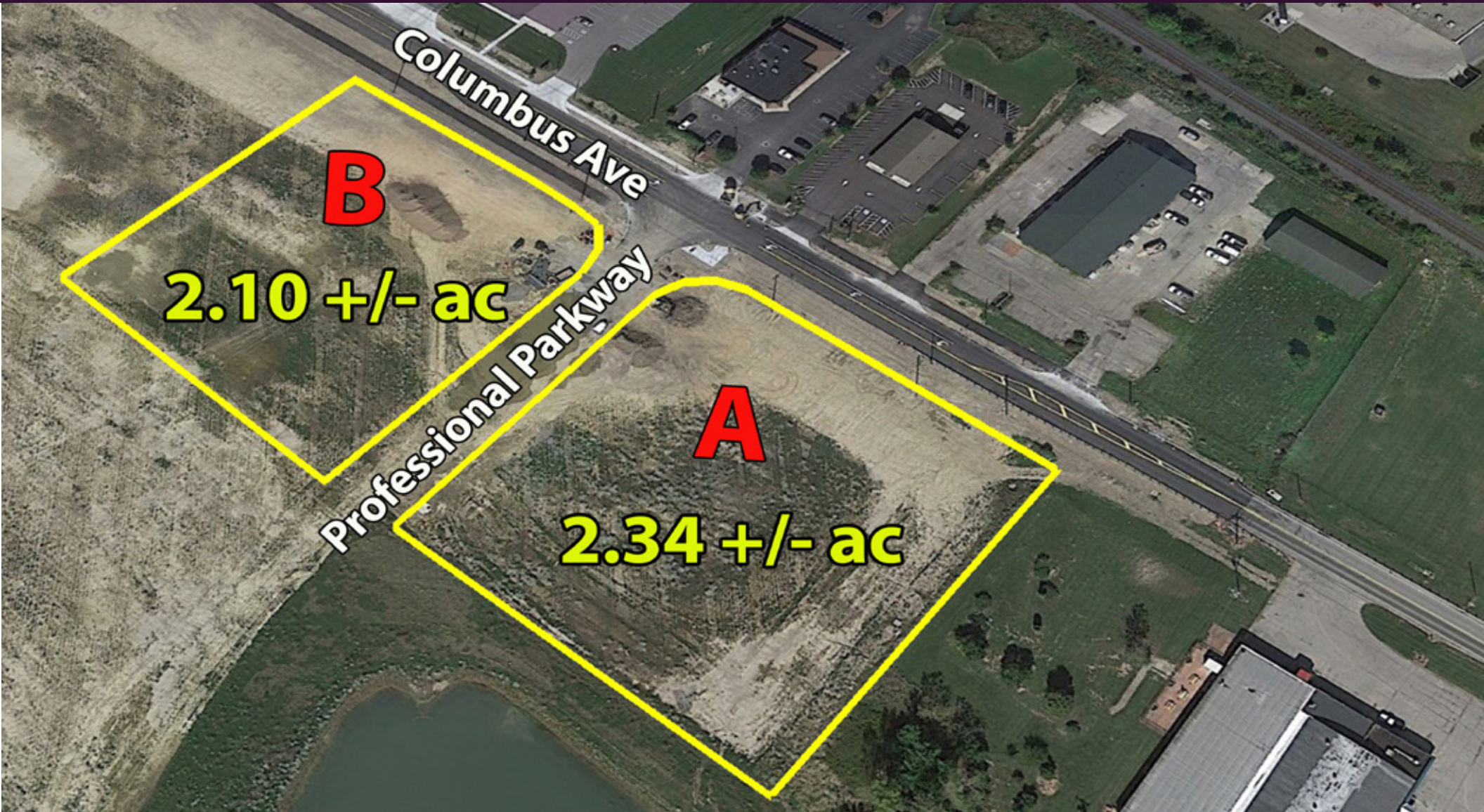


THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

TWO COMMERCIAL CORNER LOTS

0 Columbus Avenue, Marysville, OH 43040

TWO COMMERCIAL CORNER LOTS IN MARYSVILLE!

2.10 +/- acre lot on the west side and 2.34 +/- acre lot on the east side of recently improved Professional Parkway. Frontage on Columbus Avenue. Zoned PUD. Utilities available. Surrounding new developments include the Marysville Flats apartments, The Club at Woodside apartments under construction, and Retreat at Marysville apartments scheduled for construction in Summer 2024.



Property Highlights

Address: 0 Columbus Avenue
Marysville, Ohio 43040

Municipality: Marysville

County: Union

Township: Paris

PID: 2900031230060
2900031230050

Location: Corner of Columbus Ave
and Professional Parkway

Acres:

Lot A: 2.34 +/- ac
Lot B: 2.10 +/- ac

Sale Price:

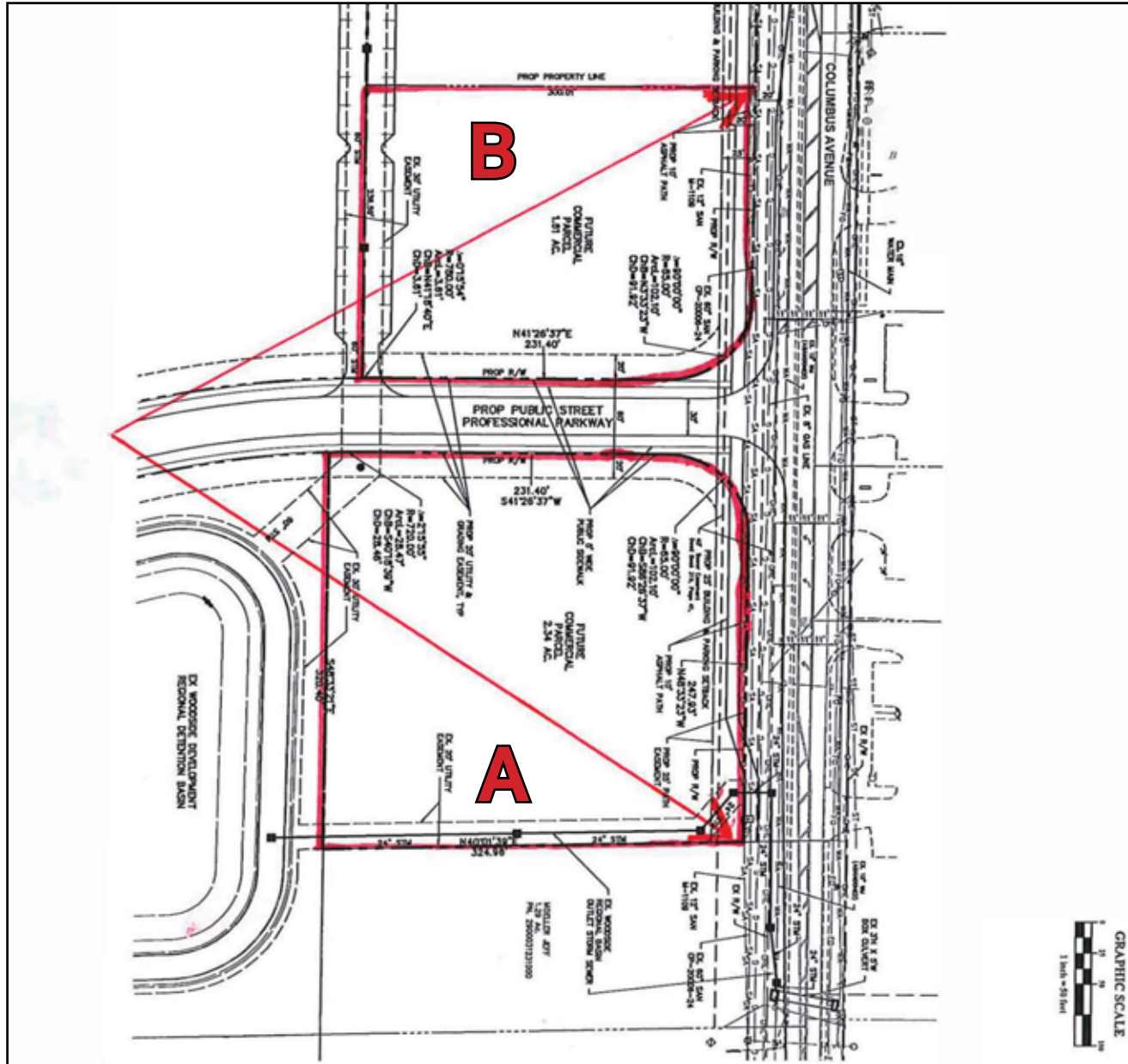
Lot A: \$650,000/ac
Lot B: \$550,000/ac

Zoning: PUD - Planned Unit
Development

Click [here](#) to view Marysville Zoning Resolution

* Partially owned by a licensed real estate agent
in the State of Ohio

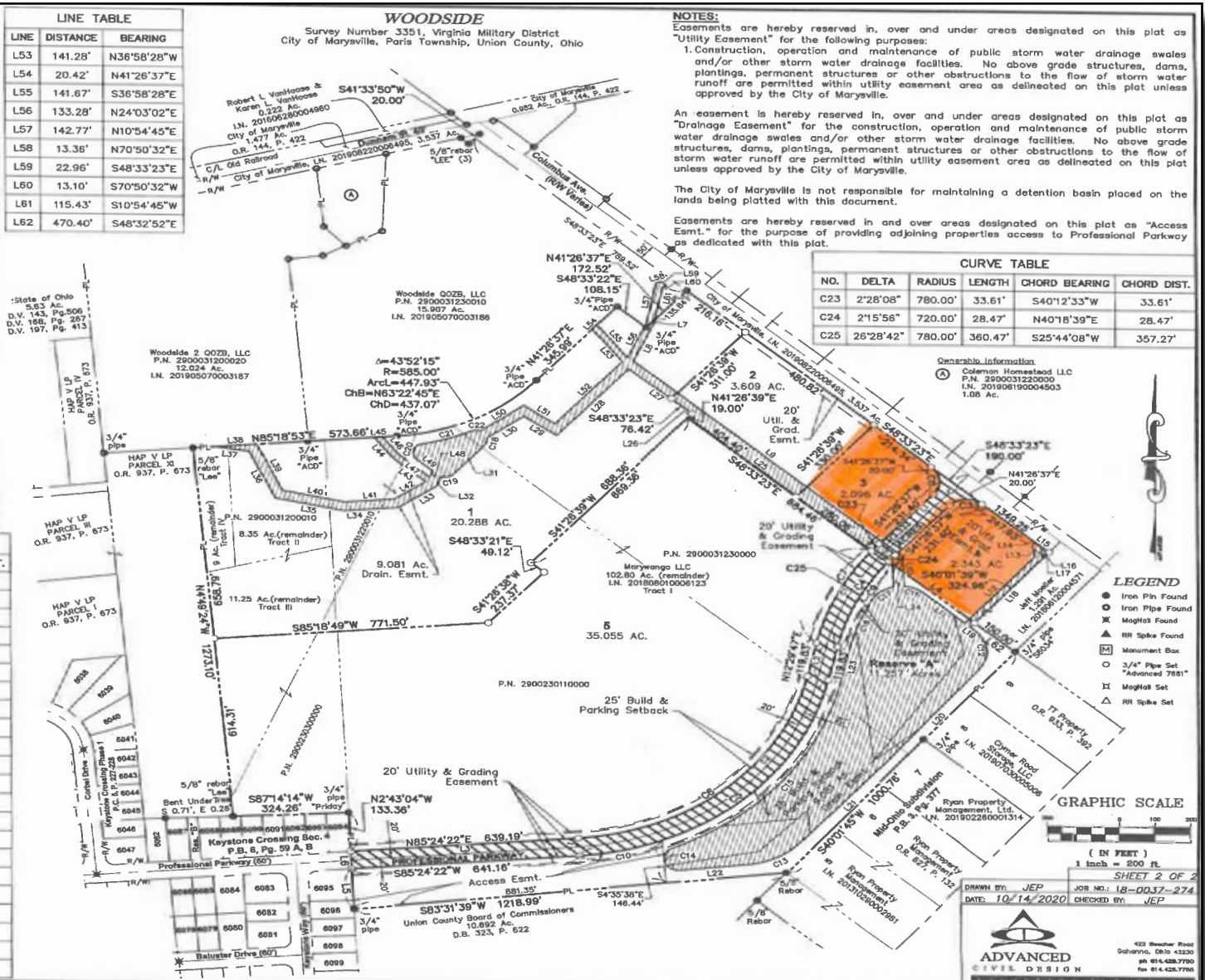




LINE TABLE			LINE TABLE		
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	346.40'	S41°26'37"W	L27	232.36'	N49°32'35"W
L2	119.83'	S12°29'47"W	L28	307.39'	S41°26'41"W
L3	640.17'	S85°24'22"W	L29	112.26'	N54°17'43"W
L4	320.40'	S48°32'52"E	L30	128.08'	S53°40'59"W
L5	139.12'	N02°43'04"W	L31	133.72'	S41°26'39"W
L6	60.03'	N02°43'04"W	L32	35.13'	S21°33'18"W
L7	18.11'	S10°54'45"W	L33	132.64'	S55°51'56"W
L8	139.96'	S24°03'02"W	L34	152.84'	S85°18'49"W
L9	1004.04'	S48°33'11"E	L35	196.46'	N77°47'08"W
L10	103.84'	S01°45'58"E	L36	174.27'	N24°41'40"W
L11	153.23'	S47°46'08"E	L37	98.87'	N81°45'15"W
L12	305.88'	N40°01'39"E	L38	120.23'	N85°18'53"E
L13	39.42'	N09°33'49"W	L39	171.91'	S24°41'40"E
L14	13.21'	N41°26'37"E	L40	177.01'	S77°47'08"E
L15	20.00'	S48°33'23"E	L41	140.50'	N85°18'49"E
L16	3.67'	S41°26'37"W	L42	105.95'	N55°51'56"E
L17	39.10'	S09°33'49"E	L43	118.81'	N48°33'21"W
L18	315.89'	S40°01'39"W	L44	89.45'	N37°25'08"W
L19	17.91'	S47°46'08"E	L45	23.78'	N85°18'53"E
L20	410.77'	S39°05'28"W	L46	74.65'	S37°25'08"E
L21	367.55'	S41°08'20"W	L47	115.35'	S48°33'21"E
L22	188.94'	S83°35'47"W	L48	22.98'	N21°33'18"E
L23	119.83'	N12°29'47"E	L49	59.31'	N48°33'21"W
L24	71.83'	N01°45'58"W	L50	150.70'	N53°40'59"E
L25	763.55'	N48°33'23"W	L51	106.93'	S54°17'43"E
L26	19.00'	N41°26'39"E	L52	288.12'	N41°26'41"E

LINE TABLE		
LINE	DISTANCE	BEARING
L53	141.28'	N36°58'28"W
L54	20.42'	N41°26'37"E
L55	141.67'	S36°58'28"E
L56	133.28'	N24°03'02"E
