

# RETAIL SPACE FOR LEASE & COMMERCIAL SITE FOR SALE

**The Square at Latham Park**  
**Scioto Darby Creek Rd**  
**Hilliard, Ohio 43026**



**59,700 +/- of Retail Space Available**  
**4.45 +/- Acres Commercial Site For Sale**

Click [here](#) to see drone video



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# Property Description

## COMMERCIAL SITE AND BRAND NEW RETAIL SPACE IN HILLIARD!!!

4.45 +/- acres (Sub-Area 4) of commercial development land for sale. Located on the north side of the Scioto Darby Road and Alton Darby Creek Rd intersection in Hilliard. It is being planned for Medical Office and 55+ Residential. Sub-Area 1-3 is planned for up 39,300 +/- SF of retail space and 20,400 +/- SF of grocery space. The sites are advantageously placed adjacent to The Square at Latham Park multi-family development. The surrounding area features strong residential backup, mixed-use development to the east and growing traffic counts. The sites are zoned PUD.

**Address:** Scioto Darby Creek Road  
Hilliard, OH 43026

**County:** Franklin

**PID:** 050-009101, 050-011311  
050-011312, 053-000105

**Location:** North side of Scioto Darby Rd  
& Alton Darby Creek Rd  
intersection

### For Lease:

**Subarea 1:** 23,820 +/- SF  
**Subarea 2:** 15,480 +/- SF  
**Subarea 3 - Grocery:** 20,400 +/- SF

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**Total SF:** 59,700 +/- SF  
**Lease Rate:** \$25 - \$30/SF NNN

### For Sale:

**Subarea 4:** 4.45 +/- ac  
**Sale Price:** Negotiable

**Utilities:** Available

**Zoning:** PUD - Planned Unit  
Development



### Retail Space For Lease

<u>Subarea 1</u>	<u>Subarea 2</u>
1,620 +/- SF	3,720 +/- SF
3,600 +/- SF	1,800 +/- SF
3,840 +/- SF	5,640 +/- SF
1,800 +/- SF	4,320 +/- SF
5,520 +/- SF	
1,920 +/- SF	<u>Subarea 3 - Grocery</u>
5,520 +/- SF	20,400 +/- SF

