

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



NORWICH SPRINGS
HEALTH CAMPUS

Library Way

3.43 +/- ac

Hickory Chase Way

COLUMBUS
METROPOLITAN
LIBRARY

**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

ASSISTED LIVING/OFFICE LAND

0 Hickory Chase Way, Hilliard, OH 43026

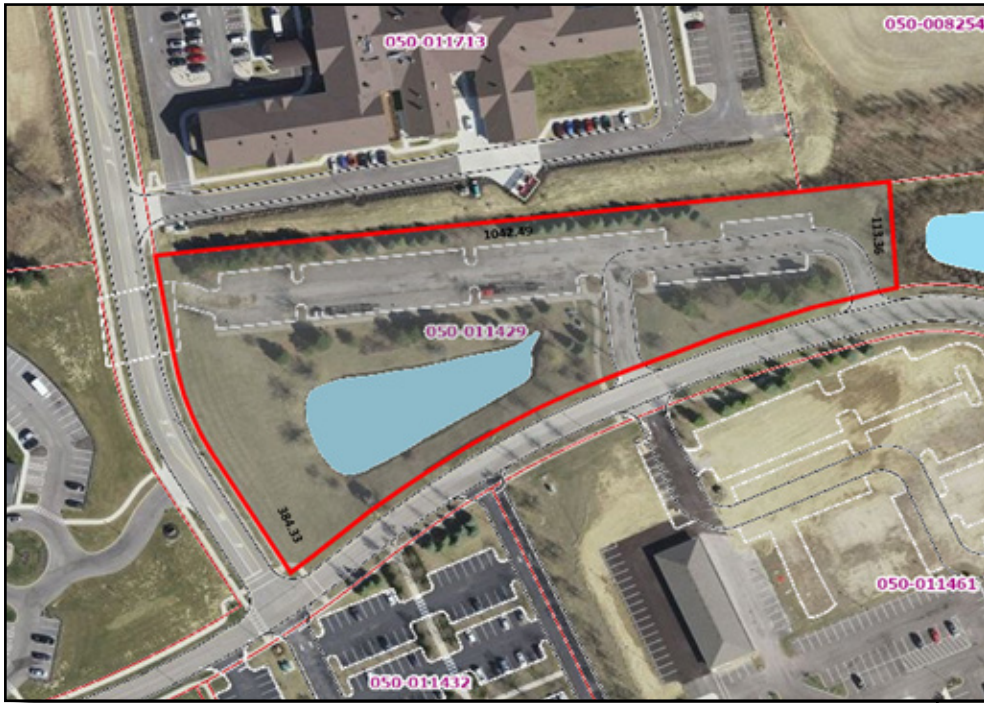
ASSISTED LIVING/OFFICE LAND IN HILLIARD!

