

# CALL TO OFFERS DUE SEPT 6TH BY 12PM EST

BROKER TO PROVIDE TEMPLATE TERM SHEET TO ALL INTERESTED PARTIES

±23.5 ACRES

W. DUBLIN GRANVILLE RD.

FOR SALE | COMMERCIAL DEVELOPMENT LAND

±23.5 ACRES | PRIME LOCATION

3455 W. DUBLIN GRANVILLE ROAD | COLUMBUS, OH 43235



A MEMBER OF CORFAC INTERNATIONAL

# EXECUTIVE SUMMARY

Elford Realty is pleased to present this opportunity to acquire ±23.5 acres in a central area of Columbus, made up of three full parcels and two partial parcels. The site offers close access to SR-315, Sawmill Road and Riverside Drive and is in close proximity to the City of Worthington, City of Dublin, the City of Upper Arlington, the Clintonville area, along with The Ohio State University.

## PROPERTY SUMMARY

PRICE:	\$5,875,000
PRICE/ACRE:	\$250,000/acre
LOCATION:	Columbus, OH
PARCEL #:	590-159028, #590-158972, #590-228184, Partial #590-128886, and partial #590-158960
ACREAGE:	±23.5 Acres (Final acreage to be determined upon lot split)
ZONING:	M-2 Manufacturing (inclusive of non-residential uses permitted with the C-2 Commercial zoning district)



# SITE AERIAL



# SITE PLAN



# AMENITIES MAP



# MARKET OVERVIEW MAP



# NEIGHBORHOOD OVERVIEW

The Subject Property is located along SR-161 in the Northwest quadrant of Columbus, Ohio. It is adjacent to The Ohio State University Airport (Don Scott Field), across from Brookside Golf & Country Club, and in close proximity to the Sawmill Road retail corridor and the new Bridge Park mixed-use development. The Sawmill Road/SR-161 intersection is the “main and main” of amenities for Dublin and Worthington residents is still considered one of the most heavily trafficked and sought after for national retailers in the Central Ohio area. The Subject Property has easy access to I-270, SR-315, SR-33, along with the Dublin, Worthington, Powell and Columbus communities. The area immediately surrounding the Subject Property is comprised of a mix of residential neighborhoods/developments, retail/restaurant amenities, and small-scale professional office and flex properties (office/industrial).

## INTERSTATE ACCESSIBILITY

Conveniently located along SR-161 with easy access to I-270, SR-315 and SR-33.

## BRIDGE PARK

Located in the heart of Dublin, Ohio, Bridge Park is a community built on the idea that what matters most is not only where people live, but how they live. The mixed-use development consists of apartments, condos, restaurants, retail shops, office space, hotel and events center providing tenants and visitors the convenience of walking to their next adventure. Once completed, Bridge Park will include 840,000 SF of Class A office, 195,000 SF of restaurant/retail, 720 for-rent residential units, 150 for-sale condos/townhomes, a 150-key AC Hotel by Marriott, a 145-key SpringHill Suites hotel, an 800-person events center and 4,700 parking spaces.

## OHIO STATE UNIVERSITY AIRPORT

The Ohio State University Airport serves as a hub to regional industry members, a learning lab for future aviation professionals and a core facility for university research. Since 1942 it has grown to be a nationally recognized leading general aviation facility.

## ANTRIM PARK

Antrim is a nearly 120 acre park surrounded by a quarried lake and the Olentangy Greenway Trail, great for running, walking, biking or skating. Antrim Park is a popular place for fishing, which can be done off the banks or from the large accessible dock.

## SAWMILL ROAD RETAIL CORRIDOR

One of the most sought after corridors for retails and restaurants in Columbus. Target, REI, Lowes, Trader Joe’s, Dick’s Sporting Goods, Meijer, Kohl’s, AMC Theatres, Hobby Lobby, Nordstrom Rack, DSW, Chick Fil-A, Starbucks and many more call this corridor home.

