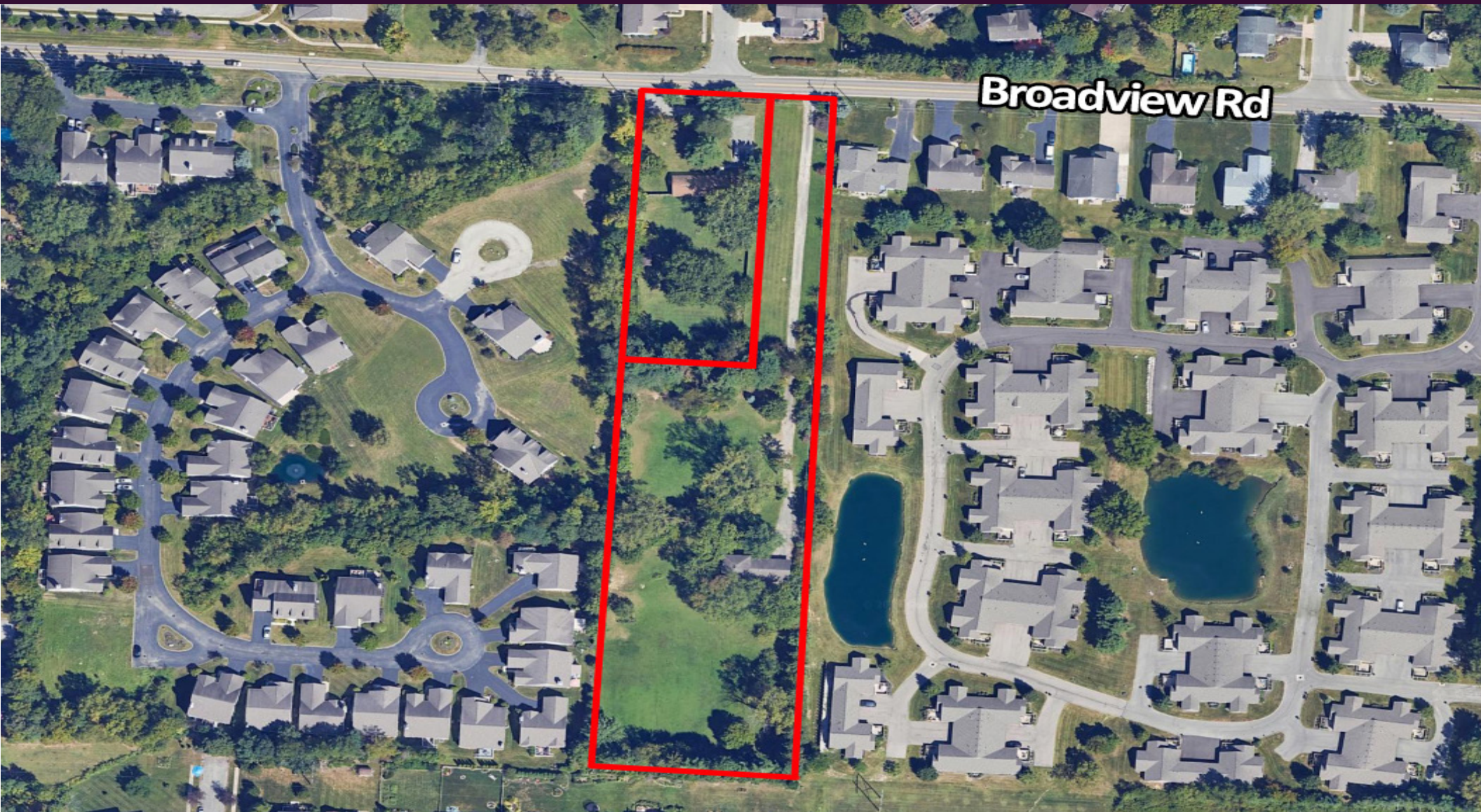


THE ROBERT WEILER COMPANY EST. 1938

# OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

## REDEVELOPMENT LAND FOR SALE

5555 & 5565 Broadview Rd, Columbus, OH 43230



## REDEVELOPMENT LAND IN COLUMBUS/GAHANNA AREA!

4 +/- acres with (2) single-family houses currently being rented month-to-month. Property is being sold for land value as part of a redevelopment opportunity. Ideal location for senior living, condos or multi-family apartments. Would require rezoning. Current zoning is SR - Suburban Residential. Adjacent properties to the east & west are zoned PUD6. Utilities available. Public sewer taps available adjacent to property line. The site will be serviced by existing 12" water main on the north side of Broadview Rd. Natural Gas is also available by Columbia Gas. Please do not disturb tenants.



