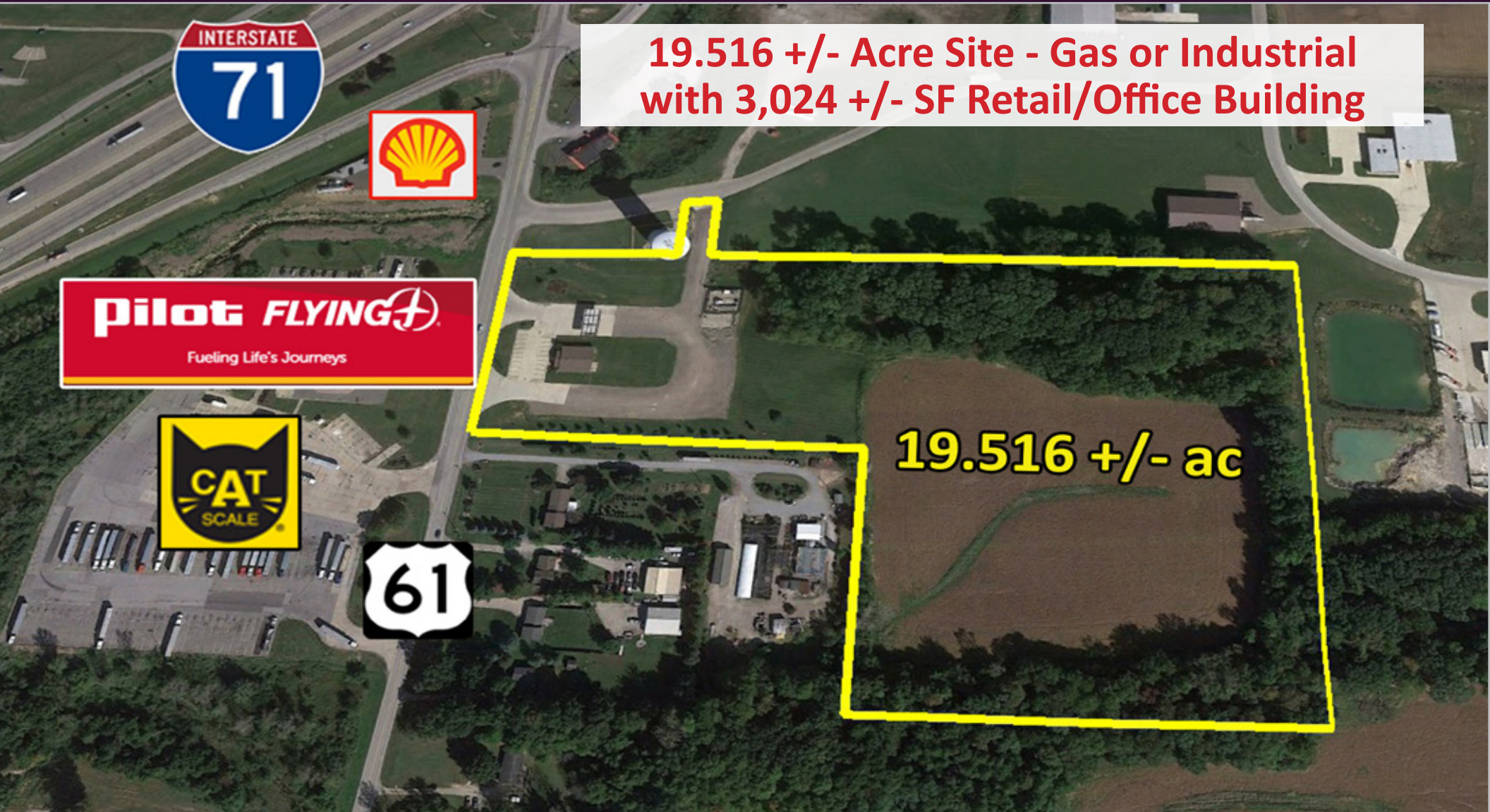


THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

Alex Marsh • amarsh@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.118 • www.rweiler.com  
Hobie Hondros • hobie@hondros-co.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.306.8834 • www.rweiler.com



