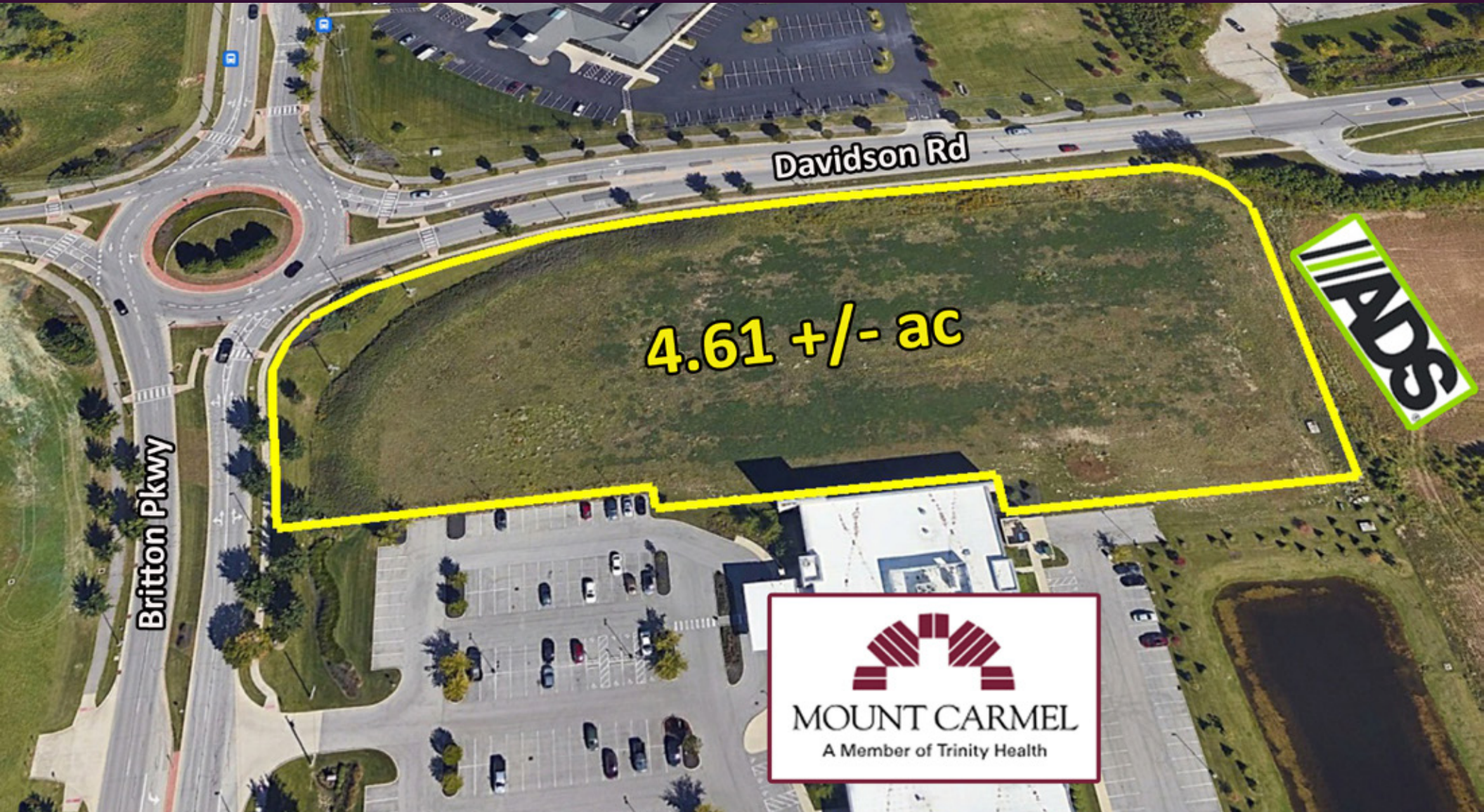


THE ROBERT WEILER COMPANY EST. 1938

# OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



4.61 +/- ac



Appraisal Brokerage Consulting Development

## OFFICE LAND

4253 Davidson Road, Hilliard, OH 43026

## HILLIARD OFFICE LAND!

4.61+/- acres vacant land with approximately 650' of frontage on Davidson Rd. Currently zoned PUD for office users. Ideal location for corporate office, regional offices, medical office, or institutions. High visibility location at the southeast corner of the roundabout at Britton Parkway and Davidson Rd. Adjacent to Mount Carmel Hilliard and new Advanced Drainage Systems Offices.



