

# OFFICE LAND FOR SALE

0 Beecher Crossing Road  
Gahanna, Ohio 43230



2.28 +/- Acres Available



Appraisal Brokerage Consulting Development

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# Property Description

## 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. May also be a fit for smaller multi-family/senior living development with proper rezoning.

All utilities available.

**Address:** 0 Beecher Crossing Rd  
Gahanna, OH 43230

**Township:** Mifflin

**County:** Franklin

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

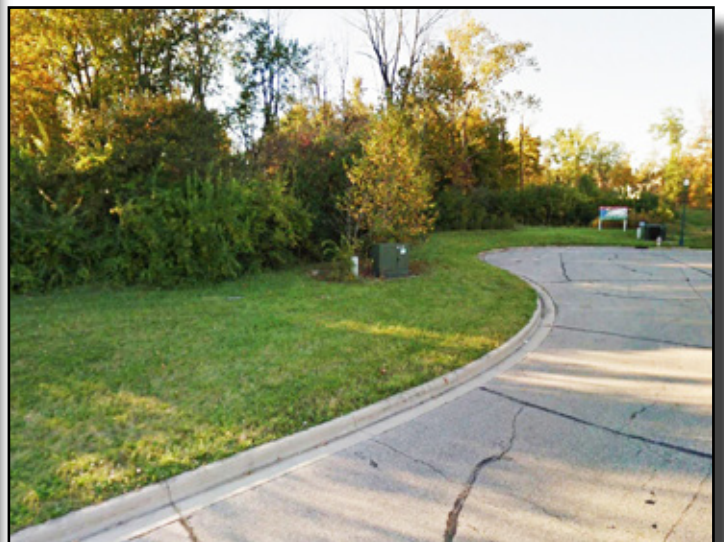
**Location:** Between E Johnstown Rd  
and N Hamilton Rd

**Acreage:** 2.28 +/- acres

**Sale Price:** \$399,000

**Zoning:** Suburban Office/Overlay

**Utilities:** Available



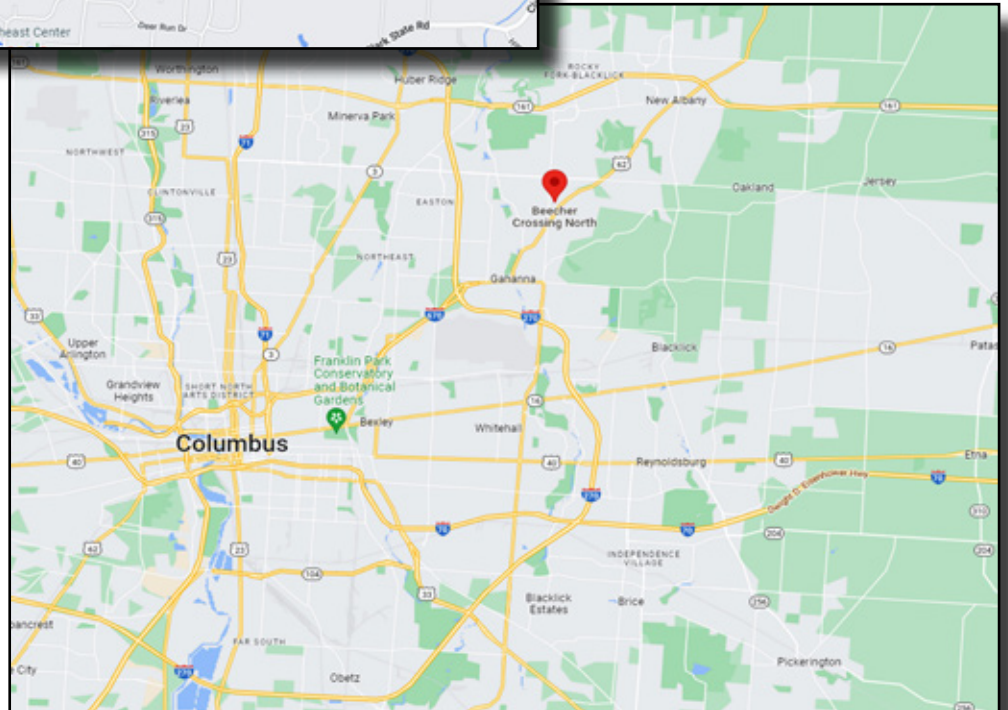
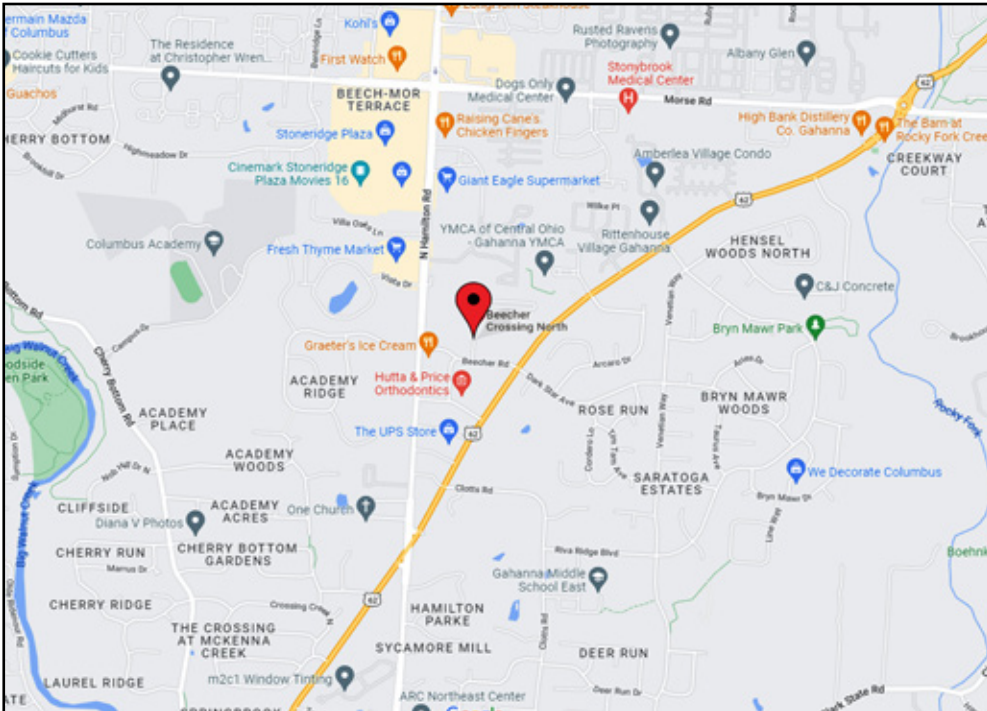
# Aerial & Plat Maps



