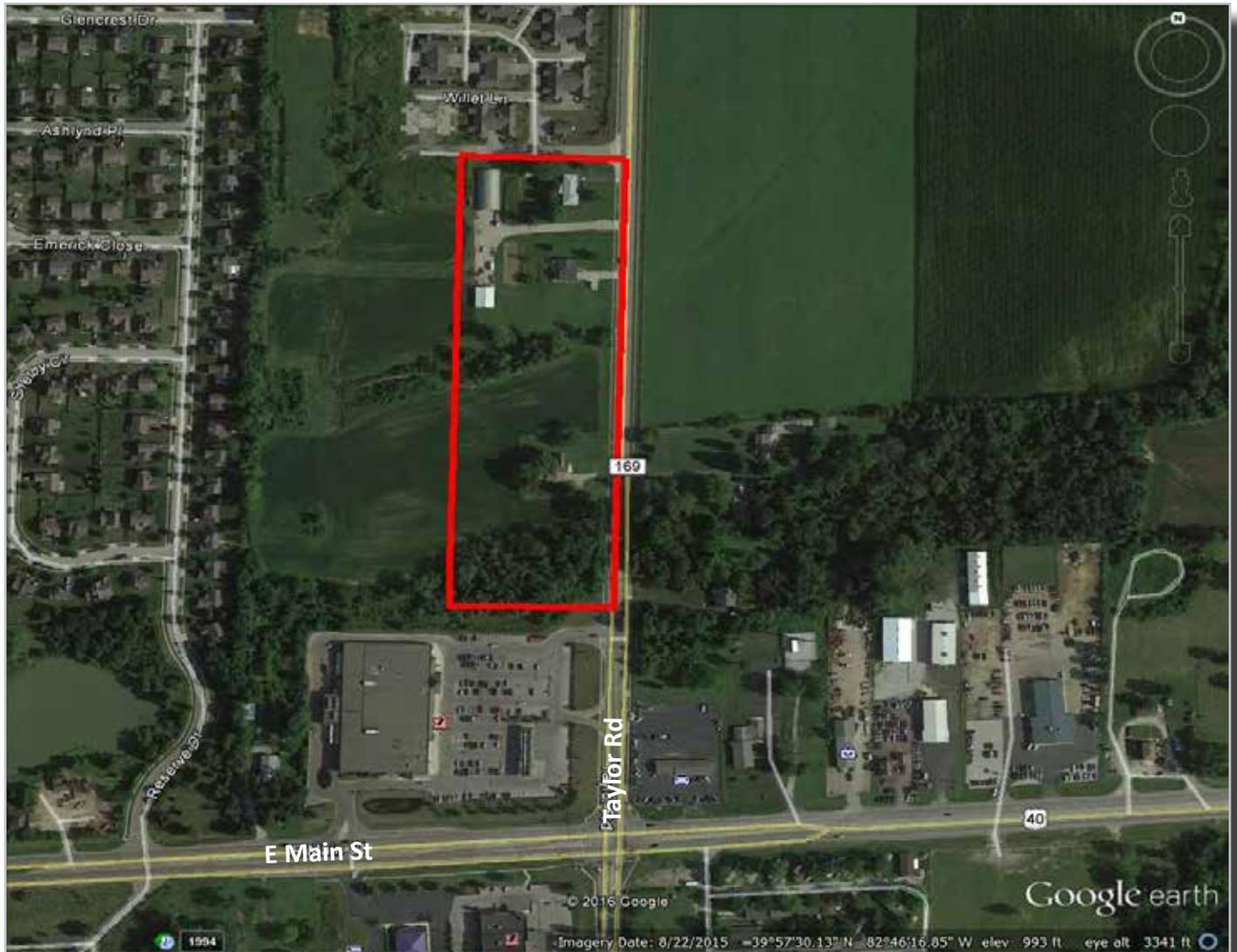


DEVELOPMENT LAND FOR SALE

**9366 - 9370 Taylor Road SW
Reynoldsburg, Ohio 43068**



8.4 +/- Acres Available

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Appraisal Brokerage Consulting Development

Skip Weiler
skip@rweiler.com
10 N. High St. Suite 401
Columbus, Ohio 43215
614-221-4286
www.rweiler.com

Property Description

GREAT DEVELOPMENT OPPORTUNITY!

