

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

Brian Speert • bspeert@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.499.7151 • www.rweiler.com



Appraisal Brokerage Consulting Development

**UNDEVELOPED VACANT LAND**

**6433 Lithopolis Road, Groveport, OH 43125**

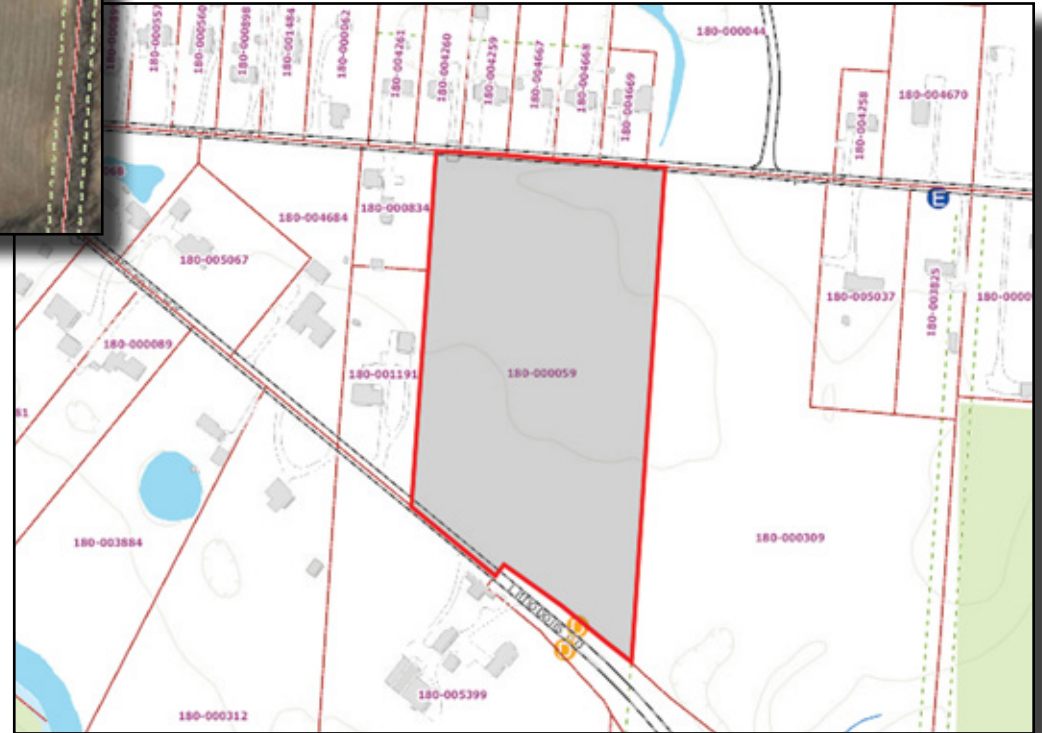
### Prime acreage: Ideal for a custom estate or agricultural venture

Situated on 9.63 +/- acres of generally level topography, makes this site shovel ready. The nearby Village of Lithopolis is positioned as a highly desirable “bedroom community” within the Greater Columbus metropolitan statistical area (MSA), with a future land use strategy strictly focused on “smart growth” that preserves its small-town agricultural heritage while accommodating rising housing demand. The areas intended use remains primarily single-family residential, supported by limited local commercial zones that serve daily needs without industrializing the area. Economically, this property would serve as an affluent commuter hub. This area is considered a high-demand market due to its reputation for quiet atmosphere, and community-centric lifestyle, frequently attracting families and move up buyers seeking relief from urban congestion.

