

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Antoine Matthews, CCIM • amathews@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.116 • www.rweiler.com



Appraisal Brokerage Consulting Development

UNIQUE REDEVELOPMENT OPPORTUNITY

2511 Mock Road, Columbus, OH 43219

Development Opportunity!

4,027 +/- SF former school building on 2.11 +/- ac available. Zoned C-4 Commercial. Excellent location next to Mock Park, the part of the Community Sports Park project which construction will start late Spring/Early Summer 2025. Park renovations are expected to be completed in Spring 2026. Click [here](#) to view more details about the City of Columbus plans to add a three-season covered sports facility.

PROJECT GOALS

- Create a safe, vibrant, multi-generational park, sports park and regional tournament destination for youth, adult and travel leagues
- Enhance the community park features for all
- Develop safe access routes for all modes of transportation to and within the park
- Enhance pedestrian connectivity to adjacent neighborhoods
- Collaborate with the greater community to develop an informed, complete and holistic plan for the park
- Implement the City's green guidelines and set a sustainable design example for pickleball facilities regionally

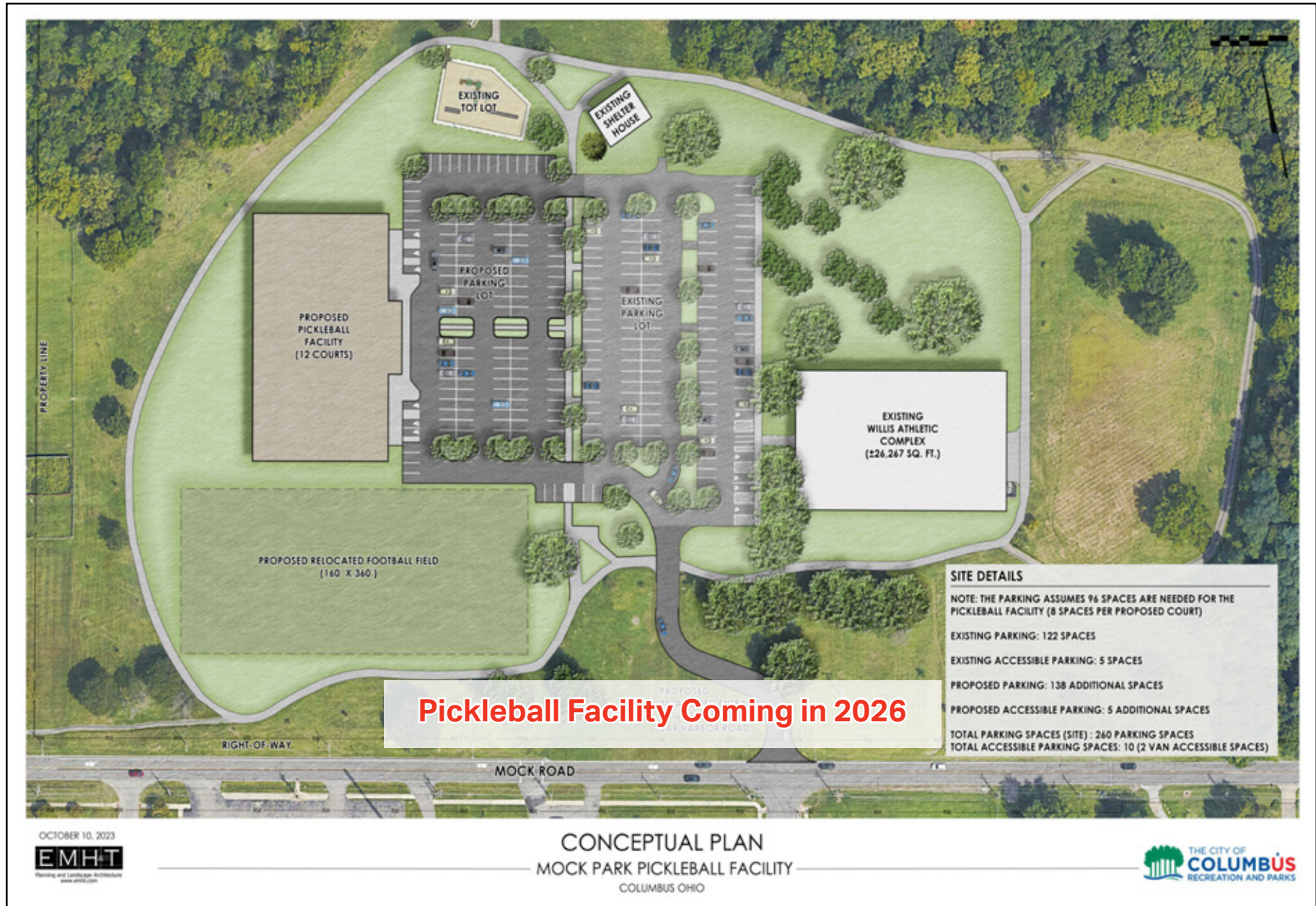


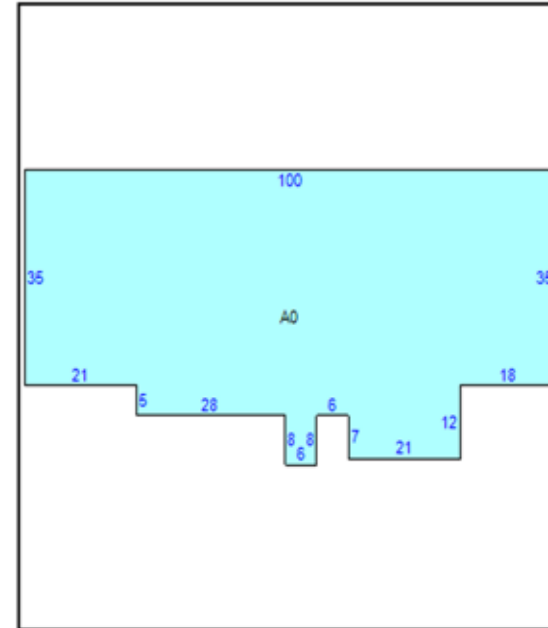
ANTICIPATED PROJECT SCHEDULE

- Open House:** October 2023
- Detailed Design:** Fall 2023-Fall 2024
- Construction Start:** Late Spring/Early Summer 2025
- Opening:** Park renovations are expected to be complete in Spring 2026

Property Highlights

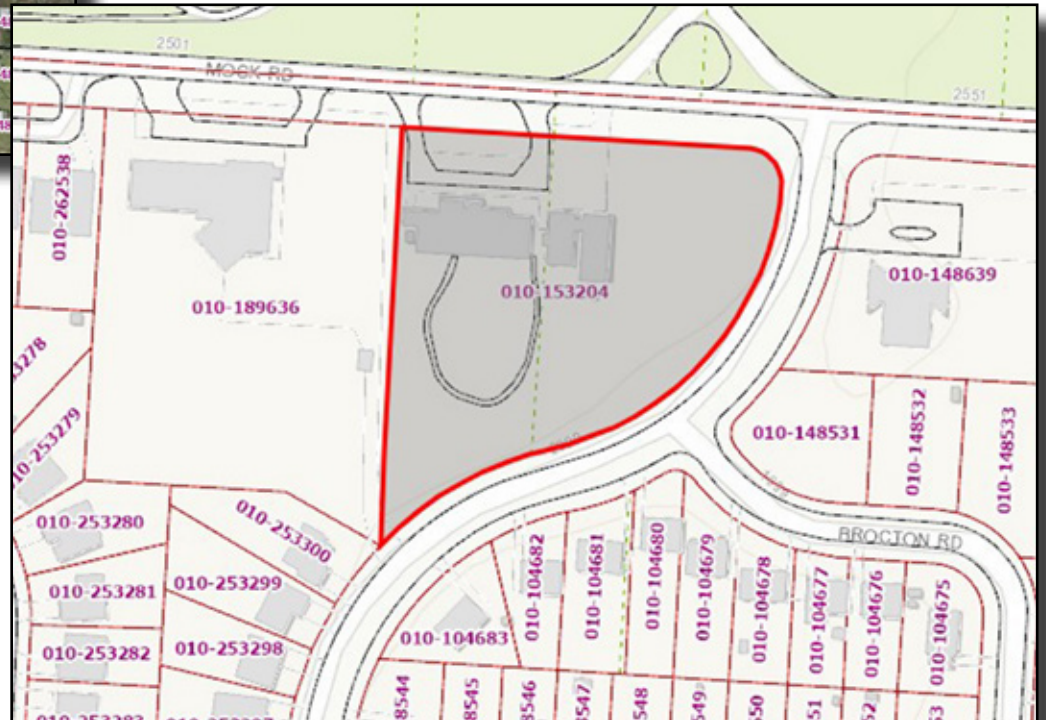
Address:	2511 Mock Rd Columbus, OH 43219
County:	Franklin
PID:	010-153204-00
Location:	South side of Mock Rd West of Bar Harbor Rd
Building Size:	4,027 +/- SF
Year Built:	1992
Levels:	1 Story
Acreage:	2.11 +/- ac
Sale Price:	\$1,200,000
Annual Taxes:	Exempt
Zoning:	C4 - Commercial