### Property Highlights

**Address:** 5555 & 5565 Broadview Rd  
Columbus, OH 43230

**County:** Franklin

**PID:** 010-256898  
010-256899

**Location:** South Side of Broadview Rd North of Morse Rd

**Acreage:** 4.01+/- acres

**Sale Price:** \$850,000

**Zoning:** SR - Suburban Residential

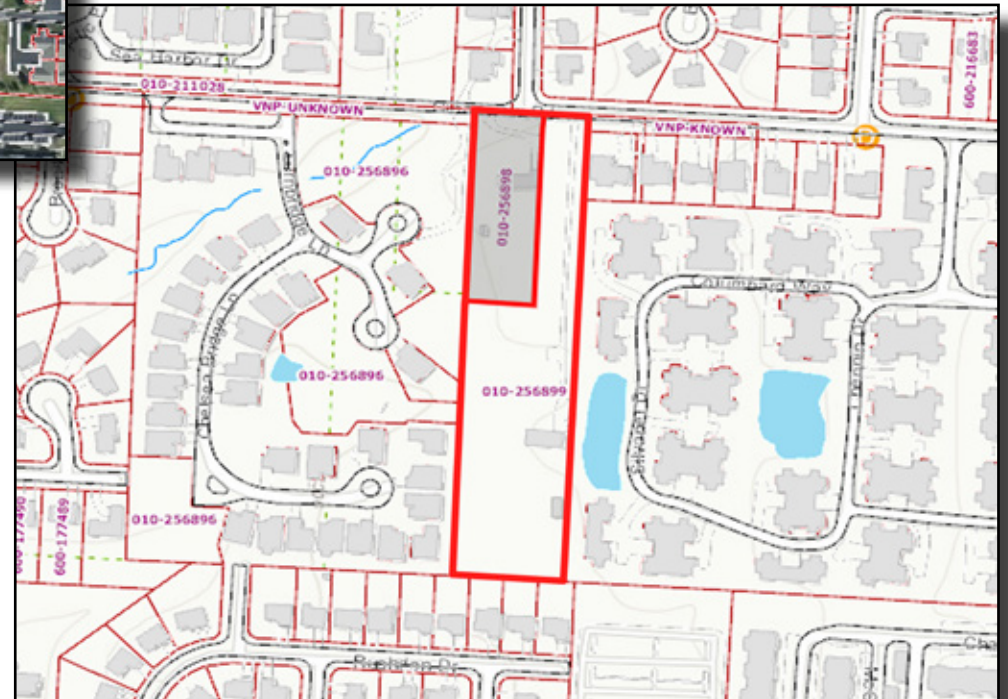
