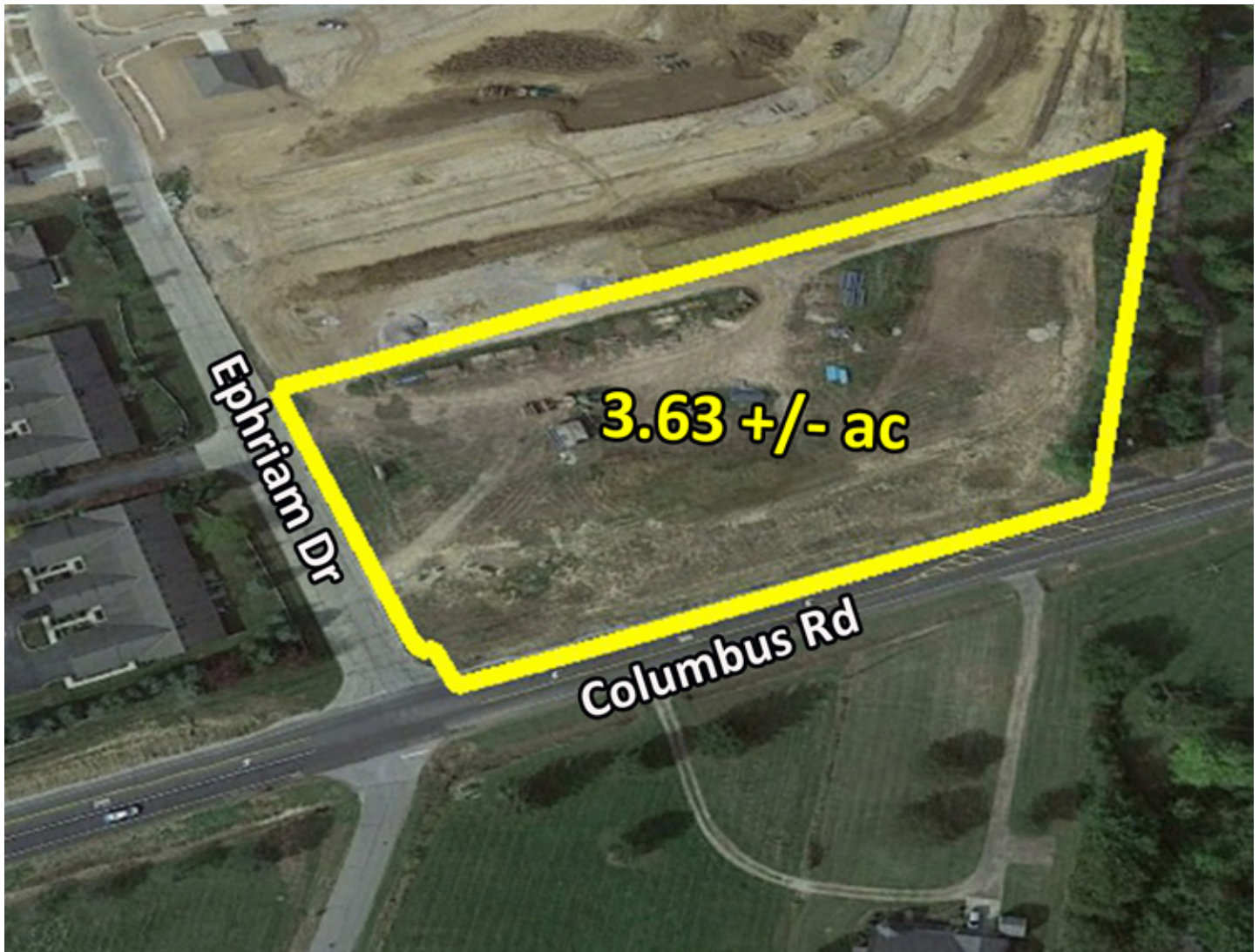


COMMERCIAL OUTPARCEL FOR SALE

NEC Columbus Road & Ephriam Drive
Granville, Ohio 43023

Reserve at Ellington Village Subdivision



3.63 +/- Acres Commercial Outparcel Corner Lot



Skip Weiler
skip@rweiler.com
10 N. High St. Suite 401
Columbus, Ohio 43215
614-221-4286 ext. 102
www.rweiler.com

Property Description

COMMERCIAL OUTPARCEL IN FRONT OF ELLINGTON VILLAGE!

3.63 +/- acre commercial outparcel corner lot in front of The Reserve at Ellington Village subdivision east of Pataskala! Harrison Twp. Excellent visibility on Columbus Rd/SR16/E Broad St. Surrounded by several new housing developments in the area. Zoned B-1 Business District.

