

THE ROBERT WEILER COMPANY EST. 1938

# OFFERING MEMORANDUM

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**6,126 +/- SF Freestanding Building on 1.065 +/- ac**

## OWNER/USER OR REDEVELOPMENT OPPORTUNITY ON PRIME CORNER

Approximately 6,126 SF building featuring Three (3) Drive-Thru Bays on a 1.065-acre corner lot at the SW corner of E. Dublin Granville Road (SR 161) and Satinwood Drive, between I-71 and Karl Road. The site offers excellent accessibility with quick access to I-71 exits, 25 on-site parking spaces, and rare dual entry points for optimal circulation. The building includes a finished basement with restrooms and multiple rooms, along with counters and office space on the main level.

Recent zoning changes now permit a wide range of general commercial & retail uses (i.e. Gas Station, Car Wash, QSR, Auto parts/rentals, etc), significantly enhancing the site's redevelopment potential. Located in a high-traffic corridor with over 35,000 VPD+ and surrounded by a strong mix of residential and retail users, this prime corner lot is ideal for owner-users or developers seeking an adaptable asset in a high-visibility, high-demand location.



### Examples of new permitted uses:

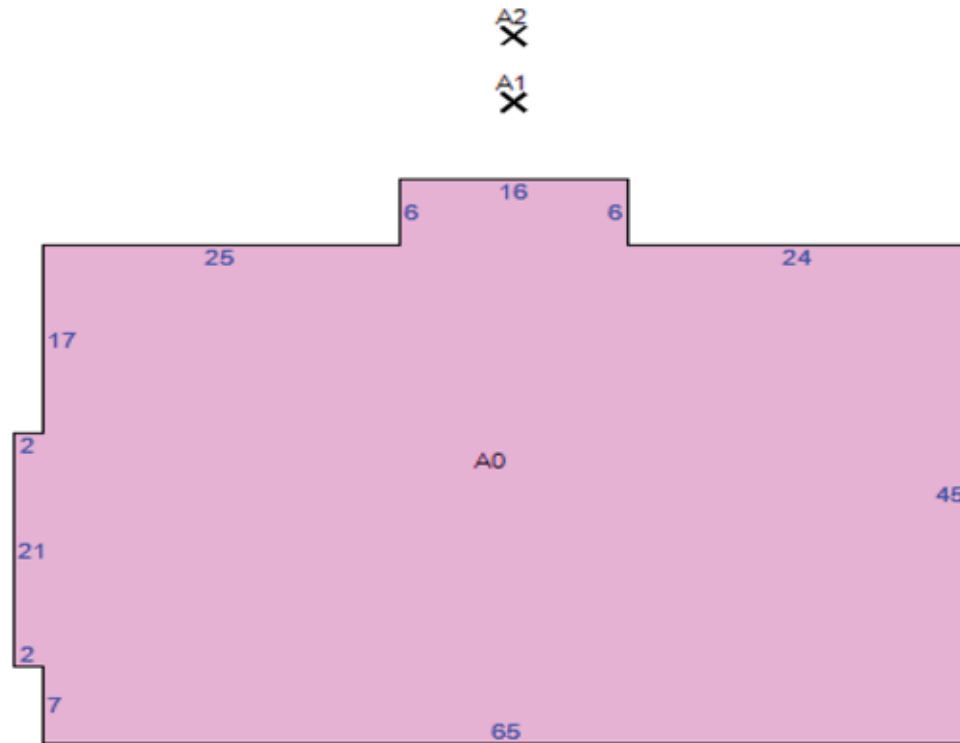
- Gas Station
- Car Wash
- Auto Parts Sales/Auto Rental Sales
- Restaurant/QSR
- General Retail Drive Thru
- Recreation Facility
- Trade School
- Animal/Doggy Daycare/Vet Clinics
- Offices
- Hospitals
- Hotel/Motel
- Nursing Home/Senior Living

## Property Highlights

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Address:       | 1325 E Dublin Granville Rd<br>Columbus, OH 43229            |
| County:        | Franklin                                                    |
| PID:           | 010-008926-00                                               |
| Location:      | Southwest corner of E Dublin<br>Granville Rd & Satinwood Dr |
| Year Built:    | 1971                                                        |
| Total Size:    | 6,126 +/- SF                                                |
| Acreage:       | 1.065 +/- ac                                                |
| Sale Price:    | \$1,300,000                                                 |
| Sale Price/SF: | \$212.21                                                    |
| Taxes 2024:    | \$20,436                                                    |
| Zoning:        | CAC - Community Activity<br>Center                          |

