

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

COMMERCIAL CORNER LOT
2505 Roberts Ct, Columbus, OH 43026

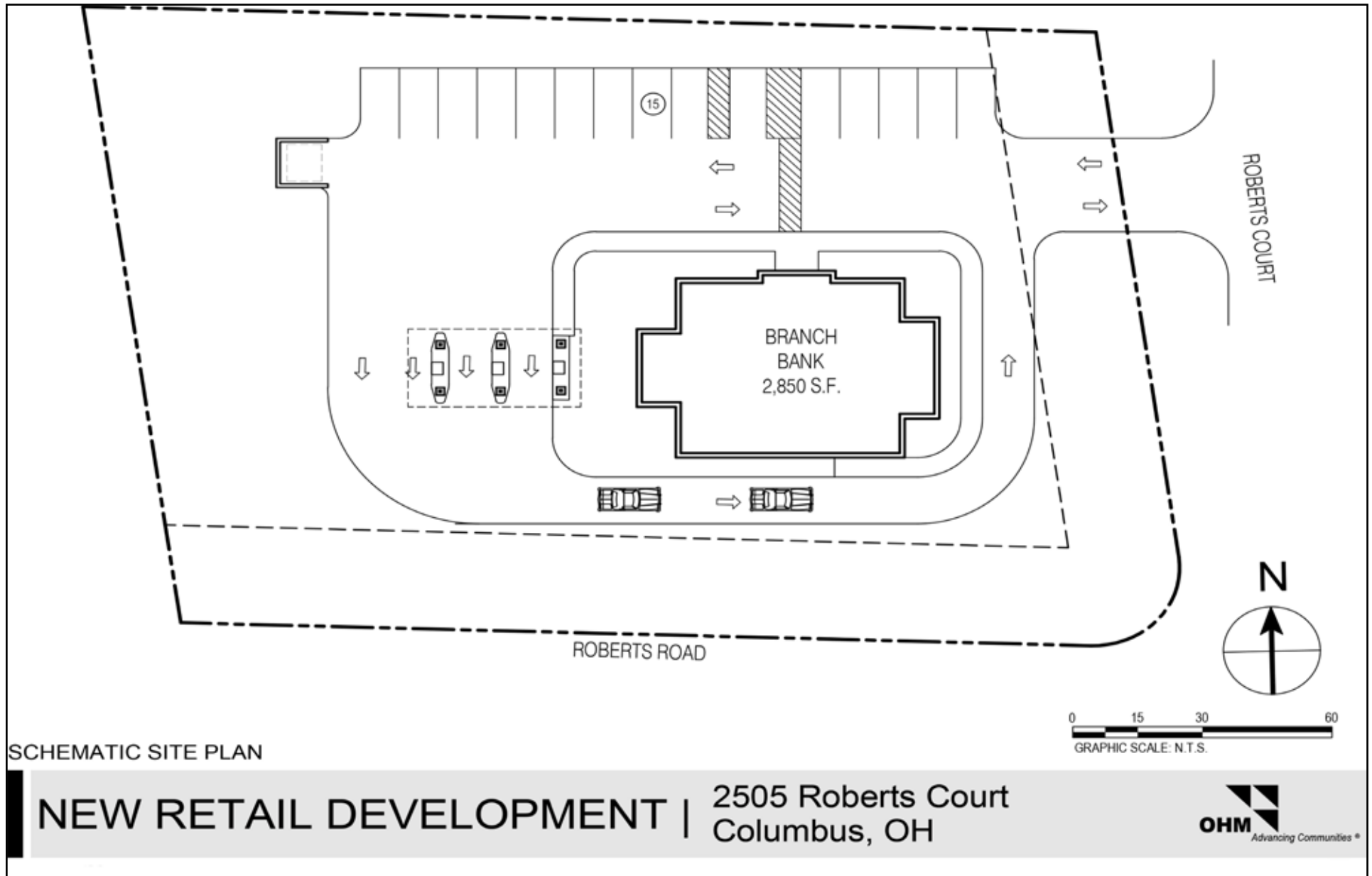
CORNER LOT OFF ROBERTS ROAD!

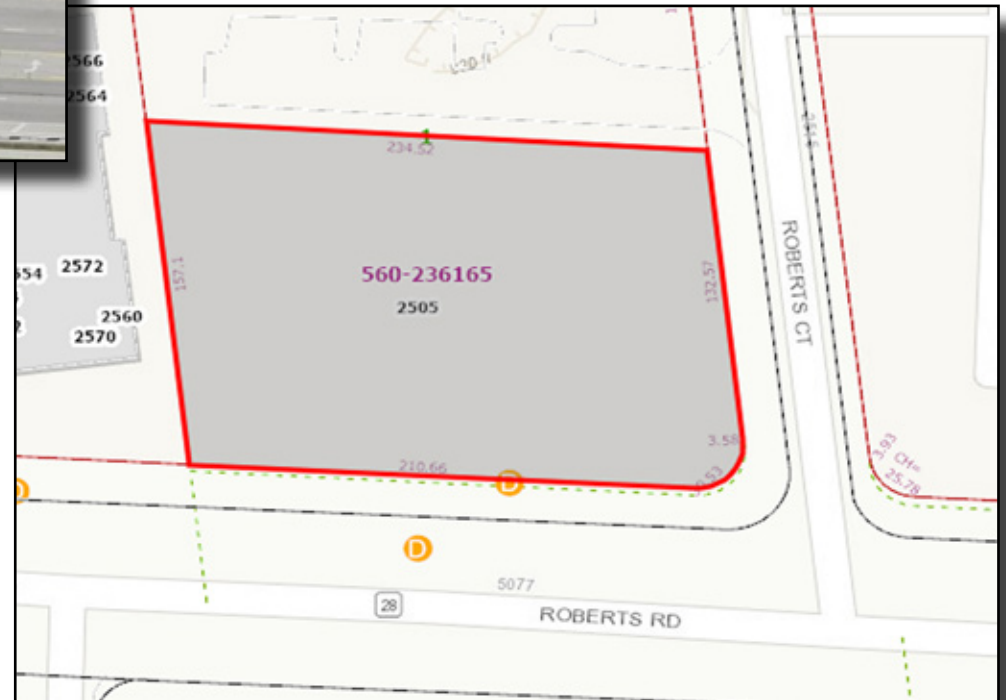
0.84+/- acre on Roberts Rd and Roberts Ct with approximately 210 +/- feet of frontage on Roberts Rd. Ideal for commercial development on the west side. Across the street from Beer Barrel. Zoned C-2 in Columbus. High visibility and high traffic area west of Walcutt Rd and east of Hilliard Rome Rd.