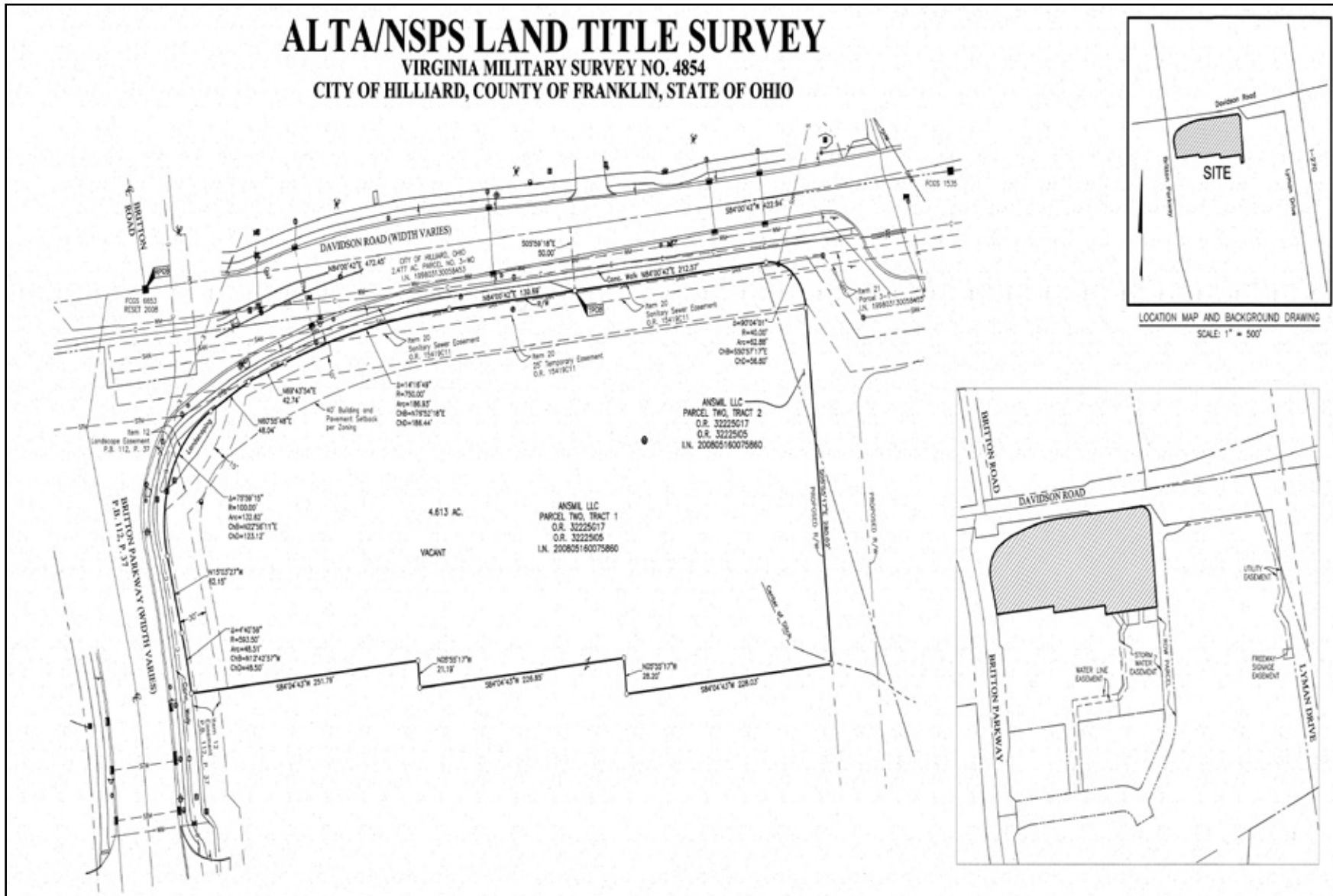
### Property Highlights

Address:	4253 Davidson Road Hilliard, OH 43026
County:	Franklin
Township:	Norwich
PID:	050-011452-00
Location:	SEC of Davidson Rd and Britton Pkwy
Total Acreage:	4.61 +/- ac
Sale Price:	\$1,152,500
Sale Price/Acre:	\$250,000
2022 Taxes:	\$22,759
Zoning:	C-2 Subarea PUD - Planned Unit Development District