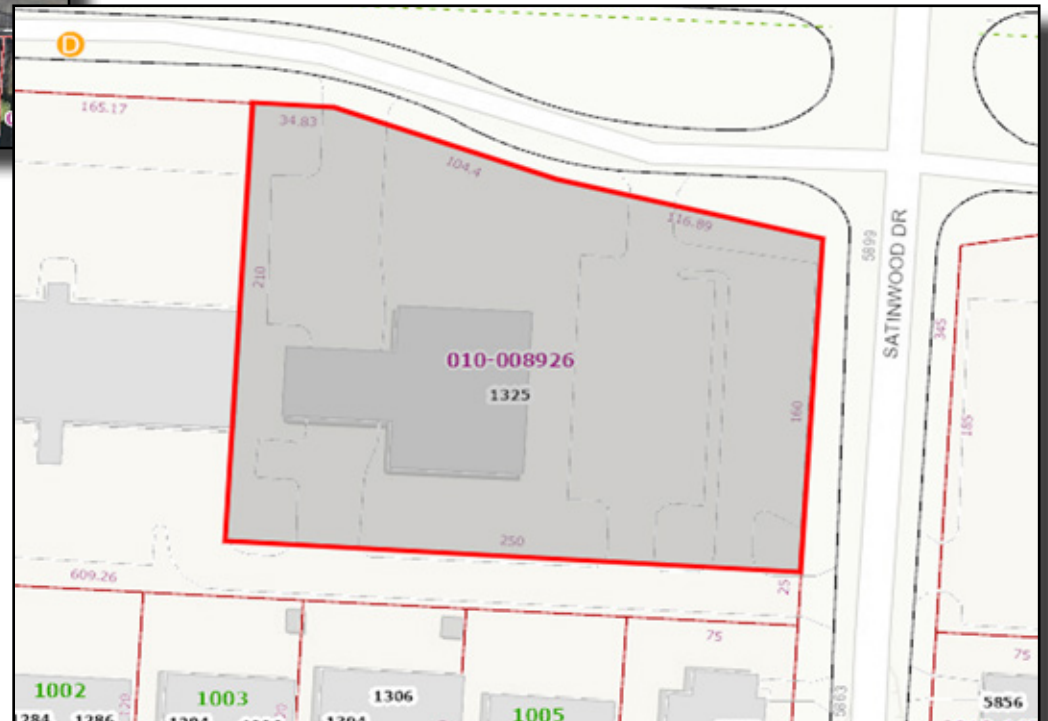




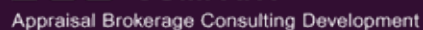
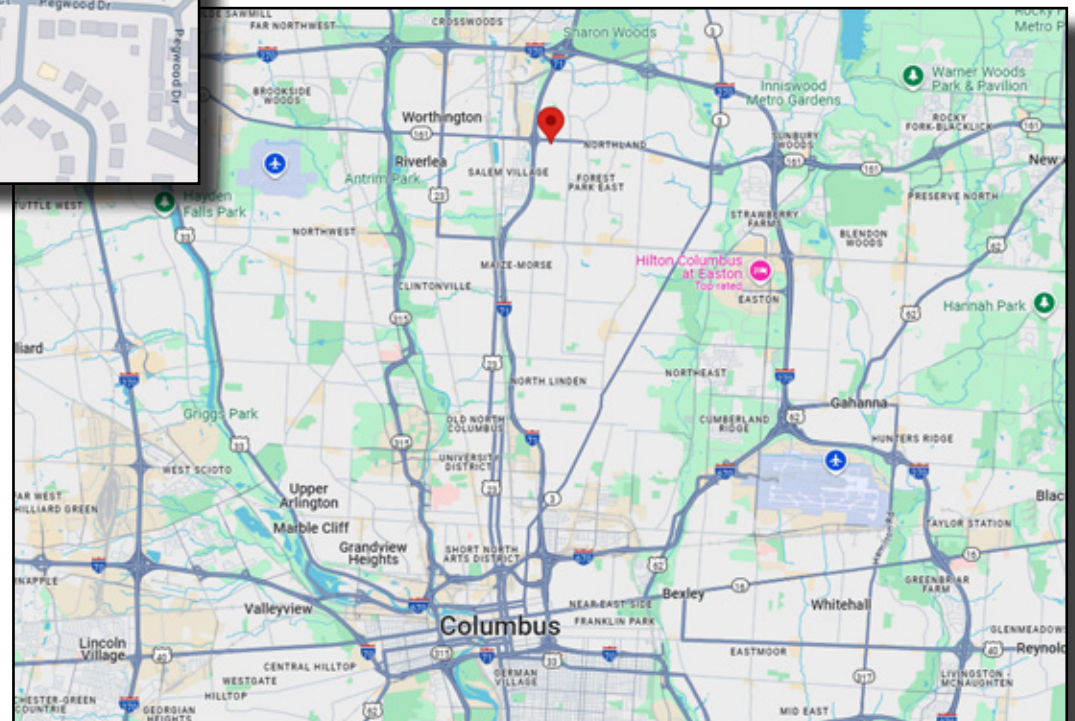