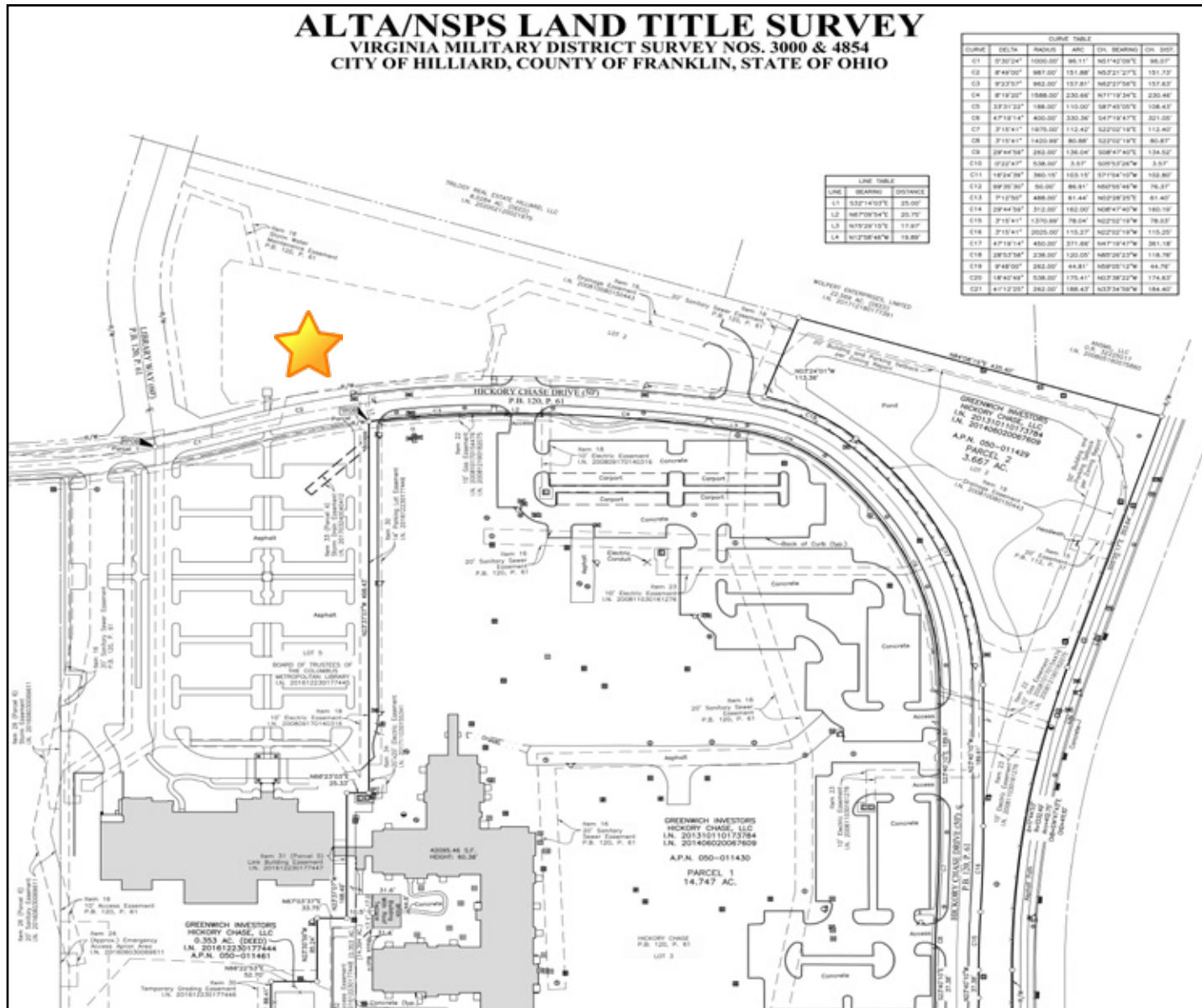
3.43+/- acres at the northeast corner of Library Way and Hickory Chase Way.
Zoned PUD allows for potentially 179 senior assisted units or accessory uses such as medical/general office, bank/credit union, and bar/restaurant. Nestled in between the Columbus Metropolitan Library and independent living apartments.