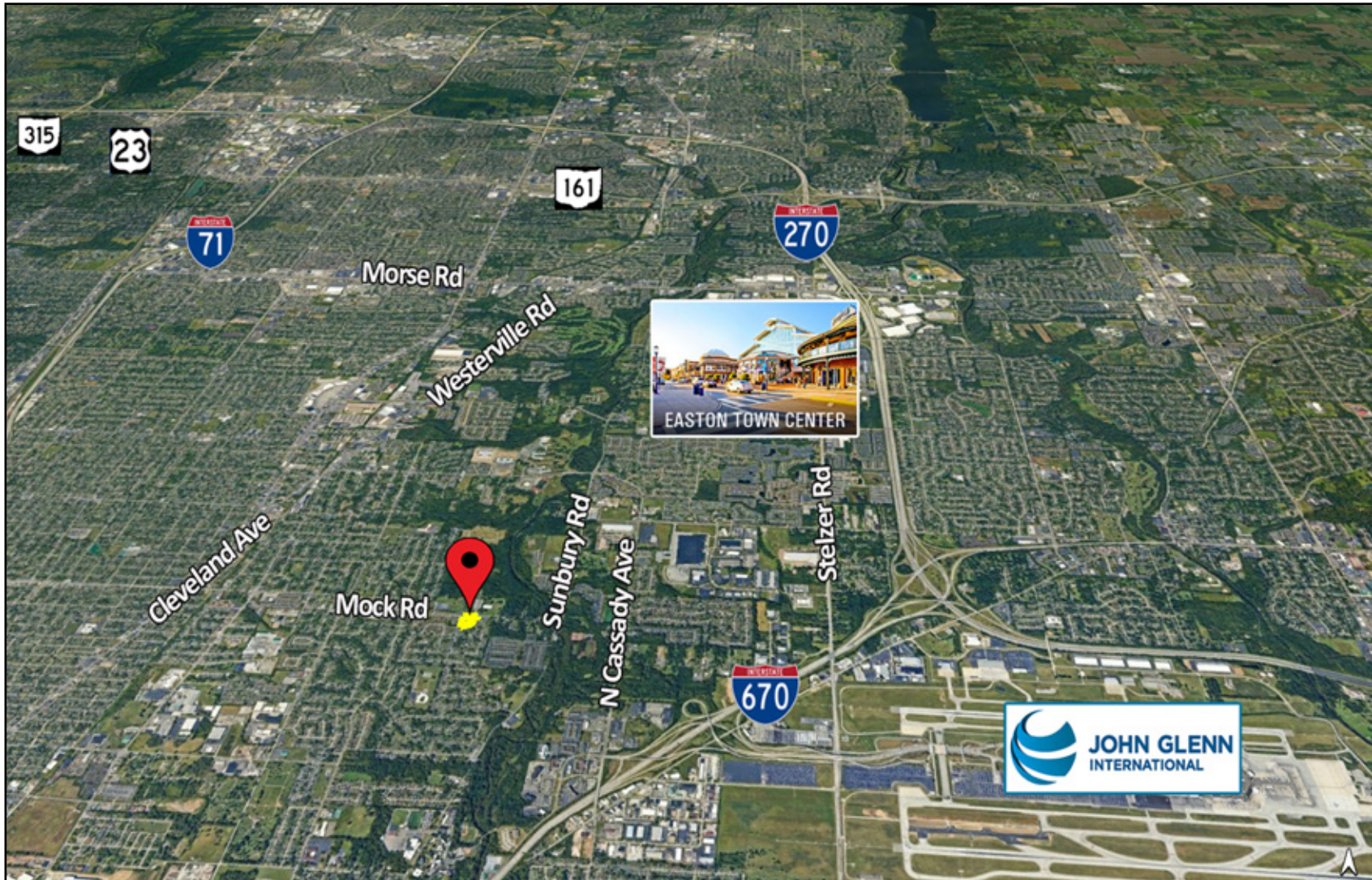




Options

Type	Line #	Item	Area
Commercial	1	A0 - 055:SCHOOL	4,027
Outbuilding	1	PAVING ASP - PA1:PAVING ASPHALT	3,000
Outbuilding	2	MISC BLDG - MIS:MISCELLANEOUS BLDG	52,100
Outbuilding	3	MISC BLDG - MIS:MISCELLANEOUS BLDG	59,700

