

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



Appraisal Brokerage Consulting Development

OFFICE LAND FOR SALE
0 Beecher Crossing Road, Gahanna, OH 43026

GAHANNA OFFICE LAND

2.28 +/- acres wooded lot at the end of a cul-de-sac. Backs to a small stream.
Private and secluded location. Surrounded by other general and medical office
users and residential condos. All utilities available.



Property Highlights

Address: 0 Beecher Crossing Rd
Gahanna, OH 43230

Township: Mifflin

County: Franklin

PID: 025-013221-00
025-013220-00

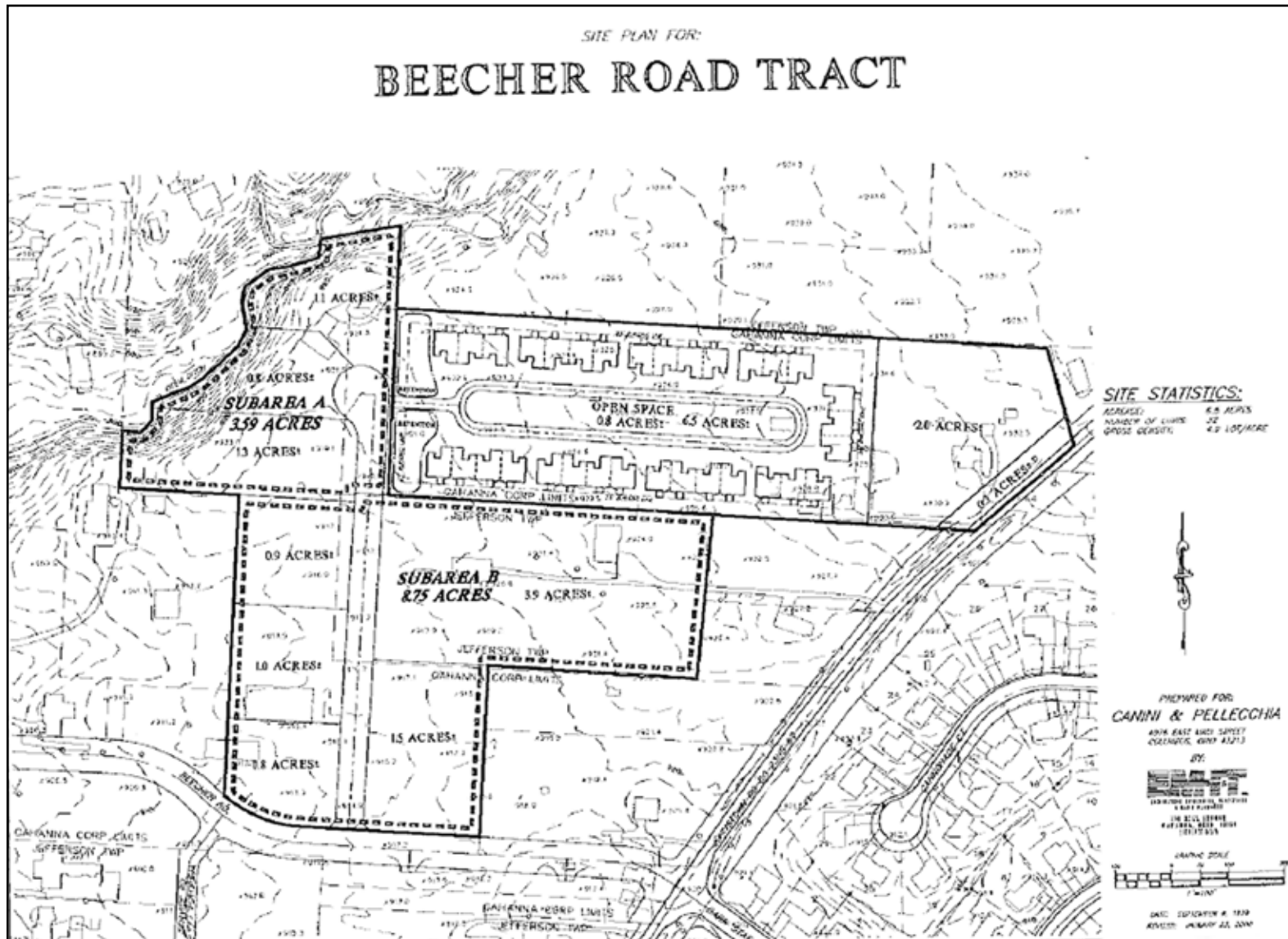
Location: Between E Johnstown Rd
and N Hamilton Rd