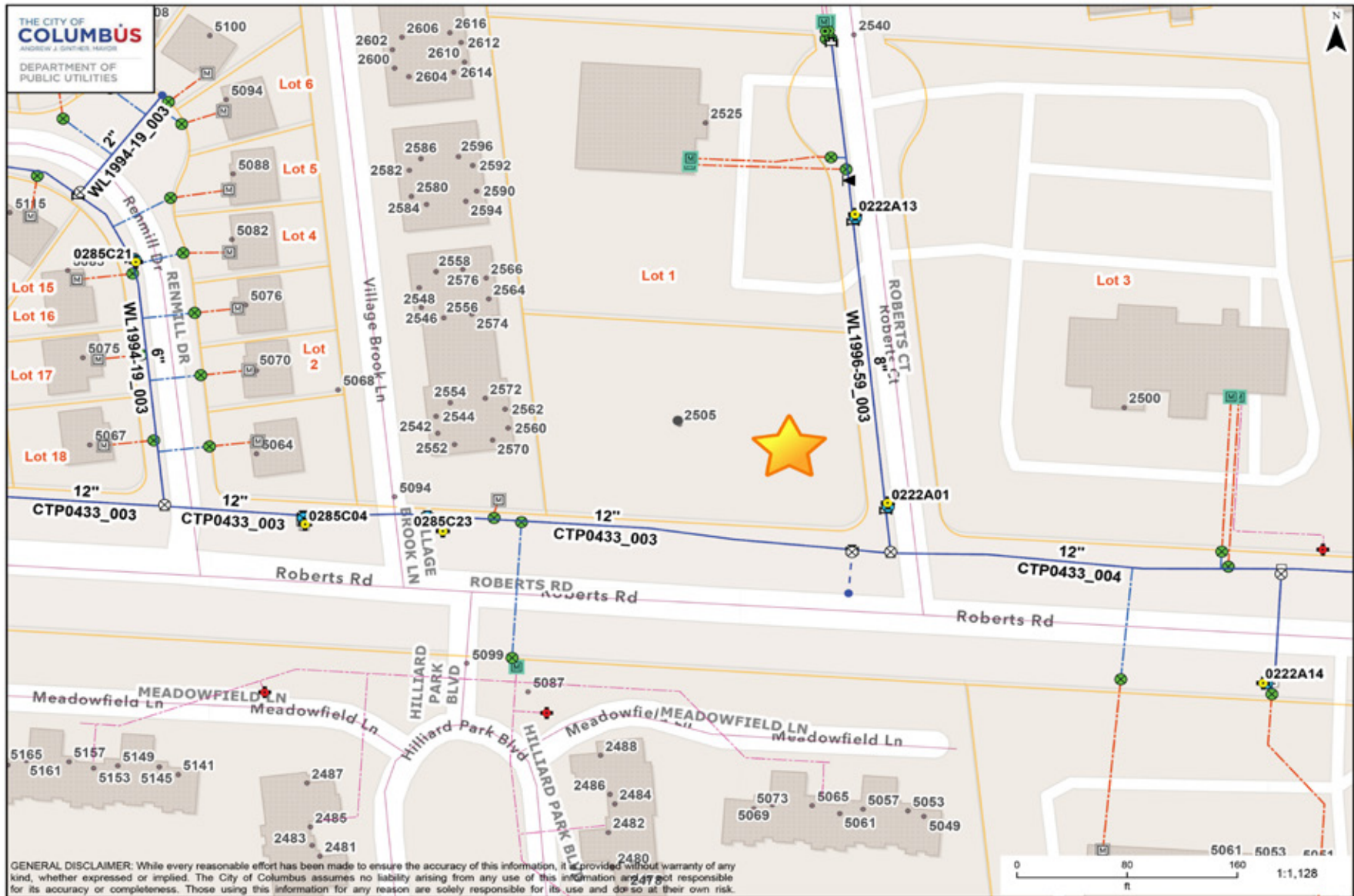
Property Highlights

Address:	2505 Roberts Ct Columbus, Ohio 43026
County:	Franklin
PID:	560-236165
Location:	NWC of Roberts Ct and Roberts Rd, between Walcutt Rd and Hilliard Rome Rd
Acreage:	0.84 +/- ac
Sale Price:	\$475,000
Zoning:	C-2 Office Commercial District