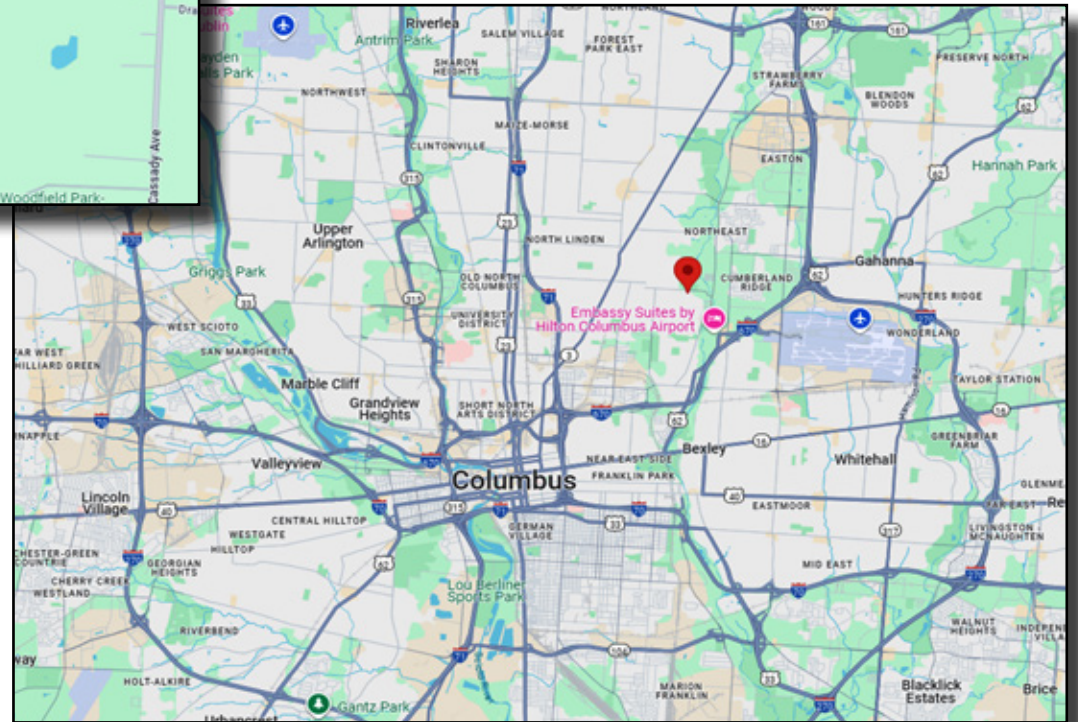
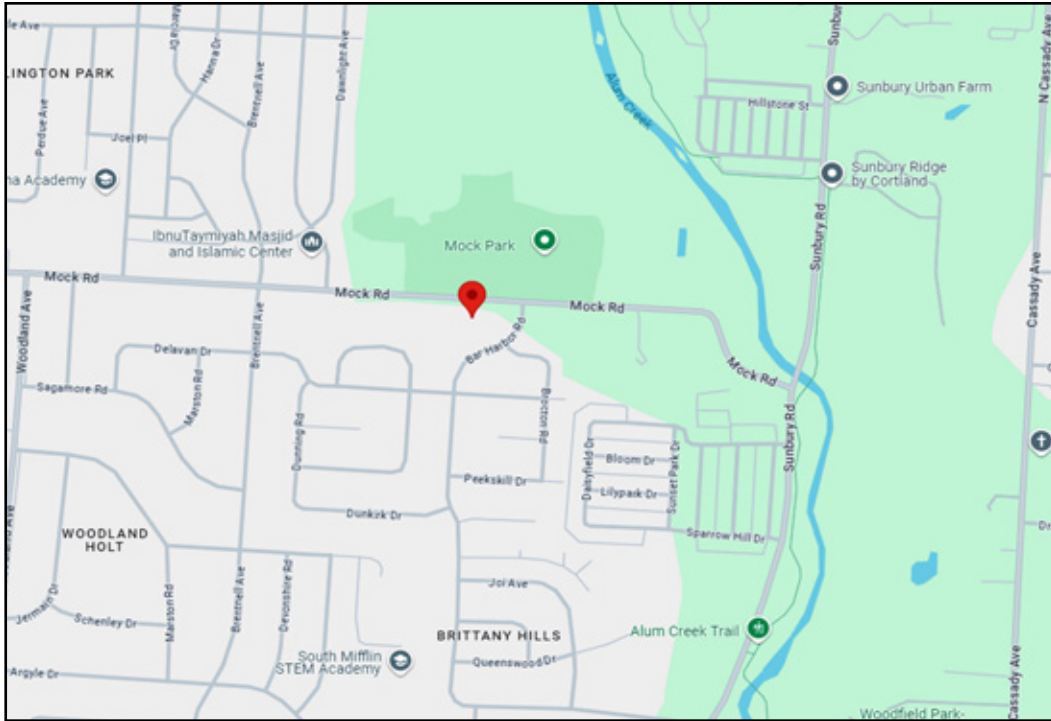




