

# COMMERCIAL CORNER LOT FOR SALE

**1240 Central College Road  
Westerville, Ohio 43081**



**0.25 +/- Acre Commercial Site Available**



*Skip Weiler*  
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# Property Description

## WESTERVILLE COMMERCIAL REDEVELOPMENT OPPORTUNITY!

0.25 +/- acre site situated on the corner of Central College Rd and East Street. 1,421 +/- SF single family and detached garage included; however, property is being sold for its land value. Ideal corner location for commercial redevelopment. Great demographics with several new residential developments surrounding the area. Already zoned Commercial!

**Address:** 1240 Central College Road  
Westerville, OH 43081

**County:** Franklin

**PID:** 080-010423-00

**Location:** NWC of Central College Rd  
& East Street

**Acreage:** 0.25 +/- acres

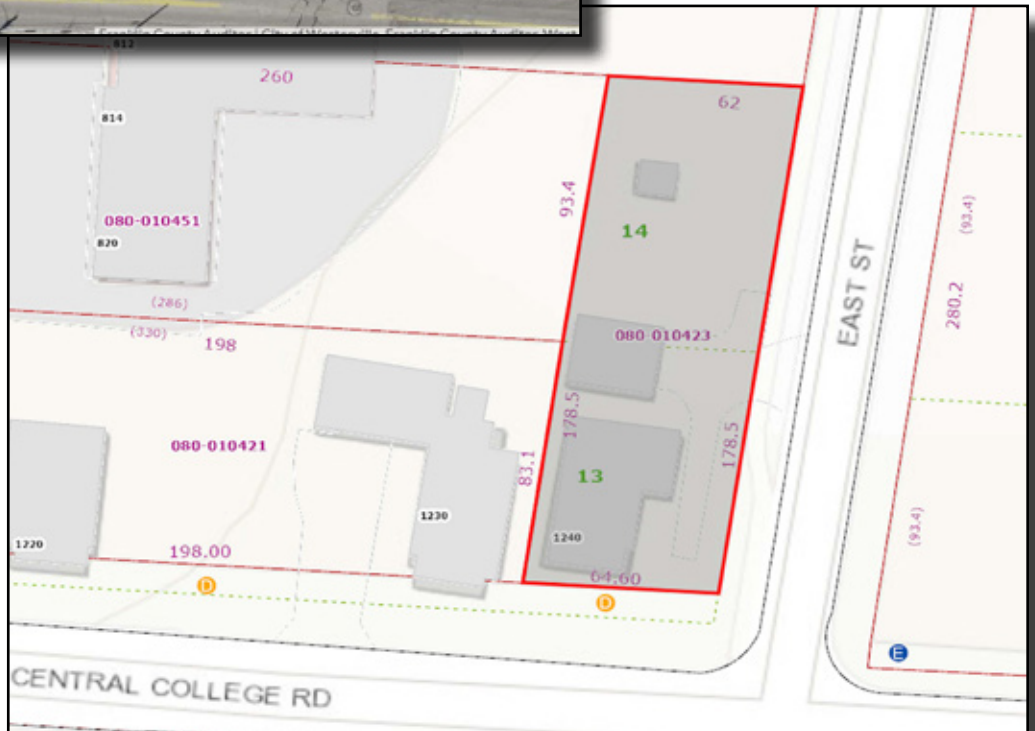
**Sales Price:** \$375,000

**Utilities:** All available

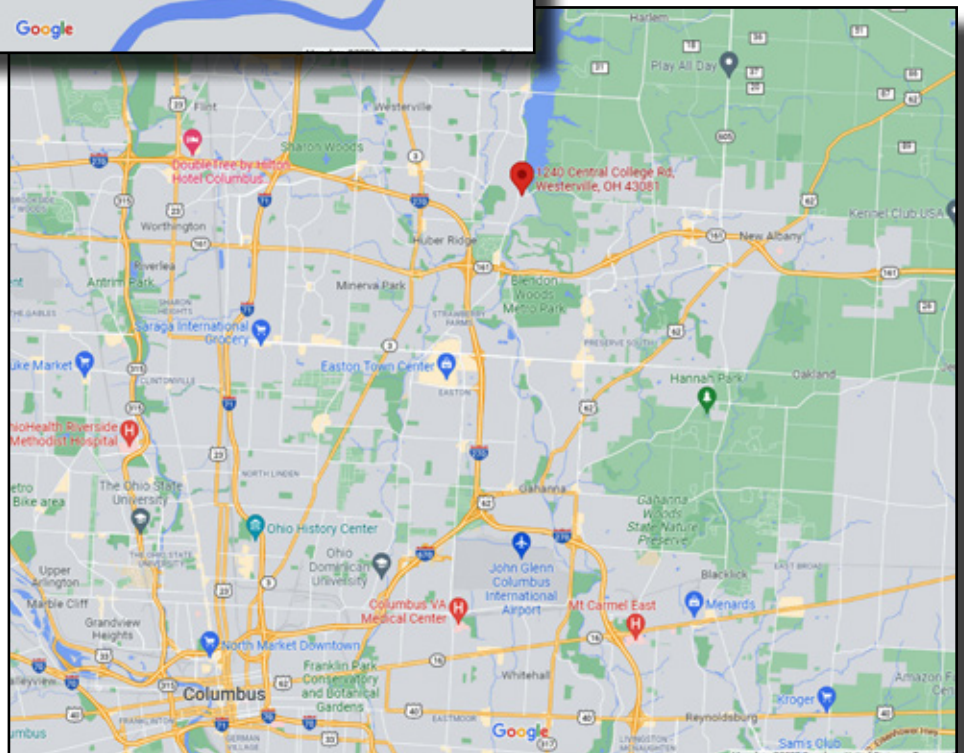
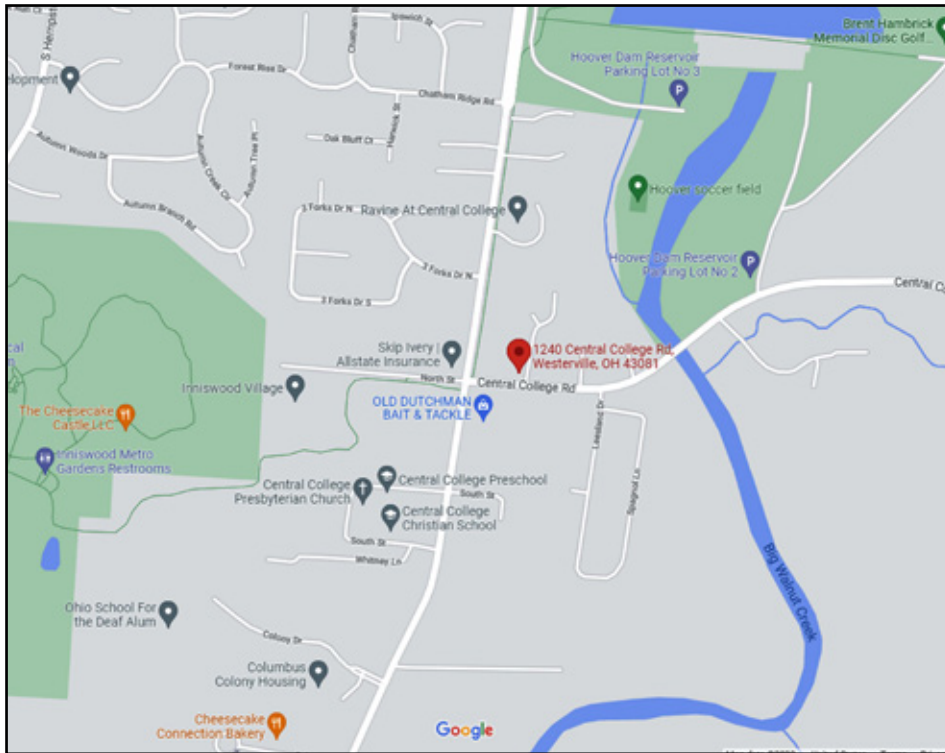
**Zoning:** CC - Community Commercial