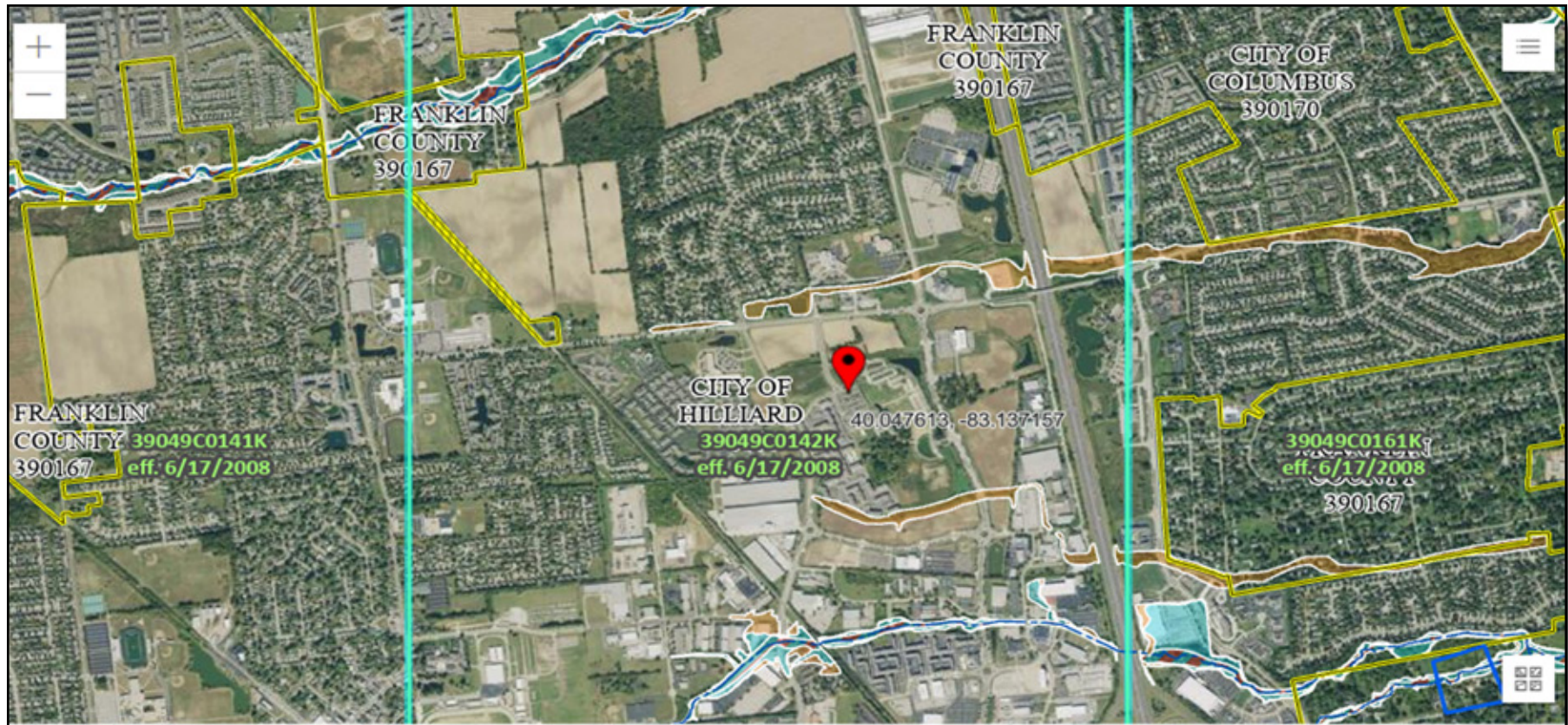
Property Highlights

Address:	0 Hickory Chase Way Hilliard, OH 43026
County:	Franklin
PID:	050-011429-00
Location:	South of Davidson Rd between Leap Rd and Britton Pkwy
Total Acreage:	3.43 +/- ac
Sale Price:	\$495,000
Taxes 2023:	\$17,601
Zoning:	PUD - Planned Unit Development, Sub Area E1 Zoning text available upon request