| Item                            | Area  |
|---------------------------------|-------|
| - 103:FD BSMT                   | 3063  |
| PAVING ASP - PA1:PAVING ASPHALT | 20000 |
| A1 - BC1:BANK CANOPY - DRIVE IN | 2670  |
| A0 - 051:BANK/SAVINGS INST      | 3063  |
| A2 - BA4:BLDG ADDN BR FIN       | 297   |

## Aerial & Plat Map

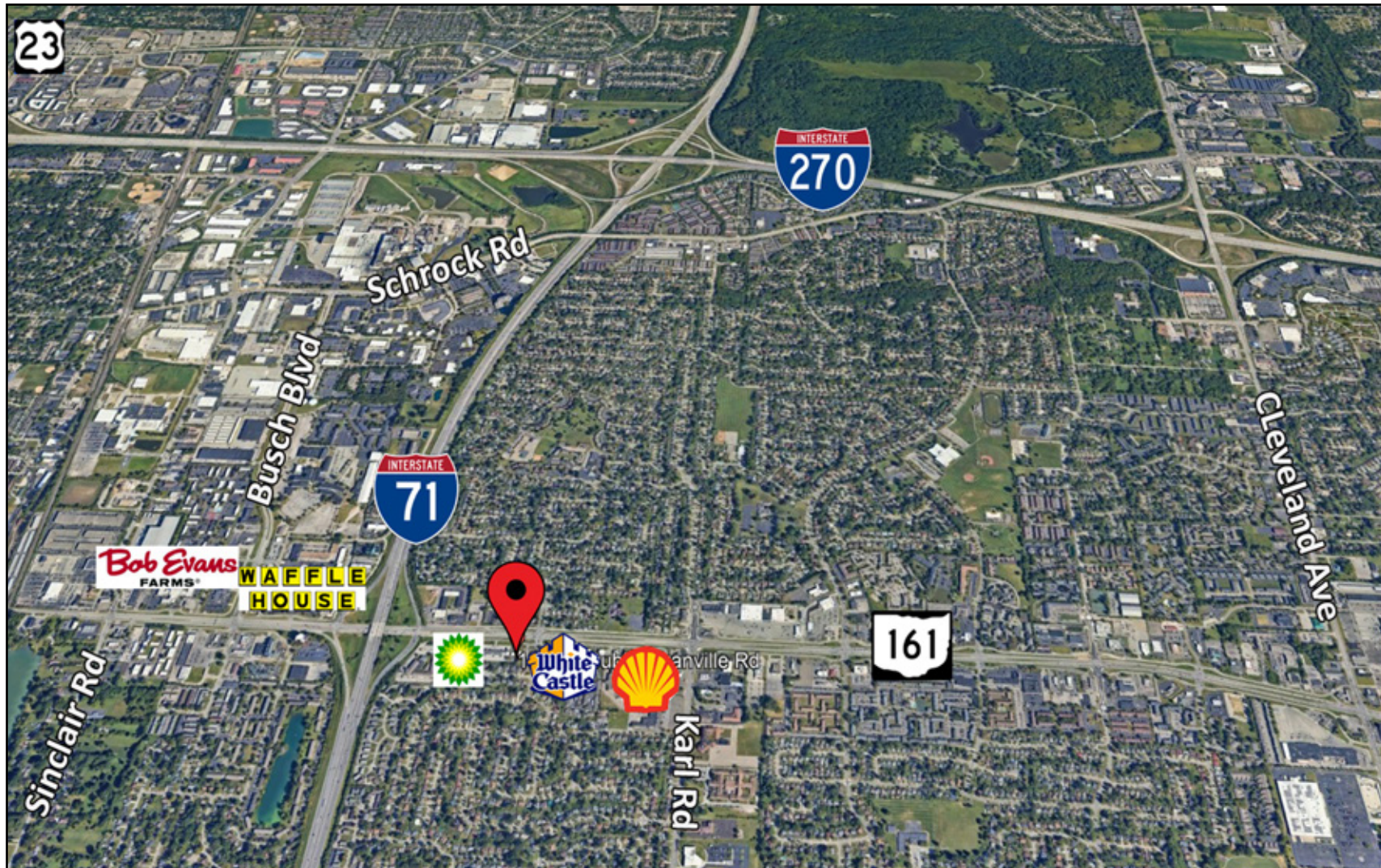


**1325 E Dublin Granville Rd, Columbus, OH 43229**



6,126 +/- SF freestanding commercial building on 1.065 +/- ac  
1325 E Dublin Granville Rd, Columbus, OH 43229

## Location Map



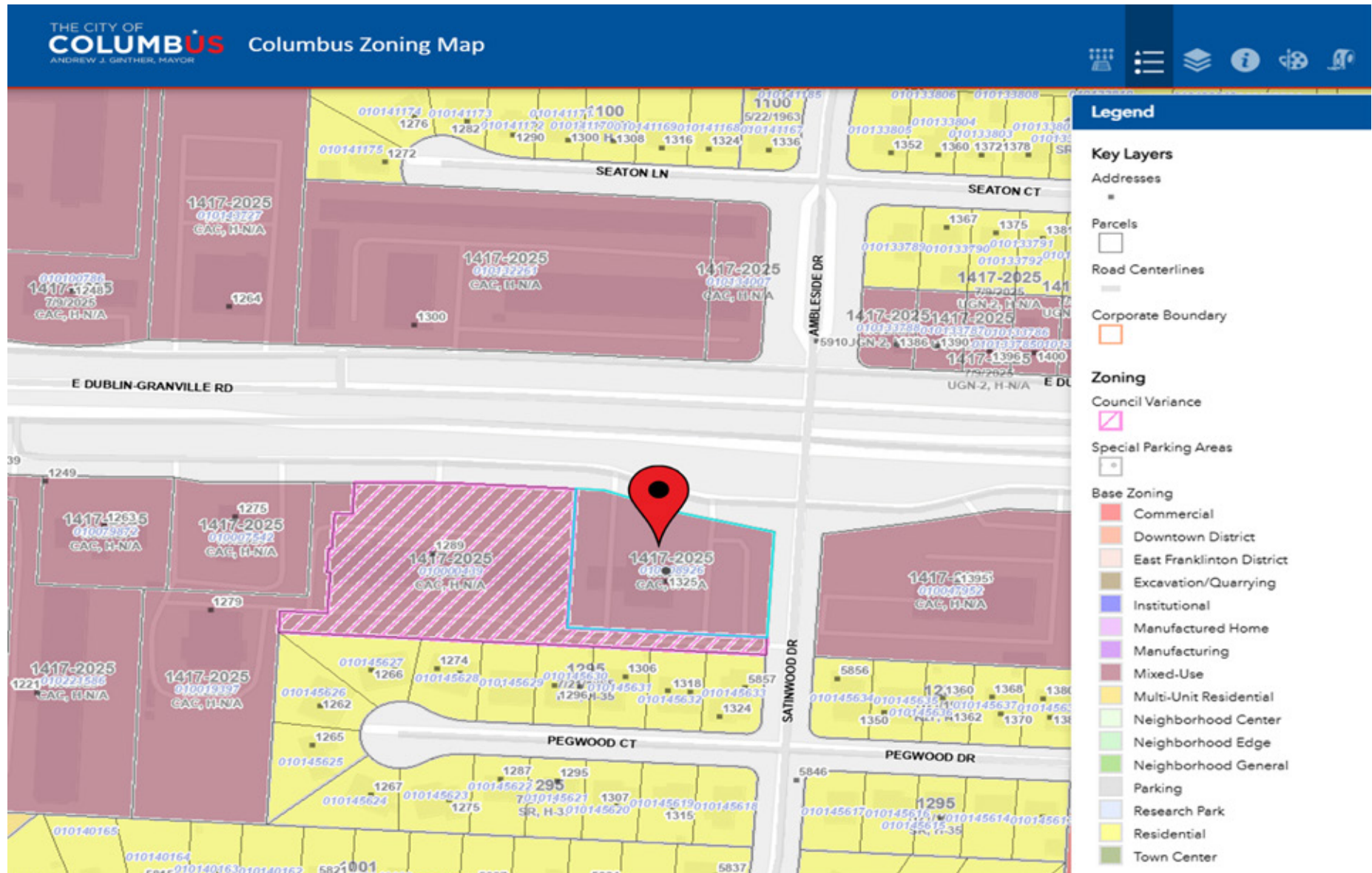
## Great Location!