Acreage: 2.28 +/- acres

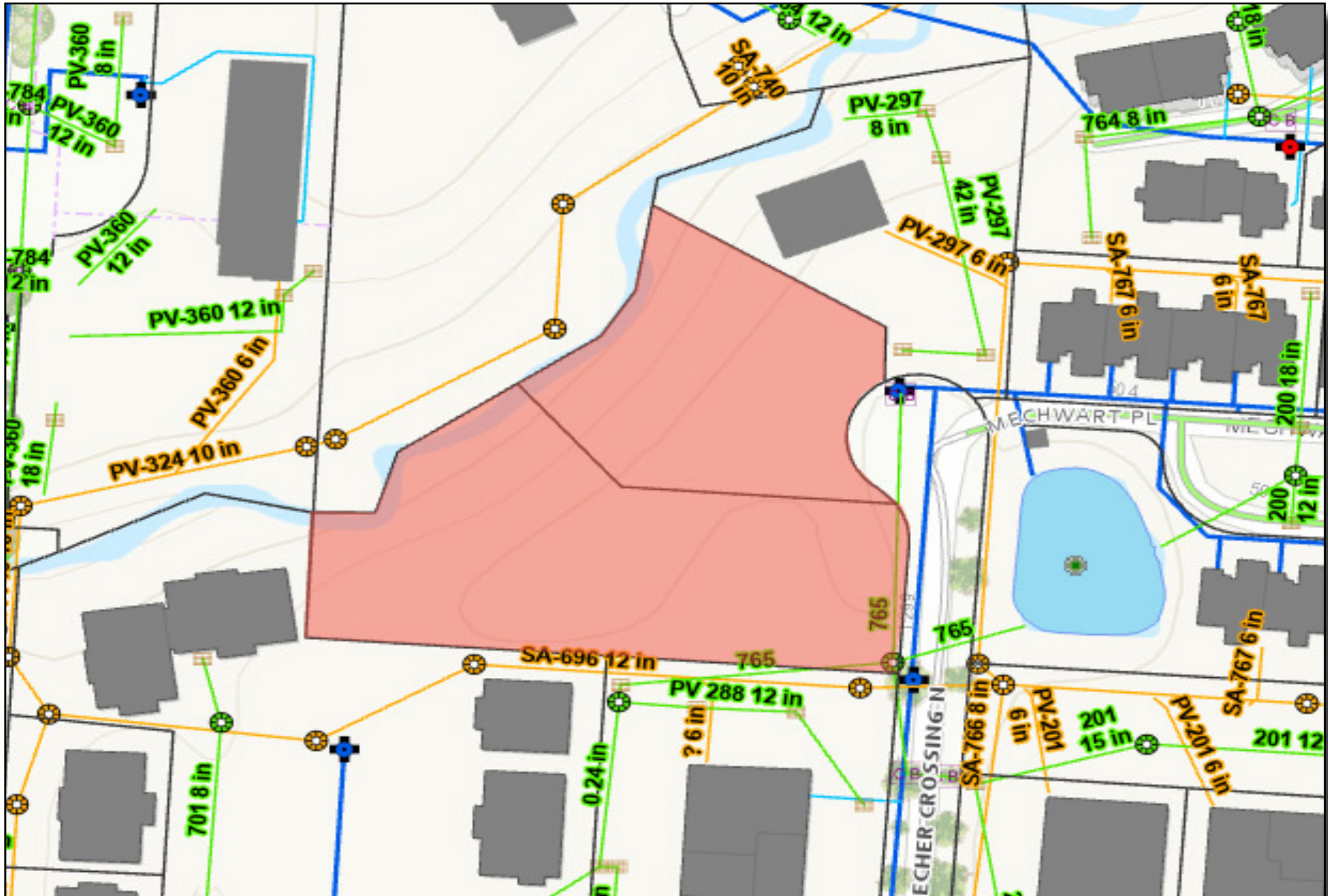
Sale Price: \$399,000

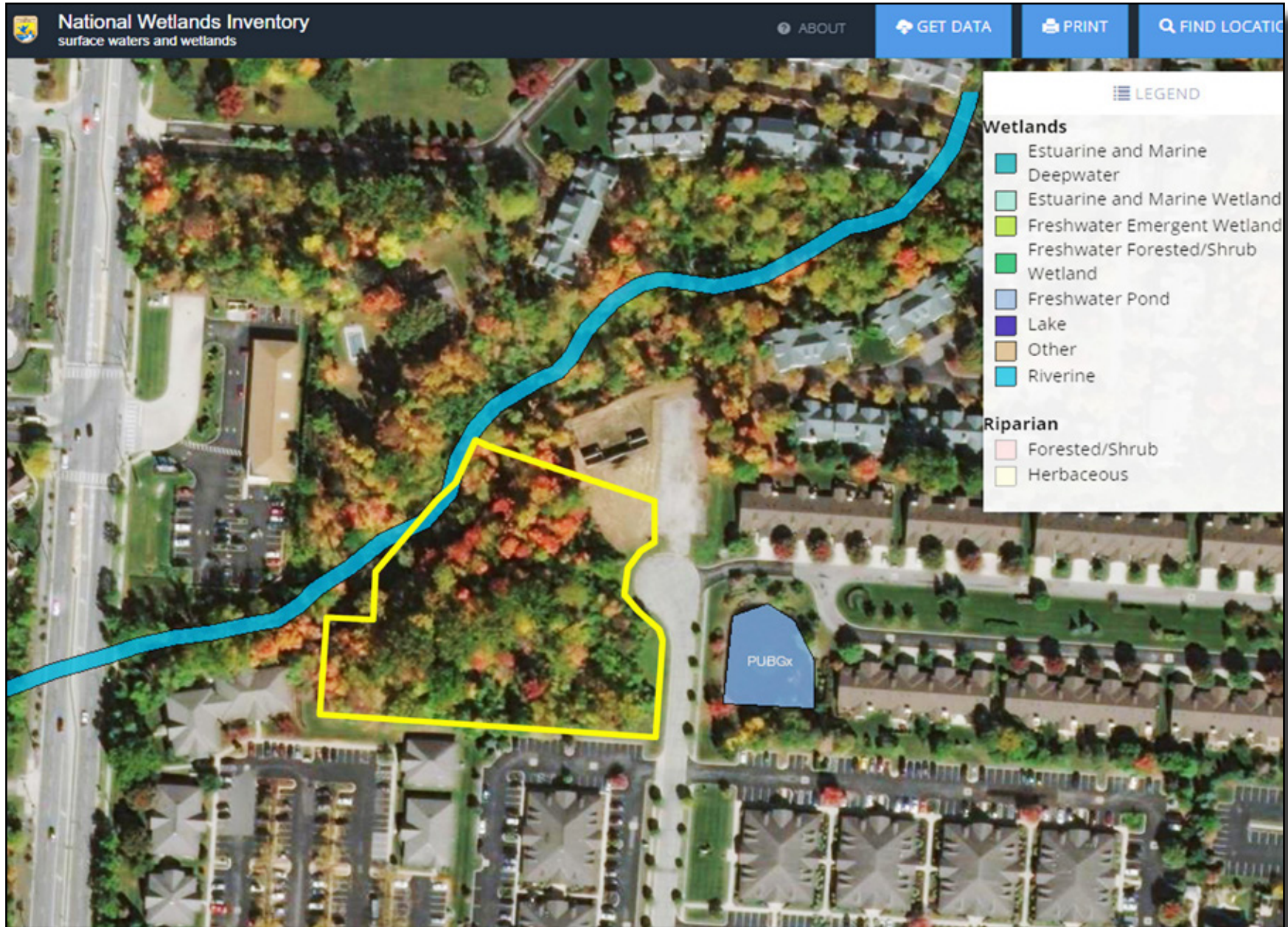
Zoning: Suburban Office/Overlay

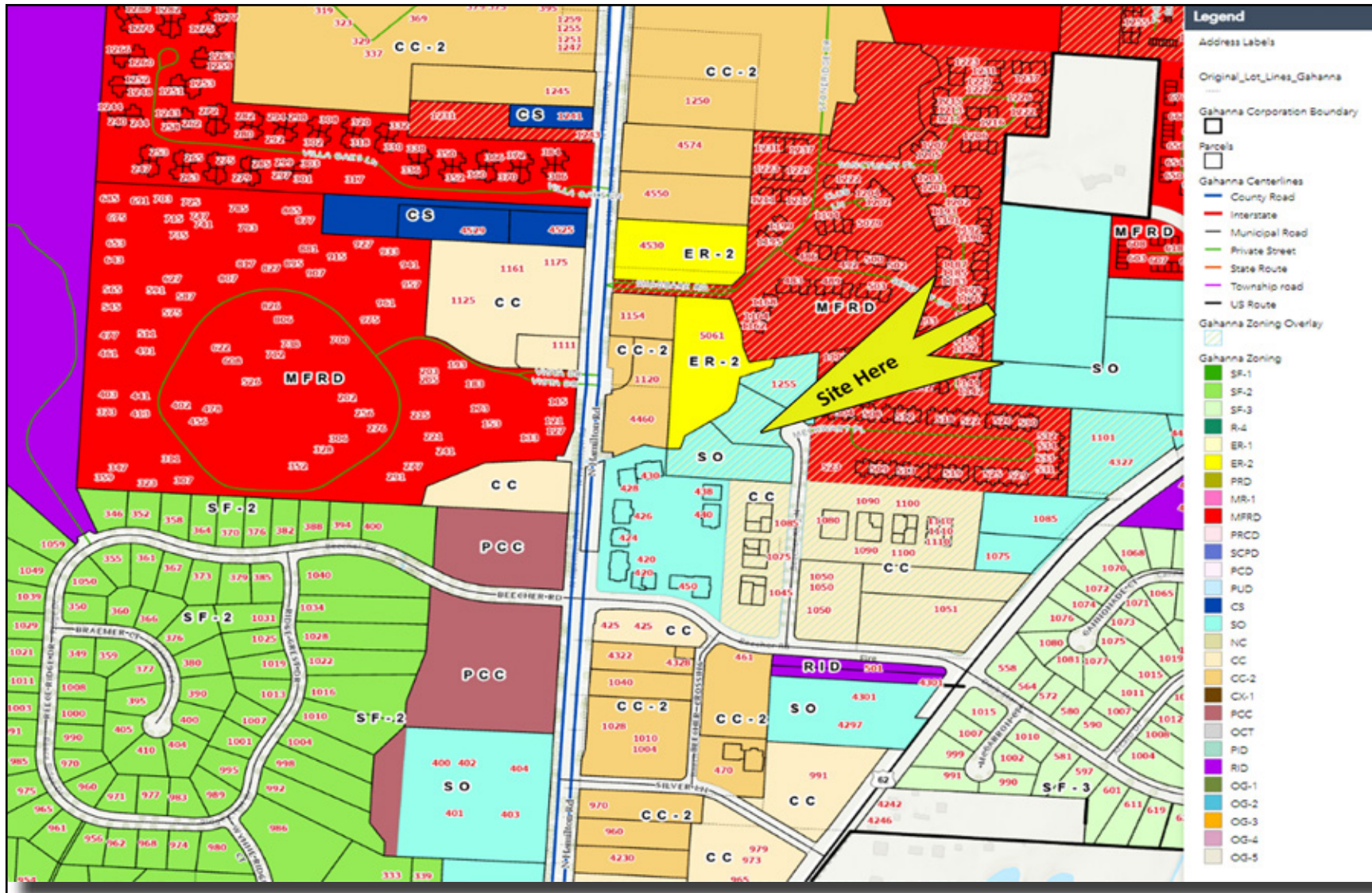
Utilities: Available



