THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Alex Marsh • amarsh@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.118 • www.rweiler.com

THE ROBERT WEILER COMPANY

Appraisal Brokerage Consulting Development

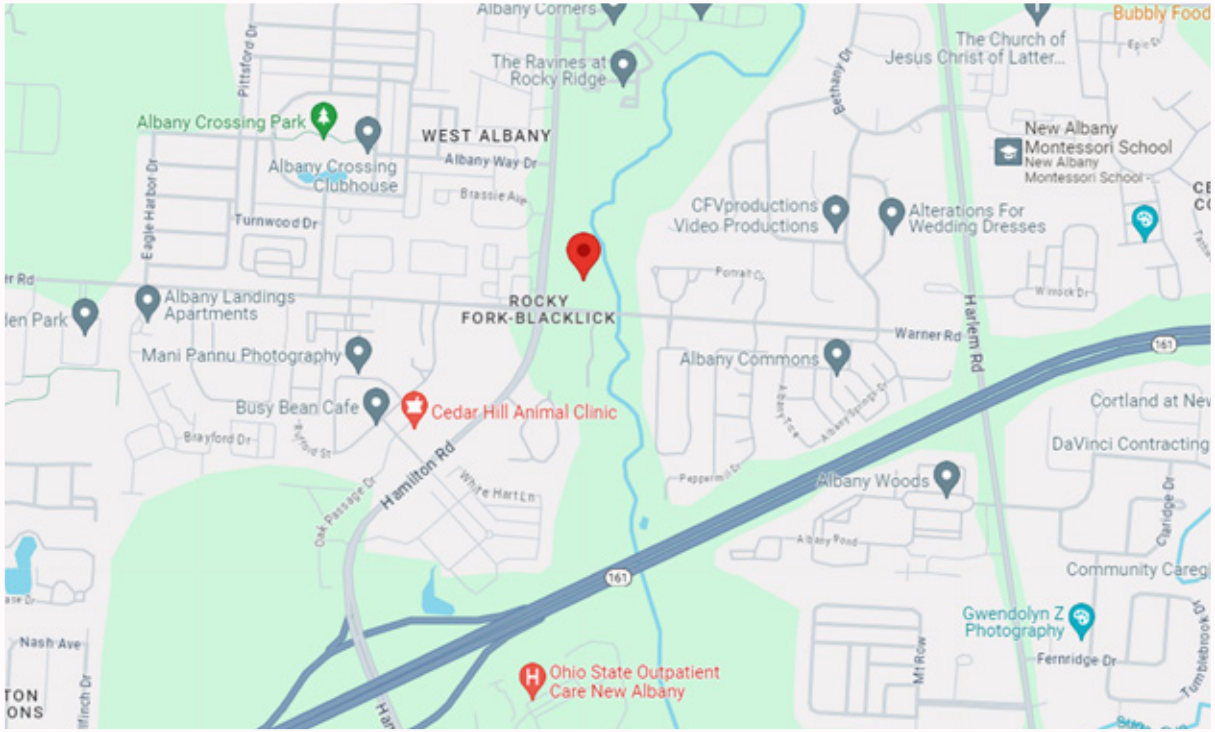
NEW RETAIL OR MEDICAL CENTER

Northeast Corner of Hamilton Rd and Warner Rd, Westerville, OH 43081

Property Description

MIXED-USE DEVELOPMENT!

Hondros Crossing is a 6.4-acre mixed-use development in Westerville, Ohio. Located in a strong retail market with great demographics, this new retail development will service some of the most affluent communities in one of the fastest growing sub-markets in Columbus. It is less than 1 mile from SR-161 and 3.5 miles from I-270. The site is caddy corner from the newly acquired Turkey Hill development and is surrounded by thousands of new apartments within a 1-mile radius. Hamilton Quarter Project, less than one mile south of West Albany Crossing, 700,000 SF of new office space, a new Ohio State University Hospital, 800 multi-family units, and 130 senior housing units. In addition, roadway improvements will be completed to Warner and Hamilton Roads creating a projected 20,000 cars/day along Hamilton Road! Join current tenants Hondros College, Zoom Room Dog Training and Afton Blu Hair Salon in this unique mixed-use development.