Address: 0 Columbus Rd,
Granville, OH 43023

Township: Harrison

County: Licking

PID: 025-068070-00.001

Location: NEC Columbus Rd & Ephriam Dr

**Total
Acreage:** 3.63 +/- acres

Sale Price: \$490,050

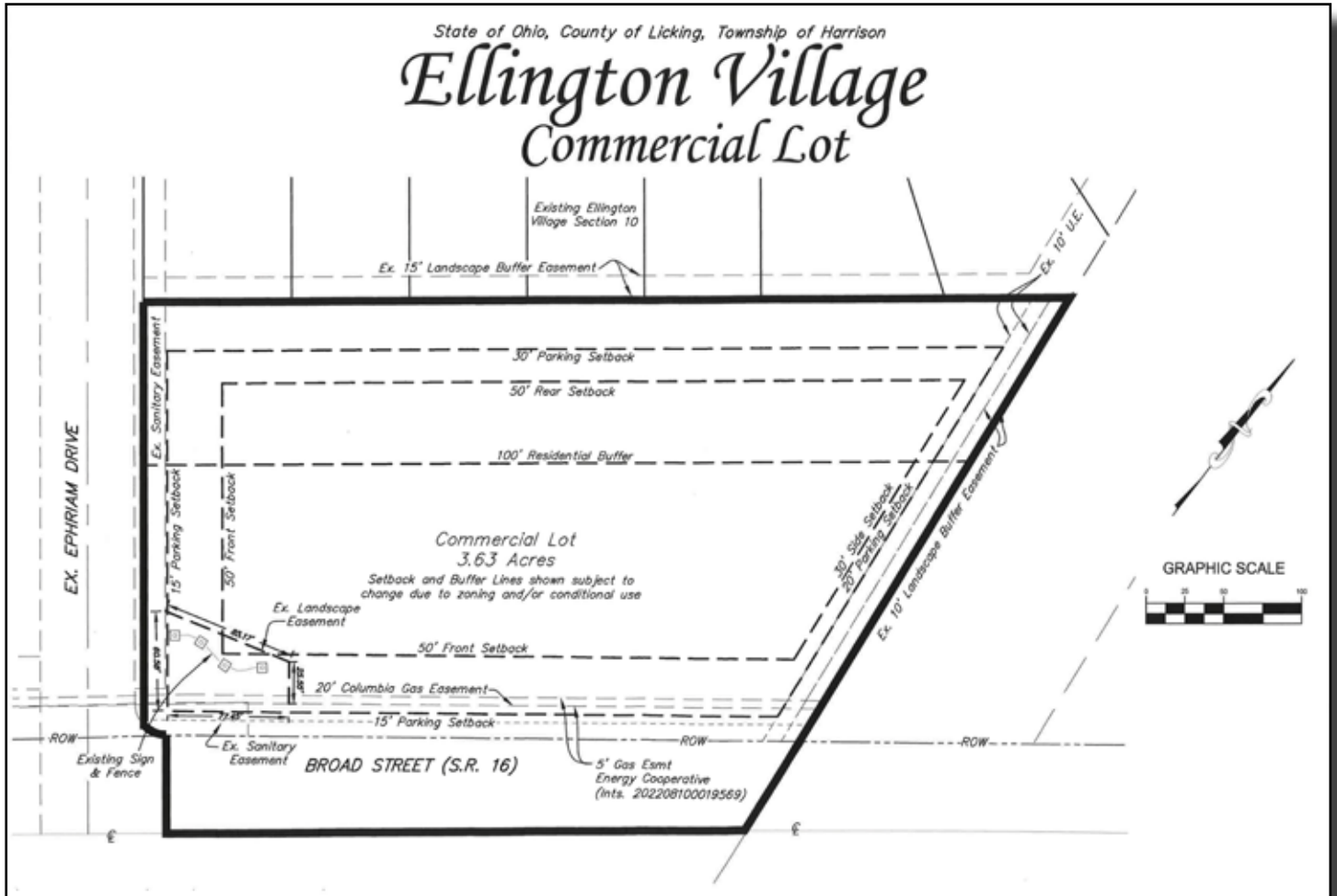
Sale Price/Acre: \$135,000

Utilities: Available

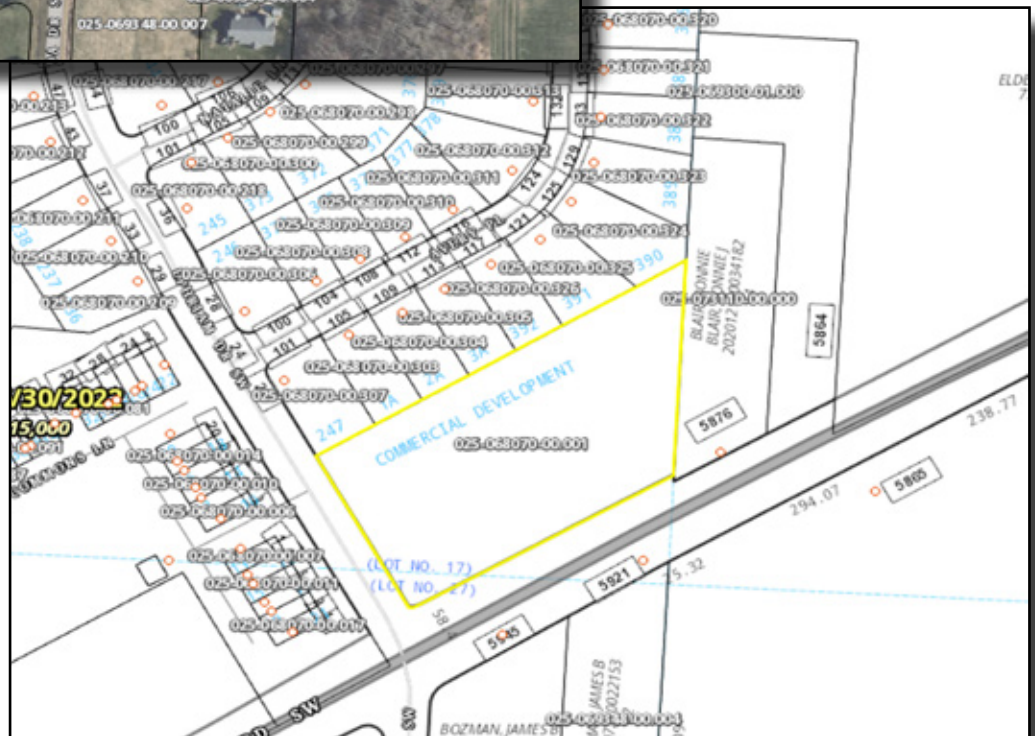
Zoning: B-1 Business District
[Click here to see zoning text](#)