**19.516 +/- Acre Site - Gas or Industrial  
with 3,024 +/- SF Retail/Office Building**

**19.516 +/- ac**

## LEVEL LOT WITH RETAIL/OFFICE BUILDING!

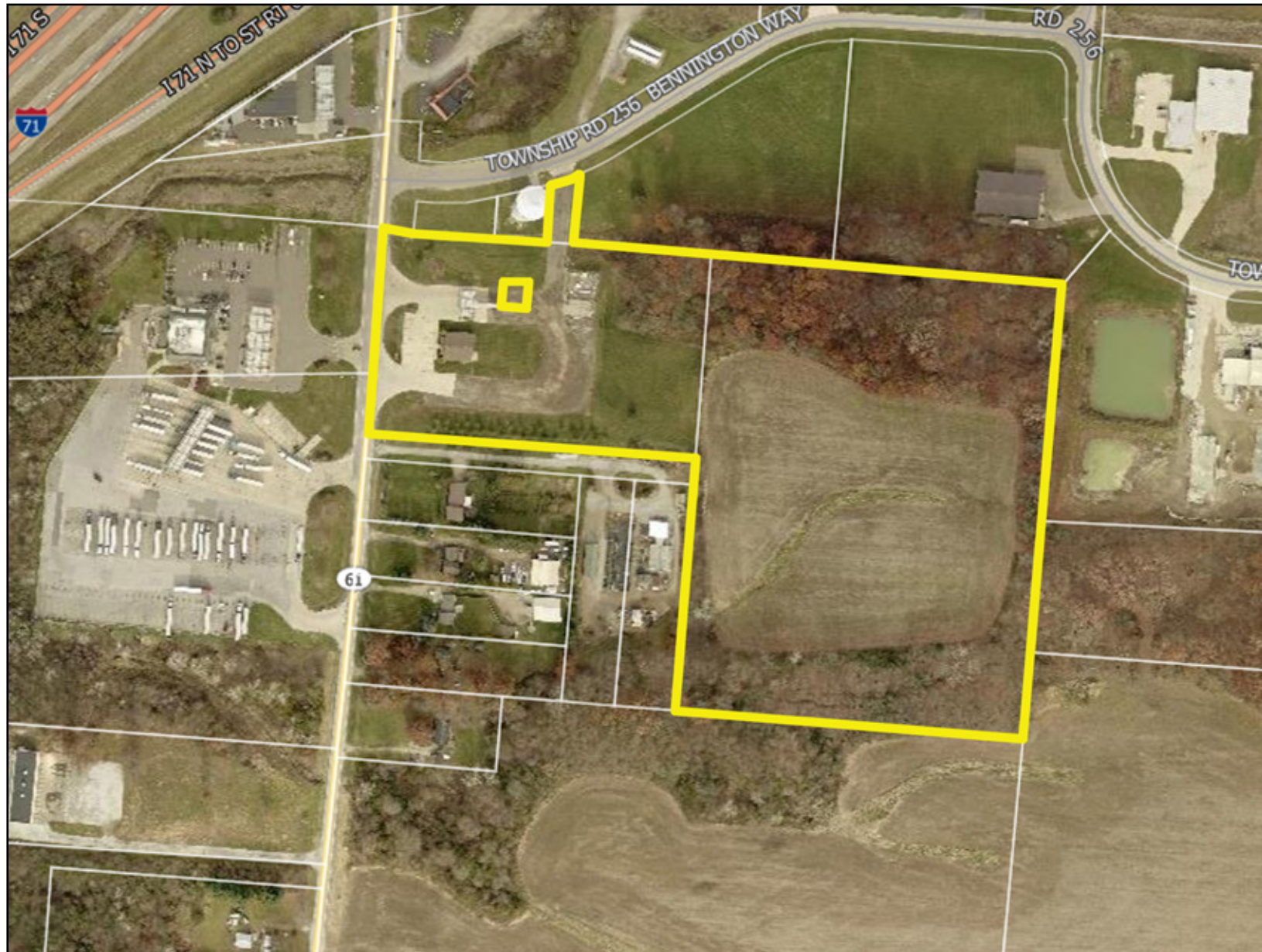
Rare opportunity for multiple potential uses off the I-71 and SR-61 interchange exit.

