

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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The Square at Latham Park



Appraisal Brokerage Consulting Development

RETAIL SPACE FOR LEASE & COMMERCIAL SITE FOR SALE

Scioto Darby Creek Road, Hilliard, OH 43026

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.



RETAIL SPACE FOR LEASE

Subarea 1

1,620 +/- SF
 3,600 +/- SF
 3,840 +/- SF
 1,800 +/- SF

Subarea 2

3,720 +/- SF
 1,800 +/- SF
 5,640 +/- SF
 4,320 +/- SF

Subarea 3 - Grocery

20,400 +/- SF

Property Highlights

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
 and Alton Darby Creek Rd
 intersection

For Lease:

Subarea 1: 23,820 +/- SF
Subarea 2: 15,480 +/- SF
Subarea 3 - Grocery: 20,400 +/- SF
Total SF: 59,700 +/- SF

Lease Rate: \$25 - \$30/SF NNN

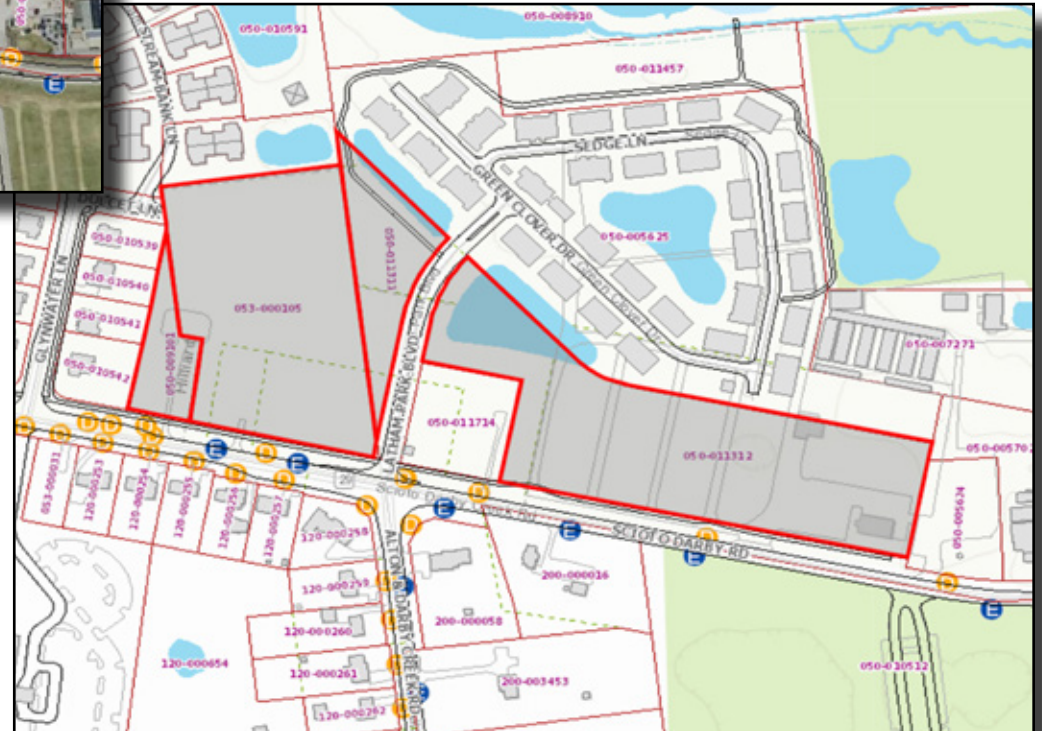
For Sale:

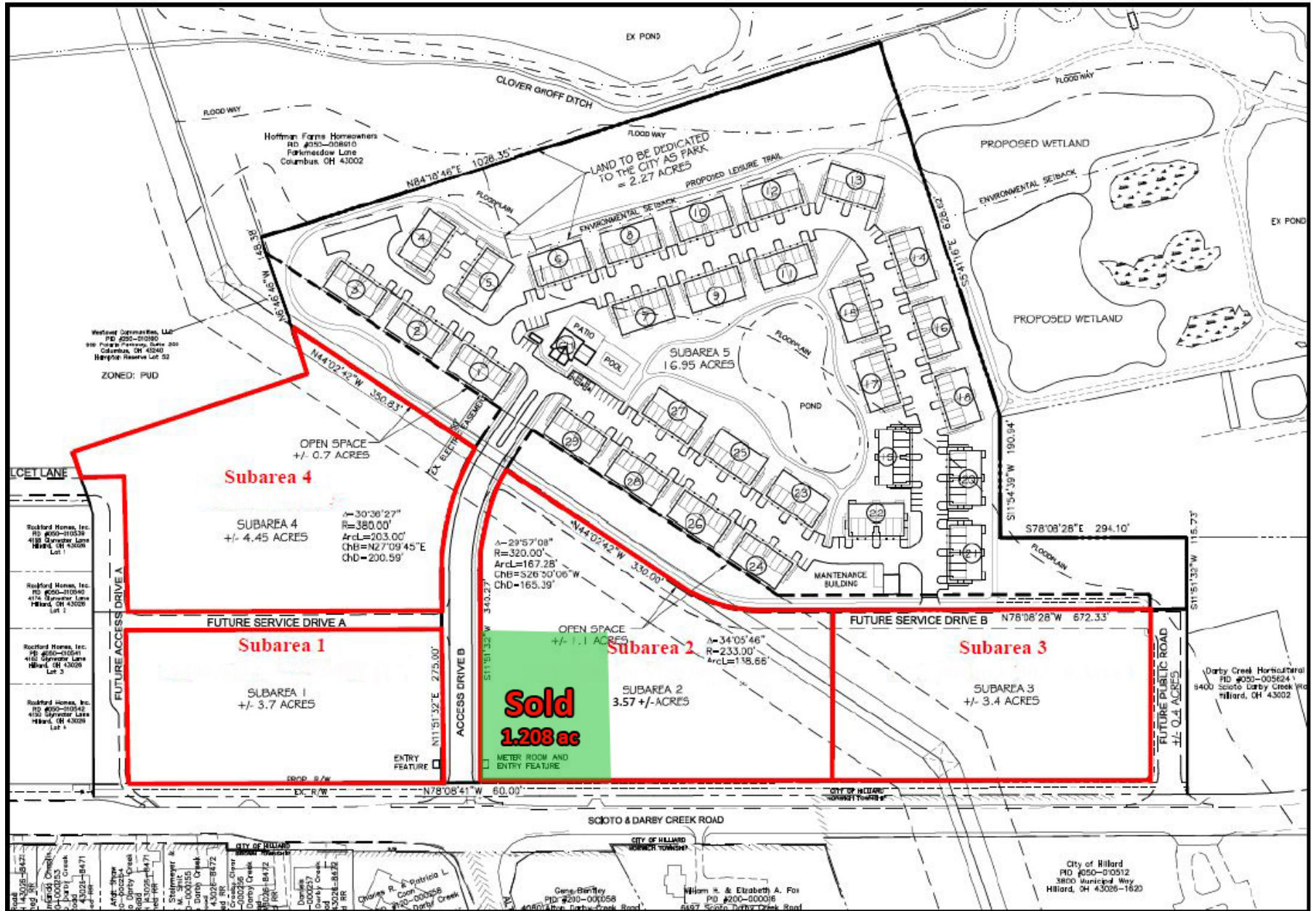
Subarea 4: 4.45 +/- ac

Sale Price: Negotiable

Utilities: Available

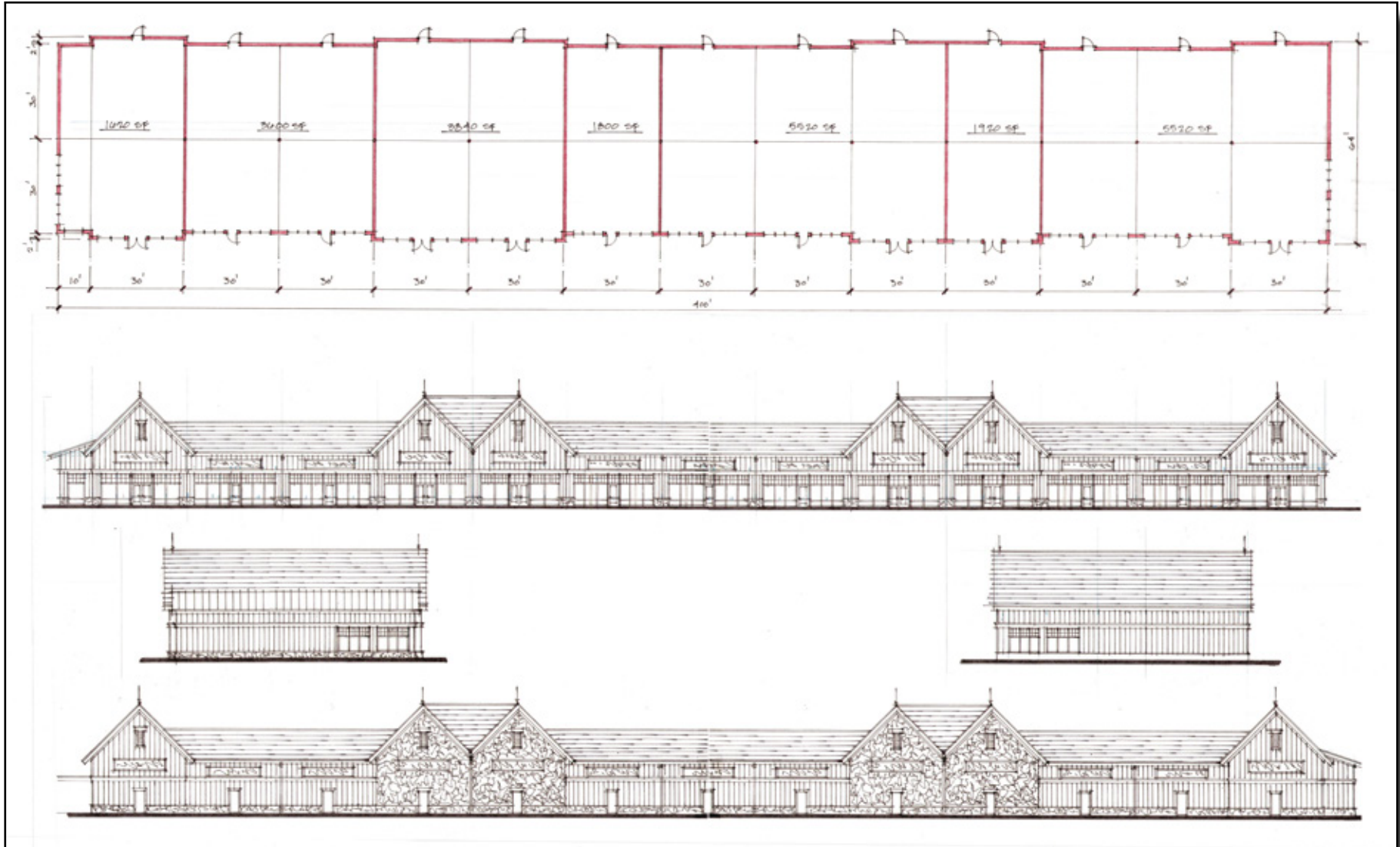