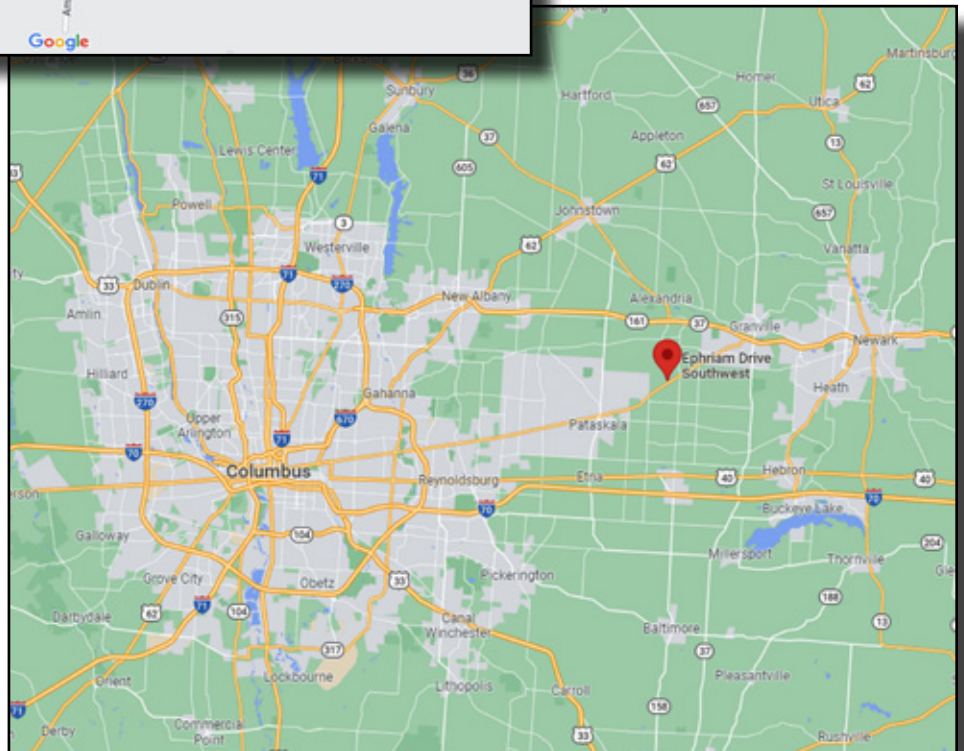
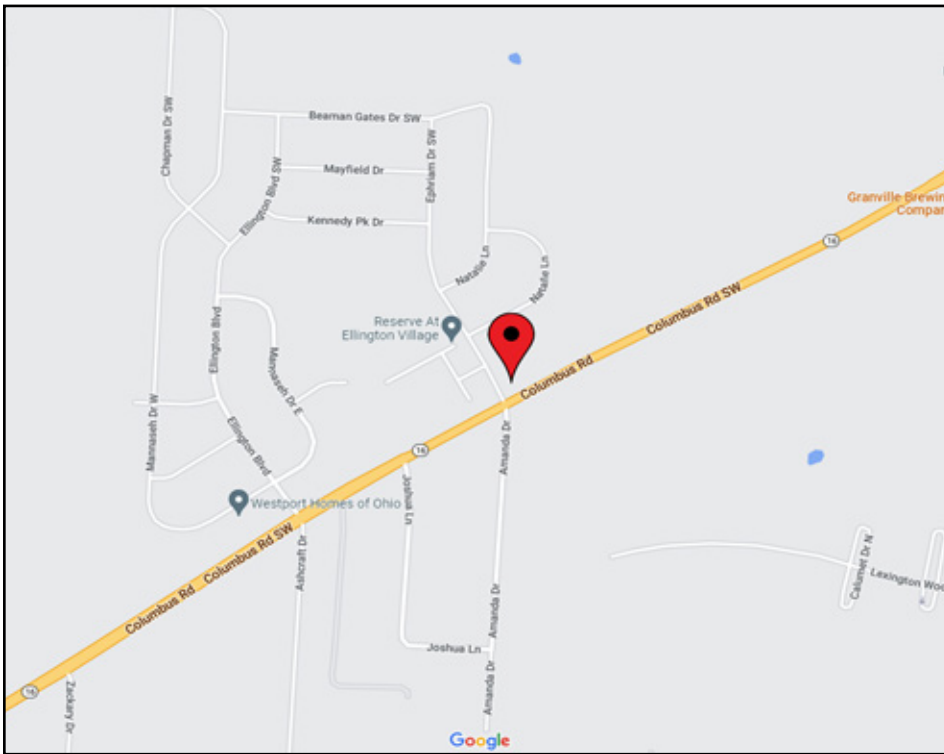
Site Plan