L57	142.77'	N10°54'45"E
L58	13.36'	N70°50'32"E
L59	22.96'	S48°33'23"E
L60	13.10'	S70°50'32"W
L61	115.43'	S10°54'45"W
L62	470.40'	S48°32'52"E

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	28°56'50"	750.00'	378.92'	S26°58'12"W	374.90'
C2	72°54'36"	750.00'	954.39'	S48°57'05"W	891.29'
C3	90°00'00"	65.00'	102.10'	S86°26'37"W	91.92'
C4	28°56'50"	720.00'	363.76'	S26°58'12"W	359.90'
C5	72°54'36"	780.00'	992.56'	S48°57'05"W	926.94'
C6	72°54'36"	720.00'	916.21'	N48°57'05"E	855.63'
C7	28°56'50"	780.00'	394.07'	N26°58'12"E	389.90'
C8	90°00'00"	65.00'	102.10'	N03°33'23"W	91.92'
C9	26°41'08"	720.00'	335.34'	N25°50'21"E	332.32'
C10	17°32'52"	780.00'	238.89'	N76°37'57"E	237.95'
C11	37°42'54"	95.00'	62.53'	S66°37'36"E	61.41'
C12	86°51'36"	100.00'	151.60'	S04°20'20"E	137.49'
C13	42°27'27"	235.00'	174.14'	S62°22'04"W	170.18'
C14	162°58'38"	40.00'	113.78'	N14°54'54"W	79.12'
C15	54°04'38"	815.00'	769.22'	N39°32'06"E	740.98'
C16	15°11'33"	685.00'	181.64'	N20°05'33"E	181.10'
C17	48°38'08"	95.00'	80.64'	N52°00'24"E	78.24'
C18	49°18'21"	30.00'	25.82'	S16°47'29"W	25.03'
C19	68°01'07"	30.00'	35.61'	S75°27'13"W	33.56'
C20	127°37'32"	30.00'	66.82'	N15°51'25"E	53.84'
C21	13°58'44"	608.57'	148.48'	N72°04'49"E	148.11'
C22	47°01'23"	30.00'	24.62'	N88°36'08"E	23.94'



NOTES:
Easements are hereby reserved in, over and under areas designated on this plat as "Utility Easement" for the following purposes:
1. Construction, operation and maintenance of public storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams, plantings, permanent structures or other obstructions to the flow of storm water runoff are permitted within utility easement area as delineated on this plat unless approved by the City of Marysville.