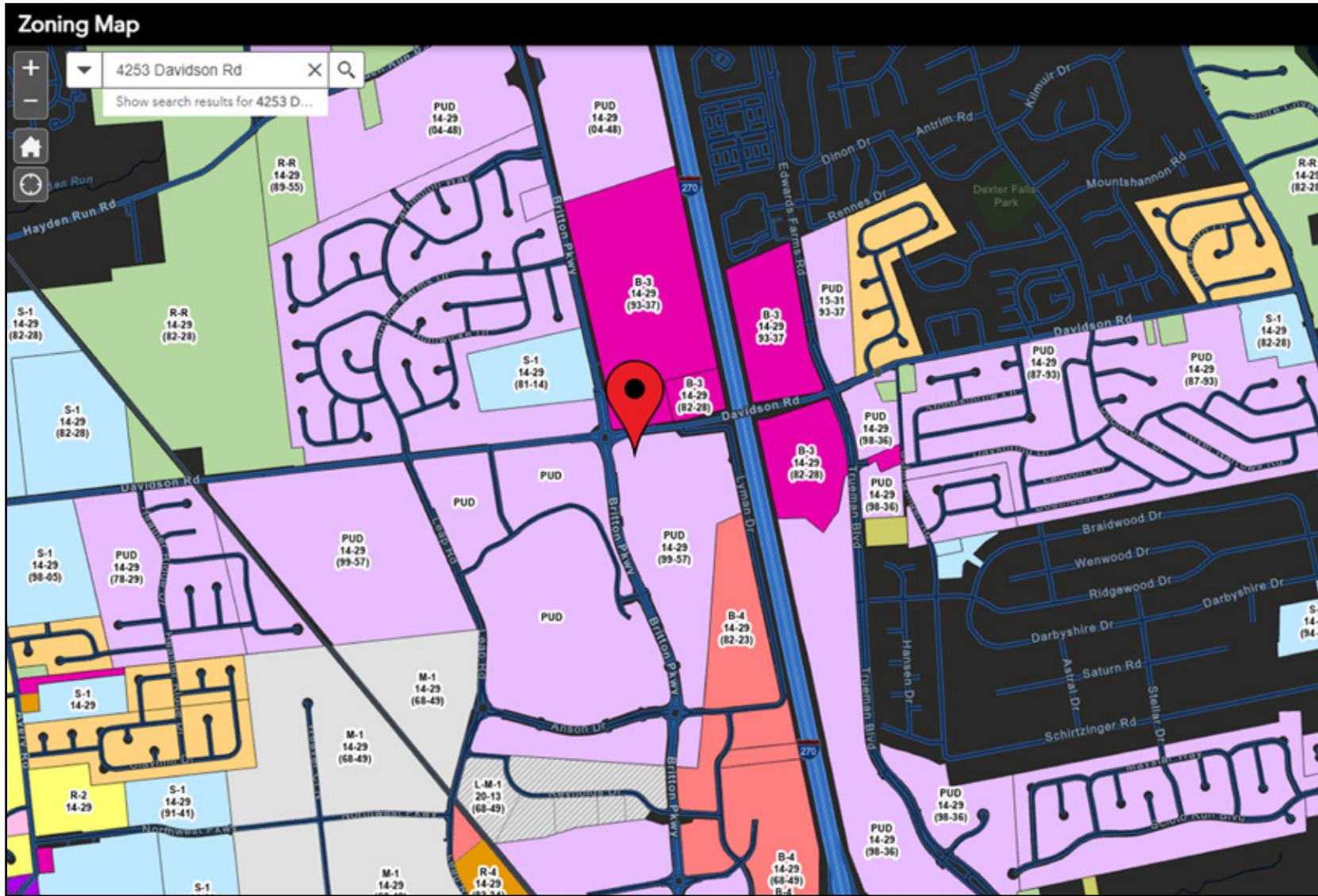
# ALTA/NSPS LAND TITLE SURVEY

VIRGINIA MILITARY SURVEY NO. 4854  
CITY OF HILLIARD, COUNTY