

UNIQUE OPPORTUNITY FOR MULTIPLE POTENTIAL USES

461 State Route 61
Marengo, Ohio 43334



**19.516 +/- Acre Site - Gas or Industrial
with 3,024 +/- SF Retail/Office Building**



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

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Property Description

LEVEL LOT WITH RETAIL/OFFICE BUILDING!

Rare opportunity for multiple potential uses off the I-71 and SR-61 interchange exit. Large gas station users can purchase or lease the entire site, providing for truck parking in the rear or simply develop the frontage as the parcel can be split. Industrial users have the potential to fit up to 200,000 square feet on the site or multiple smaller buildings depending on the business. Seller would consider a build to suit, land lease or sale. Options are plentiful and we have included several site plans in the brochure as examples. The site is located within 35 minutes of Downtown Columbus, the new Intel facility, and the I-270 Columbus Outerbelt.

Address: 461 State Route 61
Marengo, Ohio 43334

County: Morrow

Township: Bennington

PID: A01-001-00-361-01
A01-001-00-363-01
A01-064-00-004-01

Location: I-71 and Rt 61 interchange

Acreage: 19.516 +/- acres

Building Size: 3,024 +/- SF

Year Built: 1977

Year Remodeled: 2015

Sale Price: Negotiable

Zoning: C-2 - Highway Commercial
Zoning District
I-1 - Industrial Zoning District