Great Location!
10 minutes to John Glenn Columbus International Airport
and Easton Town Center
15 minutes to Downtown Columbus

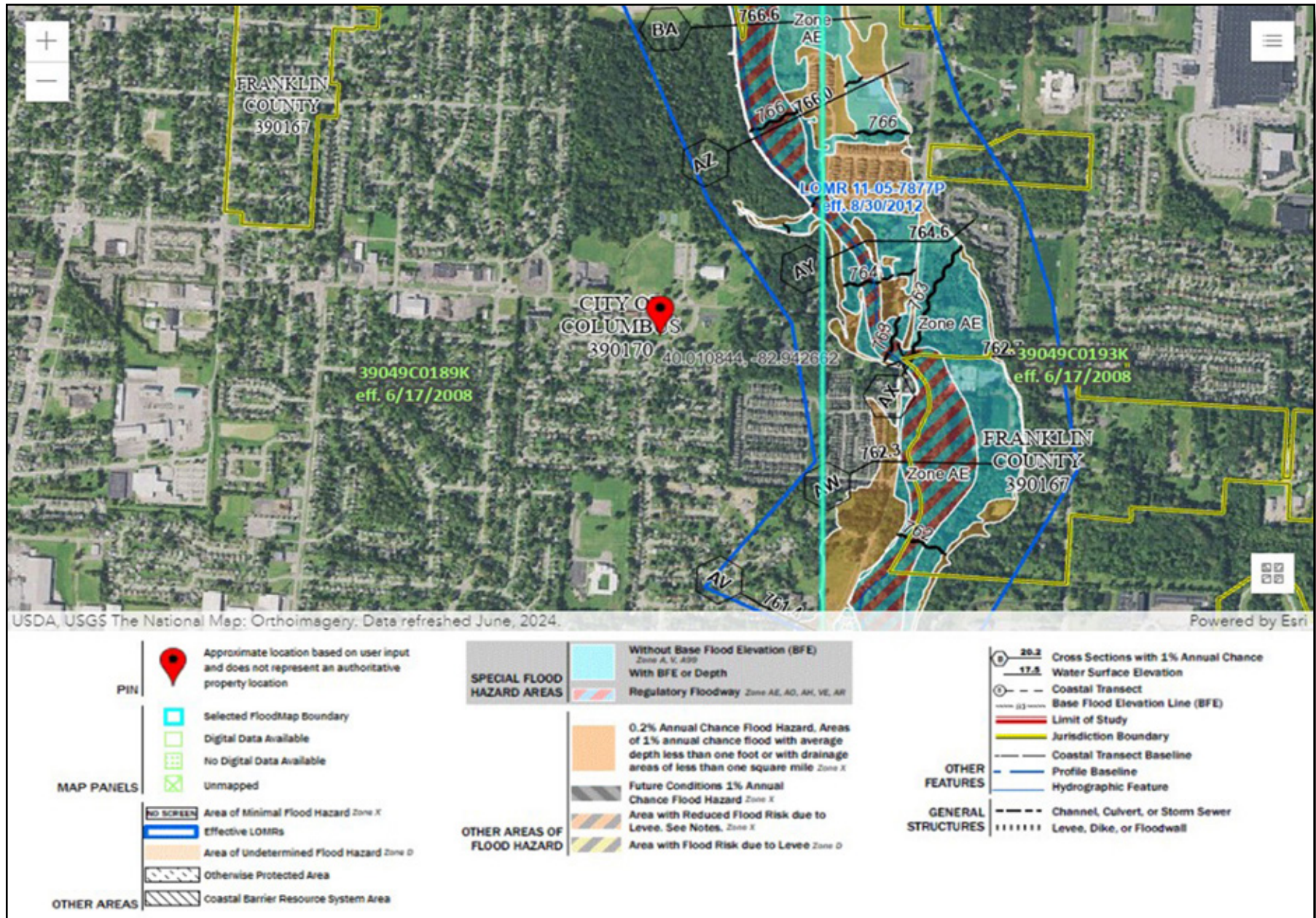
4,027 +/- SF school building on 2.11 +/- AC
2511 Mock Rd, Columbus, OH 43129