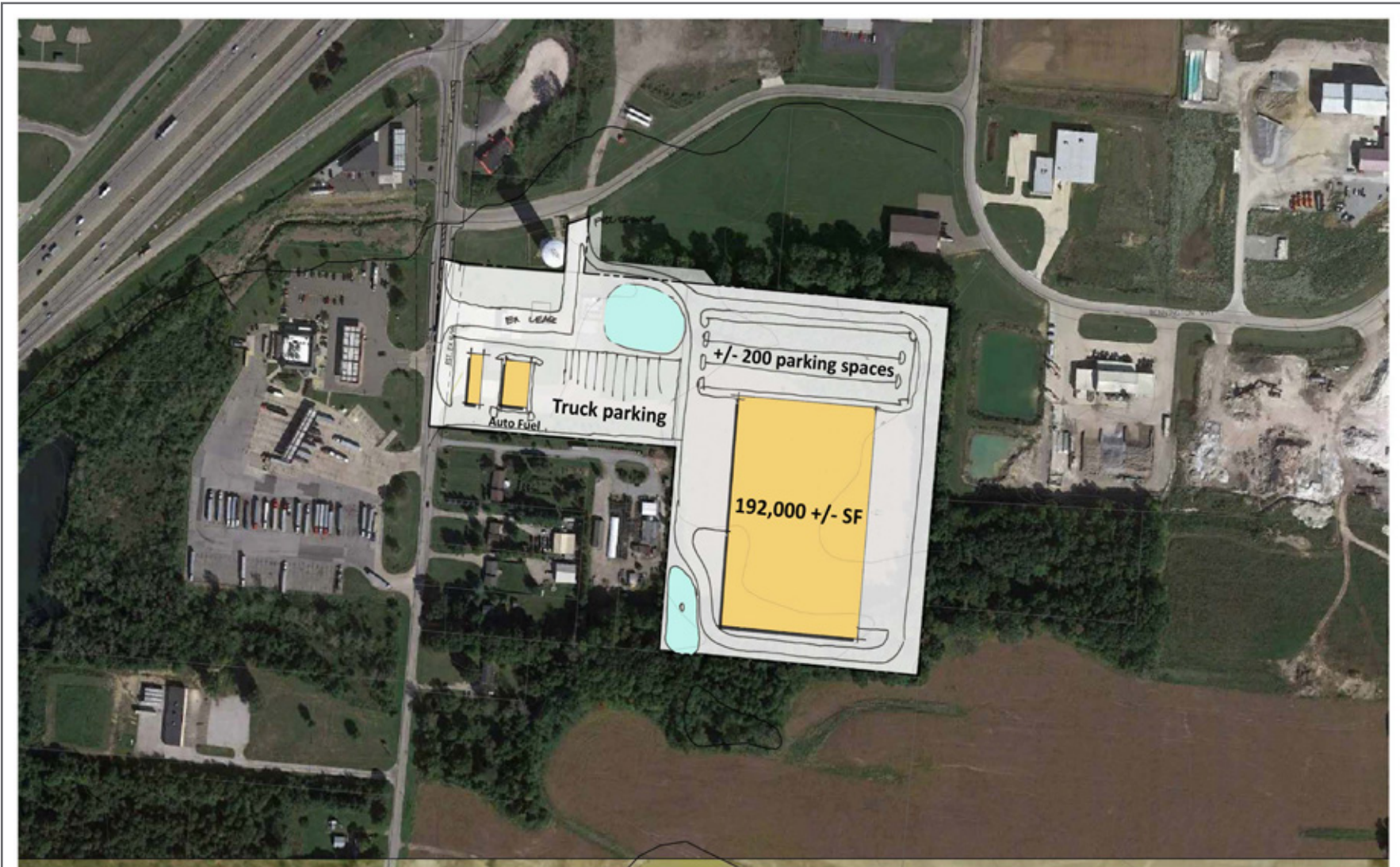
Large gas station users can purchase or lease the entire site, providing for truck parking in the rear or simply develop the frontage as the parcel can be split. Industrial users have the potential to fit up to 200,000 square feet on the site or multiple smaller buildings depending on the business. Seller would consider a build to suit, land lease or sale. Options are plentiful and we have included several site plans in the brochure as examples. The site is located within 35 minutes of Downtown Columbus, the new Intel facility, and the I-270 Columbus Outerbelt.



