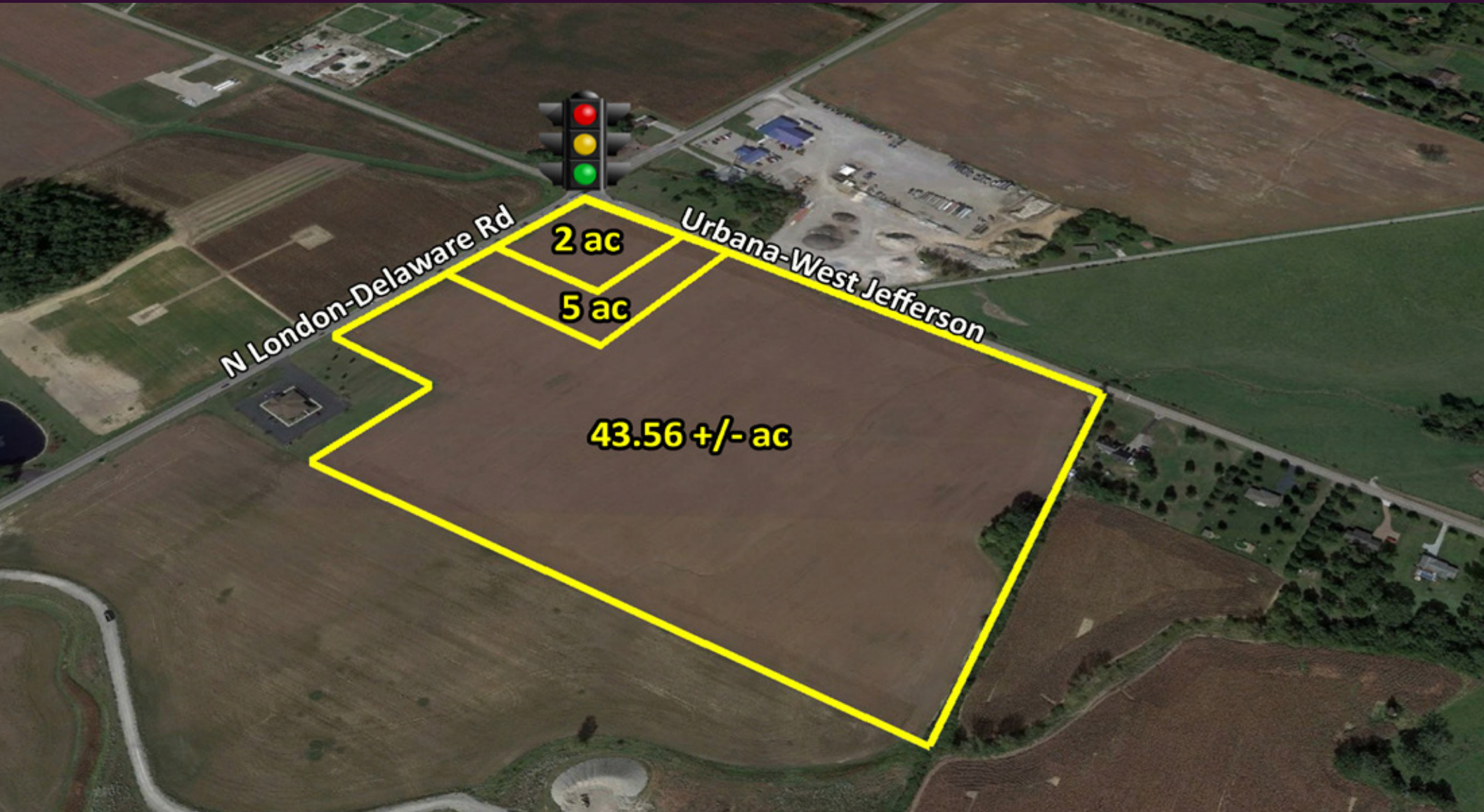


THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

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COMPANY

Appraisal Brokerage Consulting Development

**DEVELOPMENT LAND**

**0 US Route 42, London, OH 43140**

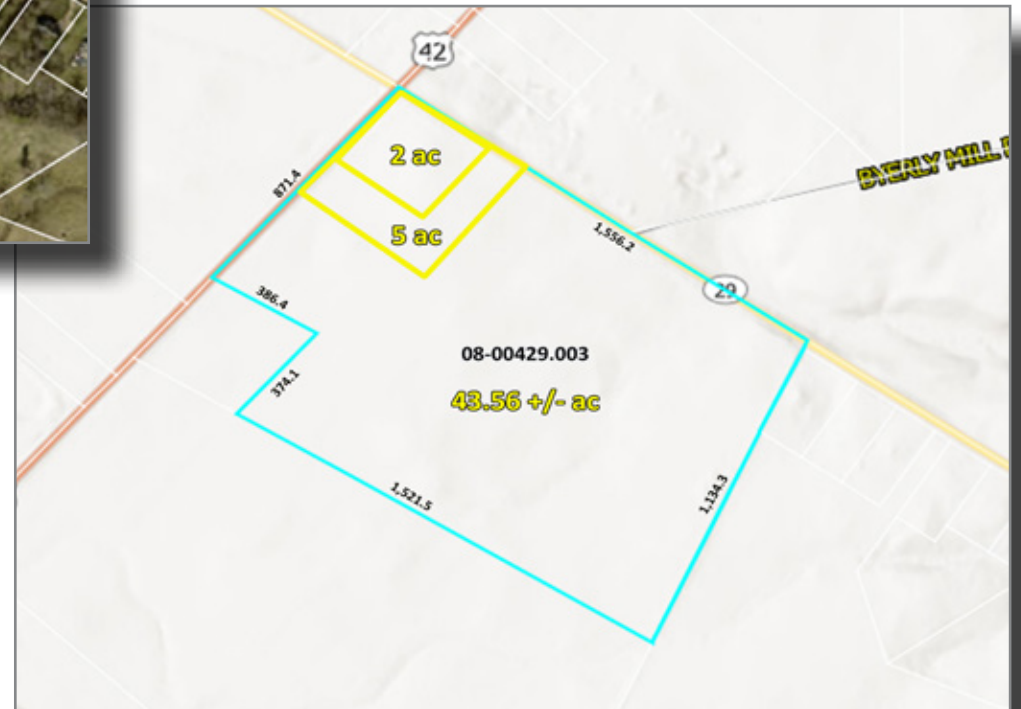
## Large Corner Lot at US 42 & SR 29!!