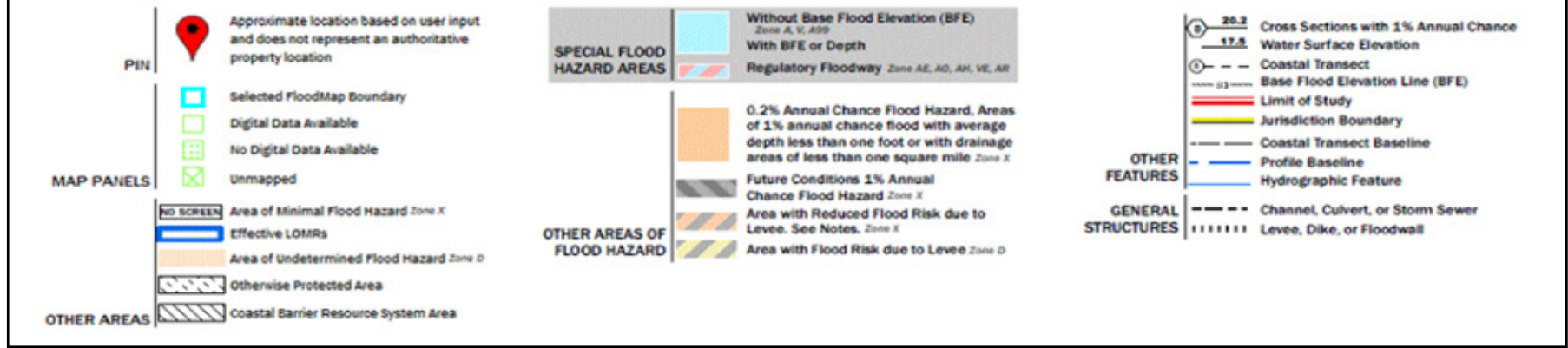


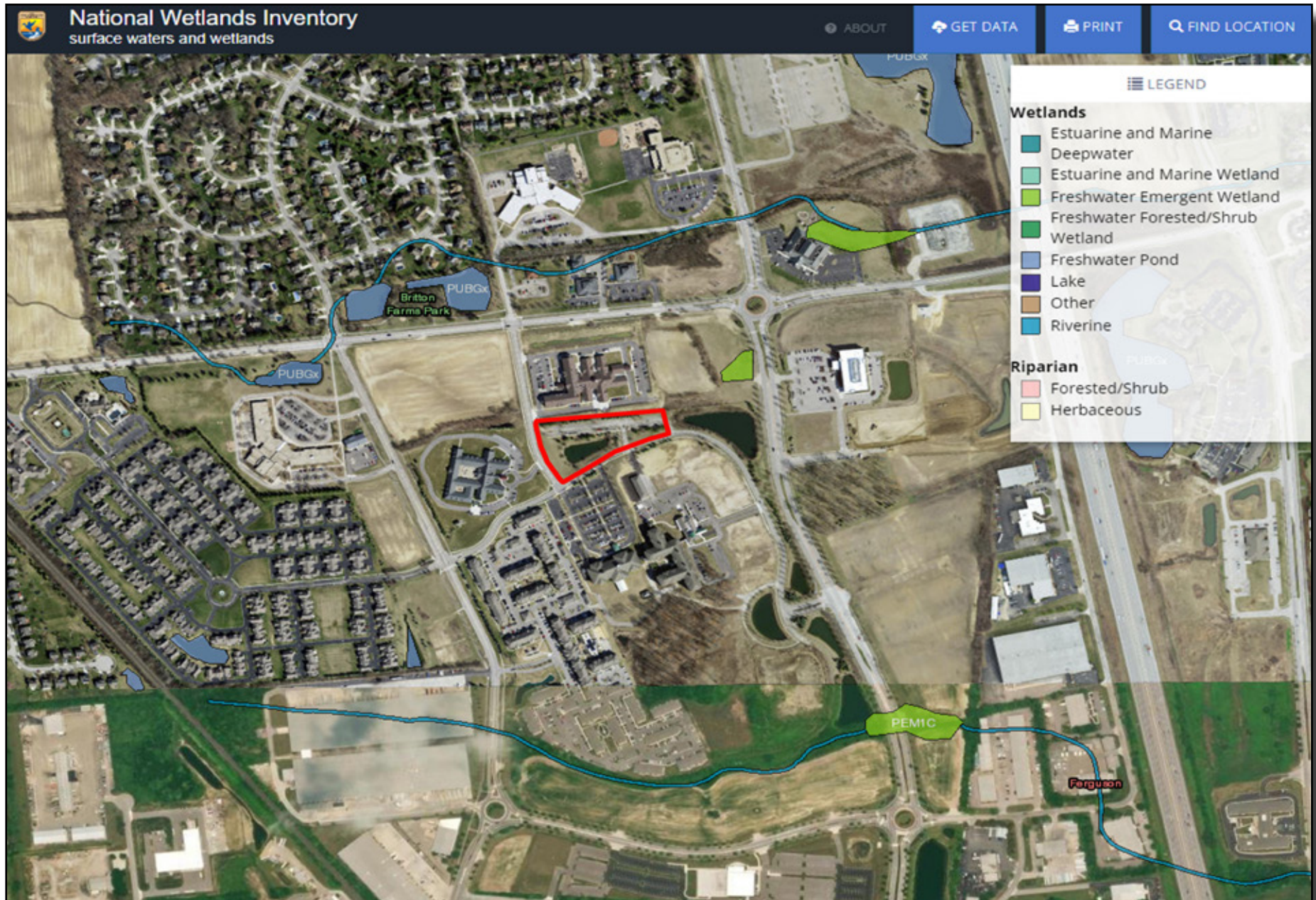