**Subarea A - Limited Overlay Text
available upon request**

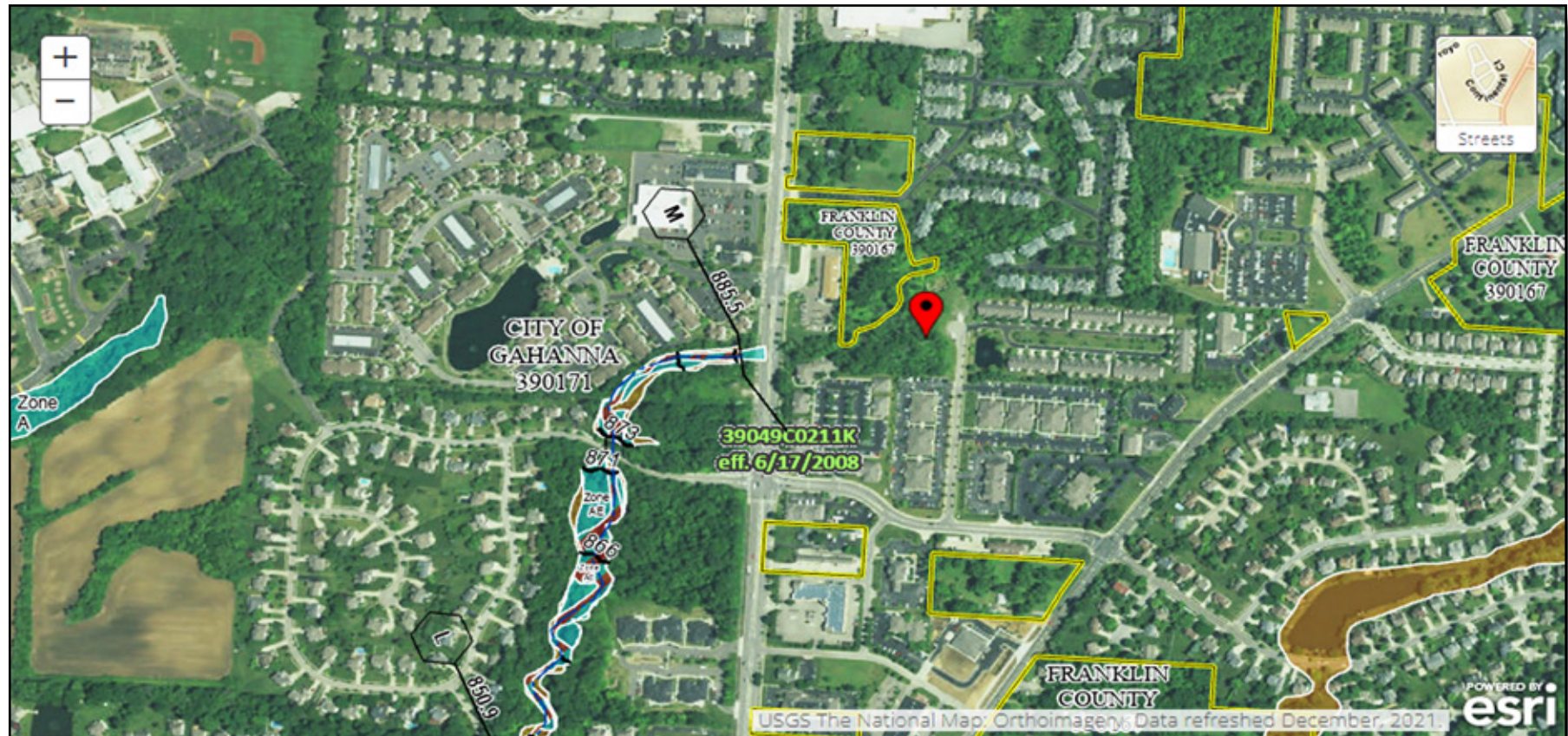






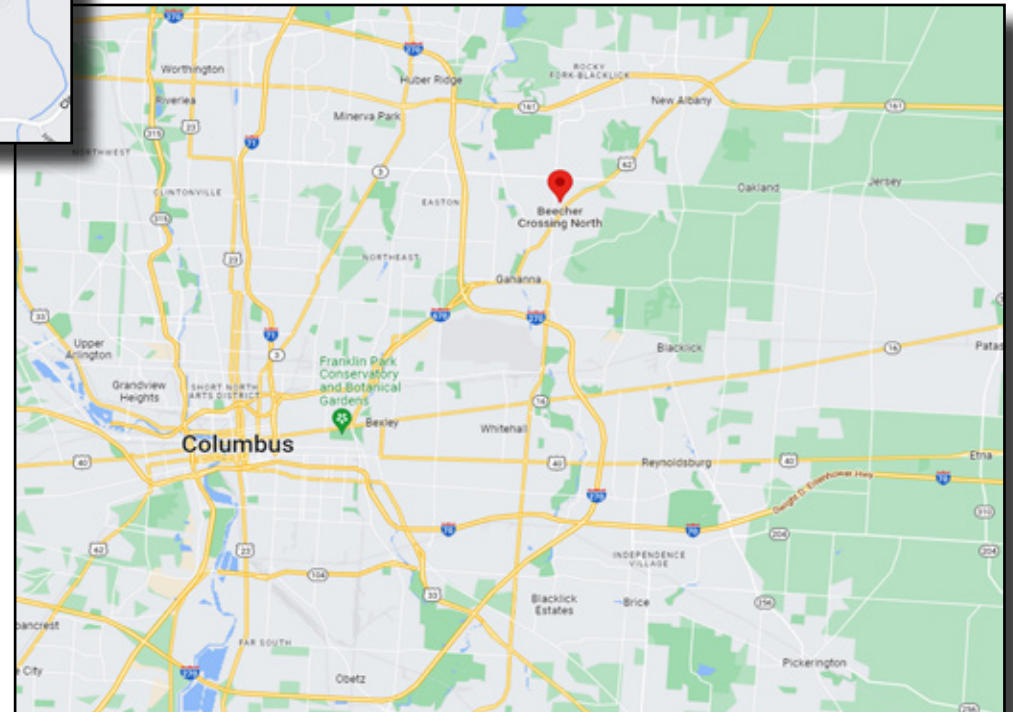
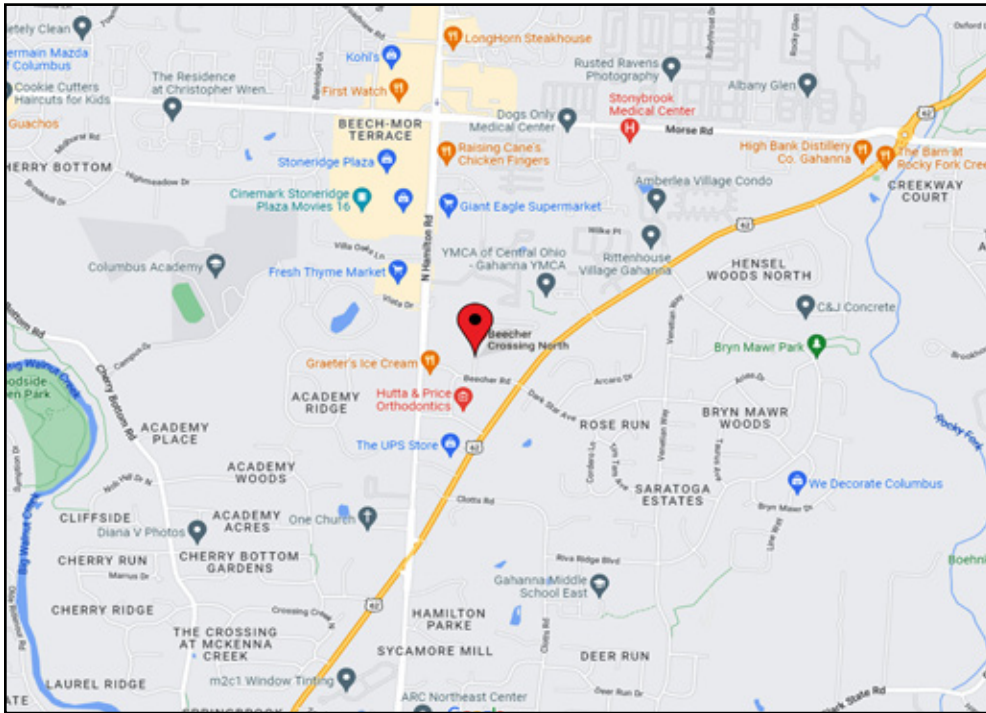
- Legend**
- Address Labels
 - Original_Lot_Lines_Gahanna
 - Gahanna Corporation Boundary
 - Parcels
 - Gahanna Centerlines
 - County Road
 - Interstate
 - Municipal Road
 - Private Street
 - State Route
 - Township road
 - US Route
 - Gahanna Zoning Overlay
 - Gahanna Zoning
 - SF-1
 - SF-2
 - SF-3
 - R-4
 - ER-1
 - ER-2
 - PRD
 - MR-1
 - MFRD
 - PRCD
 - SCPD
 - PCD
 - PUD
 - CS
 - SO
 - NC
 - CC
 - CC-2
 - CC-1
 - PCC
 - OCT
 - PO
 - RD
 - OG-1
 - OG-2
 - OG-3
 - OG-4
 - OG-5