**Utilities:** Available

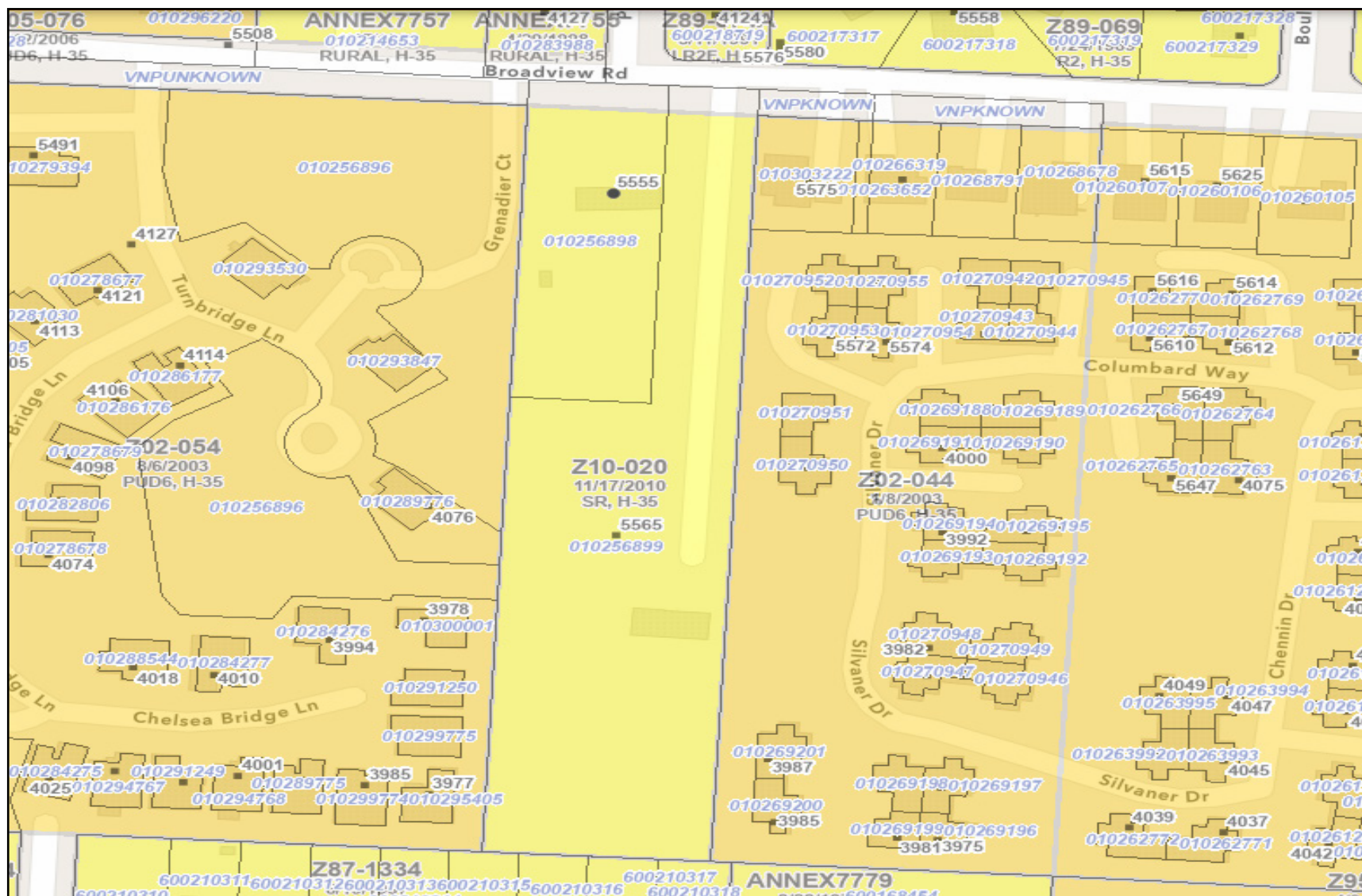
**\*Owner is a licensed real estate agent in the state of Ohio.**

*Public Sewer Taps Available Adjacent to property line. The site will be served by existing 12" water main on the North side of Broadview Road. Natural Gas is also available by Columbia Gas.*