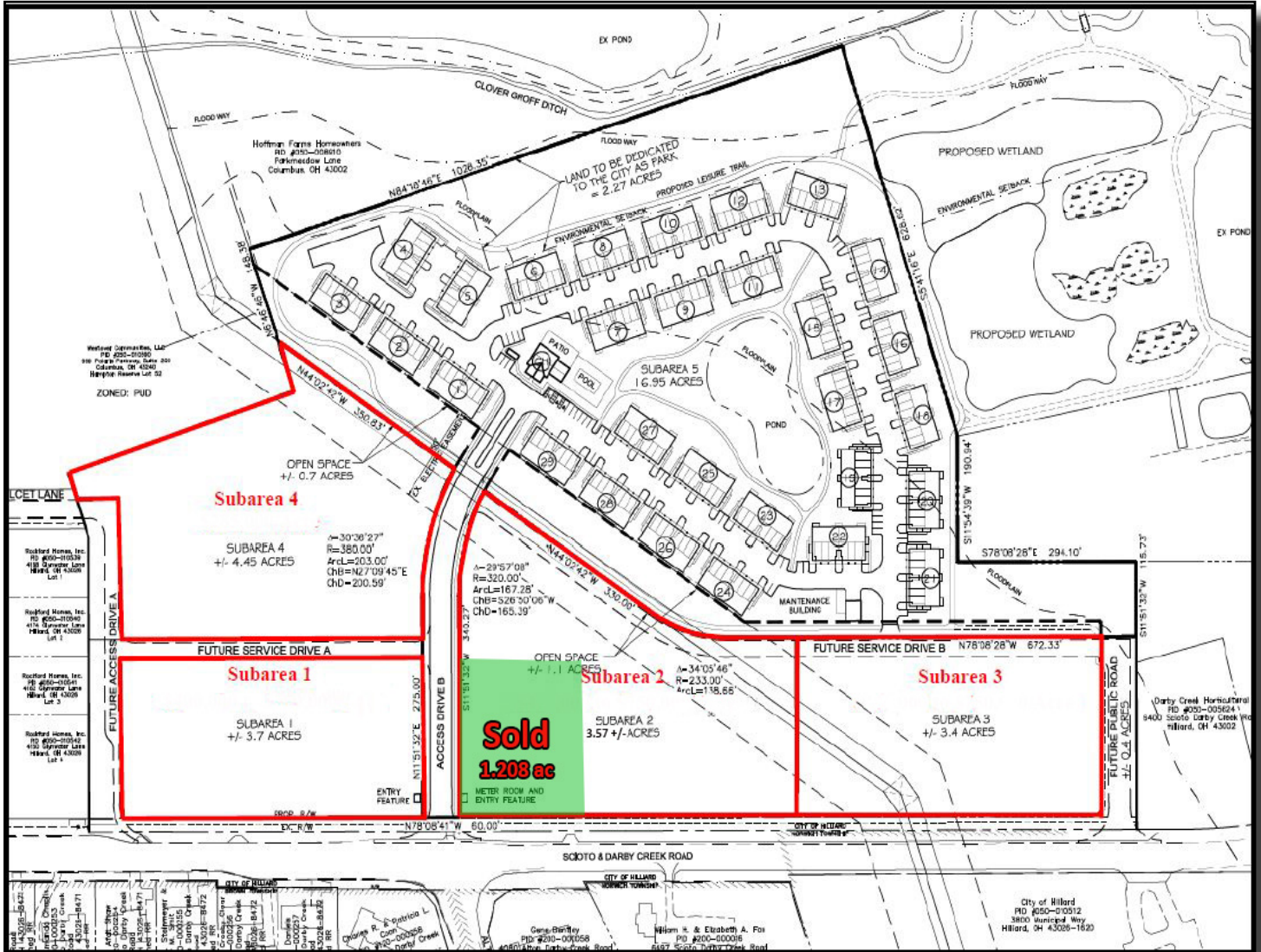


# Aerial & Plat Maps



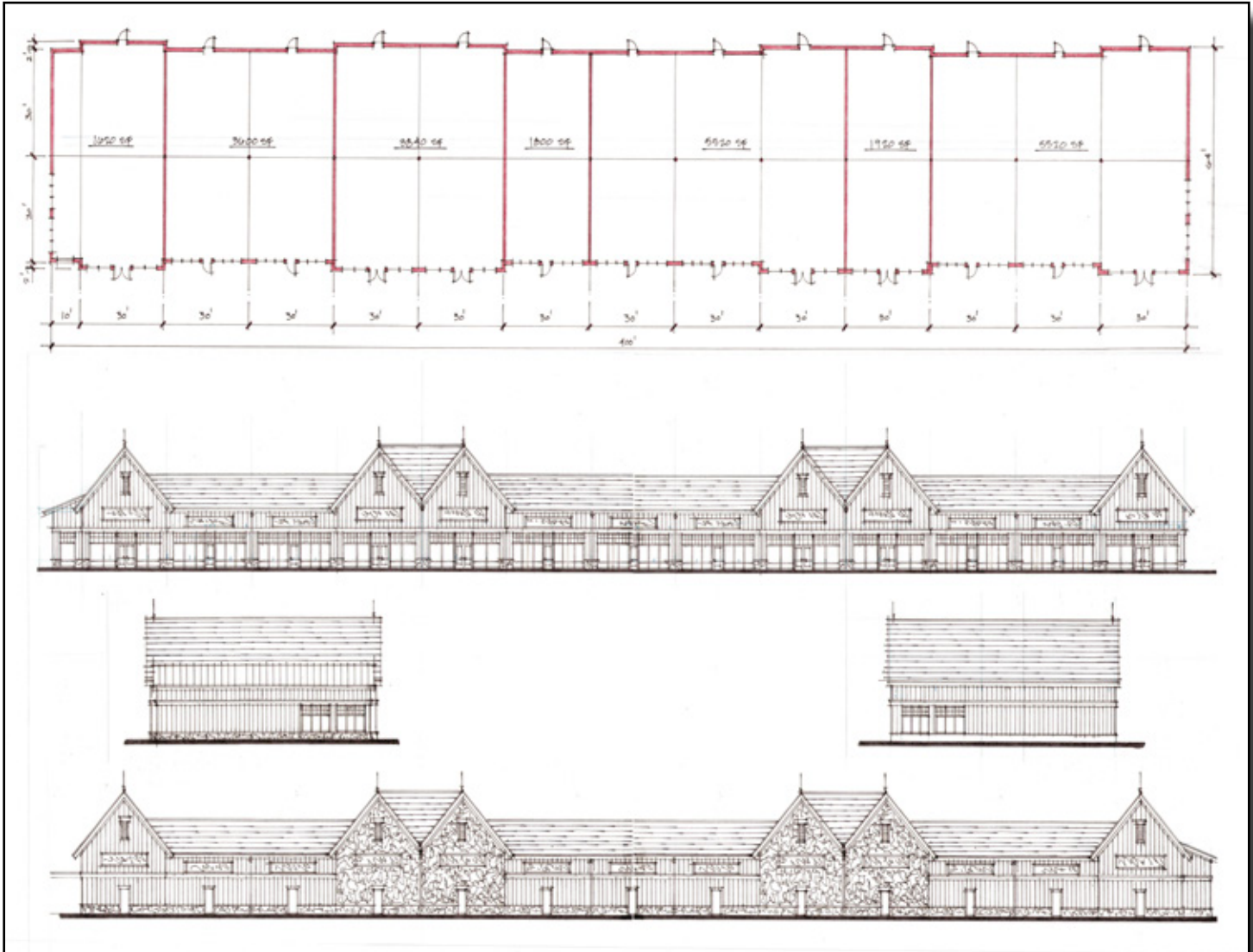
THE ROBERT  
**WEILER**  
COMPANY

# Site Plan



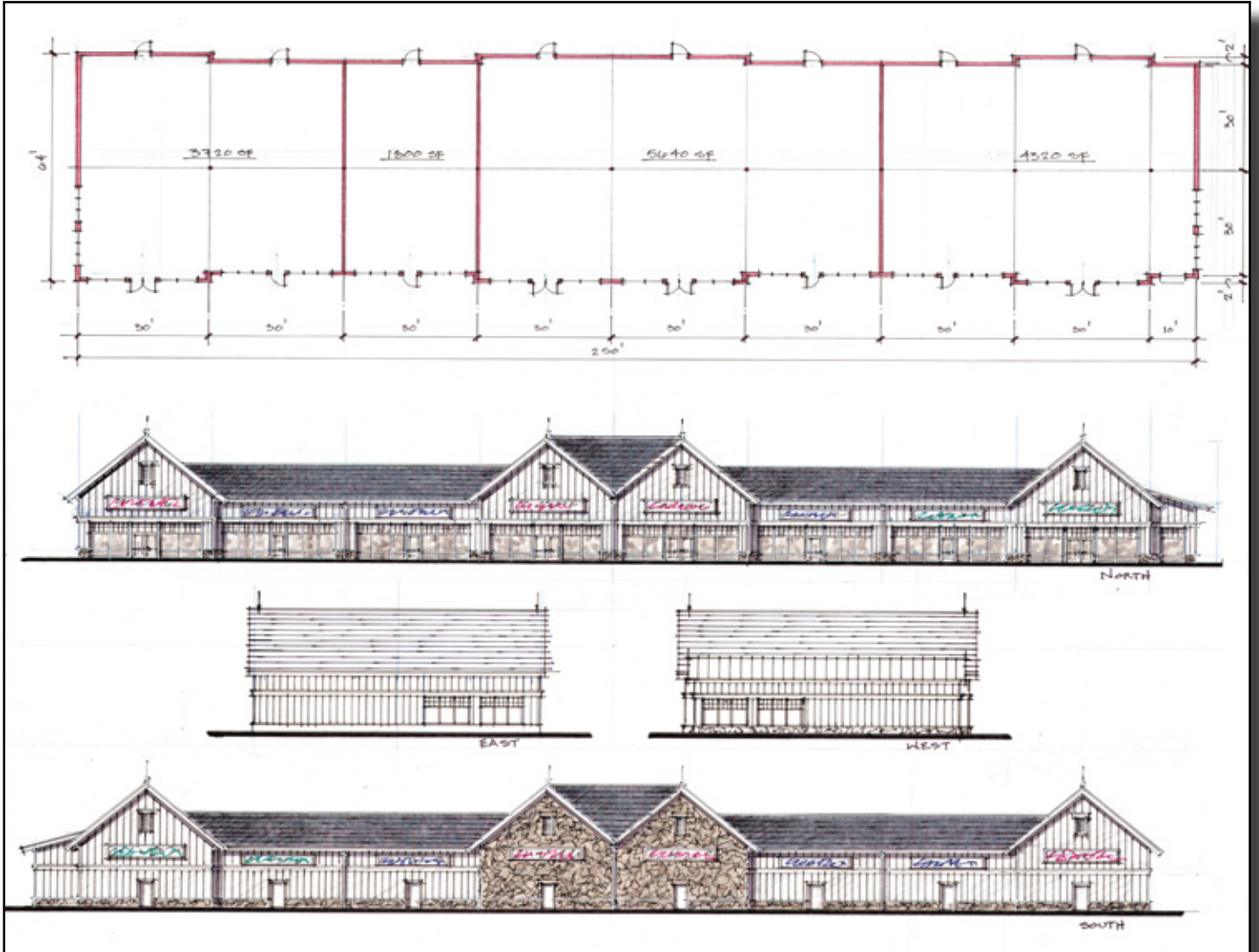