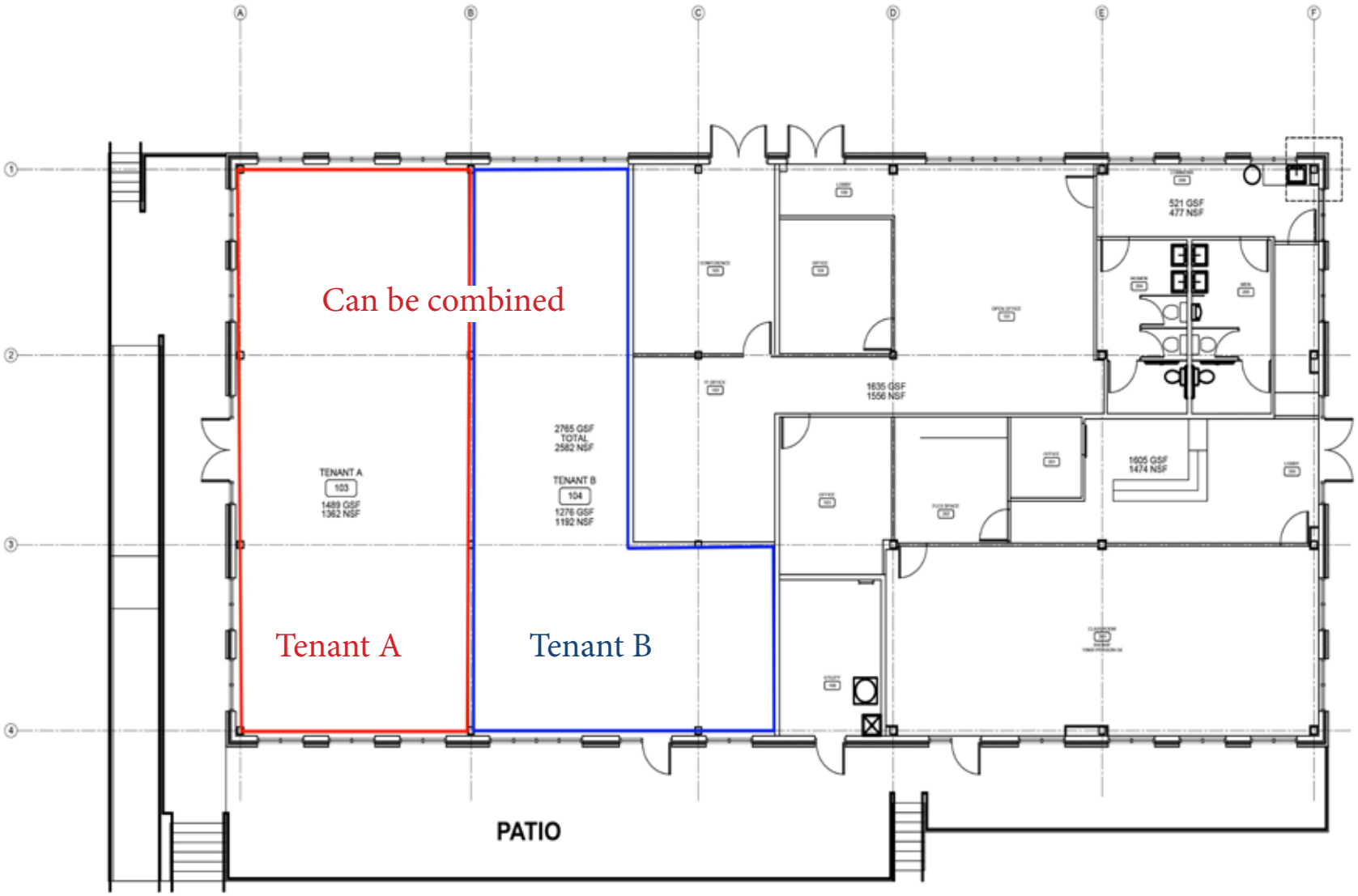
Property Highlights

Address:	**5330 Warner Road Westerville, OH 43081**
County:	**Franklin**
PID:	**010-263114-00**
Location:	**NE corner of Hamilton Rd & Warner Rd**
Available:	**1,000-18,000 +/- SF**
Lease Rate:	**Negotiable**
Est. NNN's:	**$4.00 - $6.00/SF**
Zoning:	**CPD - Commercial Planned District**