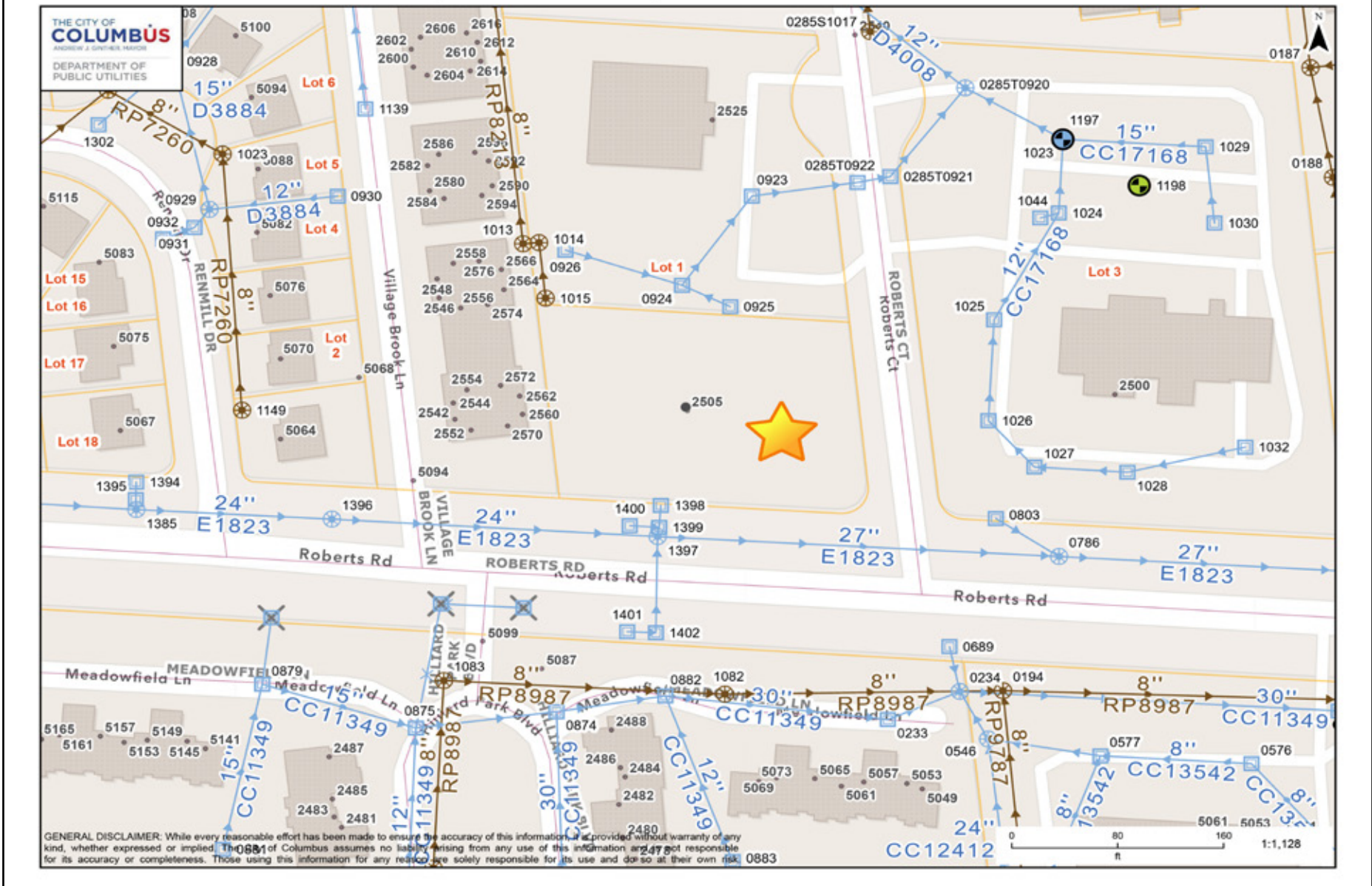


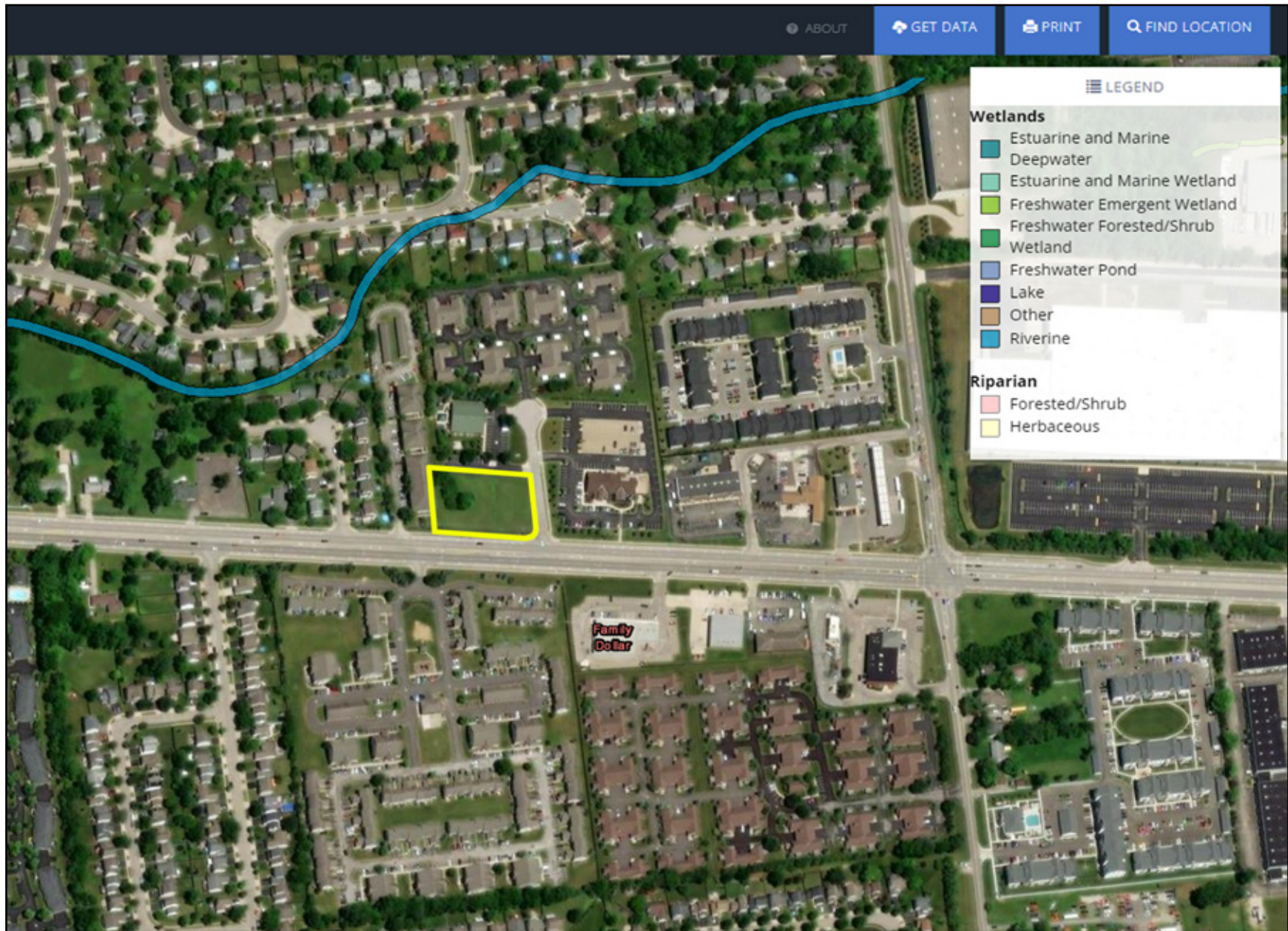