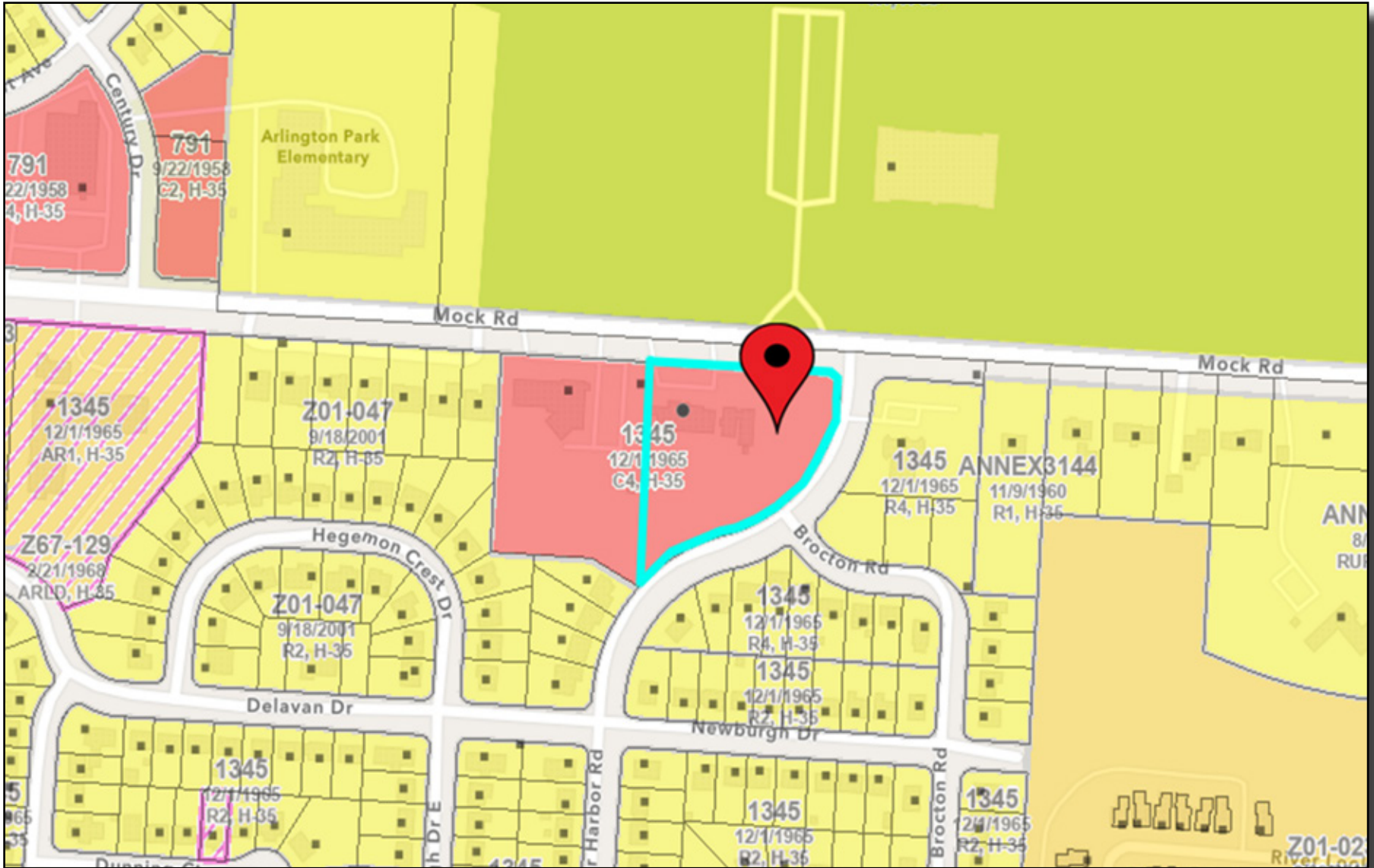
Street Maps



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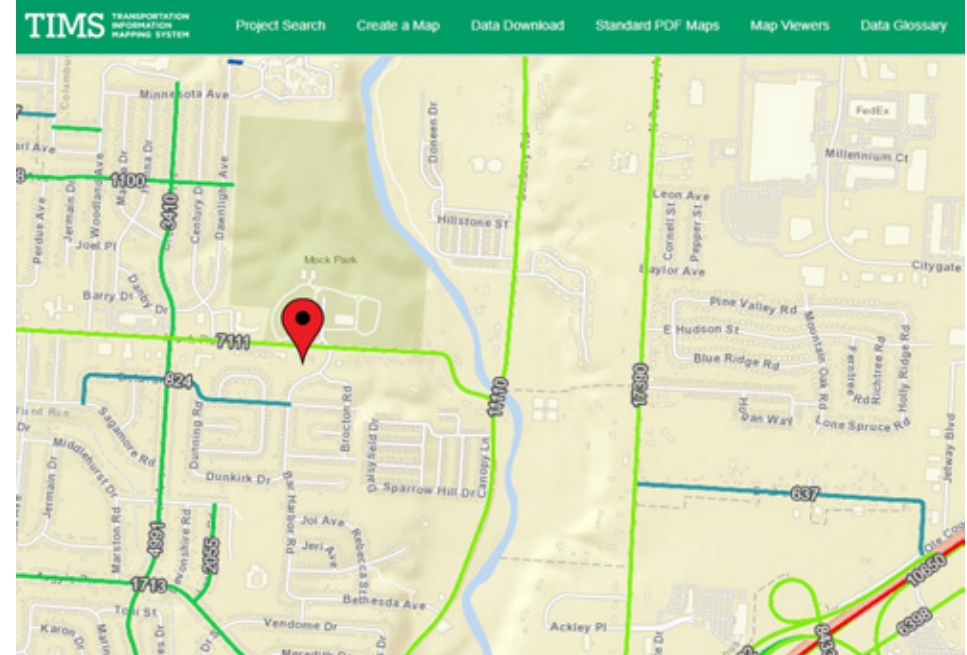




Click [here](#) to view zoning regulations

Demographic Summary Report

2511 Mock Rd, Columbus, OH 43219				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	11,695	103,208	364,519	
2024 Estimate	11,607	102,469	361,992	
2020 Census	11,248	99,505	352,412	
Growth 2024 - 2029	0.76%	0.72%	0.70%	
Growth 2020 - 2024	3.19%	2.98%	2.72%	
2024 Population by Hispanic Origin	705	7,839	23,519	
2024 Population	11,607	102,469	361,992	
White	2,194 18.90%	32,359 31.58%	178,464 49.30%	
Black	7,810 67.29%	52,535 51.27%	119,149 32.91%	
Am. Indian & Alaskan	49 0.42%	546 0.53%	1,520 0.42%	
Asian	134 1.15%	2,573 2.51%	18,270 5.05%	
Hawaiian & Pacific Island	3 0.03%	37 0.04%	167 0.05%	
Other	1,418 12.22%	14,418 14.07%	44,422 12.27%	
U.S. Armed Forces	0	19	252	
Households				
2029 Projection	4,290	40,329	151,898	