OF FRANKLIN, STATE OF OHIO

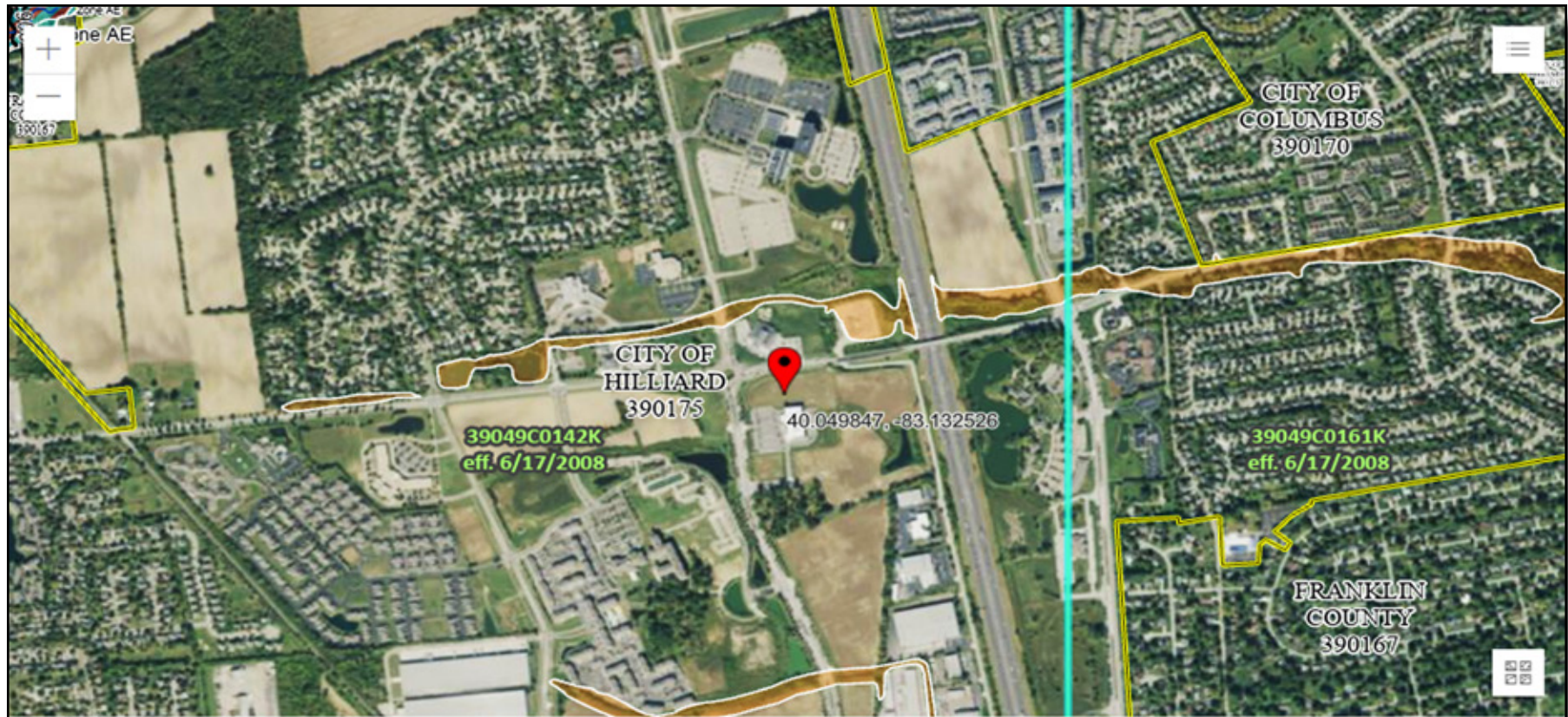


LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 500'