An easement is hereby reserved in, over and under areas designated on this plat as "Drainage Easement" for the construction, operation and maintenance of public storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams, plantings, permanent structures or other obstructions to the flow of storm water runoff are permitted within utility easement area as delineated on this plat unless approved by the City of Marysville.

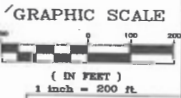
The City of Marysville is not responsible for maintaining a detention basin placed on the lands being platted with this document.

Easements are hereby reserved in and over areas designated on this plat as "Access Easmt." for the purpose of providing adjoining properties access to Professional Parkway as delineated with this plat.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C23	2°28'08"	780.00'	33.61'	S40°12'33"W	33.61'
C24	2°15'56"	720.00'	28.47'	N40°18'39"E	28.47'
C25	26°28'42"	780.00'	360.47'	S25°44'08"W	357.27'

Ownership Information
A Coleman Homestead LLC
P.N. 2900031220000
I.N. 201908190004503
1.08 Ac.

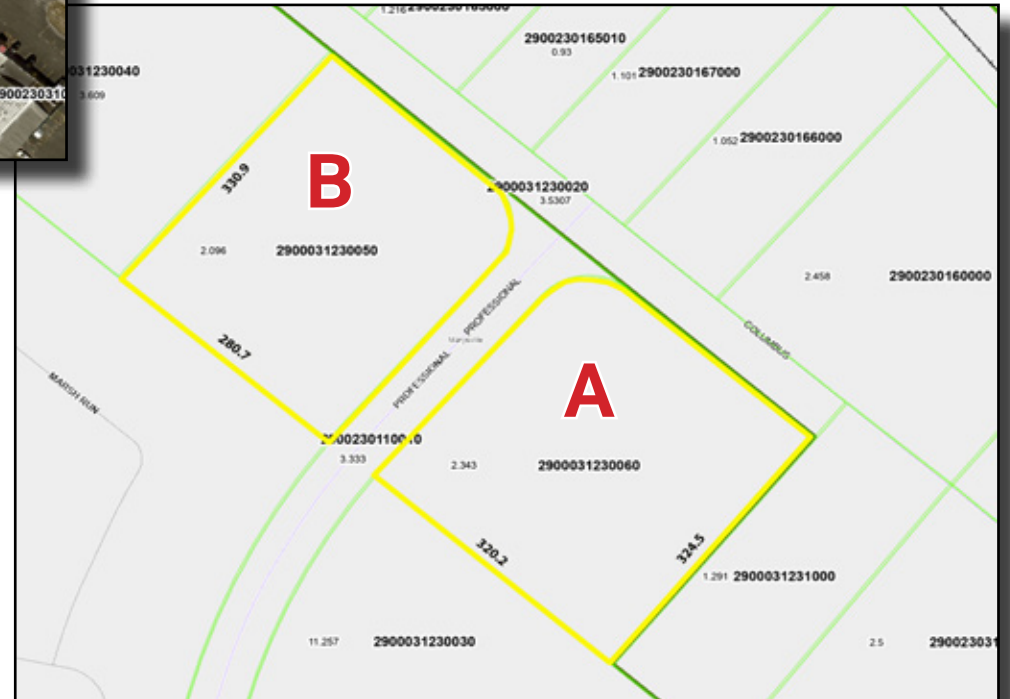
- LEGEND**
- Iron Pin Found
 - Iron Pipe Found
 - ✕ Magnet Found
 - ▲ RR Spike Found
 - ⊠ Monument Box
 - 3/4" Pipe Set "Advanced 7651"
 - ⊠ Magnet Set
 - △ RR Spike Set



