

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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8,374 +/- SF CHURCH BUILDING ON 1.75 +/- AC



Appraisal Brokerage Consulting Development

MOVE-IN READY CHURCH FACILITY WITH AMPLE PARKING
9564 Hazelton-Etna Road SW, Pataskala , OH 43062

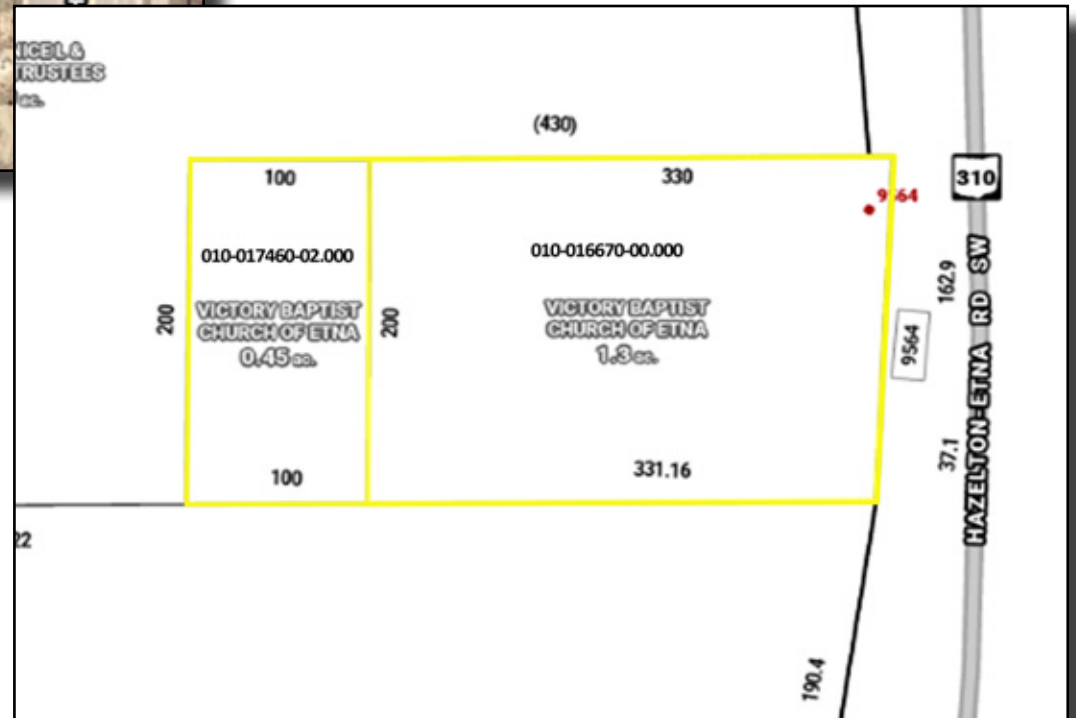
Well-Positioned Church Facility with Flexible Use Potential

8,374 +/- SF church and modular building on 1.75 +/- AC. On-site parking of approximately 40 spaces, monument signage on property. Utility shed in backyard. Modular building attached to church. Large sanctuary space with pews, sound system storage/operation area, and baptistery pool. Approximately 5 ministerial and/or recreational rooms, one office, and large cafeteria with full commercial kitchen. Located between National Rd SW and I-70, easy access to both major roads and just off SR 310. Minutes to the Village of Etna; Speedway, McDonald's, Starbucks and more on the way to the nearby I-70 interchange.