# Retail - Subarea 1 Conceptual Rendering



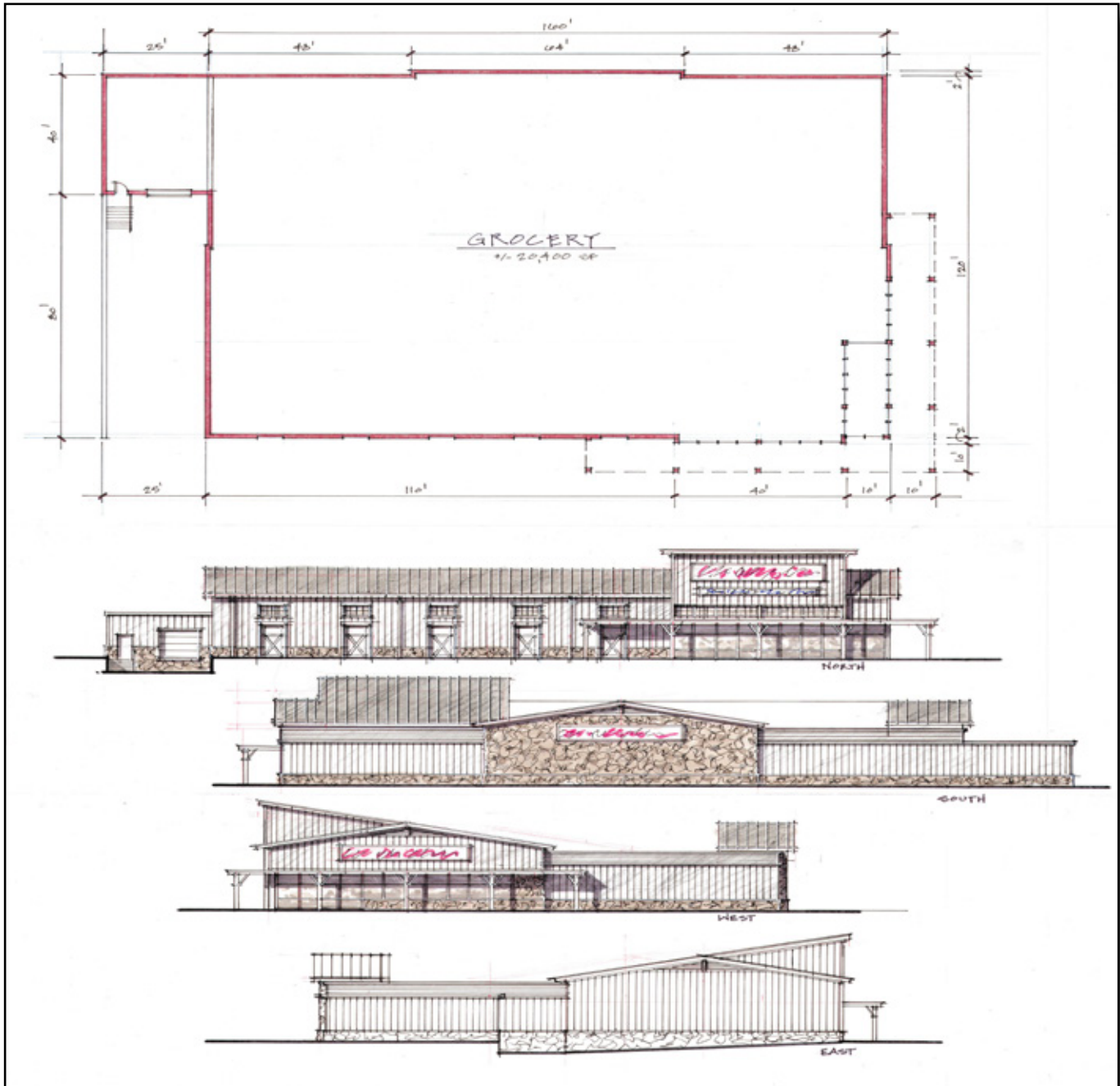
23,820 +/- SF Available

# Retail - Subarea 2 Conceptual Rendering



15,480 +/- SF Available

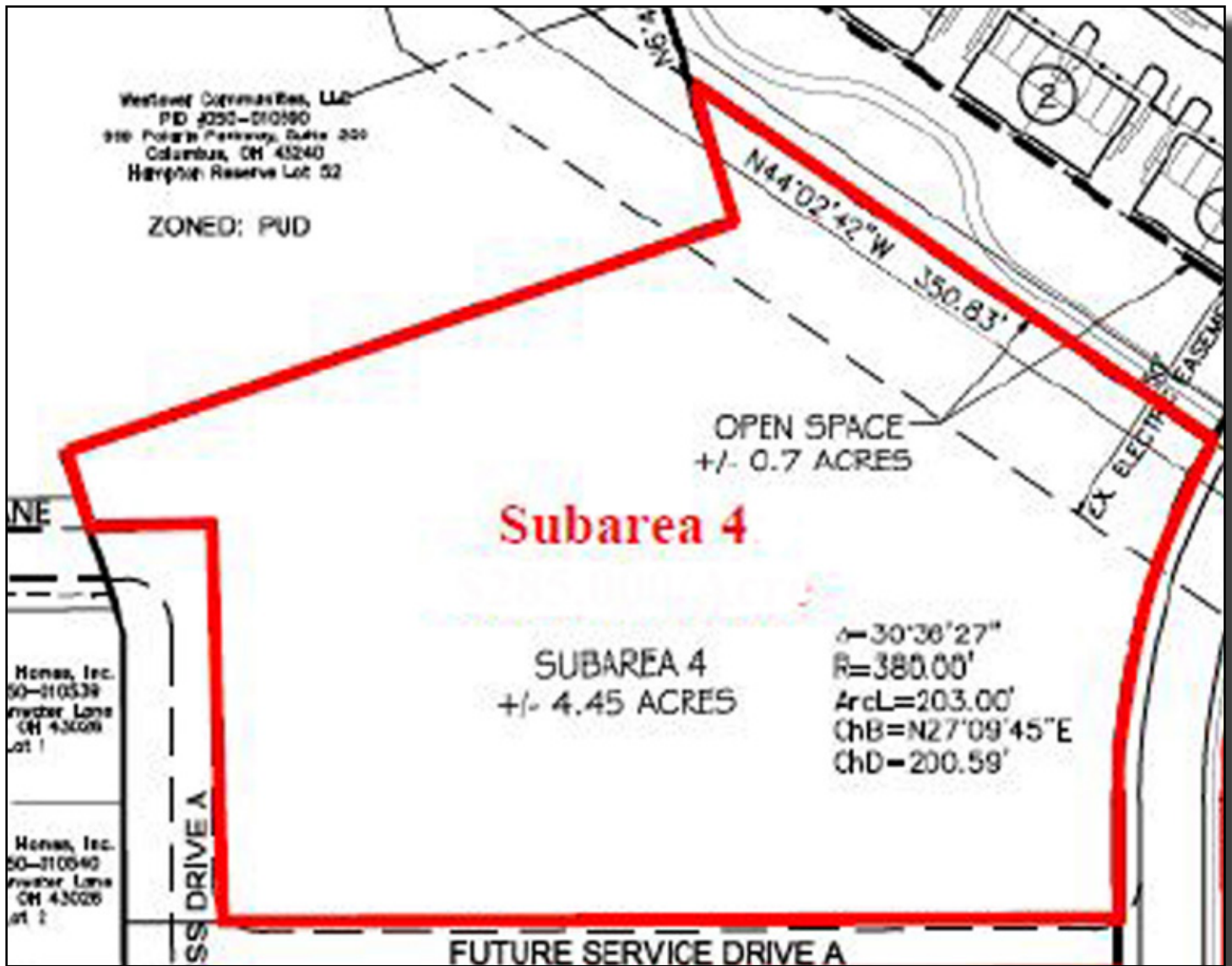
# Grocery - Subarea 3 Conceptual Rendering



