

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

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Appraisal Brokerage Consulting Development

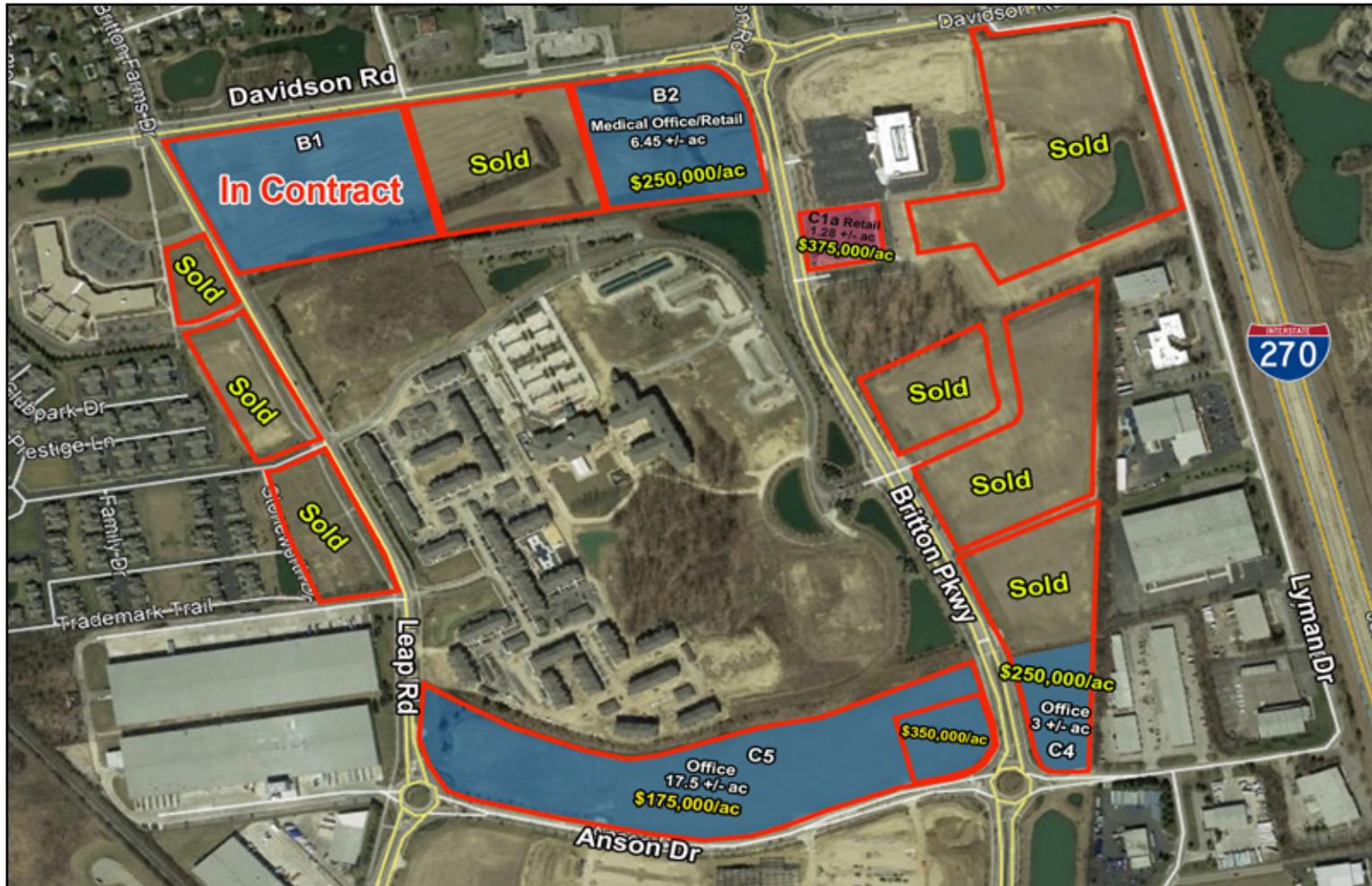
**DEVELOPMENT LAND**  
0 Davidson Road, Hilliard, OH 43026

Located at the southwest corner of I-270 and Davidson Road. Land available along Davidson Road, Leap Road, Britton Parkway and Anson Dr. City of Hilliard. Many different areas available with potential sites for multiple users. Immediate surrounding developments include new Hilliard branch of Columbus Metro Library, The Greyson at Hickory Chase mixed use development, Mount Carmel Rheumatology, Rock City Church, community center, Britton Flex Center, and Advanced Drainage Systems.