Property Highlights

| | |
|----------------|---|
| Address: | 9564 Hazelton-Etna Road SW Pataskala, Ohio 43062 |
| County: | Licking |
| Township: | Etna |
| PID: | 010-016670-00.000 010-017460-02.000 |
| Location: | West side of Hazelton-Etna Rd SW between I-70 and National Rd SW |
| Building Size: | 8,374 +/- SF |
| Year Built: | 1967 |
| Acreage: | 1.75 +/- ac |
| Asking Price: | \$1,200,000 |
| Zoning: | AB - Accommodation Business District |



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Church Aerial Views



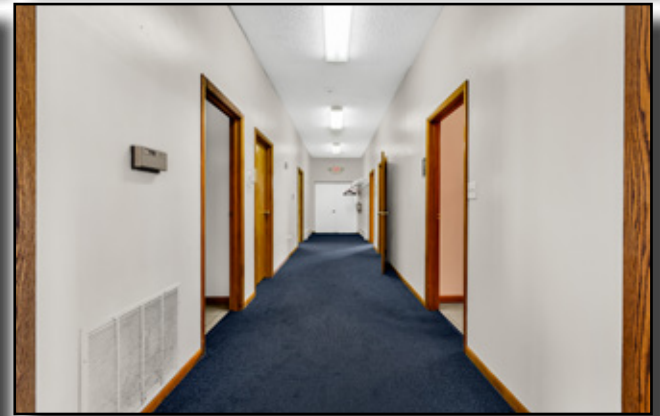
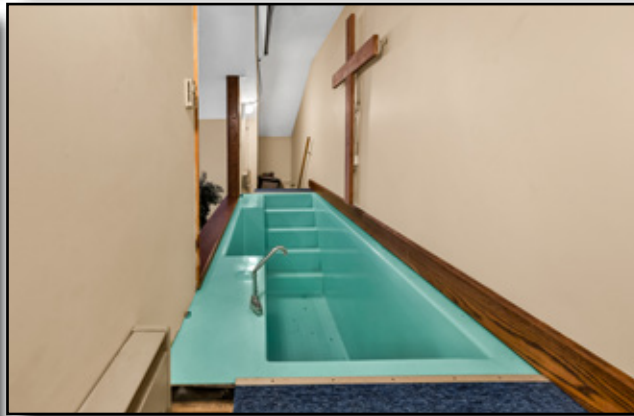
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Church Exterior Views



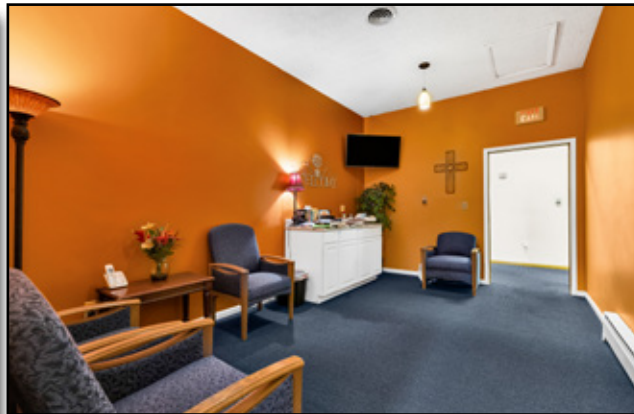
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Church Interior Gallery