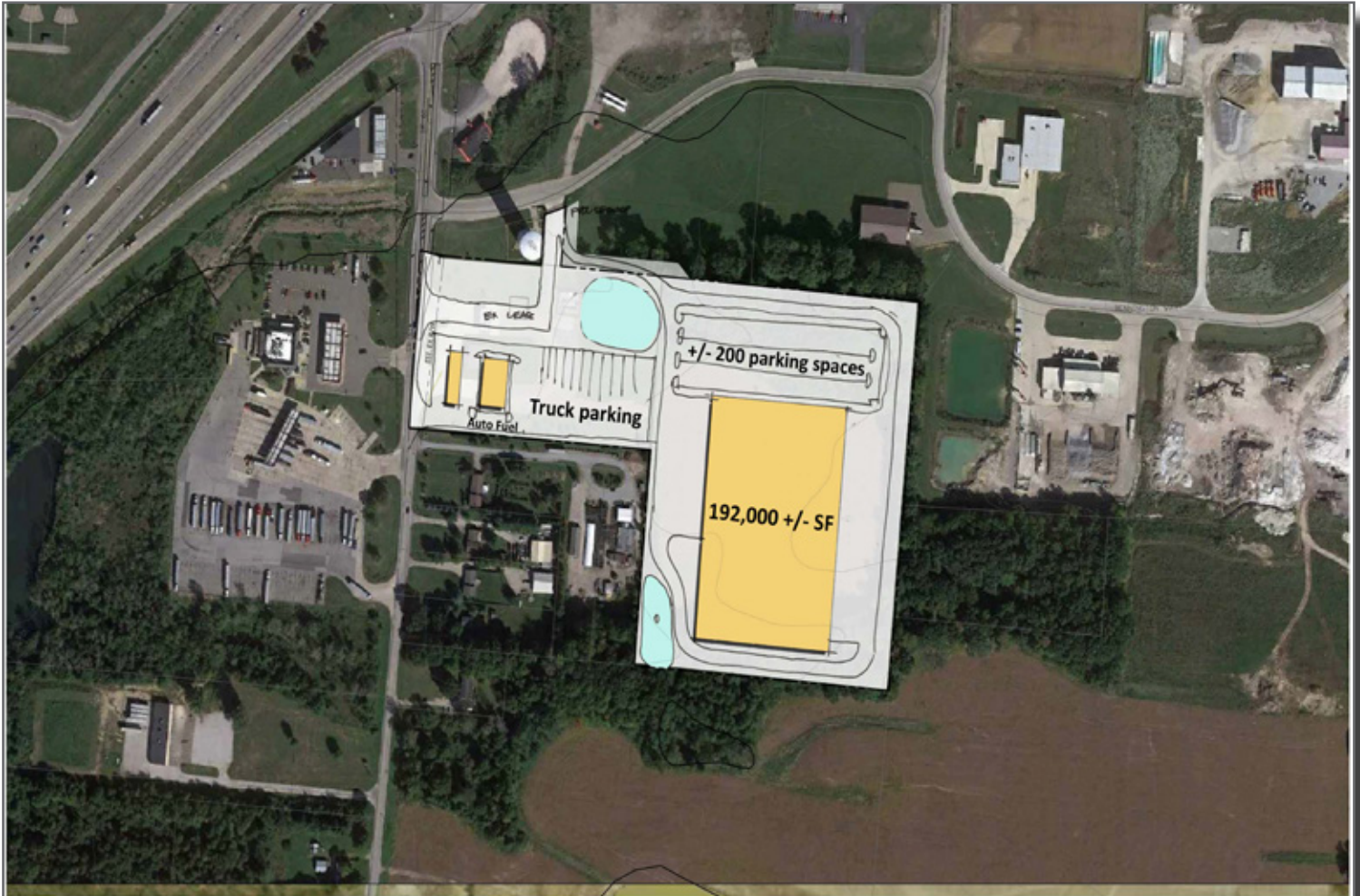
Aerial Map



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Site Plan - Option A



SITE PLAN OPTION A

SR 61 AND BENNINGTON

PREPARED FOR HONDROS

DATE: 2/21/20



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4875 Clanton Rd. Suite 200
Atlanta, GA 30328
www.farisplanninganddesign.com

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Site Plan - Option B



SITE PLAN OPTION B

SR 61 AND BENNINGTON

PREPARED FOR HONDROS

DATE: 2/21/20



Faris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE
4855 Columbia
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WWW.FARISPLANNING.COM