## ACCESS TO HEALTHCARE

Mt. Carmel, Ohio State University Wexner Medical Center and OhioHealth have all built new outpatient and/or inpatient healthcare facilities in the last five years within a 5-7 minute drive of the Subject Property, not including the many specialty care providers located in close proximity.





## AREA OVERVIEW

**Columbus** is one of the fastest-growing cities in the nation—thousands of people move to the Columbus area every year, making it the 14th largest city in the United States. With a reputation for its affordable cost of living, top-ranked infrastructure, and talented workforce, the region is one of the most dynamic and diverse in the country. With a vibrant mix of arts and culture, popular collegiate and professional sports teams, an entrepreneurial spirit, a revitalized downtown, and a diverse array of surrounding neighborhoods, Columbus is a great place to call home, raise a family, and do business. With 16 Fortune 1000 companies based in the area, as well as the state’s capital offices and The Ohio State University, the metro’s economy is sheltered from extreme economic swings with job growth consistently outpacing the national average, people from across the country are moving to Columbus, creating significant population growth.

**#1**

City for tech  
Workers

**#2**

City for  
college Grads

**#5**

City for Entrepreneurs  
and Startups



# AREA AMENITIES



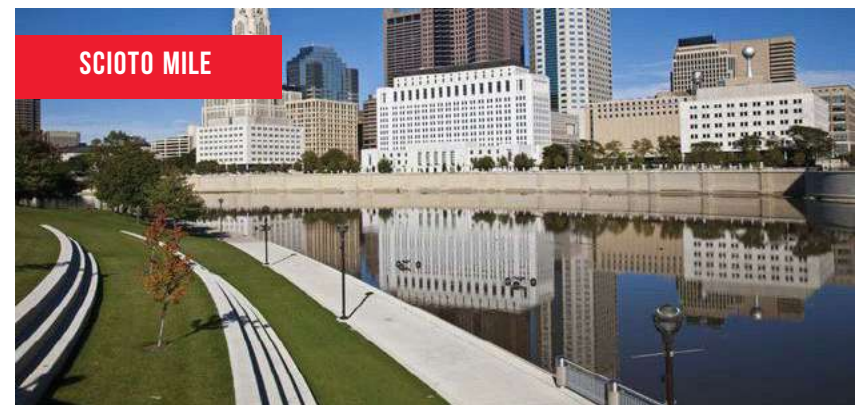
## EDUCATION

The Columbus Region has one of the highest concentrations of higher education in the nation, with 52 college and university campuses, a total enrollment of more than 134,000 students and 22,000 annual graduates. Of the colleges in the region, two are leading private research institutions, allowing Columbus to attract some of the best and brightest talent in the country. The range of educational opportunities contributes to Columbus' talented and diverse labor force.

The top colleges in the Columbus area are The Ohio State University, Columbus State Community Colleges, and Otterbein University, with enrollment totalling 92,000 +.

## AREA ATTRACTIONS

Columbus has an array of entertainment to offer. From the unique restaurants and bars in the Short North to the outdoor concerts performed at the Columbus Commons and Express Live concert venue, to Gallery Hop and the North Market, featuring local artistic talent and food vendors, Columbus has something for everyone. The city hosts special events and festivals such as Comfest and The Arnold Classic, as well several sports teams such as The Ohio State Buckeyes, Columbus Crew, and Columbus Blue Jackets, giving residents and visitors something to do year-round. Columbus also features many parks and museums including the the Columbus Museum of Art, COSI, the world-famous Columbus Zoo and Aquarium, the Scioto Mile, and the Franklin Park Conservatory.



## ECONOMY OVERVIEW

Columbus region economy boasts a highly-diversified base of companies, with no industry representing more than 18% of employment. Home of the world’s most recognizable brands — Scotts, Express, JPMorgan Chase, Nationwide, Abercrombie & Fitch, and future home to Intel’s \$20 billion factory, as well as Google, Facebook, and Amazon’s data centers -- the Columbus Region offers a stable environment for companies looking to grow in a variety of sectors.