Suburban Office/Overlay
 Click [here](#) to see zoning text



<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <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"> NO SCREEN 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>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>OTHER FEATURES</p> <ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 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
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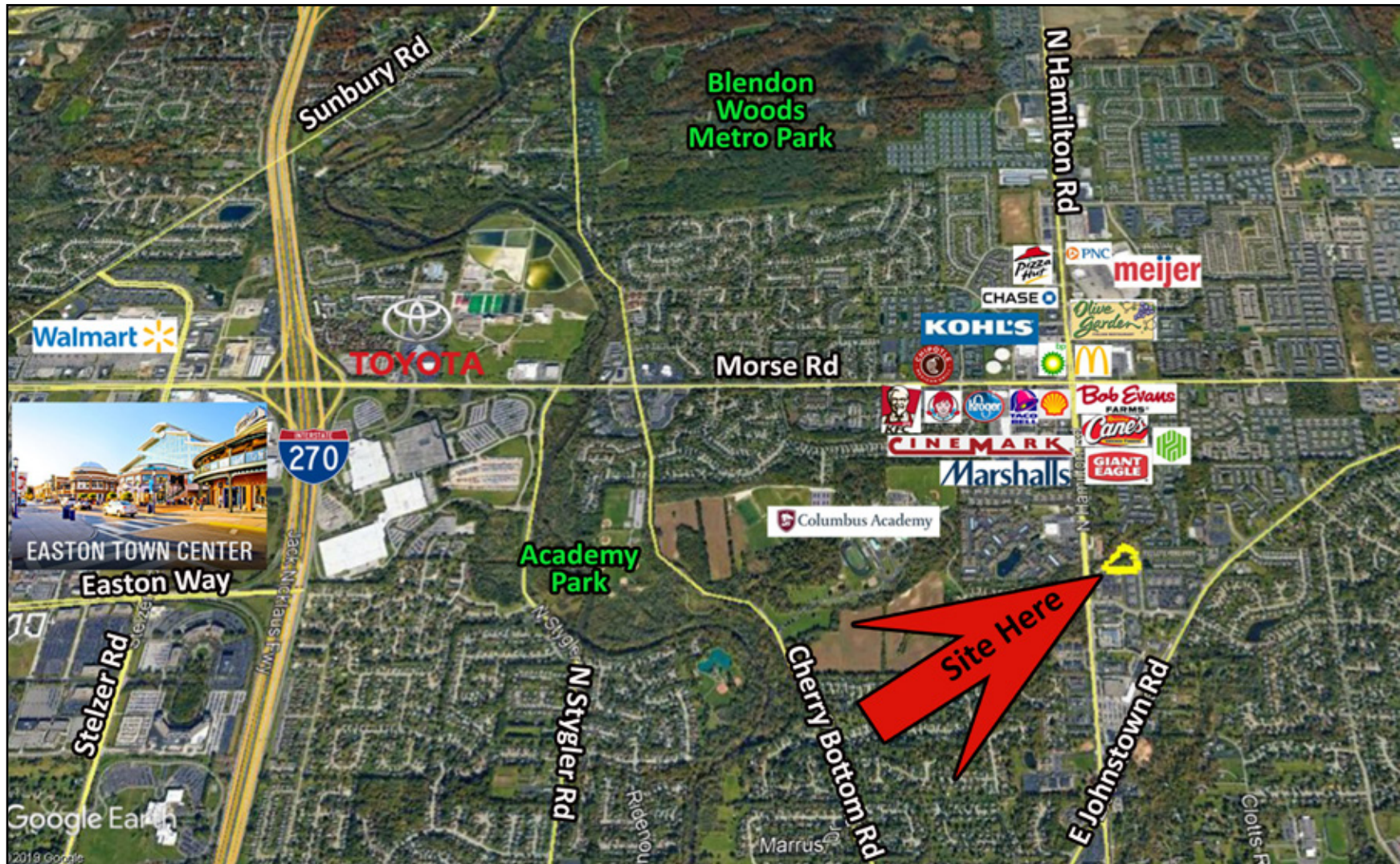
2.28 +/- ac wooded lot
0 Beecher Crossing Rd, Gahanna, OH 43230



2.28 +/- ac wooded lot

0 Beecher Crossing Rd, Gahanna, OH 43230

Location Map



Great Location!