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Building Photos



Building Photos



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Property Location



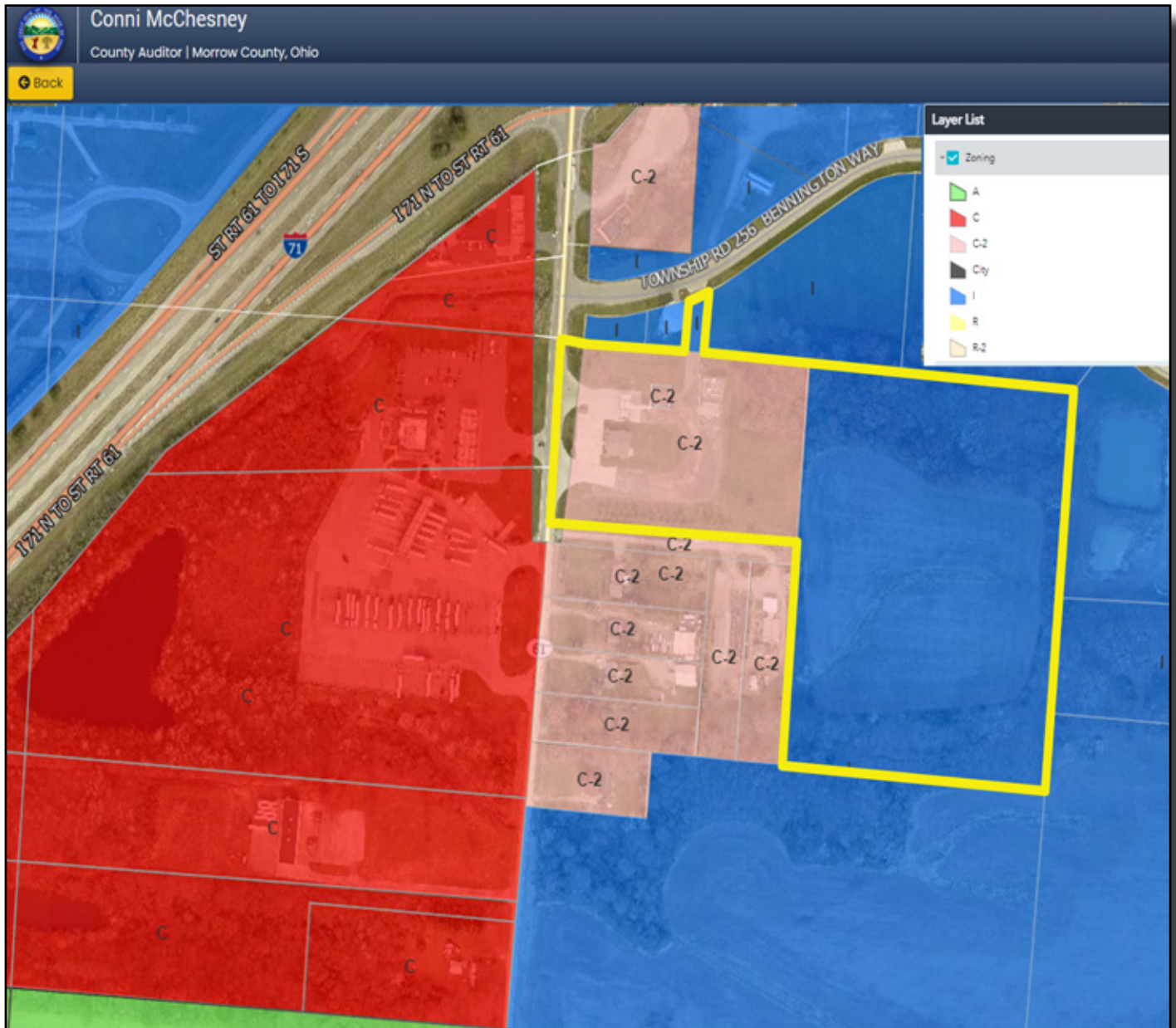
Great Location!

I-71 and Rt 61 interchange
35 minutes of Downtown Columbus, the new
Intel facility, and the I-270 Columbus Outerbelt