Zoning: PUD - Planned Unit
 Development





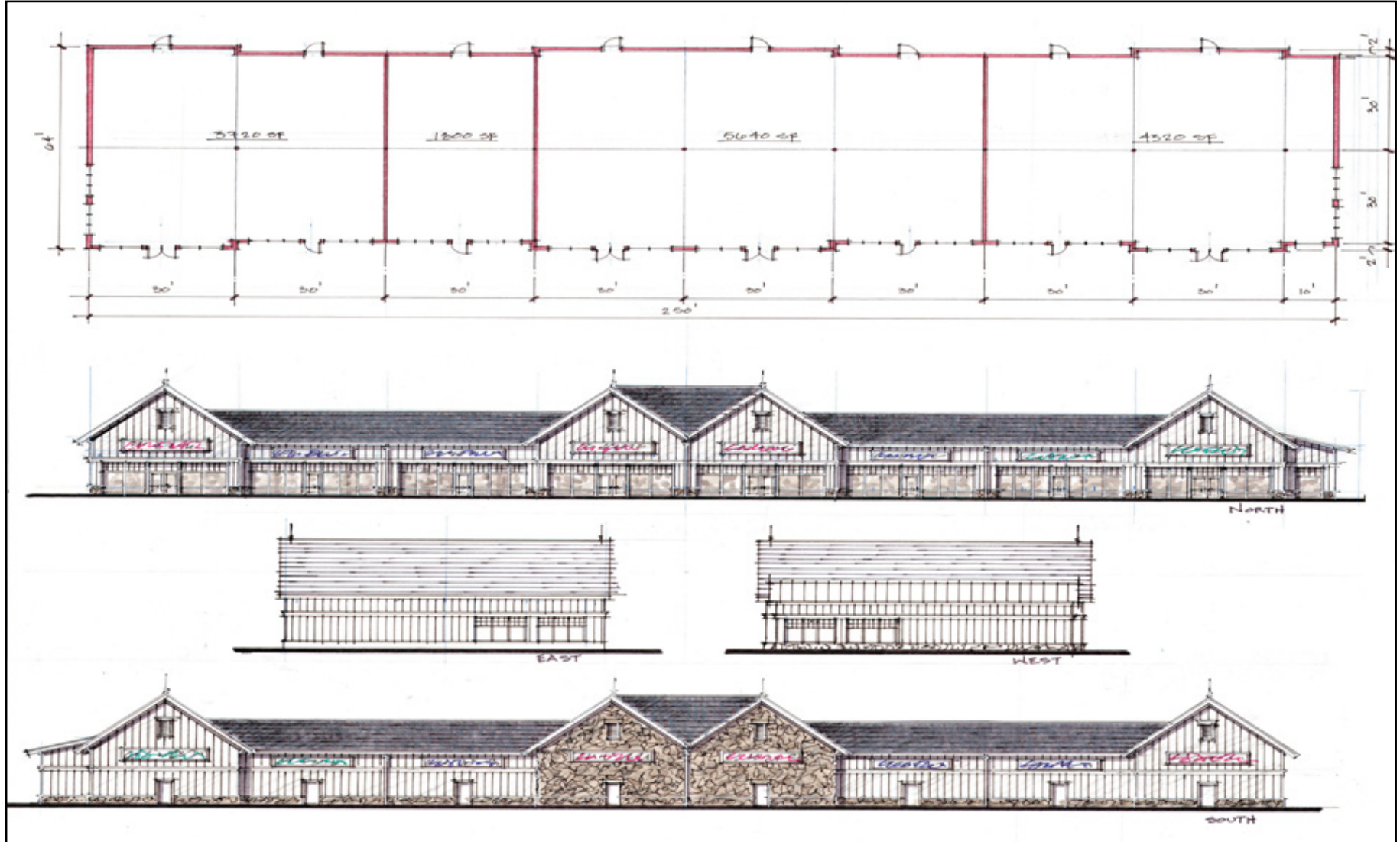
Retail - Subarea 1 Conceptual Rendering

23,820 +/- SF Available