Easy access to I-71  
15 minutes to John Glenn International Airport  
10 minutes to Easton and Polaris

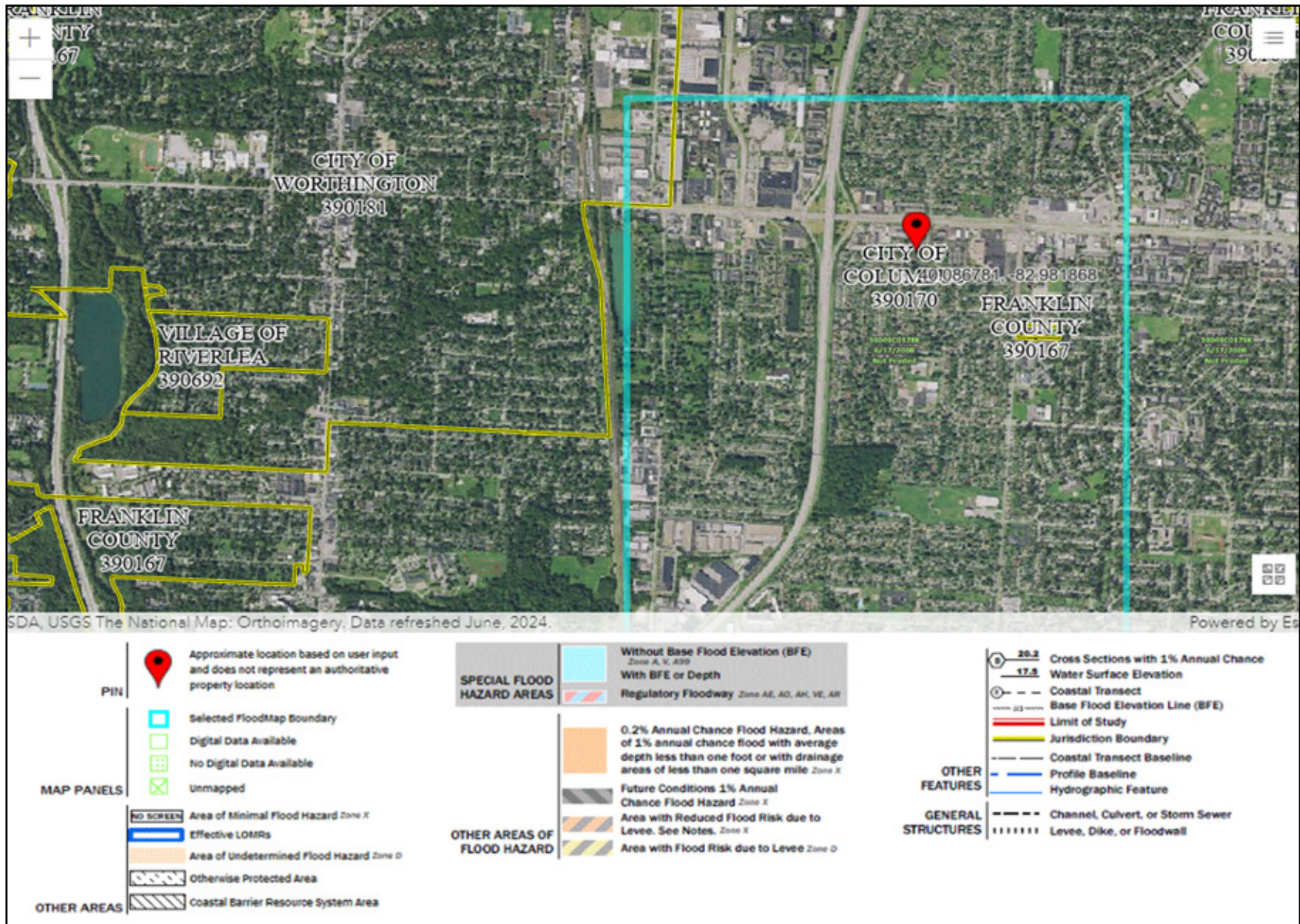


Appraisal Brokerage Consulting Development

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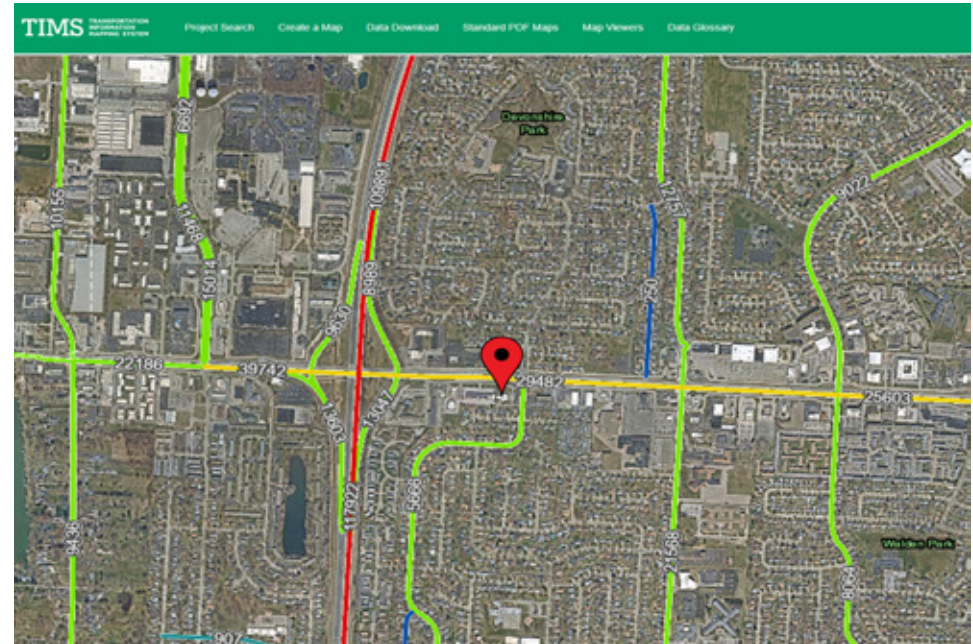