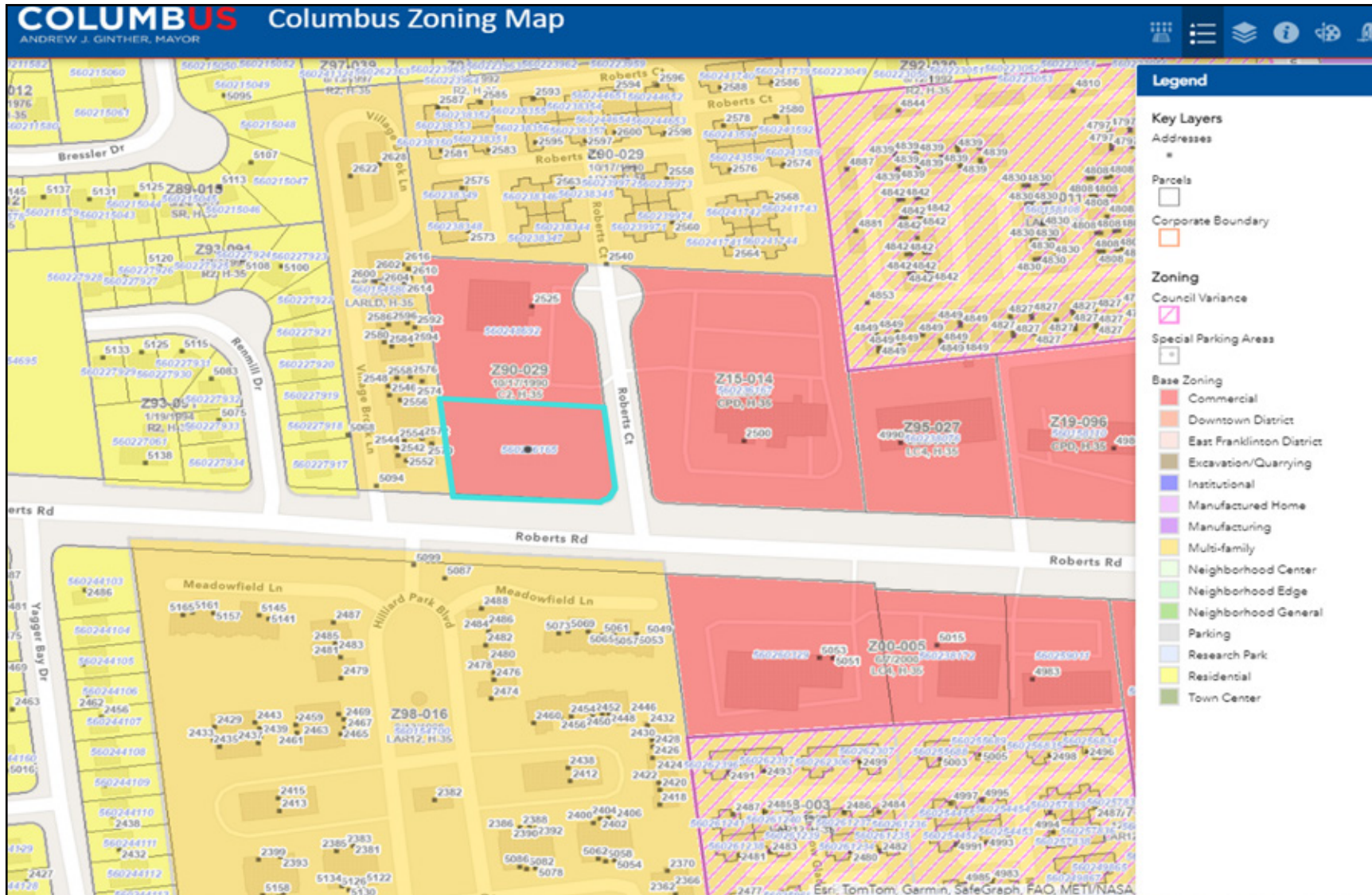
City of Columbus Department of Public Utilities