### Property Highlights

<b>Address:</b>	<b>461 State Route 61 Marengo, Ohio 43334</b>
<b>County:</b>	<b>Morrow</b>
<b>Township:</b>	<b>Bennington</b>
<b>PID:</b>	<b>A01-001-00-361-01 A01-001-00-363-01 A01-064-00-004-01</b>
<b>Location:</b>	<b>I-71 and Rt 61 interchange</b>
<b>Acreage:</b>	<b>19.516 +/- acres</b>
<b>Building Size:</b>	<b>3,024 +/- SF</b>
<b>Year Built:</b>	<b>1977</b>
<b>Year Remodeled:</b>	<b>2015</b>
<b>Sale Price:</b>	<b>Negotiable</b>
<b>Zoning:</b>	<b>C-2 - Highway Commercial Zoning District I-1 - Industrial Zoning District</b>





SITE PLAN OPTION A

SR 61 AND BENNINGTON

PREPARED FOR HONDROS  
DATE: 2.21.23

Faris Planning & Design  
LAND PLANNING • LANDSCAPE ARCHITECTURE  
4875 Cornsley  
Marengo, OH 43036  
www.farisplanninganddesign.com



SITE PLAN OPTION B

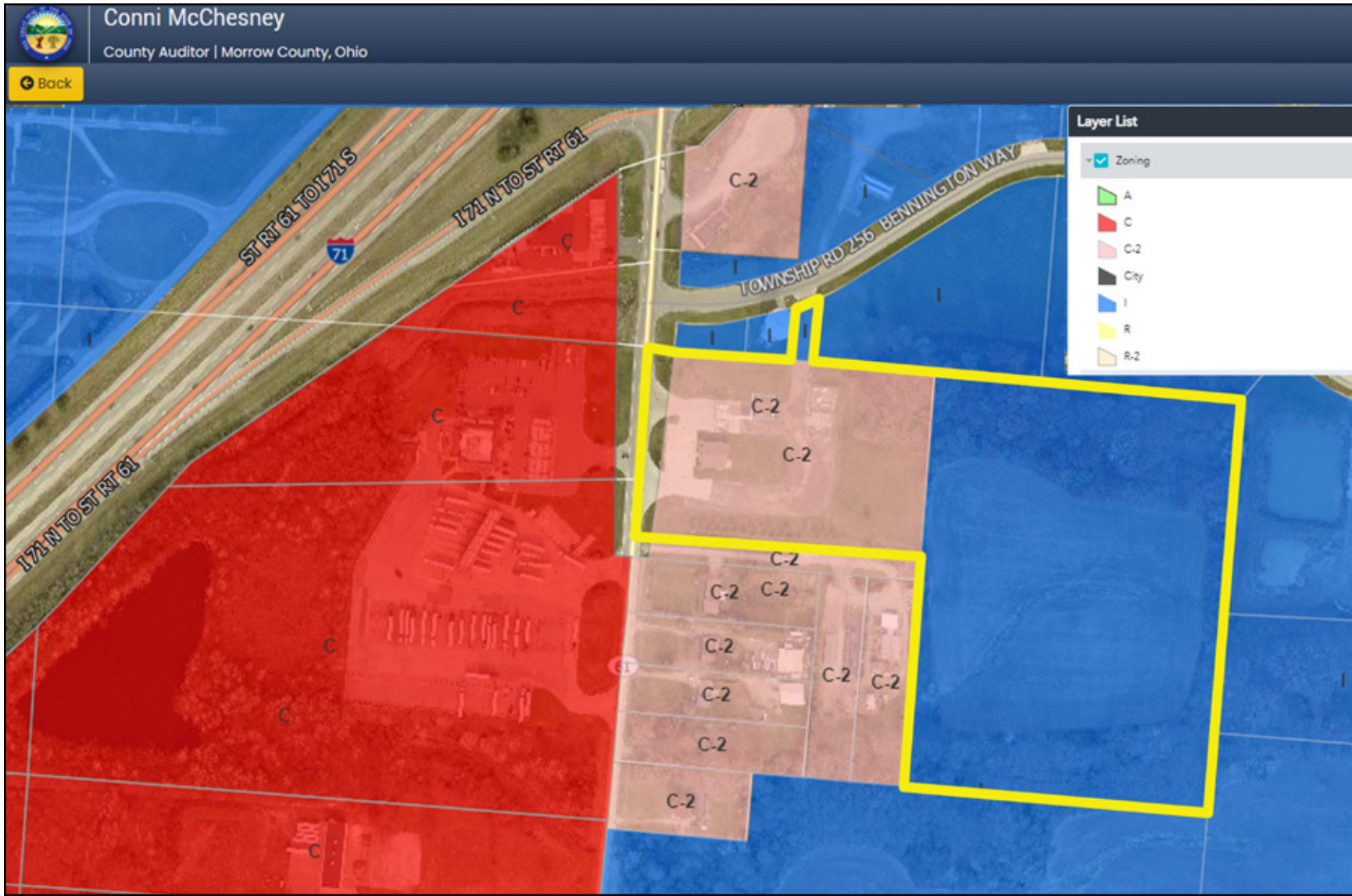
SR 61 AND BENNINGTON

PREPARED FOR HONDROS  
DATE: 2.21.23

NORTH  
SCALE: 1"=100'  
LAND PLANNING  
LANDSCAPE ARCHITECTURE  
Hobie Hondros  
461 S. Corwin  
Marengo, OH 43334  
www.farissiteplanning.com

