

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



**Tuttle Crossing Blvd**

**0.805 +/- ac**



Appraisal Brokerage Consulting Development

**0.805 +/- Acre Vacant Land**  
**5630 Tuttle Crossing Boulevard, Columbus, OH 43203**



Property Highlights

## COMMERCIAL LAND WITH FRONTAGE ON TUTTLE!

Ideal site with 150' frontage on Tuttle Crossing Blvd! Exceptional visibility on a busy street. Several commercial businesses surrounding pockets of residential communities in the area. Minutes from Tuttle Mall and I-270. Ripe area for development!



**Address:** 5630 Tuttle Crossing Blvd  
Dublin, Ohio 43203

**County:** Franklin

**PID:** 273-005408

**Location:** Between Wilcox Rd  
and Britton Pkwy

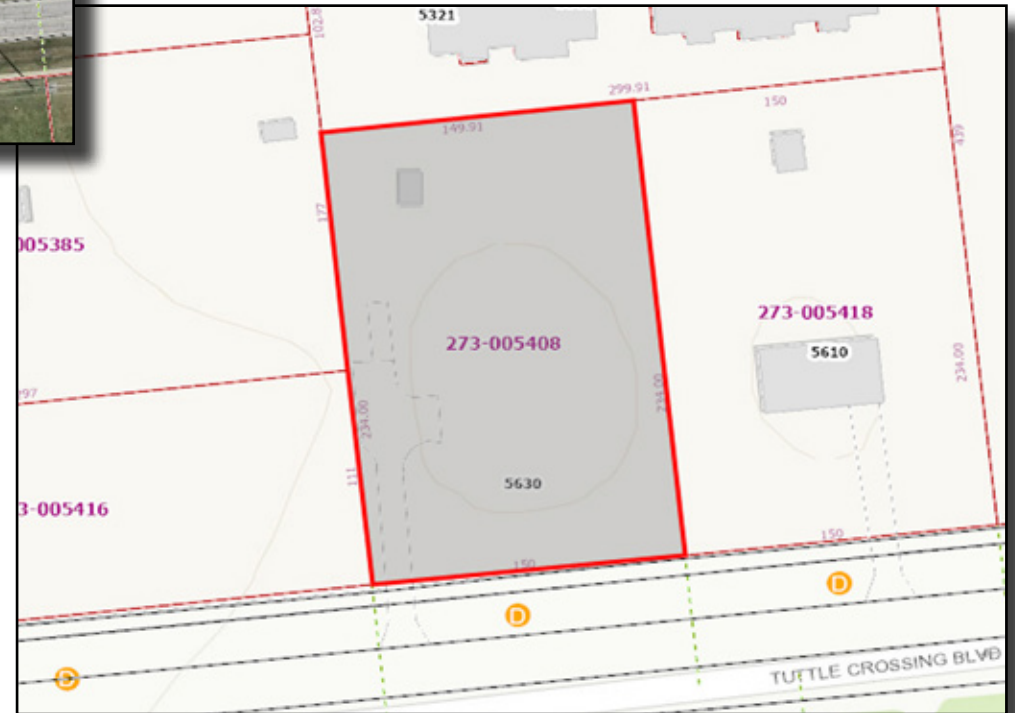
**Acreage:** 0.805 +/- ac

**Sale Price:** \$445,000

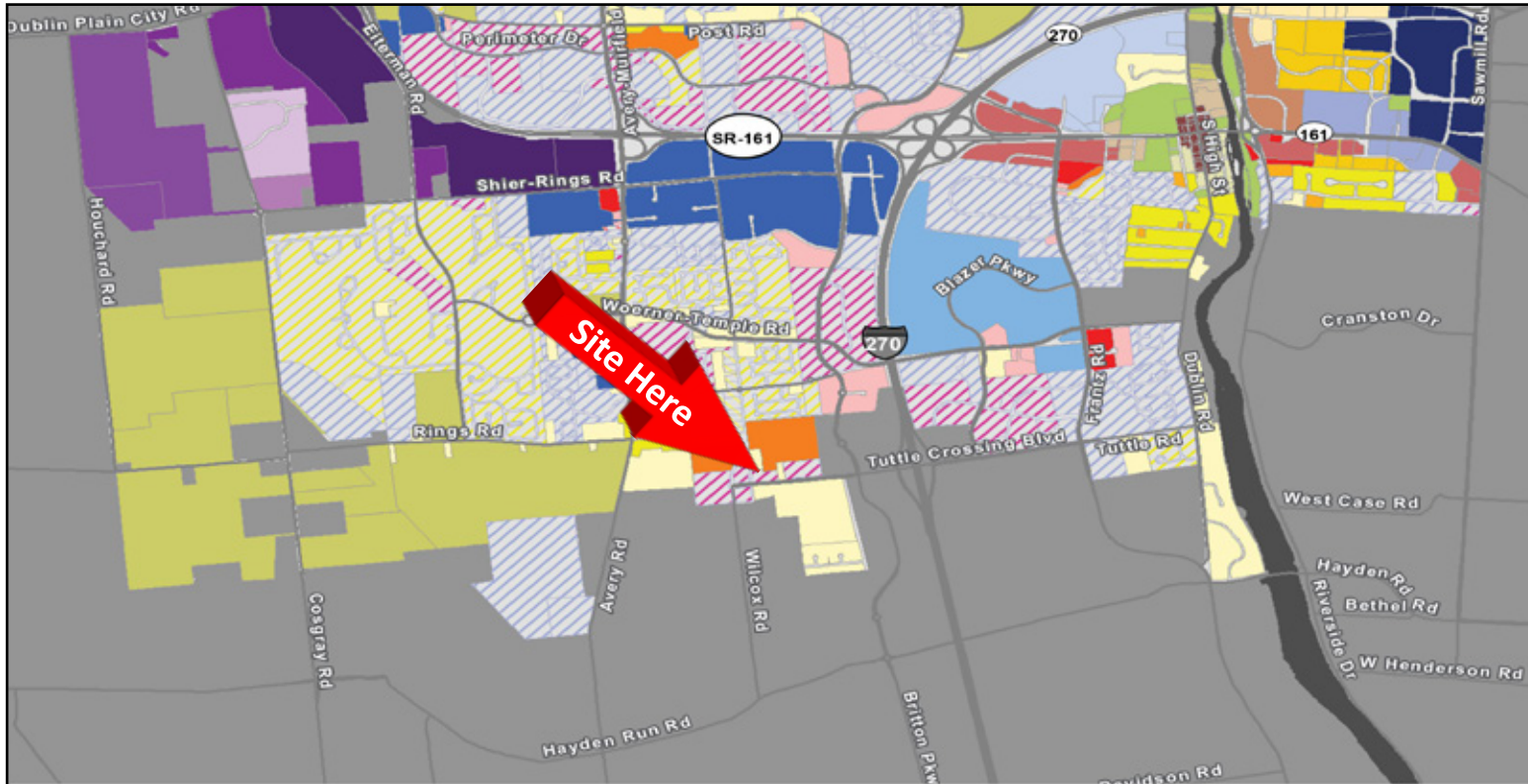
**Zoning:** Planned Unit Development  
District

0.805 +/- ac Vacant Land  
5630 Tuttle Crossing Blvd, OH 43016

# Aerial and Plat Maps







## City of Dublin Zoning

### Zoning Districts

#### Bridge Street Districts

- BSC-HC: Historic Core
- BSC-HR: Historic Residential
- BSC-HTN: BSC Historic Transition Neighborhood
- BSC-R: BSC Residential
- BSC-IRN: BSC Indian Run Neighborhood
- BSC-SRN: BSC Scioto River Neighborhood
- BSC-SCN: BSC Sawmill Center Neighborhood
- BSC-C: BSC Commercial

#### BSC-O: BSC Office

- BSC-OR: BSC Office Residential
- BSC-P: BSC Public

#### Residential Districts

- R: Rural District
- R-1: Restricted Suburban Residential District
- R-2: Limited Suburban Residential District
- R-3: Suburban Residential District
- R-4: Suburban Residential District
- R-12: Urban Residential District

### Planned Districts

- PUD: Planned Unit Development District
- PCD: Planned Unit Development District
- PLR: Planned Low Density Residential District

### ID Districts

- ID-1: Research Office District
- ID-2: Research Flex District
- ID-3: Research Assembly District
- ID-4: Research Mixed Use District
- ID-5: Research Recreation District

