

DEVELOPMENT LAND FOR SALE

**Southwest Corner
W Reindeer Drive & Dublin Road
Powell, Ohio 43065**



0.594 +/- Acres Vacant Land



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

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Property Description

IDEAL SITE FOR OFFICE/RETAIL DEVELOPMENT!

Vacant site ready for development with all utilities available. Nearby establishments include Walgreens, CVS, Wendy's, two large garden centers, restaurants, and other neighborhood retail. Close to Jack Nicklaus' Murfield Village Golf Course, other exclusive golf courses and high-end residential properties. This property is 5 miles from I-270 and is located in the fastest growing county in Ohio.

Address: W. Reindeer Dr & Dublin Rd
Powell, OH 43065

County: Delaware

PID: 600-432-04-001-000

Location: SWC of W Reindeer Dr &
Dublin Rd

Acreage: 0.594 +/- acres

Sale Price: \$150,000

Price/Acre: \$252,525

Zoning: NC - Neighborhood
Commercial

Frontage: 186' - Reindeer Dr
140' - Dublin Rd

- Great Delaware County Location
- All utilities at site
- Ideal mix of retail and residential
- Minutes from Zoombezi Bay and the Columbus Zoo
- Average household income - \$160,311
- High-end neighborhood



Property Location



Great Location!

Shawnee Hills

30 minutes to Columbus Airport

20 minutes to Polaris or Easton

5 minutes to freeways!

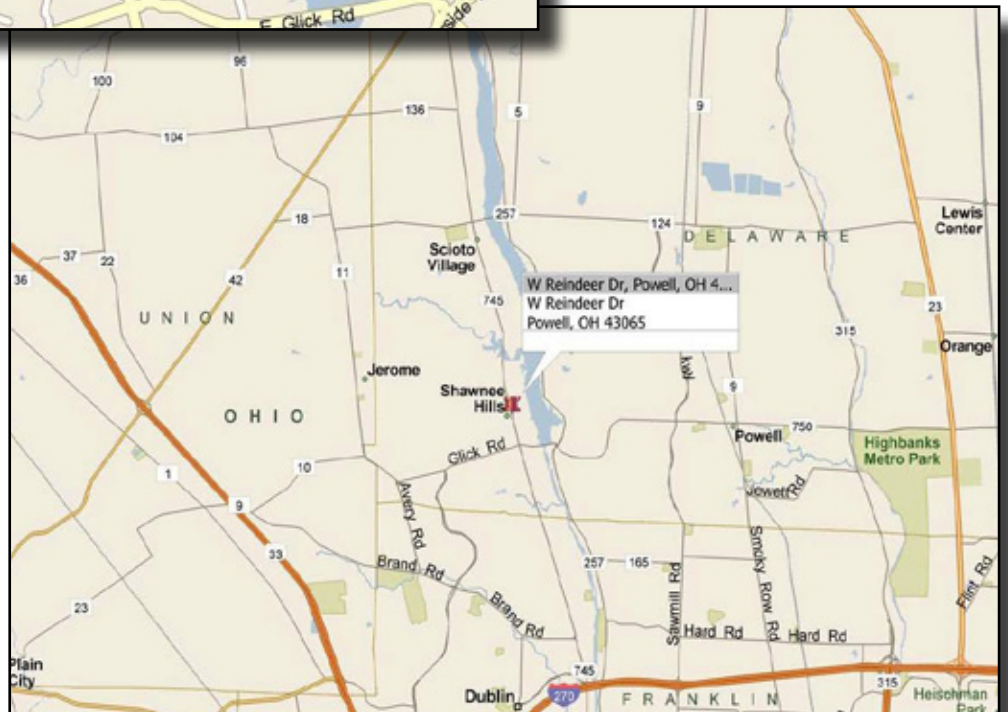
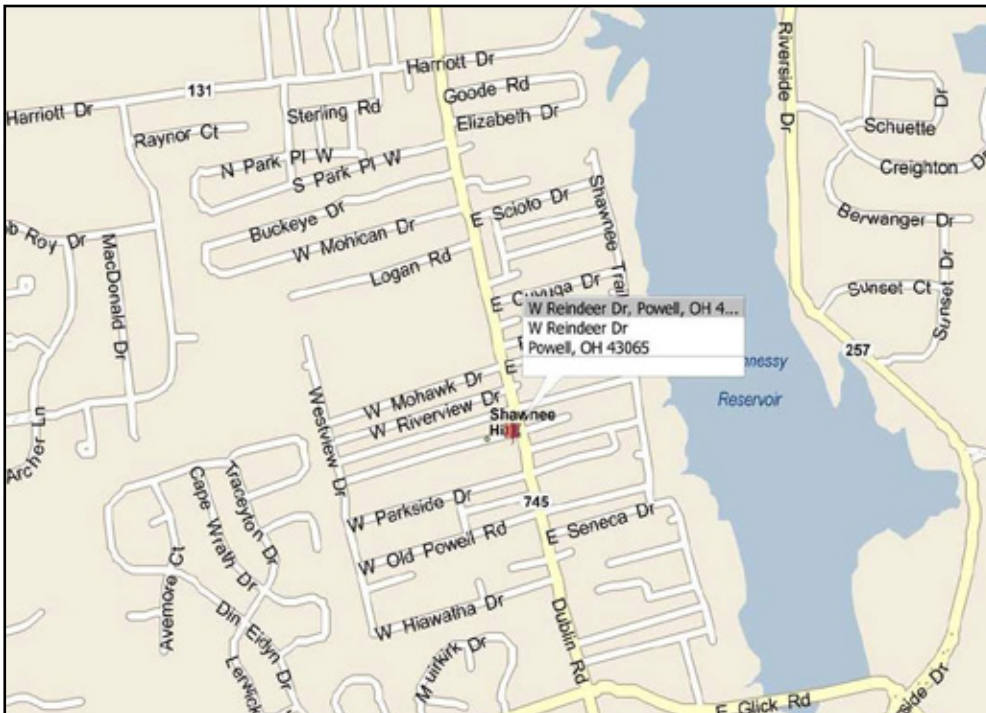
Close to Columbus Zoo & Aquarium