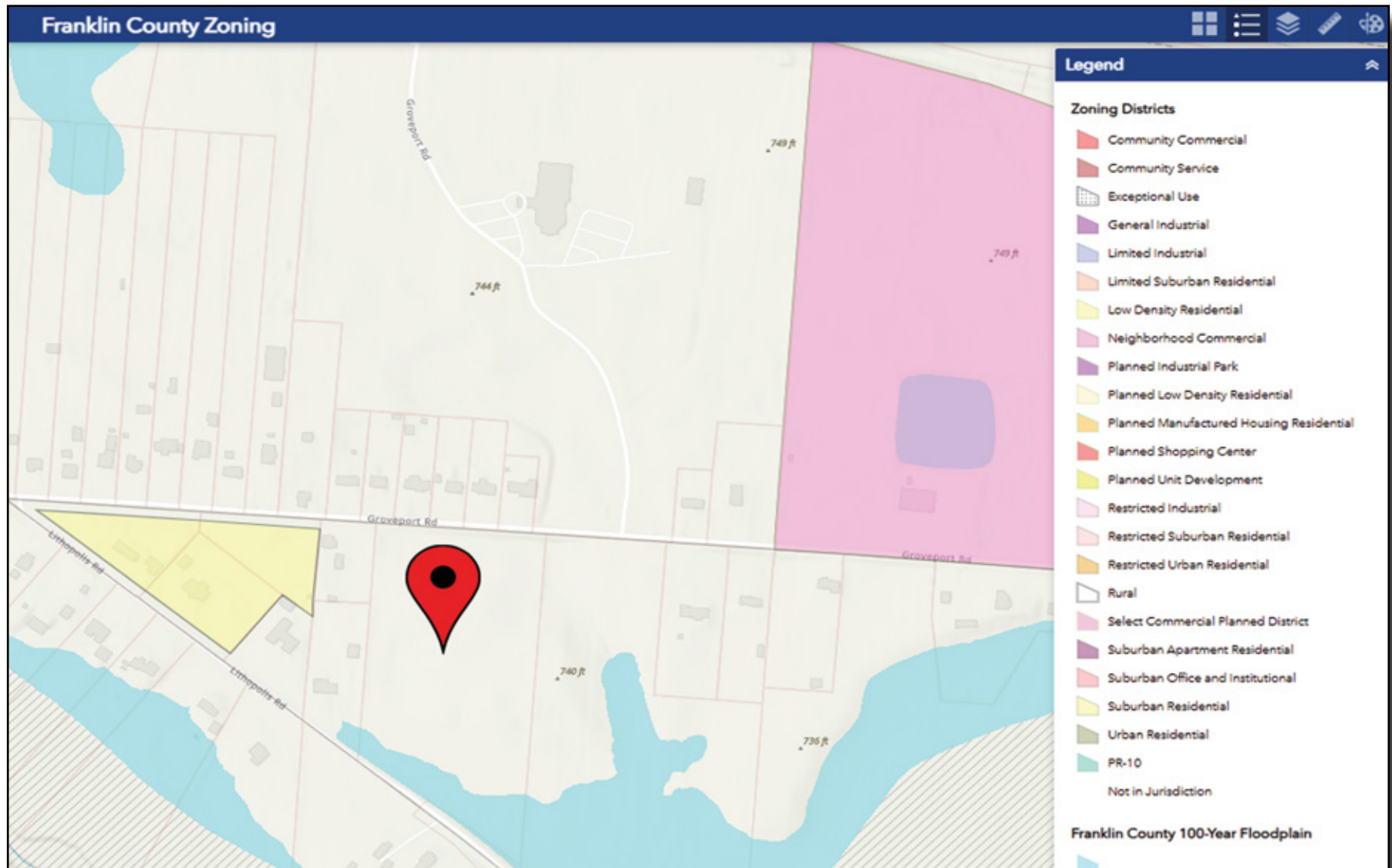


### Property Highlights

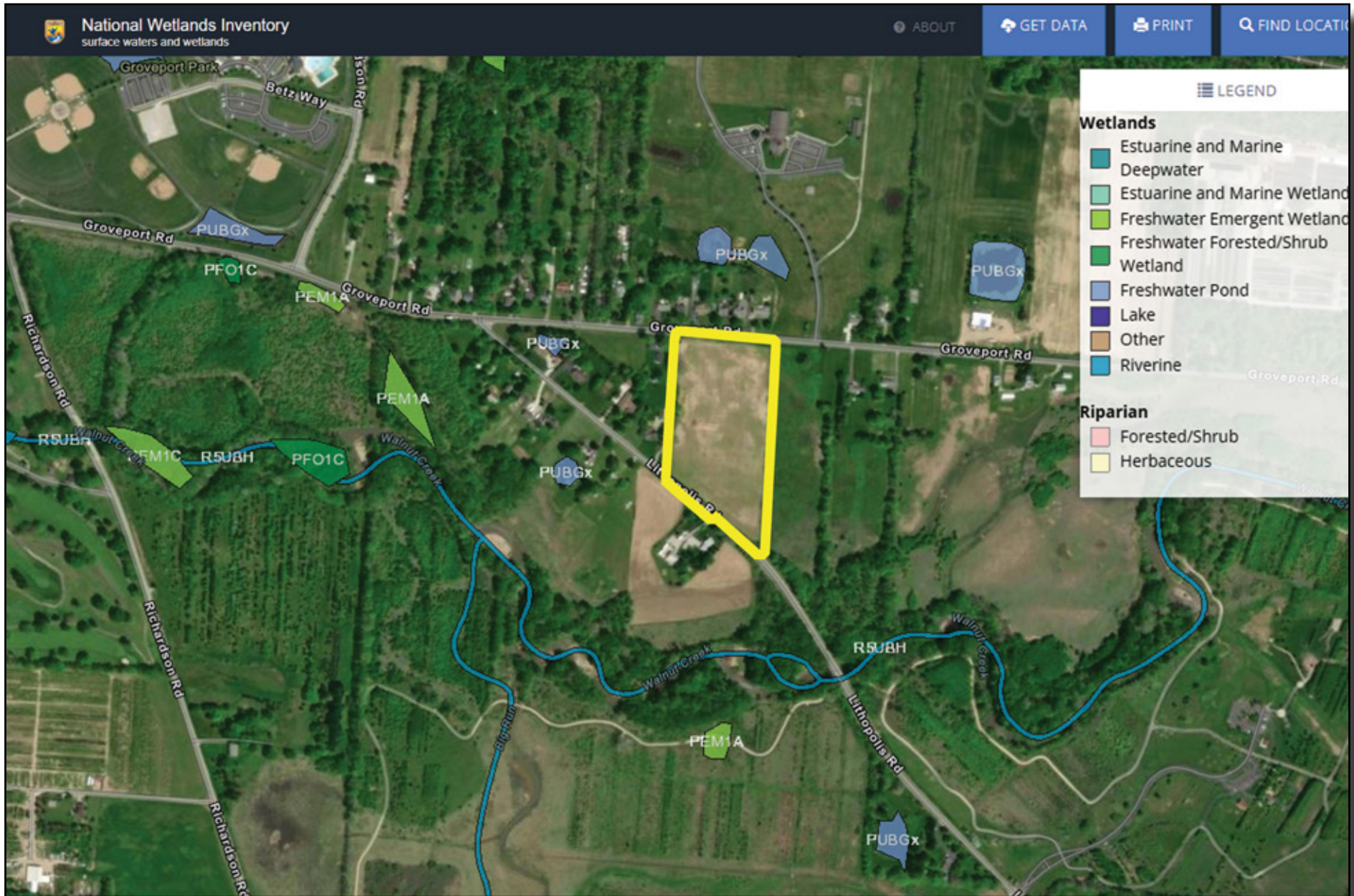
<b>Address:</b>	<b>6433 Lithopolis Road Groveport, OH 43125</b>
<b>Schools:</b>	<b>Groveport Madison LSD</b>
<b>County:</b>	<b>Franklin</b>
<b>Township:</b>	<b>Madison Township</b>
<b>PID:</b>	<b>180-000059-00</b>
<b>Location:</b>	<b>East side of Lithopolis Road just south of Groveport Road</b>
<b>Acreage:</b>	<b>9.63 +/- acres</b>
<b>List Price:</b>	<b>\$495,000</b>
<b>List Price/Acre:</b>	<b>\$51,402</b>
<b>Zoning:</b>	<b>R - Rural</b>







[Click here to view zoning text](#)