Approximately 43.56 +/- acres located at the southeast corner of US 42 & SR 29 in London. Ohio Edison Electric and Columbia Gas services available. Water and sewer available. Ideal development site with proper rezoning and/or annexation. Zoned C2 in Madison County but all uses are conditional. Owner is willing to split the corner lot off the main parcel.



### Property Highlights

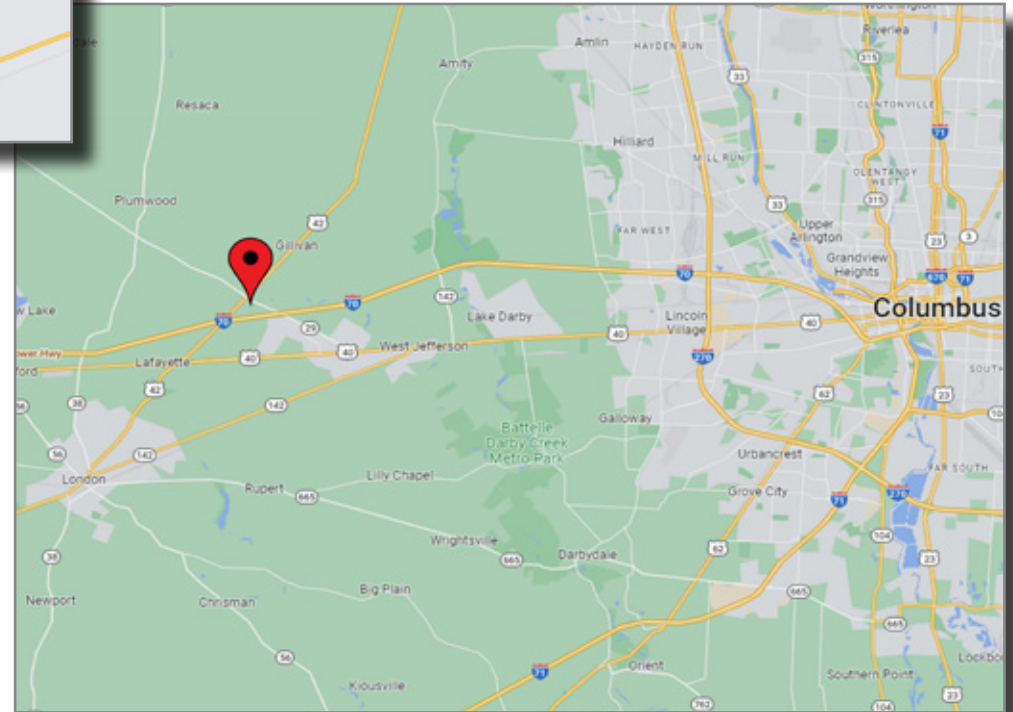
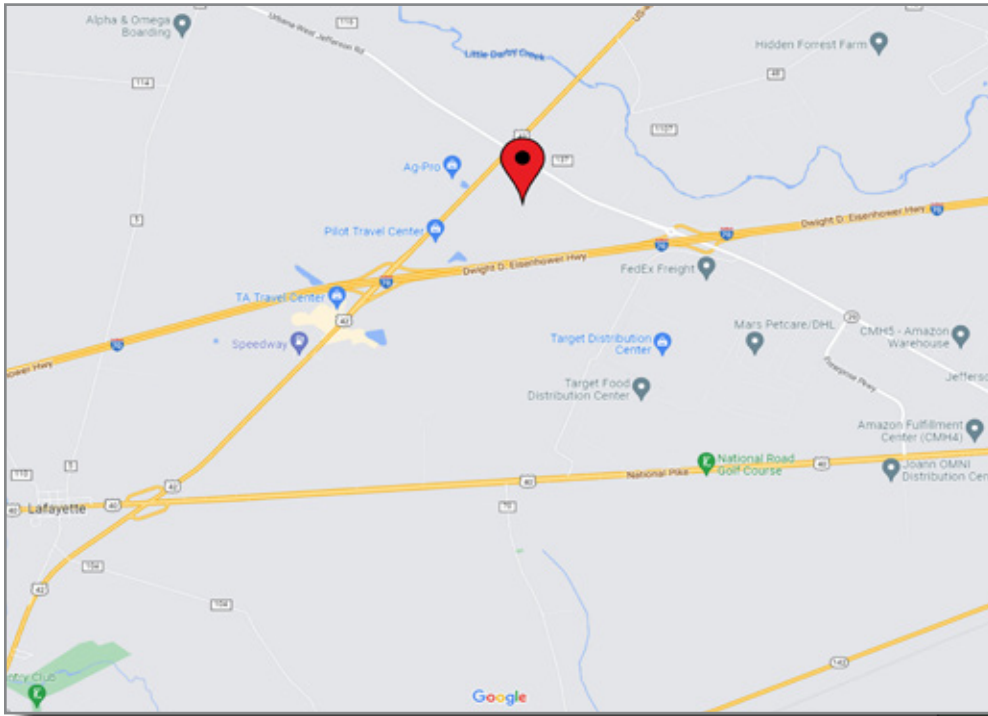
<b>Address:</b>	<b>0 US Route 42 London, OH 43140</b>
<b>County:</b>	<b>Madison</b>
<b>Township:</b>	<b>Jefferson</b>
<b>Schools:</b>	<b>Jefferson</b>
<b>PID:</b>	<b>08-00429.003</b>
<b>Location:</b>	<b>North of I-70, SEC of US-42 &amp; Urbana-West Jefferson Rd</b>
<b>Utilities:</b>	<b>Water &amp; sewer available</b>
<b>Acreage:</b>	<b>43.56 +/- acres</b>
<b>Sale Price:</b>	
2 acre Lot:	\$650,000/ac
5 acre Lot:	\$350,000/ac
43.56 +/- ac:	\$100,000/ac
<b>Zoning:</b>	<b>C 2 - General Commercial</b>



\*Dimensions labeled on map are approximated using Madison County Auditor Map Measure Tool. Actual dimensions to be determined by prepared survey.