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Zoning Map



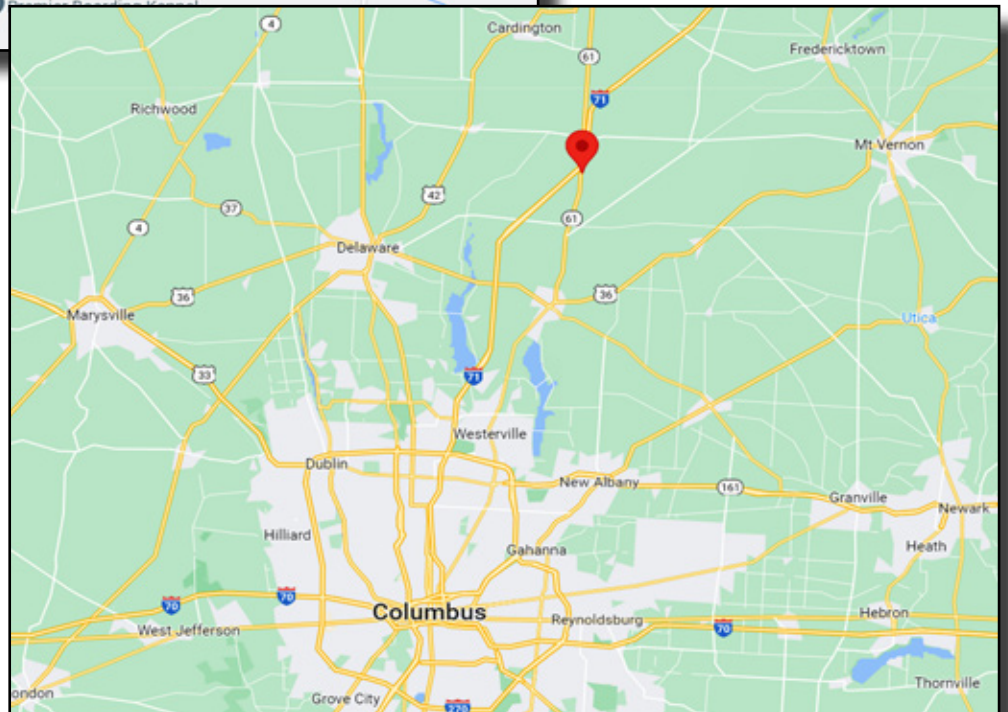
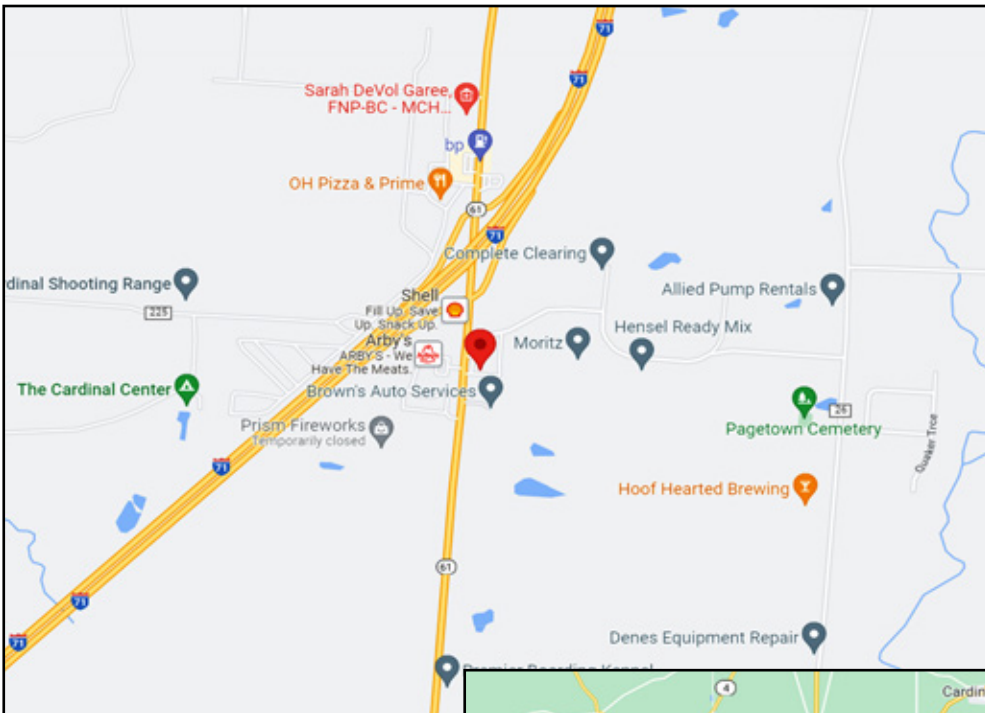