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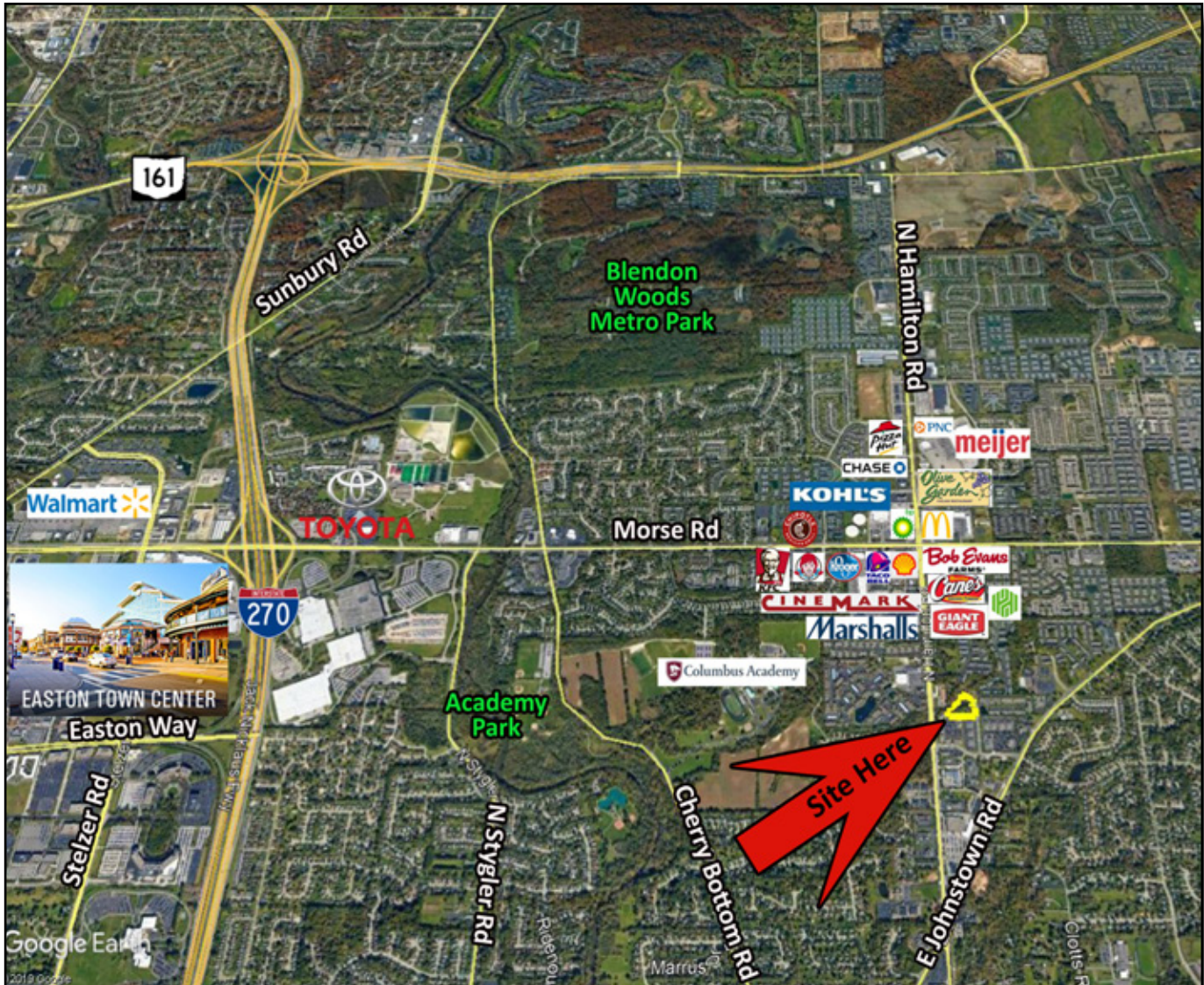
# Street Maps