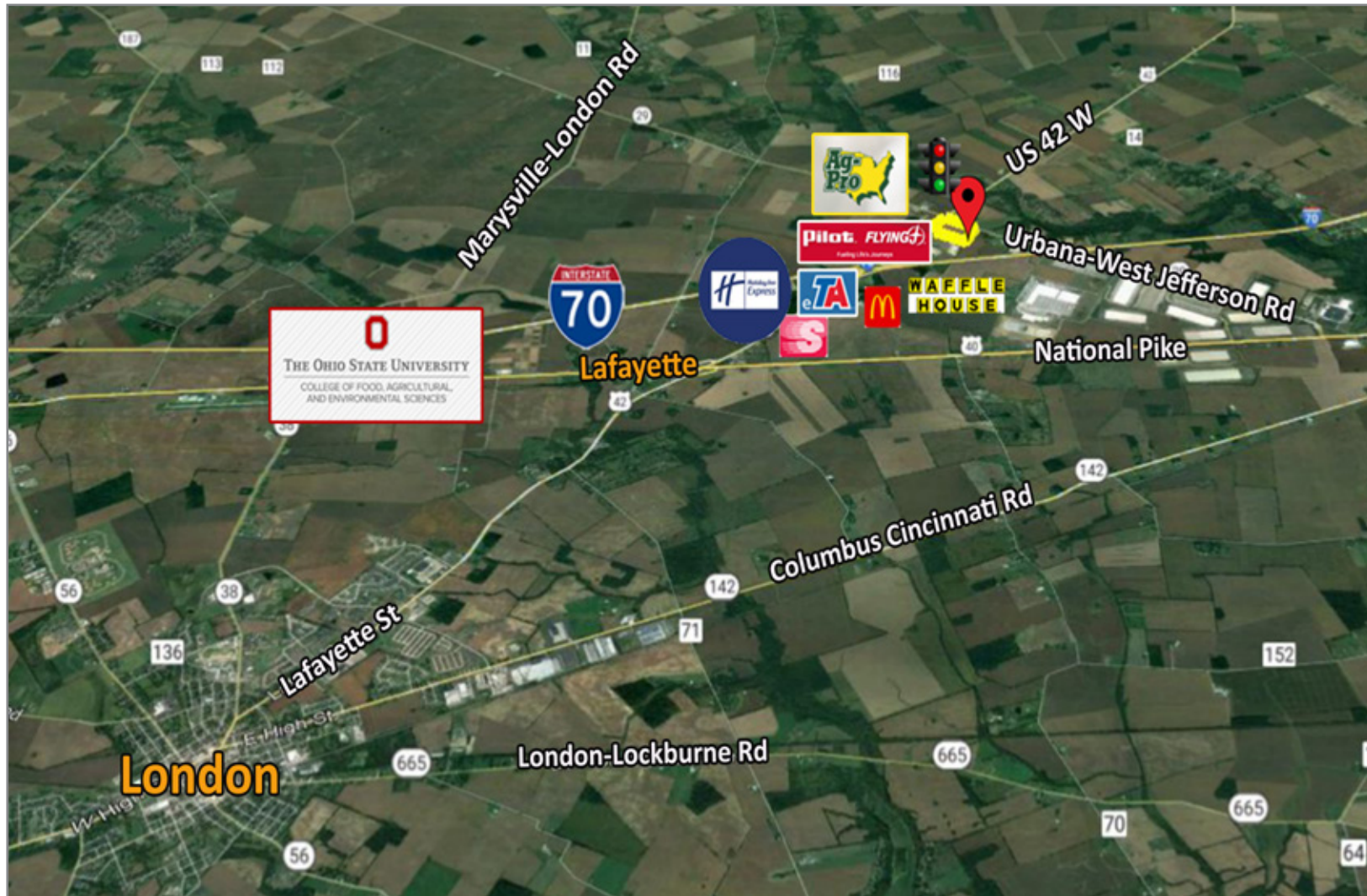
43.56 +/- ac of Development Land  
0 US Route 42, London, OH 43140