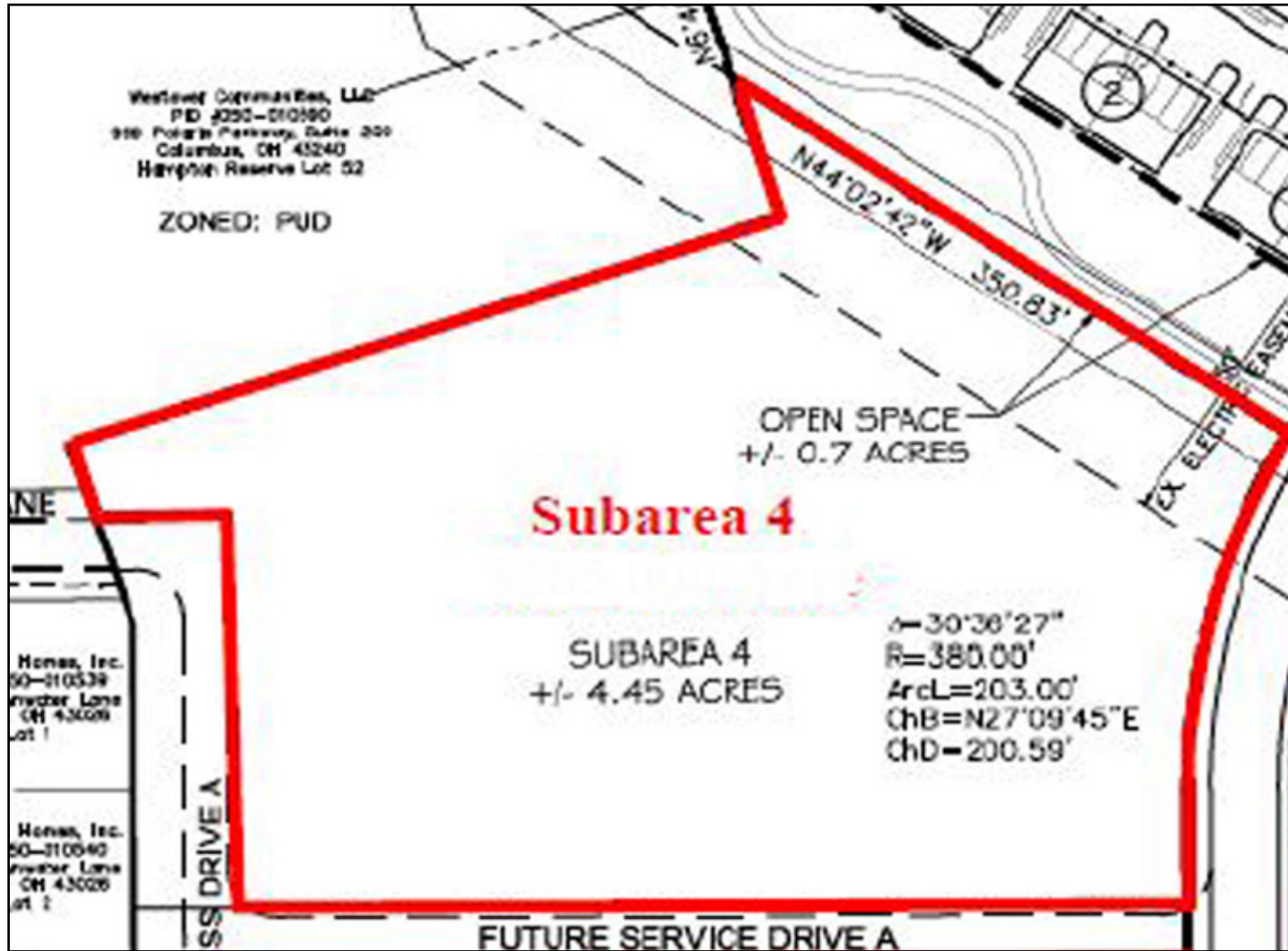


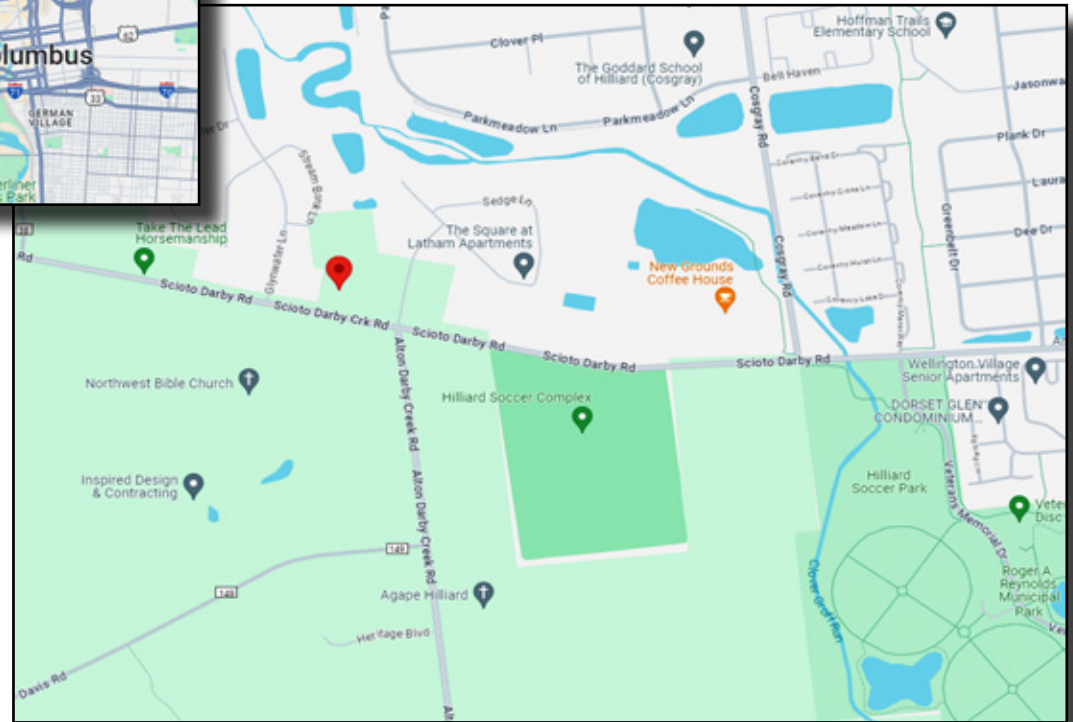
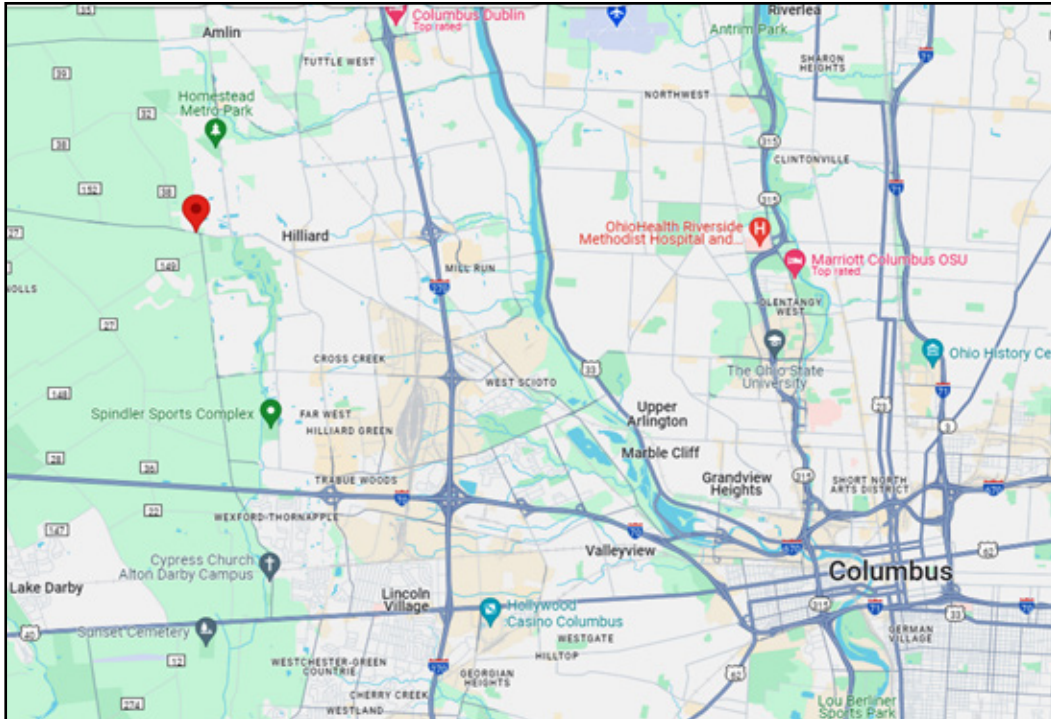
Retail - Subarea 2 Conceptual Rendering