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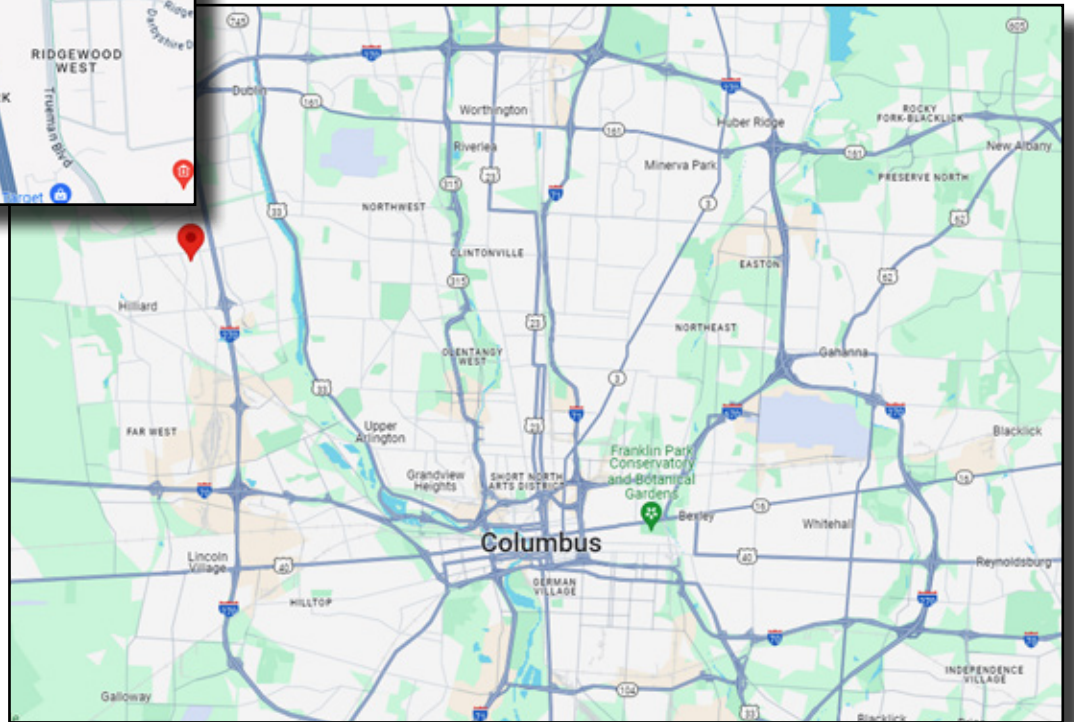
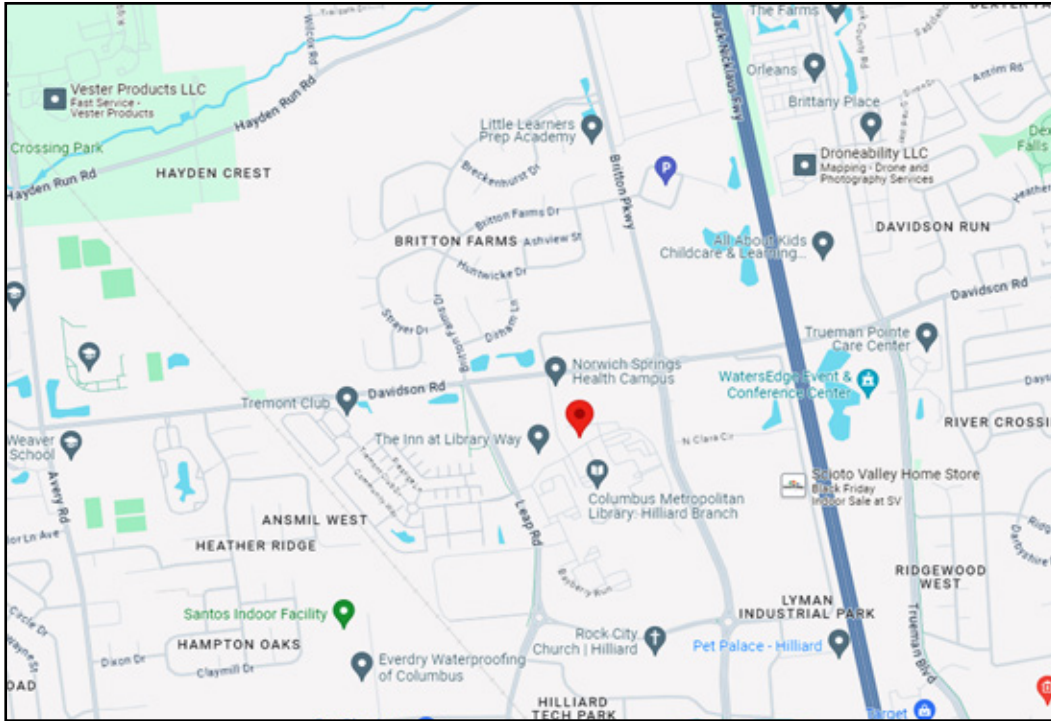