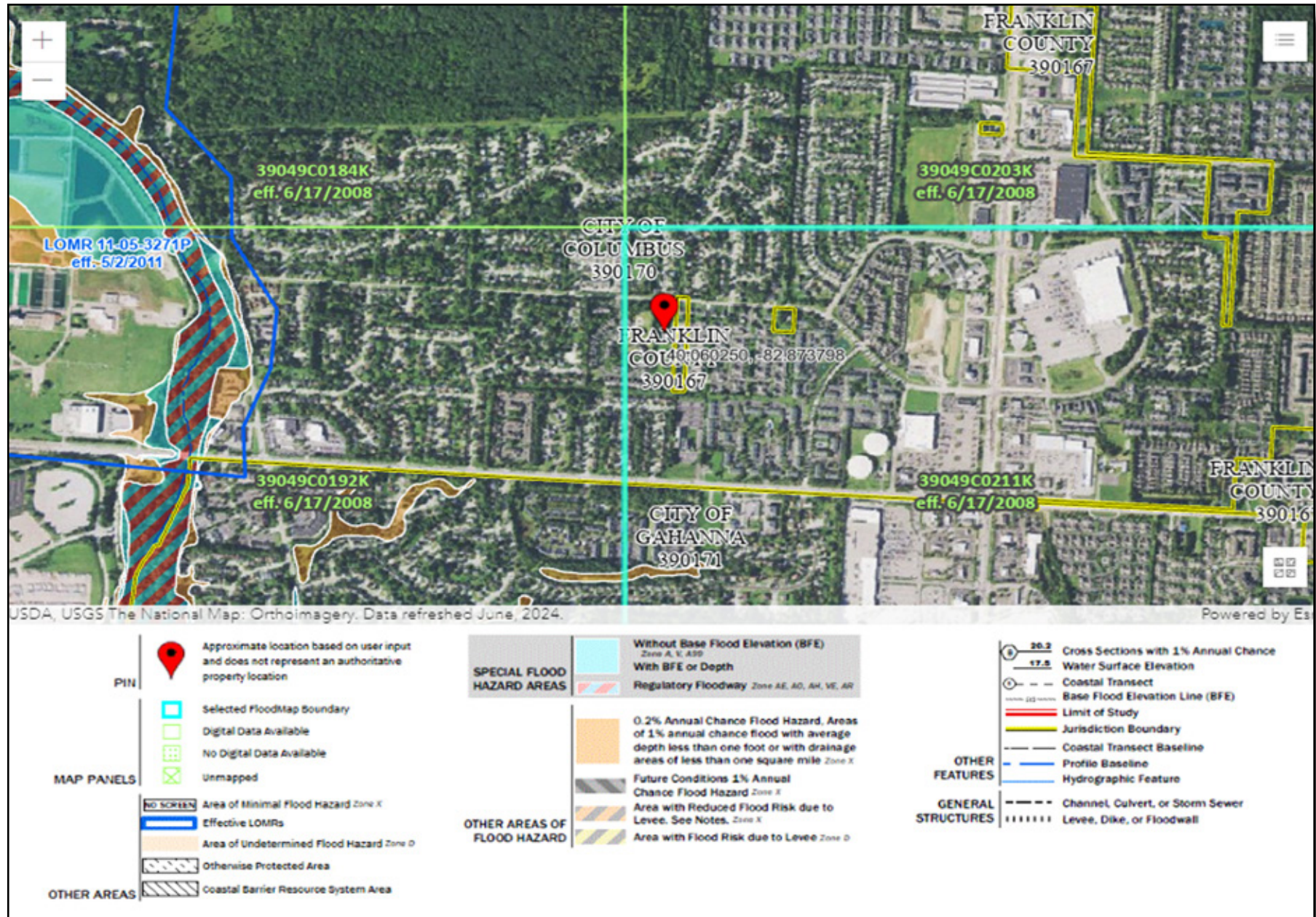