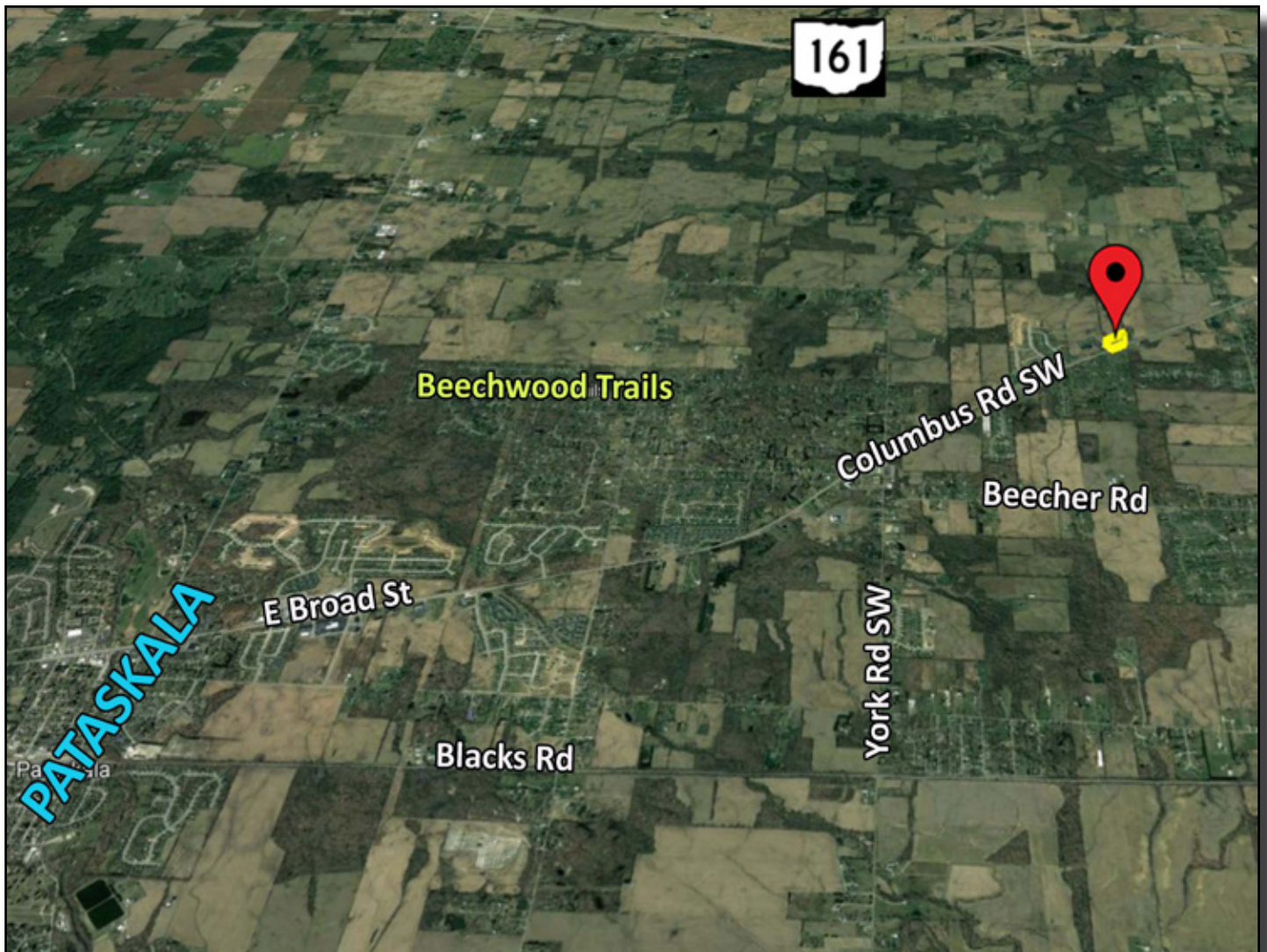
Aerial & Plat Maps



Street Map



Property Location

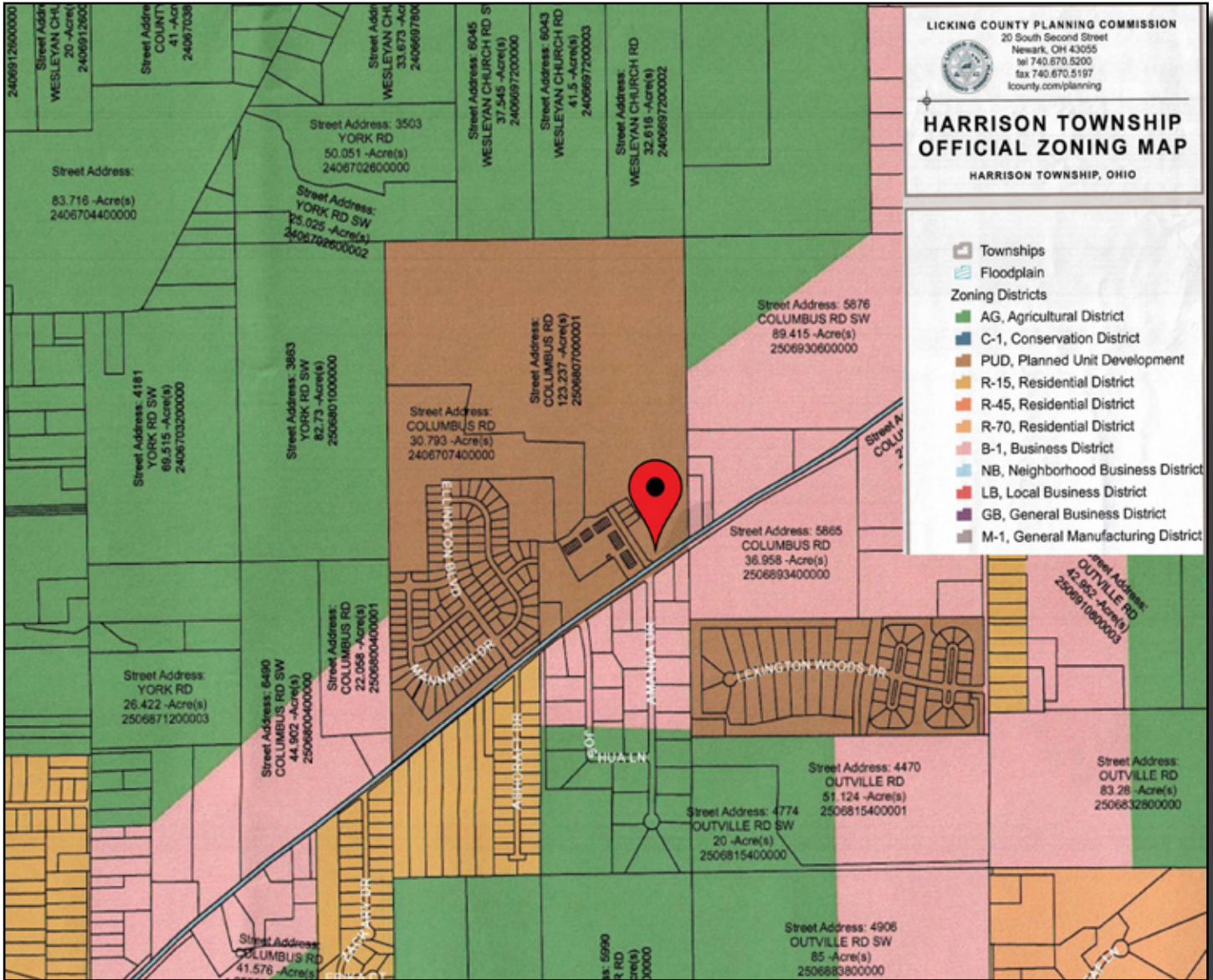


Great Location!