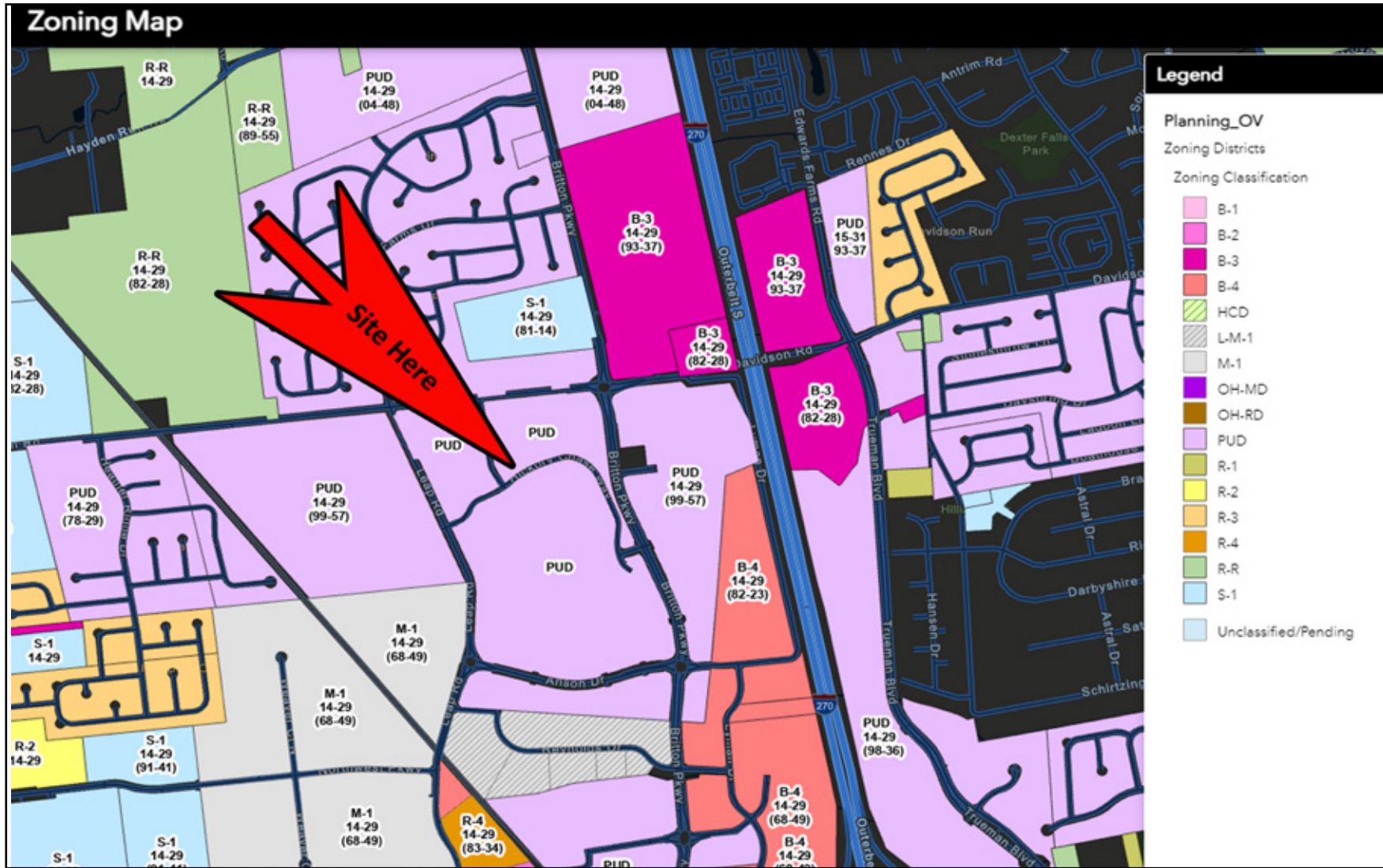
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Click [here](#) to view PUD zoning regulations
Additional zoning text available upon request