Located to the north of the new Kroger store on the corner of Taylor Rd & E Main St.
Ideal location for variety of business establishments & can provide for adequate parking.
Surrounded by a residential cluster, this is a high traffic area with great potential!

Address: 9366 - 9370 Taylor Rd SW
Reynoldsburg, Ohio 43068

County: Licking

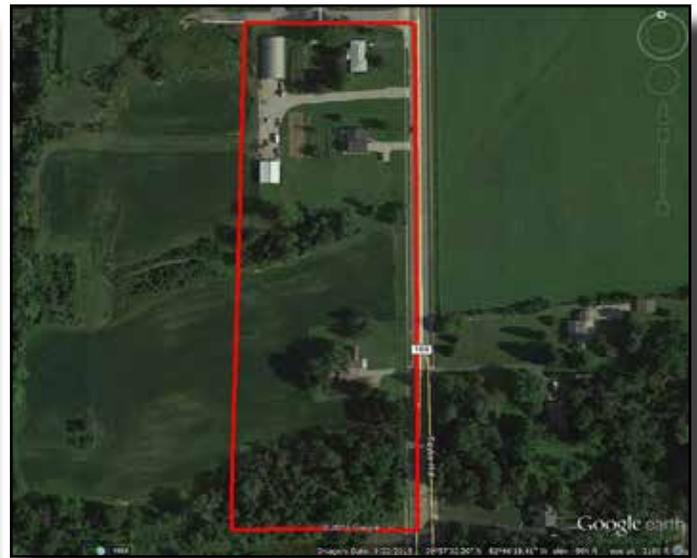
PID: 013-027276-00.000
013-027276-01.000

Location: North of E Main St.