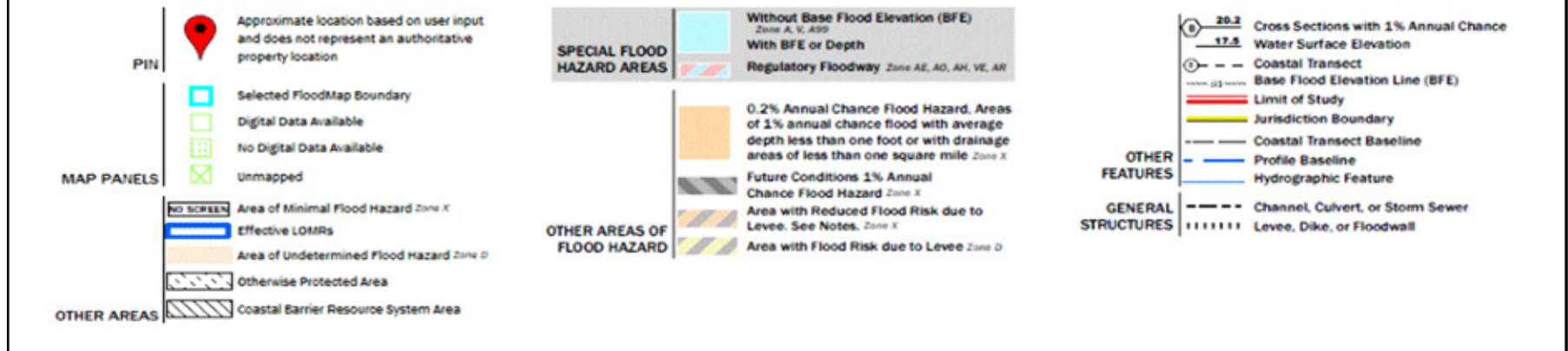


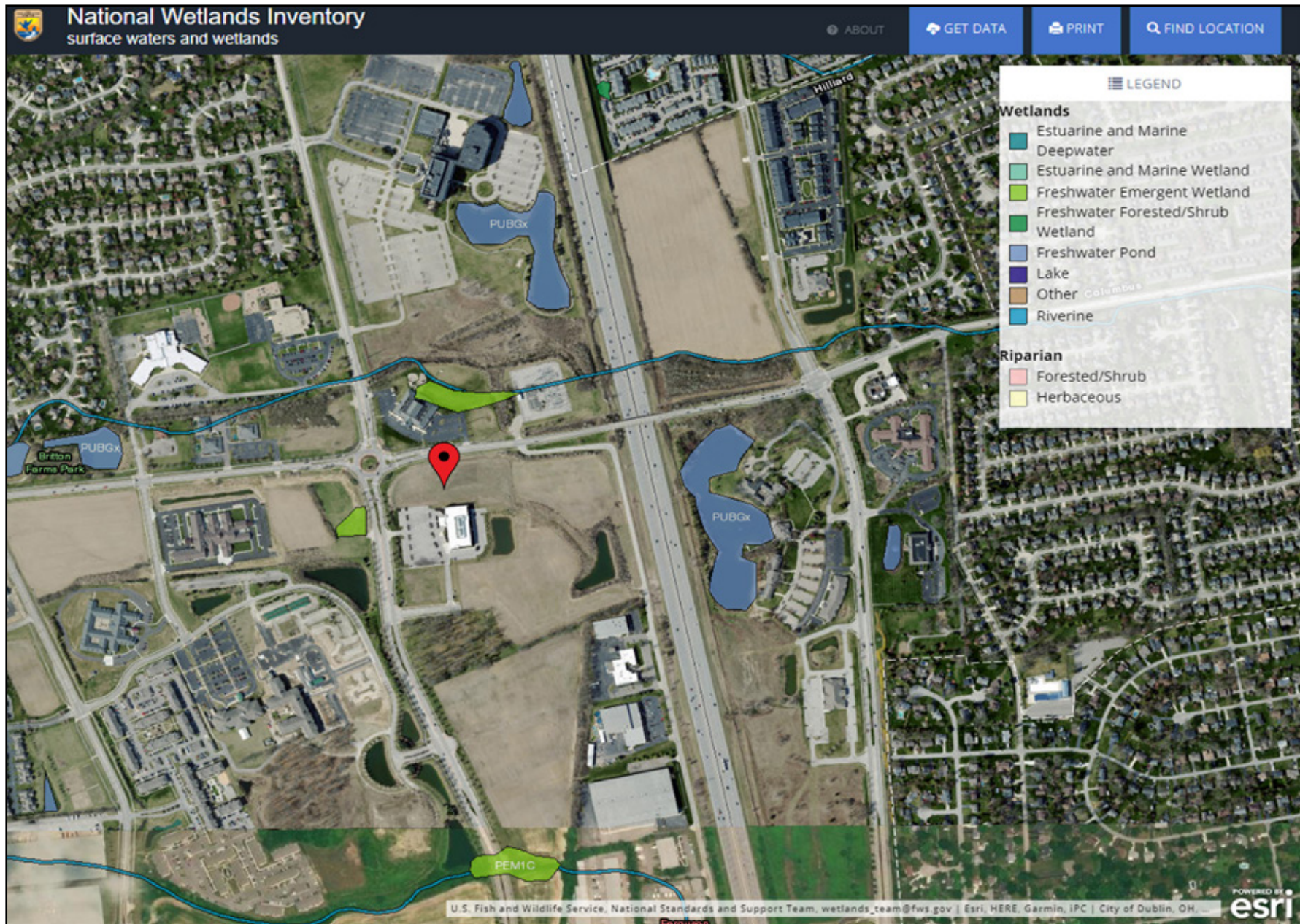
Click [here](#) to view zoning regulations  
Additional zoning text available upon request