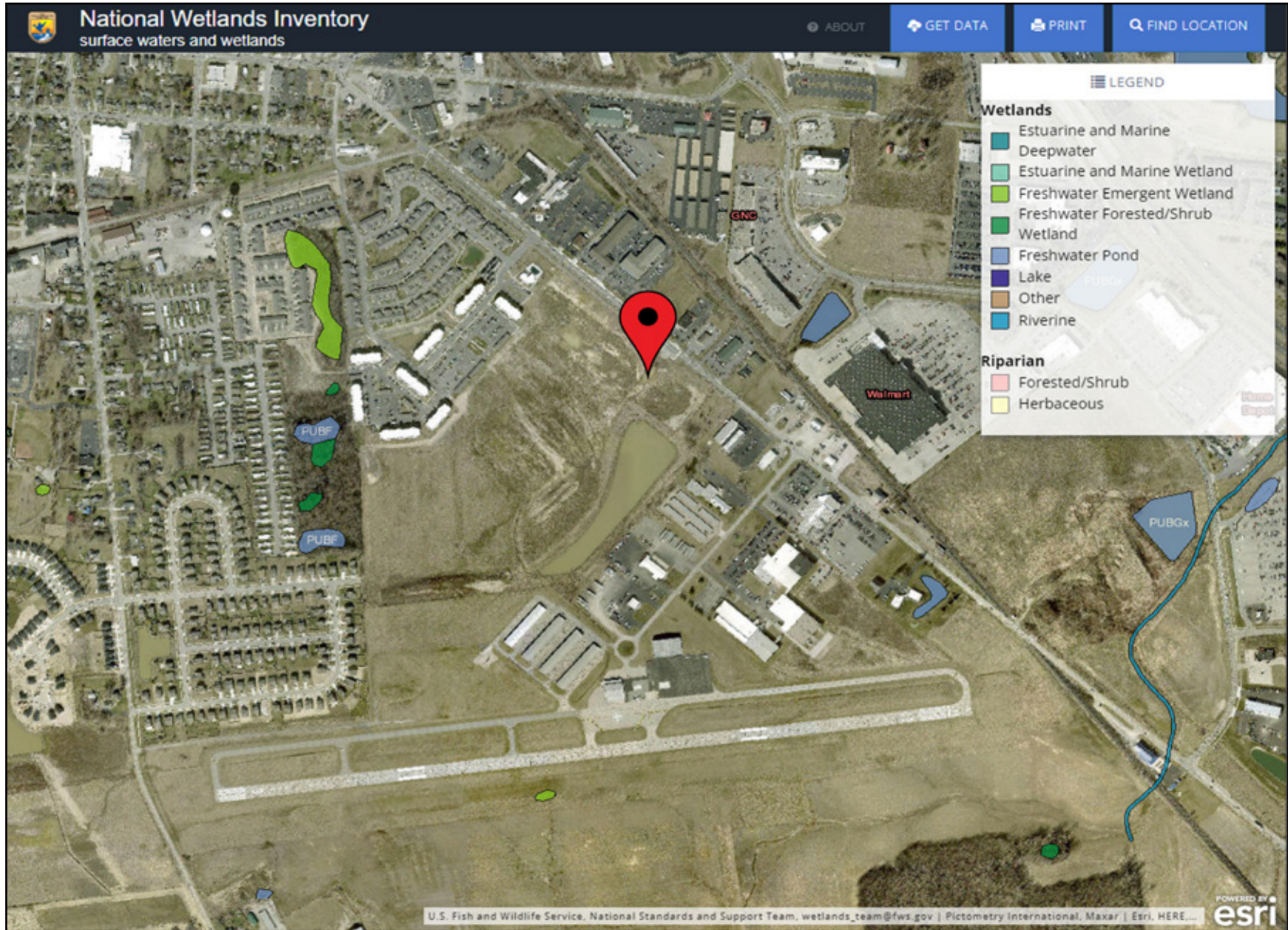
ADVANCED CIVIL DESIGN

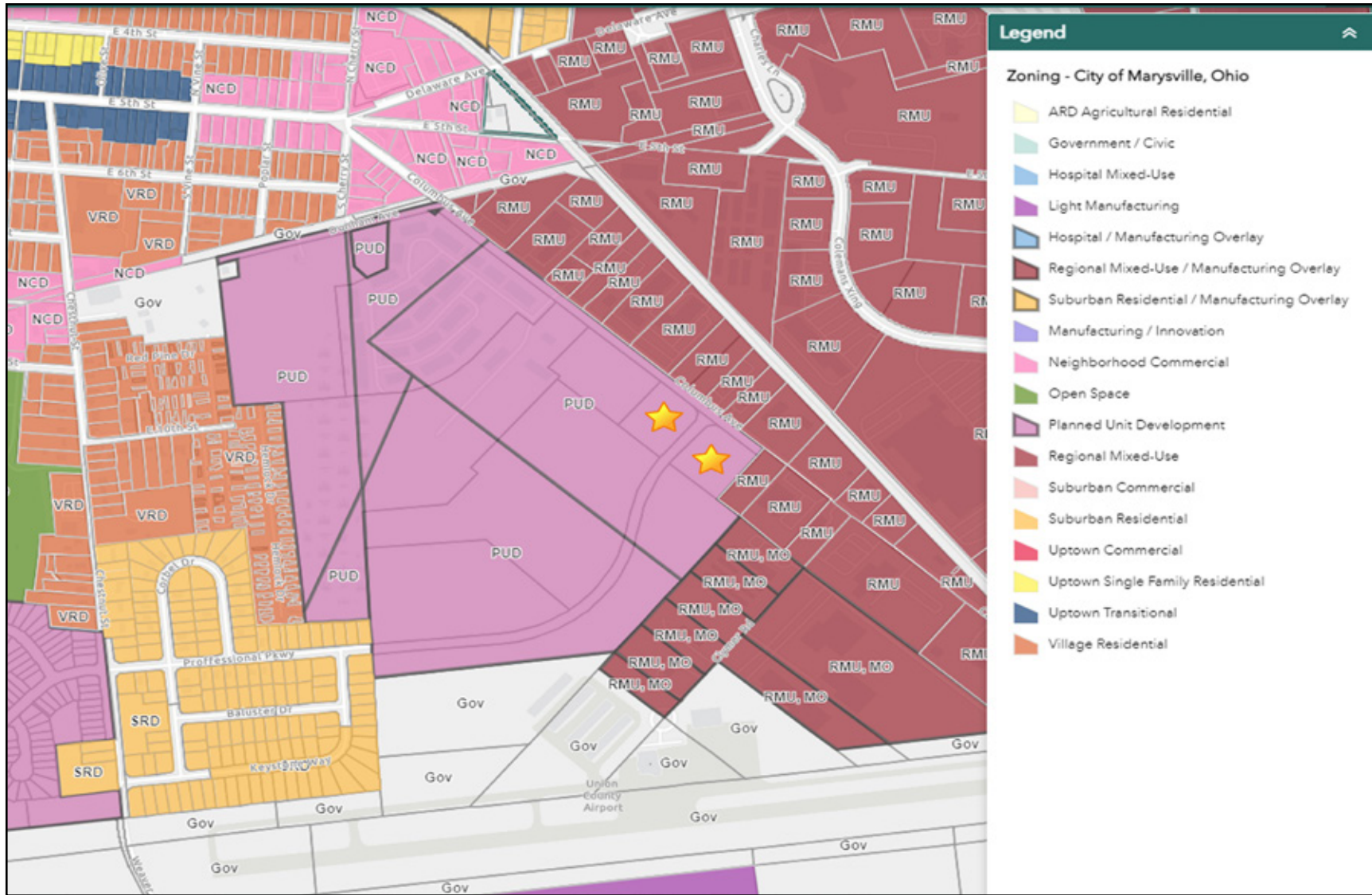
DRAWN BY: JEP
DATE: 10/14/2020
JOB NO.: 18-0037-274
CHECKED BY: JEP