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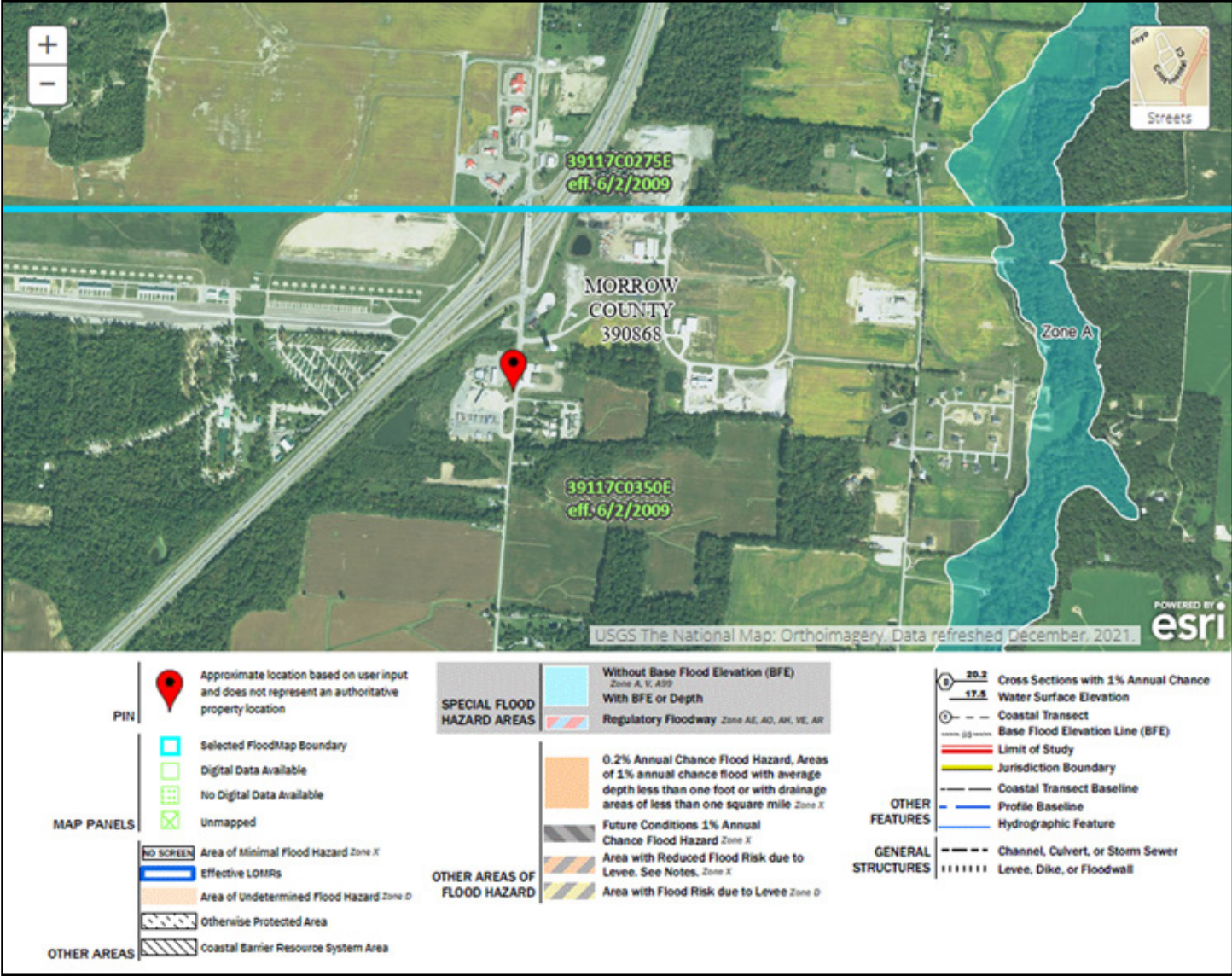
Street Maps