2024 Estimate	4,251	40,044	150,696	
2020 Census	4,074	38,888	145,719	
Growth 2024 - 2029	0.92%	0.71%	0.80%	
Growth 2020 - 2024	4.34%	2.97%	3.42%	
Owner Occupied	2,131 50.13%	17,062 42.61%	58,551 38.85%	
Renter Occupied	2,120 49.87%	22,982 57.39%	92,145 61.15%	
2024 Households by HH Income	4,251	40,046	150,695	
Income: <\$25,000	1,285 30.23%	11,745 29.33%	36,745 24.38%	
Income: \$25,000 - \$50,000	1,127 26.51%	10,836 27.06%	34,731 23.05%	
Income: \$50,000 - \$75,000	865 20.35%	7,082 17.68%	25,897 17.19%	
Income: \$75,000 - \$100,000	586 13.78%	4,036 10.08%	17,572 11.66%	
Income: \$100,000 - \$125,000	265 6.23%	2,814 7.03%	12,547 8.33%	
Income: \$125,000 - \$150,000	52 1.22%	1,454 3.63%	7,624 5.06%	
Income: \$150,000 - \$200,000	28 0.66%	1,128 2.82%	8,247 5.47%	
Income: \$200,000+	43 1.01%	951 2.37%	7,332 4.87%	
2024 Avg Household Income	\$50,749	\$58,775	\$73,529	
2024 Med Household Income	\$41,348	\$42,893	\$53,323	