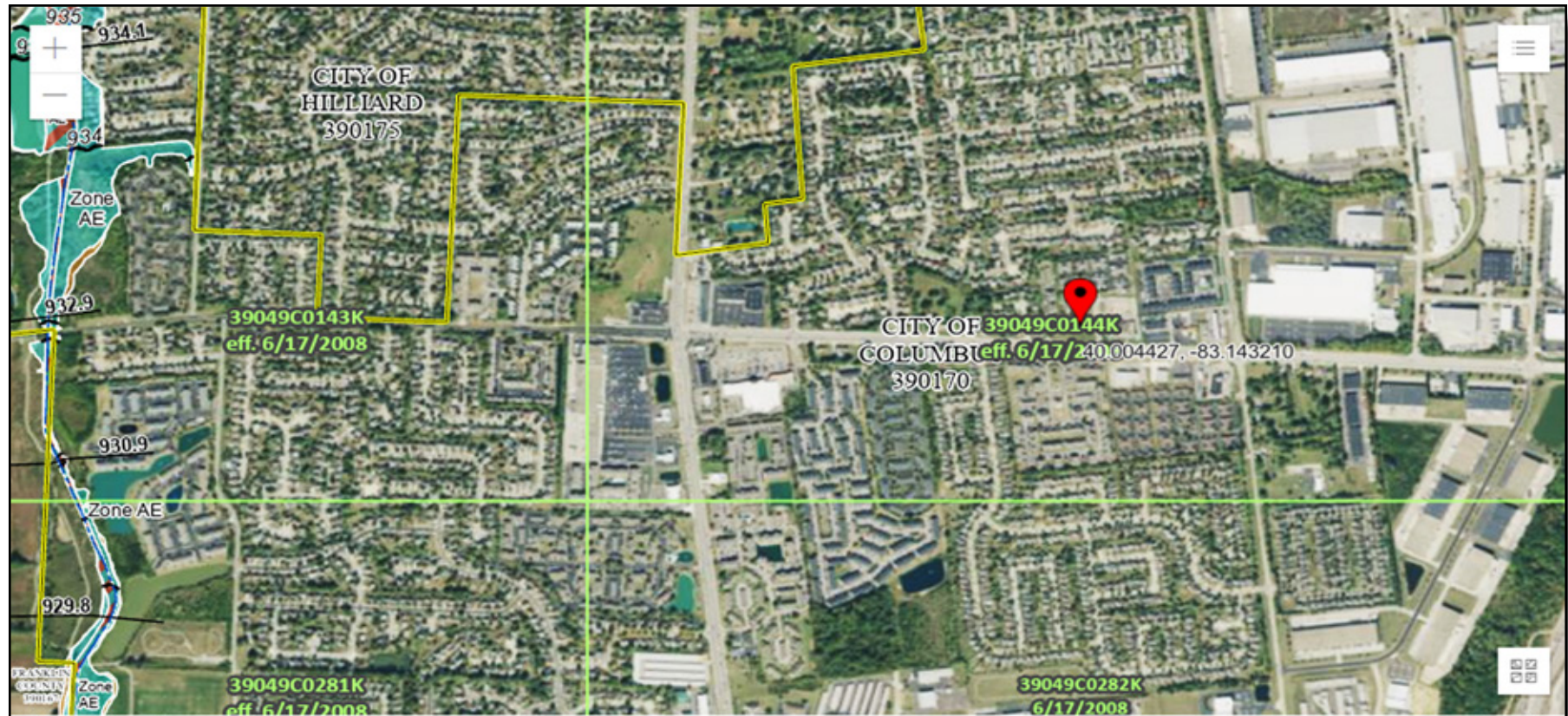
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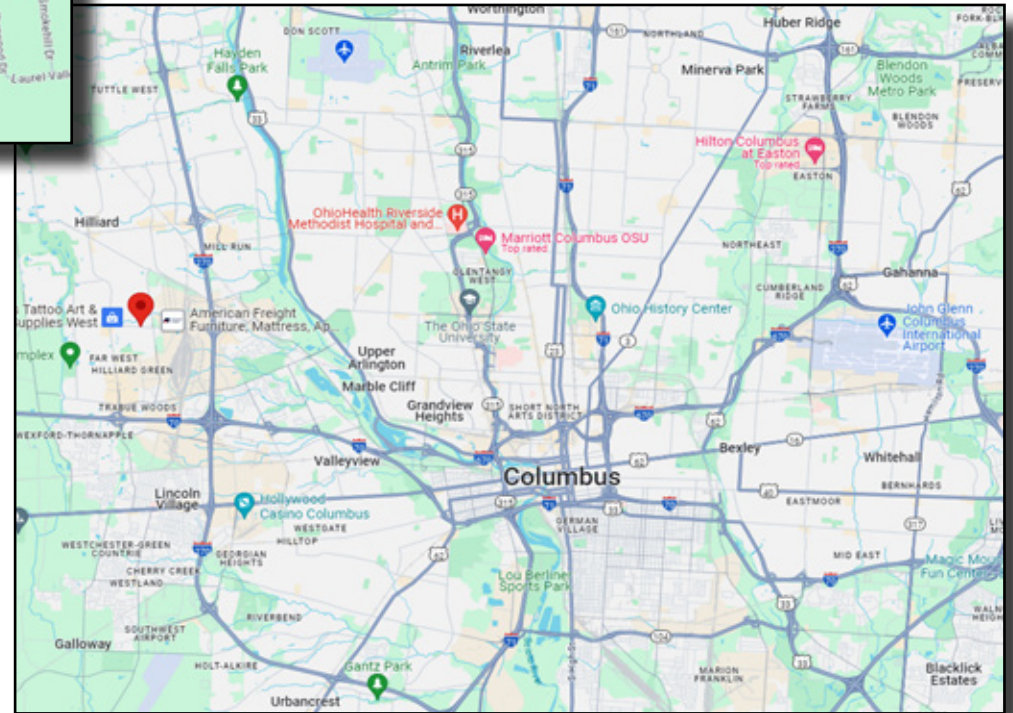
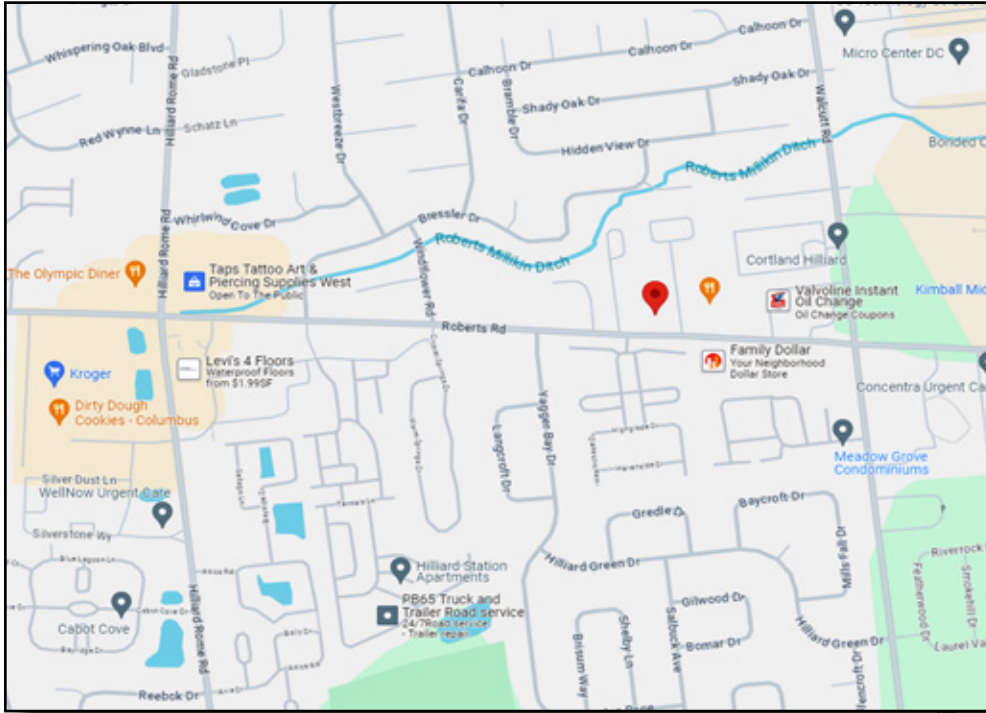
Click [here](#) to view Columbus Zoning Resolution