Easy access to major roads

10 minutes to Easton Town Center


15 minutes to Downtown Columbus

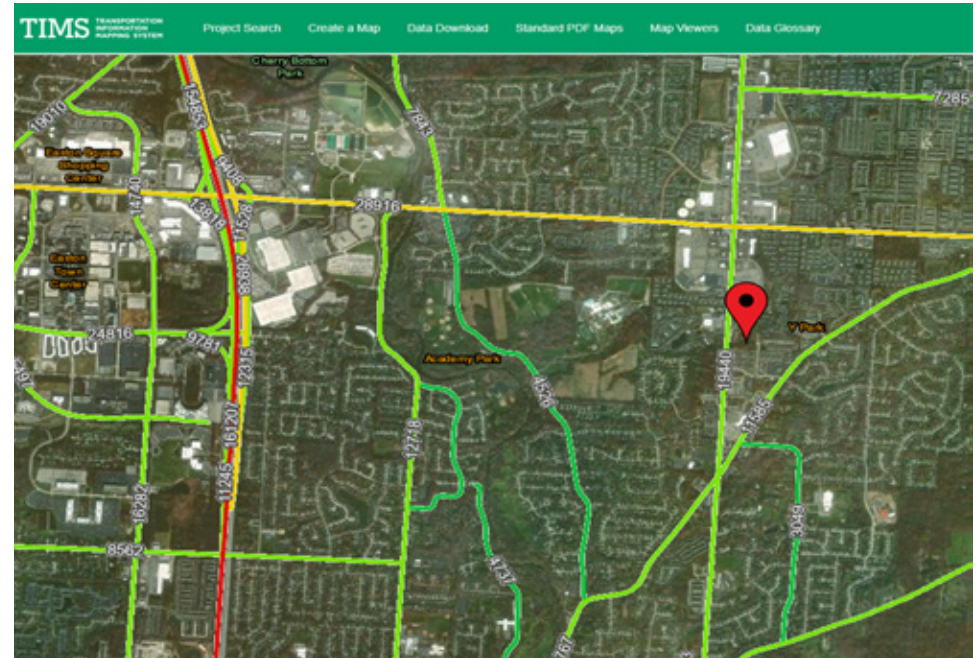


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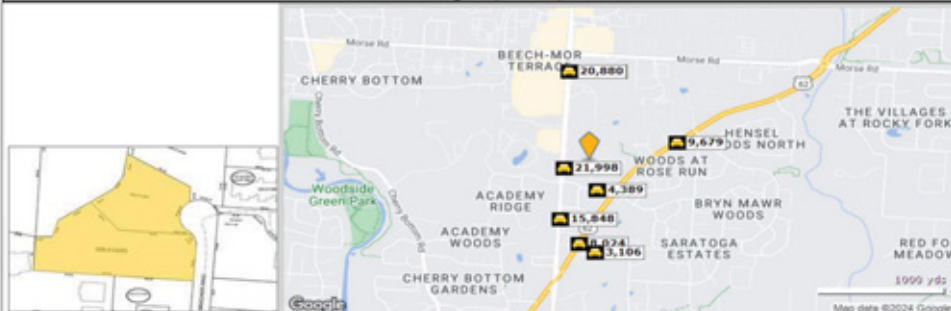
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Demographic Summary Report