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Church Interior Gallery

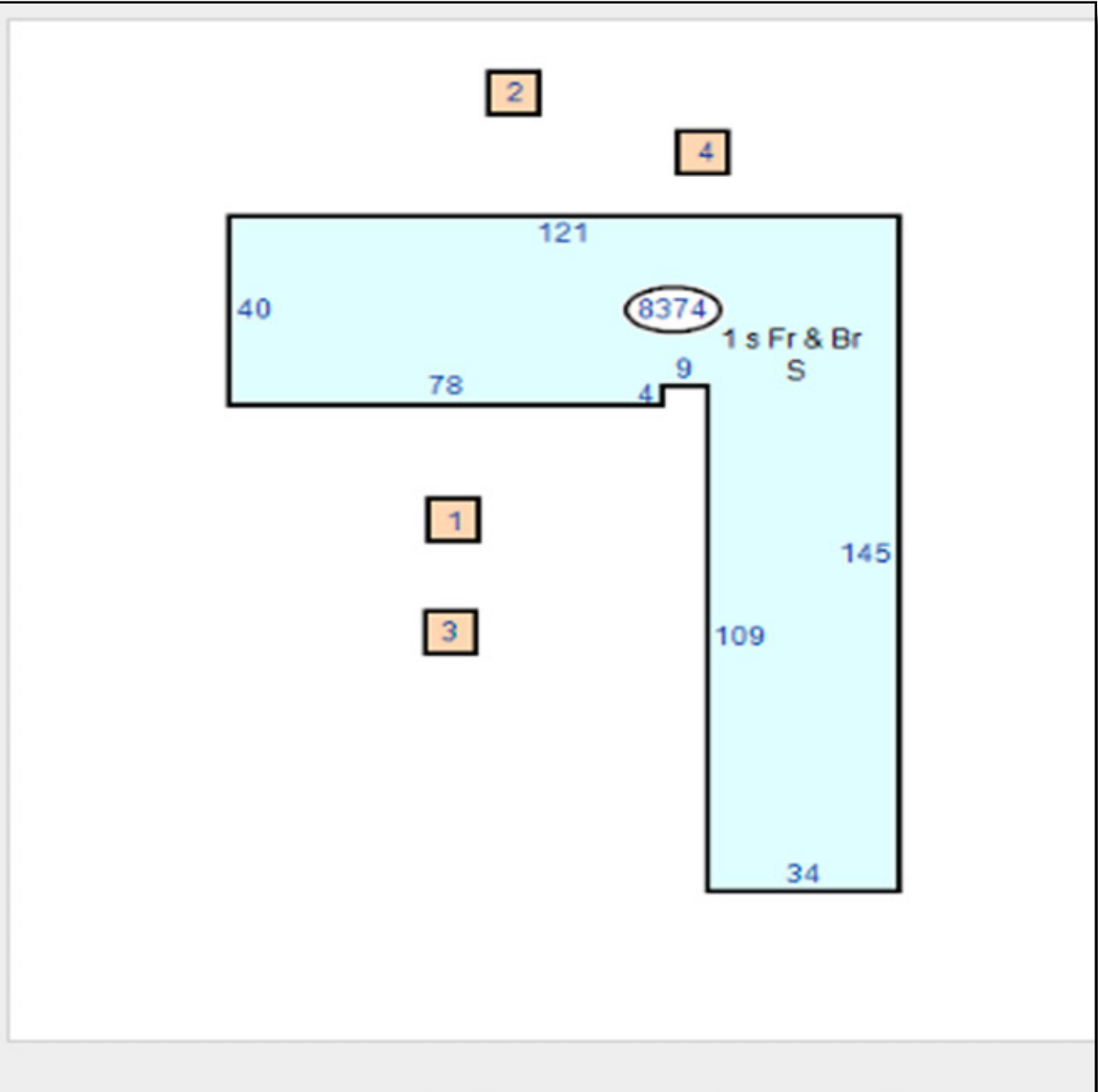


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Church Interior Gallery

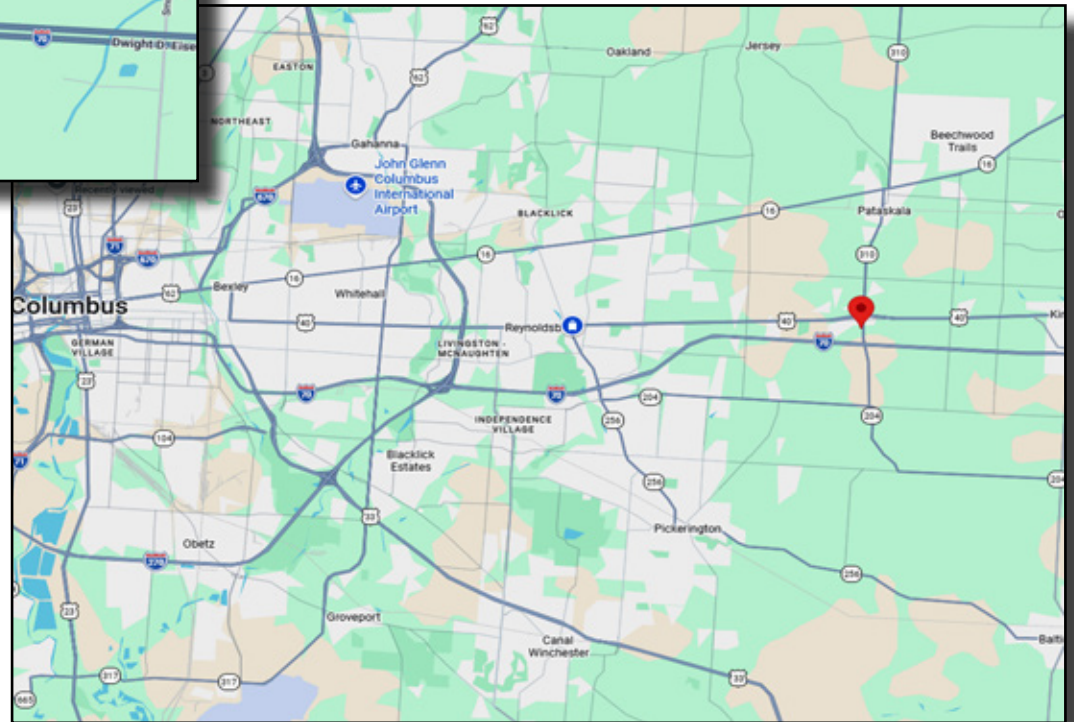