Columbus Taxes

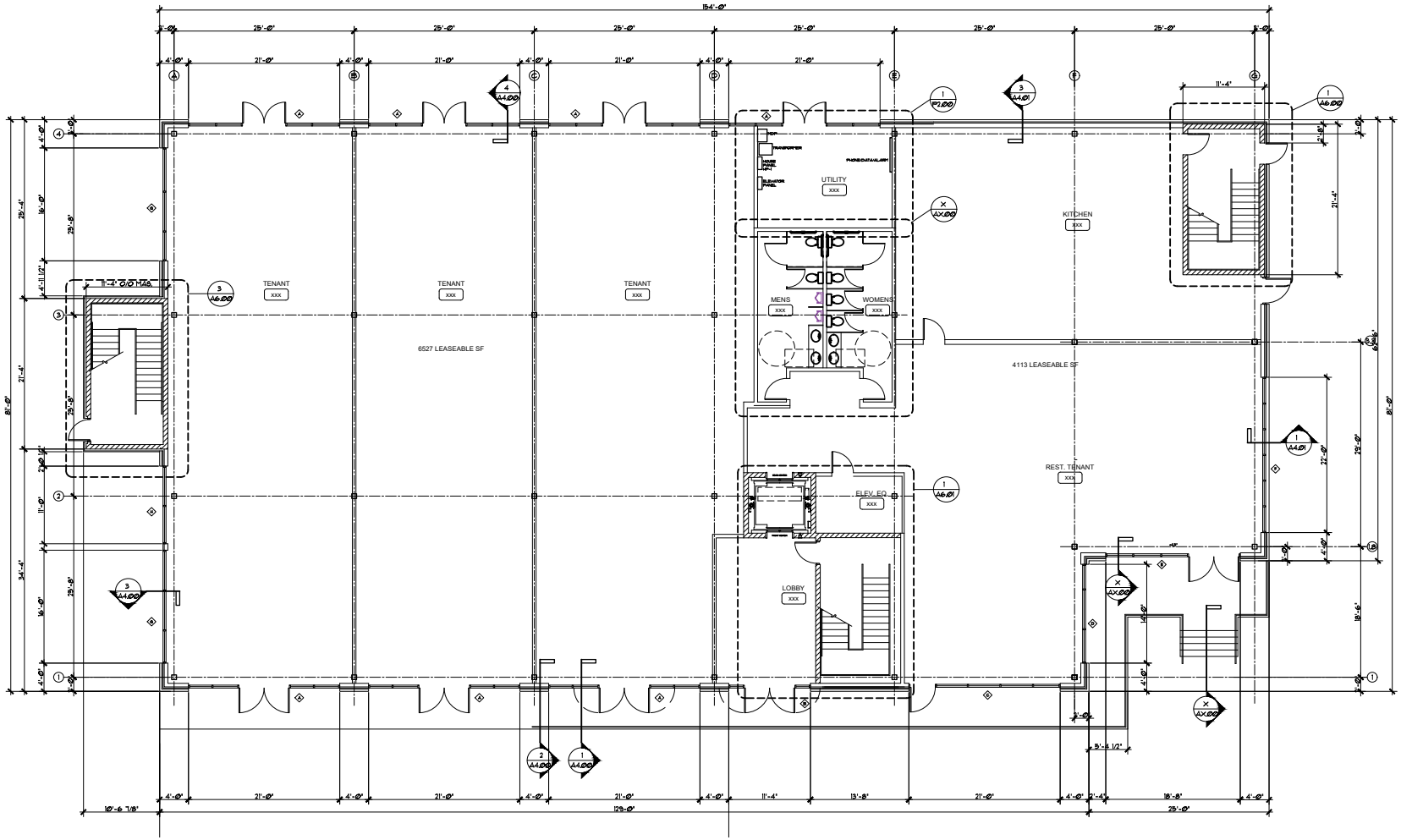
Renderings

Building 2 - Shell Condition



Building 3 - 1st Floor Plan

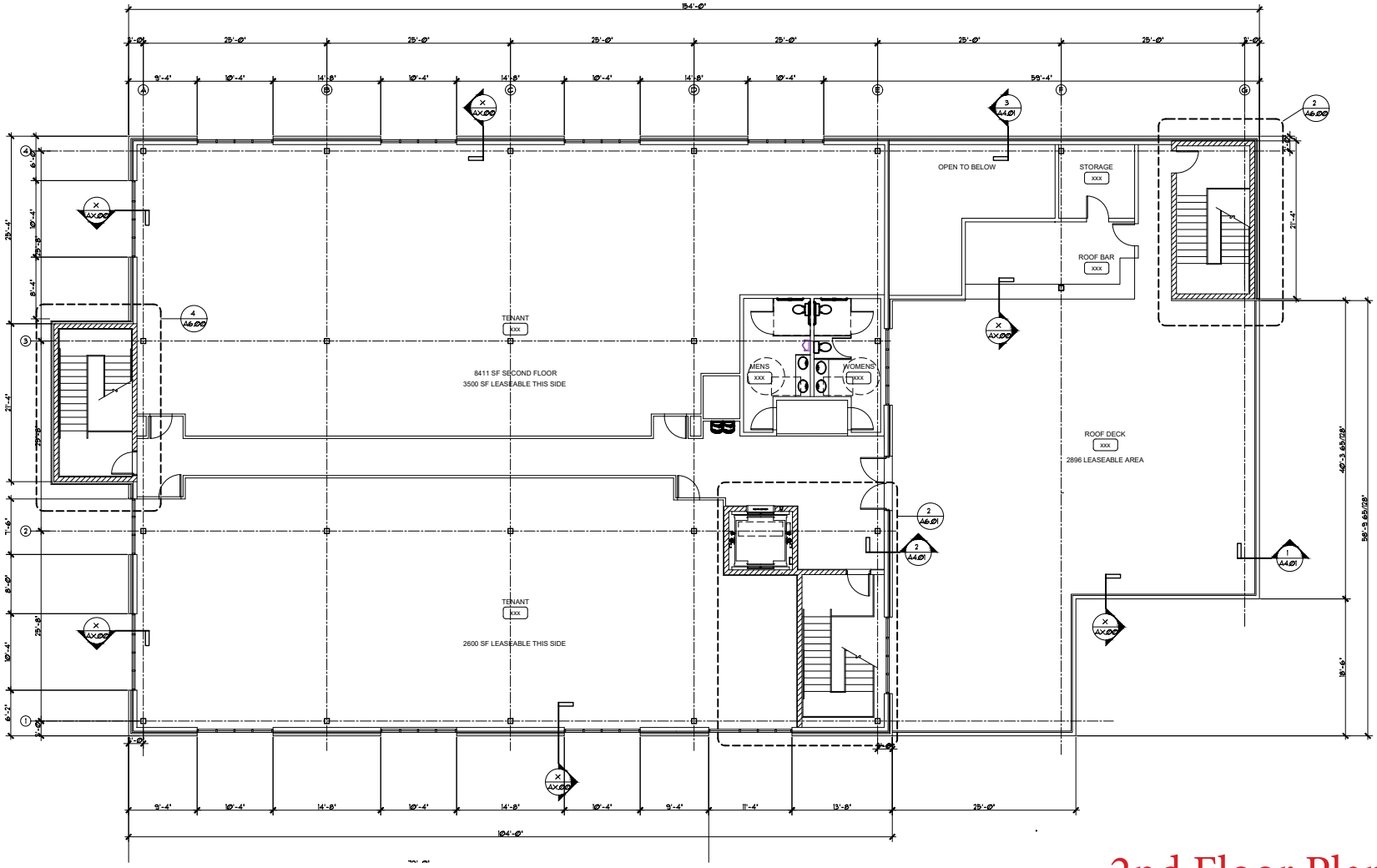
Building 3 - to delivered Q4 of 2024



1st Floor Plan

Building 3 - 2nd Floor Plan

Building 3 - to delivered Q4 of 2024



2nd Floor Plan

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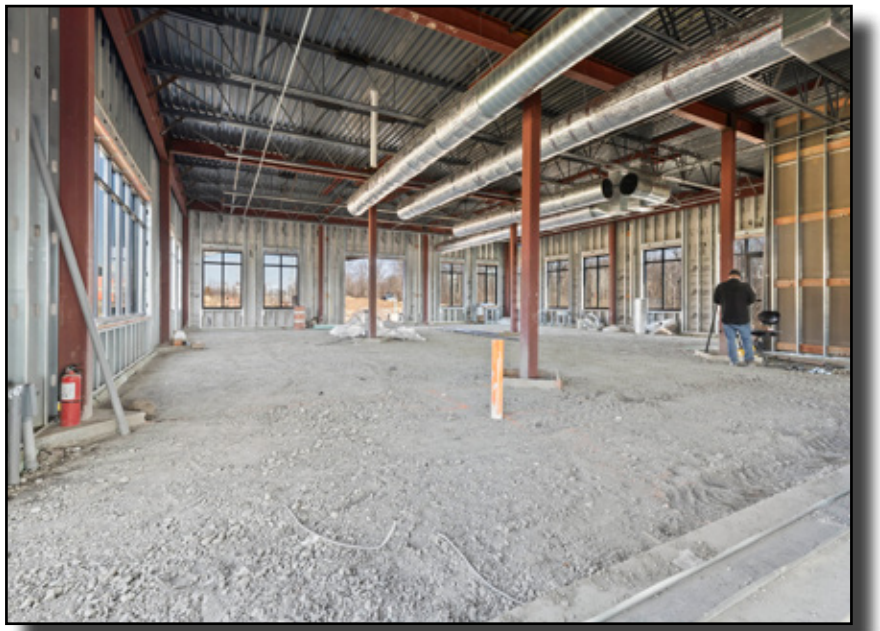
Photos