East of Pataskala

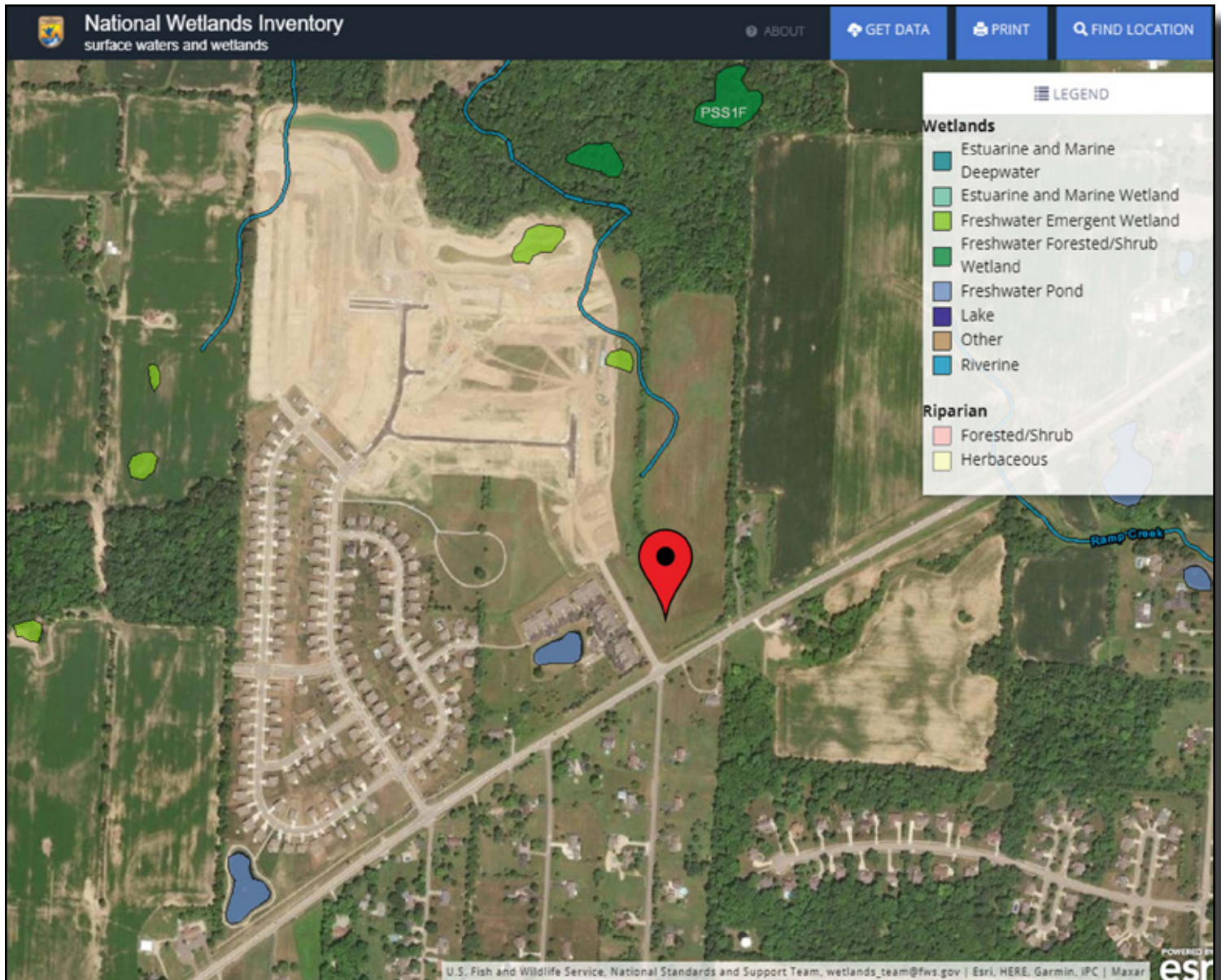
35 minutes to Downtown Columbus

Zoning Map

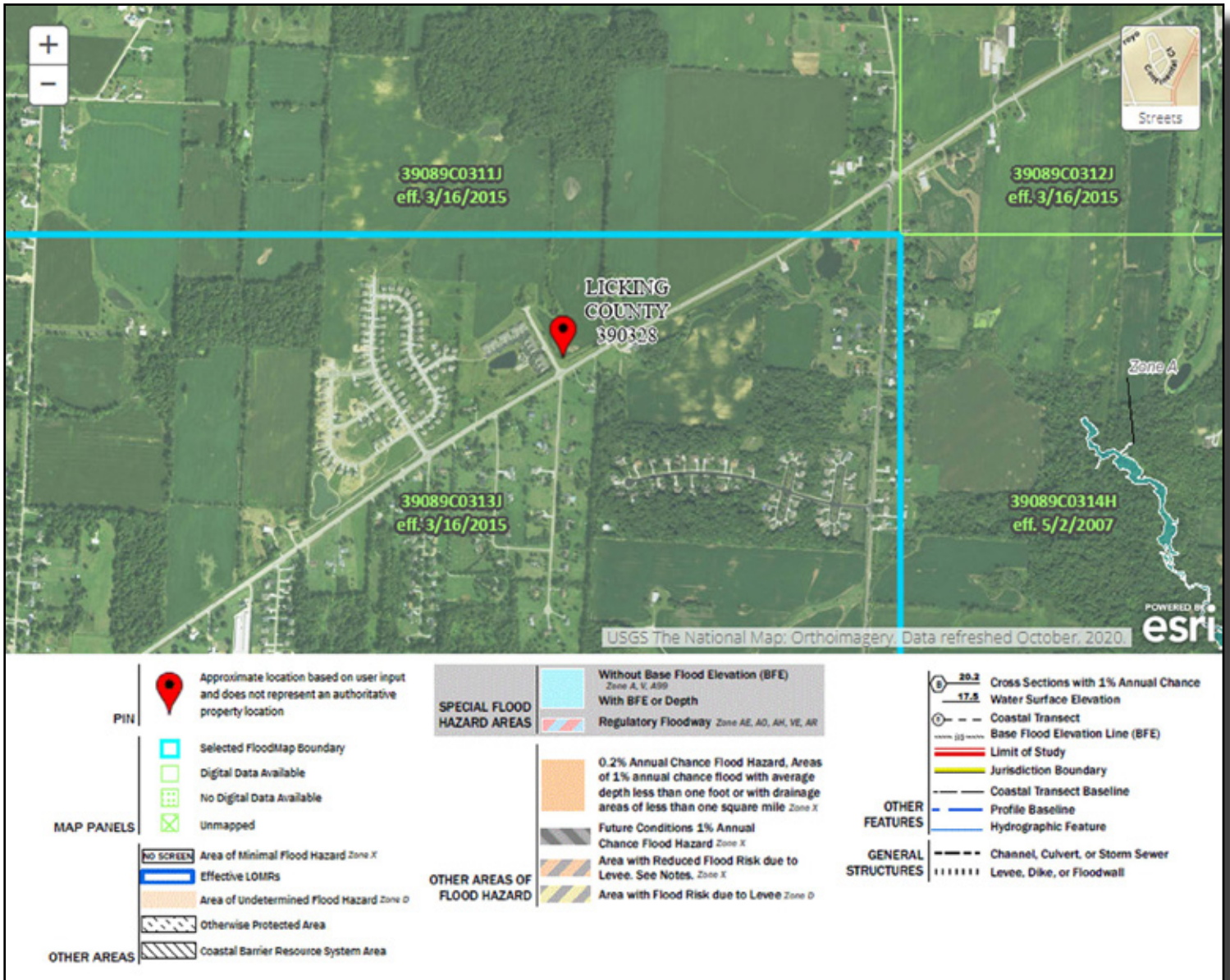


PUD - Click [here](#) to see zoning text

Wetlands Map



Flood Map



Demographics

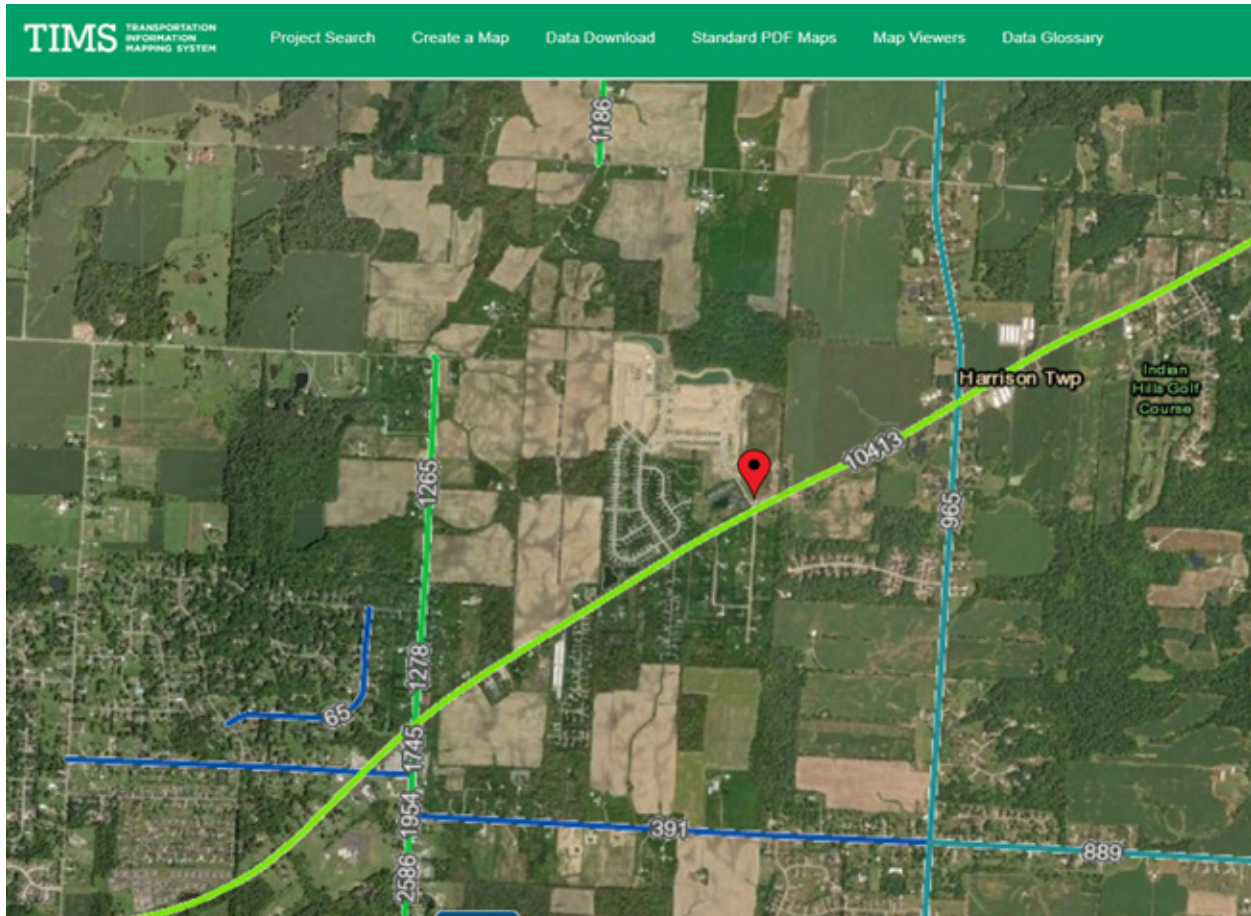
Demographic Summary Report

0 Columbus Rd, Granville, OH 43023



| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|--------------|--------------|---------------|
| Population | | | |
| 2027 Projection | 1,325 | 10,400 | 27,543 |
| 2022 Estimate | 1,226 | 9,699 | 25,838 |
| 2010 Census | 959 | 8,033 | 22,309 |
| Growth 2022 - 2027 | 8.08% | 7.23% | 6.60% |
| Growth 2010 - 2022 | 27.84% | 20.74% | 15.82% |
| 2022 Population by Hispanic Origin | 18 | 232 | 681 |
| 2022 Population | 1,226 | 9,699 | 25,838 |
| White | 1,125 91.76% | 9,031 93.11% | 23,685 91.67% |