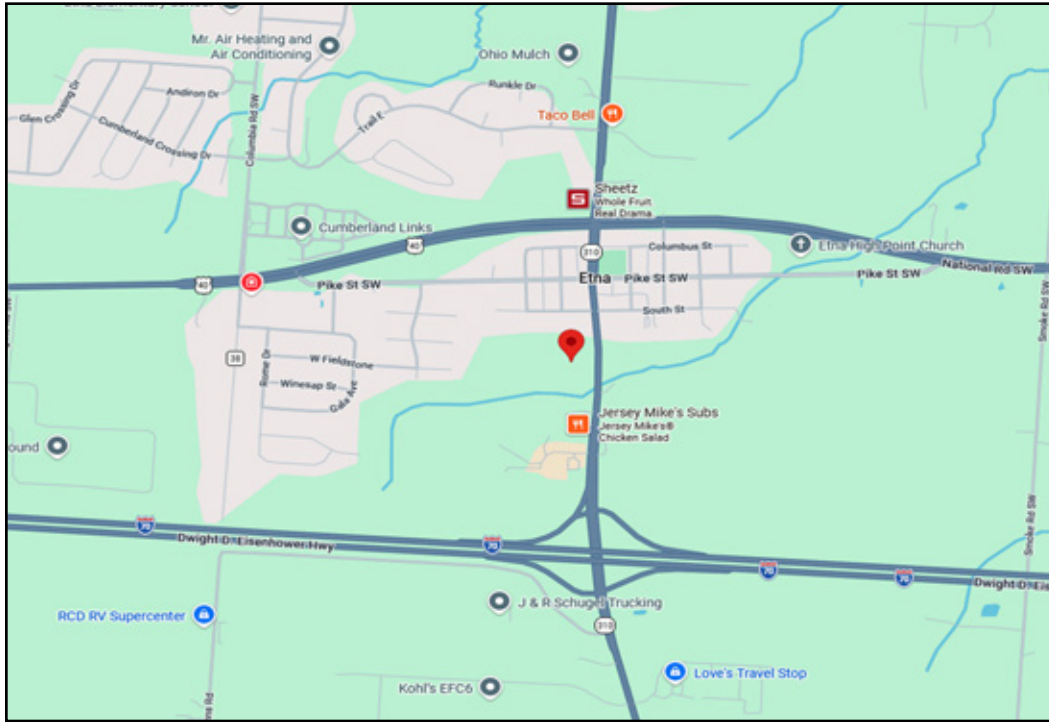


| | | |
|---|-------------------|--------|
| | | 8,374 |
| 1 | Shed | 144 |
| 2 | Modular Classroom | 714 |
| 3 | Paving Asphalt | 17,000 |
| 4 | Wood Deck Economy | 32 |