Click [here](#) to see zoning text

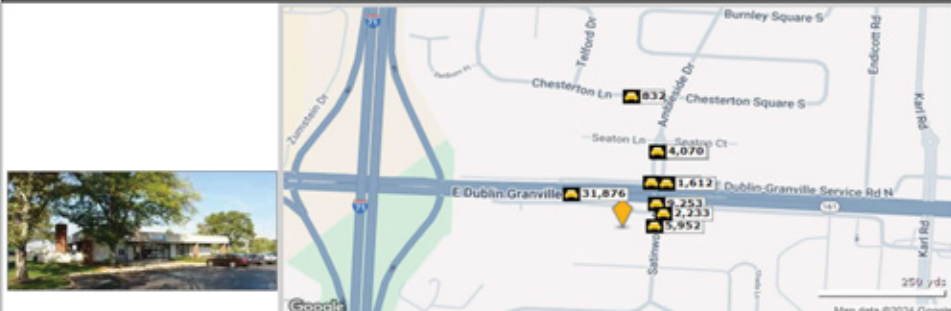


## Demographic Summary Report

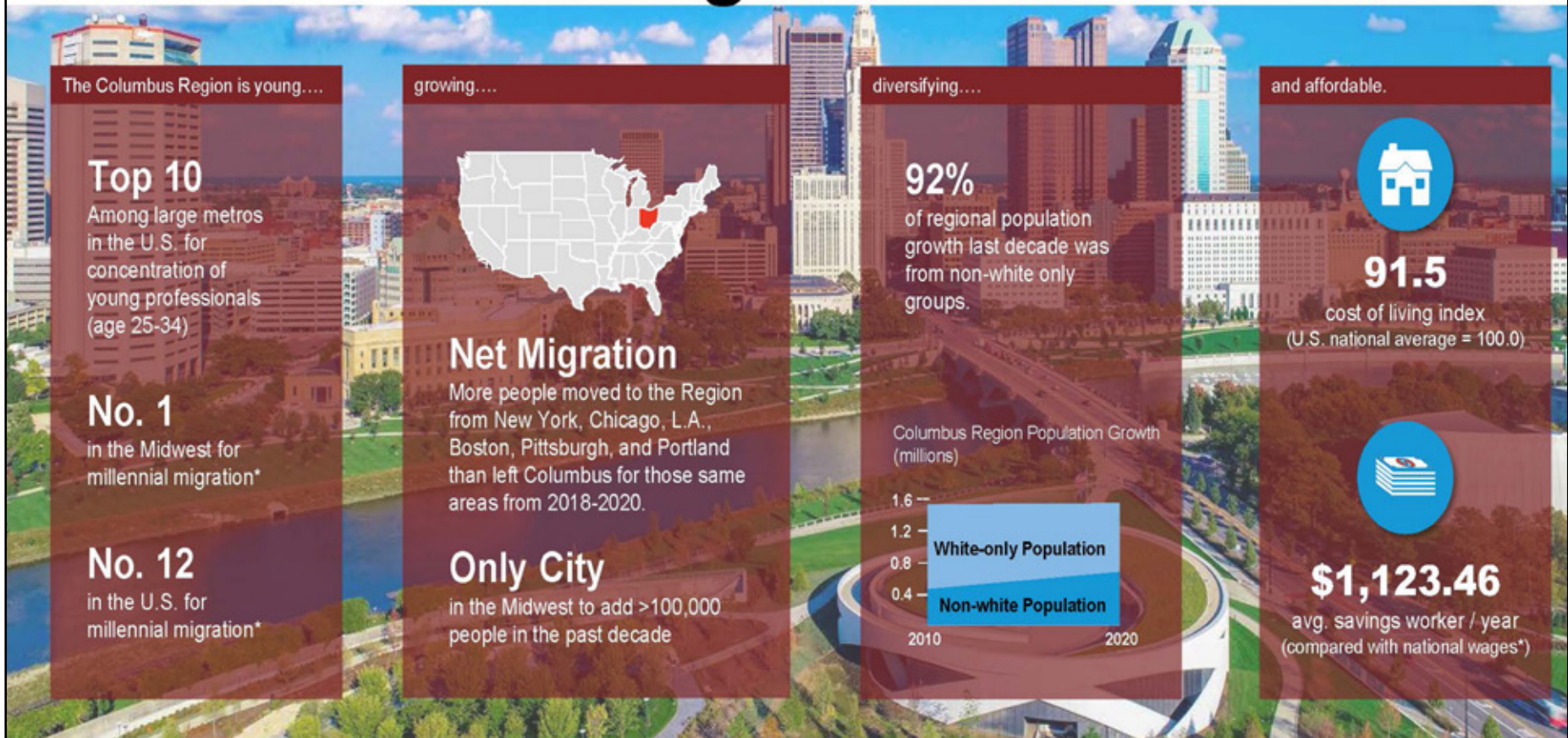
| 1325 E Dublin Granville Rd, Columbus, OH 43229                                    |              |               |                |  |
|-----------------------------------------------------------------------------------|--------------|---------------|----------------|--|
|  |              |               |                |  |
| Radius                                                                            | 1 Mile       | 3 Mile        | 5 Mile         |  |
| <b>Population</b>                                                                 |              |               |                |  |
| 2029 Projection                                                                   | 18,228       | 125,283       | 304,970        |  |
| 2024 Estimate                                                                     | 18,285       | 126,063       | 303,298        |  |
| 2010 Census                                                                       | 18,738       | 131,233       | 311,388        |  |
| Growth 2024 - 2029                                                                | -0.31%       | -0.62%        | 0.55%          |  |
| Growth 2010 - 2024                                                                | -2.42%       | -3.94%        | -2.60%         |  |
| <b>2024 Population by Hispanic Origin</b>                                         |              |               |                |  |
| 2024 Population                                                                   | 1,842        | 10,341        | 19,641         |  |
| <b>2024 Population</b>                                                            |              |               |                |  |
| White                                                                             | 7,477 40.89% | 59,993 47.59% | 171,852 56.66% |  |
| Black                                                                             | 6,700 36.64% | 38,871 30.83% | 70,587 23.27%  |  |
| Am. Indian & Alaskan                                                              | 150 0.82%    | 769 0.61%     | 1,467 0.48%    |  |
| Asian                                                                             | 1,042 5.70%  | 8,959 7.11%   | 22,374 7.38%   |  |
| Hawaiian & Pacific Island                                                         | 2 0.01%      | 20 0.02%      | 80 0.03%       |  |
| Other                                                                             | 2,915 15.94% | 17,451 13.84% | 36,937 12.18%  |  |