20,400 +/- SF Available

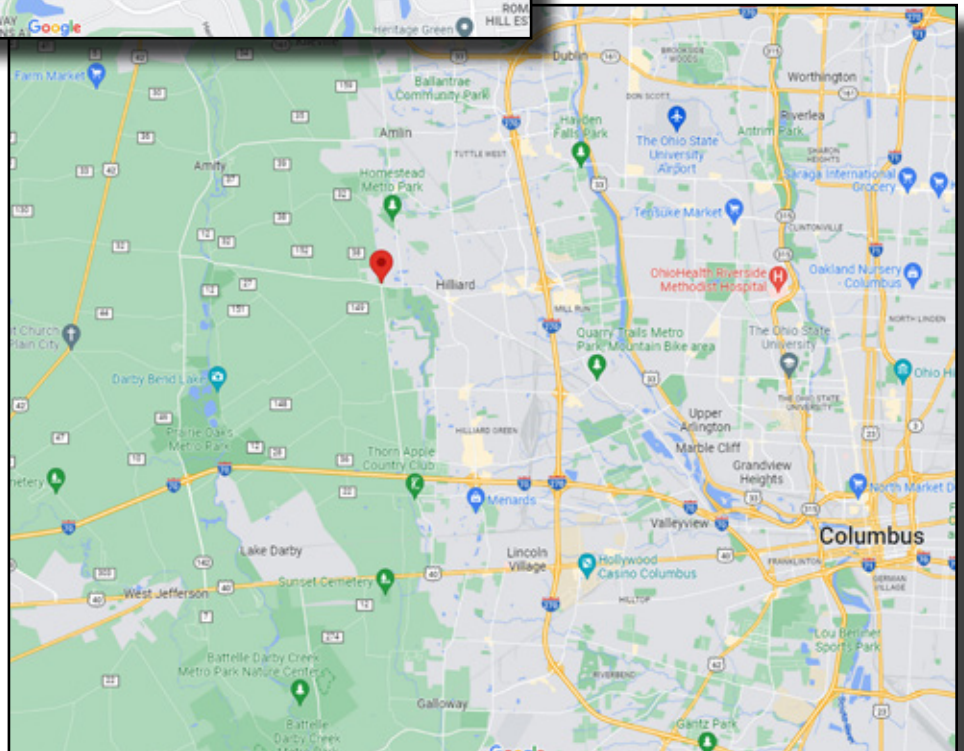
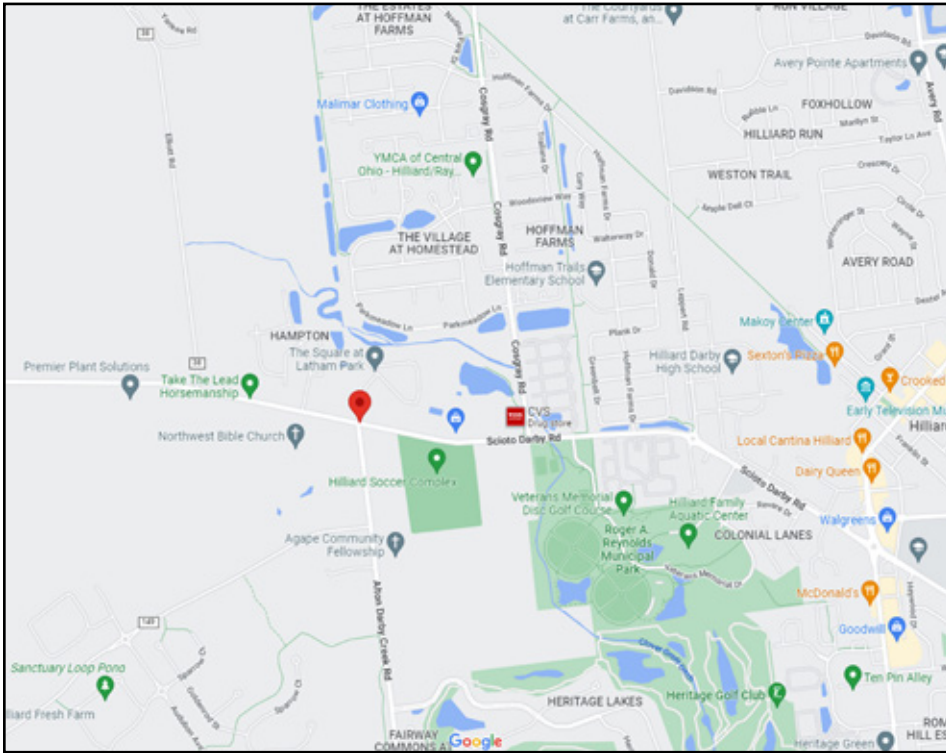


# Site Plan - Subarea 4

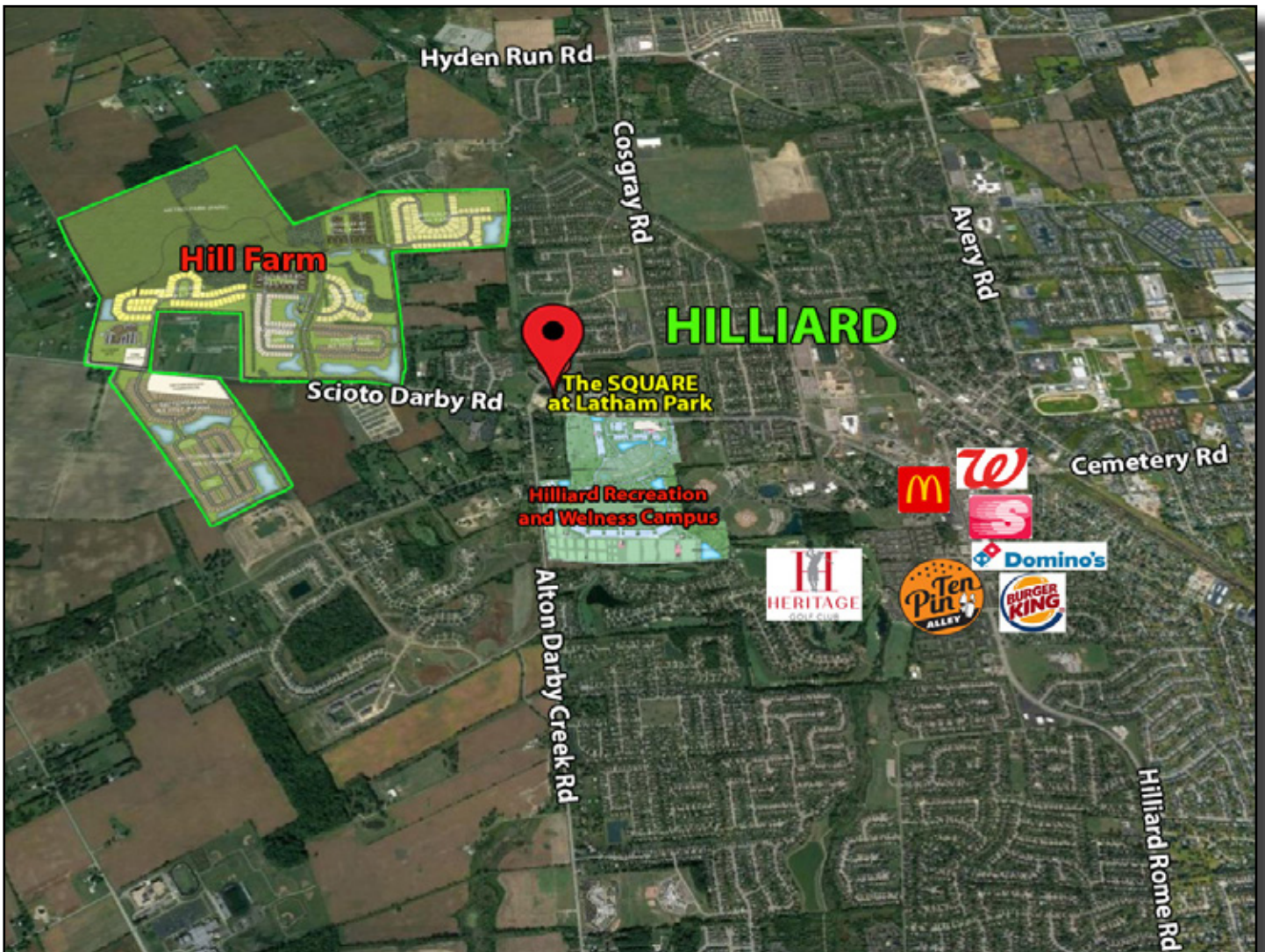




# Street Map



# Property Location



## Great Location!

Close proximity to all Hilliard has to offer

10 minutes to I-270

20 minutes to Downtown Columbus Area



# Relevant Article

The Columbus Dispatch

[Click here to see the article](#)

HILLIARD

## Hilliard reveals conceptual site for community recreation and wellness center

A. Kevin Corvo ThisWeek

Published 11:19 p.m. ET Sept. 10, 2021 | Updated 9:19 p.m. ET Sept. 16, 2021

If Hilliard is to build a new community recreation and wellness center, it would be on the south side of Scioto Darby Road and west of the future extension of Cosgray Road, according to a recent conceptual plan for the Hilliard Recreation and Wellness Campus.