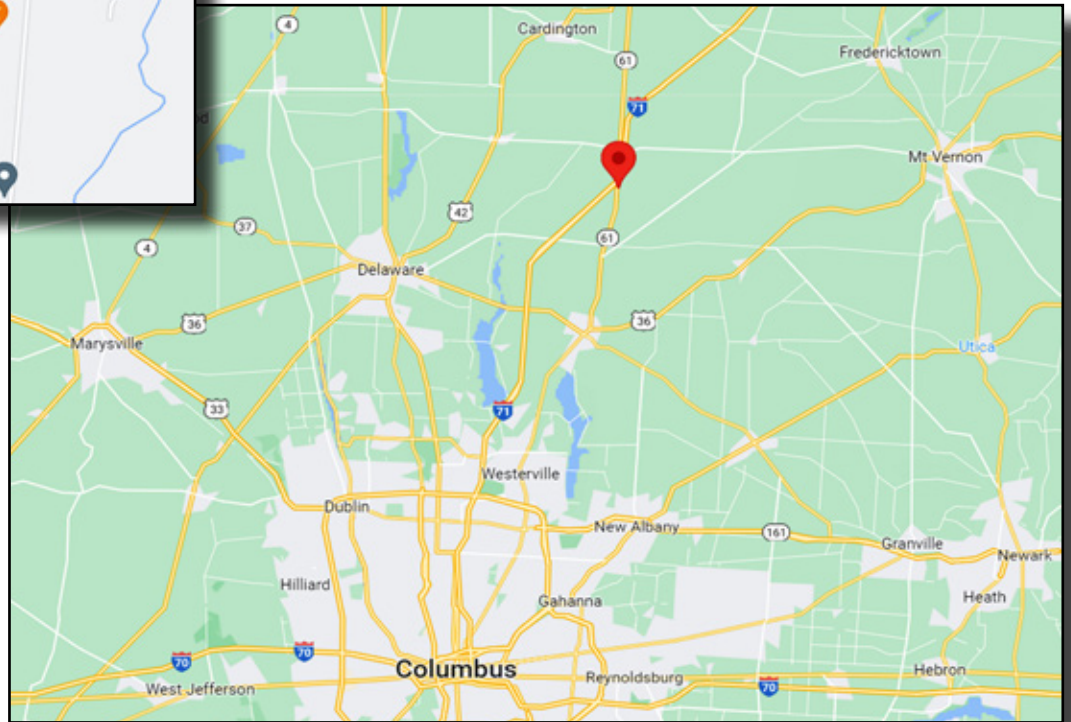
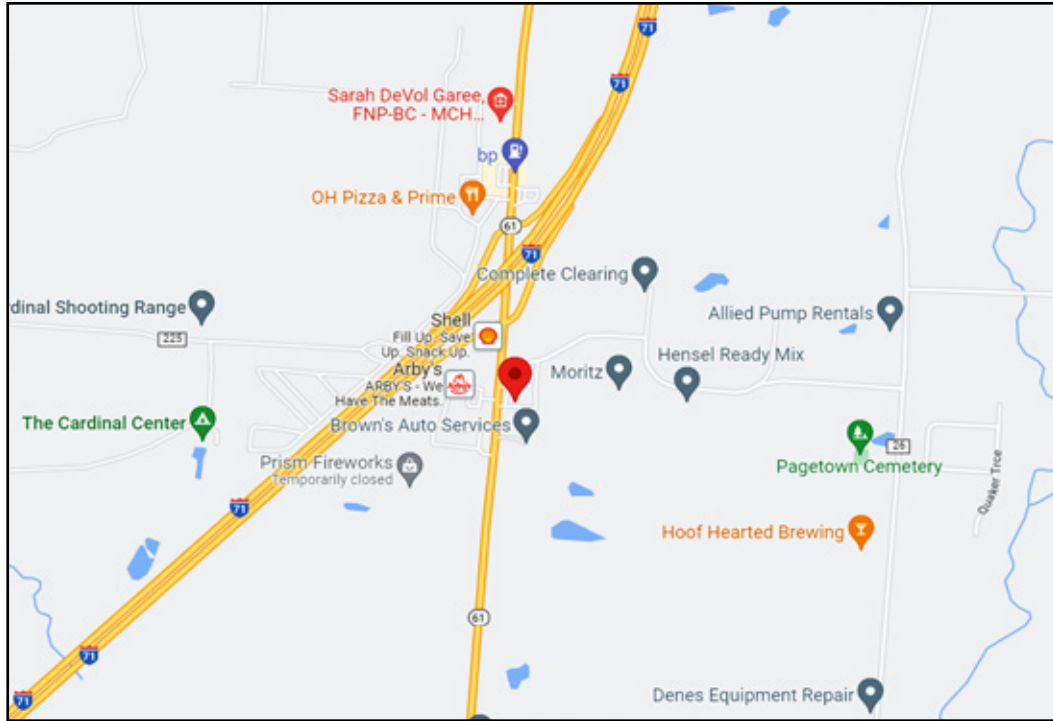