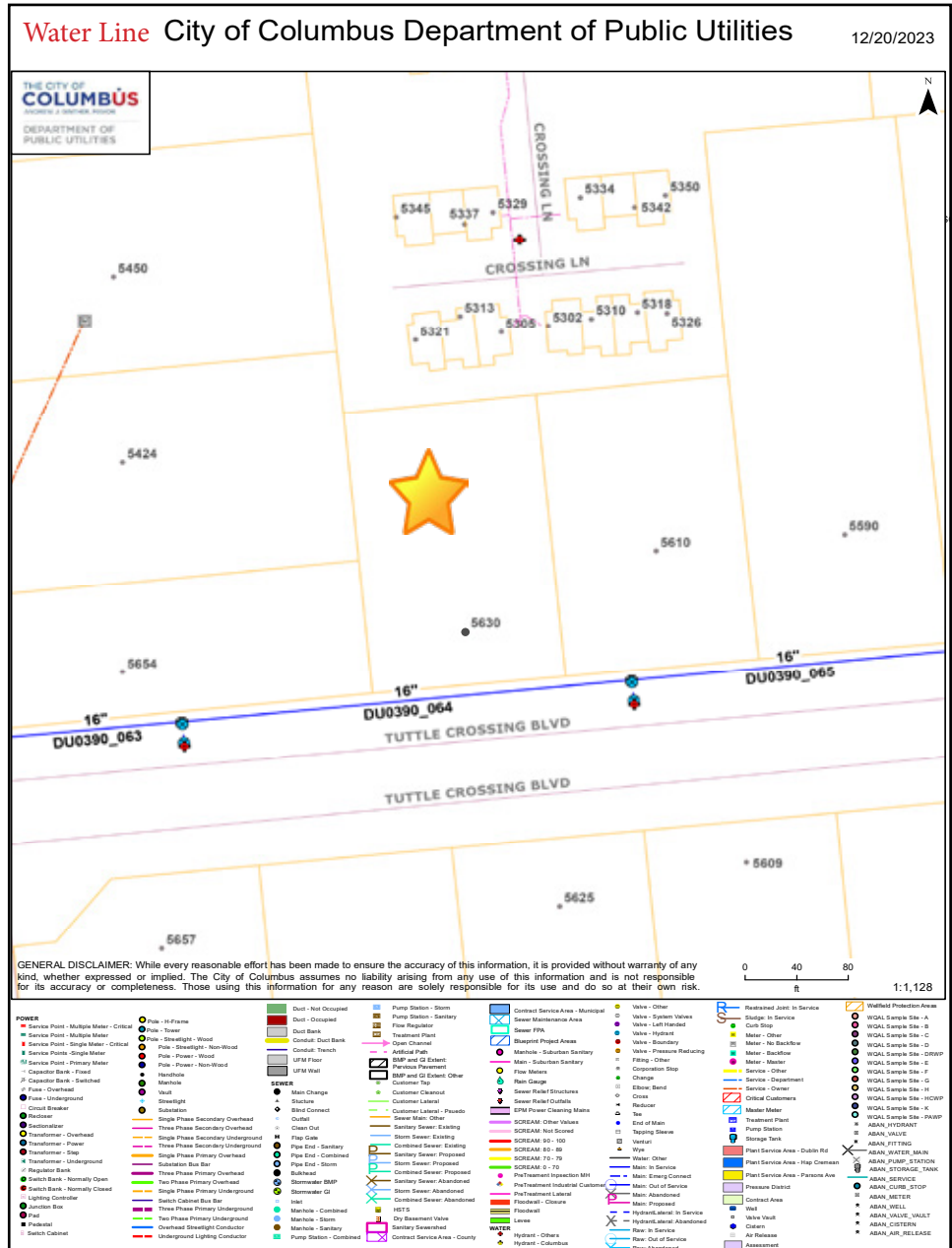
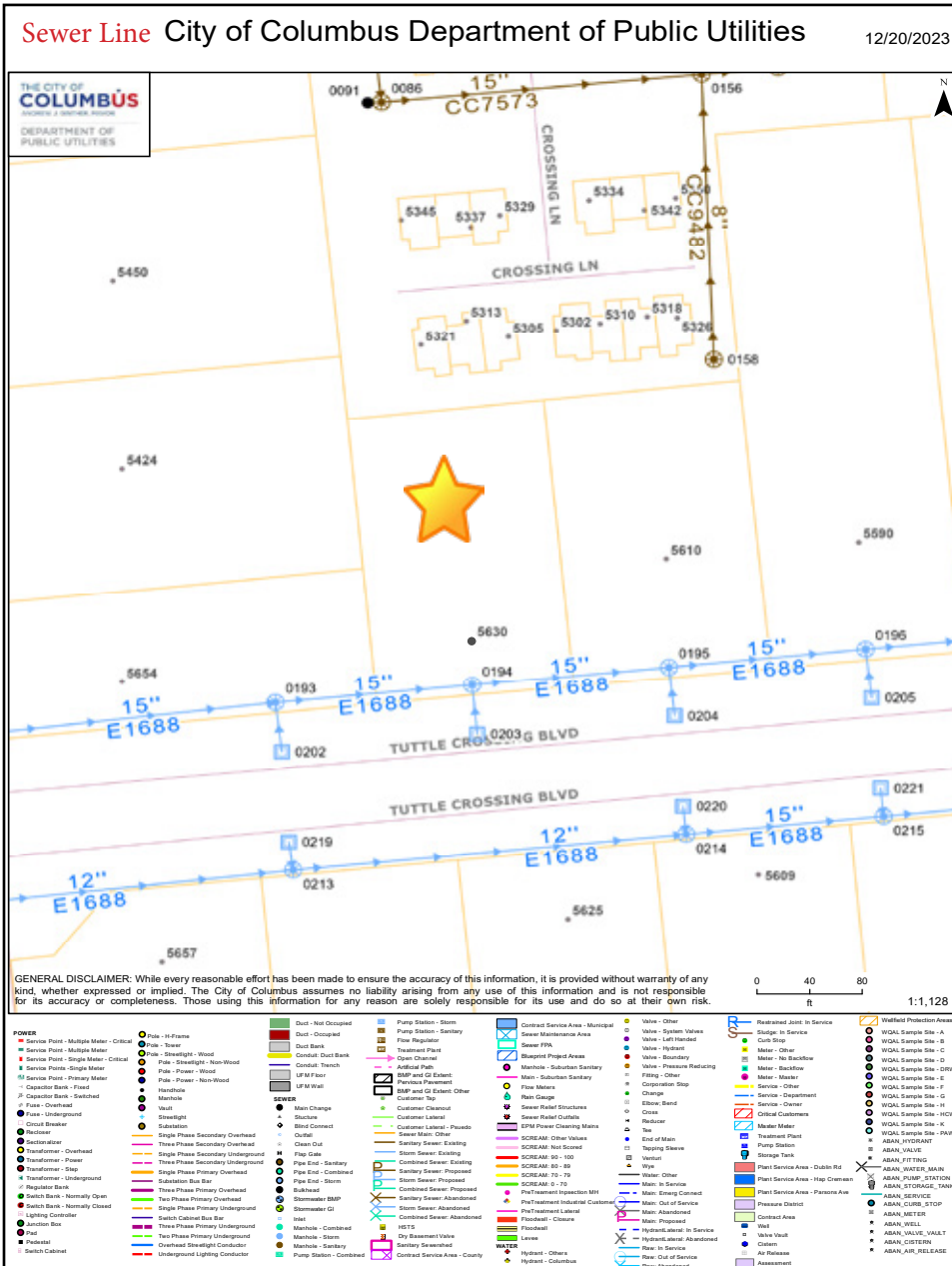
### Standard Zoning Districts