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Flood Map



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Demographics

Demographic Summary Report

461 State Route 61, Marengo, OH 43334

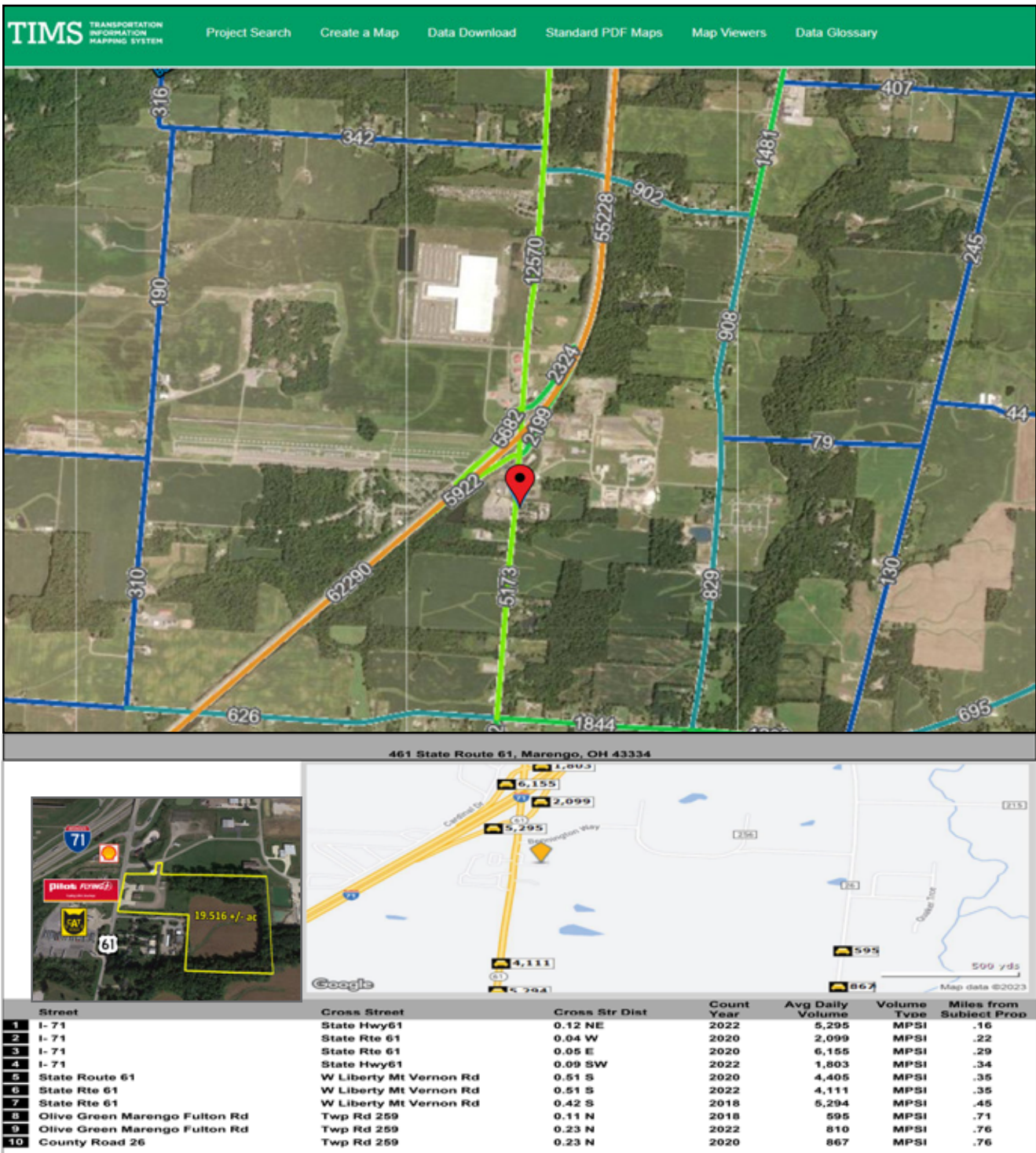


Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	218	3,594	8,303
2022 Estimate	212	3,418	7,832
2010 Census	206	3,257	7,435
Growth 2022 - 2027	2.83%	5.15%	6.01%
Growth 2010 - 2022	2.91%	4.94%	5.34%
2022 Population by Hispanic Origin	5	78	159
2022 Population	212	3,418	7,832
White	206 97.17%	3,320 97.13%	7,606 97.11%
Black	1 0.47%	23 0.67%	52 0.66%
Am. Indian & Alaskan	0 0.00%	6 0.18%	18 0.23%
Asian	1 0.47%	18 0.53%	41 0.52%
Hawaiian & Pacific Island	0 0.00%	2 0.06%	3 0.04%
Other	3 1.42%	49 1.43%	112 1.43%
U.S. Armed Forces	0	0	0
Households			
2027 Projection	81	1,301	2,987
2022 Estimate	79	1,237	2,818
2010 Census	76	1,178	2,672
Growth 2022 - 2027	2.53%	5.17%	6.00%
Growth 2010 - 2022	3.95%	5.01%	5.46%
Owner Occupied	55 69.62%	972 78.58%	2,320 82.33%
Renter Occupied	24 30.38%	265 21.42%	498 17.67%
2022 Households by HH Income	79	1,235	2,817
Income: <\$25,000	13 16.46%	129 10.45%	222 7.88%
Income: \$25,000 - \$50,000	17 21.52%	257 20.81%	590 20.94%
Income: \$50,000 - \$75,000	21 26.58%	299 24.21%	650 23.07%
Income: \$75,000 - \$100,000	10 12.66%	205 16.60%	482 17.11%
Income: \$100,000 - \$125,000	11 13.92%	155 12.55%	345 12.25%
Income: \$125,000 - \$150,000	2 2.53%	42 3.40%	121 4.30%
Income: \$150,000 - \$200,000	3 3.80%	71 5.75%	183 6.50%
Income: \$200,000+	2 2.53%	77 6.23%	224 7.95%
2022 Avg Household Income	\$71,354	\$86,909	\$94,032
2022 Med Household Income	\$56,785	\$66,562	\$72,306