Property Highlights

Address:	Davidson Road Hilliard, Ohio 43026
County:	Franklin
PID:	050-008254 050-008255 (portion) 050-008256
Location:	West of I-270, South of Davidson Rd
Total Acreage:	28.23 +/- ac Available (see breakdown for specific lot acreage)
Sale Price/Ac:	\$175,000-\$375,000 (depending on lot location)
Zoning:	<u>I-270 Corridor (I) District:</u> I - 3 - Suburban and I - FE - Flex Employment



LOT	USE	ACRES
B1	In Contract	10.33 +/-
B2	Medical Office/Retail	6.45 +/-
C1a	Retail	1.28 +/-
C4	Office	3.0 +/-
C5	Office	17.5 +/-

**Mount Carmel Hilliard Campus**

Located at Davidson Road and Britton Parkway, Mount Carmel Hilliard is a 60,000-square-foot, stand-alone campus offering Hilliard residents one-stop access to an array of outpatient services and primary and specialty physicians.

**Columbus Metropolitan Library Hilliard Branch**

The new Hilliard Branch has 63,000 square feet of space on two floors with a large Homework Help Center, Ready for Kindergarten area, cafe serving coffee, pastries and more, community gathering space, and meeting rooms and small study rooms servicing the community.

**Rock City Church**

Located at the intersection of Britton Parkway and Anson Drive, Rock City Church is a 51,600-square foot, church and community center on 14+ acres.

**Multi-Family Living**

The Greyson at Hickory Chase is a 492-unit apartment development built in 2017. There is an additional apartment community that is 4 stories with 145 units expected to be completed in 2019.

**ADS - Advanced Drainage Systems**

110,000 SF Engineering and Technology Center broke ground October 2023 with approximately 200 workers.