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# Property Location



## Great Location!

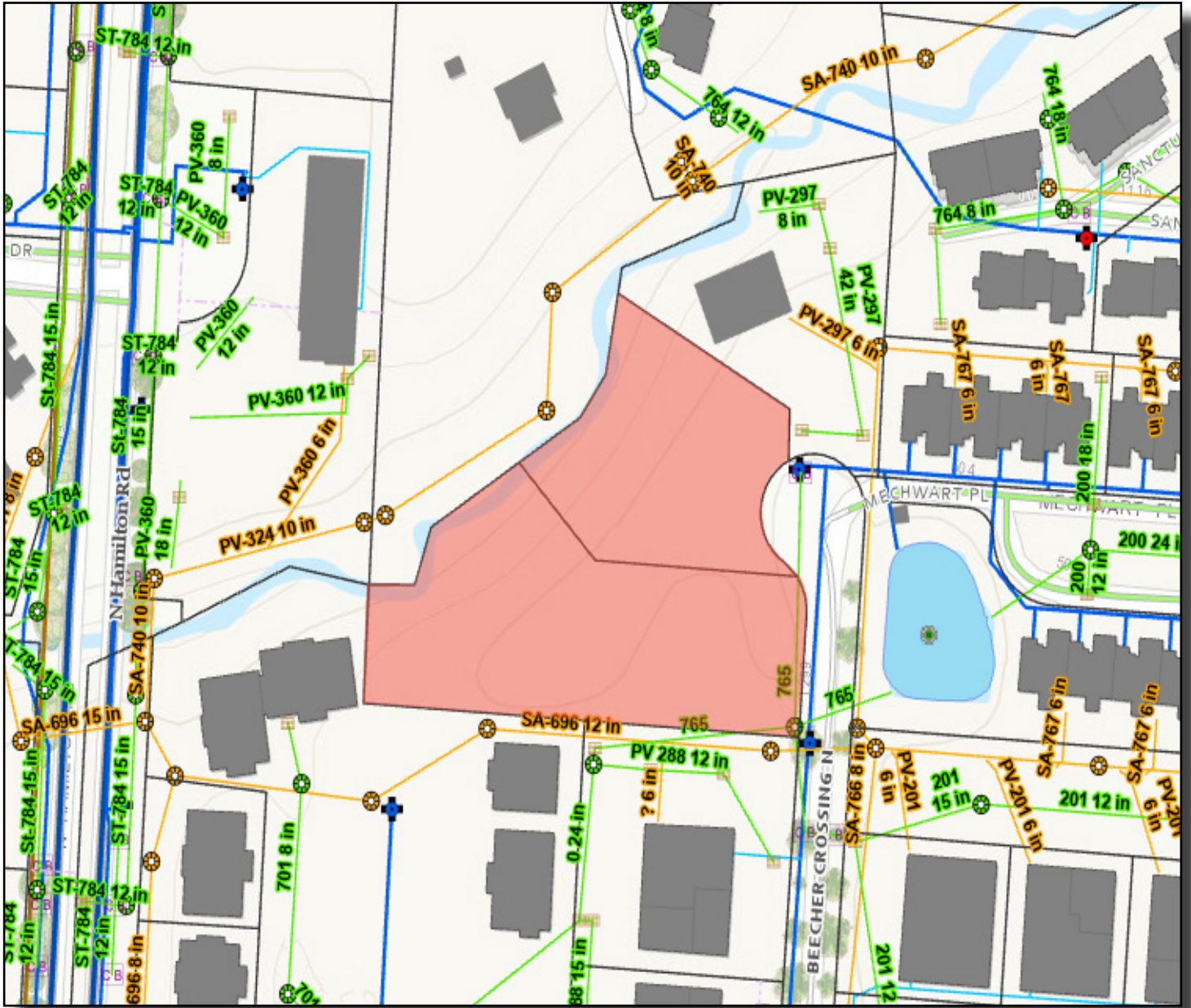
Easy access to major roads  
10 minutes to Easton Town Center  
15 minutes to Downtown Columbus