# Street Maps

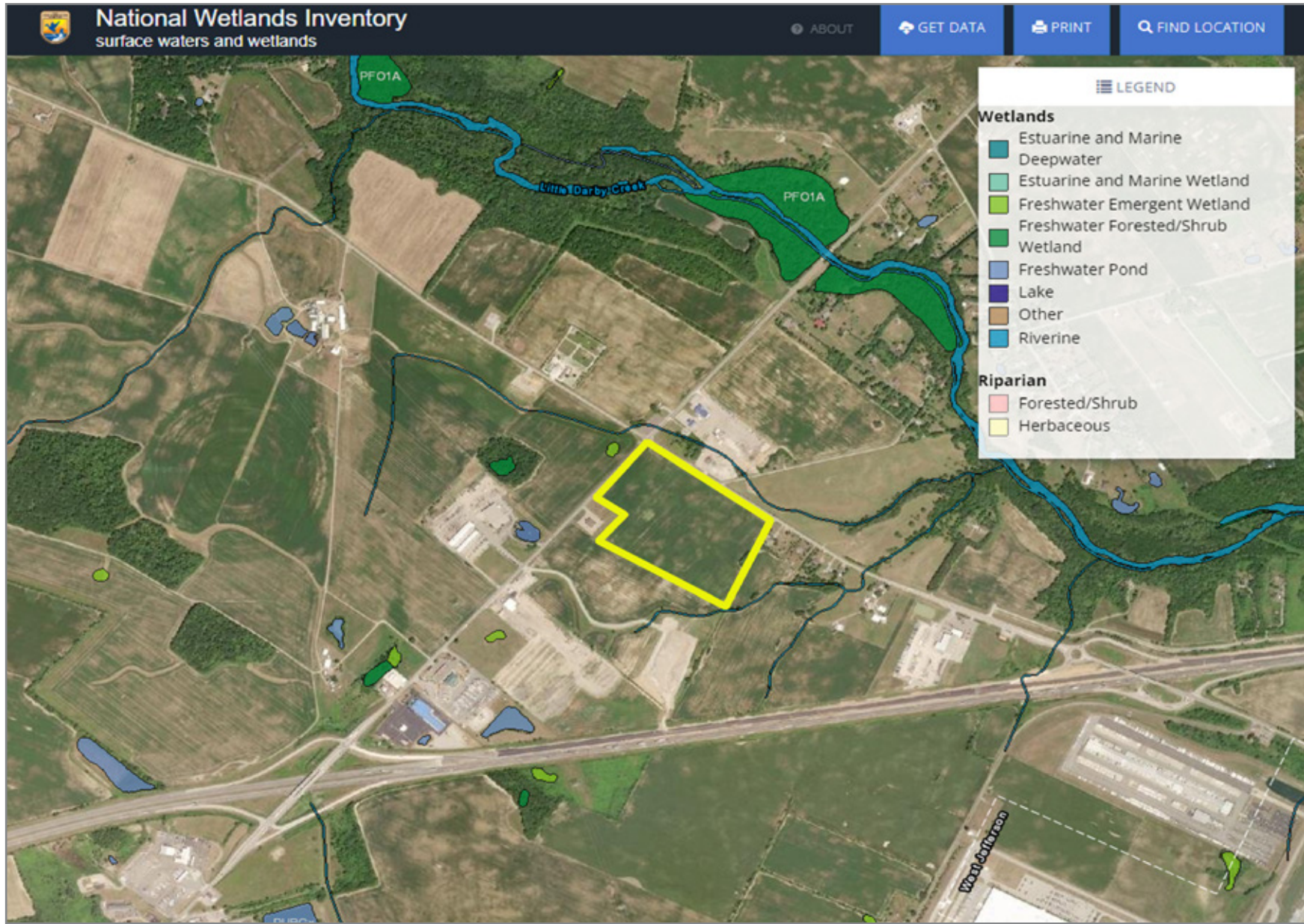


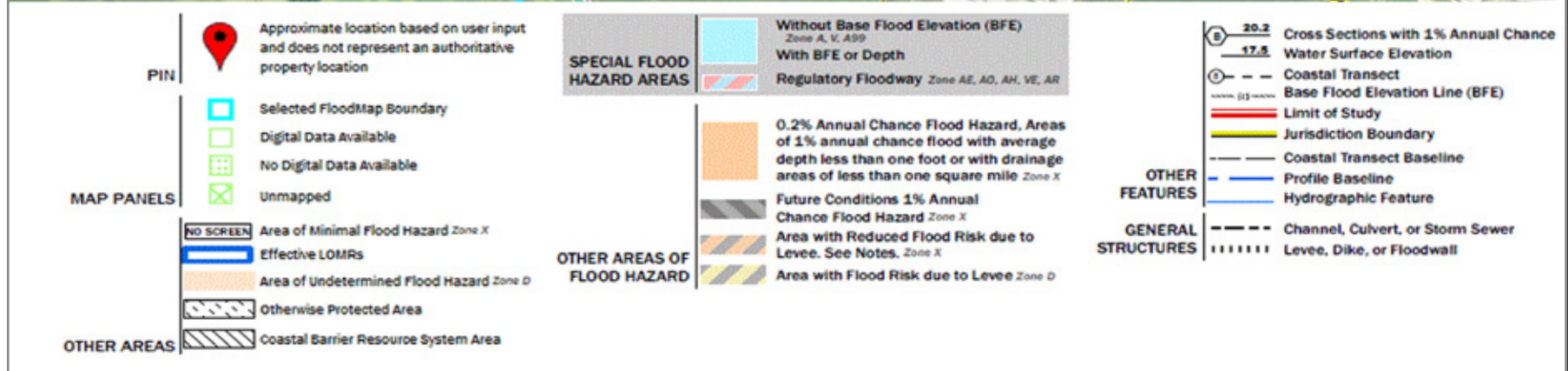
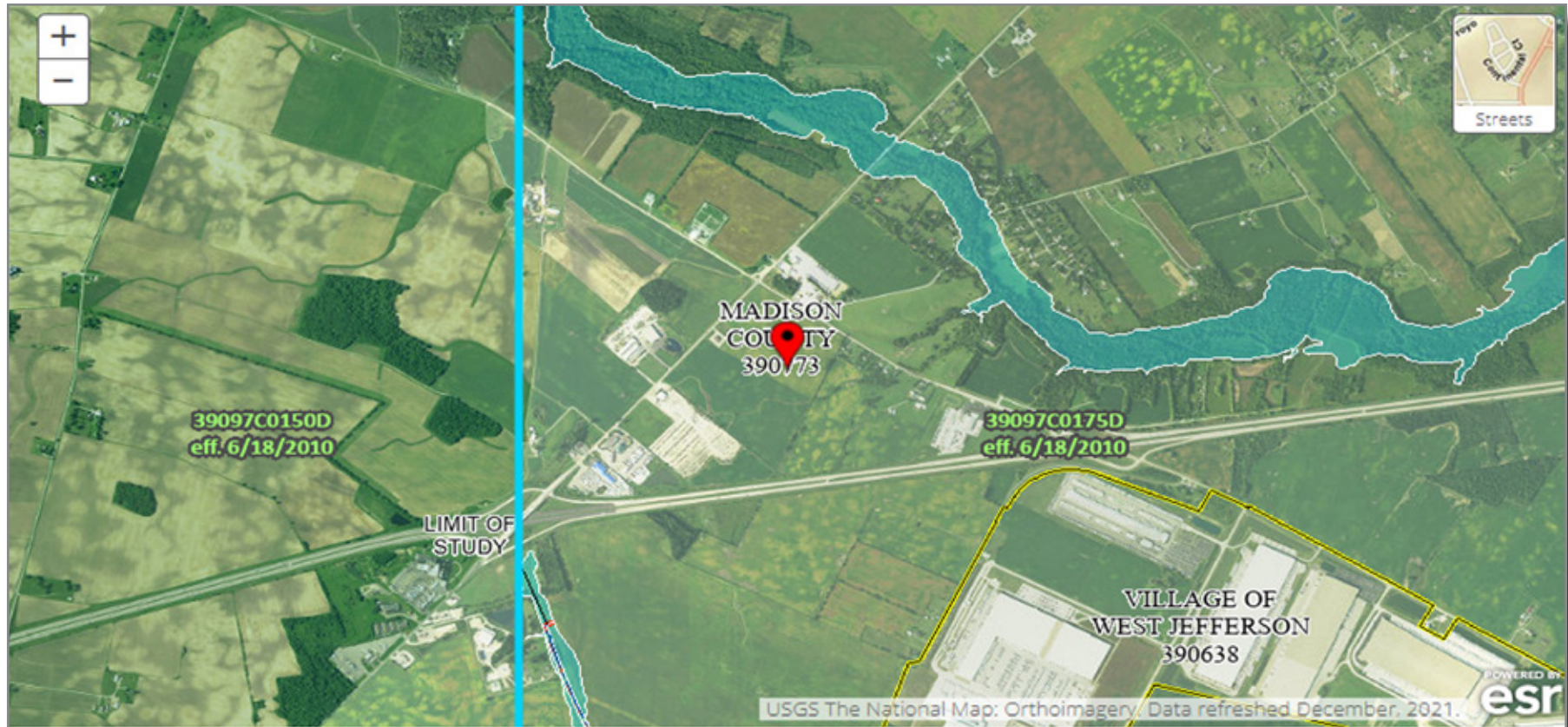