Click [here](#) to view zoning text





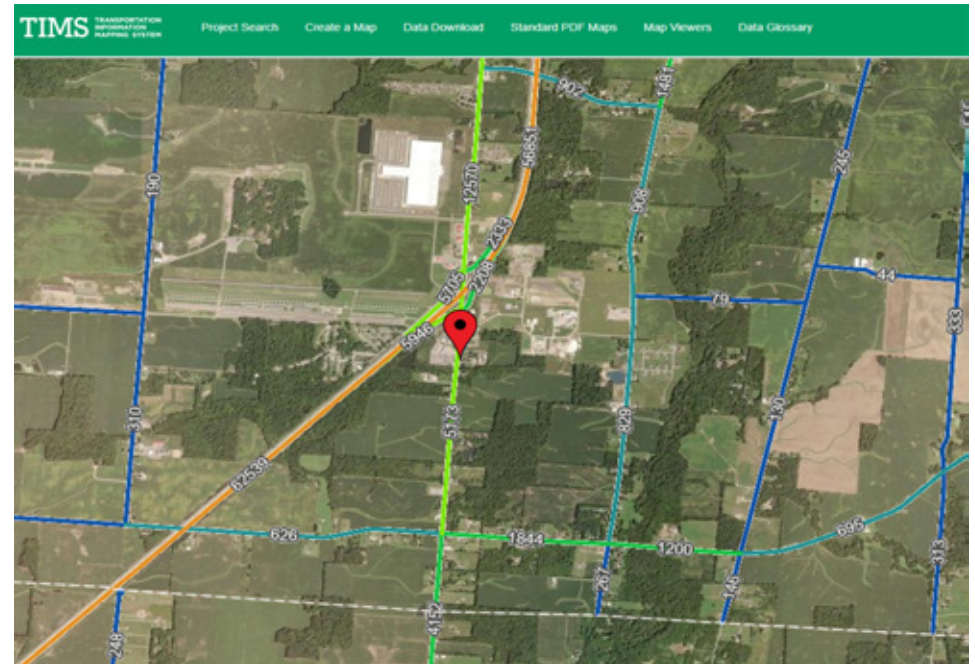


## Great Location!

I-71 and Rt 61 interchange  
35 minutes of Downtown Columbus, the new  
Intel facility, and the I-270 Columbus Outerbelt

Demographic Summary Report

461 State Route 61, Marengo, OH 43334			
<b>Radius</b>	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	158	3,428	8,042
2023 Estimate	158	3,372	7,875
2010 Census	156	3,220	7,457
Growth 2023 - 2028	0.00%	1.66%	2.12%
Growth 2010 - 2023	1.28%	4.72%	5.61%
<b>2023 Population by Hispanic Origin</b>	4	83	170
<b>2023 Population</b>	158	3,372	7,875
White	153 96.84%	3,273 97.06%	7,638 96.99%
Black	1 0.63%	24 0.71%	58 0.74%
Am. Indian & Alaskan	0 0.00%	6 0.18%	17 0.22%
Asian	1 0.63%	17 0.50%	41 0.52%
Hawaiian & Pacific Island	0 0.00%	2 0.06%	2 0.03%
Other	2 1.27%	51 1.51%	118 1.50%
U.S. Armed Forces	0	0	0
<b>Households</b>			
2028 Projection	59	1,243	2,901
2023 Estimate	59	1,223	2,841
2010 Census	58	1,165	2,680
Growth 2023 - 2028	0.00%	1.64%	2.11%
Growth 2010 - 2023	1.72%	4.98%	6.01%
Owner Occupied	41 69.49%	963 78.74%	2,343 82.47%
Renter Occupied	17 28.81%	260 21.26%	497 17.49%
<b>2023 Households by HH Income</b>	58	1,223	2,841
Income: <\$25,000	11 18.97%	134 10.96%	240 8.45%
Income: \$25,000 - \$50,000	12 20.69%	272 22.24%	632 22.25%
Income: \$50,000 - \$75,000	15 25.86%	281 22.98%	616 21.68%
Income: \$75,000 - \$100,000	7 12.07%	183 14.96%	429 15.10%
Income: \$100,000 - \$125,000	8 13.79%	154 12.59%	358 12.60%
Income: \$125,000 - \$150,000	2 3.45%	48 3.92%	137 4.82%
Income: \$150,000 - \$200,000	2 3.45%	84 6.87%	227 7.99%
Income: \$200,000+	1 1.72%	67 5.48%	202 7.11%
<b>2023 Avg Household Income</b>	\$68,440	\$85,622	\$92,993
<b>2023 Med Household Income</b>	\$55,999	\$64,704	\$71,277