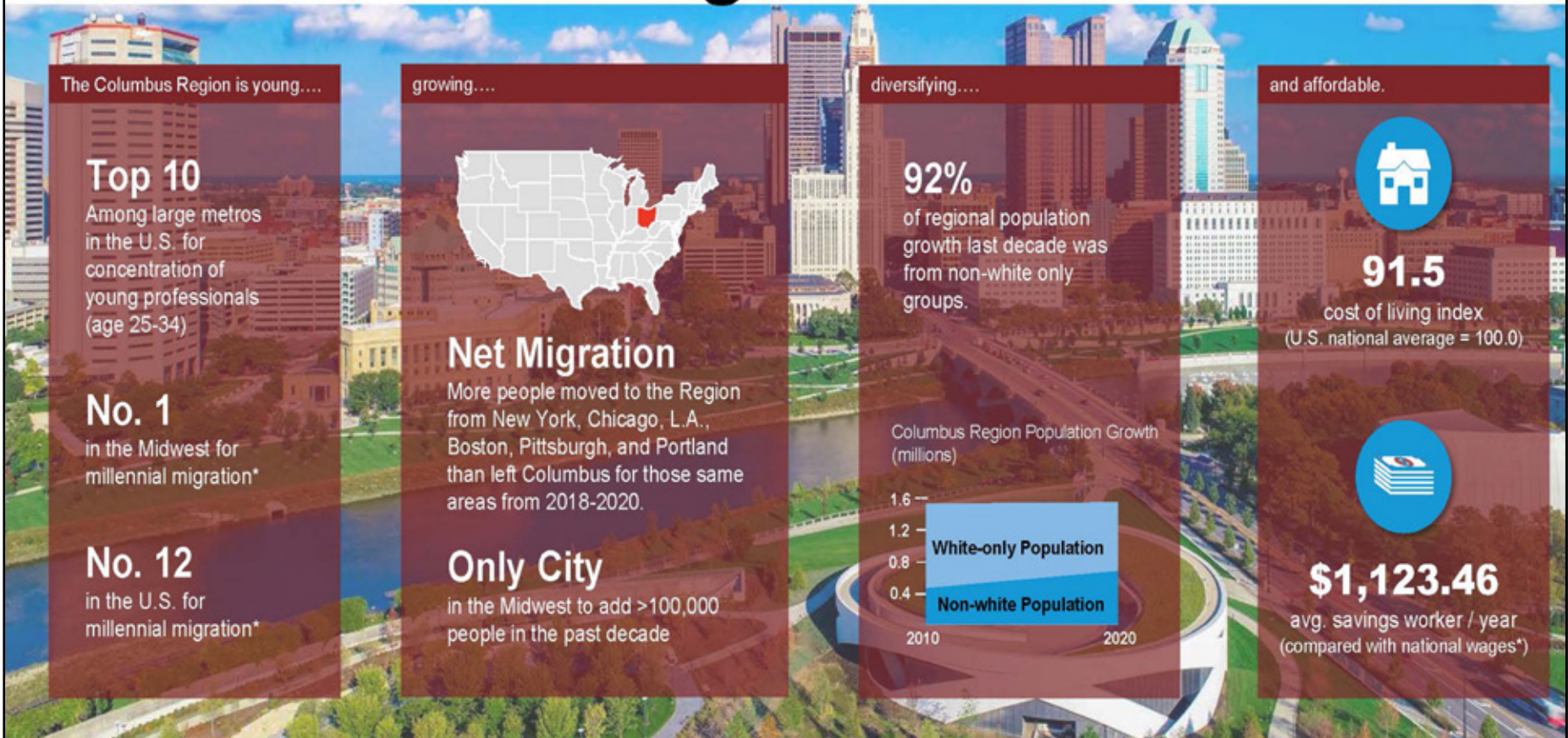
0 Beecher Crossing Rd N, Gahanna, OH 43230				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	11,344	72,892	179,773	
2023 Estimate	11,242	72,042	177,365	
2010 Census	9,889	62,223	151,332	
Growth 2023 - 2028	0.91%	1.18%	1.36%	
Growth 2010 - 2023	13.68%	15.78%	17.20%	
2023 Population by Hispanic Origin	364	2,616	9,254	
2023 Population	11,242	72,042	177,365	
White	8,453 75.19%	52,508 72.89%	111,827 63.05%	
Black	1,589 14.13%	11,682 16.22%	49,026 27.64%	
Am. Indian & Alaskan	23 0.20%	149 0.21%	479 0.27%	
Asian	858 7.63%	5,414 7.52%	9,823 5.54%	
Hawaiian & Pacific Island	5 0.04%	25 0.03%	59 0.03%	
Other	314 2.79%	2,263 3.14%	6,151 3.47%	
U.S. Armed Forces	0	48	87	
Households				
2028 Projection	5,262	30,087	73,587	
2023 Estimate	5,202	29,704	72,529	
2010 Census	4,504	25,495	61,514	
Growth 2023 - 2028	1.15%	1.29%	1.46%	
Growth 2010 - 2023	15.50%	16.51%	17.91%	
Owner Occupied	3,206 61.63%	19,981 67.27%	44,152 60.87%	
Renter Occupied	1,995 38.35%	9,723 32.73%	28,376 39.12%	
2023 Households by HH Income	5,201	29,705	72,529	
Income: <\$25,000	478 9.19%	2,612 8.79%	8,955 12.35%	
Income: \$25,000 - \$50,000	542 10.42%	4,390 14.78%	12,193 16.81%	
Income: \$50,000 - \$75,000	1,151 22.13%	5,182 17.44%	13,657 18.83%	
Income: \$75,000 - \$100,000	619 11.90%	3,877 13.05%	9,844 13.57%	
Income: \$100,000 - \$125,000	584 11.23%	4,002 13.47%	8,799 12.13%	
Income: \$125,000 - \$150,000	398 7.65%	2,582 8.69%	5,904 8.14%	
Income: \$150,000 - \$200,000	774 14.88%	3,553 11.96%	6,705 9.24%	
Income: \$200,000+	655 12.59%	3,507 11.81%	6,472 8.92%	
2023 Avg Household Income	\$117,642	\$113,962	\$100,592	
2023 Med Household Income	\$92,346	\$92,207	\$78,706	



Traffic Count Report

0 Beecher Crossing Rd N, Gahanna, OH 43230						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Hamilton Rd	Beecher Rd	0.08 S	2022	21,998	MPSI	.11
2 Beecher Rd	Beecher Xing N	0.03 W	2022	4,389	MPSI	.15
3 N Hamilton Rd	Silver Ln	0.06 N	2022	15,848	MPSI	.32
4 E Johnstown Rd	Grove Dr	0.03 SW	2022	8,161	MPSI	.42
5 E Johnstown Rd	Grove Dr	0.03 SW	2020	9,679	MPSI	.42
6 E Johnstown Rd	Clotts Rd	0.04 SW	2022	8,024	MPSI	.43
7 Clotts Rd	E Johnstown Rd	0.09 W	2022	2,946	MPSI	.47
8 Clotts Rd	E Johnstown Rd	0.09 W	2018	3,106	AADT	.47
9 N Hamilton Rd	Stoneridge Dr	0.07 S	2022	24,520	MPSI	.47
10 N Hamilton Rd	Stoneridge Ln	0.07 S	2015	20,880	MPSI	.47

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

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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 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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Learn more about us at
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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 sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

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