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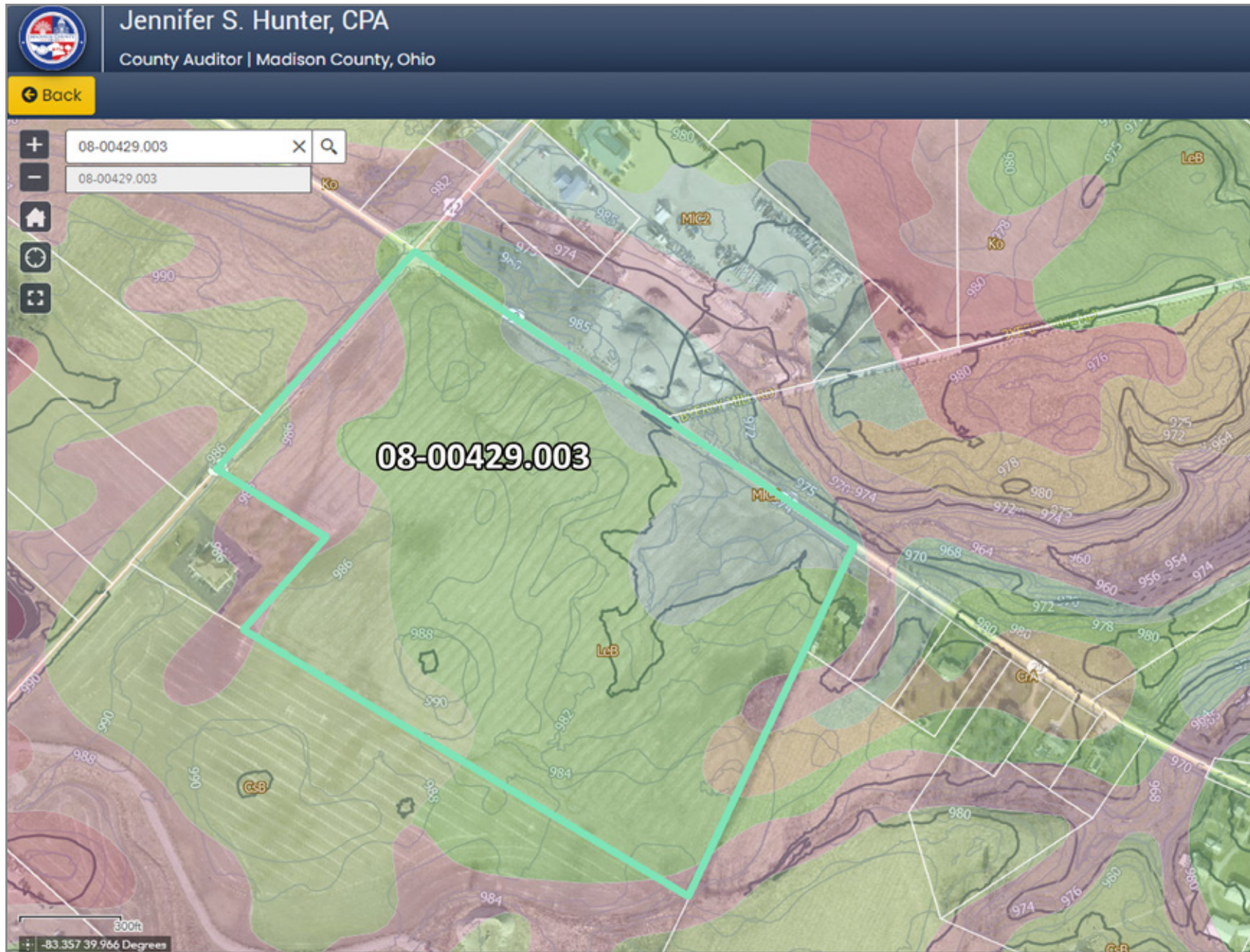
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