Acreage: 8.378 +/- acres

Sale Price: \$150,000/acre

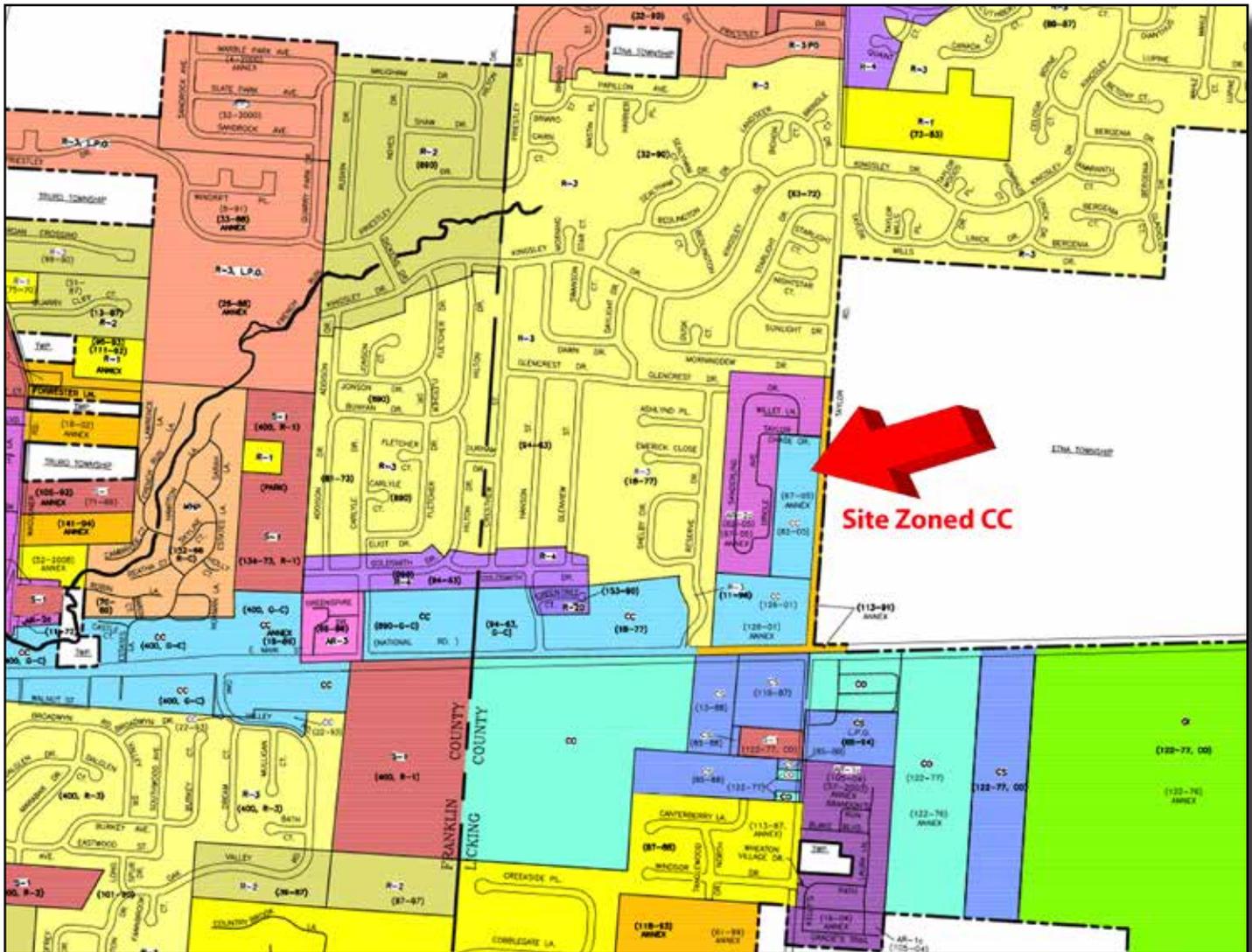
Zoning: CC Community Commerce



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Zoning Map



Community Commerce District provides land for the concentration of a wide variety of business establishments which are centrally located and provide adequate parking.

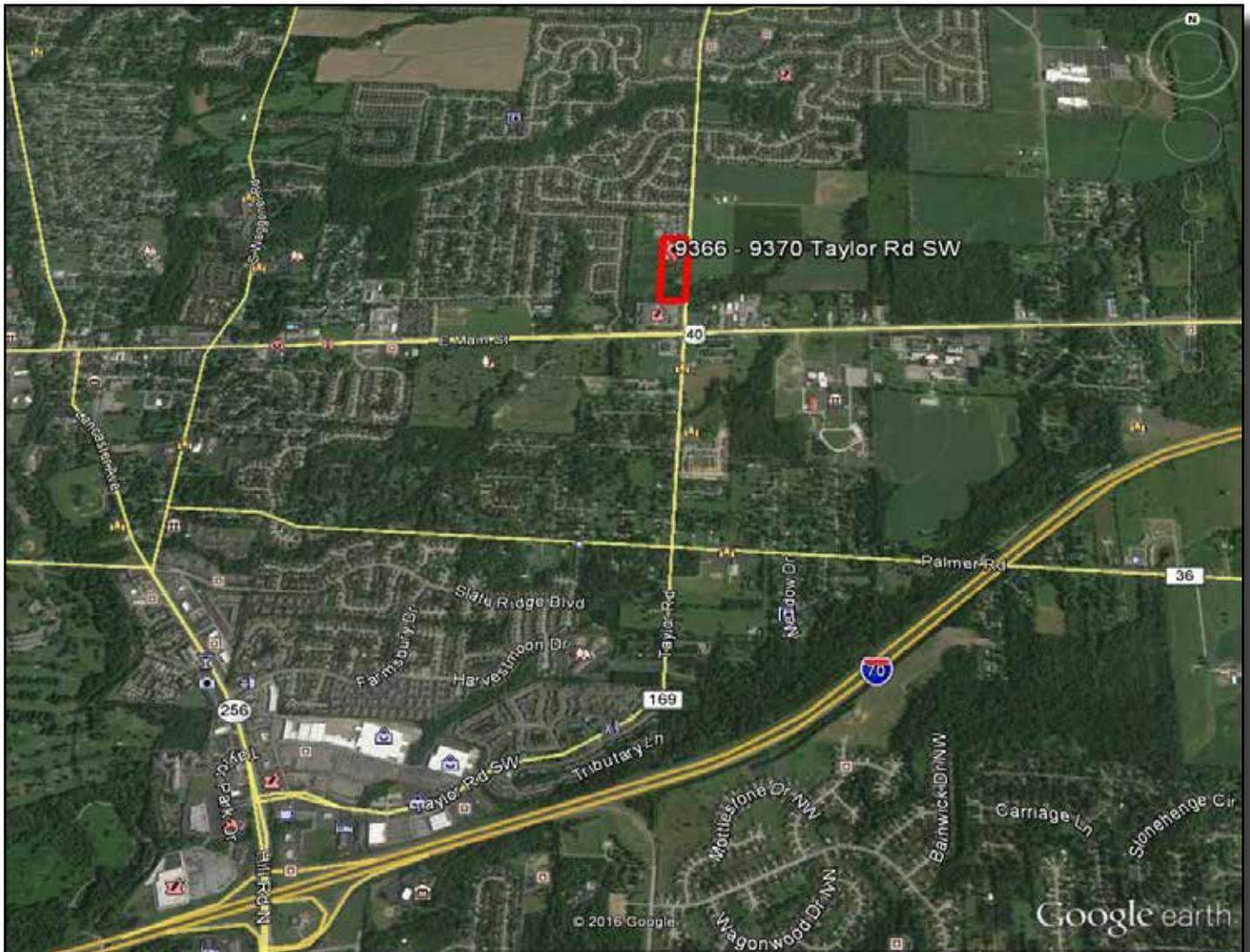
Such district must also be located adjacent to major thoroughfares, have restricted points of access and be screened or fenced from surrounding residential areas.