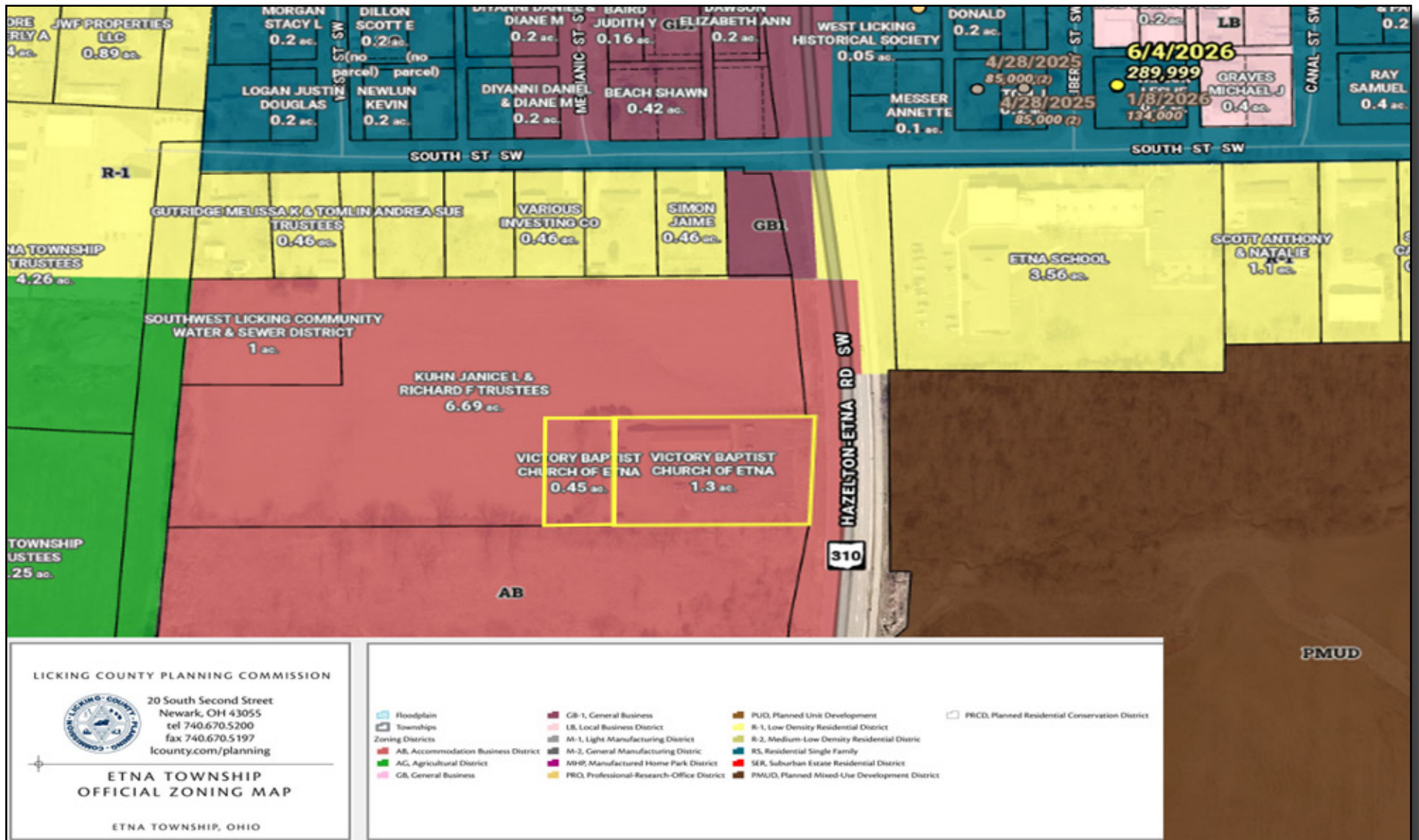
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Street Maps