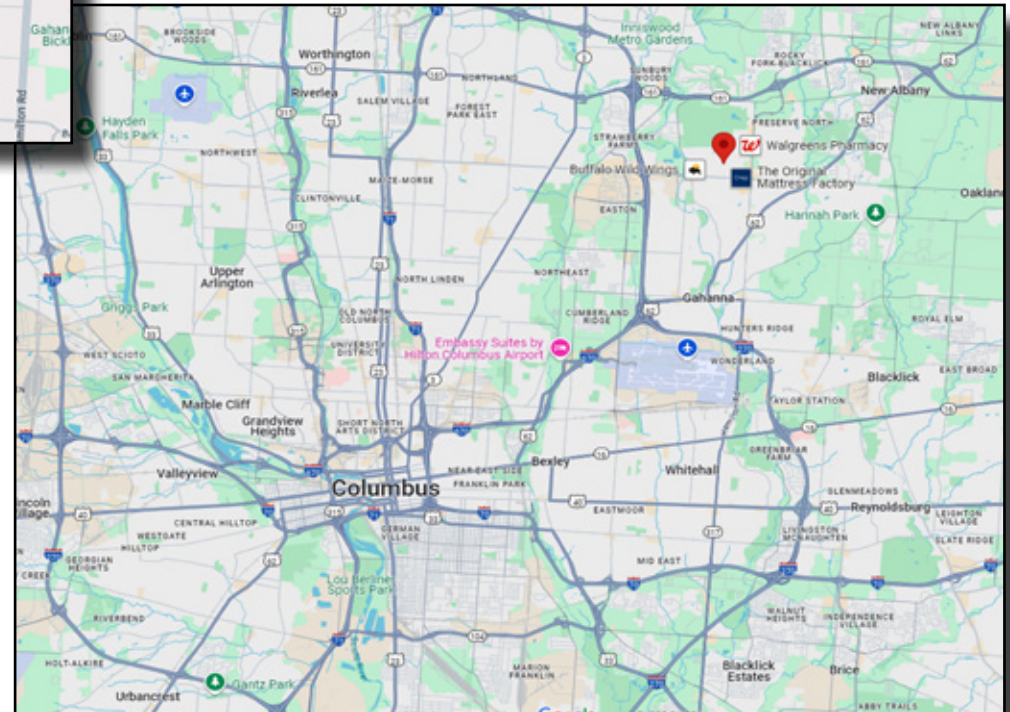
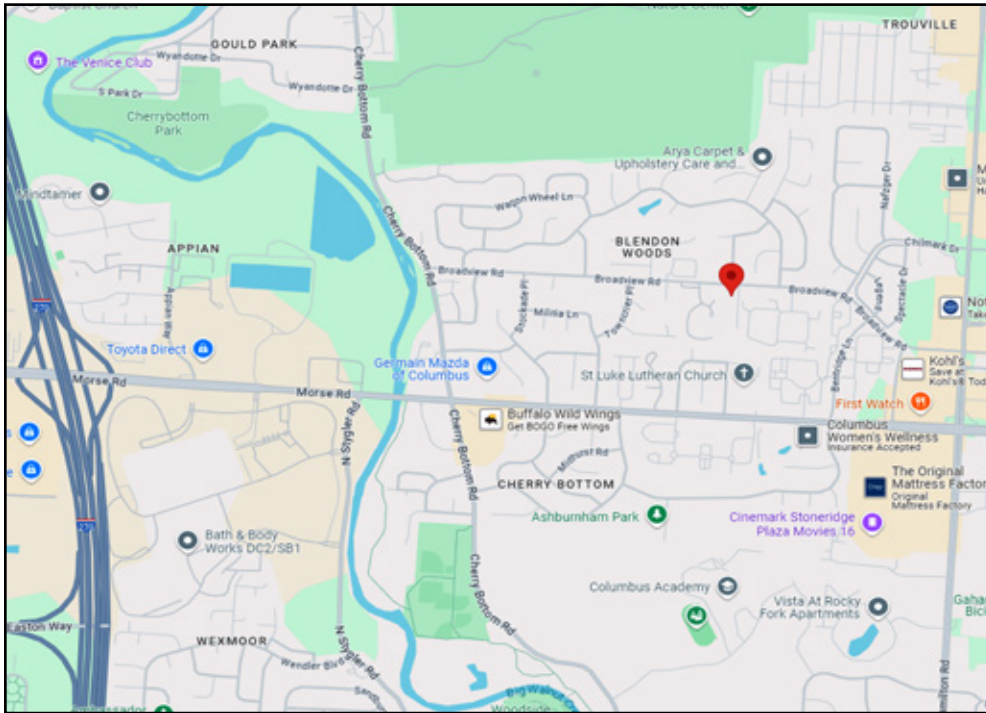