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Property Location



Great Location!

North of E Main St

High Traffic Area!

20 minutes to Columbus Airport!

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Demographics & Traffic

Demographic Summary Report

Land			
9366-9370 SW Taylor Rd, Reynoldsburg, OH 43068			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	7,747	67,394	159,088
2015 Estimate	7,640	64,887	152,221
2010 Census	7,891	63,213	145,551
Growth 2015 - 2020	1.40%	3.88%	4.51%
Growth 2010 - 2015	-3.18%	2.65%	4.58%
2015 Population by Hispanic Origin			
2015 Population	244	2,301	6,071
2015 Population			
White	5,740 75.13%	46,959 72.37%	99,988 65.69%
Black	1,438 18.82%	14,132 21.78%	43,237 28.40%
Am. Indian & Alaskan	23 0.30%	158 0.24%	412 0.27%
Asian	200 2.62%	1,500 2.31%	3,506 2.30%
Hawaiian & Pacific Island	4 0.05%	43 0.07%	79 0.05%
Other	235 3.08%	2,095 3.23%	4,999 3.28%
U.S. Armed Forces	13	118	321
Households			
2020 Projection	2,830	26,723	63,467
2015 Estimate	2,789	25,682	60,609
2010 Census	2,886	25,007	57,895
Growth 2015 - 2020	1.47%	4.05%	4.72%
Growth 2010 - 2015	-3.36%	2.70%	4.69%
Owner Occupied	2,329 83.51%	17,449 67.94%	37,658 62.13%
Renter Occupied	460 16.49%	8,233 32.06%	22,951 37.87%
2015 Households by HH Income			
Income: <\$25,000	235 8.42%	3,846 14.98%	10,263 16.93%
Income: \$25,000 - \$50,000	438 15.69%	5,778 22.50%	15,127 24.96%
Income: \$50,000 - \$75,000	523 18.74%	5,327 20.74%	11,592 19.13%
Income: \$75,000 - \$100,000	493 17.66%	4,029 15.69%	9,116 15.04%
Income: \$100,000 - \$125,000	426 15.26%	2,761 10.75%	5,799 9.57%
Income: \$125,000 - \$150,000	324 11.61%	1,737 6.76%	3,976 6.56%
Income: \$150,000 - \$200,000	232 8.31%	1,461 5.69%	2,958 4.88%
Income: \$200,000+	120 4.30%	743 2.89%	1,780 2.94%
2015 Avg Household Income	\$95,182	\$77,820	\$74,405
2015 Med Household Income	\$85,116	\$65,069	\$60,422