422 Beavert Road
Delaware, Ohio 43026
937-614-6287
Fax 937-614-6287

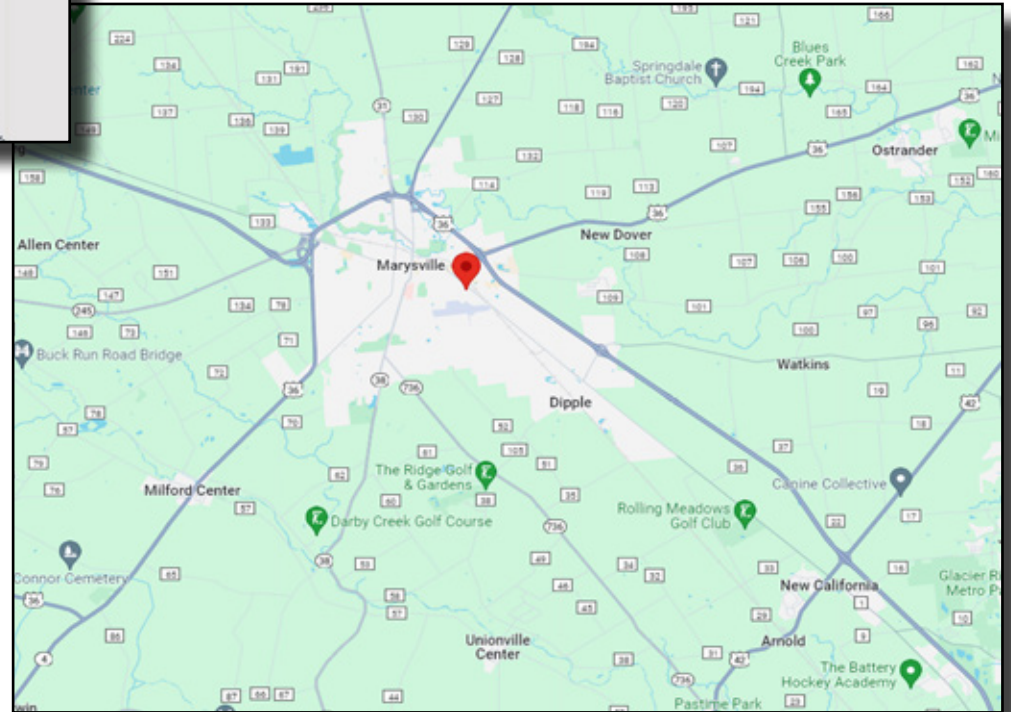


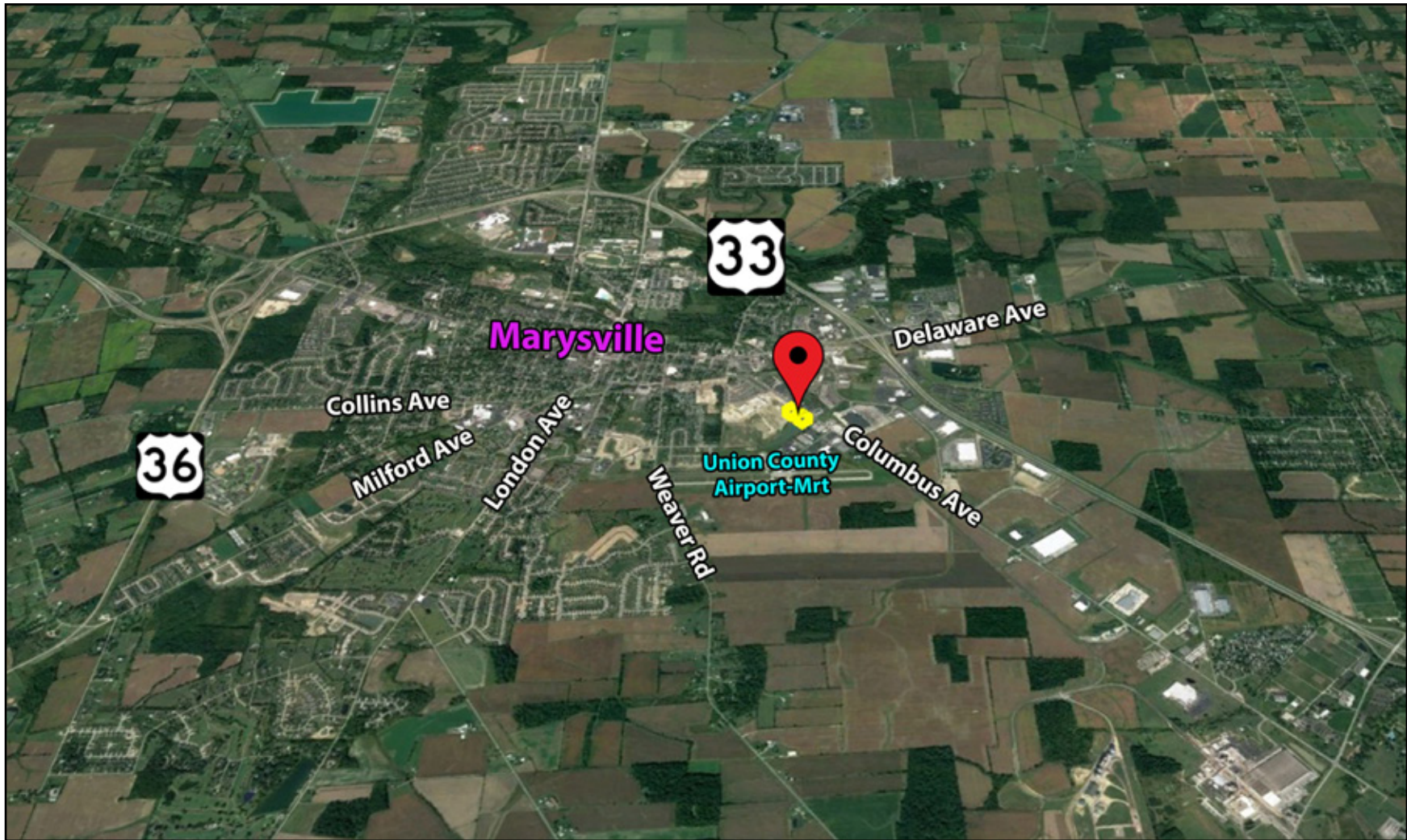






Click [here](#) to view Marysville Zoning Resolution

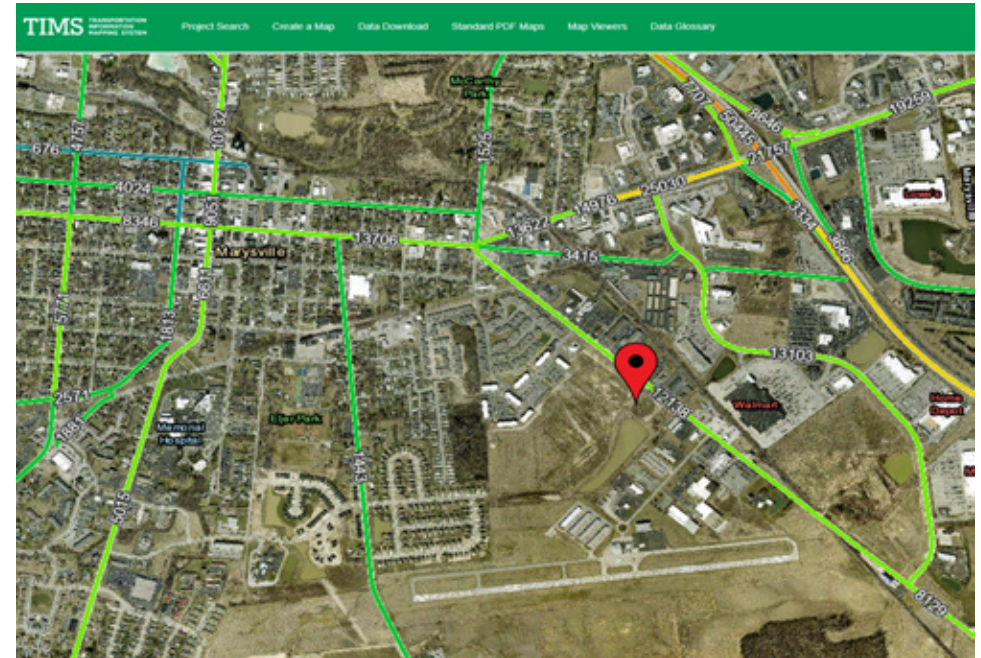




Great Location!
Easy access to major roads
Minutes to Downtown Marysville

Demographic Summary Report

Columbus Ave, Marysville, OH 43040			
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	4,522	30,535	35,842
2023 Estimate	4,038	27,672	32,433
2010 Census	3,018	22,839	26,550
Growth 2023 - 2028	11.99%	10.35%	10.51%
Growth 2010 - 2023	33.80%	21.16%	22.16%
2023 Population by Hispanic Origin			
2023 Population	4,038	27,672	32,433
White	3,573 88.48%	23,893 86.34%	28,307 87.28%
Black	55 1.36%	1,361 4.92%	1,412 4.35%
Am. Indian & Alaskan	20 0.50%	84 0.30%	91 0.28%
Asian	320 7.92%	1,676 6.06%	1,866 5.75%
Hawaiian & Pacific Island	0 0.00%	10 0.04%	12 0.04%
Other	70 1.73%	648 2.34%	745 2.30%