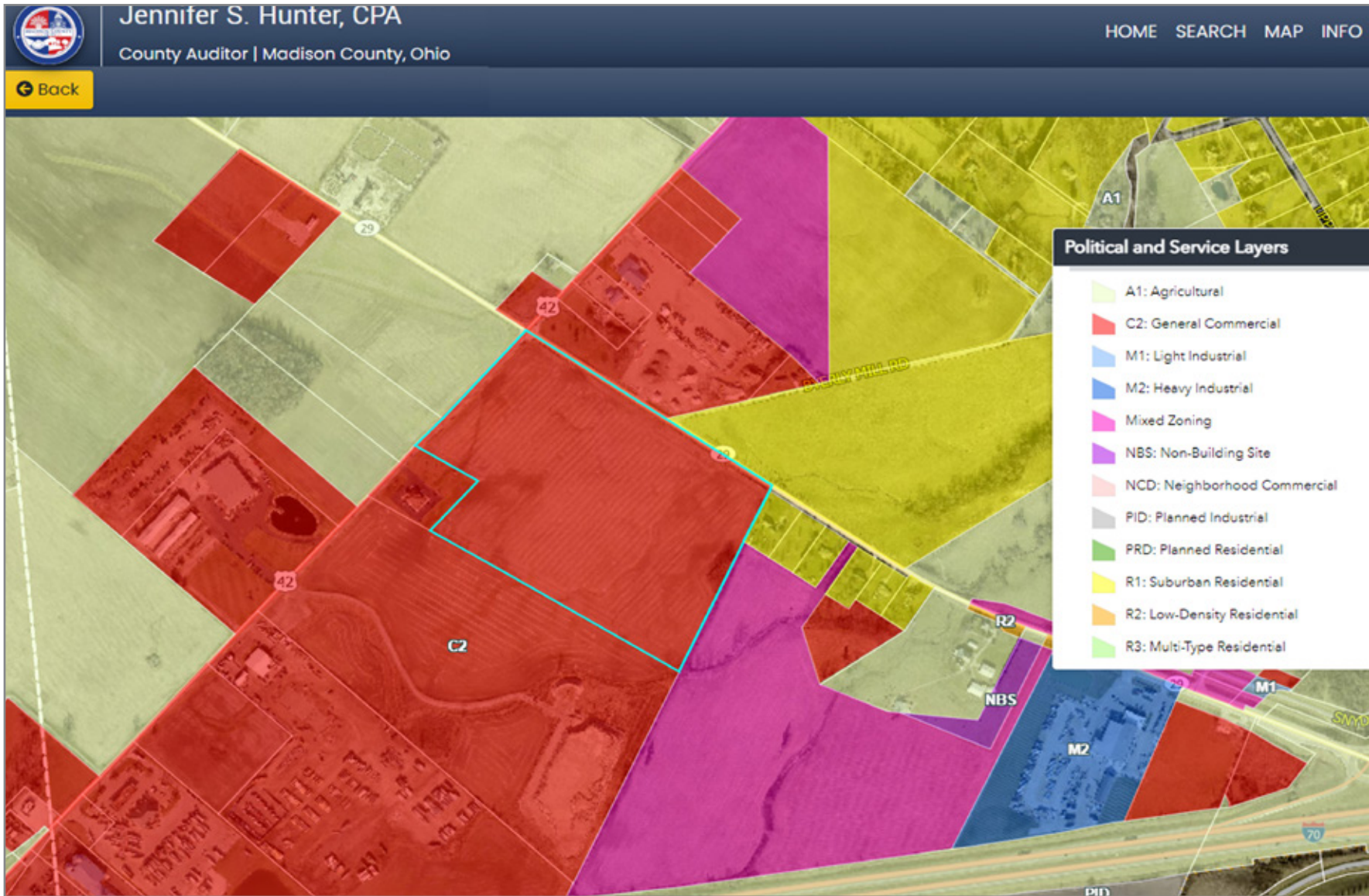
**Great Location!**  
Easy access to major roads  
Minutes to Downtown London  
20 minutes to Downtown Columbus