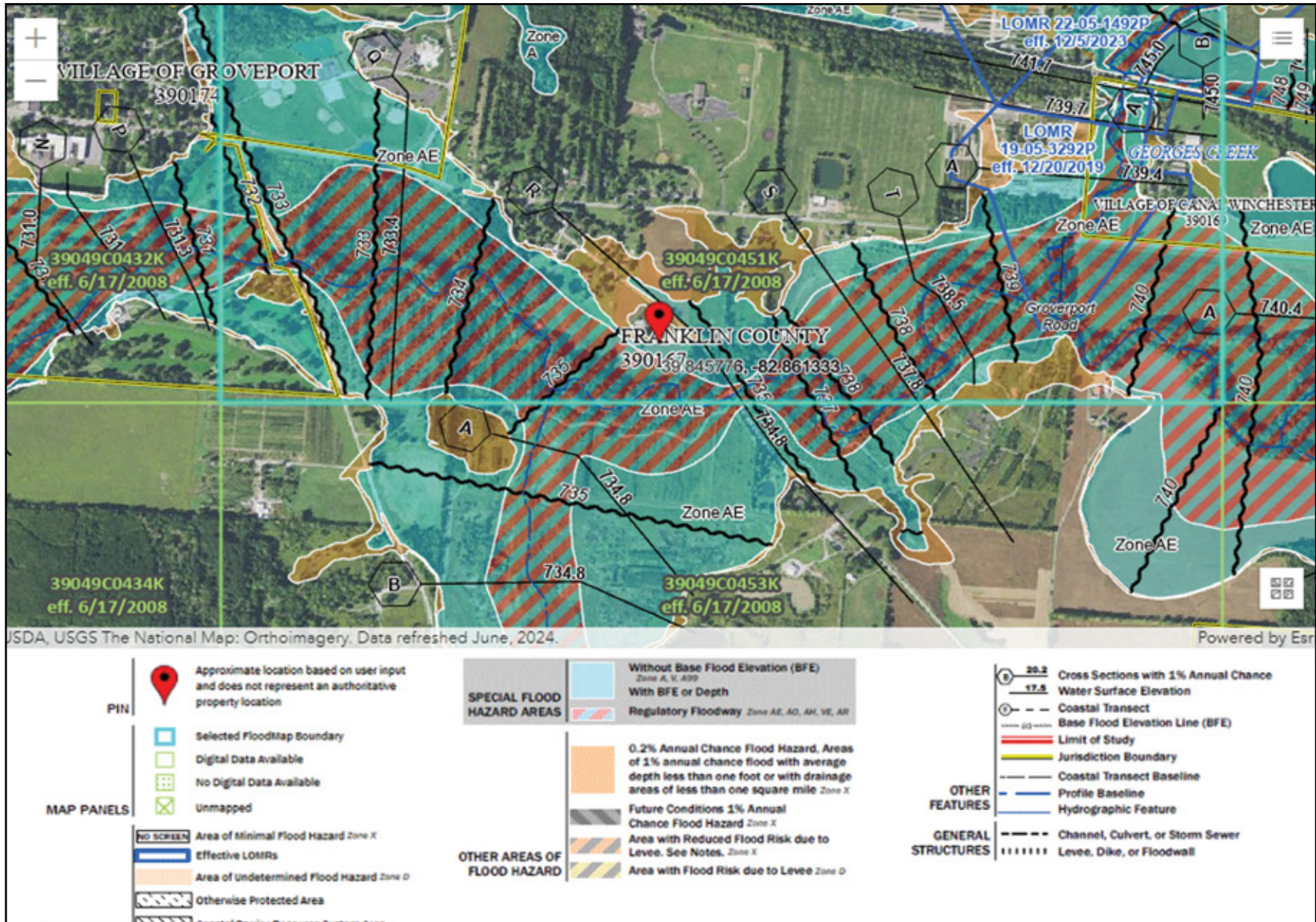







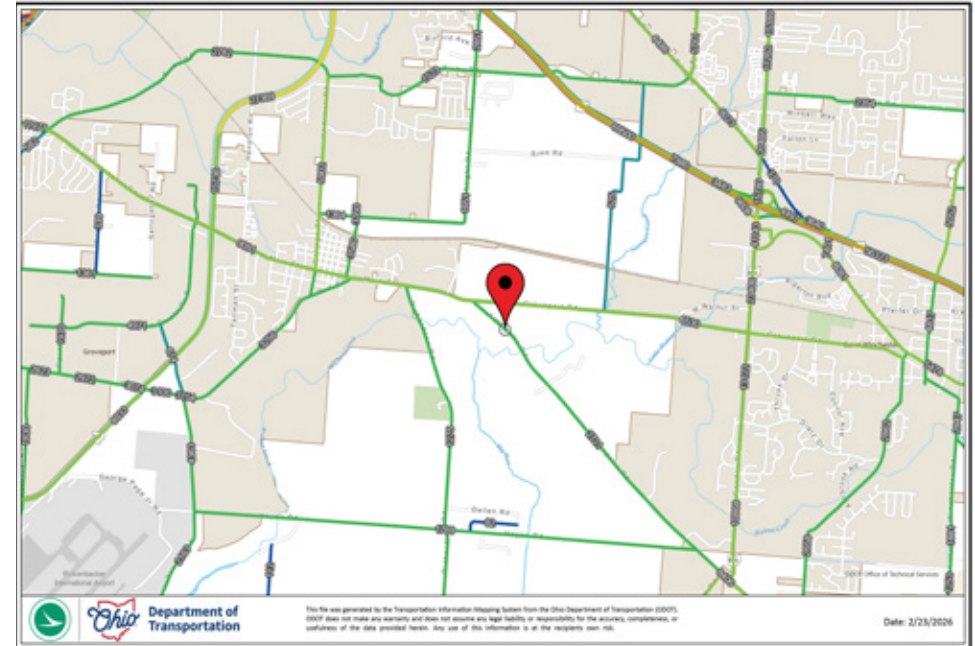
### Great Location!