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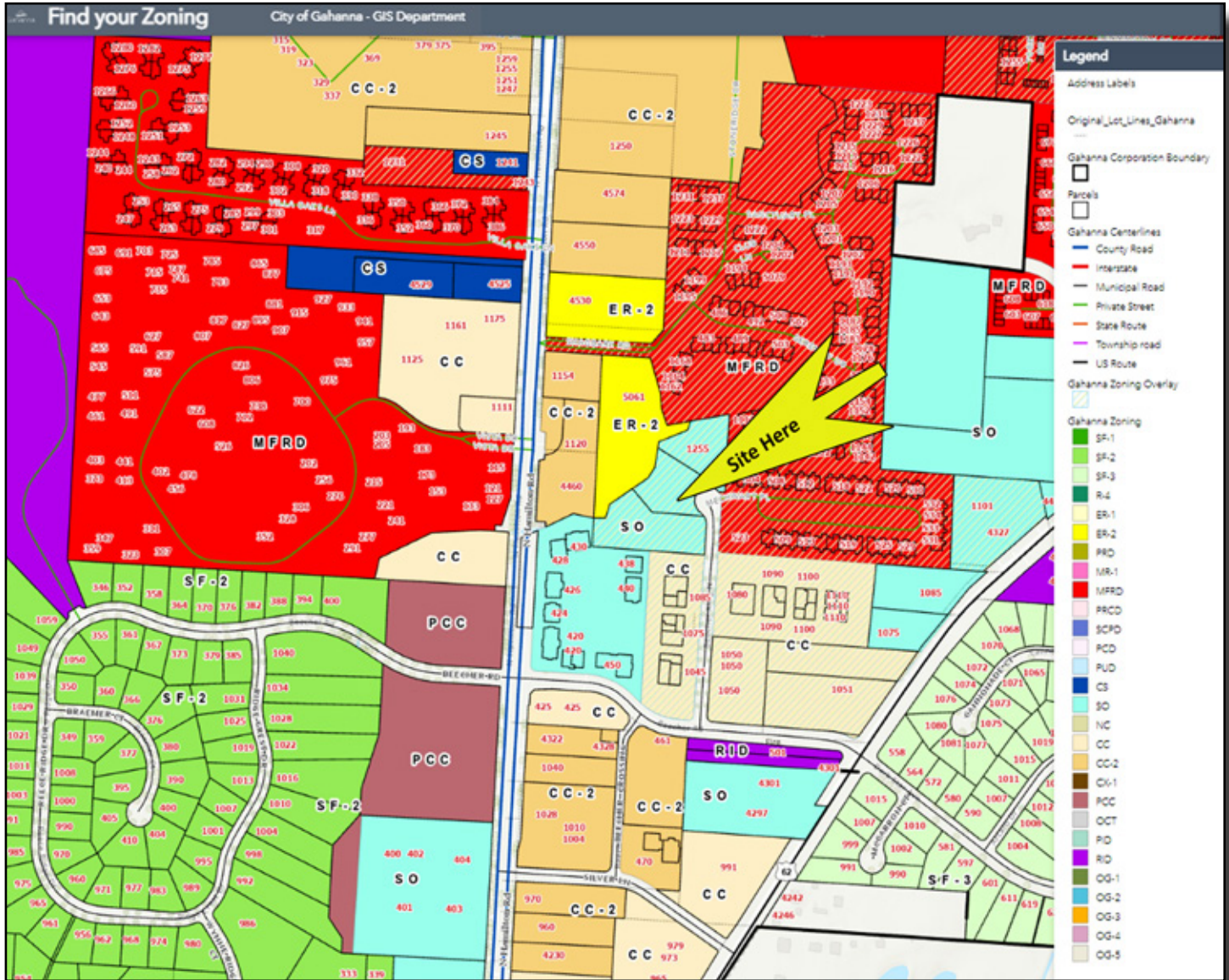
# Utilities Map



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# Zoning Map



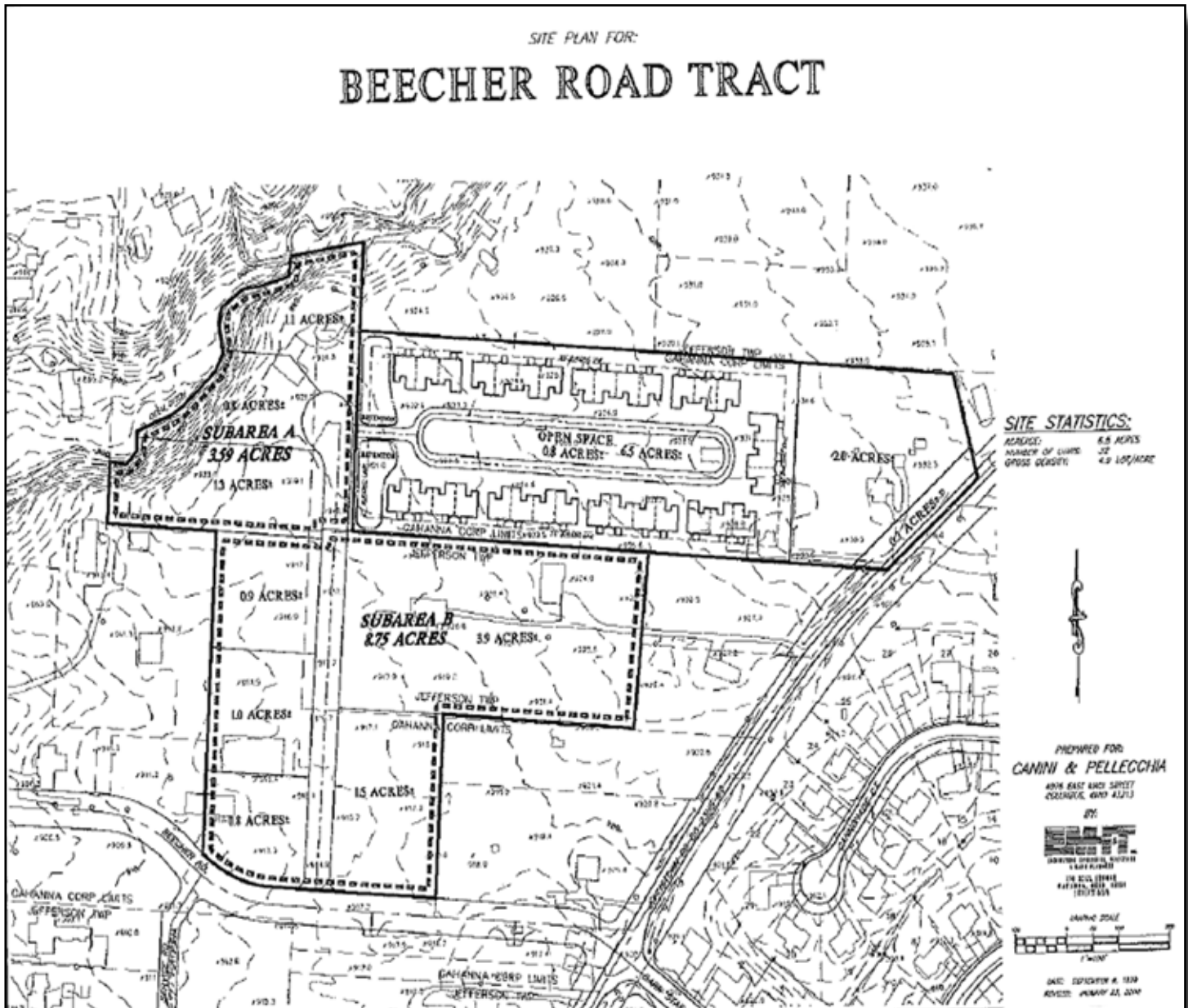
**Suburban Office/Overlay**  
Click [here](#) to see zoning text