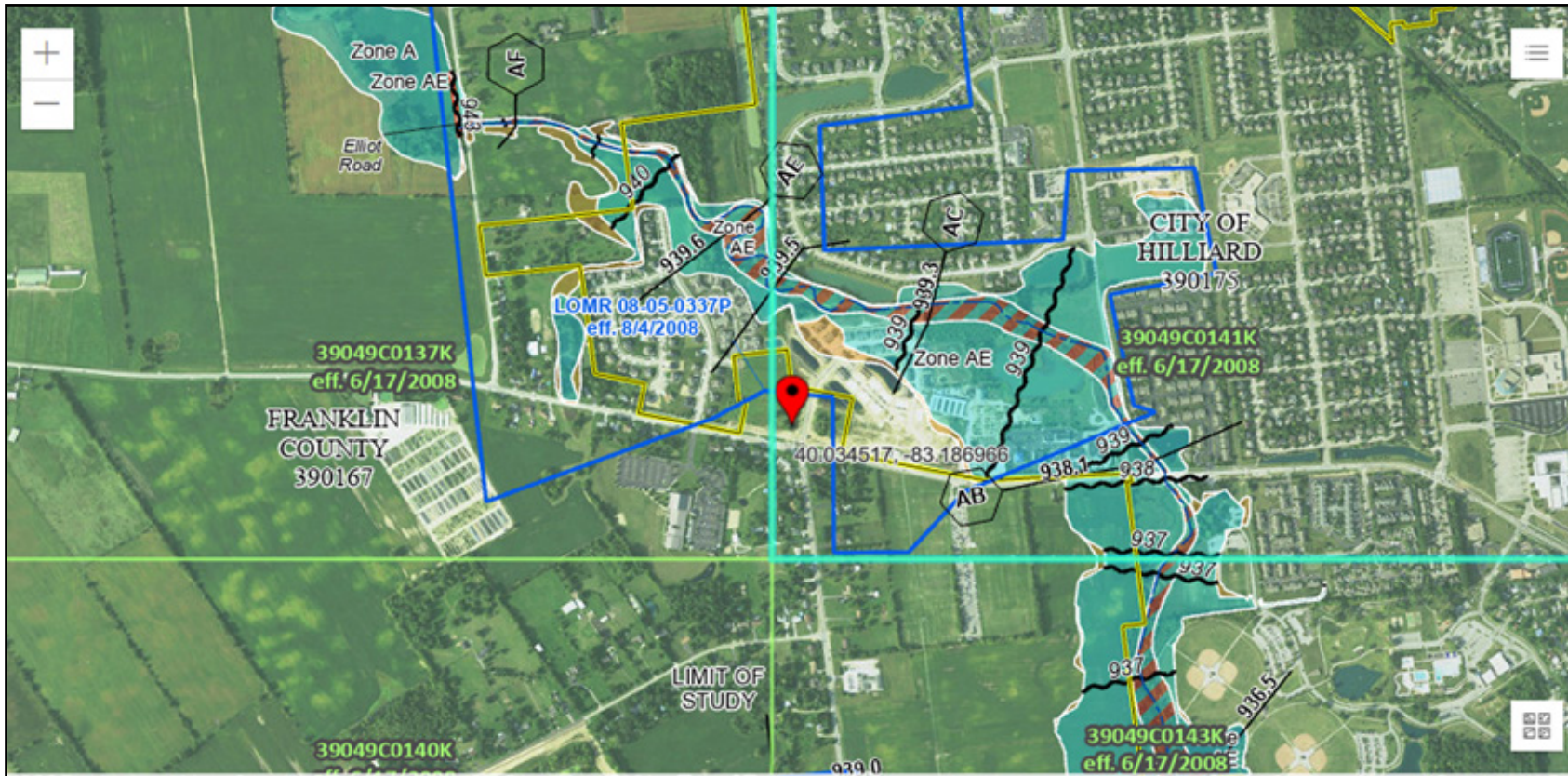
15,480 +/- SF Available



Site Plan - Subarea 4

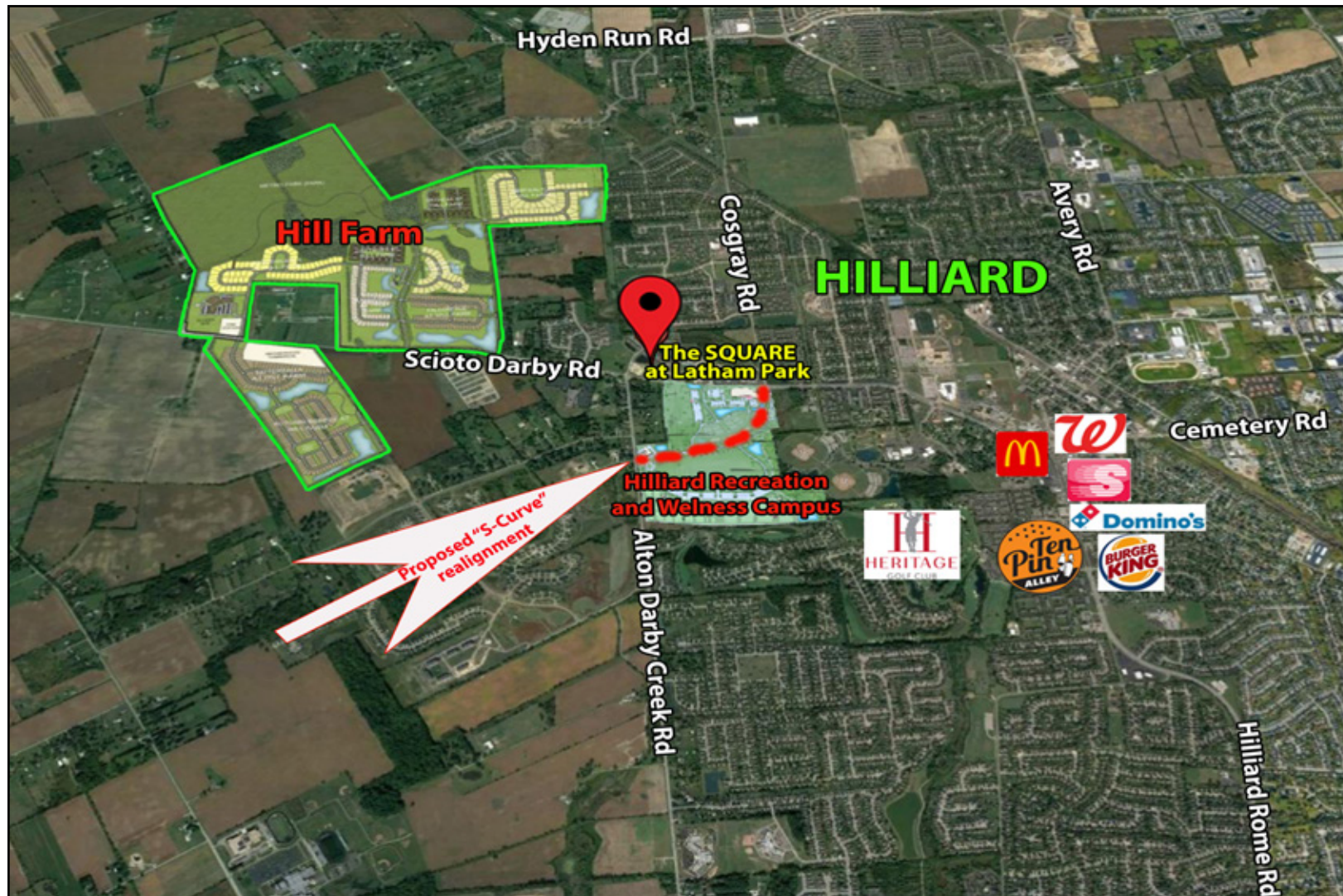







JSGS The National Map: Orthoimagery. Data refreshed December, 2021. Zone AE - 939.0 Powered by Esri

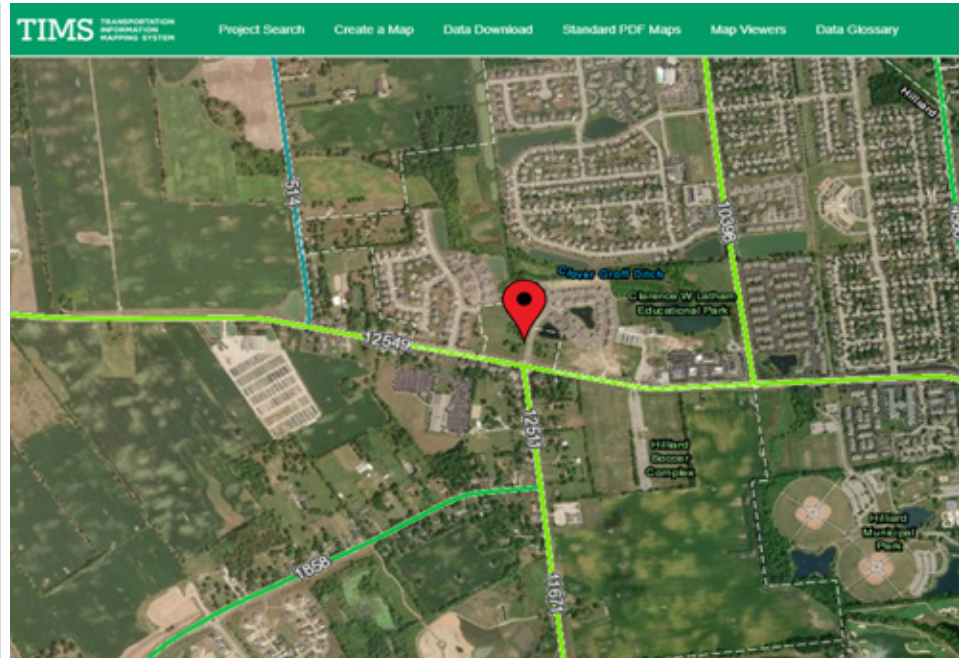
PIN Approximate location based on user input and does not represent an authoritative property location	SPECIAL FLOOD HAZARD AREAS Without Base Flood Elevation (BFE) Zone A, X, APD With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR	OTHER AREAS OF FLOOD HAZARD 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D	OTHER FEATURES Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
OTHER AREAS Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area			