Photos

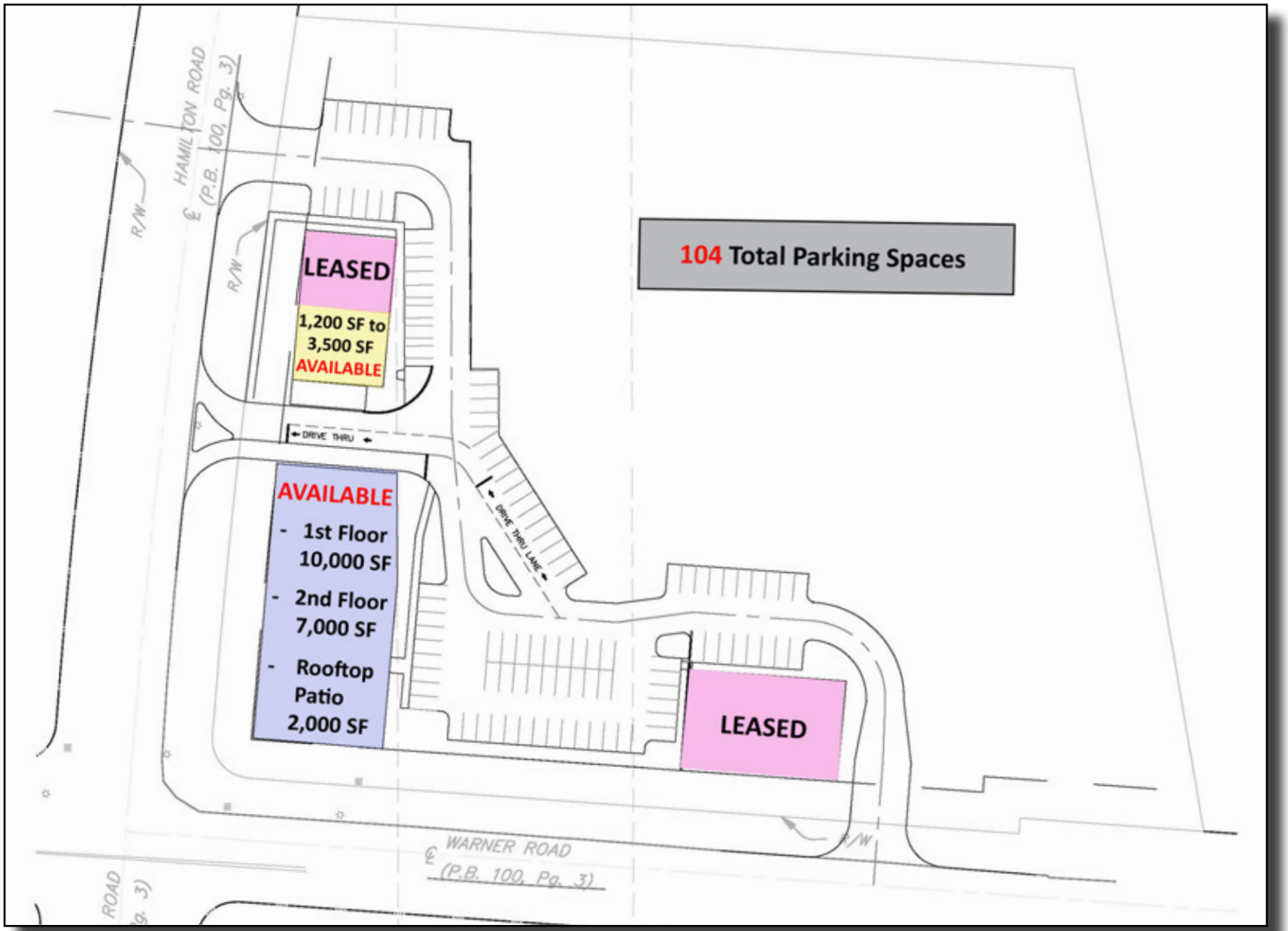
Photos

Photos

Photos



Site Plan



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