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Street Maps



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Aerial & Plat Maps



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Demographics & Traffic

Demographic Summary Report

W Reindeer Dr			
W Reindeer Dr @ Dublin Rd, Powell, OH 43065			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	5,285	46,420	111,952
2017 Estimate	4,811	42,846	103,909
2010 Census	4,187	38,264	93,412
Growth 2017 - 2022	9.85%	8.34%	7.74%
Growth 2010 - 2017	14.90%	11.97%	11.24%
2017 Population by Hispanic Origin	72	887	3,140
2017 Population	4,811	42,846	103,909
White	4,199 87.28%	35,863 83.70%	86,426 83.17%
Black	203 4.22%	904 2.11%	3,048 2.93%
Am. Indian & Alaskan	5 0.10%	46 0.11%	163 0.16%
Asian	326 6.78%	5,286 12.34%	12,152 11.69%
Hawaiian & Pacific Island	3 0.06%	16 0.04%	35 0.03%
Other	75 1.56%	731 1.71%	2,085 2.01%
U.S. Armed Forces	0	7	18
Households			
2022 Projection	1,810	16,273	40,743
2017 Estimate	1,646	14,989	37,782
2010 Census	1,426	13,264	33,754
Growth 2017 - 2022	9.96%	8.57%	7.84%
Growth 2010 - 2017	15.43%	13.01%	11.93%
Owner Occupied	1,562 94.90%	13,020 86.86%	29,302 77.56%
Renter Occupied	84 5.10%	1,970 13.14%	8,480 22.44%
2017 Households by HH Income	1,646	14,990	37,782
Income: <\$25,000	90 5.47%	631 4.21%	1,757 4.65%
Income: \$25,000 - \$50,000	124 7.53%	1,321 8.81%	4,409 11.67%
Income: \$50,000 - \$75,000	178 10.81%	1,409 9.40%	5,367 14.21%
Income: \$75,000 - \$100,000	232 14.09%	1,589 10.60%	5,021 13.29%
Income: \$100,000 - \$125,000	179 10.87%	1,670 11.14%	4,768 12.67%
Income: \$125,000 - \$150,000	130 7.90%	1,714 11.43%	3,819 10.11%
Income: \$150,000 - \$200,000	240 14.58%	2,294 15.30%	5,071 13.42%
Income: \$200,000+	473 28.74%	4,362 29.10%	7,550 19.98%
2017 Avg Household Income	\$160,311	\$164,364	\$139,230
2017 Med Household Income	\$128,846	\$137,762	\$112,202

Traffic Count Report

W Reindeer Dr						
W Reindeer Dr @ Dublin Rd, Powell, OH 43065						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject P
1 Dublin Rd	W Reindeer Dr	0.01 S	2016	6,760	MPSI	.04
2 Dublin Rd	E Osage Dr	0.04 S	2011	6,485	MPSI	.31
3 Dublin Rd	E Water View Dr	0.01 S	2016	6,760	MPSI	.31
4 Glick Rd	Dublin Rd	0.05 E	2016	9,440	MPSI	.40
5 Dublin Rd	Buckeye Dr	0.01 N	2015	7,292	AADT	.42
6 Dublin Rd	E Osage Dr	0.10 N	2011	9,294	MPSI	.45
7 Dublin Rd	Glick Rd	0.05 N	2016	8,770	MPSI	.45
8 Glick Rd	Riverside Dr	0.08 SE	2011	17,057	MPSI	.69
9 Glick Rd	Riverside Dr	0.07 E	2016	12,762	MPSI	.69
10 Dublin Rd	Elizabeth Dr	0.20 S	2011	4,687	MPSI	.71



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City Highlights

Welcome to Columbus

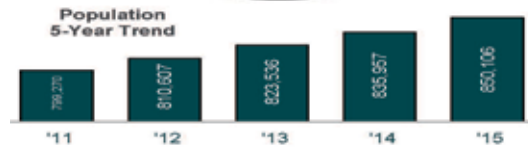
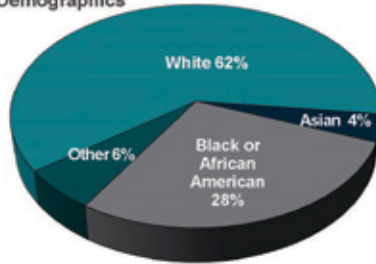
Columbus was founded in 1812 and has been the capital of the State of Ohio for 200 years. As the 15th largest populated city in the United States, covering 228 square miles, the city is recognized nationwide for its historic neighborhoods, booming downtown arts and sporting district, open attitude, and notably affordable quality of life. The city's economy is very diverse and the community prides itself on being at the forefront of education reform, fiscal responsibility, and public safety. Economic investments in the future of Columbus have created jobs and spurred major initiatives focused on improving neighborhoods, community health, and the environment.