# Aerial & Plat Maps



# Street Map



# Property Location



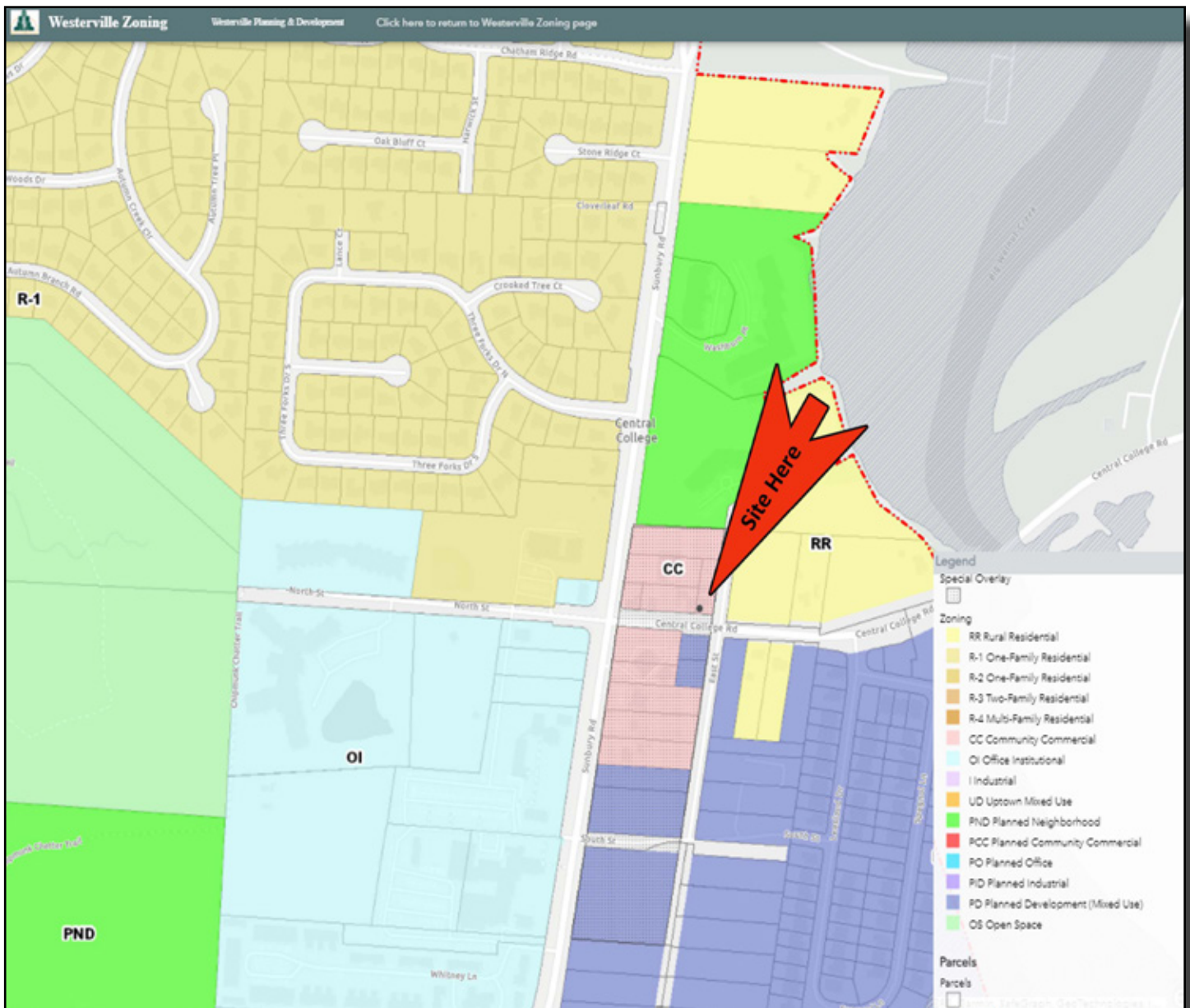
## Great Location!