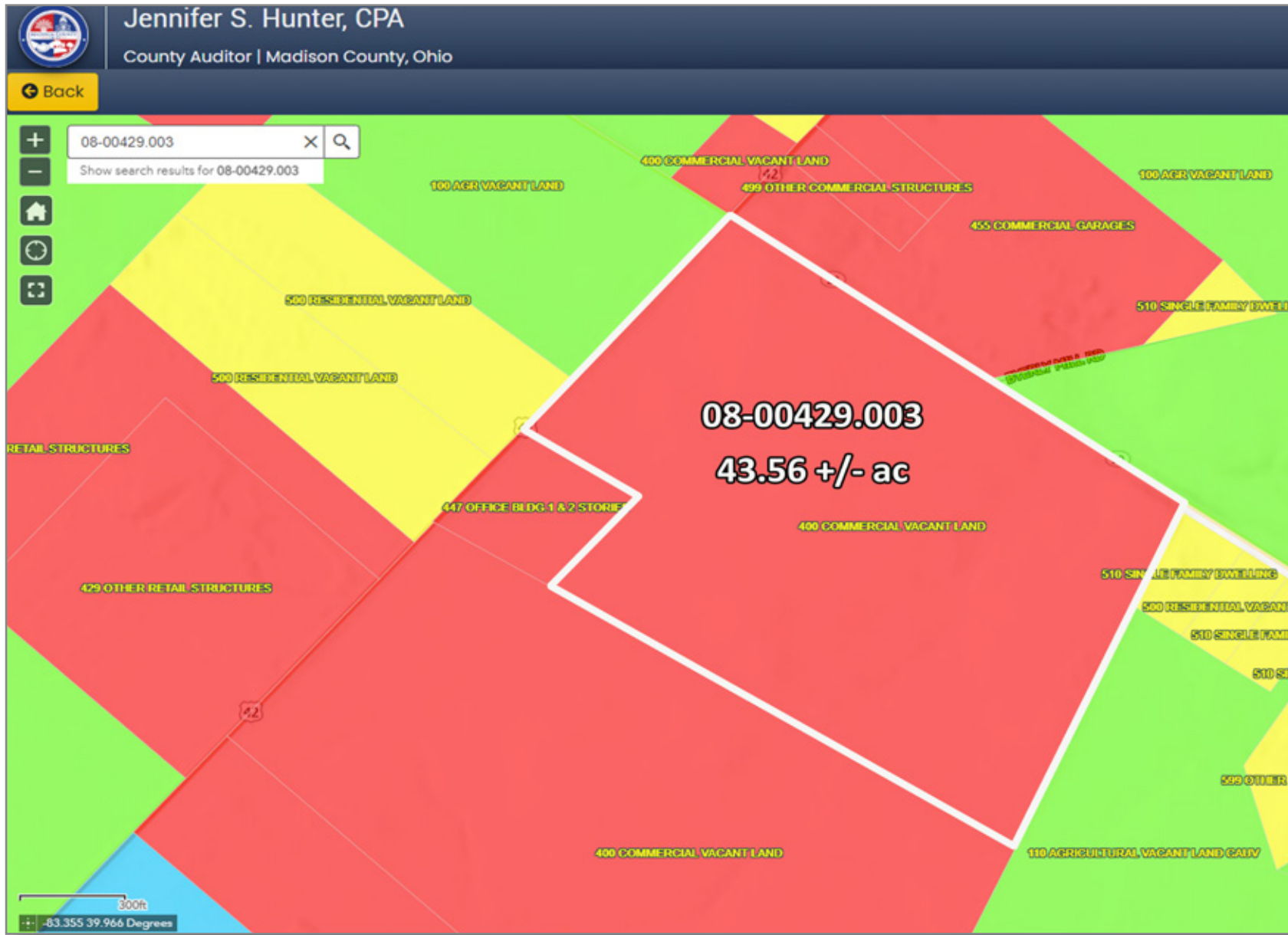







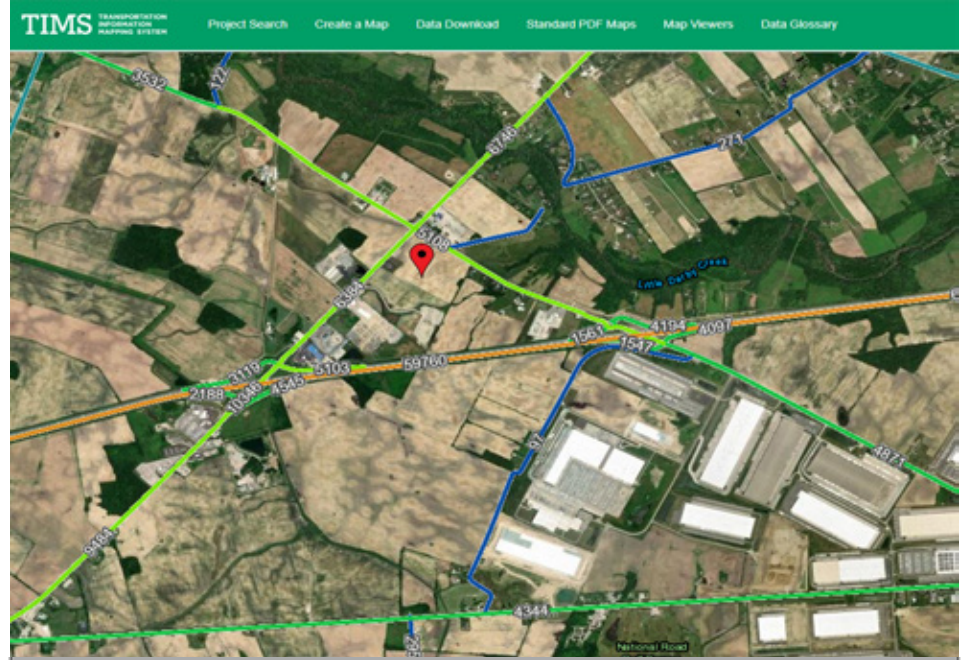


[Click here to view zoning text](#)



Demographic Summary Report

US 42 & SR 29, London, OH 43140			
			
<b>Radius</b>	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	162	1,880	8,191
2023 Estimate	160	1,853	8,123
2010 Census	150	1,702	7,716
Growth 2023 - 2028	1.25%	1.46%	0.84%
Growth 2010 - 2023	6.67%	8.87%	5.27%
<b>2023 Population by Hispanic Origin</b>			
2023 Population	160	1,853	8,123
White	155 96.88%	1,797 96.98%	7,881 97.02%
Black	0 0.00%	11 0.59%	46 0.57%
Am. Indian & Alaskan	0 0.00%	3 0.16%	18 0.22%
Asian	1 0.63%	12 0.65%	50 0.62%
Hawaiian & Pacific Island	0 0.00%	3 0.16%	8 0.10%
Other	3 1.88%	27 1.46%	119 1.46%
U.S. Armed Forces	0	0	0
<b>Households</b>			
2028 Projection	61	676	3,045
2023 Estimate	60	666	3,016
2010 Census	56	608	2,858
Growth 2023 - 2028	1.67%	1.50%	0.96%
Growth 2010 - 2023	7.14%	9.54%	5.53%
Owner Occupied	56 93.33%	560 84.08%	2,397 79.48%
Renter Occupied	4 6.67%	106 15.92%	619 20.52%
<b>2023 Households by HH Income</b>			
Income: <\$25,000	12 19.67%	103 15.44%	406 13.47%
Income: \$25,000 - \$50,000	7 11.48%	142 21.29%	607 20.13%
Income: \$50,000 - \$75,000	8 13.11%	139 20.84%	652 21.63%
Income: \$75,000 - \$100,000	11 18.03%	86 12.89%	369 12.24%
Income: \$100,000 - \$125,000	7 11.48%	79 11.84%	432 14.33%
Income: \$125,000 - \$150,000	5 8.20%	45 6.75%	166 5.51%
Income: \$150,000 - \$200,000	5 8.20%	46 6.90%	221 7.33%
Income: \$200,000+	6 9.84%	27 4.05%	162 5.37%
<b>2023 Avg Household Income</b>	\$101,115	\$82,063	\$87,196
<b>2023 Med Household Income</b>	\$82,954	\$66,191	\$69,467