Demographic

The population of Columbus is diverse, young, and has a growth rate double the national average. The city's population is well educated, with over 33 percent having earned a bachelor or advanced degree compared to the national average of 29 percent. City Observatory ranked Columbus 11th nationwide for increase in college educated young adults by percentage of population.

Racial Demographics



Columbus Housing

The City of Columbus' housing market is booming with trendy and desirable neighborhoods, affordable housing options, and a thriving local economy. In Nationwide's Health of Housing Markets 2016 Q2 report, the Columbus housing market was ranked 35th nationwide.

Columbus is known for its vibrant, unique neighborhoods. Throughout the city, there are a variety of living options with many neighborhoods consisting of smaller communities within its borders. Residents are able to live in areas that range from historically preserved German Village, to the popular Short North, or newly developed downtown condominiums.

Columbus Employment

Columbus serves as headquarters to major national and multinational corporations, including Nationwide Mutual Insurance, L Brands, Huntington Bancshares, American Electric Power (AEP), and Big Lots. In recent years, the healthcare industry has emerged as a growth sector, with the city boasting four nationally recognized health system employers; each employ thousands of healthcare workers and contribute billions of dollars to the local economy.

Employer Name	Central Ohio Employees
The Ohio State University	30,963
State of Ohio	23,859
OhioHealth Corp	19,936
JPMorgan Chase & Co.	19,200
Nationwide Mutual Insurance Co.	12,200
Kroger Co.	10,242
Mount Carmel Health System	8,818
Nationwide Children's Hospital	8,508
City of Columbus	8,254
Honda North America, Inc.	7,800
Franklin County	6,959
Columbus City Schools	6,488
L Brands, Inc.	6,090
Huntington Bancshares, Inc.	4,661
Cardinal Health, Inc.	4,635

Source: Columbus 2016, OSU 2016 Statistical Summary

Downtown Development

Downtown remains essential to the overall economic health of the city. With only 1 percent of the city's land area, downtown employers house over 17 percent of all jobs in Columbus. As a business location, the city is booming with office vacancy rates near historic lows.

A critical part of the city's efforts to ensure downtown remains the premier employment center in the region is to invest in and grow the residential population. Investments in public amenities are also critical to the long-term health of downtown.

COLUMBUS COMMUNITY PROFILE



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City Highlights

DELAWARE COUNTY

DEMOGRAPHICS

 **196,463**
RESIDENTS

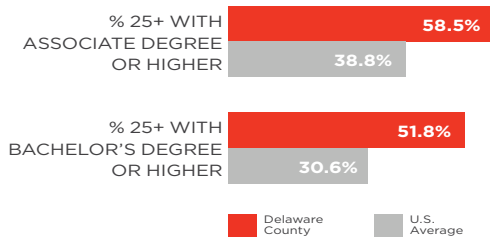
 **37.8**
MEDIAN AGE

 **65,648**
HOUSEHOLDS

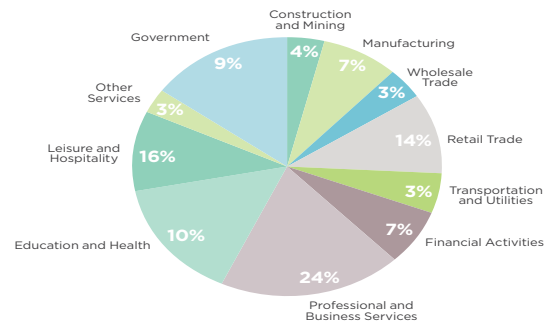
 **\$91,955**
MEDIAN HOUSEHOLD INCOME

WORKFORCE

3.5% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
JPMorgan Chase & Co.	10,197	Financial services back office, software development, data center
The Kroger Co.	800	Great Lakes distribution center of supermarket retailer
DHL Supply Chain	744	Americas HQ, logistics services
American Showa Inc.	560	Manufacturing and R&D of shock absorbers and power steering systems
Vertiv Co.	550	HQ, manufacturing of power equipment for industrial and data centers
McGraw-Hill Education	500	Distribution of educational publications, development of digital learning products
Optum	500	Insurance and workers compensation office
Advanced Auto Parts, Inc.	406	Auto parts distribution
PPG Industries, Inc.	359	Paint and resins manufacturing, R&D
JEGS High Performance	350	HQ and distribution of auto and truck parts

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

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.

A prospective purchaser 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. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase 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, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.



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