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# Site Plan



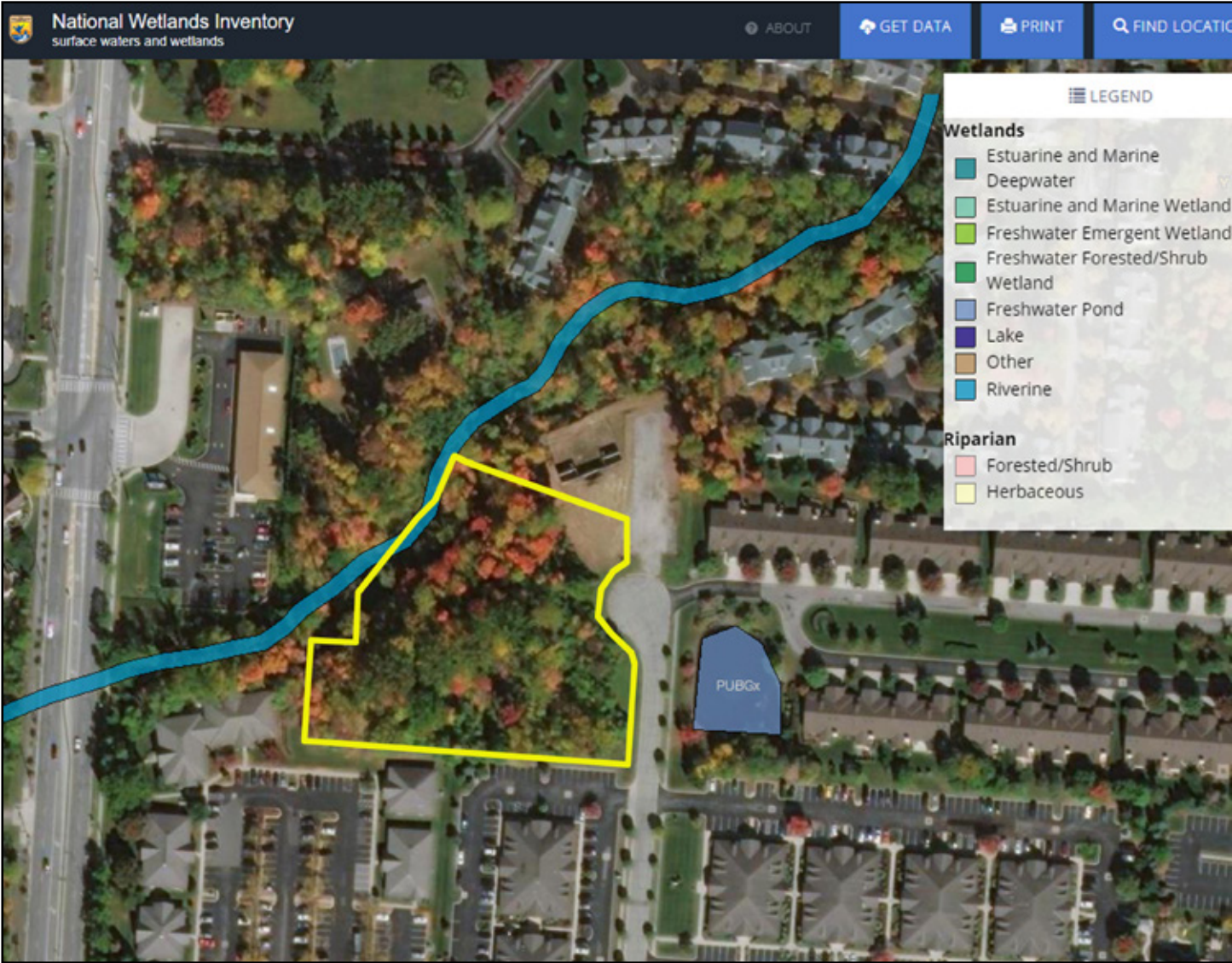
**Subarea A - Limited Overlay Text  
available upon request**