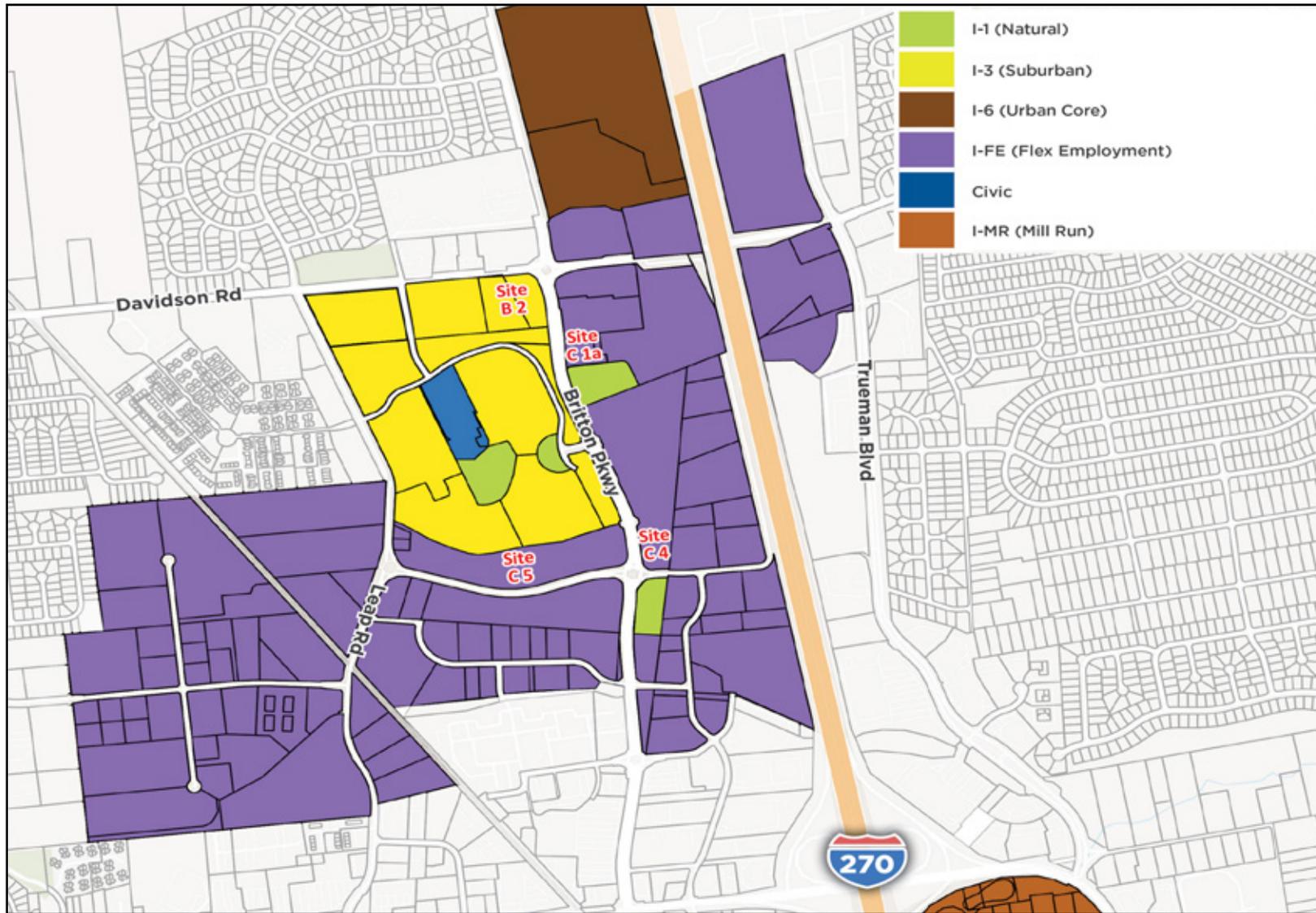
**Britton Flex Center**

New 158,100 SF flex building will be delivered Q3 2025. Up to 112,100 SF available for lease.