| Black | 50 4.08% | 273 2.81% | 746 2.89% |
| Am. Indian & Alaskan | 6 0.49% | 28 0.29% | 82 0.32% |
| Asian | 31 2.53% | 190 1.96% | 789 3.05% |
| Hawaiian & Pacific Island | 0 0.00% | 6 0.06% | 12 0.05% |
| Other | 15 1.22% | 171 1.76% | 525 2.03% |
| U.S. Armed Forces | 4 | 26 | 41 |
| Households | | | |
| 2027 Projection | 475 | 3,809 | 9,998 |
| 2022 Estimate | 439 | 3,551 | 9,368 |
| 2010 Census | 343 | 2,937 | 8,036 |
| Growth 2022 - 2027 | 8.20% | 7.27% | 6.73% |
| Growth 2010 - 2022 | 27.99% | 20.91% | 16.58% |
| Owner Occupied | 409 93.17% | 3,222 90.74% | 7,880 84.12% |
| Renter Occupied | 30 6.83% | 329 9.26% | 1,488 15.88% |
| 2022 Households by HH Income | 441 | 3,552 | 9,368 |
| Income: <\$25,000 | 14 3.17% | 220 6.19% | 843 9.00% |
| Income: \$25,000 - \$50,000 | 49 11.11% | 358 10.08% | 1,092 11.66% |
| Income: \$50,000 - \$75,000 | 44 9.98% | 566 15.93% | 1,593 17.00% |
| Income: \$75,000 - \$100,000 | 64 14.51% | 656 18.47% | 1,655 17.67% |
| Income: \$100,000 - \$125,000 | 64 14.51% | 496 13.96% | 1,205 12.86% |
| Income: \$125,000 - \$150,000 | 93 21.09% | 516 14.53% | 1,083 11.56% |
| Income: \$150,000 - \$200,000 | 80 18.14% | 356 10.02% | 842 8.99% |
| Income: \$200,000+ | 33 7.48% | 384 10.81% | 1,055 11.26% |
| 2022 Avg Household Income | \$123,938 | \$117,399 | \$112,480 |
| 2022 Med Household Income | \$119,335 | \$99,084 | \$92,462 |

Traffic Map



Traffic Count Report



Regional Overview

REGIONAL OVERVIEW

THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). The information and data in this document cover the 11-county region with City of Columbus highlights. Some data is only available at the MSA level and is identified as such in the text, title or source.