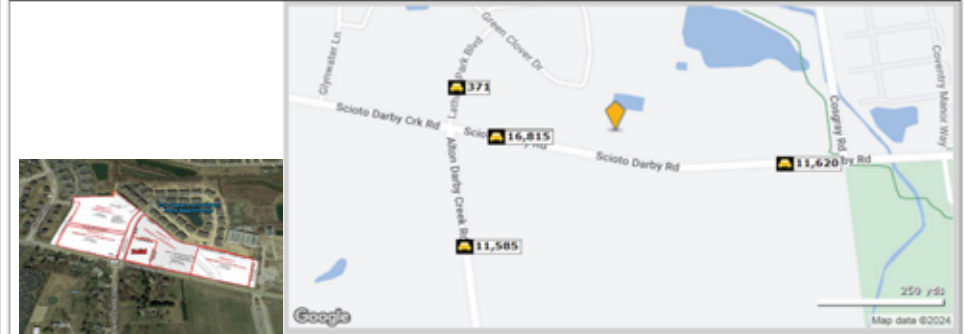
Great Location!
Close proximity to all Hilliard has to offer
10 minutes to I-270
20 minutes to Downtown Columbus Area

Demographic Summary Report

Subarea 3 - Grocery				
Scioto Darby Creek Rd, Hilliard, OH 43026				
Building Type: General Retail	Total Available: 20,400 SF			
Secondary: -	% Leased: 0%			
GLA: 20,400 SF	Rent/SF/Yr: Negotiable			
Year Built: -				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	5,723	60,585	122,095	
2023 Estimate	5,566	59,283	119,773	
2010 Census	4,273	47,701	98,317	
Growth 2023 - 2028	2.82%	2.20%	1.94%	
Growth 2010 - 2023	30.26%	24.28%	21.82%	
2023 Population by Hispanic Origin				
2023 Population	142	3,115	6,538	
2023 Population	5,566	59,283	119,773	
White	4,515 81.12%	47,748 80.54%	94,792 79.14%	
Black	189 3.40%	3,314 5.59%	6,567 5.48%	
Am. Indian & Alaskan	10 0.18%	110 0.19%	243 0.20%	
Asian	702 12.61%	6,391 10.78%	14,567 12.16%	
Hawaiian & Pacific Island	1 0.02%	19 0.03%	48 0.04%	
Other	148 2.66%	1,702 2.87%	3,556 2.97%	
U.S. Armed Forces	2	32	133	
Households				
2028 Projection	2,088	23,224	49,386	
2023 Estimate	2,022	22,638	48,350	
2010 Census	1,504	17,730	39,152	
Growth 2023 - 2028	3.26%	2.59%	2.14%	
Growth 2010 - 2023	34.44%	27.68%	23.49%	
Owner Occupied	1,670 82.59%	16,280 71.91%	32,210 66.62%	
Renter Occupied	352 17.41%	6,358 28.09%	16,139 33.38%	
2023 Households by HH Income				
Income: <\$25,000	209 10.34%	1,758 7.77%	4,050 8.38%	
Income: \$25,000 - \$50,000	232 11.47%	2,853 12.60%	6,505 13.45%	
Income: \$50,000 - \$75,000	271 13.40%	3,480 15.37%	8,301 17.17%	
Income: \$75,000 - \$100,000	221 10.93%	3,023 13.35%	6,733 13.93%	
Income: \$100,000 - \$125,000	268 13.25%	3,811 16.83%	7,356 15.21%	
Income: \$125,000 - \$150,000	147 7.27%	1,949 8.61%	4,393 9.09%	
Income: \$150,000 - \$200,000	382 18.89%	3,519 15.54%	6,170 12.76%	
Income: \$200,000+	292 14.44%	2,246 9.92%	4,842 10.01%	
2023 Avg Household Income	\$126,855	\$116,083	\$112,368	
2023 Med Household Income	\$107,276	\$101,348	\$94,749	



Subarea 3 - Grocery
 Scioto Darby Creek Rd, Hilliard, OH 43026



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Scioto Darby Rd	Alton Darby Creek Rd	0.06 W	2018	18,177	MPSI	.13
2 Scioto Darby Road	Cosgray Rd	0.07 E	2022	16,815	MPSI	.13
3 Latham Park Blvd	Alton Darby Creek Rd	0.05 S	2022	371	MPSI	.19
4 Scioto Darby Rd	Cosgray Rd	0.07 E	2018	11,706	MPSI	.20
5 Scioto Darby Rd	Cosgray Rd	0.07 E	2022	11,227	MPSI	.20
6 Scioto Darby Rd	Cosgray Rd	0.07 E	2021	11,343	MPSI	.20
7 SCIOTO DARBY CREEK RD	Cosgray Rd	0.07 E	2020	11,620	AAAT	.20
8 Alton Darby Creek Rd	Davis Rd	0.12 S	2022	12,186	MPSI	.22
9 Alton and Darby Creek Road	Davis Rd	0.12 S	2020	12,966	MPSI	.22
10 ALTON & DARBY CREEK RD	Davis Rd	0.12 S	2020	11,585	AAAT	.22

The Columbus Dispatch

HILLIARD

After three years, Hill Farm's proposed 229 houses at Scioto Darby and Elliott roads back in play

A. Kevin Corvo ThisWeek group

Published 11:07 p.m. ET May 14, 2021 | Updated 10:40 p.m. ET May 17, 2021

Three years after Hilliard City Council rejected a proposed rezoning by M/I Homes to build 229 single-family residences at Scioto Darby and Elliott roads, the project known as Hill Farm recently received a positive recommendation, with modifications, from the Hilliard Planning and Zoning Commission.

The proposal involves rezoning most of the 205-acre parcel from rural residential to Hilliard Conservation District, and it will return to council for final consideration.

"We're excited to be back. We have worked hard for three years, (and) a major addition (since then) is (the addition of) empty-nester (residences)," Josh Barkan, vice president of land for M/I Homes, told commission members May 13 in advance of their unanimous decision to recommend approval of the rezoning.

There is no statutory requirement for when council members will hear the rezoning but it expected to occur as soon as next month, according to David Ball, director of communications for Hilliard.

After council approval, for which no date had been set as of May 17, the next step would be to submit a planning and zoning commission application for a final plat, according to city planner John Talentino.

Talentino told commission members May 13 that city officials recommended support of the proposed rezoning.

"Staff finds the proposal to be consistent with the Big Darby Accord Watershed Master Plan and the Hilliard Comprehensive Plan concerning land use, the provision of open space, recreational trail development, prairie restoration and providing a mix of residential products," Talentino wrote in the staff report and told commission members.

The approval has six conditions, including a maximum density of 1.12 units per acre, that the proposal is revised to allow a single-lane roundabout at Scioto Darby Road and the future extension of Audubon Avenue, that Elliott Road is improved in accordance with other requirements, that the applicant enter into a developer's agreement with Hilliard for public improvements and that the project meets the requirements of the Franklin County Engineer's Office.

Only 160 acres of the 205-acre parcel will be rezoned. The remainder will remain in Brown Township as green space, Talentino said.

According to a developer's agreement that was part of the 2018 proposal, as well as the current rendering of the proposed development, the project includes land that could be used for a fire station and for a school building.

The green space exceeds the minimum requirement and qualifies the development for a "bonus density," allowing it to slightly exceed the 1-unit-per-acre density standard applicable to the conversation district, Talentino said.

Speaking after the meeting, Barkan said the addition of the empty-nester residences and changing the alignment of Audubon Avenue made it "the right plan at the right time."