Traffic Count Report

Land						
9366-9370 SW Taylor Rd, Reynoldsburg, OH 43068						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Taylor Rd	E Main St	0.14 S	2014	12,540	MPSI	.08
2 E Main St	Taylor Rd	0.08 E	2014	10,048	MPSI	.24
3 E Main St	Reserve Dr	0.10 E	2014	16,701	MPSI	.37
4 E Main St	Carlyle Dr	0.15 W	2014	13,416	MPSI	.56
5 E Main St	Carlyle Dr	0.02 W	2014	15,973	MPSI	.68
6 United States Highway 40	E Main St	4.01 W	2011	19,652	MPSI	.68
7 Taylor Rd	Palmer Rd	0.07 S	2011	9,913	AAAT	.82
8 E Main St	Oak Valley Rd	0.01 W	2010	18,620	AAAT	.88
9 Palmer Rd	Russell Rd SW	0.05 W	2010	2,710	AAAT	.89
10 Palmer Rd	Taylor Rd	0.04 W	2011	3,447	AAAT	.89

City Highlights

Demographics

Population 2010 US Census	35,893
Estimated population 2011	36,293
Median age	37.3
Number of Households	14,387
Average household size	2.49
Median Household Income	\$56,034
Residents with bachelor's or higher	29.2%
Workforce	18,807
Total area	11.24 sq. miles

Location

Located in Franklin, Licking, and Fairfield Counties within the Central Ohio region
Adjacent to Interstates 70 and 270 and bisected by US 40 (National Road)
15 miles east of downtown Columbus
15 minute drive to Port Columbus International Airport
15 minute drive to Rickenbacker Port Authority

Retail Amenities

A revitalized Main Street (completed in 2007) serves as the community's center for daily shopping needs. Underground utilities, updated traffic signals and lighting, along with brick accent walls and lush landscaping have brought color, excitement, and increased business to this two-mile stretch of our community.

Taylor Square and the immediate surrounding area at the SR-256 and I-70 exit, provide myriad shopping and restaurant options for residents and travelers alike. This major focus of the City features nationally recognized businesses, including:

**Babies "R" Us Wal-Mart Gander Mountain Target
HH Gregg Best Buy Sam's Club Old Navy PetSmart
Olive Garden Buffalo Wild Wings IHOP Smokey
Bones**

The Shoppes at East Broad, a promising 52-acre retail option at Waggoner Road and East Broad Street is currently being developed. Located next to Limited Brands, the completed shopping experience is expected to provide an exciting mix of retailers and restaurants. Current retailers include:

**Lowe's Home Improvement National City Bank
Aldi's Burger King Chase Bank**

For Businesses

1st Stop Business Connection

The Ohio Department of Development's 1st Stop Business Connection has all the paperwork to get your business off the ground, including business registration forms, information about vendor's license and information on taxes and trademarks.

Columbus State Community College

The Ohio Small Business Development Center at Columbus State Community College helps new businesses start and provides resources for existing business including business plan development and financing.

Community Capital Development Corporation

The Community Capital Development Corporation is a non-profit corporation that makes loans to small businesses in Ohio. Its financing programs are designed to assist successful, growing small businesses to invest in land, buildings or equipment.

Quality of Life

- Over 275 acres of City park land and green space with over two miles of multi-use leisure trails
- 630 acre Blacklick Woods Metro Park comprised of four miles of nature trails and bike paths, a nature preserve, extensive picnic/shelter facilities and two 18-hole golf courses
- An active parks and recreation program with youth art, drama, science, and sports programming; along with fitness and sports programs for adults
- A superb senior center with 2,100 active members who participate in local and state activities, cruises to exotic places, a variety of classes and monthly health checks
- Many community activities which include: The Reynoldsburg Tomato Festival, Civil War Reenactment, Farmers' Market, Fourth of July Celebration, Tartan Day Festival, Taste of Reynoldsburg, Community Halloween Party, Pioneer Days, Mt. Carmel Fitness Challenge, Livingston House Summer Concert Series, and Christmas-on-the-Town and many more