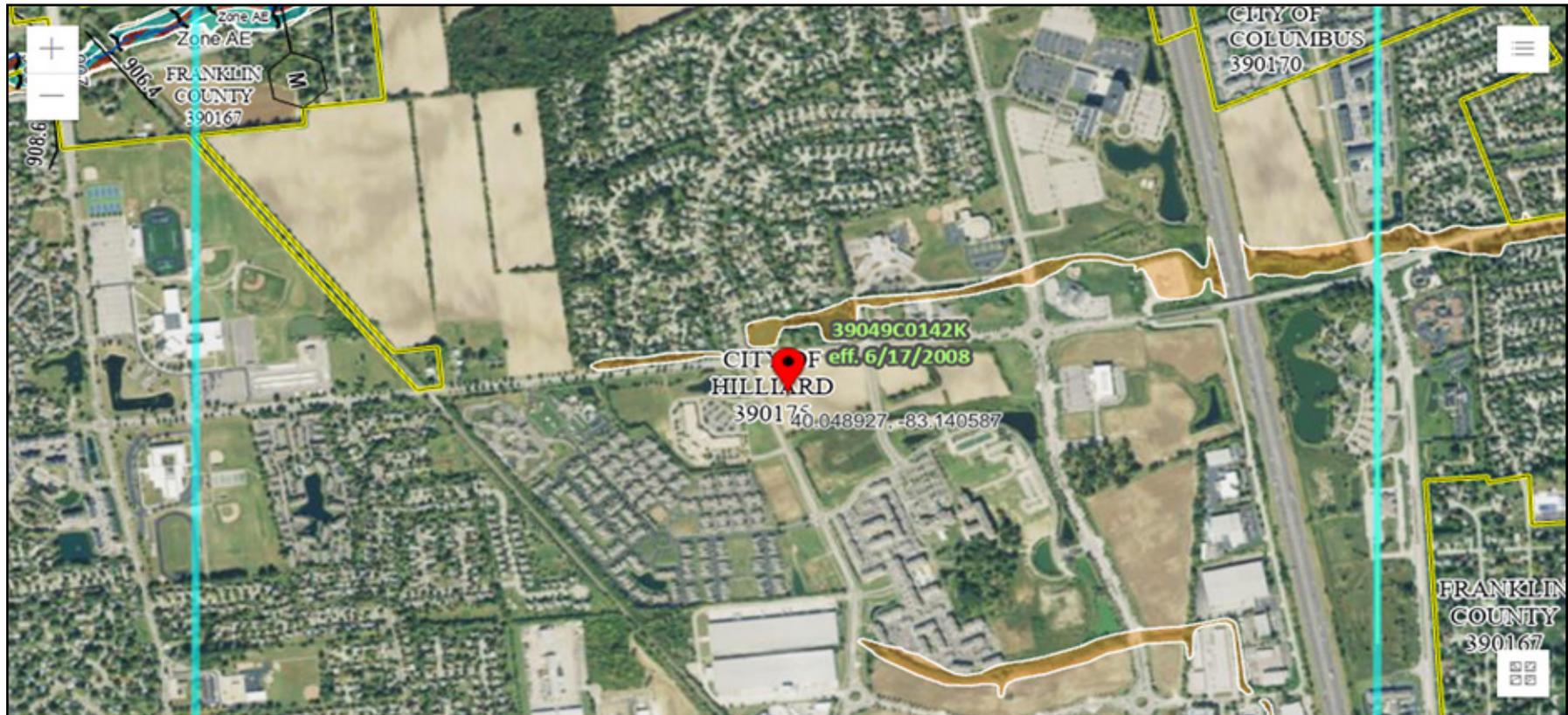
**NEARBY AMENITIES:**

North of the development at Hayden Run Road, Amazon Web Services has a second, 153,000-square-foot Big Data server facility to join a 180,000-square-foot facility that opened in 2016. There is also the Enchanted Care Kids Campus just north of Davidson Rd.

West of the development is Hilliard Tharp Middle School and Hilliard Davidson High School, Darby Glenn Nursing & Rehab center, condo community known as Tremont Club and a bike path from Davidson to Northwest Parkway. South of the development is a large retail corridor along Cemetery Rd with fast food, fuel and big box retail stores.