U.S. Armed Forces	1	34	42
Households			
2028 Projection	1,823	10,851	12,667
2023 Estimate	1,625	9,728	11,352
2010 Census	1,218	7,693	8,952
Growth 2023 - 2028	12.18%	11.54%	11.58%
Growth 2010 - 2023	33.42%	26.45%	26.81%
Owner Occupied	1,060 65.23%	6,439 66.19%	7,914 69.71%
Renter Occupied	565 34.77%	3,288 33.80%	3,439 30.29%
2023 Households by HH Income			
Income: <\$25,000	294 18.11%	1,533 15.76%	1,660 14.62%
Income: \$25,000 - \$50,000	451 27.79%	1,871 19.24%	2,082 18.34%
Income: \$50,000 - \$75,000	366 22.55%	1,964 20.19%	2,276 20.05%
Income: \$75,000 - \$100,000	229 14.11%	1,467 15.08%	1,709 15.05%
Income: \$100,000 - \$125,000	151 9.30%	984 10.12%	1,218 10.73%
Income: \$125,000 - \$150,000	81 4.99%	972 9.99%	1,182 10.41%
Income: \$150,000 - \$200,000	17 1.05%	549 5.64%	708 6.24%
Income: \$200,000+	34 2.09%	387 3.98%	518 4.56%
2023 Avg Household Income	\$66,069	\$83,393	\$86,802
2023 Med Household Income	\$55,782	\$69,459	\$71,734