- CC: Community Commercial District
- SO: Suburban Office and Institutional District
- OLR: Office, Laboratory and Research District
- TF: Technology Flex District
- R-1B: Limited Suburban Residential District (WTWP)
- NC: Neighborhood Commercial District (WTWP)
- EU: Exceptional Uses District (WTWP)
- Other Jurisdiction
- U: Unclassified

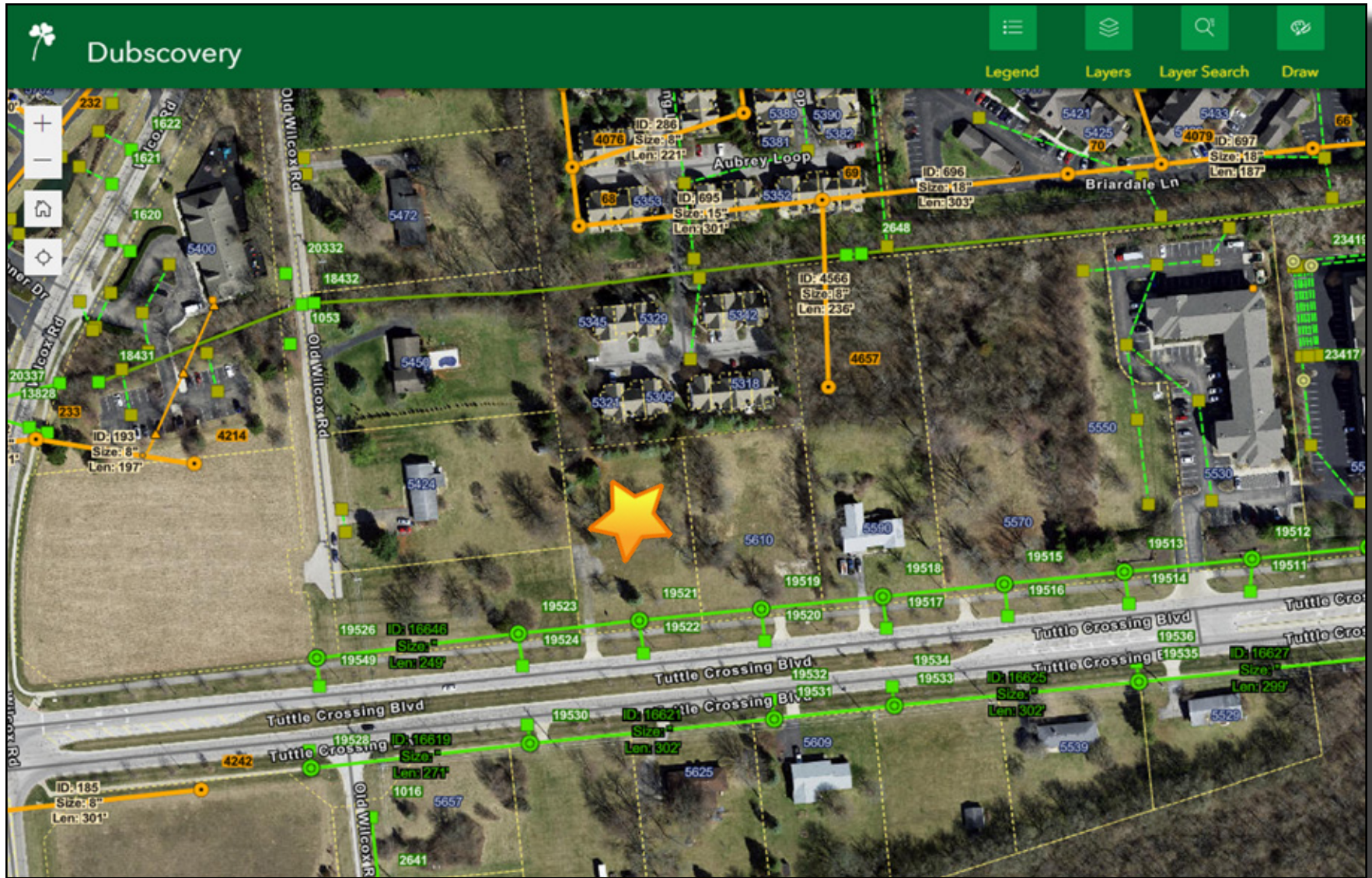
June 2016



[Click here to see zoning text](#) CHAPTER 153: ZONING REGULATIONS







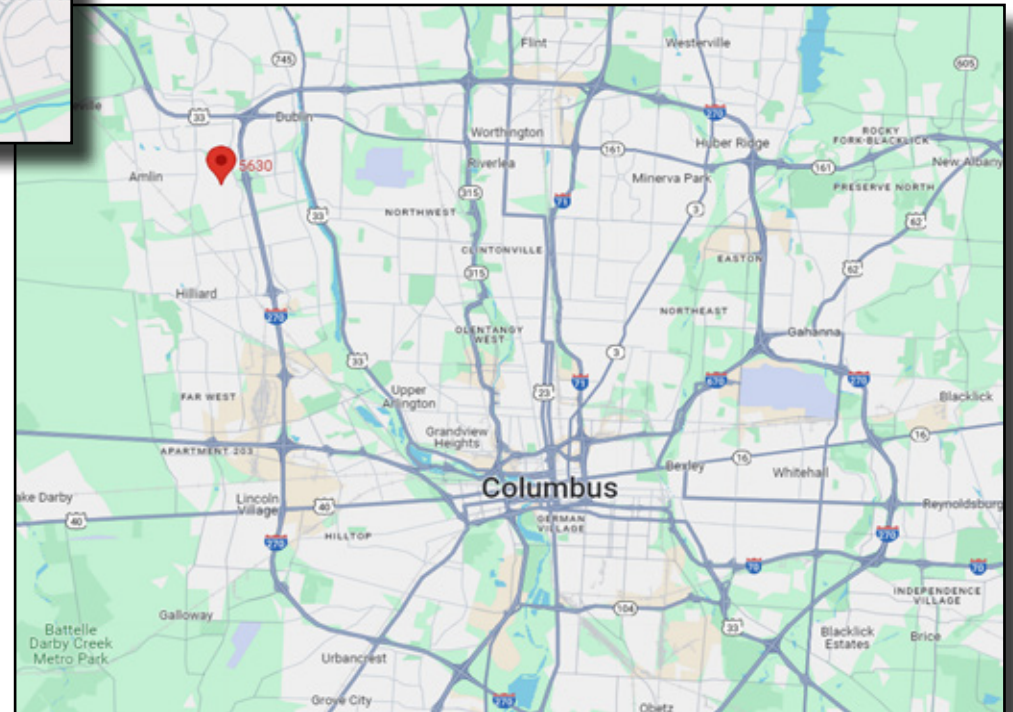
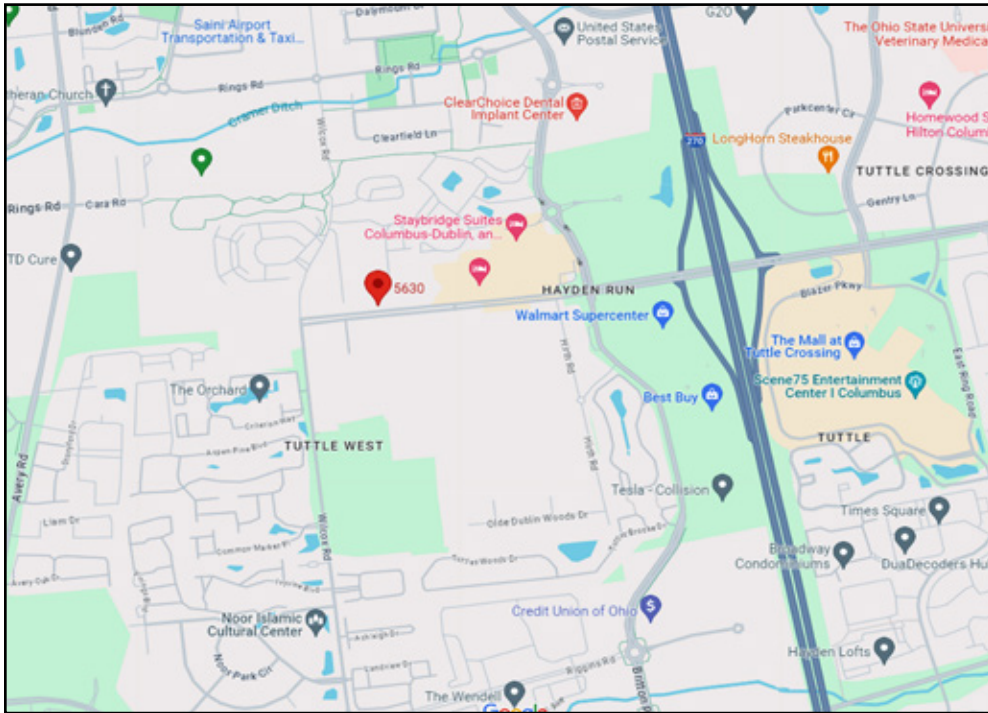
	<b>Storm Sewer System</b>
	<b>Sanitary Sewer System</b>