Traffic Count Report

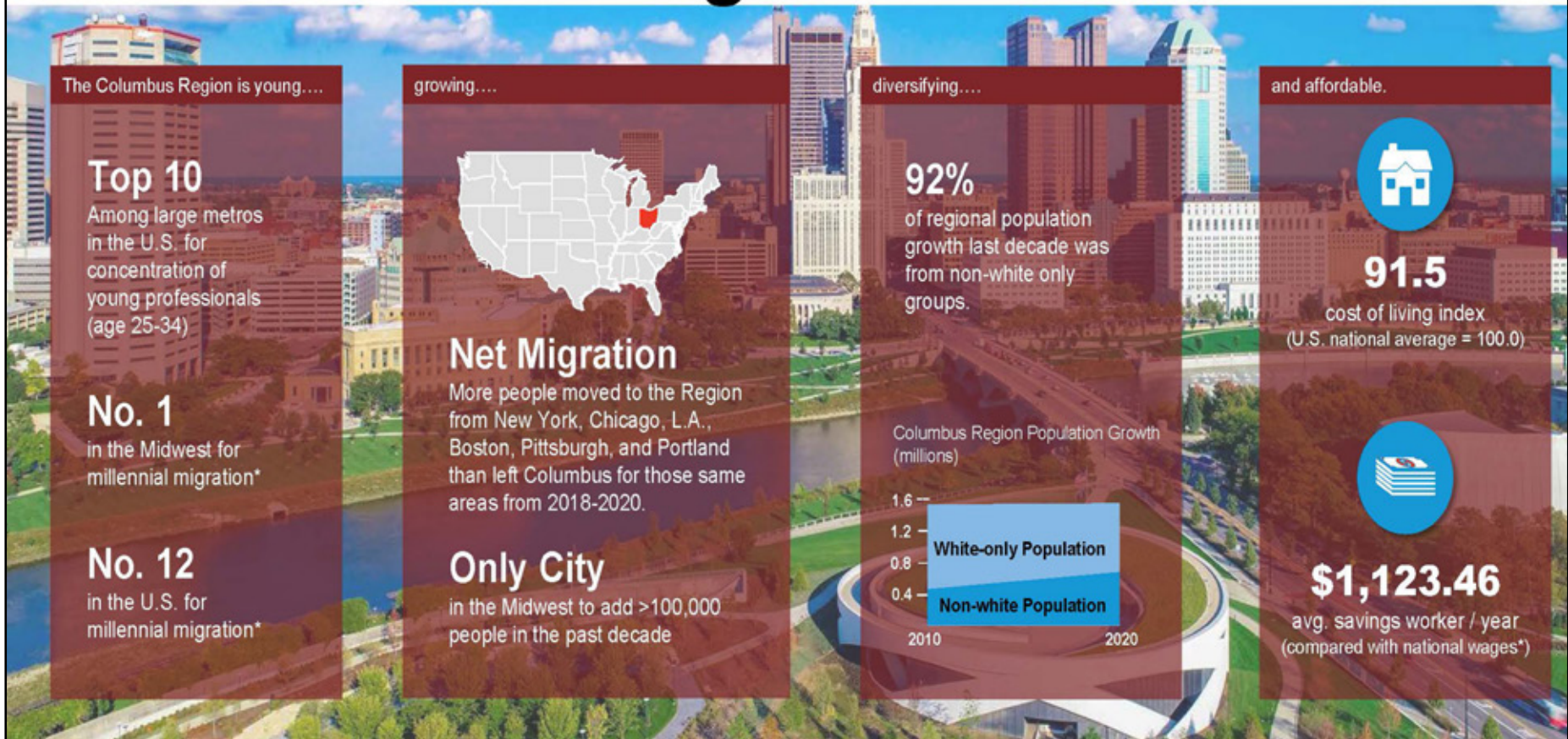


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume T/vpe	Miles from Subject Prop
1 Delavan Dr	Linton Gardens Dr	0.04 W	2020	804	MPSI	.17
2 Delavan Dr	Linton Gardens Dr	0.04 W	2022	736	MPSI	.17
3 Mock Rd	Century Dr	0.02 E	2022	5,378	MPSI	.21
4 Delavan Drive	Dunning Rd	0.01 NW	2022	767	MPSI	.22
5 DELAVAN DR	Dunning Rd	0.01 NW	2020	757	AADT	.22
6 Brentnell Ave	Delavan Dr	0.03 S	2022	2,649	MPSI	.28
7 Brentnell Ave	Dawnlight Ave	0.01 N	2022	1,600	MPSI	.28
8 Mock Rd	Brentnell Ave	0.06 E	2022	5,263	MPSI	.34
9 Mock Road	Sunbury Rd	0.04 SE	2020	5,186	MPSI	.37
10 Mock Road	Sunbury Rd	0.04 SE	2022	4,958	MPSI	.37



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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

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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.



Antoine Matthews, CCIM
Sales & Development
614-348-7777
amatthews@rweiler.com

Learn more about us at
www.rweiler.com



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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.

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