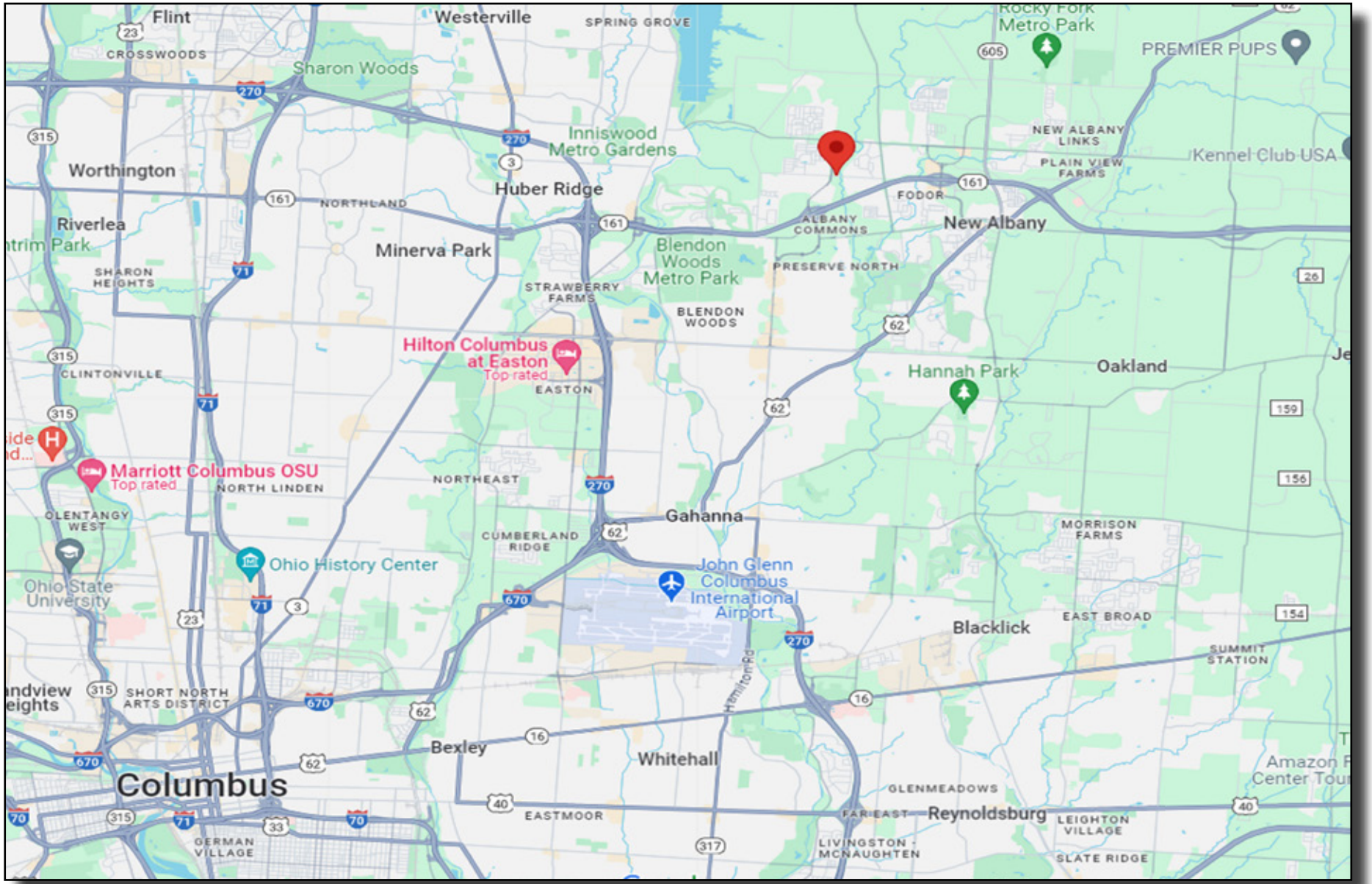
Street Map



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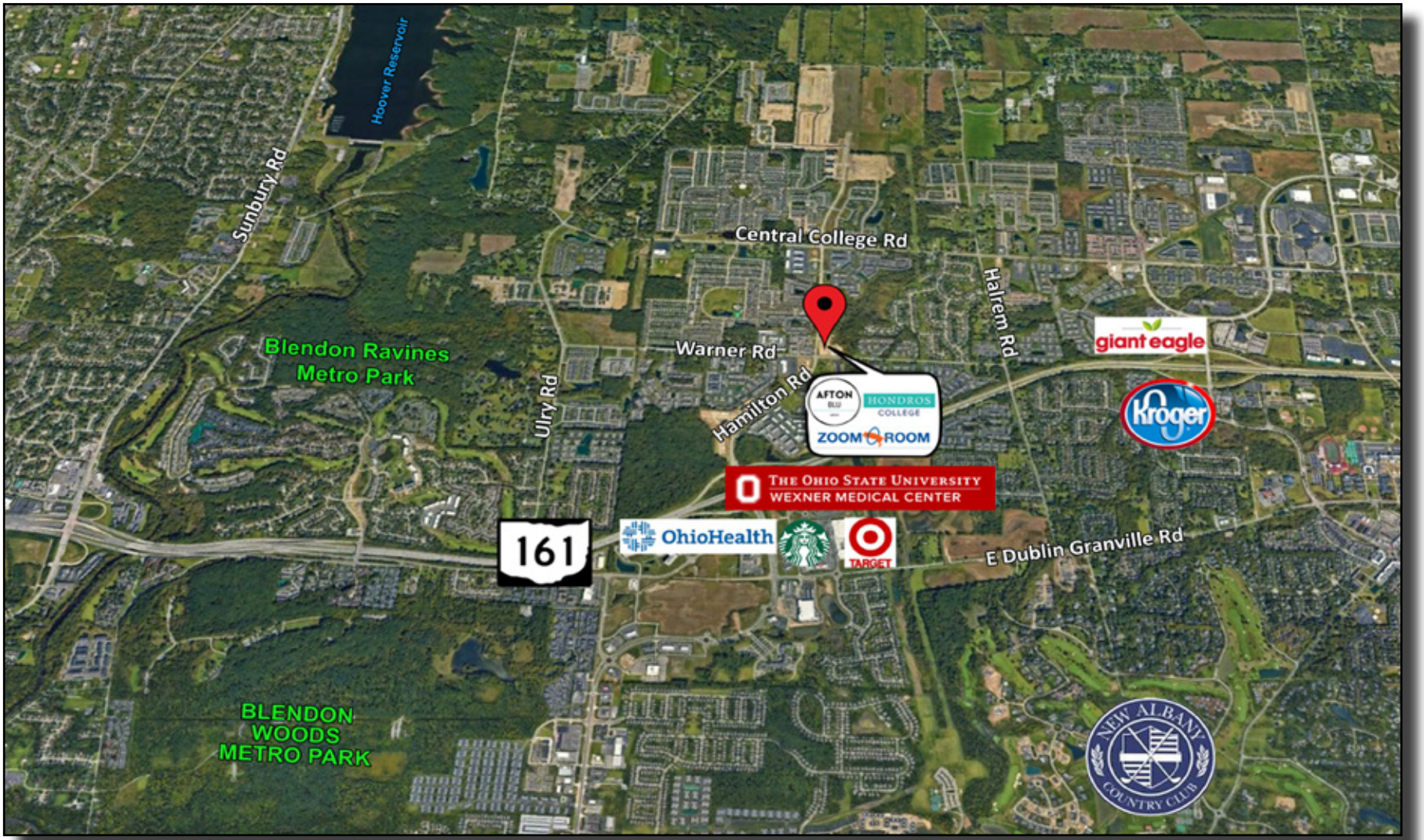
Location Map