Hilliard City Council on Sept. 14 approved the site, as proposed by City Manager Michelle Crandall.

The center would be on the northeastern corner of a 125-acre parcel known as the Jerman tract. The city purchased the land, which is named for the family that once owned it, last year for \$4.41 million.

A concept plan for the parcel includes a site for a fourth Norwich Township fire station on the east side of Alton Darby Creek Road at a proposed roundabout at Alton Darby and the extended Cosgray.

"It's a question we are asked a lot," Crandall said, concerning where the city would build a community recreation and wellness center if voters approve Issue 22, a 0.5 percentage-point income-tax increase on the Nov. 2 ballot. "This site is centrally located (within Hilliard) and easily accessible to our residents and corporate clients."

Further, identifying a site should help Healthy Hilliard, the nonpartisan political action committee organized to support Issue 22 and promote the initiative, Crandall said.

A detailed concept plan would not be finalized until after voters consider Issue 22, said David Ball, director of communications for Hilliard.

But the conceptual plan shows the community recreation and wellness center, the fire station, a regional recreation trail, athletics parks and sports fields and wellness-related medical offices and retail centers on the 125-acre parcel, which is to the west of Roger A. Reynolds Municipal Park, where the current community facilities are located. The city's community center and the Phyllis A. Ernst Senior Center were built in the early 1970s and connected via an expansion in the 1990s.

The extension of Cosgray Road to meet Alton Darby Creek Road also is included on the conceptual plan.

Known as the Cosgray Road connector project, City Council has allocated \$500,000 toward its design next year, and a developer's agreement with M/I Homes for the Hill Farm development at Scioto Darby and Elliott roads sets aside \$200,000 toward its construction.

The new intersection at Cosgray and Scioto Darby would not be a roundabout but rather a signalized intersection, said Letty Schamp, deputy engineer for Hilliard.

The traffic volume at the intersection would require it to be a two-lane roundabout in all directions, so it will remain a signalized intersection, she said.

However, two single-lane roundabouts would be built on the extension of Cosgray between Scioto Darby and Alton Darby Creek roads, Schamp said.

A 25-acre parcel west of the Jerman tract, which the city previously has leased to the Hilliard Ohio Soccer Association for its use as soccer fields, would be maintained as open space, Ball said.

HOSA would have the ability to schedule some of the new fields to be built on the south end of the Jerman tract for its use, Ball said.

The Jerman tract would also would be connected via a road into Roger A. Reynolds Municipal Park and to the Hilliard Family Aquatic Center, according to the conceptual plan.

If Issue 22 is approved, the 0.5 percentage-point income-tax increase would increase Hilliard's income-tax rate from 2% to 2.5%. The additional 0.5 increase would generate about \$7.5 million annually, according to city finance director David Delande.

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This image illustrates the original rezoning proposal from 2018 for Hill Farm, which had included an extension of Audubon Avenue in Heritage Preserve, to the south, across Scioto Darby Road and onto Hill Farm. The original rezoning proposal also included a portion of Hill Farm on the south side of Scioto Darby Road. The number of housing units remains 229, but the style of housing is different in the revised proposal. Courtesy Of Hilliard



# Relevant Article

The Columbus Dispatch

[Click here to see the article](#)

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@ThisWeekCorvo



This map shows the proposed site of the Hilliard Recreation and Wellness Campus, as well as the extension of Cosgray Road to connect with Alton Darby Creek Road. City Of Hilliard