Easy access to major arteries

15 minutes to John Glenn Columbus Airport

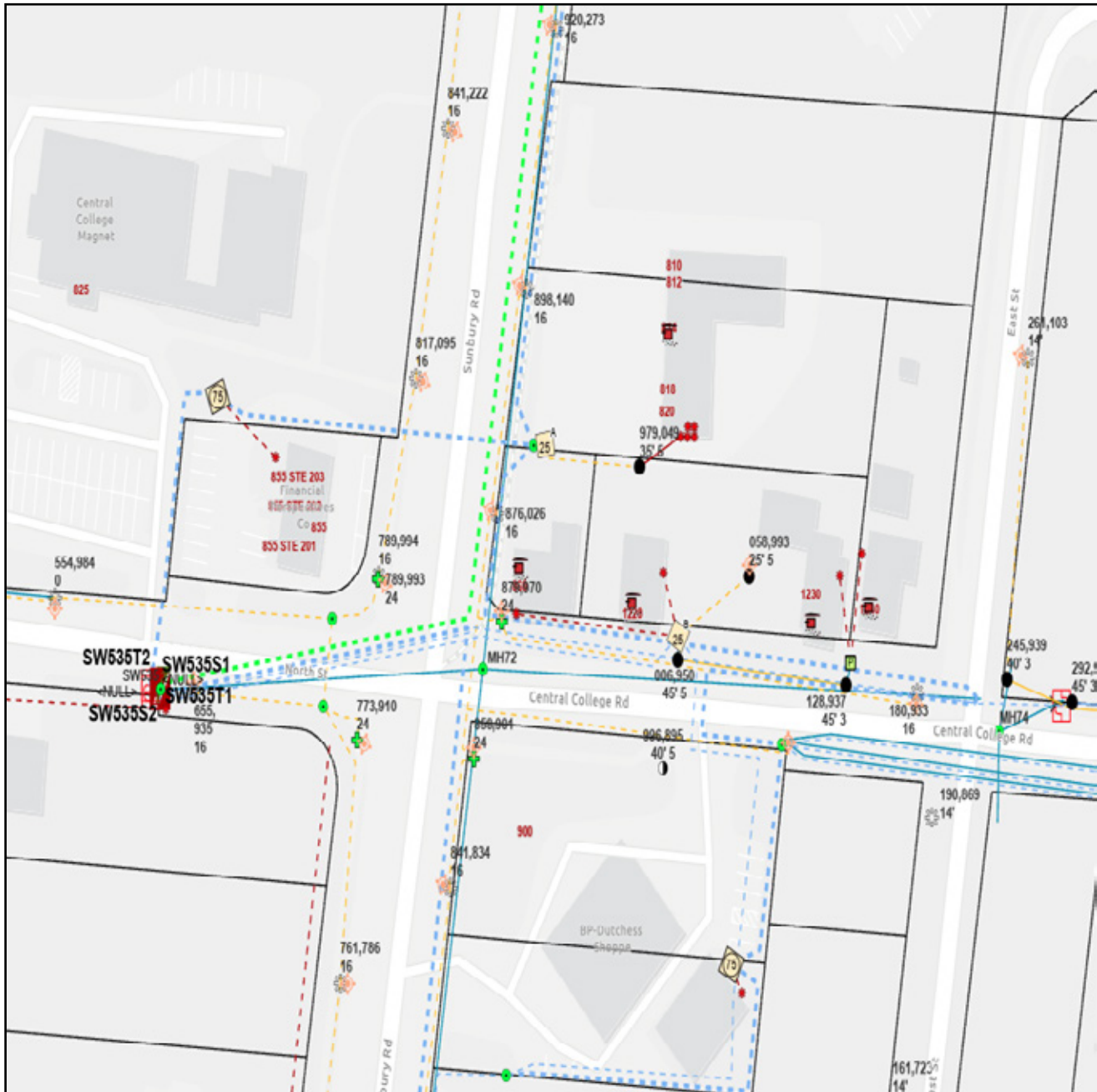
20 minutes to Downtown Columbus

# Zoning Map



Click [here](#) to see zoning text

# Electric Map



# Water Map





# Sanitary & Storm Sewer Map



# Demographics

## Demographic Summary Report

810-818 S Sunbury Rd, Westerville, OH 43081



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2026 Projection	7,090		83,111		215,369	
2021 Estimate	6,755		79,524		206,085	
2010 Census	5,615		69,297		181,887	
Growth 2021 - 2026	4.96%		4.51%		4.50%	
Growth 2010 - 2021	20.30%		14.76%		13.30%	
<b>2021 Population by Hispanic Origin</b>	156		3,009		11,369	
<b>2021 Population</b>	6,755		79,524		206,085	
White	5,854	86.66%	60,884	76.56%	143,799	69.78%
Black	513	7.59%	12,133	15.26%	44,513	21.60%
Am. Indian & Alaskan	12	0.18%	182	0.23%	563	0.27%
Asian	194	2.87%	3,746	4.71%	10,698	5.19%
Hawaiian & Pacific Island	0	0.00%	17	0.02%	85	0.04%
Other	183	2.71%	2,561	3.22%	6,427	3.12%
U.S. Armed Forces	0		1		11	
<b>Households</b>						
2026 Projection	2,955		34,308		86,486	
2021 Estimate	2,817		32,846		82,807	
2010 Census	2,355		28,688		73,211	
Growth 2021 - 2026	4.90%		4.45%		4.44%	
Growth 2010 - 2021	19.62%		14.49%		13.11%	
Owner Occupied	1,945	69.05%	21,652	65.92%	52,581	63.50%
Renter Occupied	872	30.95%	11,194	34.08%	30,226	36.50%
<b>2021 Households by HH Income</b>						
Income: <\$25,000	316	11.22%	2,874	8.75%	9,014	10.89%
Income: \$25,000 - \$50,000	337	11.96%	5,362	16.32%	14,680	17.73%
Income: \$50,000 - \$75,000	333	11.82%	5,906	17.98%	14,598	17.63%
Income: \$75,000 - \$100,000	538	19.10%	5,013	15.26%	11,426	13.80%
Income: \$100,000 - \$125,000	283	10.05%	4,668	14.21%	10,477	12.65%
Income: \$125,000 - \$150,000	298	10.58%	3,006	9.15%	6,173	7.45%
Income: \$150,000 - \$200,000	364	12.92%	3,636	11.07%	8,143	9.83%
Income: \$200,000+	348	12.35%	2,382	7.25%	8,297	10.02%
<b>2021 Avg Household Income</b>	\$116,465		\$102,467		\$104,207	
<b>2021 Med Household Income</b>	\$94,632		\$86,377		\$81,809	