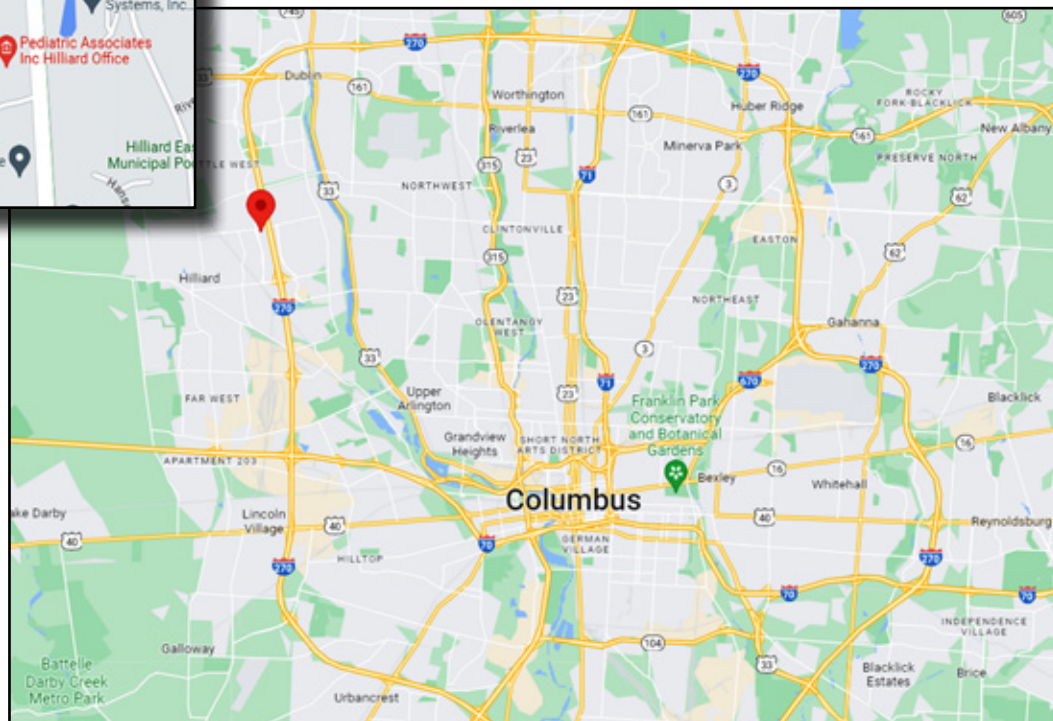
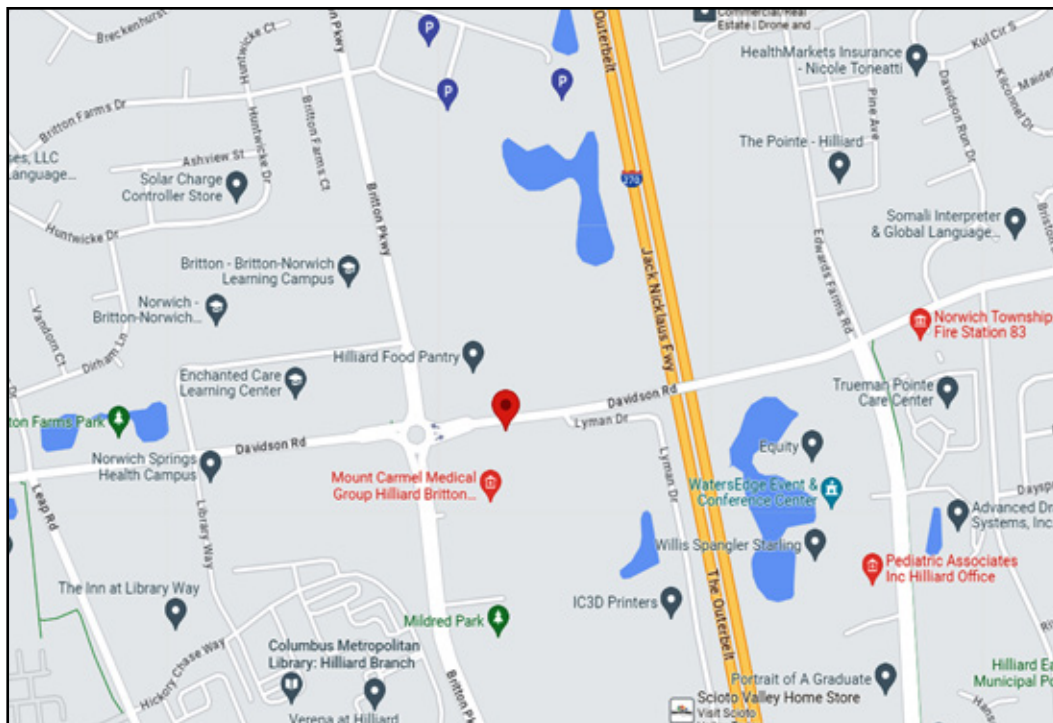