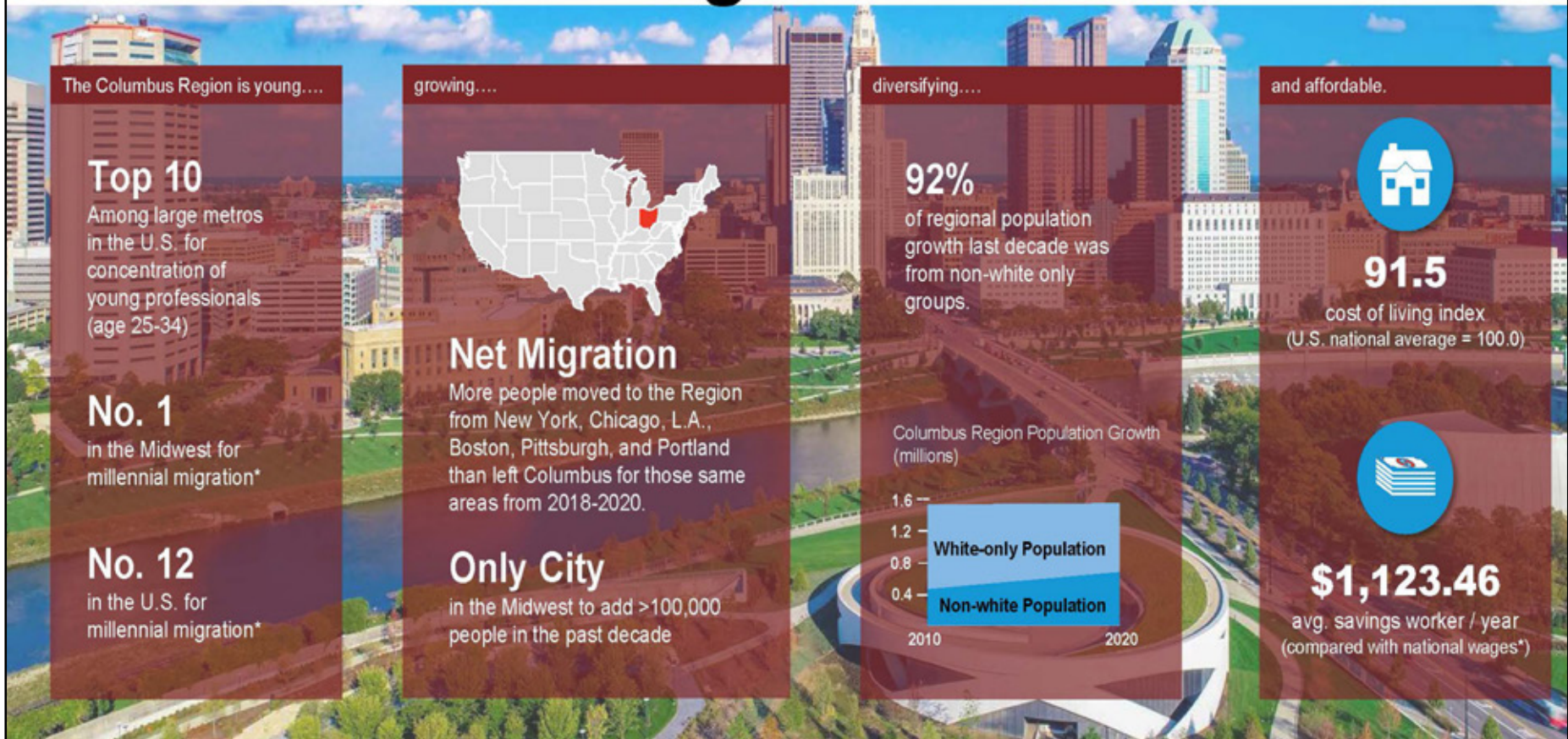
Traffic Count Report

Columbus Ave, Marysville, OH 43040						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E 5th St	Charles Ln	0.10 E	2022	3,184	MPSI	.29
2 East 5th Street	Charles Ln	0.10 E	2020	3,442	MPSI	.29
3 5TH ST	Charles Ln	0.10 E	2020	3,184	AADT	.29
4 Colemans Crossing Blvd	Charles Ln	0.01 SE	2022	10,396	MPSI	.33
5 Delaware Ave	Buerger St	0.05 NE	2022	12,905	MPSI	.41
6 Delaware Avenue	Buerger St	0.05 NE	2020	13,387	MPSI	.41
7 Delaware Avenue	Connolly St	0.06 SW	2022	14,443	MPSI	.43
8 DELAWARE AVE	Connolly St	0.06 SW	2020	14,290	AADT	.43
9 Connolly St	Lydia Dr	0.04 N	2022	298	MPSI	.48
10 Connolly Street	Lydia Dr	0.04 N	2020	315	MPSI	.48



Appraisal Brokerage Consulting Development

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

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 85 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.



Skip Weiler
President/Broker
614-221-4286 x102
skip@rweiler.com

Learn more about us at
www.rweiler.com

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 sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. 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 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/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants 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 Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant 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/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease 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/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.