# City Highlights

## Demographics

**Population in 2019: 41,103**

**Population change since 2000: +16.4%**

Males: 19,531

Females: 21,572

Estimated median household income in 2019: \$98,927  
(it was \$69,135 in 2000)

Estimated per capita income in 2019: \$42,904  
(it was \$29,401 in 2000)

Estimated median house or condo value in 2019: \$276,466  
(it was \$159,800 in 2000)

## Location

Easy to get from here to there...

It is a short commute from Westerville to other major

Ohio cities:

AKRON, 120 miles NE

CINCINNATI, 117 miles S

CLEVELAND, 127 miles N

DAYTON, 89 miles SW

TOLEDO, 137 miles NW

YOUNGSTOWN, 167 miles NE

Westerville spans two counties--nearly 8.5 square miles in Franklin County and approximately three square miles in Delaware County.

Central Ohio roads are well-designed and maintained, making driving pleasant and efficient in comparison to many other metropolitan areas.

### Why Westerville?

Westerville is located within 500 miles of 50% of the entire U.S. and Canadian populations. The Central Ohio Transportation Authority (COTA) provides affordable, clean bus transportation throughout Columbus and its suburbs.

The City of Westerville is one of the top locations in the

Columbus Region to live, work and raise a family. The City is known to have quality community services and facilities, many employment opportunities and a unique historic Uptown. The result is a highly attractive community for families and businesses.

## Top Employers

Employer	Employees	Employer	Employees
JP Morgan Chase Bank	4200	Exel Logistics	506
Mount Carmel Health Systems	2050	City of Westerville	420
Westerville City Schools	1549	OhioHealth	398
Alliance Data Systems	955	Emerson Network Power	394
Inventiv Health	806	Bank of America	325
Affinion Corporation	675	Worthington Cylinders	315
Otterbein University	655	MRS Associates	275
Progressive Medical	520	ABB	155

## Economy

Westerville has an unemployment rate of 3.7%. The US average is 3.7%.

Westerville has seen the job market increase by 0.9% over the last year. Future job growth over the next ten years is predicted to be 35.7%, which is higher than the US average of 33.5%.

### Tax Rates for Westerville

- The Sales Tax Rate for Westerville is 7.5%. The US average is 7.3%.

- The Income Tax Rate for Westerville is 5.1%. The US average is 4.6%.

- Tax Rates can have a big impact when Comparing Cost of Living.

### Income and Salaries for Westerville

- The average income of a Westerville resident is \$38,181 a year. The US average is \$28,555 a year.

- The Median household income of a Westerville resident is \$81,763 a year. The US average is \$53,482 a year.



### Westerville City Schools

The Westerville City School District is the 10th-largest school district in the state.

For the past five years, Westerville City Schools has earned the state's highest report card rating of "Excellent"; the last three of those years included the designation of "Excellent with Distinction."

On average, more than 80% of Westerville Schools graduates pursue a postsecondary education at colleges and universities around the world.

SchoolMatch has honored the Westerville City School District for 19 consecutive years with its "What Parents Want Award" for providing the curriculum and academic rigor parents desire most for their children. Only 16 percent of the nation's 15,571 public school systems earn this recognition.