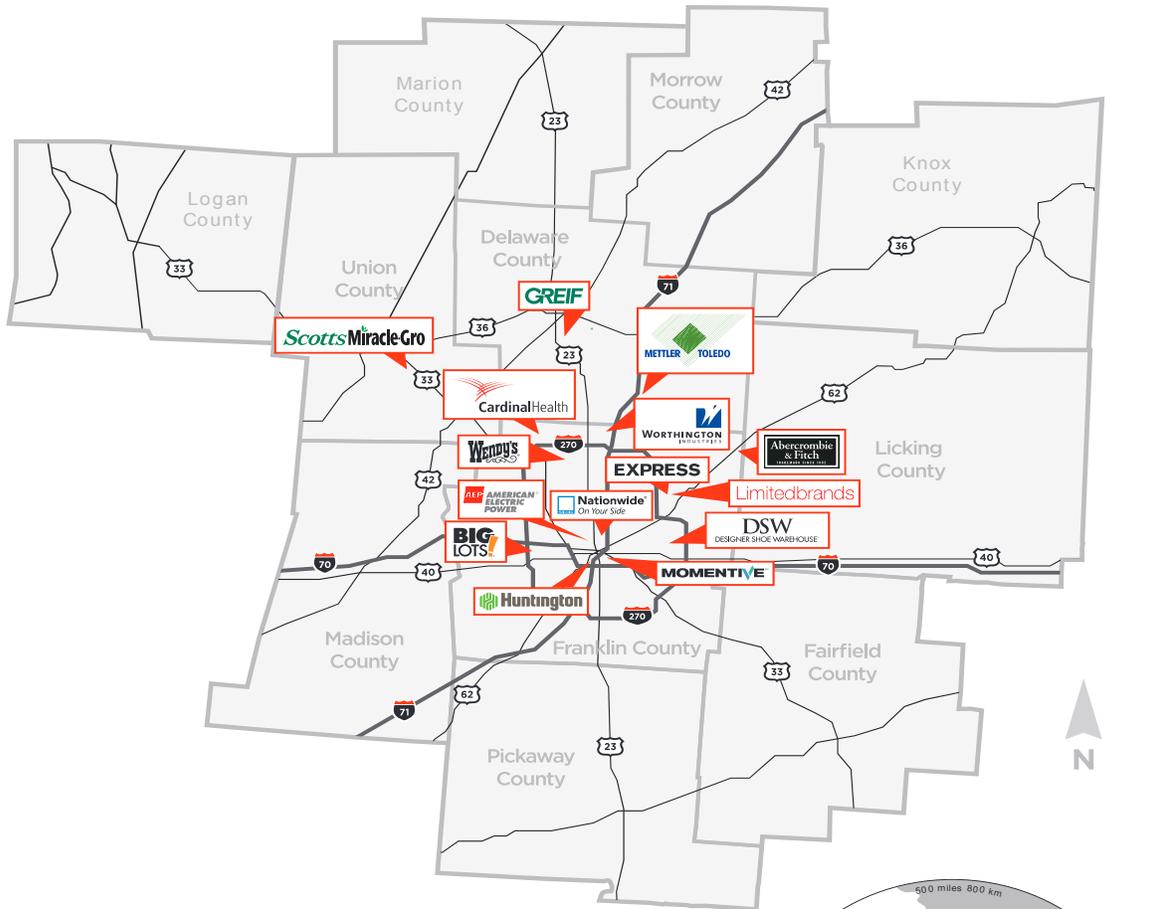
Education

- Top-rated Reynoldsburg Schools, including six elementary schools, two middle schools, two junior high schools and two high schools
- Affiliated with Fairfield Joint Vocational School
- 15 minute drive to Ohio University -- Pickerington branch
- 15 minute drive to Central Ohio Technical College—Pataskala branch
- 20 minute drive to The Ohio State University, Capital University, Franklin University, and Columbus State Community College

City Highlights

FORTUNE 1000 HEADQUARTERS

THE COLUMBUS REGION



— Interstate/Limited Access Highway
— Major US/State Highways



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Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

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 to you 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 for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.



Appraisal Brokerage Consulting Development