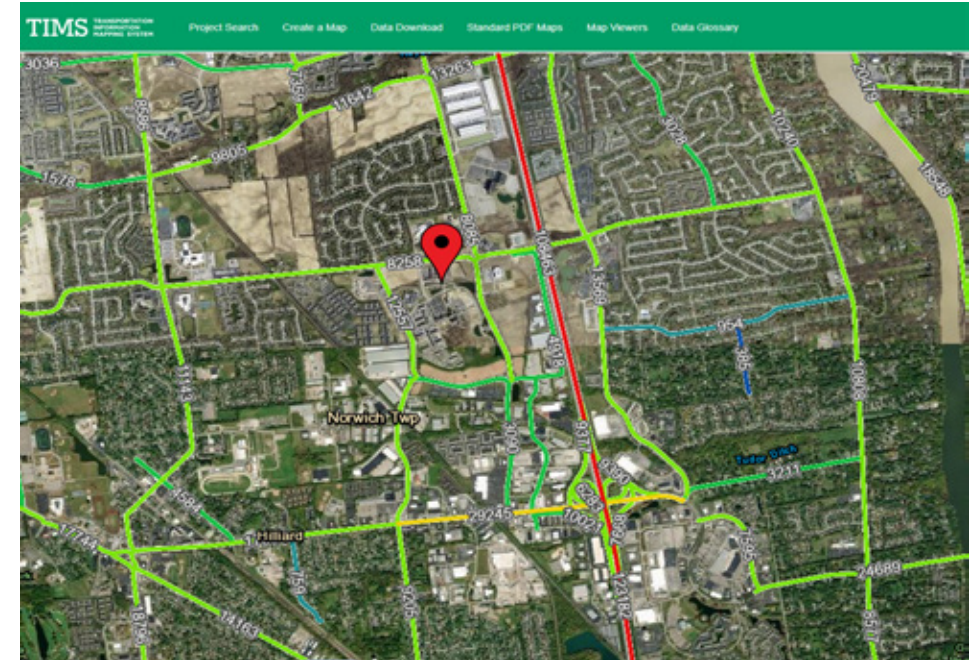


Great Location

Conveniently located between Tuttle & Mill Run
Easy access to I-270, Downtown Hilliard and
the Scioto River

Demographic Summary Report

0 Hickory Chase Way, Hilliard, OH 43026				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	9,222	88,182	203,666	
2023 Estimate	8,896	86,464	200,659	
2010 Census	6,396	70,599	169,652	
Growth 2023 - 2028	3.66%	1.99%	1.50%	
Growth 2010 - 2023	39.09%	22.47%	18.28%	
2023 Population by Hispanic Origin				
2023 Population	8,896	86,464	200,659	
White	7,676 86.29%	69,097 79.91%	157,141 78.31%	
Black	313 3.52%	3,537 4.09%	10,294 5.13%	
Am. Indian & Alaskan	23 0.26%	161 0.19%	348 0.17%	
Asian	631 7.09%	11,211 12.97%	26,888 13.40%	
Hawaiian & Pacific Island	0 0.00%	25 0.03%	94 0.05%	
Other	252 2.83%	2,431 2.81%	5,895 2.94%	
U.S. Armed Forces	8	110	197	
Households				
2028 Projection	3,741	36,491	86,029	
2023 Estimate	3,598	35,675	84,703	
2010 Census	2,521	28,550	71,339	
Growth 2023 - 2028	3.97%	2.29%	1.57%	
Growth 2010 - 2023	42.72%	24.96%	18.73%	
Owner Occupied	2,289 63.62%	24,152 67.70%	52,554 62.05%	
Renter Occupied	1,309 36.38%	11,523 32.30%	32,148 37.95%	
2023 Households by HH Income				
Income: <\$25,000	117 3.25%	2,790 7.82%	7,336 8.66%	
Income: \$25,000 - \$50,000	217 6.03%	4,413 12.37%	11,982 14.15%	
Income: \$50,000 - \$75,000	392 10.89%	5,796 16.25%	14,289 16.87%	
Income: \$75,000 - \$100,000	452 12.56%	4,986 13.98%	11,295 13.33%	
Income: \$100,000 - \$125,000	907 25.21%	6,062 16.99%	12,216 14.42%	
Income: \$125,000 - \$150,000	155 4.31%	2,826 7.92%	7,319 8.64%	
Income: \$150,000 - \$200,000	851 23.65%	4,819 13.51%	10,031 11.84%	
Income: \$200,000+	507 14.09%	3,984 11.17%	10,237 12.09%	
2023 Avg Household Income	\$139,717	\$116,729	\$115,313	
2023 Med Household Income	\$117,116	\$99,262	\$94,356	