<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 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
<p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped 	<p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> 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 <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

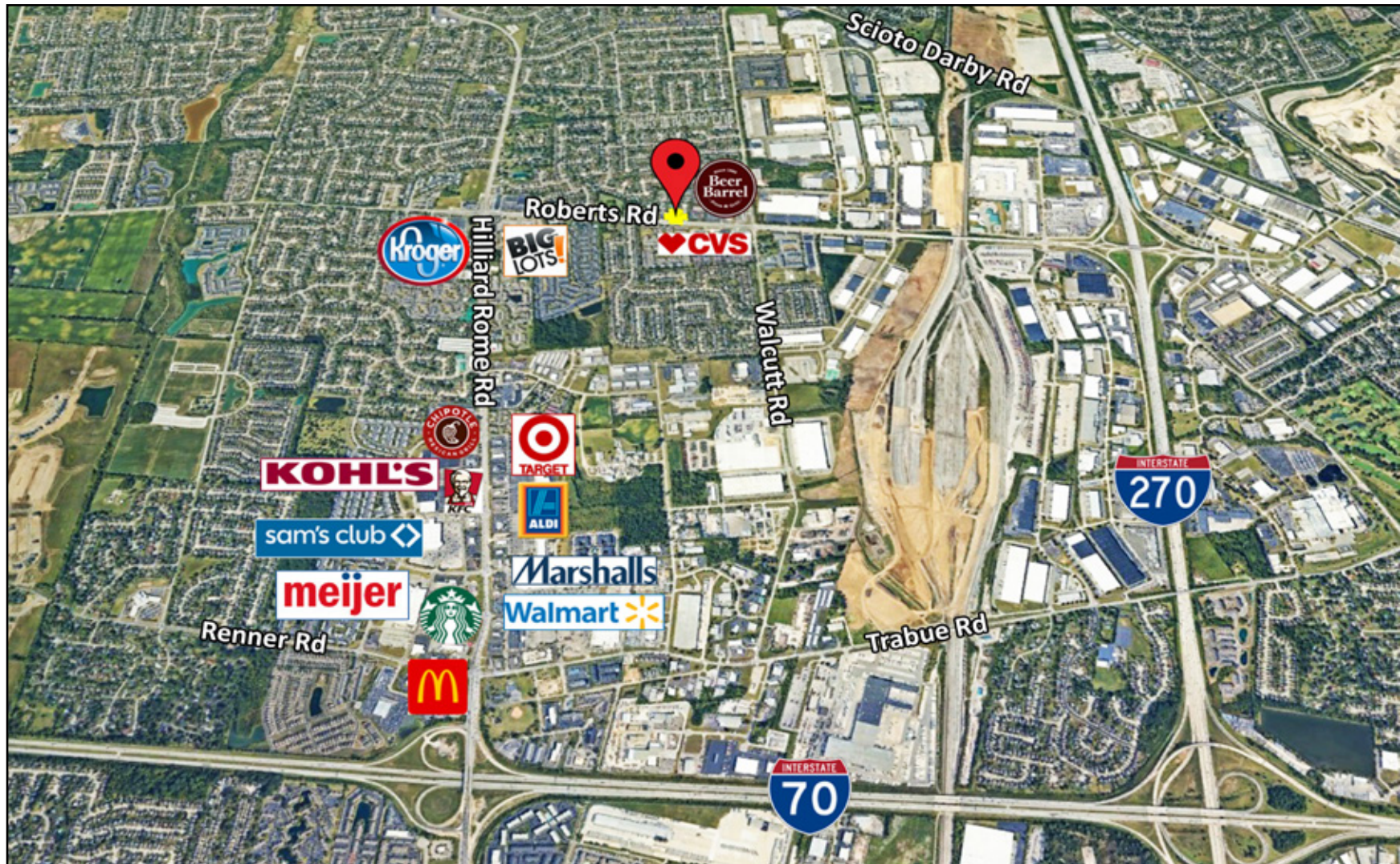
0.84 +/- ac commercial corner lot
Columbus, OH 43026