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Traffic Map

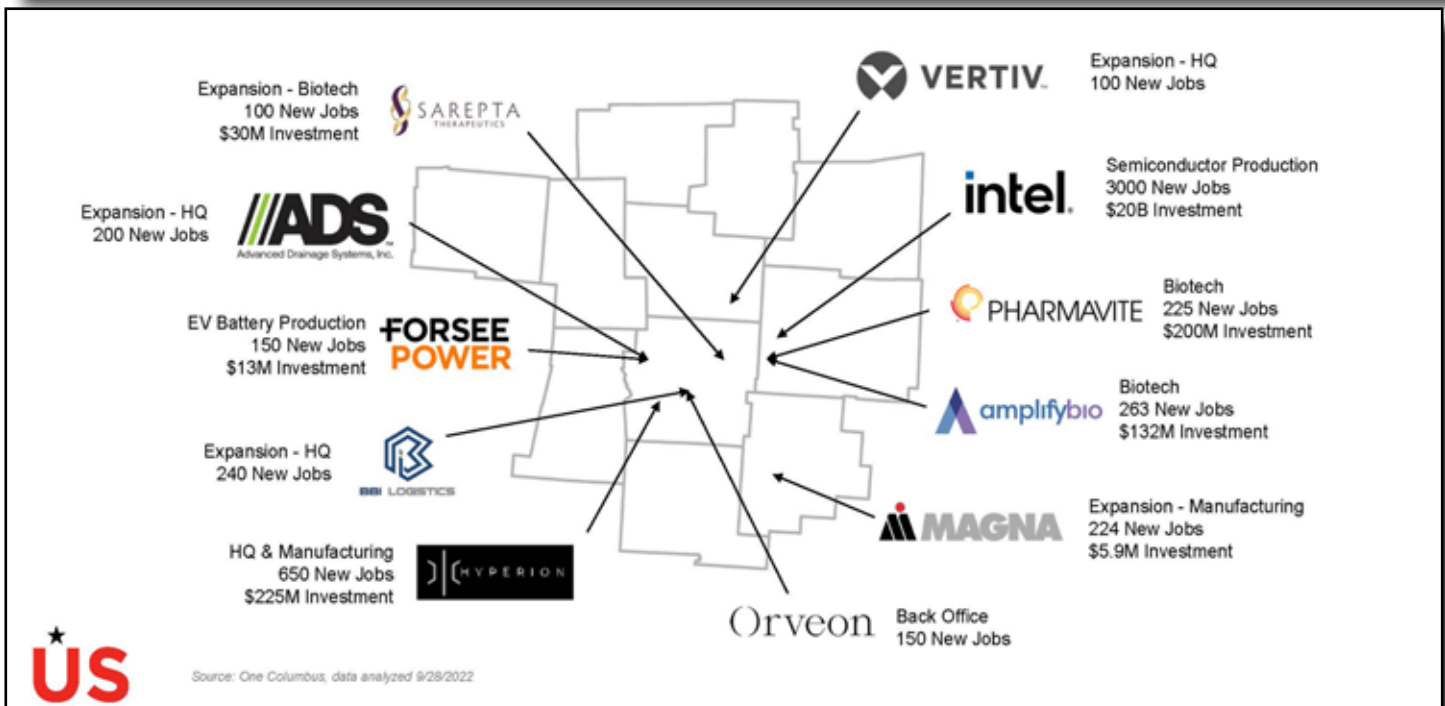
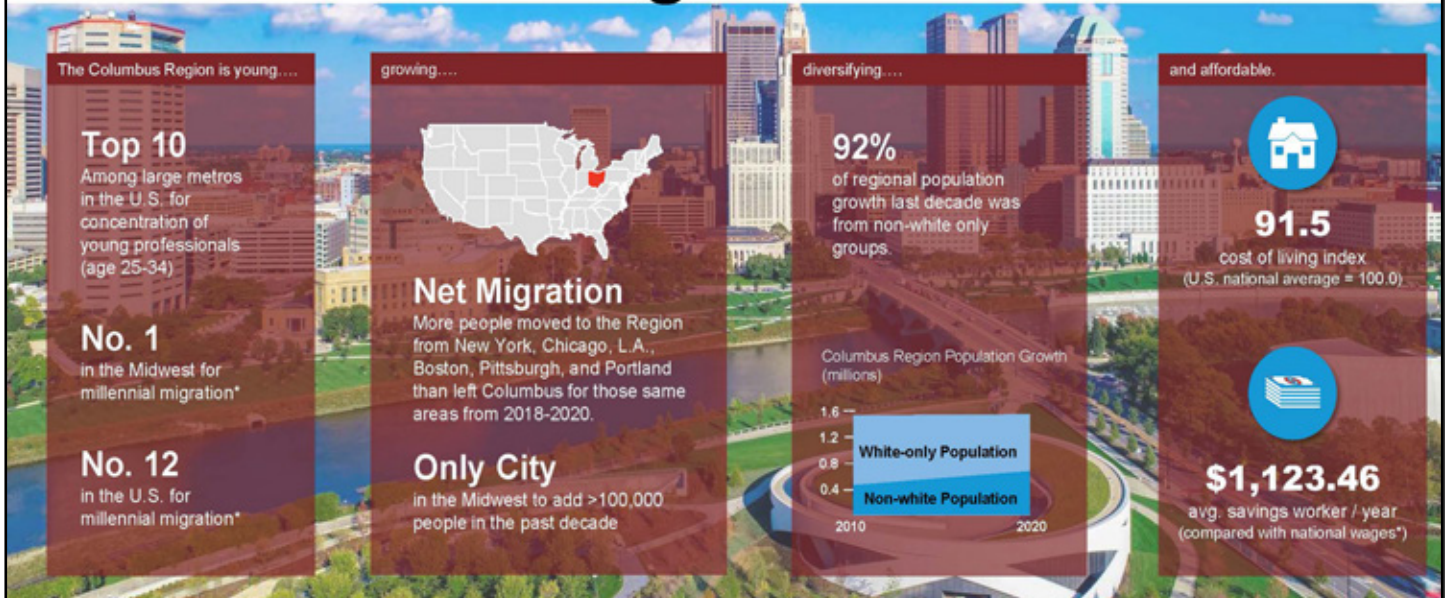


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Region Highlights

What's Driving Investment?



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.

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