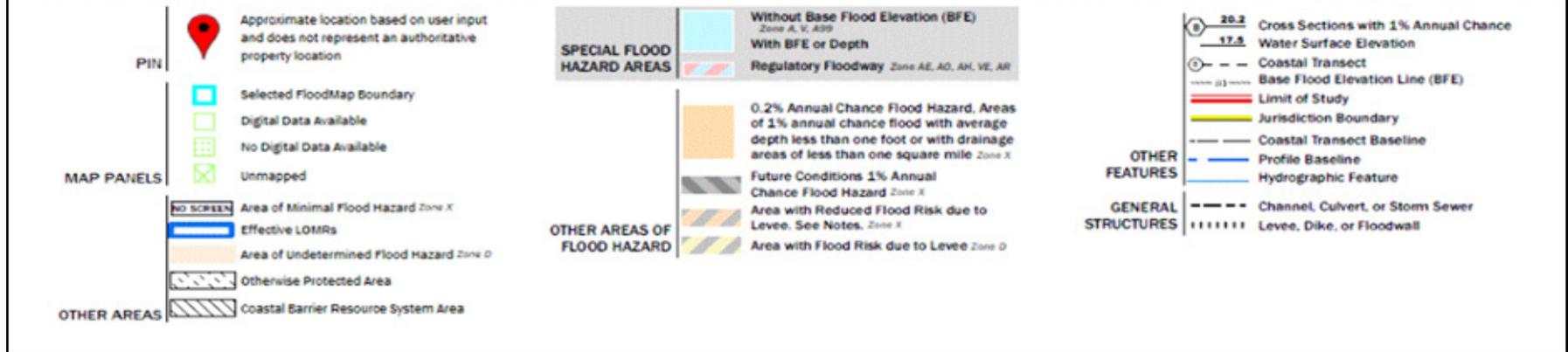


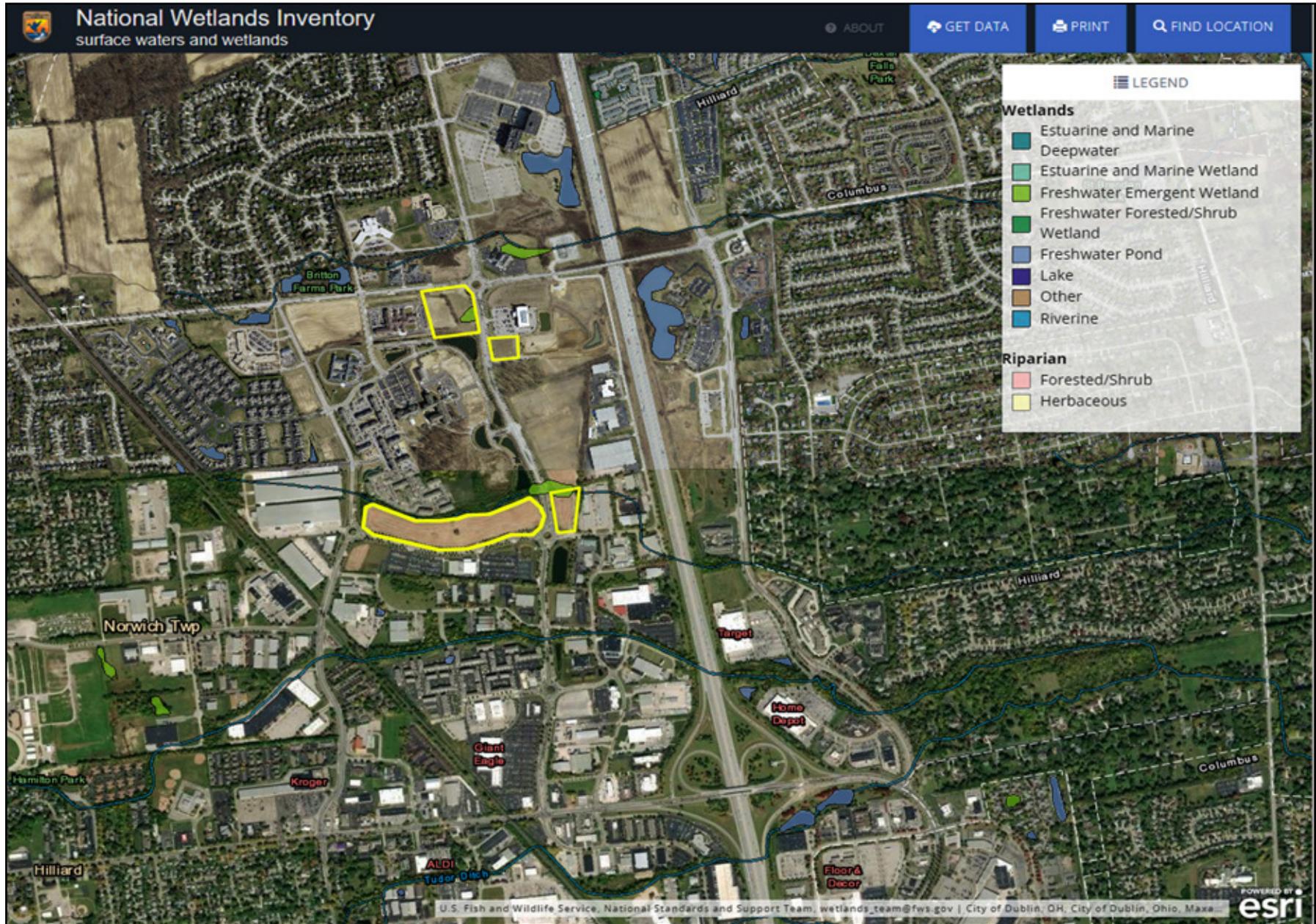
Click [here](#) to view I-270 Corridor (I) District zoning regulations  
Additional zoning text available upon request