### Otterbein University

Otterbein serves more than 2,500 traditional and adult undergraduate students enrolled in 73 majors and 44 minors and more than 450 graduate students enrolled in master's programs in allied health, business administration, education, educational mathematics and nursing, as well as the doctor of nursing practice program.



For more information, visit us online at [westervillechamber.com](http://westervillechamber.com)

WESTERVILLE COMMUNITY PROFILE

# County Highlights

## FRANKLIN COUNTY

### DEMOGRAPHICS

 1,264,597  
RESIDENTS

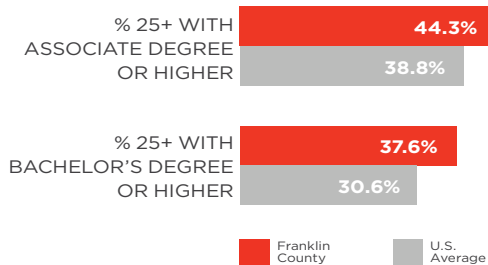
 33.8  
MEDIAN AGE

 480,946  
HOUSEHOLDS

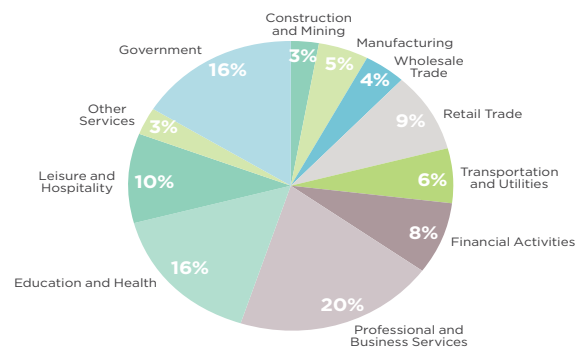
 \$52,341  
MEDIAN HOUSEHOLD INCOME

### WORKFORCE

4.1% UNEMPLOYMENT RATE



### EMPLOYMENT BY INDUSTRY



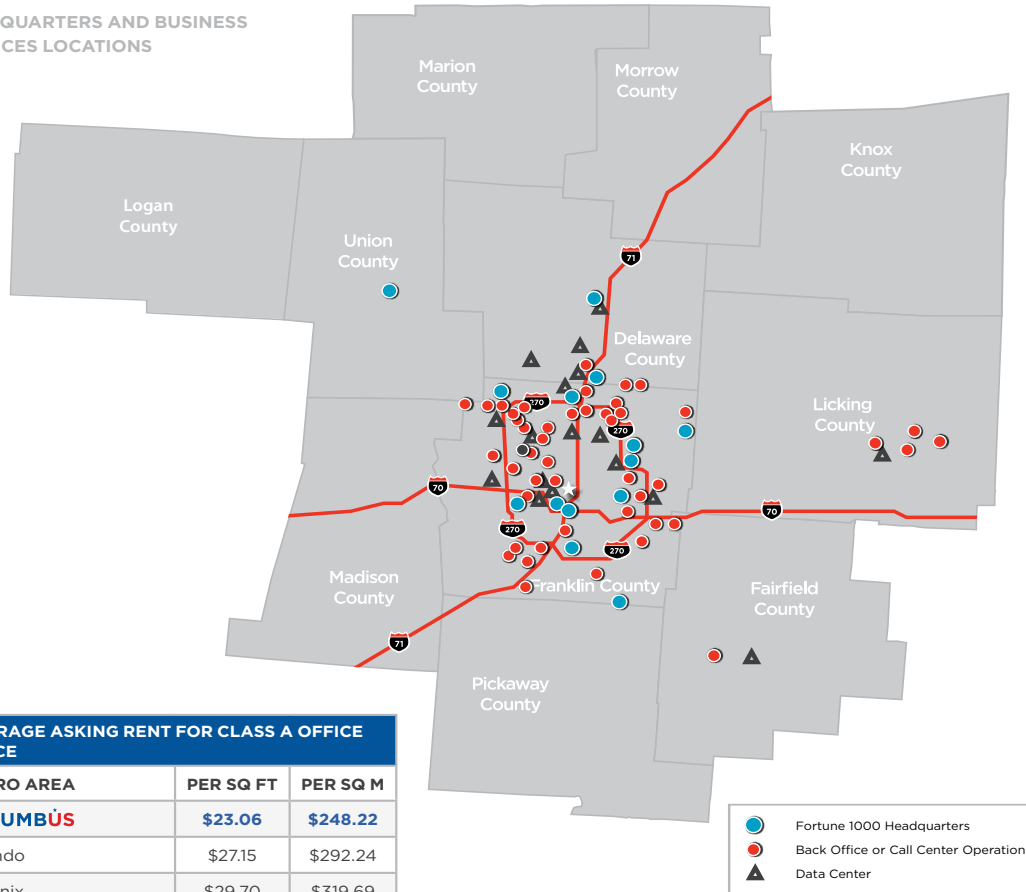
### LARGEST PRIVATE SECTOR EMPLOYERS

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

## HEADQUARTERS AND BUSINESS SERVICES LOCATIONS



AVERAGE ASKING RENT FOR CLASS A OFFICE SPACE		
METRO AREA	PER SQ FT	PER SQ M
<b>COLUMBUS</b>	<b>\$23.06</b>	<b>\$248.22</b>
Orlando	\$27.15	\$292.24
Phoenix	\$29.70	\$319.69
Atlanta	\$29.92	\$322.06
Nashville	\$30.54	\$328.73
Charlotte	\$30.75	\$330.99
Denver	\$32.09	\$345.42
Houston	\$35.89	\$386.32
Chicago	\$36.42	\$392.02
Boston	\$40.11	\$431.74
Seattle	\$40.21	\$432.82
Los Angeles – Downtown	\$45.13	\$485.78
Washington, D.C.	\$61.59	\$662.95
New York City – Midtown	\$82.04	\$883.08

Sources: Colliers International, Office Market Outlook, Q1 2019