- **Eleven-county** region located in Central Ohio
- Population of **2.2 million** people
- Population growth rate of 10 percent since 2010
- Ten-county Columbus MSA, **fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- Over **forty-nine** college and university campuses
- Nearly **132,000** college students
- Home to **15** Fortune 1000 headquarters

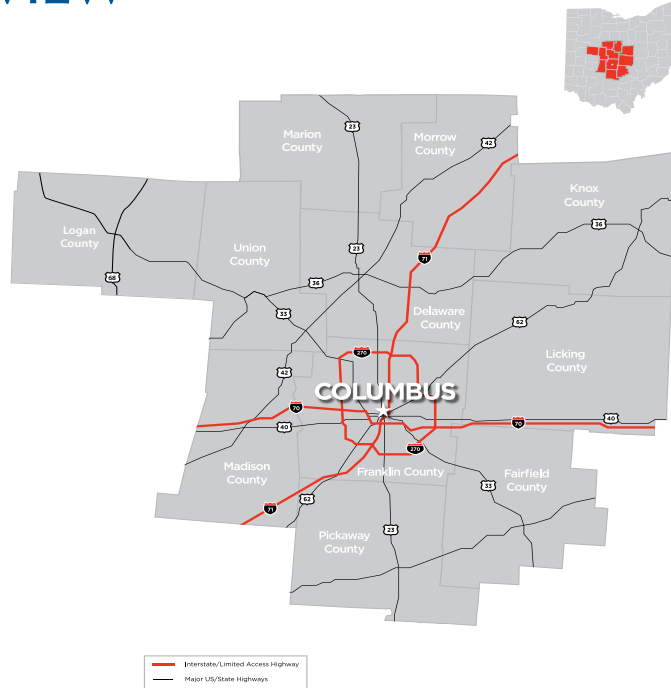
COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **Fourteenth largest city** in the U.S.

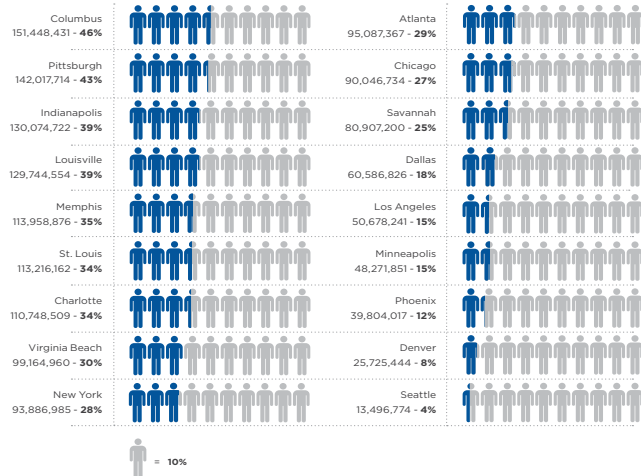
COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- John Glenn Columbus International Airport: Over **160** daily flights to more than **40** destinations
- Enhanced freight rail connections to East Coast ports in Norfolk, VA; Baltimore, MD; and Wilmington, NC
- Columbus is within a 10-hour drive of **151 million** people in the U.S., higher than other major distribution centers in the U.S.

Sources: ESRI Business Analyst 2018; 600 minute (10-hour) drive time from city center. U.S. Census, 2018 Population Estimates; Columbus 2020



U.S. population within 10-hour drive

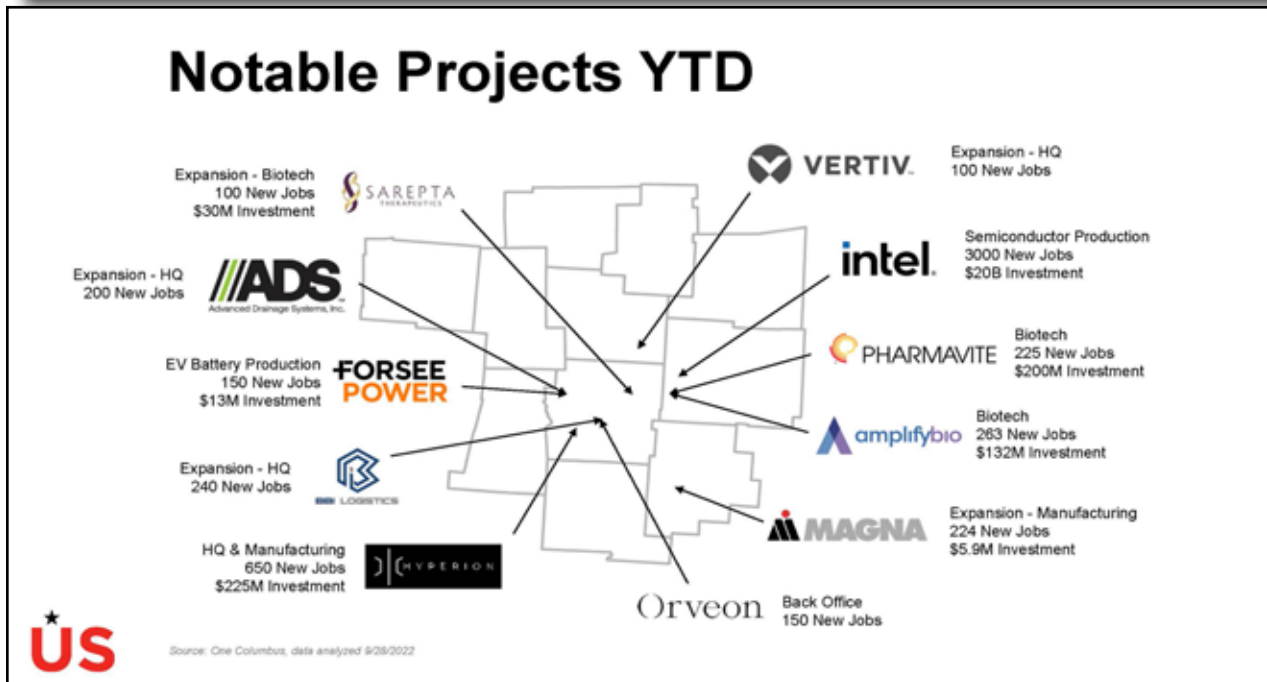


Region Highlights

What's Driving Investment?



Notable Projects YTD



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 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.