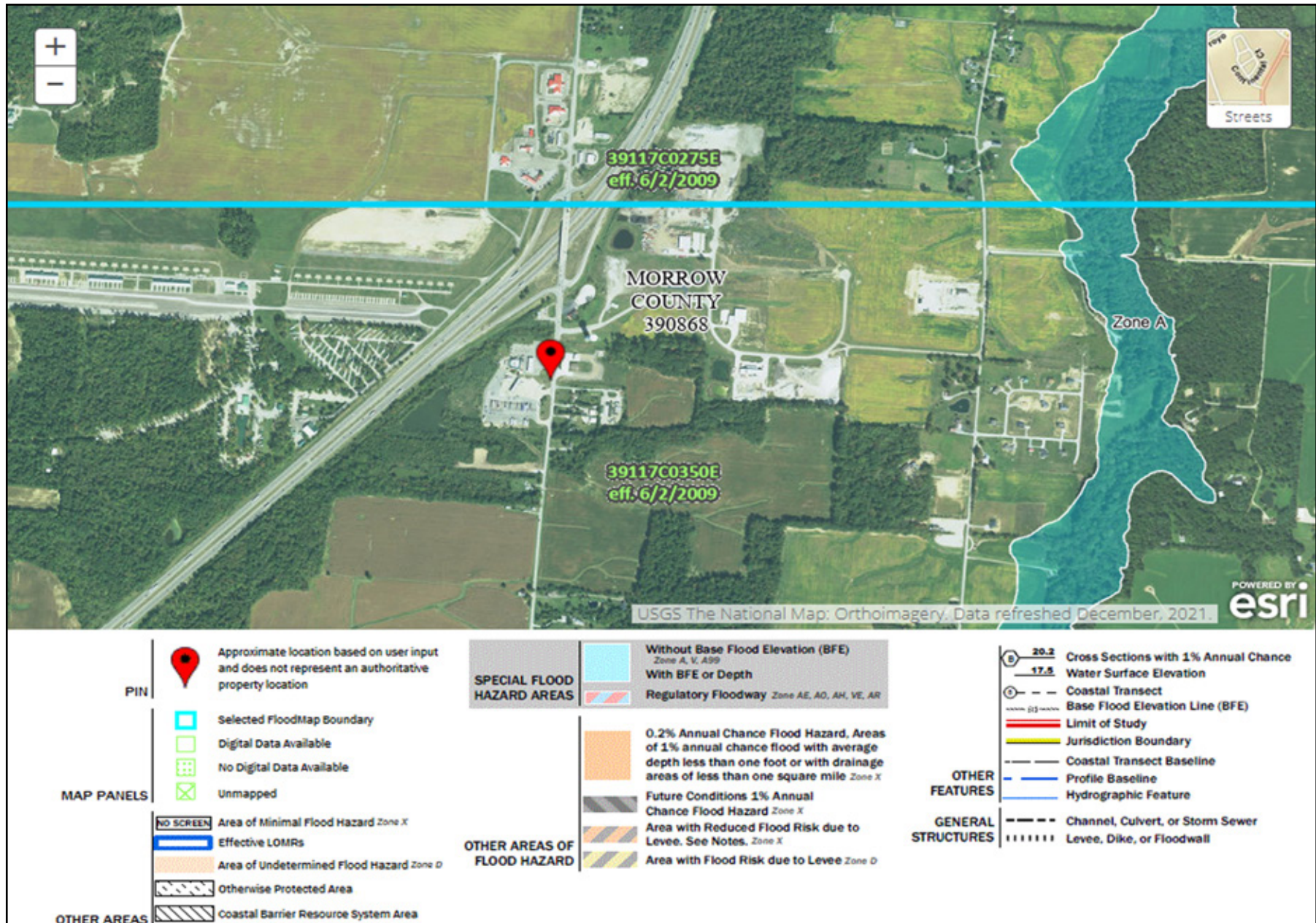


Traffic Count Report

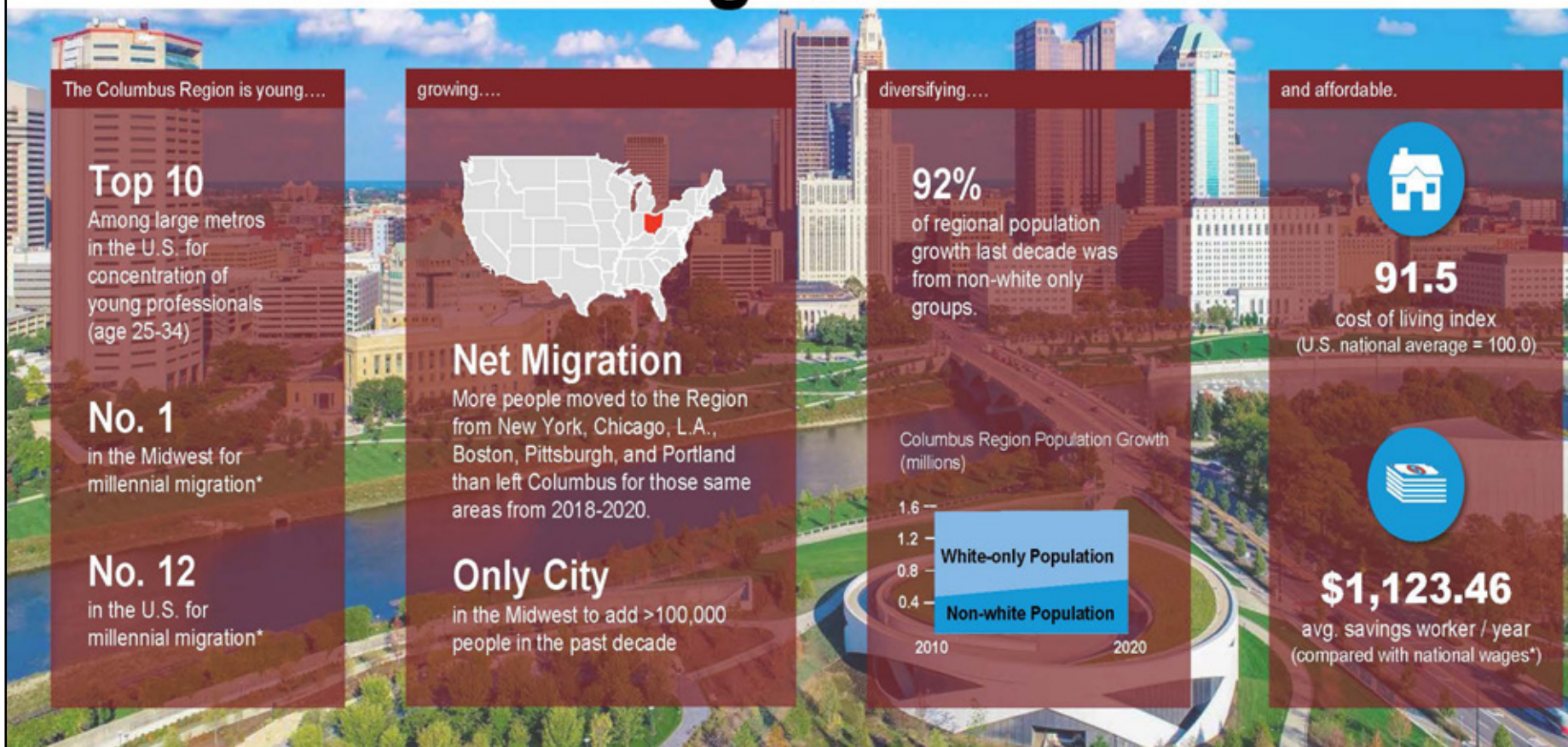
| 461 State Route 61, Marengo, OH 43334 | | | | | | |
|---------------------------------------|------------------------|----------------|------------|------------------|-------------|--------------------------|
| | | | | | | |
| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop. |
| 1 I-71 | State Hwy61 | 0.12 NE | 2022 | 5,295 | MPSI | .14 |
| 2 I-71 | State Rte 61 | 0.04 W | 2020 | 2,099 | MPSI | .21 |
| 3 I-71 | State Rte 61 | 0.05 E | 2020 | 6,155 | MPSI | .27 |
| 4 I-71 | State Hwy61 | 0.09 SW | 2022 | 1,803 | MPSI | .33 |
| 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 | .73 |
| 9 Olive Green Marengo Fulton Rd | Twp Rd 259 | 0.23 N | 2022 | 810 | MPSI | .78 |
| 10 County Road 26 | Twp Rd 259 | 0.23 N | 2020 | 867 | MPSI | .78 |



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.



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www.rweiler.com



Appraisal Brokerage Consulting Development

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

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