THE CITY OF  
**COLUMBUS**

**RW** THE ROBERT  
**WEILER**  
COMPANY

# Region Highlights

## REGIONAL OVERVIEW

### THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). The information and data in this document cover the 11-county region with City of Columbus highlights. Some data is only available at the MSA level and is identified as such in the text, title or source.

- **Eleven-county** region located in Central Ohio
- Population of **2.2 million** people
- Population growth rate of 10 percent since 2010
- Ten-county Columbus MSA, **fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- Over **forty-nine** college and university campuses
- Nearly **132,000** college students
- Home to **15** Fortune 1000 headquarters

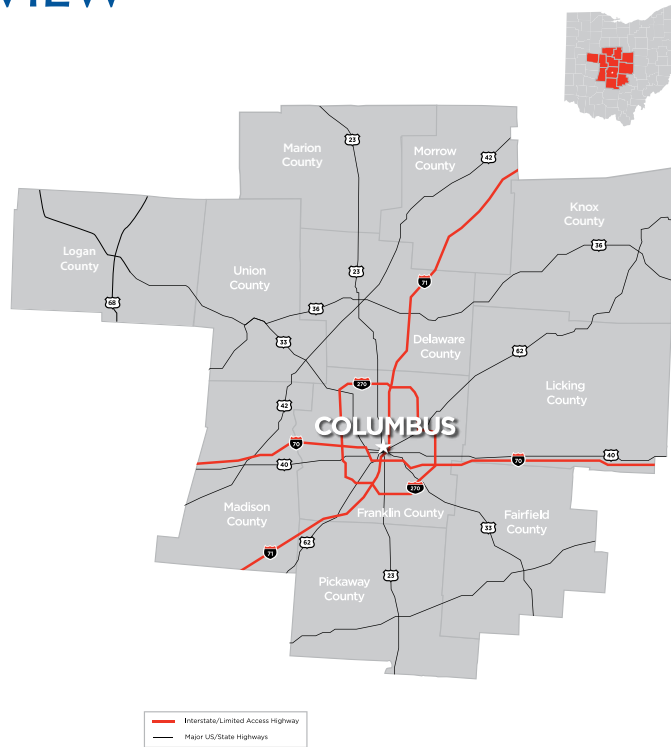
#### COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **Fourteenth largest city** in the U.S.

#### COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- John Glenn Columbus International Airport: Over **160** daily flights to more than **40** destinations
- Enhanced freight rail connections to East Coast ports in Norfolk, VA; Baltimore, MD; and Wilmington, NC
- Columbus is within a 10-hour drive of **151 million** people in the U.S., higher than other major distribution centers in the U.S.

Sources: ESRI Business Analyst 2018; 600 minute (10-hour) drive time from city center, U.S. Census, 2018 Population Estimates; Columbus 2020



U.S. population within 10-hour drive



# 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.