Street Maps




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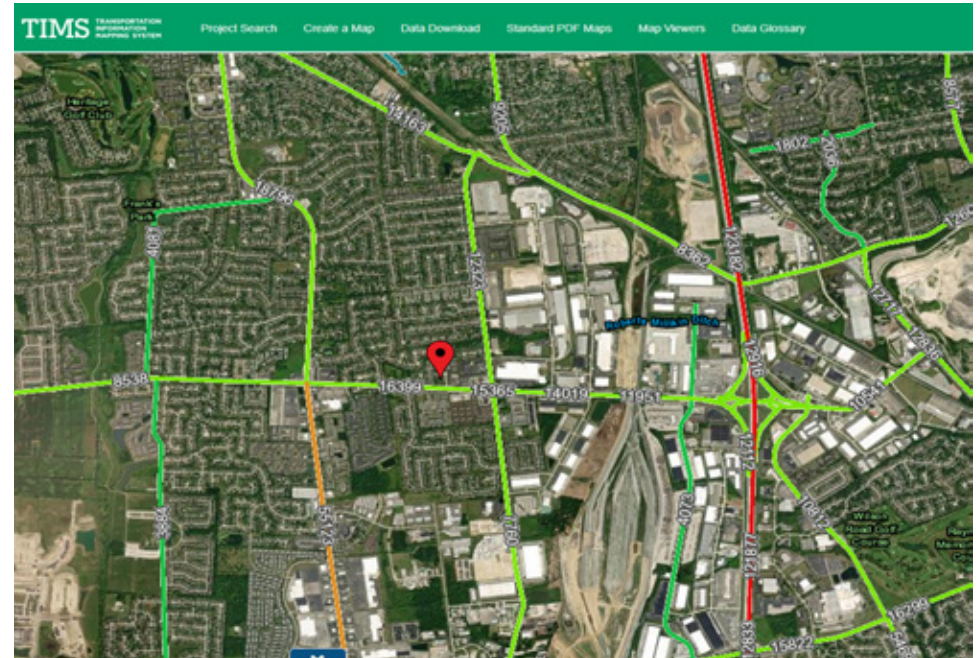
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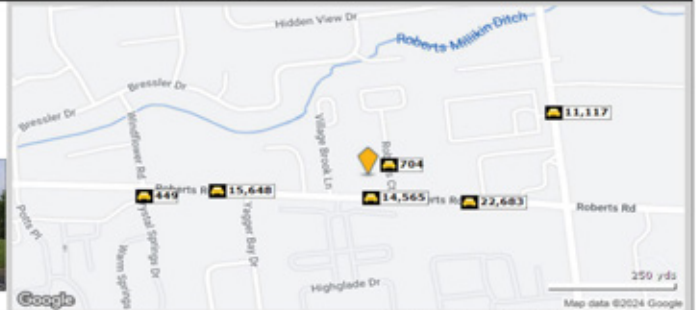
Great Location!
Easy access to major roads
15 minutes to Downtown Columbus

Demographic Summary Report

2505 Roberts Ct, Hilliard, OH 43026			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	14,609	75,929	201,634
2023 Estimate	14,591	75,012	199,722
2010 Census	13,497	64,596	175,062
Growth 2023 - 2028	0.12%	1.22%	0.96%
Growth 2010 - 2023	8.11%	16.12%	14.09%
2023 Population by Hispanic Origin			
2023 Population	1,362	5,249	16,403
2023 Population			
White	11,239 77.03%	60,947 81.25%	160,609 80.42%
Black	1,542 10.57%	5,199 6.93%	15,530 7.78%
Am. Indian & Alaskan	32 0.22%	173 0.23%	746 0.37%
Asian	1,281 8.78%	6,279 8.37%	16,503 8.26%
Hawaiian & Pacific Island	7 0.05%	53 0.07%	98 0.05%
Other	490 3.36%	2,361 3.15%	6,236 3.12%
U.S. Armed Forces	0	71	142
Households			
2028 Projection	5,344	29,985	81,726
2023 Estimate	5,345	29,623	80,933
2010 Census	4,998	25,532	70,916
Growth 2023 - 2028	-0.02%	1.22%	0.98%
Growth 2010 - 2023	6.94%	16.02%	14.13%
Owner Occupied	3,216 60.17%	19,762 66.71%	51,200 63.26%
Renter Occupied	2,130 39.85%	9,861 33.29%	29,733 36.74%
2023 Households by HH Income			
Income: <\$25,000	429 8.03%	2,903 9.80%	8,566 10.58%
Income: \$25,000 - \$50,000	899 16.82%	4,326 14.60%	12,902 15.94%
Income: \$50,000 - \$75,000	829 15.51%	4,839 16.34%	14,311 17.68%
Income: \$75,000 - \$100,000	807 15.10%	4,137 13.97%	10,013 12.37%
Income: \$100,000 - \$125,000	908 16.99%	4,873 16.45%	11,453 14.15%
Income: \$125,000 - \$150,000	652 12.20%	2,556 8.63%	6,253 7.73%
Income: \$150,000 - \$200,000	592 11.08%	3,717 12.55%	8,539 10.55%
Income: \$200,000+	229 4.28%	2,272 7.67%	8,897 10.99%
2023 Avg Household Income	\$98,928	\$105,398	\$108,559
2023 Med Household Income	\$90,969	\$91,578	\$86,704