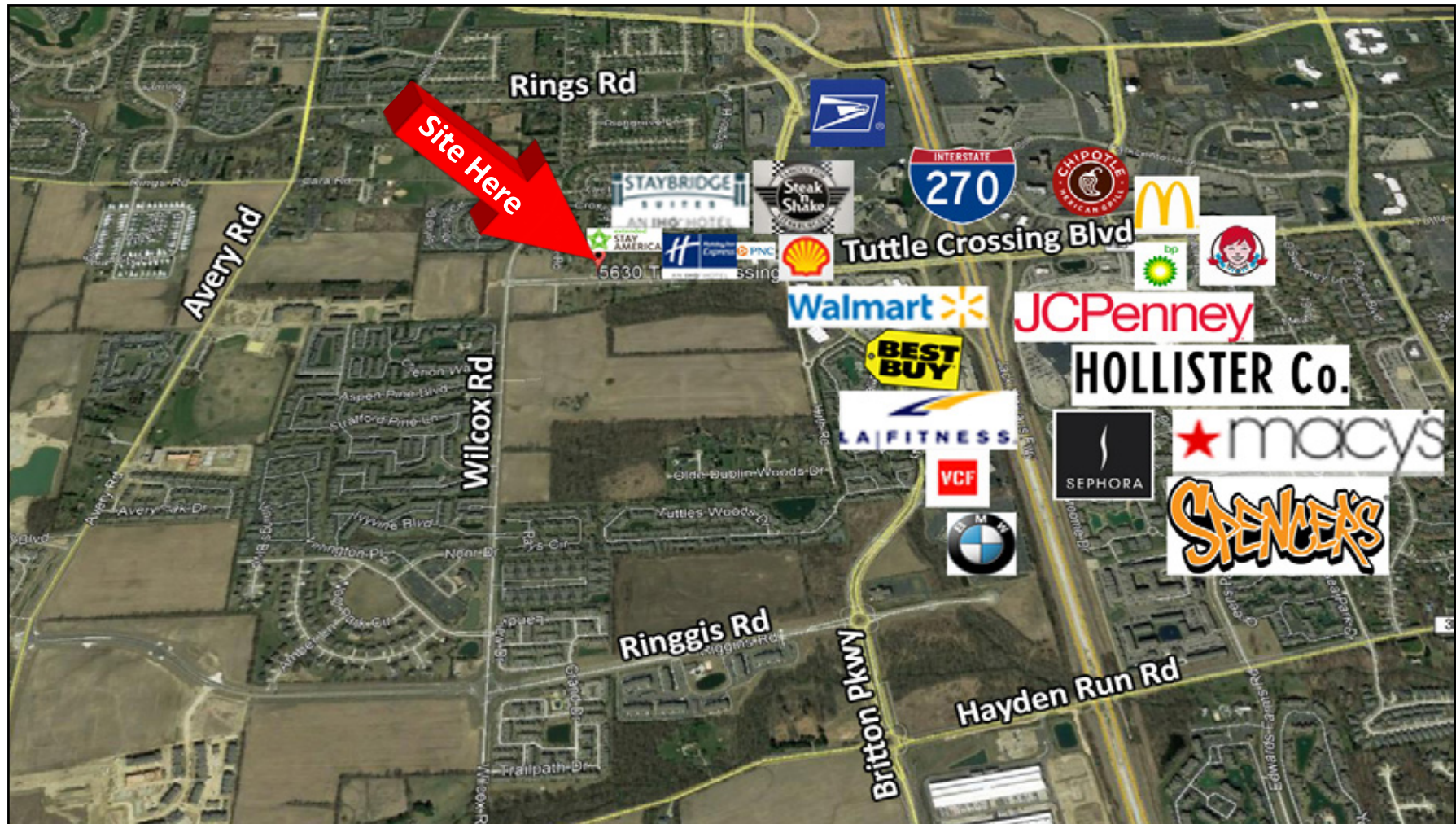




0.805 +/- ac Vacant Land  
5630 Tuttle Crossing Blvd, OH 43016








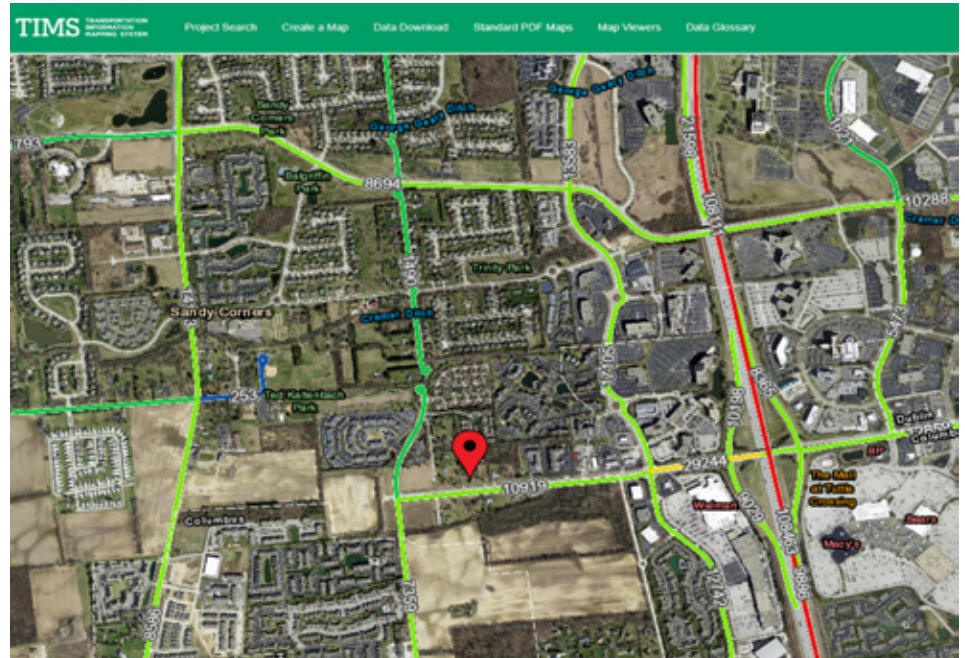
## Great Location!

- 5 minutes to Tuttle Mall
- 5 minutes to Freeways
- 20 minutes to Columbus Airport
- 20 minutes to Polaris or Easton




Demographic Summary Report

5630 Tuttle Crossing Blvd				
5630 Tuttle Crossing Blvd, Dublin, OH 43016				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2028 Projection	11,099	80,481	183,416	
2023 Estimate	10,648	78,364	180,216	
2010 Census	7,312	60,858	151,090	
Growth 2023 - 2028	4.24%	2.70%	1.78%	
Growth 2010 - 2023	45.62%	28.77%	19.28%	
<b>2023 Population by Hispanic Origin</b>				
2023 Population	10,648	78,364	180,216	
White	5,960 55.97%	58,298 74.39%	139,223 77.25%	
Black	394 3.70%	3,860 4.93%	7,796 4.33%	
Am. Indian & Alaskan	12 0.11%	120 0.15%	299 0.17%	
Asian	3,957 37.16%	13,687 17.47%	27,676 15.36%	
Hawaiian & Pacific Island	2 0.02%	35 0.04%	55 0.03%	
Other	324 3.04%	2,365 3.02%	5,167 2.87%	