The surrounding economy is bolstered by its proximity to the Rickenbacker International Airport logistics corridor and the Columbus commercial sector, allowing future residents access to high-paying employment within a 20–25-minute drive. Future planning is active and infrastructure-focused; the nearby village of Lithopolis has recently advanced significant capital improvements for 2025, including the Jackson Lake Park Sewer Interconnect and Water System Interface projects, ensuring utility capacity keeps pace with growth. Additionally, nearby developments like the revised “Miller Farms” project in neighboring Canal Winchester reflect a regional commitment.


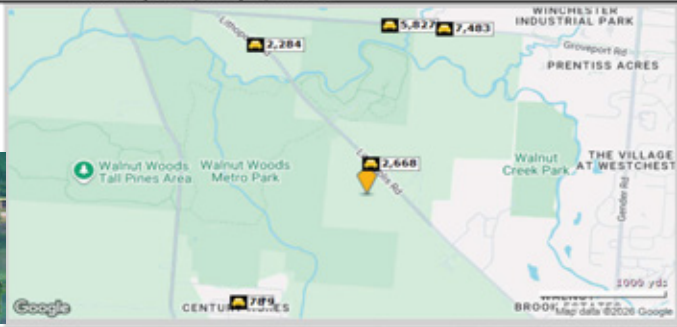


## Demographic Summary Report

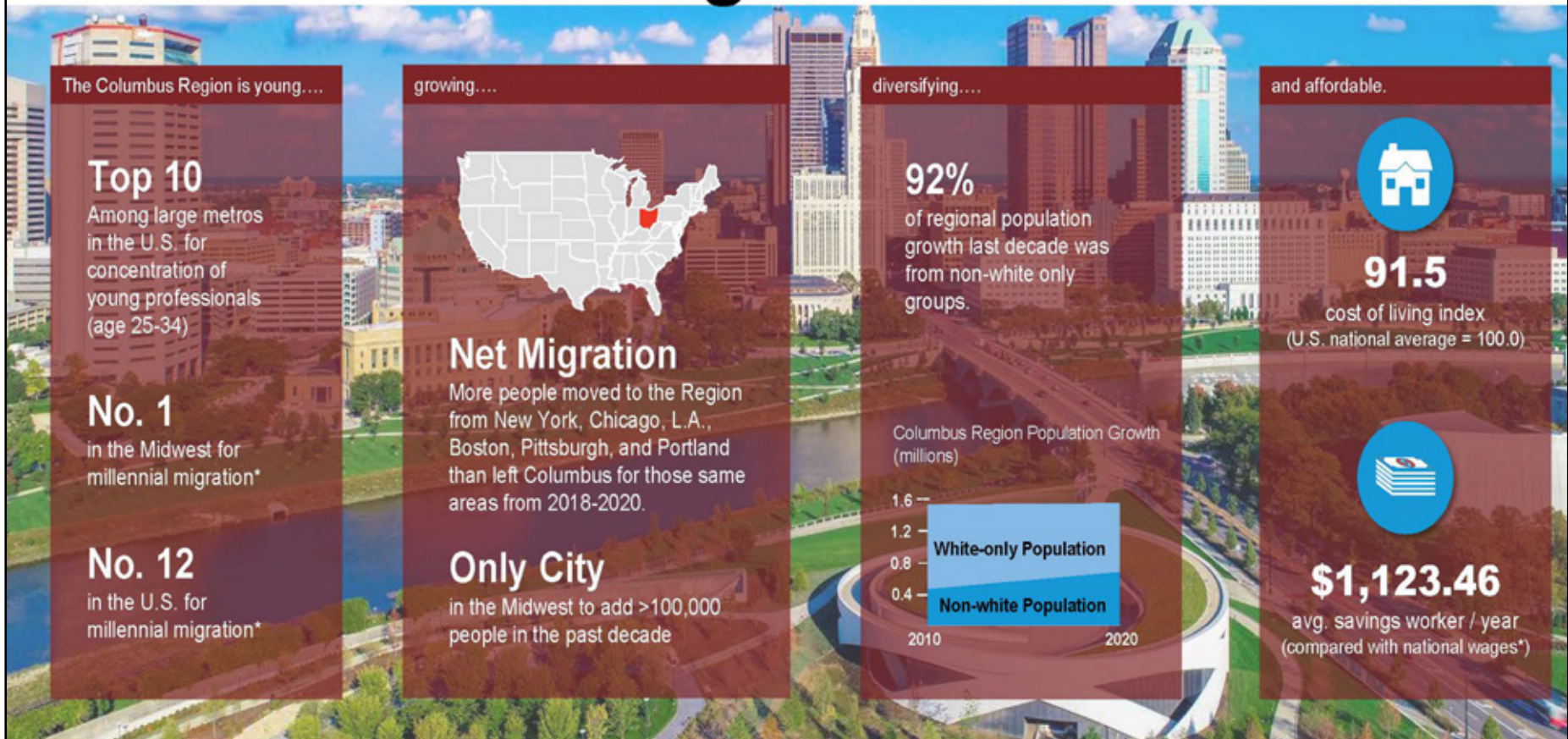
6995 Lithopolis Rd, Groveport, OH 43125				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	353	22,407	57,994	
2024 Estimate	351	22,258	57,209	
2020 Census	339	22,443	57,043	
Growth 2024 - 2029	0.57%	0.67%	1.37%	
Growth 2020 - 2024	3.54%	-0.82%	0.29%	
<b>2024 Population by Hispanic Origin</b>				
2024 Population	351	22,258	57,209	
White	301 85.75%	15,893 71.40%	35,816 62.61%	
Black	11 3.13%	3,469 15.59%	13,230 23.13%	
Am. Indian & Alaskan	1 0.28%	48 0.22%	163 0.28%	
Asian	5 1.42%	614 2.76%	1,722 3.01%	
Hawaiian & Pacific Island	0 0.00%	3 0.01%	17 0.03%	
Other	33 9.40%	2,231 10.02%	6,260 10.94%	
U.S. Armed Forces	0	8	39	
<b>Households</b>				
2029 Projection	146	8,436	21,764	
2024 Estimate	145	8,384	21,519	
2020 Census	141	8,438	21,577	
Growth 2024 - 2029	0.69%	0.62%	1.14%	
Growth 2020 - 2024	2.84%	-0.64%	-0.27%	
Owner Occupied	119 82.07%	6,079 72.51%	13,894 64.57%	
Renter Occupied	26 17.93%	2,305 27.49%	7,624 35.43%	
<b>2024 Households by HH Income</b>				
Income: <\$25,000	12 8.33%	811 9.67%	1,914 8.89%	