Audubon Avenue runs through the Heritage Preserve development to the south.

In November 2017, the Big Darby Accord Advisory Panel recommended approval of the proposal.

On Feb. 8, 2018, the Hilliard Planning and Zoning Commission recommended approval of the proposal to City Council, but on Oct. 22, 2018, council members voted 6-1 to deny the rezoning application.

Kelly McGovern, who is in the final year of her term, was the only council member who voted for the rezoning in 2018.



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

On April 13, the proposal again was presented to the Big Darby Accord Advisory Panel, which recommended approval, sending it before the planning and zoning commission May 13.

Hilliard is one of 10 local governments that created the Big Darby Accord in 2004 to preserve and protect the Big Darby Creek and its tributaries in western central Ohio, according to bigdarbyaccord.com.

In 2008, Hilliard City Council approved the Big Darby Accord Watershed Master Plan, according to authorizing legislation.

The accord panel, which issues nonbinding recommendations, includes representatives from the cities of Columbus, Grove City and Hilliard, Brown, Norwich, Pleasant, Prairie and Washington townships, the village of Harrisburg and Franklin County.

Planning and zoning commission member Bill Uttley, speaking after the decision, said he supported the Hill Farm rezoning because there is a great need for housing, specifically empty-nester housing, in Hilliard.

If City Council approves the rezoning, and after M/I Homes receives approval for building permits, construction could begin the first quarter of next year, Barkan said.

The 229 units include 60 empty-nester "quads," with the remainder being single-family residences on lots of two sizes, Barkan said.

The single-family residences would be priced at \$375,000 to \$550,000.

Hill Farm would be built in five phases in about five years after the start of construction, Barkan said.

Melissa Brinkerhoff of Langton Road was one of about a dozen people living near the proposed development who attended the May 13 commission meeting.

Brinkerhoff said the same concerns that she had three years ago remain.

"Density – it doesn't matter if it is 1-story or 2-story, or single-family or empty-nester, it's still too many," Brinkerhoff said.

She also criticized the definitions of open space used to qualify for the density bonus.

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The Columbus Dispatch

HILLIARD

Hilliard reveals conceptual site for community recreation and wellness center

A. Kevin Corvo ThisWeek

Published 11:19 p.m. ET Sept. 15, 2021 | Updated 9:15 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.



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

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.

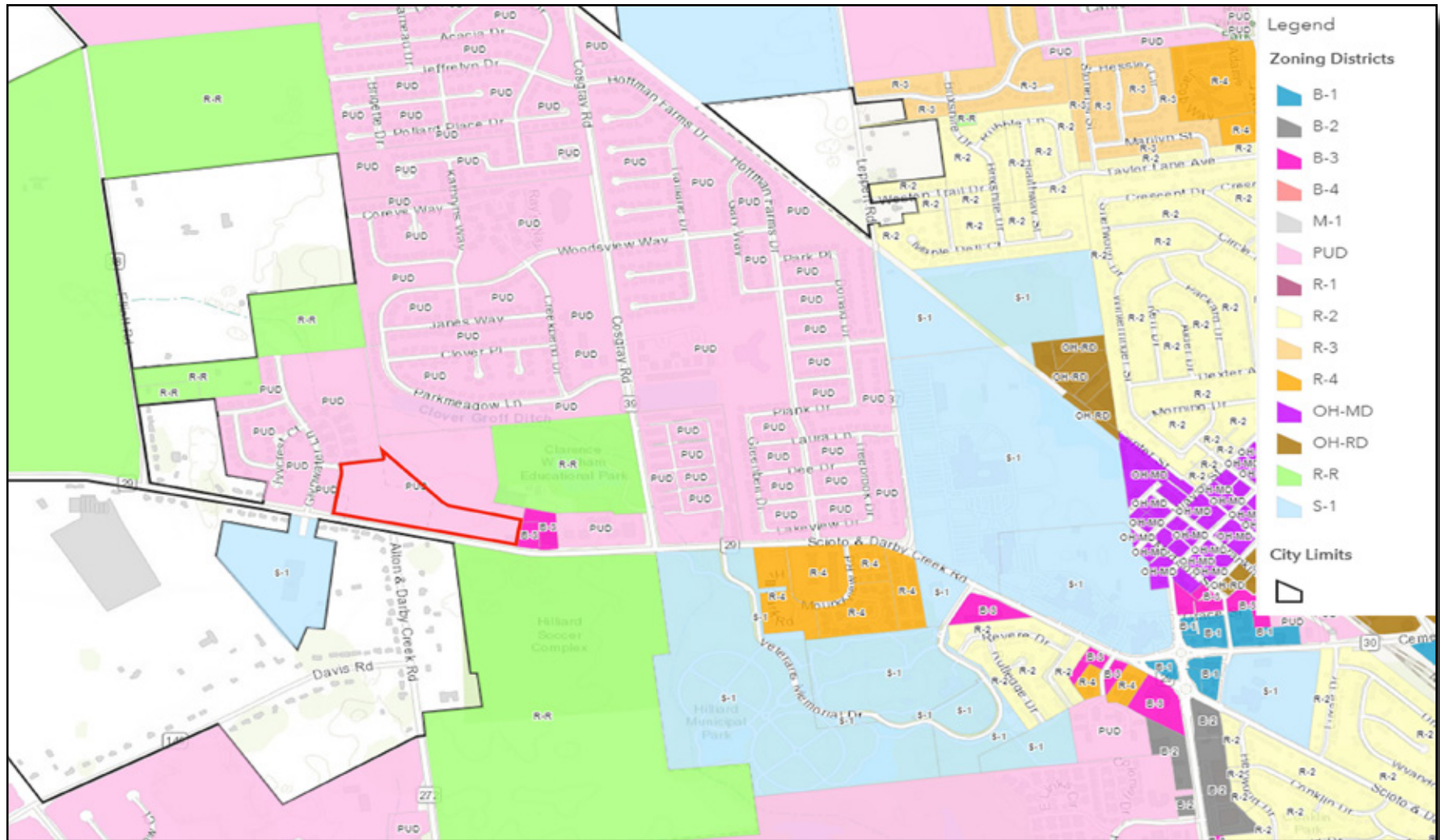
The Jerman tract would also would be connected via a road into Roger A. Reynolds Municipal Park and to the Hilliard Family Aquatic Center, according to the conceptual plan.