Great Location!

Between Westerville and New Albany!
Less than 1 mile from SR-161
3.5 miles from I-270

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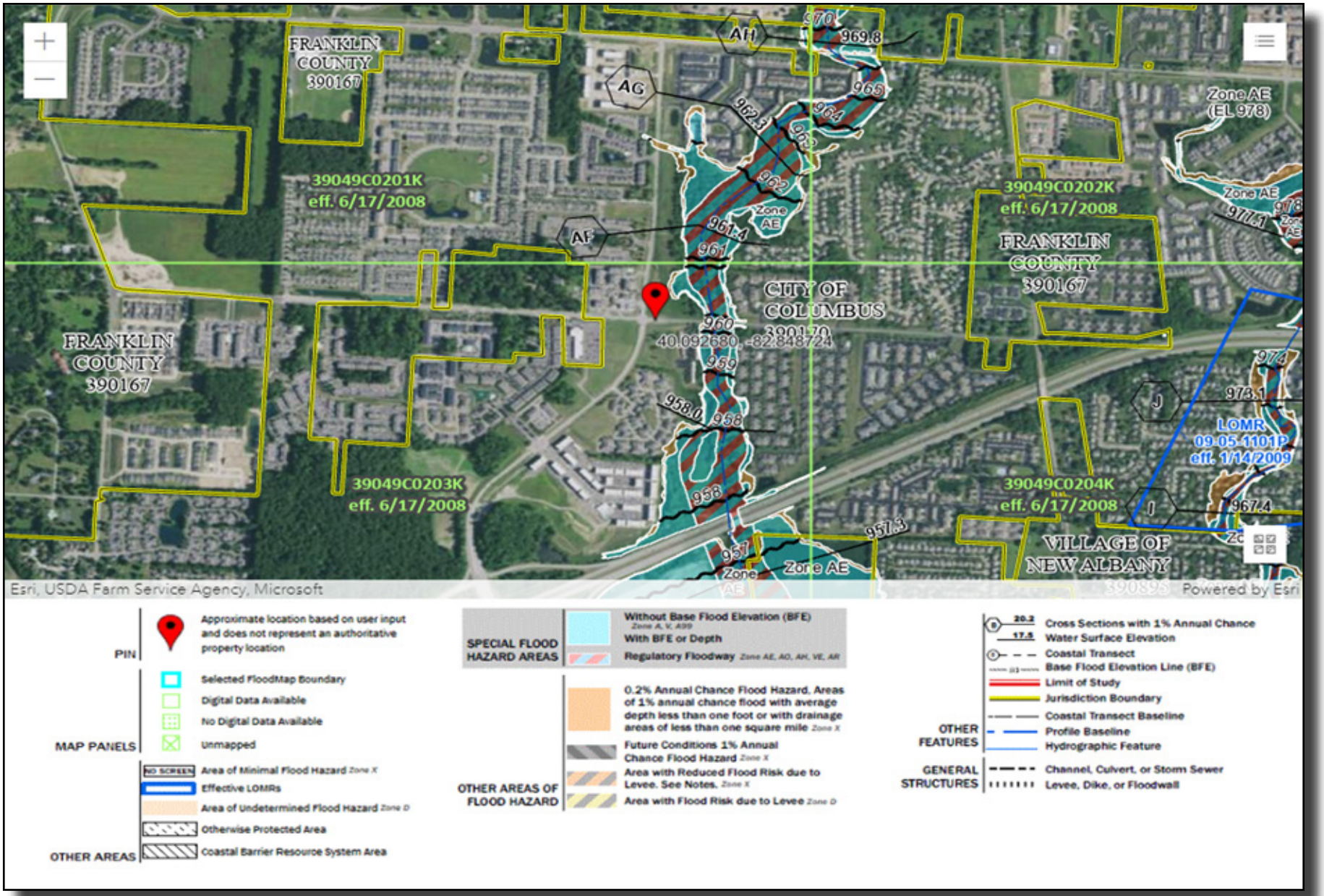
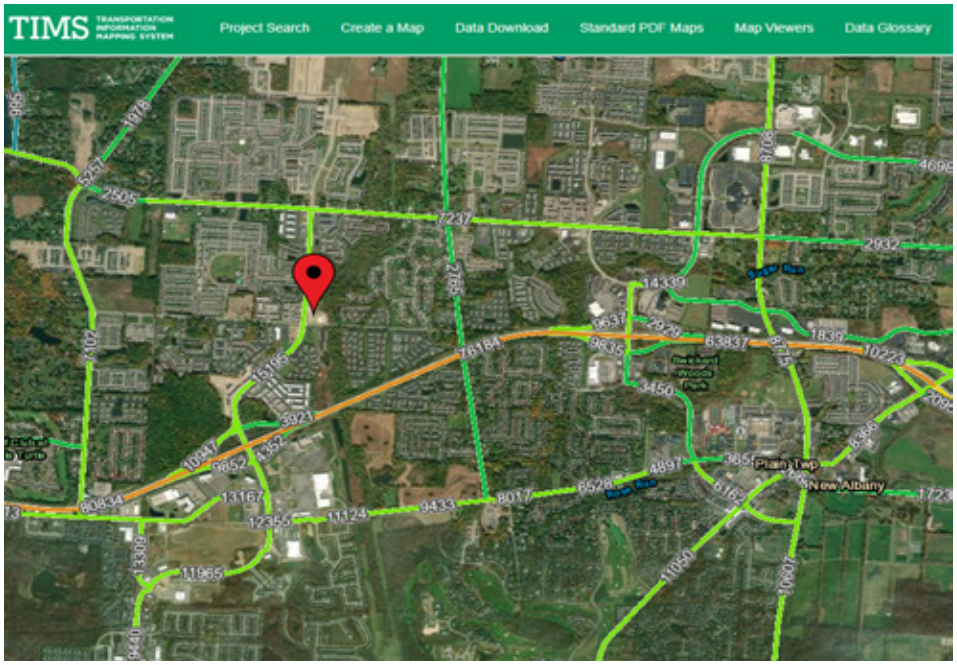
Flood Map