# Flood Map



# Wetland Map



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# Demographics

## Demographic Summary Report

0 Beecher Crossing Rd N, Gahanna, OH 43230

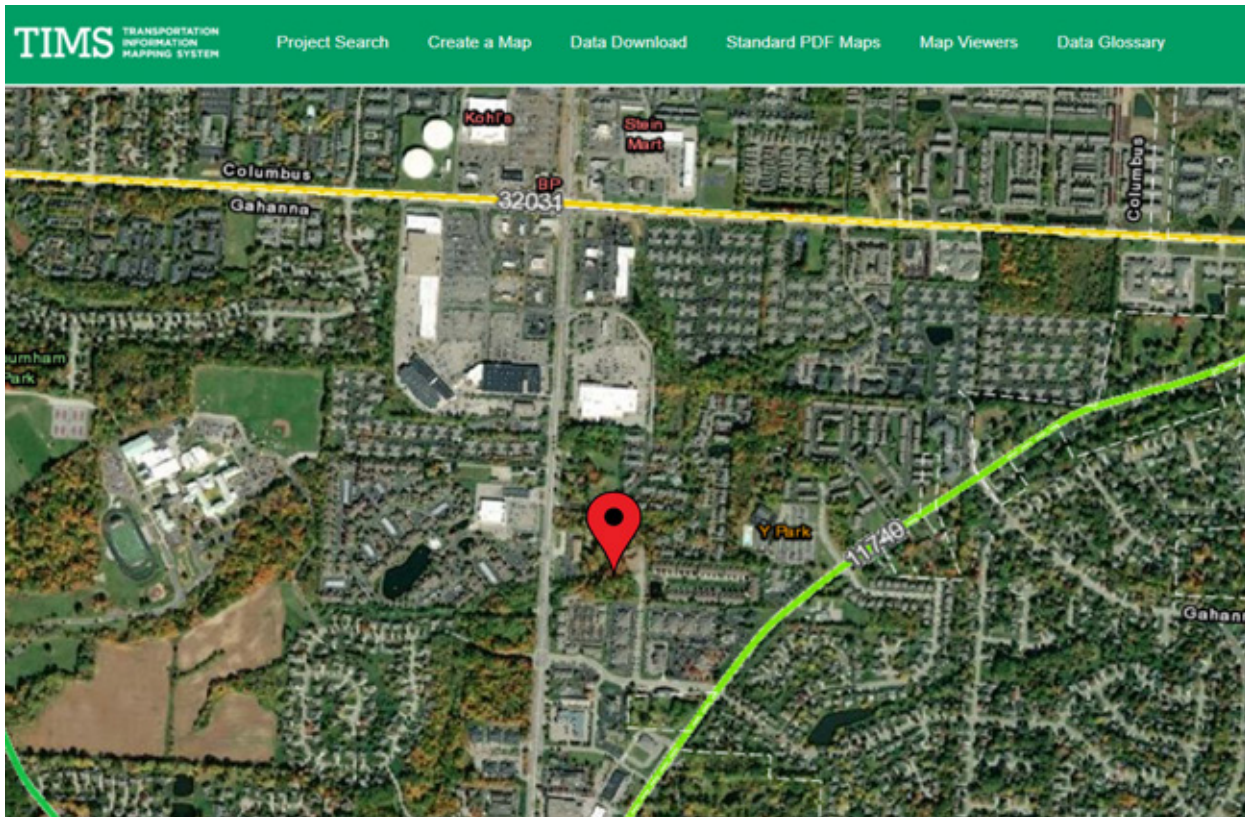


Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	10,344		74,391		183,968	
2022 Estimate	9,992		71,014		175,085	
2010 Census	9,476		62,215		150,075	
Growth 2022 - 2027	3.52%		4.76%		5.07%	
Growth 2010 - 2022	5.45%		14.14%		16.67%	
<b>2022 Population by Hispanic Origin</b>	298		2,483		8,604	
<b>2022 Population</b>	9,992		71,014		175,085	
White	7,597	76.03%	52,096	73.36%	110,524	63.13%
Black	1,336	13.37%	11,321	15.94%	48,416	27.65%
Am. Indian & Alaskan	19	0.19%	145	0.20%	455	0.26%
Asian	767	7.68%	5,266	7.42%	9,708	5.54%
Hawaiian & Pacific Island	5	0.05%	24	0.03%	59	0.03%
Other	268	2.68%	2,162	3.04%	5,924	3.38%
U.S. Armed Forces	0		42		78	
<b>Households</b>						
2027 Projection	4,668		30,479		74,799	
2022 Estimate	4,512		29,090		71,176	
2010 Census	4,292		25,449		61,014	
Growth 2022 - 2027	3.46%		4.77%		5.09%	
Growth 2010 - 2022	5.13%		14.31%		16.66%	
Owner Occupied	2,854	63.25%	19,673	67.63%	43,351	60.91%
Renter Occupied	1,658	36.75%	9,416	32.37%	27,825	39.09%
<b>2022 Households by HH Income</b>						
Income: <\$25,000	298	6.60%	2,379	8.18%	8,367	11.76%
Income: \$25,000 - \$50,000	569	12.61%	4,342	14.93%	12,441	17.48%
Income: \$50,000 - \$75,000	936	20.74%	5,113	17.58%	13,372	18.79%
Income: \$75,000 - \$100,000	556	12.32%	3,987	13.71%	10,058	14.13%
Income: \$100,000 - \$125,000	617	13.67%	4,027	13.84%	8,754	12.30%
Income: \$125,000 - \$150,000	386	8.55%	2,806	9.65%	5,892	8.28%
Income: \$150,000 - \$200,000	603	13.36%	2,982	10.25%	6,070	8.53%
Income: \$200,000+	547	12.12%	3,453	11.87%	6,223	8.74%
<b>2022 Avg Household Income</b>	\$117,546		\$113,514		\$99,712	
<b>2022 Med Household Income</b>	\$95,368		\$91,995		\$78,501	