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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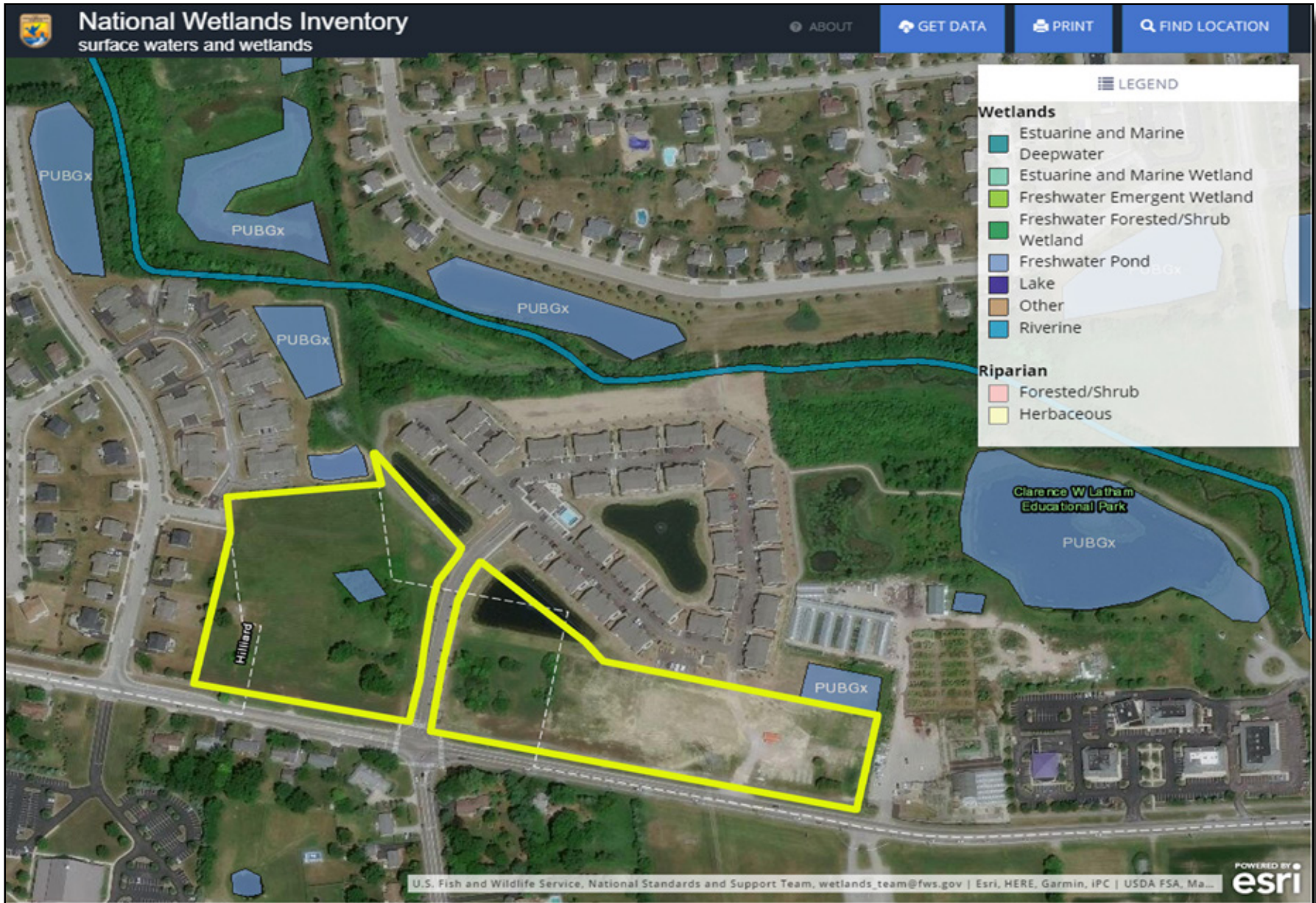
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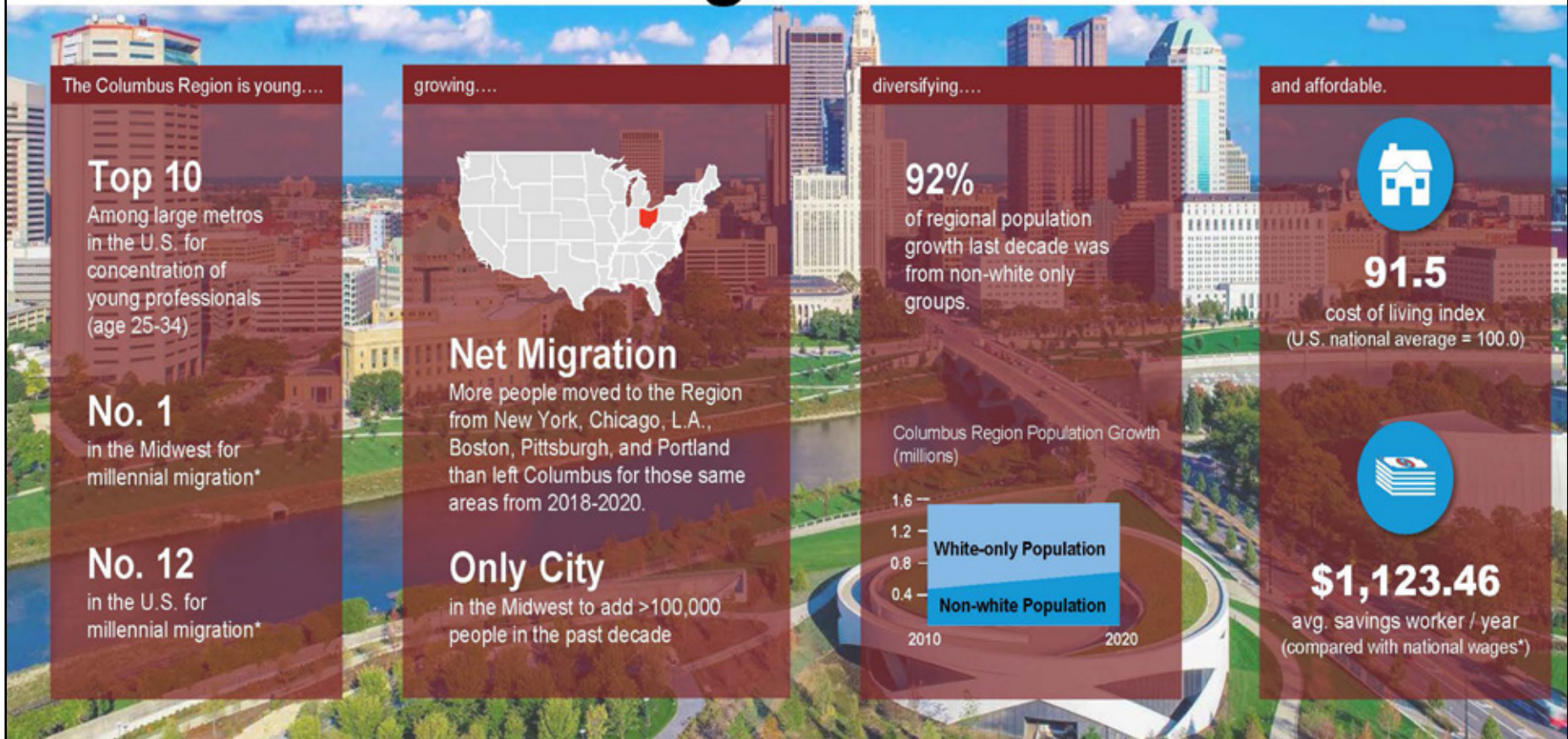


 Parcel Boundary Line

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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

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