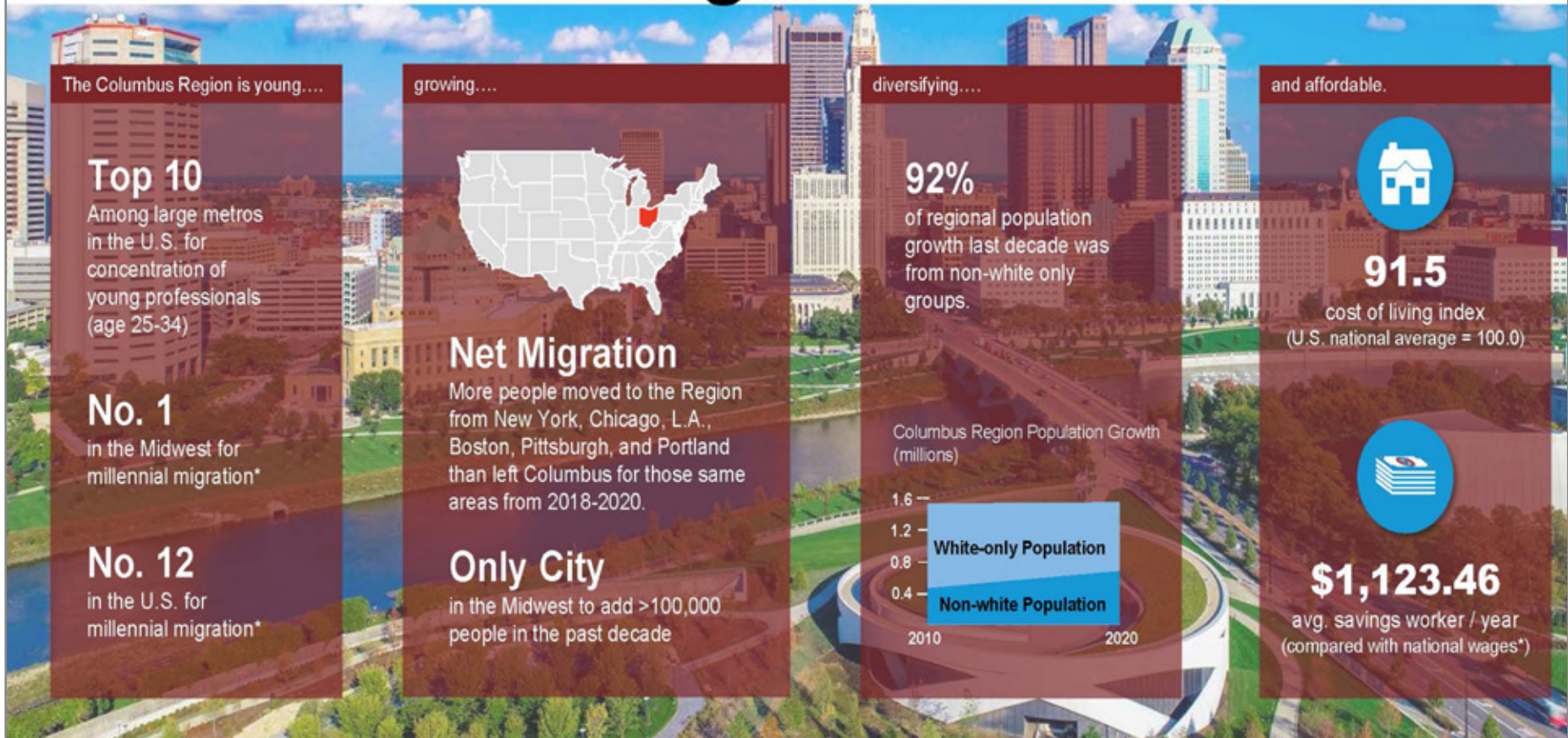


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 London 7 Delaware Road	Urbana-West Jefferson Rd	0.23 NE	2020	5,265	MPSI	.17
2 N London-Delaware Rd	Urbana-West Jefferson Rd	0.23 NE	2022	7,763	MPSI	.18
3 US-42	Urbana-West Jefferson Rd	0.23 NE	2020	9,411	AADT	.18
4 I-70	N London-Delaware Rd	0.79 W	2020	47,995	AADT	.44
5 I-70	N London-Delaware Rd	0.79 W	2022	49,928	MPSI	.44
6 I-70	N London-Delaware Rd	0.79 W	2021	49,681	MPSI	.44
7 Urbana-West Jefferson Rd	Snyder Ln NE	0.21 SE	2022	4,619	MPSI	.54
8 SR-29	Snyder Ln NE	0.21 SE	2020	4,833	AADT	.54
9 Urbana 7 West Jefferson Road	Snyder Ln NE	0.21 SE	2020	4,787	MPSI	.54
10 RAMP FROM IR70 WB TO US42	N London-Delaware Rd	0.18 W	2020	4,313	AADT	.68



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# 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.



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