| U.S. Armed Forces                                                                 | 0            | 40            | 129            |  |
| <b>Households</b>                                                                 |              |               |                |  |
| 2029 Projection                                                                   | 7,156        | 51,161        | 126,455        |  |
| 2024 Estimate                                                                     | 7,184        | 51,479        | 125,640        |  |
| 2010 Census                                                                       | 7,380        | 53,552        | 128,859        |  |
| Growth 2024 - 2029                                                                | -0.39%       | -0.62%        | 0.65%          |  |
| Growth 2010 - 2024                                                                | -2.66%       | -3.87%        | -2.50%         |  |
| Owner Occupied                                                                    | 3,433 47.79% | 24,575 47.74% | 64,308 51.18%  |  |
| Renter Occupied                                                                   | 3,751 52.21% | 26,904 52.26% | 61,332 48.82%  |  |
| <b>2024 Households by HH Income</b>                                               |              |               |                |  |
| Income: <\$25,000                                                                 | 1,627 22.65% | 8,775 17.05%  | 17,850 14.21%  |  |
| Income: \$25,000 - \$50,000                                                       | 1,739 24.21% | 11,769 22.86% | 25,167 20.03%  |  |
| Income: \$50,000 - \$75,000                                                       | 1,550 21.58% | 10,974 21.32% | 24,891 19.81%  |  |
| Income: \$75,000 - \$100,000                                                      | 1,053 14.66% | 6,678 12.97%  | 17,493 13.92%  |  |
| Income: \$100,000 - \$125,000                                                     | 728 10.14%   | 5,314 10.32%  | 13,798 10.98%  |  |
| Income: \$125,000 - \$150,000                                                     | 220 3.06%    | 2,752 5.35%   | 8,724 6.94%    |  |
| Income: \$150,000 - \$200,000                                                     | 134 1.87%    | 2,848 5.53%   | 9,545 7.60%    |  |
| Income: \$200,000+                                                                | 132 1.84%    | 2,367 4.60%   | 8,173 6.51%    |  |
| <b>2024 Avg Household Income</b>                                                  | \$62,883     | \$78,328      | \$89,284       |  |
| <b>2024 Med Household Income</b>                                                  | \$53,254     | \$59,411      | \$69,337       |  |