Esri, USDA Farm Service Agency, Microsoft

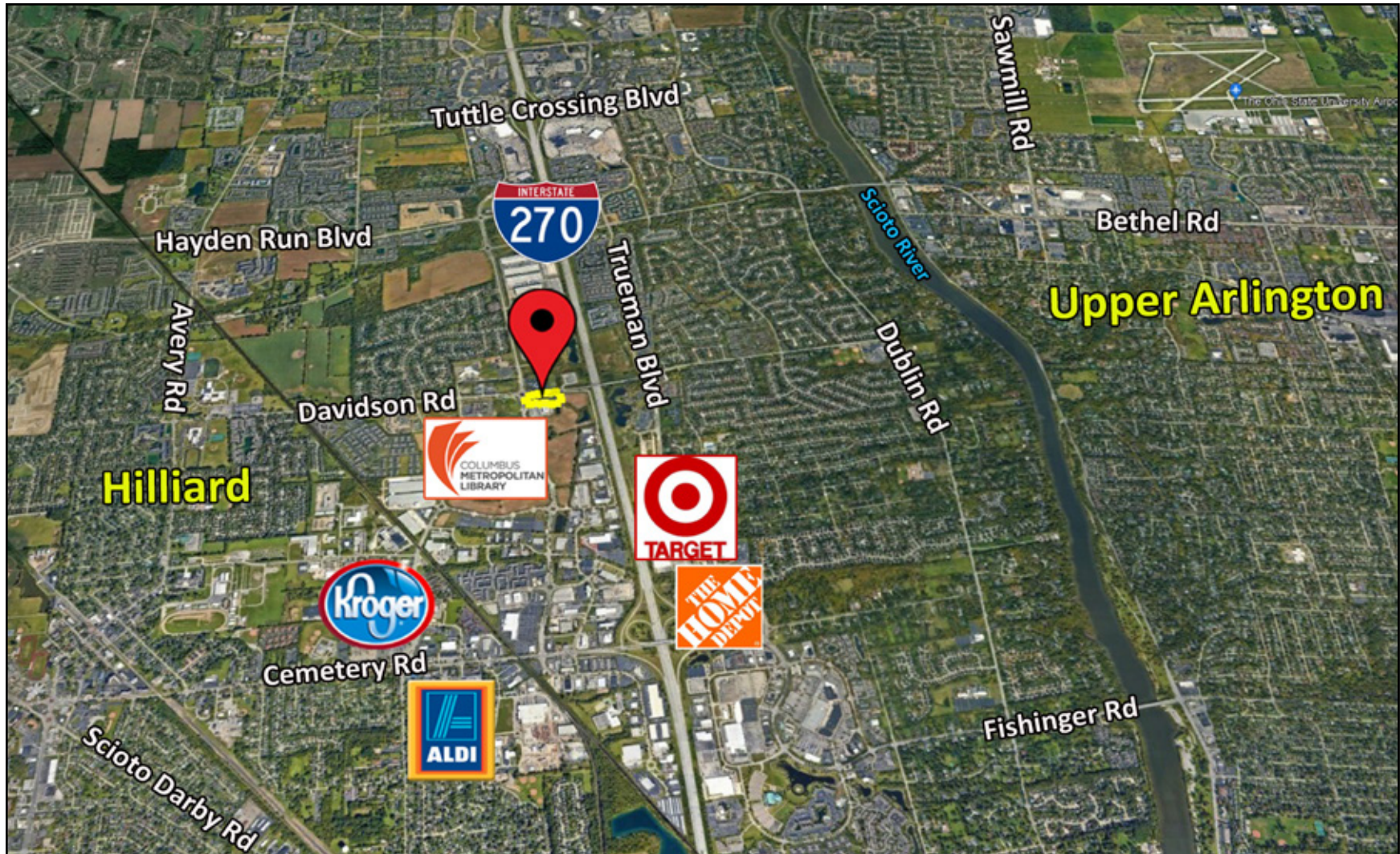
Powered by Esri










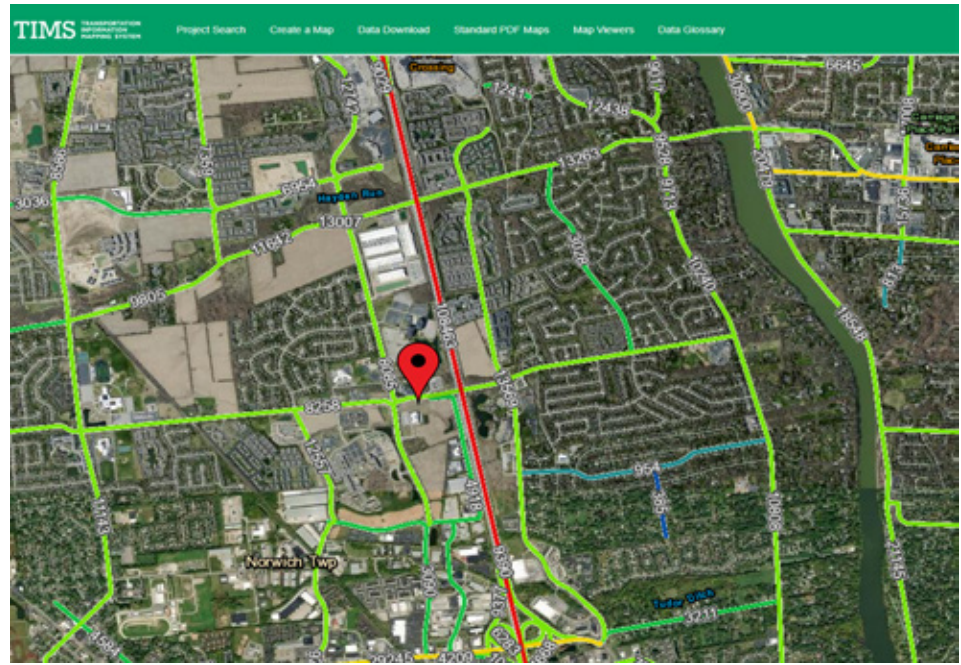


## Great Location!

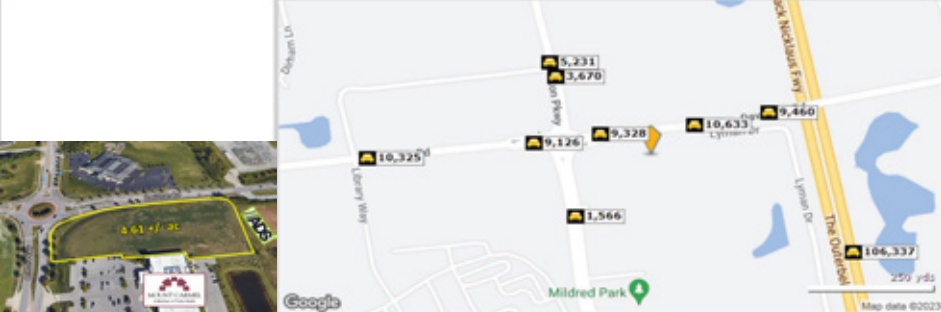
Easy access to major roads  
20 minutes to Downtown Columbus