U.S. Armed Forces	25	80	144	
<b>Households</b>				
2028 Projection	5,012	33,628	75,452	
2023 Estimate	4,787	32,656	74,035	
2010 Census	3,164	24,856	61,423	
Growth 2023 - 2028	4.70%	2.98%	1.91%	
Growth 2010 - 2023	51.30%	31.38%	20.53%	
Owner Occupied	2,186 45.67%	19,475 59.64%	47,134 63.66%	
Renter Occupied	2,601 54.33%	13,181 40.36%	26,901 36.34%	
<b>2023 Households by HH Income</b>				
Income: <\$25,000	4,787 6.41%	32,655 7.53%	74,036 7.96%	
Income: \$25,000 - \$50,000	307 12.37%	2,460 11.52%	5,895 12.83%	
Income: \$50,000 - \$75,000	592 23.94%	3,763 17.97%	9,500 16.13%	
Income: \$75,000 - \$100,000	1,146 15.75%	5,869 14.55%	11,939 12.71%	
Income: \$100,000 - \$125,000	754 12.39%	4,750 16.18%	10,911 14.74%	
Income: \$125,000 - \$150,000	593 11.34%	5,285 8.07%	6,490 8.77%	
Income: \$150,000 - \$200,000	543 8.06%	2,634 12.17%	9,150 12.36%	
Income: \$200,000+	386 9.73%	3,974 12.00%	10,739 14.51%	
<b>2023 Avg Household Income</b>	\$108,425	\$117,454	\$122,640	
<b>2023 Med Household Income</b>	\$86,555	\$97,291	\$100,623	