## Traffic Count Report

| 1325 E Dublin Granville Rd, Columbus, OH 43229                                       |                       |                |            |                  |             |                         |  |  |  |
|--------------------------------------------------------------------------------------|-----------------------|----------------|------------|------------------|-------------|-------------------------|--|--|--|
|  |                       |                |            |                  |             |                         |  |  |  |
| Street                                                                               | Cross Street          | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |  |  |  |
| 1 Satinwood Dr                                                                       | Pegwood Dr            | 0.05 S         | 2022       | 5,952            | MPSI        | .04                     |  |  |  |
| 2 Satinwood Dr                                                                       | Pegwood Dr            | 0.08 S         | 2022       | 9,253            | MPSI        | .05                     |  |  |  |
| 3 Satinwood Dr                                                                       | Pegwood Dr            | 0.07 S         | 2022       | 2,211            | MPSI        | .05                     |  |  |  |
| 4 Satinwood Dr                                                                       | Pegwood Dr            | 0.07 S         | 2021       | 2,233            | MPSI        | .05                     |  |  |  |
| 5 Ambleside Dr                                                                       | E Dublin Granville Rd | 0.02 SE        | 2022       | 2,657            | MPSI        | .07                     |  |  |  |
| 6 E Dublin Granville Rd                                                              | Ambleside Dr          | 0.10 E         | 2022       | 31,876           | MPSI        | .07                     |  |  |  |
| 7 Ambleside Dr                                                                       | E Dublin Granville Rd | 0.02 SW        | 2022       | 1,612            | MPSI        | .08                     |  |  |  |
| 8 Ambleside Dr                                                                       | Seaton Ln             | 0.01 N         | 2020       | 4,507            | MPSI        | .11                     |  |  |  |
| 9 Ambleside Dr                                                                       | Seaton Ln             | 0.01 N         | 2022       | 4,070            | MPSI        | .11                     |  |  |  |
| 10 Chesterton Ln                                                                     | Telford Dr            | 0.07 W         | 2022       | 832              | MPSI        | .17                     |  |  |  |

# What's Driving Investment?



# Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

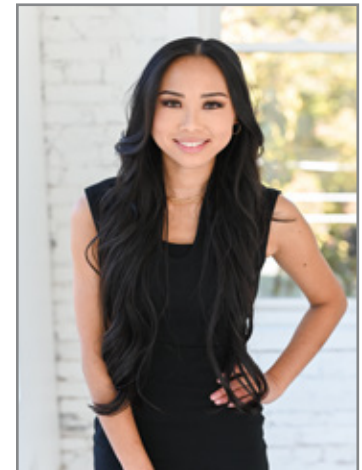
Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

## THE ROBERT WEILER COMPANY EST. 1938



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With 88 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  
[www.rweiler.com](http://www.rweiler.com)



Appraisal Brokerage Consulting Development

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