FRANKLIN COUNTY 390167
39049C0201K eff. 6/17/2008
39049C0202K eff. 6/17/2008
39049C0203K eff. 6/17/2008
39049C0204K eff. 6/17/2008
CITY OF COLUMBUS 390170
VILLAGE OF NEW ALBANY
LOMR 09-05-1101P eff. 1/14/2009
Zone AE (EL 978)
Zone AE
AH
AG
AF
J
40.092680, -82.848724
Esri, USDA Farm Service Agency, Microsoft
Powered by Esri
PIN
Approximate location based on user input and does not represent an authoritative property location
MAP PANELS
Selected FloodMap Boundary
Digital Data Available
No Digital Data Available
Unmapped
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
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) Zone A, V, A99
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
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

Demographic Summary Report

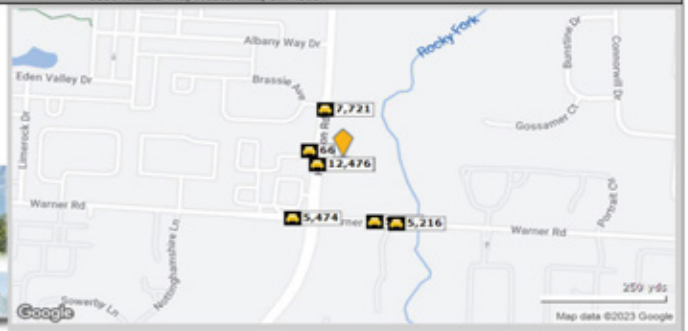
Corner Building
5330 Warner Rd, Westerville, OH 43081

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	12,638		63,418		146,502	
2023 Estimate	11,853		61,389		144,144	
2010 Census	6,472		45,681		124,109	
Growth 2023 - 2028	6.62%		3.31%		1.64%	
Growth 2010 - 2023	83.14%		34.39%		16.14%	
2023 Population by Hispanic Origin	386		2,042		5,301	
2023 Population	11,853		61,389		144,144	
White	9,361	78.98%	47,477	77.34%	108,987	75.61%
Black	1,266	10.68%	6,881	11.21%	21,457	14.89%
Am. Indian & Alaskan	16	0.13%	107	0.17%	312	0.22%
Asian	841	7.10%	5,062	8.25%	8,847	6.14%
Hawaiian & Pacific Island	2	0.02%	18	0.03%	49	0.03%
Other	367	3.10%	1,844	3.00%	4,491	3.12%
U.S. Armed Forces	0		2		55	
Households						
2028 Projection	5,958		28,192		60,193	
2023 Estimate	5,577		27,244		59,138	
2010 Census	2,979		20,006		50,270	
Growth 2023 - 2028	6.83%		3.48%		1.78%	
Growth 2010 - 2023	87.21%		36.18%		17.64%	
Owner Occupied	4,069	72.96%	17,928	65.81%	40,886	69.14%
Renter Occupied	1,508	27.04%	9,316	34.19%	18,252	30.86%
2023 Households by HH Income	5,577		27,244		59,136	
Income: <$25,000	304	5.45%	2,007	7.37%	4,644	7.85%
Income: $25,000 - $50,000	676	12.12%	3,597	13.20%	8,323	14.07%
Income: $50,000 - $75,000	1,161	20.82%	4,688	17.21%	10,450	17.67%
Income: $75,000 - $100,000	828	14.85%	3,836	14.08%	7,828	13.24%
Income: $100,000 - $125,000	817	14.65%	3,450	12.66%	7,741	13.09%
Income: $125,000 - $150,000	730	13.09%	2,772	10.17%	5,544	9.38%
Income: $150,000 - $200,000	545	9.77%	3,048	11.19%	7,006	11.85%
Income: $200,000+	516	9.25%	3,846	14.12%	7,600	12.85%
2023 Avg Household Income	$111,640		$120,891		$117,496	
2023 Med Household Income	$94,549		$96,701		$94,643	