Traffic Count Report

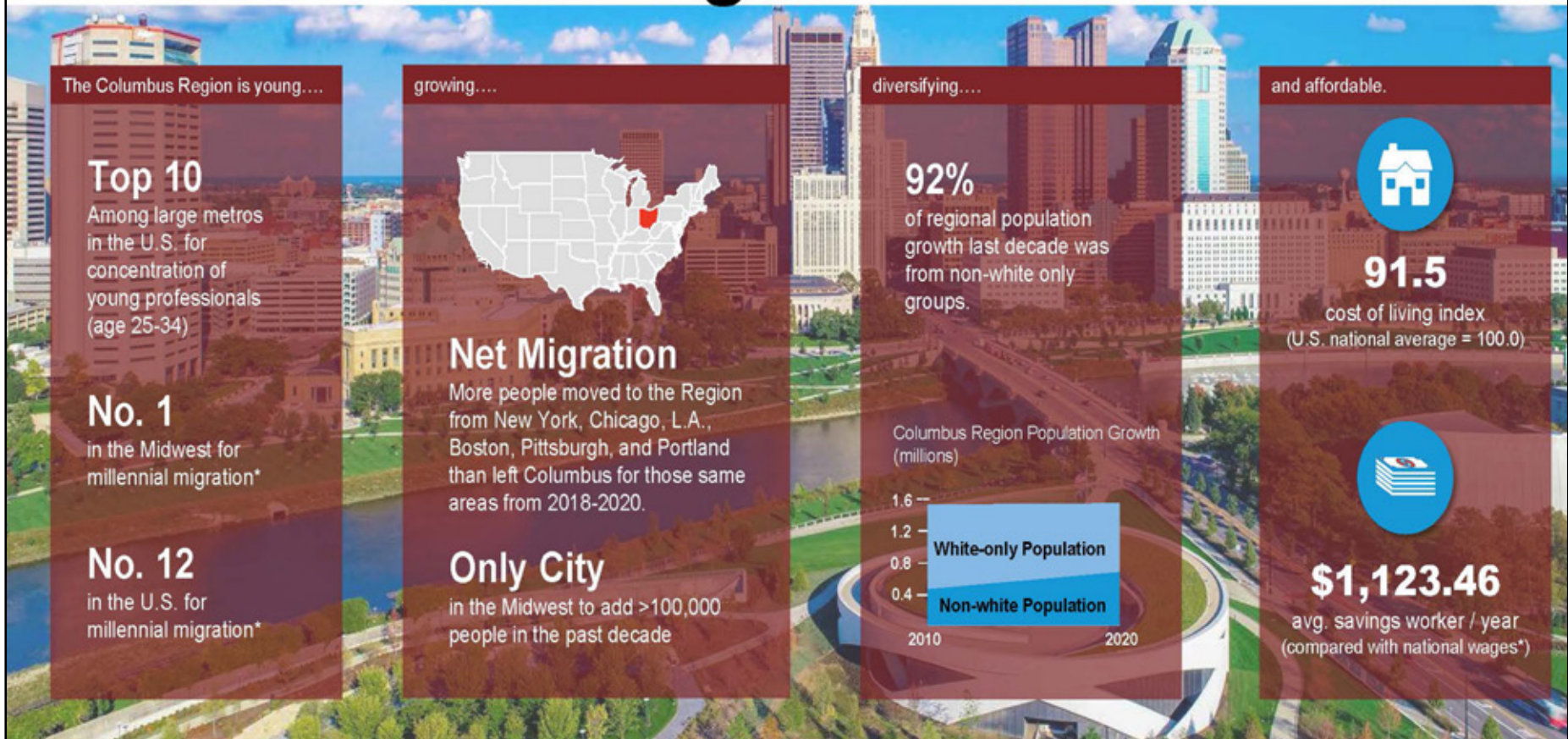
5630 Tuttle Crossing Blvd						
5630 Tuttle Crossing Blvd, Dublin, OH 43016						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Tuttle Crossing Boulevard	Aubrey Loop	0.13 NW	2022	10,588	MPSI	.09
2 TUTTLE RD	Aubrey Loop	0.13 NW	2020	10,419	AADT	.09
3 Tuttle Crossing Blvd	Old Wilcox Rd	0.03 E	2022	4,436	MPSI	.11
4 Tuttle Crossing Blvd	Hirth Rd	0.18 E	2022	8,881	MPSI	.13
5 Wilcox Rd	Tuttle Crossing Blvd	0.04 S	2022	4,645	MPSI	.15
6 Wilcox Rd	Tuttle Crossing Blvd	0.05 N	2022	6,821	MPSI	.18
7 Wilcox Road	Aspen Pine Blvd	0.03 S	2022	8,747	MPSI	.29
8 Aspen Pine Boulevard	Stratford Pine Ln	0.01 W	2022	2,352	MPSI	.33
9 Tuttle Crossing Blvd	Hirth Rd	0.03 W	2022	9,621	MPSI	.34
10 Emerald Parkway	Britton Woods Dr	0.02 S	2022	16,538	MPSI	.35



Appraisal Brokerage Consulting Development



# 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.



Skip Weiler  
President/Broker  
614-221-4286 x102  
[skip@rweiler.com](mailto:skip@rweiler.com)

Learn more about us at  
[www.rweiler.com](http://www.rweiler.com)



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.

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 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/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants 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 Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant 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/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease 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/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.