# Demographics

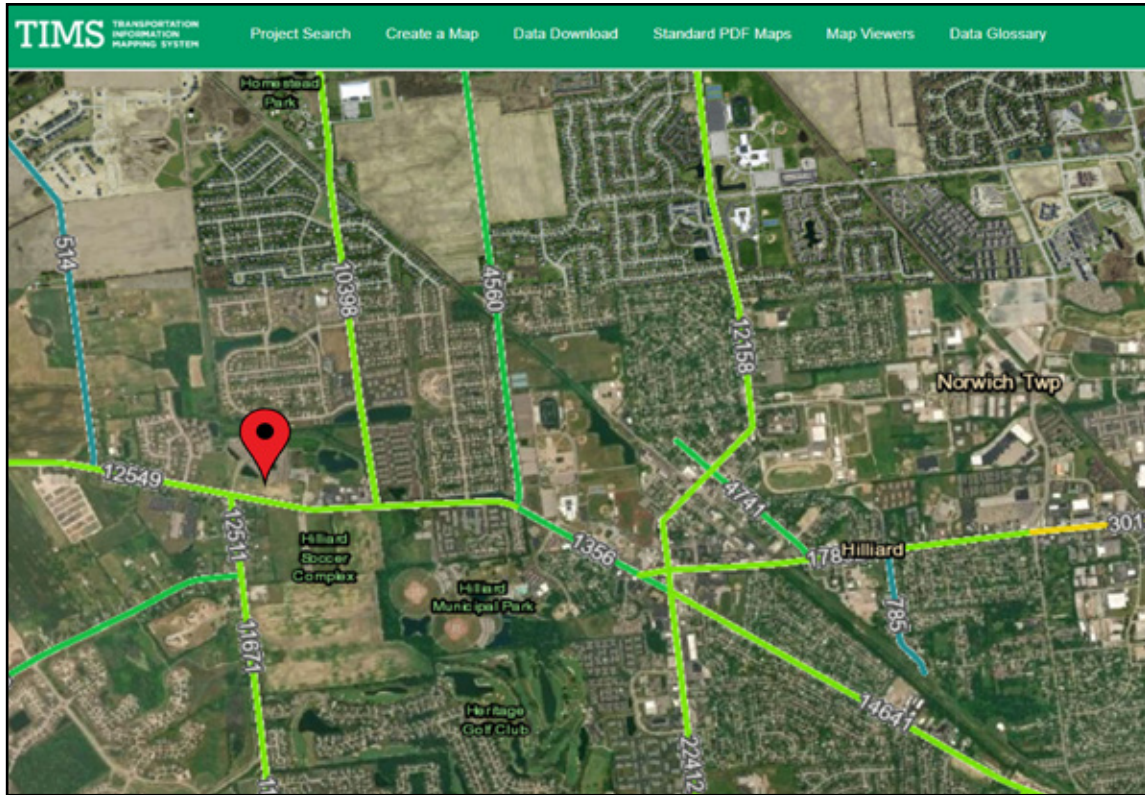
## Demographic Summary Report

### The Square at Latham Park

6495 Scioto Darby Creek Rd, Hilliard, OH 43026

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	5,438		58,781		123,228	
2022 Estimate	5,114		55,623		116,697	
2010 Census	3,998		45,707		96,619	
Growth 2022 - 2027	6.34%		5.68%		5.60%	
Growth 2010 - 2022	27.91%		21.69%		20.78%	
<b>2022 Population by Hispanic Origin</b>	122		2,621		5,988	
<b>2022 Population</b>	5,114		55,623		116,697	
White	4,153	81.21%	45,321	81.48%	92,721	79.45%
Black	154	3.01%	2,860	5.14%	6,112	5.24%
Am. Indian & Alaskan	10	0.20%	102	0.18%	237	0.20%
Asian	668	13.06%	5,813	10.45%	14,257	12.22%
Hawaiian & Pacific Island	1	0.02%	18	0.03%	46	0.04%
Other	128	2.50%	1,510	2.71%	3,324	2.85%
U.S. Armed Forces	2		30		136	
<b>Households</b>						
2027 Projection	1,920		22,221		49,451	
2022 Estimate	1,801		20,978		46,770	
2010 Census	1,387		16,949		38,413	
Growth 2022 - 2027	6.61%		5.93%		5.73%	
Growth 2010 - 2022	29.85%		23.77%		21.76%	
Owner Occupied	1,538	85.40%	15,349	73.17%	31,182	66.67%
Renter Occupied	263	14.60%	5,629	26.83%	15,588	33.33%
<b>2022 Households by HH Income</b>	1,802		20,976		46,769	
Income: <\$25,000	153	8.49%	1,940	9.25%	4,083	8.73%
Income: \$25,000 - \$50,000	183	10.16%	2,868	13.67%	6,646	14.21%
Income: \$50,000 - \$75,000	223	12.38%	3,505	16.71%	8,493	18.16%
Income: \$75,000 - \$100,000	197	10.93%	3,031	14.45%	6,938	14.83%
Income: \$100,000 - \$125,000	233	12.93%	3,182	15.17%	6,480	13.86%
Income: \$125,000 - \$150,000	119	6.60%	1,883	8.98%	4,266	9.12%
Income: \$150,000 - \$200,000	348	19.31%	2,770	13.21%	5,542	11.85%
Income: \$200,000+	346	19.20%	1,797	8.57%	4,321	9.24%
<b>2022 Avg Household Income</b>	\$139,362		\$108,953		\$108,718	
<b>2022 Med Household Income</b>	\$115,557		\$92,939		\$89,998	