Click [here](#) to view zoning text

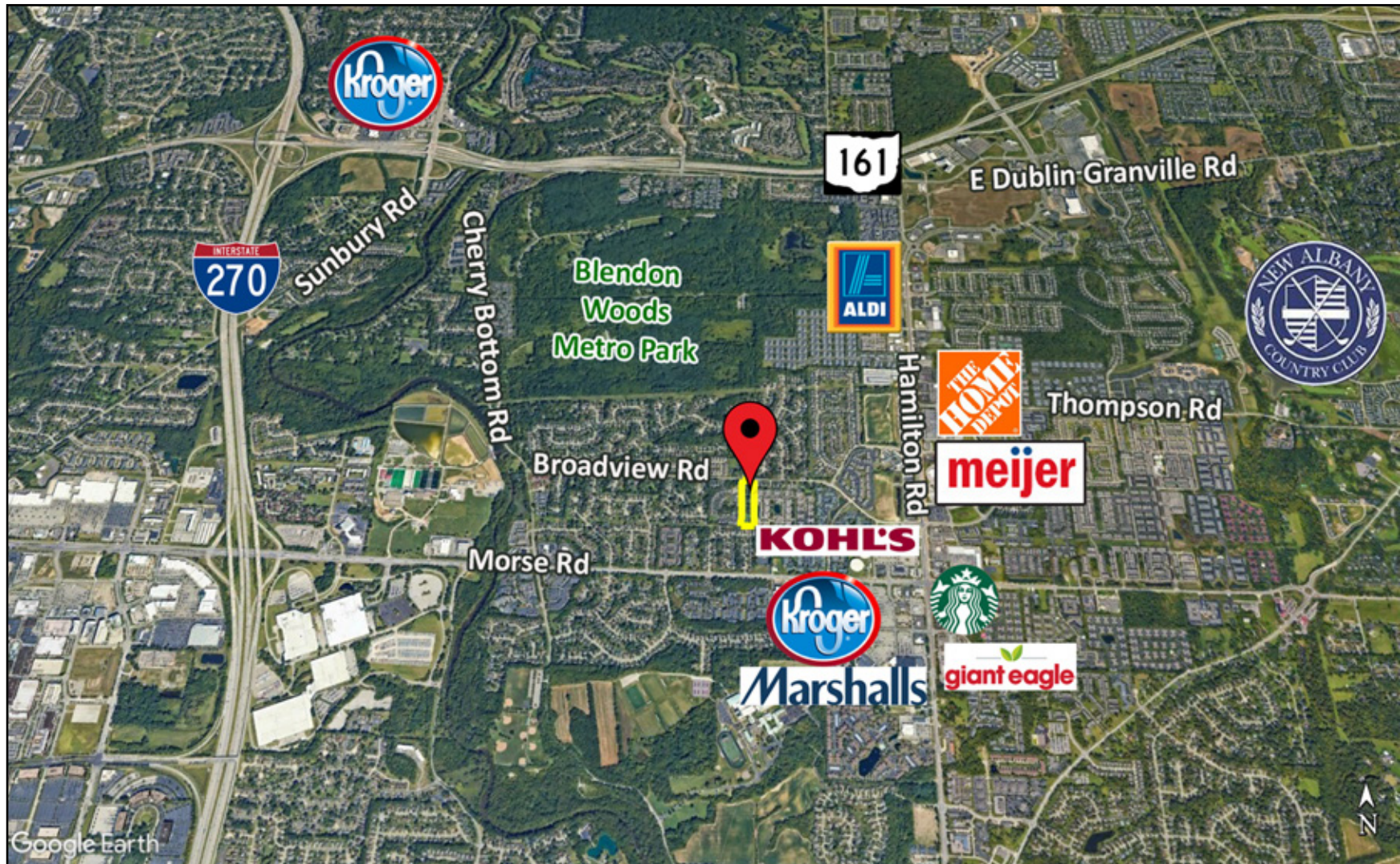













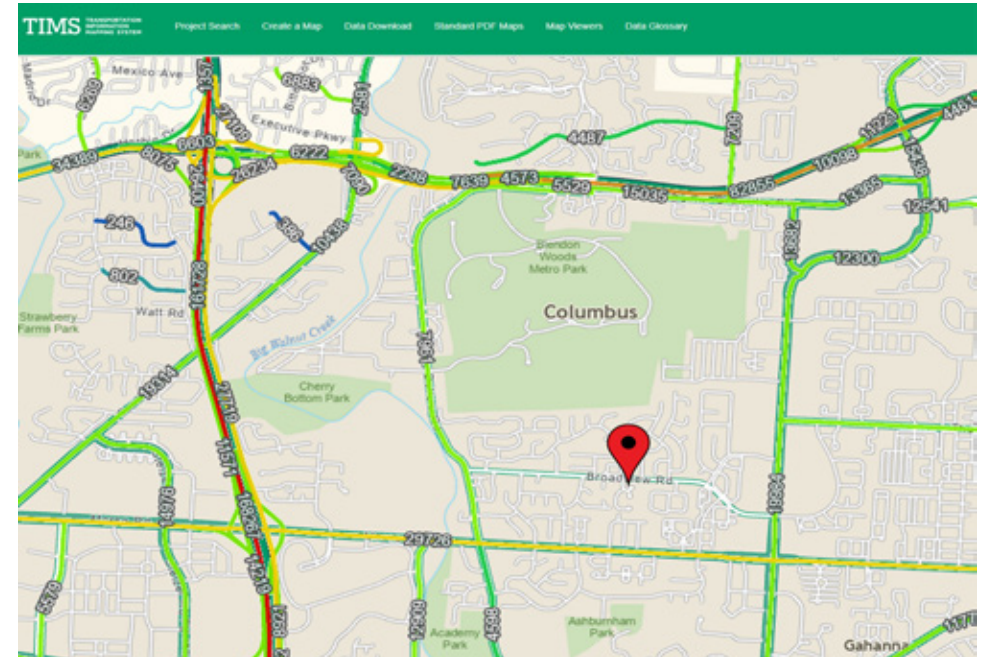
## Great Location!