Income: \$25,000 - \$50,000	25 17.36%	1,335 15.92%	4,240 19.70%	
Income: \$50,000 - \$75,000	27 18.75%	1,469 17.52%	4,884 22.70%	
Income: \$75,000 - \$100,000	21 14.58%	1,238 14.76%	2,813 13.07%	
Income: \$100,000 - \$125,000	16 11.11%	1,151 13.73%	2,382 11.07%	
Income: \$125,000 - \$150,000	12 8.33%	849 10.12%	2,104 9.78%	
Income: \$150,000 - \$200,000	18 12.50%	955 11.39%	1,681 7.81%	
Income: \$200,000+	13 9.03%	578 6.89%	1,501 6.98%	
<b>2024 Avg Household Income</b>	\$105,125	\$101,804	\$95,291	
<b>2024 Med Household Income</b>	\$84,523	\$86,672	\$73,123	



## Traffic Count Report

6995 Lithopolis Rd, Groveport, OH 43125							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Lithopolis Road			2023	2,670	MPSI	.17	
2 LITHOPOLIS RD			2025	2,668	MPSI	.17	
3 Johanne Dr	Dellen Rd	0.15 E	2018	62	MPSI	.76	
4 Johanne Drive	Dellen Rd	0.15 E	2024	79	MPSI	.76	
5 Johanne Drive	Dellen Rd	0.15 E	2025	78	MPSI	.79	
6 Main St	Groveport Rd	0.12 E	2025	5,827	MPSI	.89	
7 Lithopolis Rd	Main St	0.25 NW	2025	2,289	MPSI	.93	
8 Lithopolis Rd	Main St	0.25 NW	2024	2,284	MPSI	.93	
9 Groveport Rd	Main St	0.14 W	2019	8,631	AA DT	.93	
10 Groveport Rd	Main St	0.14 W	2025	7,483	MPSI	.93	

# What's Driving Investment?



# Notable Projects YTD



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

Celebrating **88** 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 88 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.



Brian Speert  
Sales & Leasing Assoc.  
614-499-7151

[bspeert@rweiler.com](mailto:bspeert@rweiler.com)

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

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 sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

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 of 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.