# Traffic Map

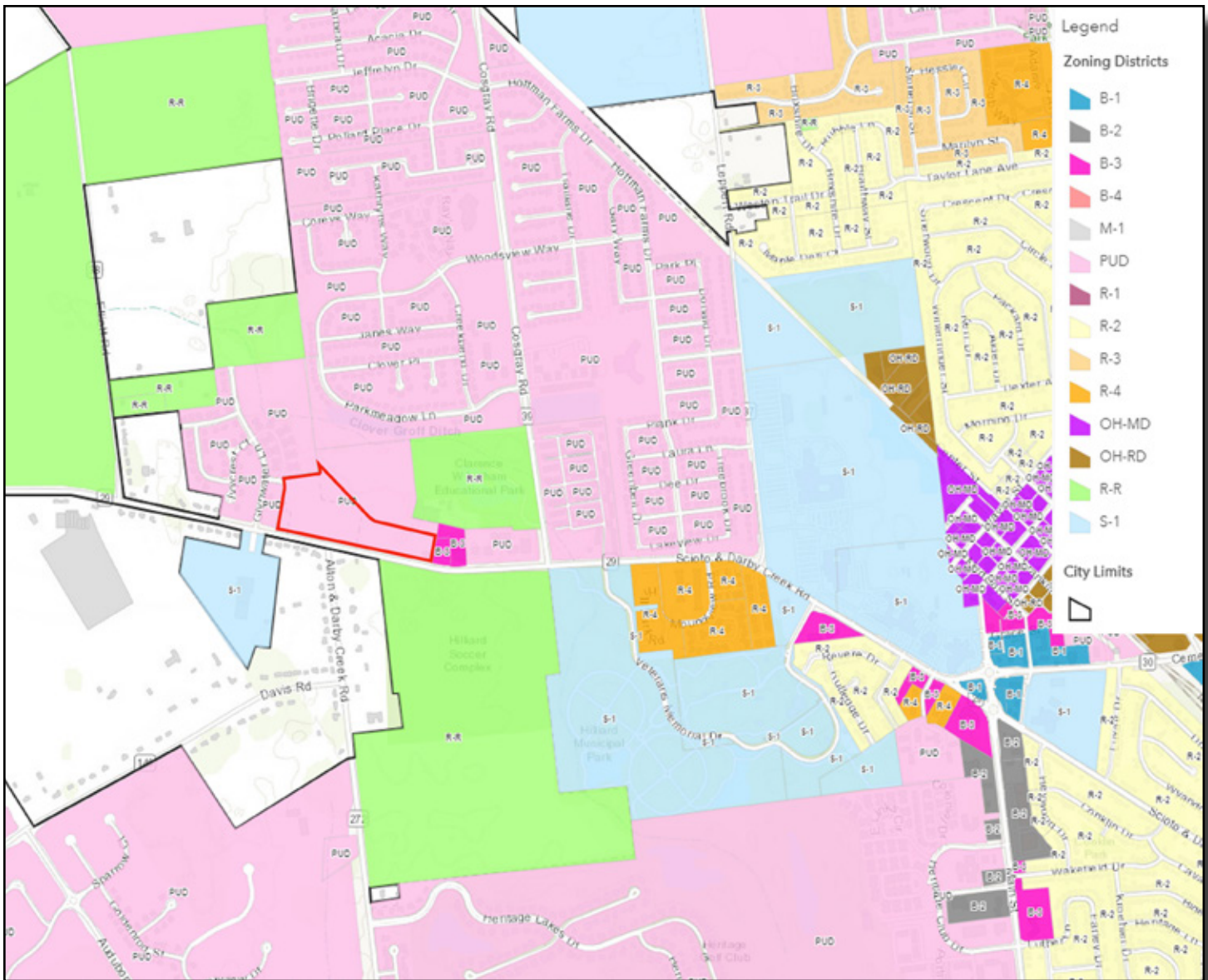


## Traffic Count Report





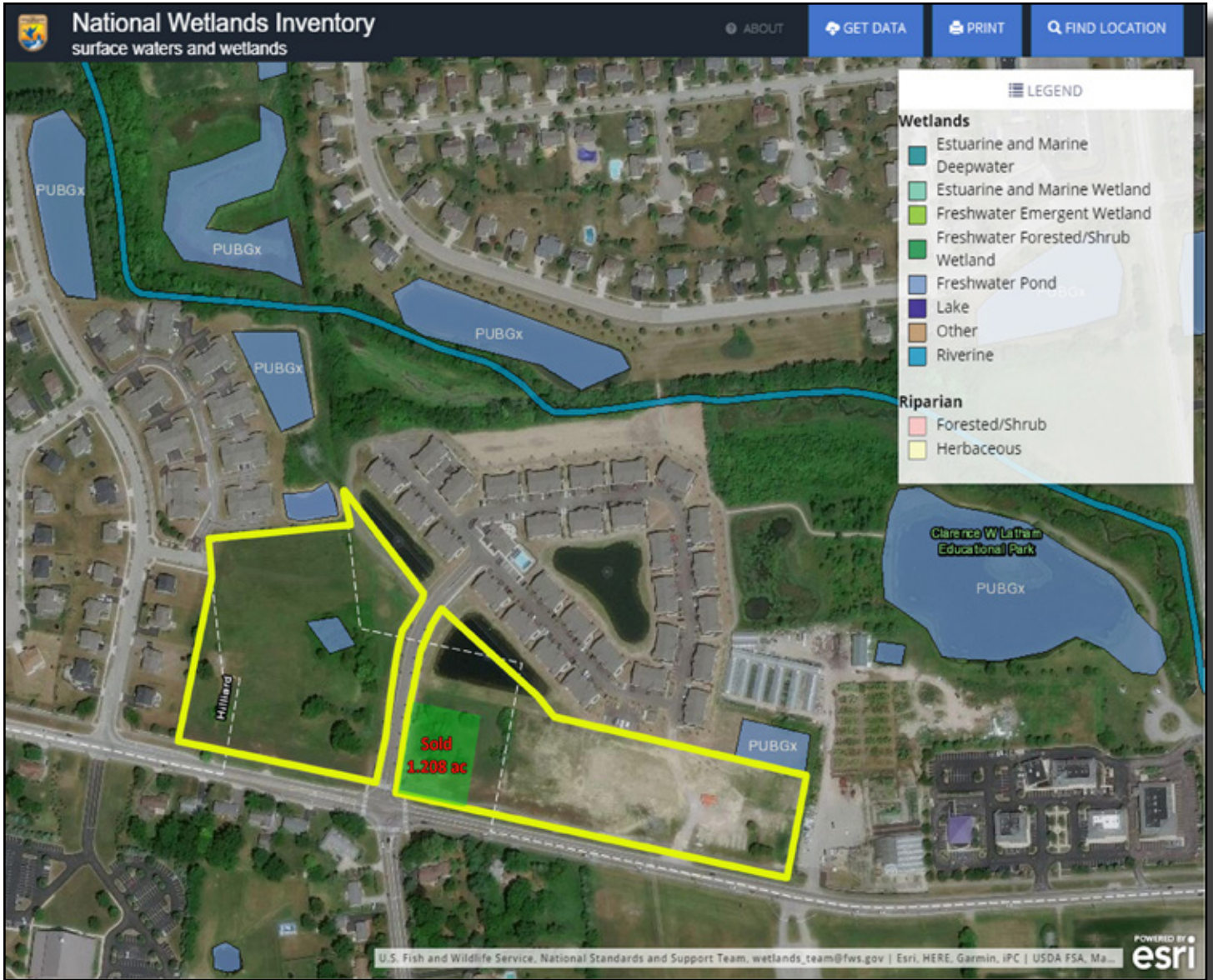
# Zoning Map



Parcel Boundary Line

[Click here to see zoning text](#)  
PUD - Part Eleven, Chapt.1117

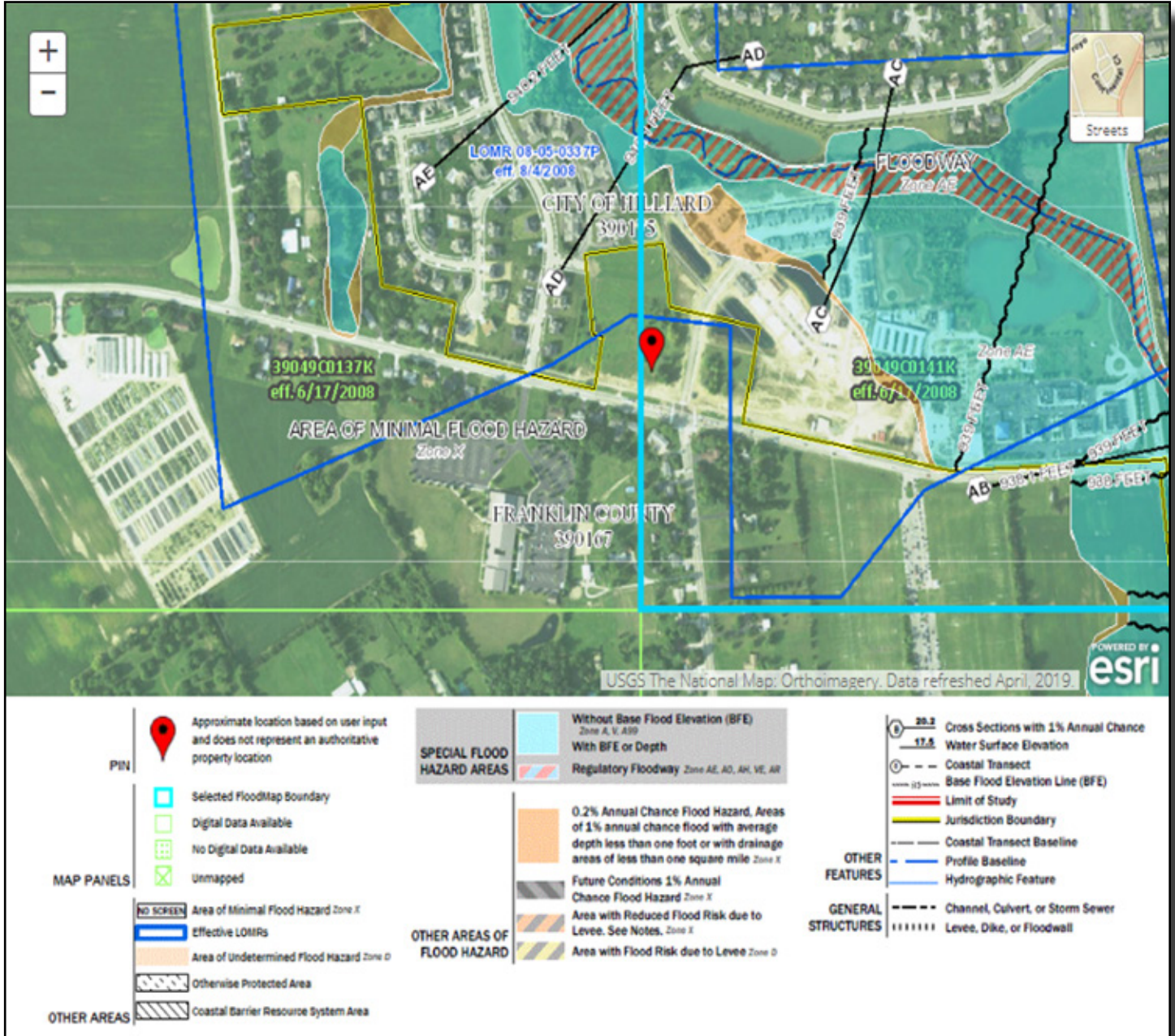
# Wetlands Map



Parcel Boundary Line



# Flood Map





# City Highlights

## Demographics

**Population: 34,386 (2017)**  
**Population density: 2,572.32 people/mi<sup>2</sup>**  
**Average people per housing unit: 2.71**

Males: 17,873 (49.7%)  
Females: 18,066 (50.3%)  
Median resident age: 36.0 years  
Ohio median age: 39.3 years

Estimated median household income in 2016: \$96,190  
(it was \$69,015 in 2000)

Hilliard: \$96,190  
OH: \$52,334

Estimated per capita income in 2016 \$42,129  
(it was \$28,496 in 2000)

Estimated median house or condo value in 2016: \$225,799  
(it was \$156,100 in 2000)

Hilliard: \$225,799  
OH: \$140,100



## Local Economy

There are approximately 2,200 companies in Hilliard, Ohio. Taken together these companies have estimated annual sales of \$1,053,218,996 and employ an estimated 15,034 people.

## Workforce

Highly trained and educated workforce with approximately 49% having earned a bachelor's or graduate degree.

## Undeveloped Commercial Acreage

Approximately 700 acres:

- +/- 410 acres offer I-270 freeway frontage
- +/- 175 acres with Britton Parkway frontage
- +/- 120 offering Britton Parkway and I-270 exposure

Most Britton Parkway and I-270 fronting sites are currently served by all utilities, including:

Municipal water, sanitary & storm sewer  
Fiber Optic adjacent to most sites (multiple providers)  
Broadband available to all sites (multiple providers)  
Natural Gas delivered through Columbia Gas (NiSource)  
AEP 56Kv & 128Kv electric available to all sites.  
Independent, dual feed also available.

## City Financial Rating

Hilliard maintains one of the region's highest credit ratings being rated Aa2 from Moody's Investors Service and AA from Standard & Poor's.

## Form of Government

Hilliard is governed by a Mayor – Council form of government, consisting of an elected Mayor and 7 at-large elected City Council members. All department heads are appointed by the Mayor.

## Community Characteristics

- The median age in Hilliard is 34.8 years (51% female, 49% male). The average Hilliard resident is married, owns their own home and has minor children.
- 55% of Hilliard residents possess an Associate's degree or higher and 52% are employed in professional type occupations. Prospective Employers can expect a competitive local workforce as well as an abundant and wide-ranging labor pool easily accessible throughout the Columbus & Central Ohio region.
- The median household income in Hilliard is \$ 85,428.
- Hilliard consistently is ranked among Central Ohio's most rapidly growing suburbs. Its TOP RANKED SCHOOLS, excellent location along the I-270 outerbelt, community amenities and range of housing opportunities has produced a local population best characterized as family oriented.