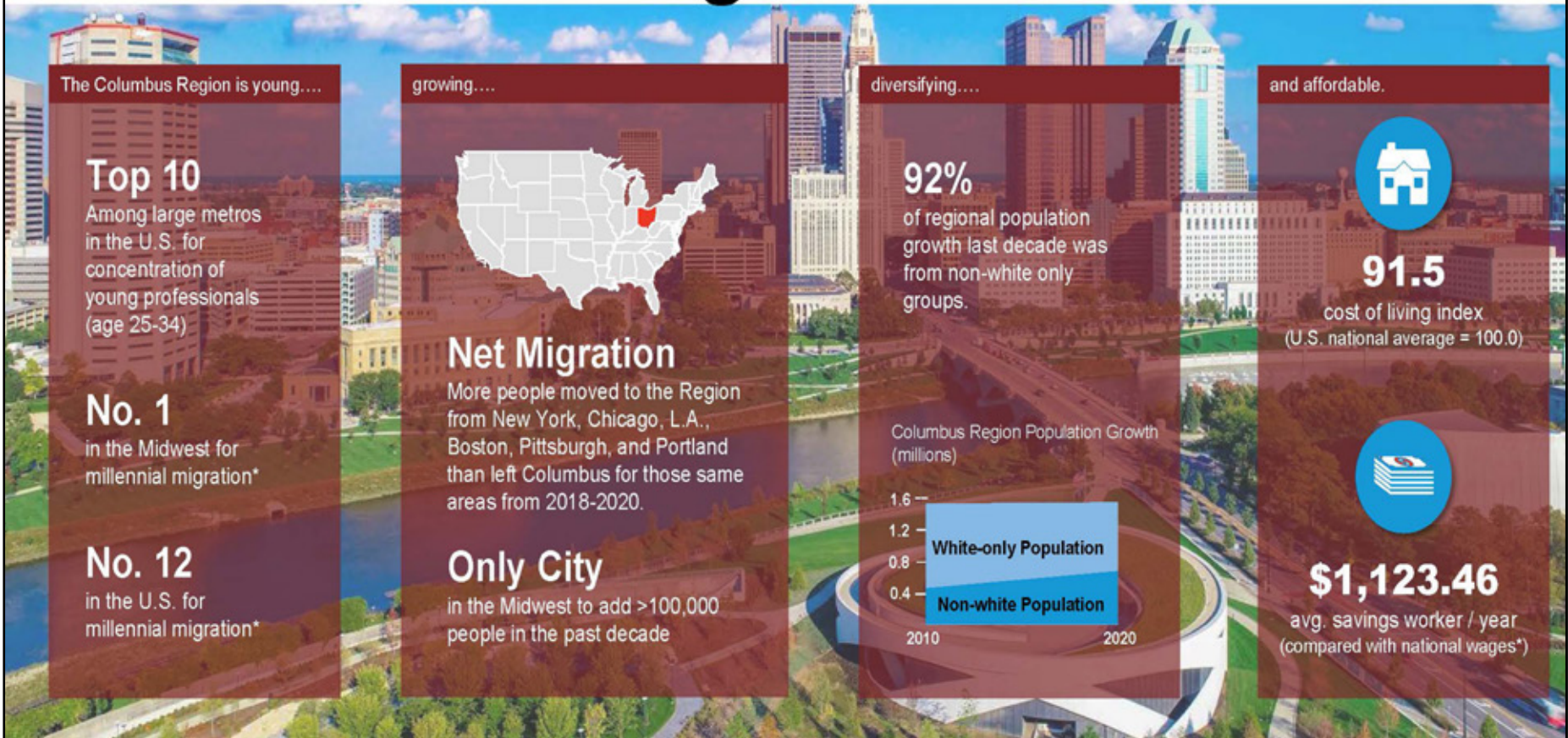
Traffic Count Report

2505 Roberts Ct, Hilliard, OH 43026						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Roberts Rd	Roberts Ct	0.02 E	2022	14,565	MPSI	.03
2 Roberts Ct	Roberts Rd	0.04 S	2022	621	MPSI	.03
3 Roberts Ct	Roberts Rd	0.04 S	2020	704	MPSI	.03
4 Roberts Rd	Roberts Ct	0.09 W	2018	24,496	AADT	.12
5 Roberts Rd	Roberts Ct	0.09 W	2022	22,683	MPSI	.12
6 Roberts Road	Yagger Bay Dr	0.03 E	2022	15,835	MPSI	.17
7 ROBERTS RD	Yagger Bay Dr	0.03 E	2020	15,648	AADT	.17
8 Walcutt Rd	Hilliard Oaks Ct	0.07 N	2018	12,825	AADT	.23
9 Walcutt Rd	Hilliard Oaks Ct	0.07 N	2022	11,117	MPSI	.23
10 Crystal Springs Dr	Catalina Circle Dr	0.01 S	2020	449	MPSI	.25



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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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.

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