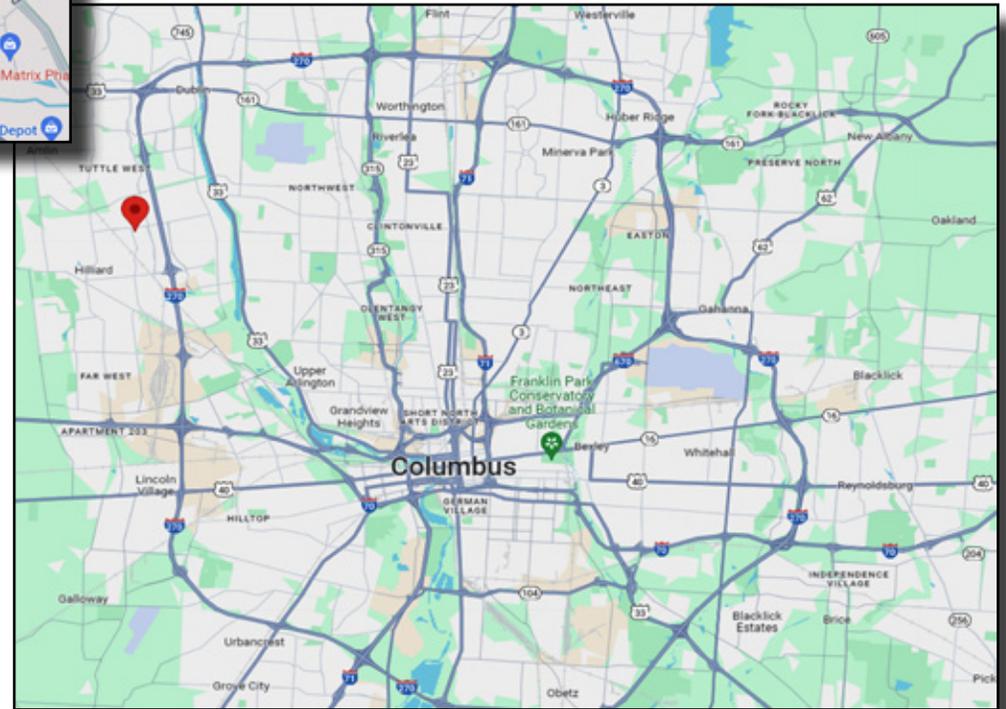
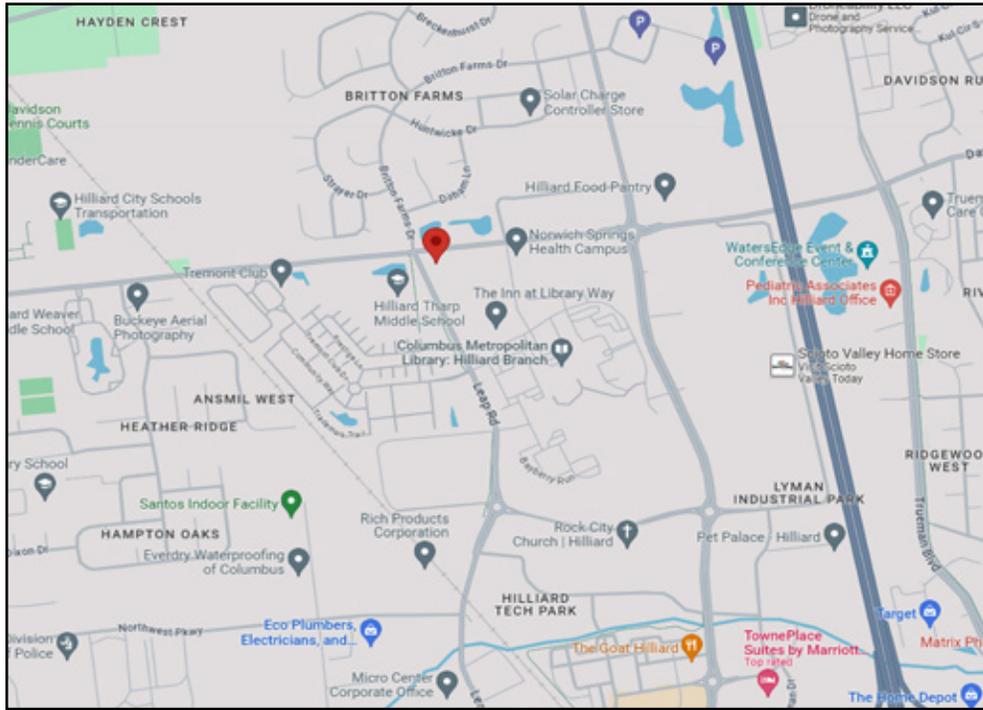