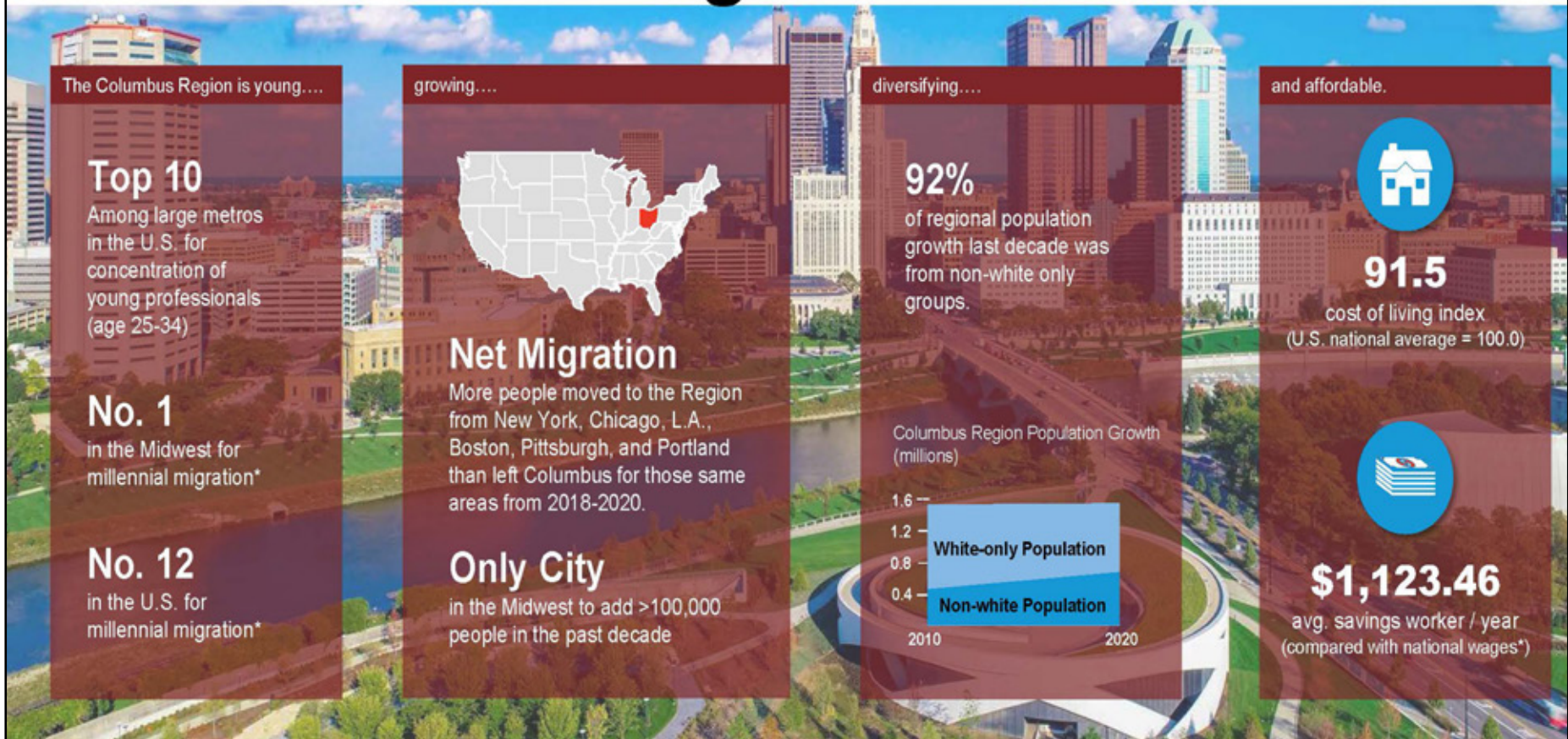
Traffic Count Report

0 Hickory Chase Way, Hilliard, OH 43026							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Leap Rd	Tremont Dr	0.11 SE	2019	6,057	AADT	.22	
2 Leap Rd	Tremont Dr	0.11 SE	2022	6,590	MPSI	.22	
3 Britton Pkwy	Davidson Rd	0.10 N	2022	1,566	MPSI	.24	
4 Davidson Rd	Britton Farms Dr	0.19 W	2022	10,325	MPSI	.28	
5 Davidson Rd	Britton Pkwy	0.04 E	2022	9,126	MPSI	.30	
6 Leap Rd	Anson Dr	0.01 S	2022	8,188	MPSI	.32	
7 Britton Parkway	Anson Dr	0.10 S	2022	14,990	MPSI	.33	
8 ANSON DR	Britton Pkwy	0.10 E	2020	4,586	AADT	.34	
9 Davidson Rd	Britton Pkwy	0.04 W	2022	9,328	MPSI	.34	
10 Davidson Rd	Britton Farms Dr	0.03 W	2022	13,509	MPSI	.36	



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



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

Celebrating **86** 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 86 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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