Easy access to major roads  
10 minutes to Easton Town Center  
15 minutes to Downtown Columbus




## Demographic Summary Report

0 Broadview Rd, Columbus, OH 43230				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	10,553	81,736	199,742	
2024 Estimate	10,628	81,821	199,967	
2020 Census	11,109	82,996	202,941	
Growth 2024 - 2029	-0.71%	-0.10%	-0.11%	
Growth 2020 - 2024	-4.33%	-1.42%	-1.47%	
<b>2024 Population by Hispanic Origin</b>	455	3,383	10,844	
<b>2024 Population</b>	10,628	81,821	199,967	
White	6,722 63.25%	53,386 65.25%	110,370 55.19%	
Black	1,913 18.00%	14,577 17.82%	55,000 27.50%	
Am. Indian & Alaskan	39 0.37%	227 0.28%	691 0.35%	
Asian	924 8.69%	5,210 6.37%	11,440 5.72%	
Hawaiian & Pacific Island	1 0.01%	25 0.03%	55 0.03%	
Other	1,030 9.69%	8,398 10.26%	22,411 11.21%	
U.S. Armed Forces	7	46	137	
<b>Households</b>				
2029 Projection	4,815	34,669	80,244	
2024 Estimate	4,852	34,730	80,356	
2020 Census	5,083	35,340	81,626	
Growth 2024 - 2029	-0.76%	-0.18%	-0.14%	
Growth 2020 - 2024	-4.54%	-1.73%	-1.56%	
Owner Occupied	2,621 54.02%	19,940 57.41%	44,254 55.07%	
Renter Occupied	2,231 45.98%	14,790 42.59%	36,102 44.93%	
<b>2024 Households by HH Income</b>	4,850	34,730	80,355	
Income: <\$25,000	439 9.05%	2,739 7.89%	9,652 12.01%	
Income: \$25,000 - \$50,000	641 13.22%	5,475 15.76%	14,447 17.98%	
Income: \$50,000 - \$75,000	1,259 25.96%	7,452 21.46%	16,038 19.96%	
Income: \$75,000 - \$100,000	580 11.96%	4,399 12.67%	10,049 12.51%	
Income: \$100,000 - \$125,000	685 14.12%	4,452 12.82%	9,780 12.17%	
Income: \$125,000 - \$150,000	686 14.14%	3,188 9.18%	6,339 7.89%	
Income: \$150,000 - \$200,000	366 7.55%	3,083 8.88%	6,392 7.95%	
Income: \$200,000+	194 4.00%	3,942 11.35%	7,658 9.53%	
<b>2024 Avg Household Income</b>	\$93,374	\$109,355	\$99,850	
<b>2024 Med Household Income</b>	\$78,707	\$84,655	\$75,101	