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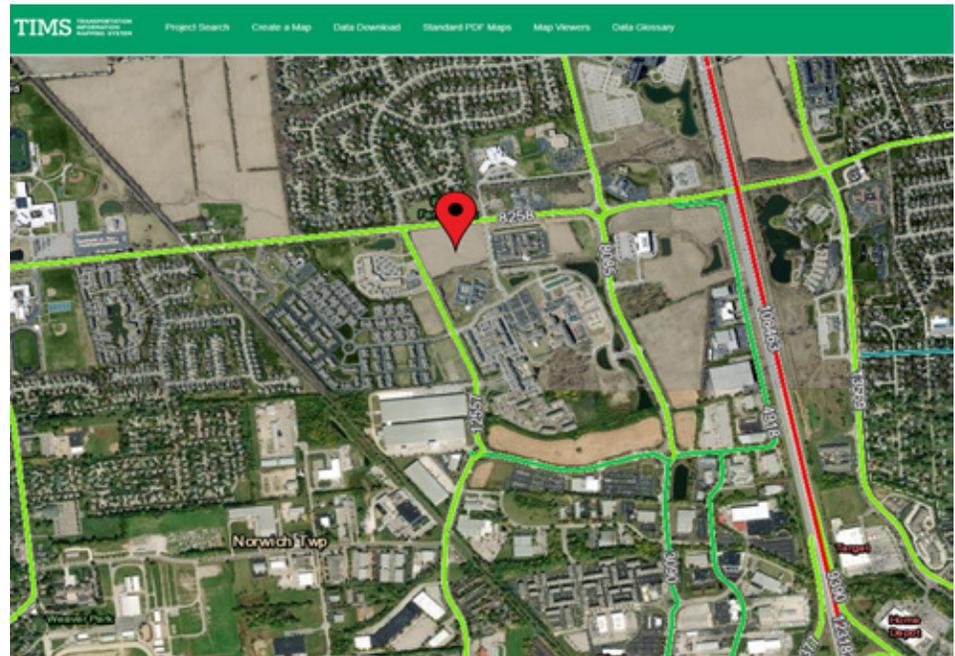


## Great Location

Conveniently located between Tuttle & Mill Run  
Easy access to I-270, Downtown Hilliard and  
the Scioto River

Demographic Summary Report

0 Davidson Rd, Hilliard, OH 43026				
<b>Radius</b>	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	10,711	89,846	206,336	
2024 Estimate	10,849	90,582	207,104	
2020 Census	11,661	95,225	213,356	
Growth 2024 - 2029	-1.27%	-0.81%	-0.37%	
Growth 2020 - 2024	-6.96%	-4.88%	-2.93%	
<b>2024 Population by Hispanic Origin</b>	482	4,441	10,432	
<b>2024 Population</b>	10,849	90,582	207,104	
White	8,831 81.40%	66,523 73.44%	151,847 73.32%	
Black	365 3.36%	3,909 4.32%	10,021 4.84%	
Am. Indian & Alaskan	23 0.21%	221 0.24%	579 0.28%	
Asian	639 5.89%	10,568 11.67%	23,256 11.23%	
Hawaiian & Pacific Island	1 0.01%	18 0.02%	49 0.02%	
Other	991 9.13%	9,343 10.31%	21,352 10.31%	
U.S. Armed Forces	16	111	148	
<b>Households</b>				
2029 Projection	4,759	38,262	87,061	
2024 Estimate	4,814	38,581	87,379	
2020 Census	5,136	40,573	89,909	
Growth 2024 - 2029	-1.14%	-0.83%	-0.36%	
Growth 2020 - 2024	-6.27%	-4.91%	-2.81%	
Owner Occupied	2,344 48.69%	21,704 56.26%	49,149 56.25%	
Renter Occupied	2,470 51.31%	16,877 43.74%	38,230 43.75%	
<b>2024 Households by HH Income</b>	4,812	38,580	87,380	
Income: <\$25,000	195 4.05%	3,428 8.89%	7,824 8.95%	
Income: \$25,000 - \$50,000	789 16.40%	5,974 15.48%	13,301 15.22%	
Income: \$50,000 - \$75,000	795 16.52%	6,576 17.05%	14,093 16.13%	
Income: \$75,000 - \$100,000	754 15.67%	5,852 15.17%	12,450 14.25%	
Income: \$100,000 - \$125,000	627 13.03%	5,472 14.18%	11,467 13.12%	
Income: \$125,000 - \$150,000	433 9.00%	3,410 8.84%	8,195 9.38%	
Income: \$150,000 - \$200,000	657 13.65%	4,153 10.76%	9,585 10.97%	
Income: \$200,000+	562 11.68%	3,715 9.63%	10,465 11.98%	
<b>2024 Avg Household Income</b>	\$118,688	\$108,158	\$113,648	
<b>2024 Med Household Income</b>	\$95,788	\$89,148	\$92,011	