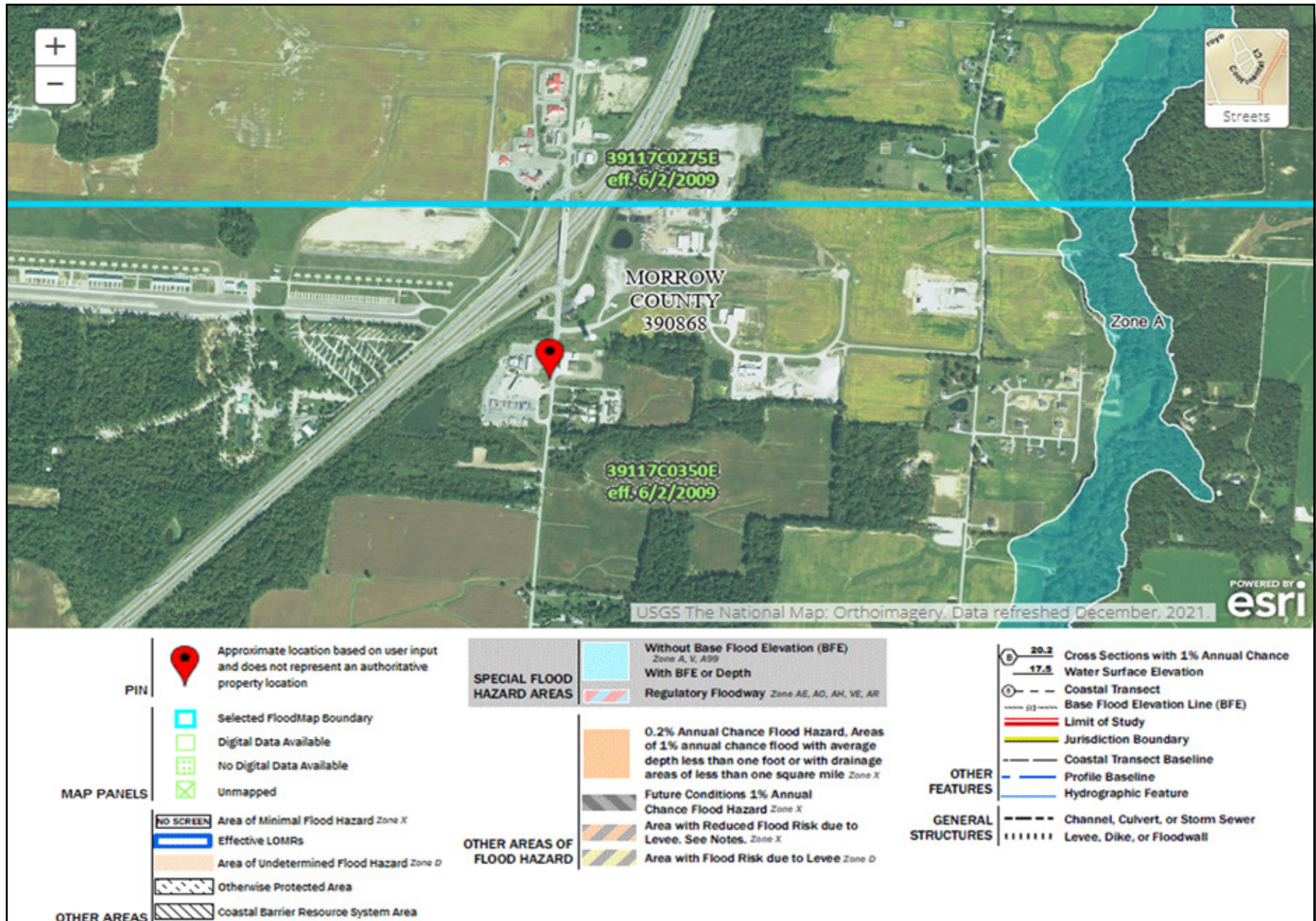


Traffic Count Report

461 State Route 61, Marengo, OH 43334						
1	I-71	State Hwy61	0.12 NE	2022	5,295	MPSI .14
2	I-71	State Rte 61	0.04 W	2020	2,099	MPSI .21
3	I-71	State Rte 61	0.05 E	2020	6,155	MPSI .27
4	I-71	State Hwy61	0.09 SW	2022	1,803	MPSI .33
5	State Route 61	W Liberty Mt Vernon Rd	0.51 S	2020	4,405	MPSI .36
6	State Rte 61	W Liberty Mt Vernon Rd	0.51 S	2022	4,111	MPSI .36
7	State Rte 61	W Liberty Mt Vernon Rd	0.42 S	2018	5,294	MPSI .46
8	Olive Green Marengo Fulton Rd	Twp Rd 259	0.11 N	2018	595	MPSI .73
9	Olive Green Marengo Fulton Rd	Twp Rd 259	0.23 N	2022	810	MPSI .78
10	County Road 26	Twp Rd 259	0.23 N	2020	867	MPSI .78



Appraisal Brokerage Consulting Development



# 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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Appraisal Brokerage Consulting Development

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