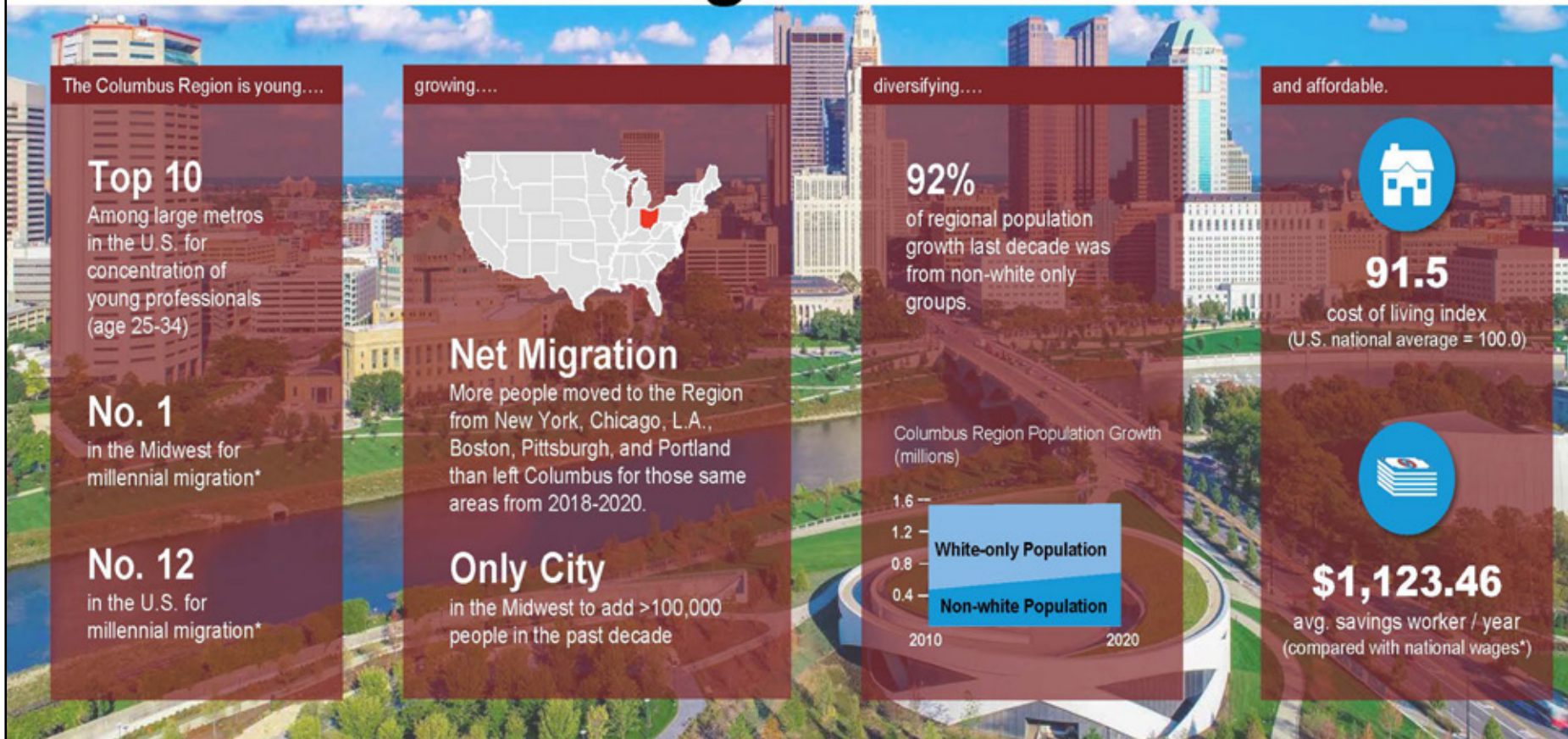


## Traffic Count Report

0 Broadview Rd, Columbus, OH 43230						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Maidstone Dr	Rushden Dr	0.07 NE	2018	1,787	MPSI	.25
2 Christopher Wren Dr	Bird St	0.01 S	2022	1,151	MPSI	.34
3 Christopher Wren Dr	Bird St	0.01 S	2020	1,275	MPSI	.34
4 Broadview Rd	Chandler Pl	0.08 NW	2022	2,944	MPSI	.45
5 Morse Rd	Stoneridge Dr	0.02 E	2022	26,809	MPSI	.52
6 MORSE RD	Stoneridge Dr	0.00 W	2020	28,059	AADT	.53
7 Morse Road	Stoneridge Dr	0.00 W	2022	30,321	MPSI	.53
8 N Hamilton Rd	Chillmark Dr	0.12 N	2022	567	MPSI	.53
9 N Hamilton Rd	Chestnut Hill Dr	0.12 S	2022	20,666	MPSI	.55
10 N Hamilton Rd	Chillmark Dr	0.11 N	2022	22,014	MPSI	.55



# What's Driving Investment?





# Notable Projects YTD



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



Celebrating **87** 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 87 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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