## Incentives

The Hilliard Department of Development works with expanding Hilliard businesses and businesses new to Hilliard to encourage their growth and expansion in Hilliard. Listed below are some of the programs offered by the City that your company may be eligible for:

- Community Reinvestment Area (CRA) Program
- Tax Increment Financing (TIF) Districts
- Job Creation Incentives

The Hilliard Department of Development works with the Ohio Department of Development to assist companies with State Tax Credit Programs. Listed below are some of the programs offered by the State that your company may be eligible for:

- Research and development Investment Tax Credit
- Manufacturing Machinery & Investment Tax Credit (M&E Tax Credit)
- Ohio Training Tax Credit
- Ohio Job Creation Tax Credit

HILLIARD COMMUNITY PROFILE

# County Highlights

## FRANKLIN COUNTY

### DEMOGRAPHICS

 1,264,597  
RESIDENTS

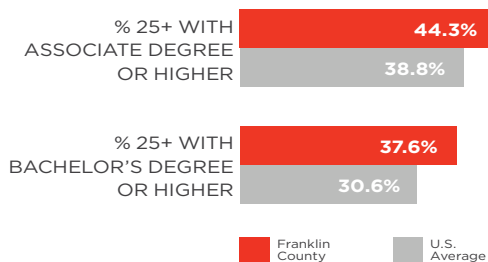
 33.8  
MEDIAN AGE

 480,946  
HOUSEHOLDS

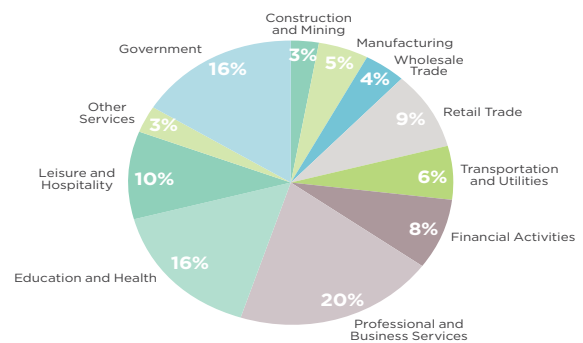
 \$52,341  
MEDIAN HOUSEHOLD INCOME

### WORKFORCE

4.1% UNEMPLOYMENT RATE



### EMPLOYMENT BY INDUSTRY



### LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)



# Market Highlights

## COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

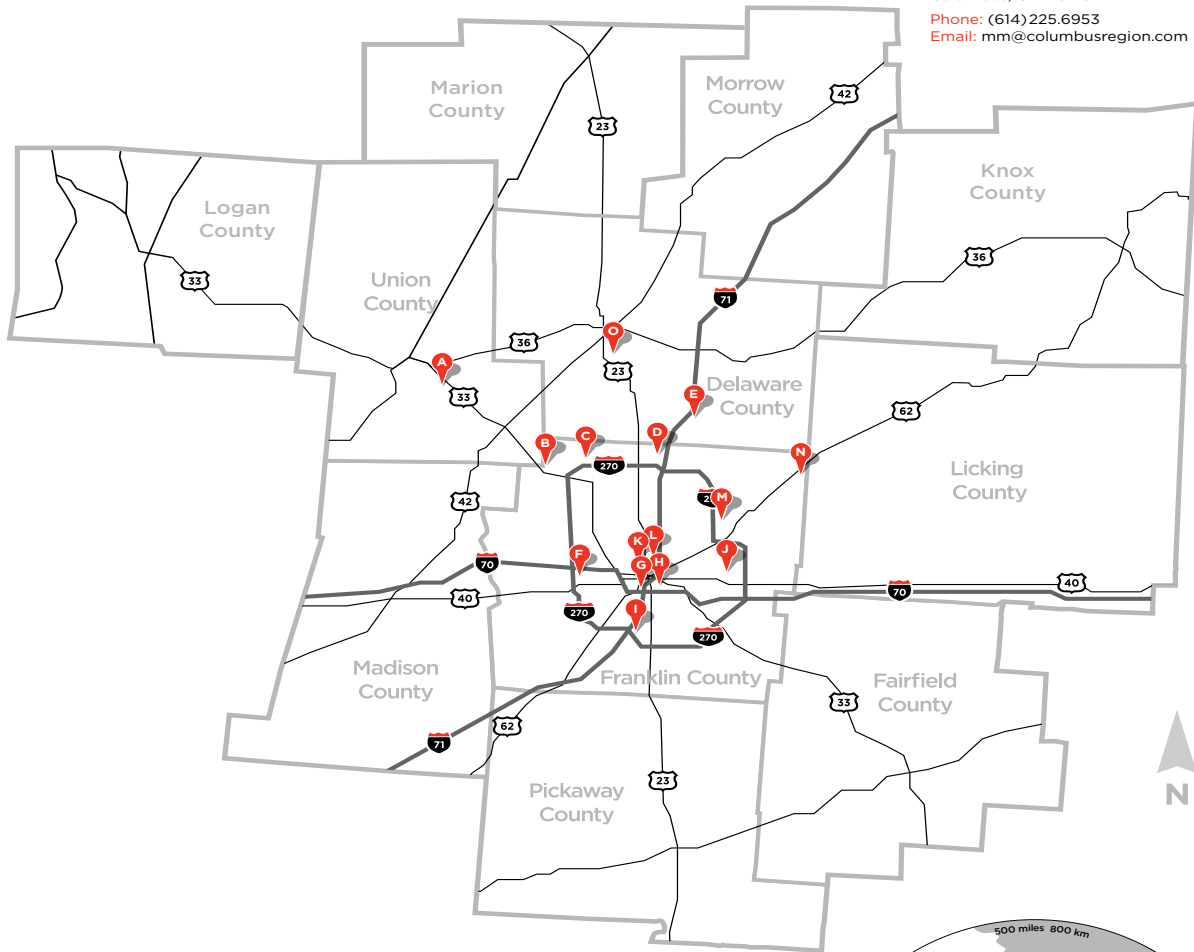
## THE COLUMBUS REGION

### MATT McCOLLISTER

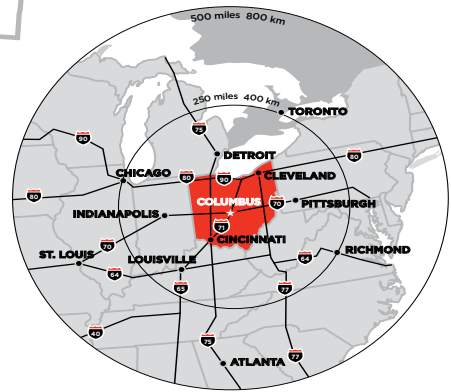
Vice President, Economic Development  
150 South Front ST, Suite 200  
Columbus, OH 43215

Phone: (614) 225.6953

Email: mm@columbusregion.com



- |                                                                |                             |
|----------------------------------------------------------------|-----------------------------|
| A - Scotts Miracle-Gro Co.                                     | I - Bob Evans Farms         |
| B - Pacer                                                      | J - Retail Ventures Inc.    |
| C - Cardinal Health                                            | K - American Electric Power |
| D - Worthington Industries                                     | L - Nationwide              |
| E - Mettler-Toledo International, Inc.                         | M - Limited Brands          |
| F - Big Lots                                                   | N - Abercrombie & Fitch     |
| G - Huntington Bancshares                                      | O - Greif                   |
| H - Hexion Specialty Chemicals/Momentive Performance Materials |                             |



# 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 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.