Traffic Count Report

Corner Building
5330 Warner Rd, Westerville, OH 43081



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Hamilton Road	Calebs Creek Way	0.02 N	2020	13,051	MPSI	.03
2	Hamilton Road	Calebs Creek Way	0.02 N	2022	12,476	MPSI	.03
3	Calebs Creek Way	Hamilton Rd	0.01 E	2020	70	MPSI	.04
4	Calebs Creek Way	Hamilton Rd	0.01 E	2022	66	MPSI	.04
5	Hamilton Road	Brassie Ave	0.01 N	2020	6,232	MPSI	.07
6	Hamilton Rd	Brassie Ave	0.01 N	2022	7,721	MPSI	.07
7	Warner Road	Ashford Ridge Rd	0.02 E	2022	5,240	MPSI	.09
8	Warner Road	Hamilton Rd	0.02 E	2022	5,474	MPSI	.09
9	Warner Rd	Ashford Ridge Rd	0.01 W	2022	2,768	MPSI	.10
10	Warner Road	Ashford Ridge Rd	0.01 W	2022	5,216	MPSI	.10

What's Driving Investment?

The Columbus Region is young....

Top 10
Among large metros in the U.S. for concentration of young professionals (age 25-34)

No. 1
in the Midwest for millennial migration*

No. 12
in the U.S. for millennial migration*

growing....

Net Migration
More people moved to the Region from New York, Chicago, L.A., Boston, Pittsburgh, and Portland than left Columbus for those same areas from 2018-2020.

Only City
in the Midwest to add >100,000 people in the past decade

diversifying....

92%
of regional population growth last decade was from non-white only groups.

Columbus Region Population Growth (millions)

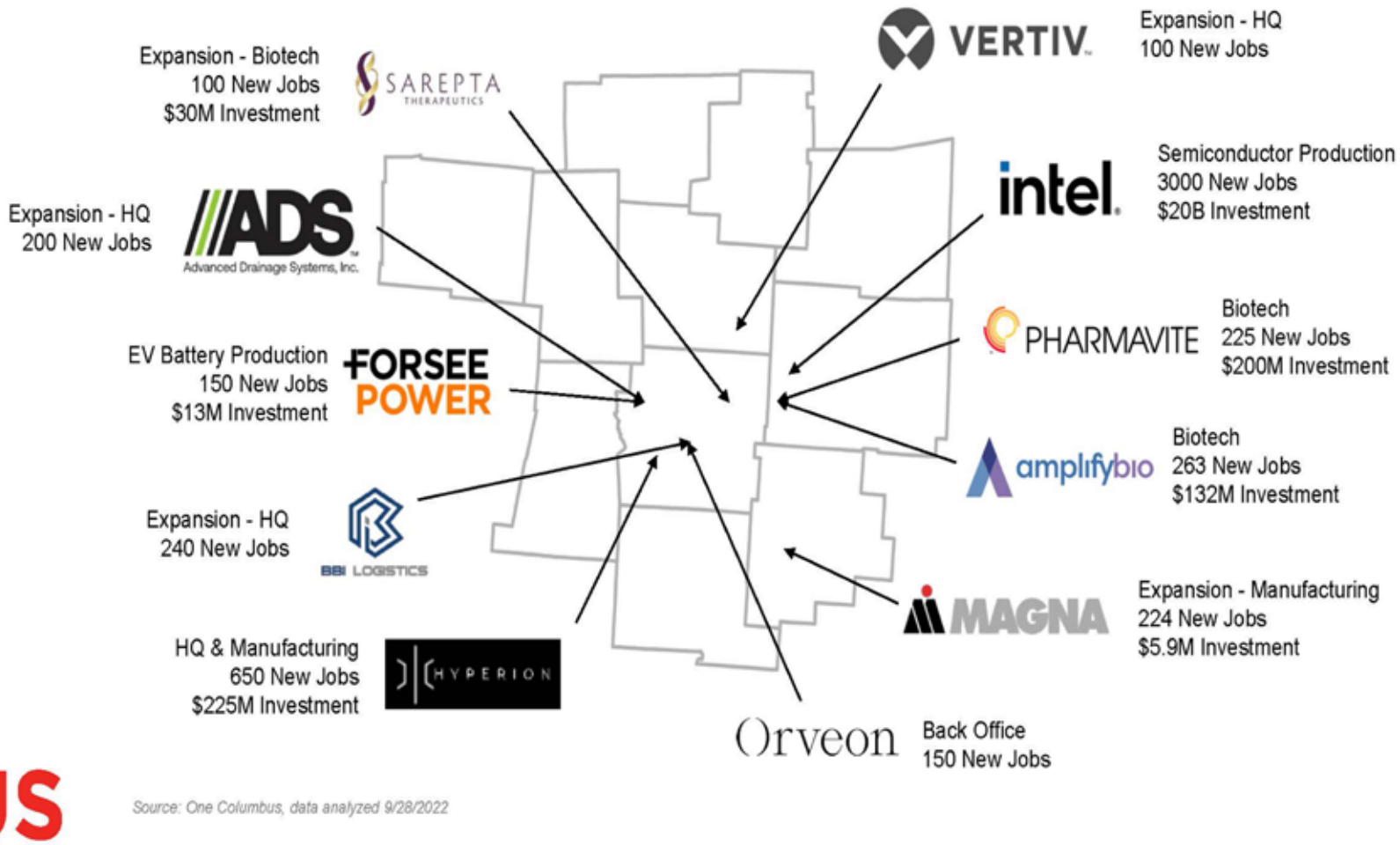
and affordable.

91.5
cost of living index
(U.S. national average = 100.0)

$1,123.46
avg. savings worker / year
(compared with national wages*)

US

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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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.

Alex Marsh
Vice President
614-937-3658
amarsh@rweiler.com

Learn more about us at www.rweiler.com

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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 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/space for your needs.

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