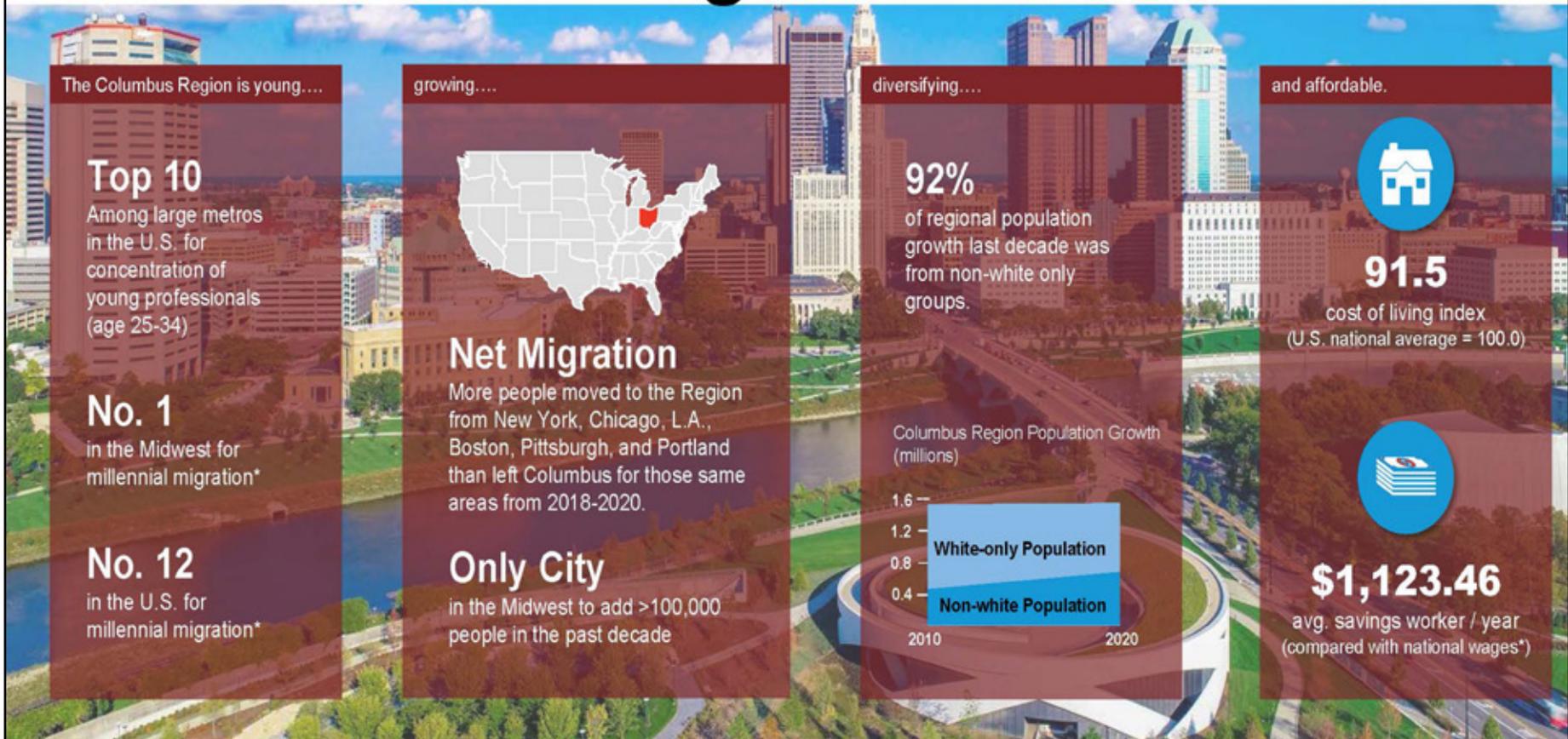


Traffic Count Report



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Britton Parkway	Anson Dr	0.10 S	2022	14,990	MPSI	.14
2 Anson Drive	Lyman Dr	0.05 E	2022	1,409	MPSI	.24
3 I-270	Davidson Rd	0.19 N	2022	106,337	MPSI	.26
4 Britton Pkwy	Davidson Rd	0.10 N	2022	1,566	MPSI	.27
5 ANSON DR	Britton Pkwy	0.10 E	2020	4,586	AADT	.28
6 Britton Parkway	Anson Dr	0.08 N	2022	11,970	MPSI	.31
7 Britton Pkwy	Anson Dr	0.08 N	2022	3,440	MPSI	.34
8 Davidson Rd	Lyman Dr	0.01 E	2022	9,875	MPSI	.35
9 Davidson Rd	Lyman Dr	0.01 E	2020	10,633	MPSI	.35
10 Davidson Rd	Britton Pkwy	0.04 W	2022	9,328	MPSI	.36

# 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



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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.



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