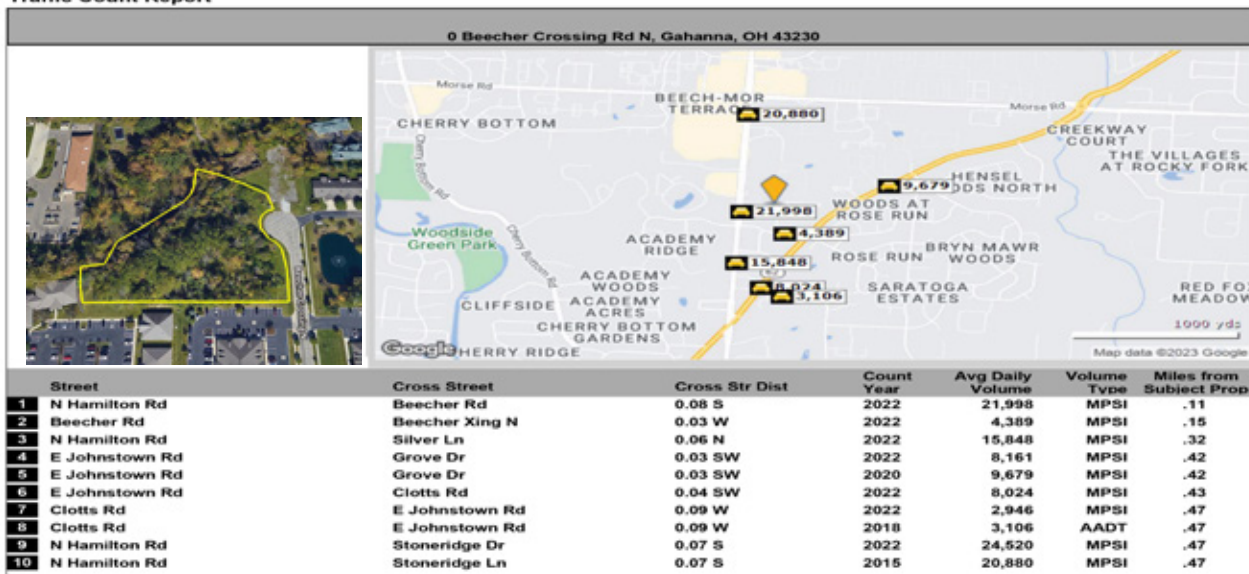


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# Demographics & Traffic



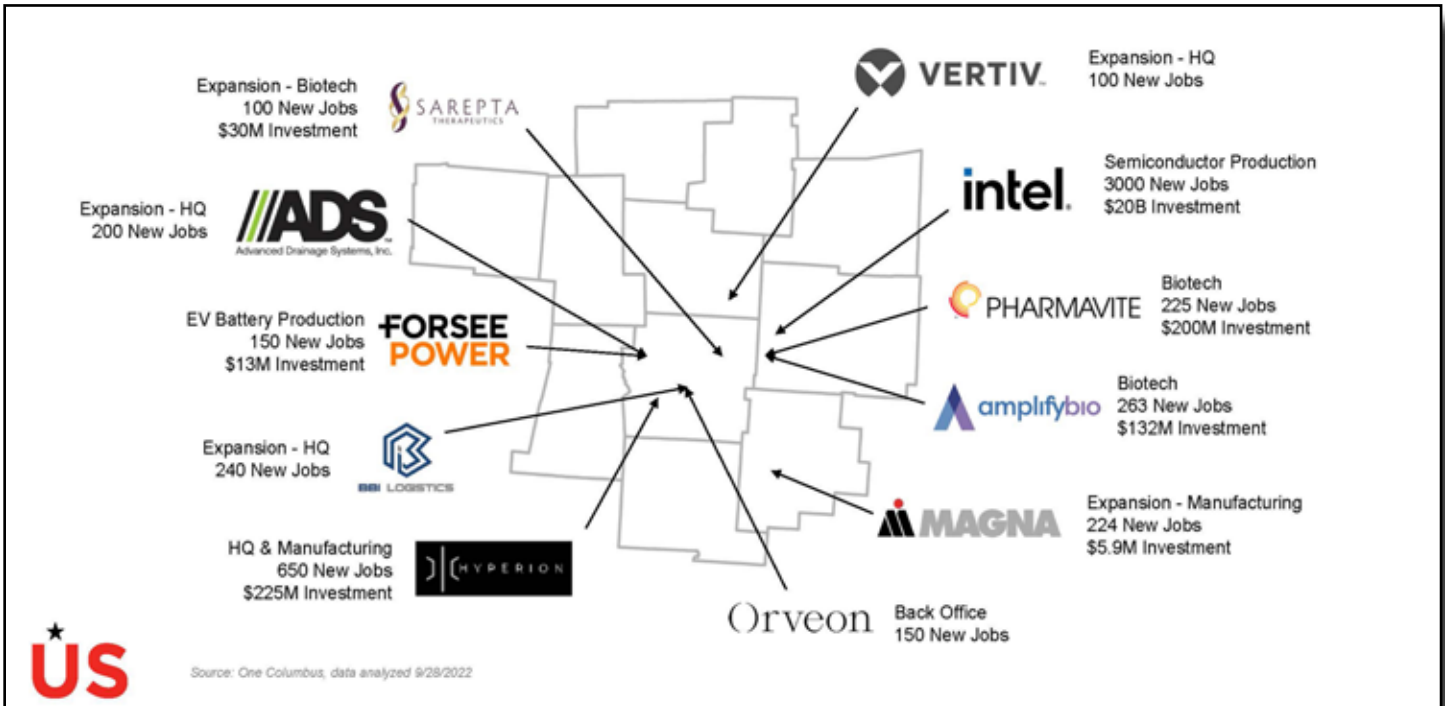
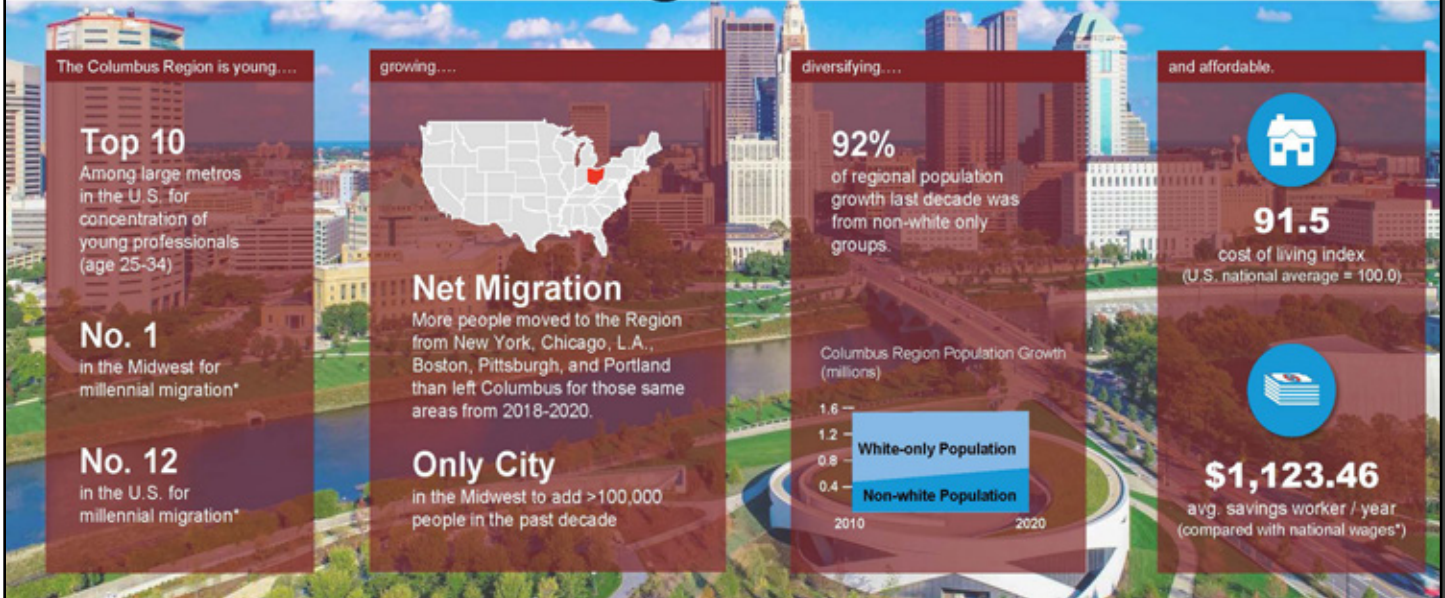
## Traffic Count Report



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# Region Highlights

## What's Driving Investment?



# 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.



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