Demographic Summary Report

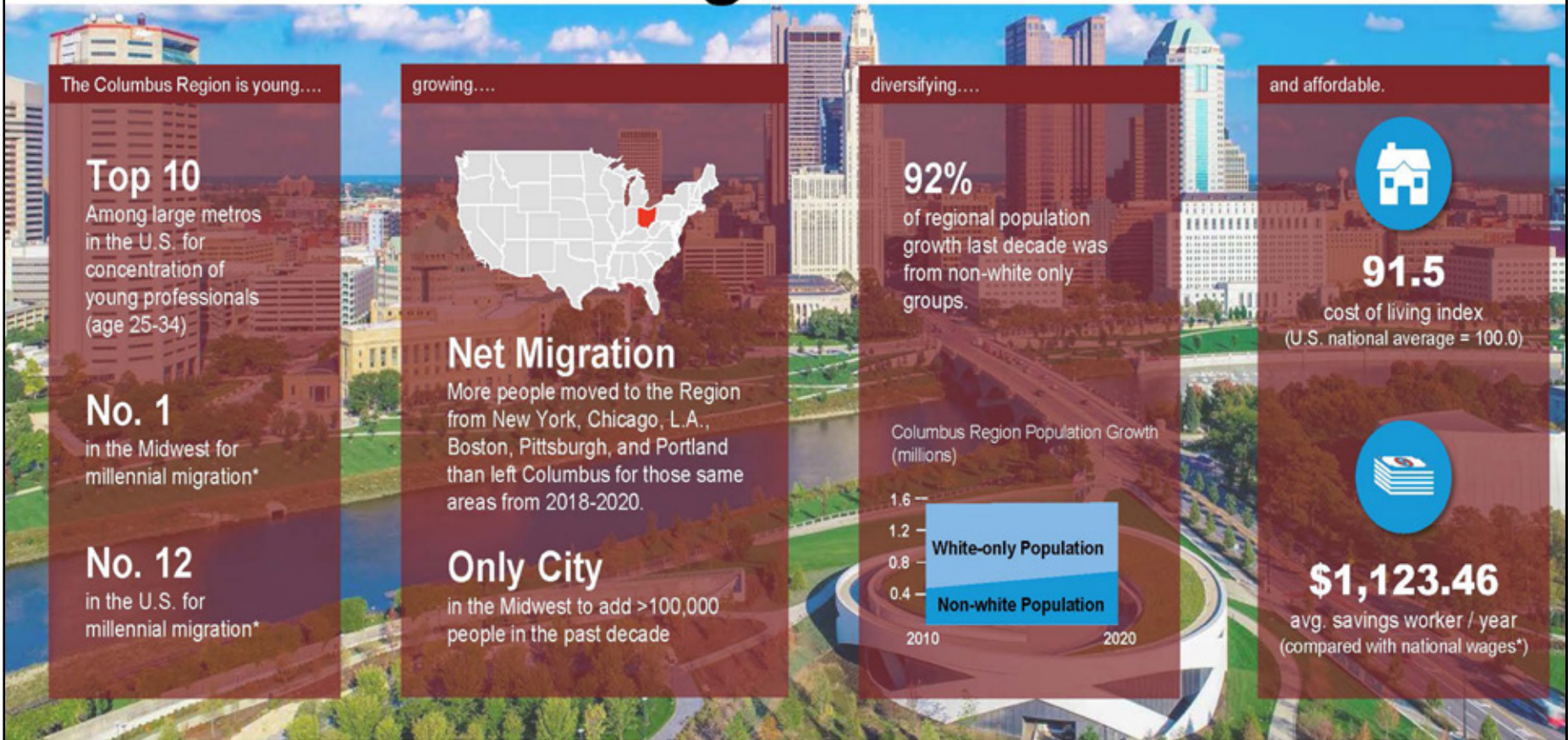
4253 Davidson Rd, Hilliard, OH 43026			
			
<b>Radius</b>	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	11,148	91,558	209,520
2023 Estimate	10,895	89,910	206,445
2010 Census	8,686	74,225	174,723
Growth 2023 - 2028	2.32%	1.83%	1.49%
Growth 2010 - 2023	25.43%	21.13%	18.16%
<b>2023 Population by Hispanic Origin</b>	438	4,186	10,804
<b>2023 Population</b>	10,895	89,910	206,445
White	9,201 84.45%	71,240 79.23%	161,746 78.35%
Black	450 4.13%	3,902 4.34%	10,318 5.00%
Am. Indian & Alaskan	34 0.31%	168 0.19%	341 0.17%
Asian	875 8.03%	11,986 13.33%	27,959 13.54%
Hawaiian & Pacific Island	0 0.00%	26 0.03%	90 0.04%
Other	336 3.08%	2,588 2.88%	5,991 2.90%
U.S. Armed Forces	10	110	195
<b>Households</b>			
2028 Projection	4,624	38,612	88,637
2023 Estimate	4,514	37,831	87,276
2010 Census	3,569	30,767	73,559
Growth 2023 - 2028	2.44%	2.06%	1.56%
Growth 2010 - 2023	26.48%	22.96%	18.65%
Owner Occupied	2,602 57.64%	24,761 65.45%	53,867 61.72%
Renter Occupied	1,912 42.36%	13,070 34.55%	33,409 38.28%
<b>2023 Households by HH Income</b>	4,515	37,832	87,276
Income: <\$25,000	147 3.26%	3,248 8.59%	7,511 8.61%
Income: \$25,000 - \$50,000	457 10.12%	4,953 13.09%	12,273 14.06%
Income: \$50,000 - \$75,000	709 15.70%	6,439 17.02%	14,642 16.78%
Income: \$75,000 - \$100,000	650 14.40%	5,375 14.21%	11,555 13.24%
Income: \$100,000 - \$125,000	795 17.61%	6,159 16.28%	12,458 14.27%
Income: \$125,000 - \$150,000	196 4.34%	2,867 7.58%	7,544 8.64%
Income: \$150,000 - \$200,000	935 20.71%	4,710 12.45%	10,539 12.08%
Income: \$200,000+	626 13.86%	4,081 10.79%	10,754 12.32%
<b>2023 Avg Household Income</b>	\$131,818	\$113,523	\$116,115
<b>2023 Med Household Income</b>	\$109,261	\$94,888	\$94,930



Traffic Count Report

4253 Davidson Rd, Hilliard, OH 43026						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Davidson Rd	Britton Pkwy	0.04 W	2022	9,328	MPSI	.06
2 Davidson Rd	Lyman Dr	0.01 E	2022	9,875	MPSI	.07
3 Davidson Rd	Lyman Dr	0.01 E	2020	10,633	MPSI	.07
4 Britton Pkwy	Davidson Rd	0.10 N	2022	1,566	MPSI	.11
5 Davidson Rd	Britton Pkwy	0.04 E	2022	9,126	MPSI	.13
6 Davidson Rd	I- 270	0.04 E	2022	9,460	MPSI	.15
7 Britton Rd	Britton Farms Dr	0.29 N	2022	3,670	MPSI	.15
8 Britton Rd	Britton Farms Dr	0.27 N	2022	5,231	MPSI	.17
9 I- 270	Davidson Rd	0.19 N	2022	106,337	MPSI	.26
10 Davidson Rd	Britton Farms Dr	0.19 W	2022	10,325	MPSI	.32

# What's Driving Investment?



# Notable Projects YTD



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

Celebrating **85** 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 85 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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