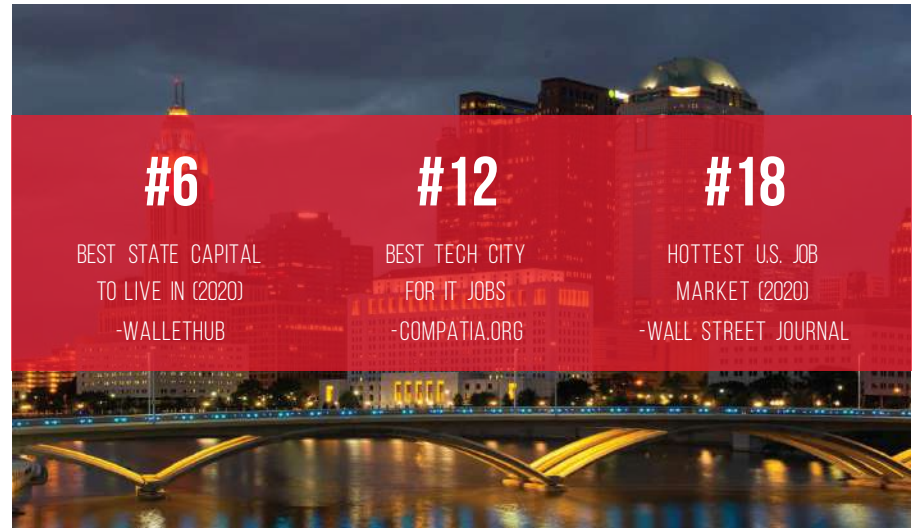
With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ holds a bachelor’s degree or higher. The Region offers a steady pipeline of young talent with one of the highest populations of millennials in the nation. The Columbus metro ranks first among large Midwest metro areas for population and job growth since 2010 and is among the fastest growing metros in the country.

## FORTUNE 1000 COMPANIES IN COLUMBUS



## TOP EMPLOYERS

<b>The Ohio State University</b>	31,340 Employees
<b>State of Ohio</b>	24,067 Employees
<b>OSU Health System</b>	22,727 Employees
<b>Ohio Health JPMorgan</b>	21,117 Employees
<b>Chase Nationwide</b>	20,475 Employees
<b>Insurance</b>	13,400 Employees
<b>Honda N. America Inc.</b>	10,701 Employees
<b>Nationwide Children’s Hospital</b>	10,032 Employees
<b>Mount Carmel Health System</b>	8,852 Employees
<b>City of Columbus</b>	8,815 Employees
<b>Columbus City Schools L</b>	8,004 Employees
<b>Brands Inc.</b>	7,800 Employees



# POPULATION OVERVIEW

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented population growth. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro— with 46% of the United States population within a 10-hour drive.

With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ holds a bachelor’s degree or higher. The Region offers a steady pipeline of young talent with one of the highest concentrations of college students in the nation.

Columbus is among the top 10 metros in the United States for concentration of young professionals (age 25-34) and is the only metro with this distinction located in the eastern half of the country.

Regional experts are projecting that the population of Central Ohio is expected to grow from two million in 2016 to three million by the year 2050, and is taking steps toward planning to accommodate that continued growth.

POPULATION				
	2019	2020	2021	2022
<b>Columbus</b>	1,644,000	1,666,000	1,687,000	1,708,000

\*Source: <https://www.macrotrends.net/cities/22963/columbus/population>



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

Image Sources: grandviewyard.com (p. 9 [top left] [www.hometeamproperties.net](http://www.hometeamproperties.net) (p. 9 [bottom left]), [www.experiencecolumbus.com](http://www.experiencecolumbus.com) (p. 9 [top & middle right]), ohio.org (p. 9 [bottom right] Shutterstock (p. 07, 10 bottom right, 12), foxnews.com/sports/ohio-state-football-stadium-fans-guidelines-relaxed-ad (p. 9 [top right], (p. 9 [middle right]), <https://www.choicehotels.com/ohio/columbus/5-reasons-to-visit> (p. 9 [middle right])

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