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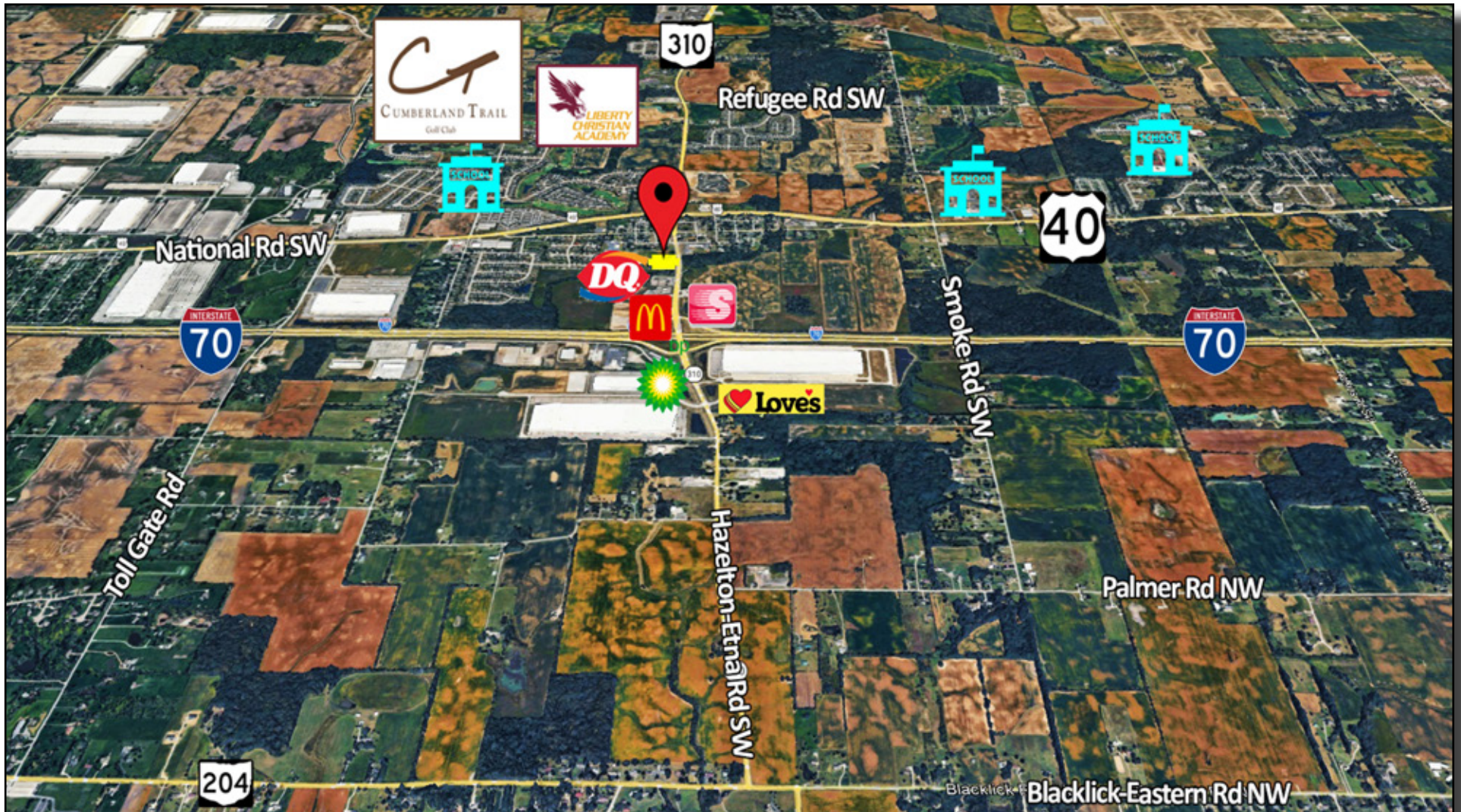
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Click [here](#) to view zoning regulations

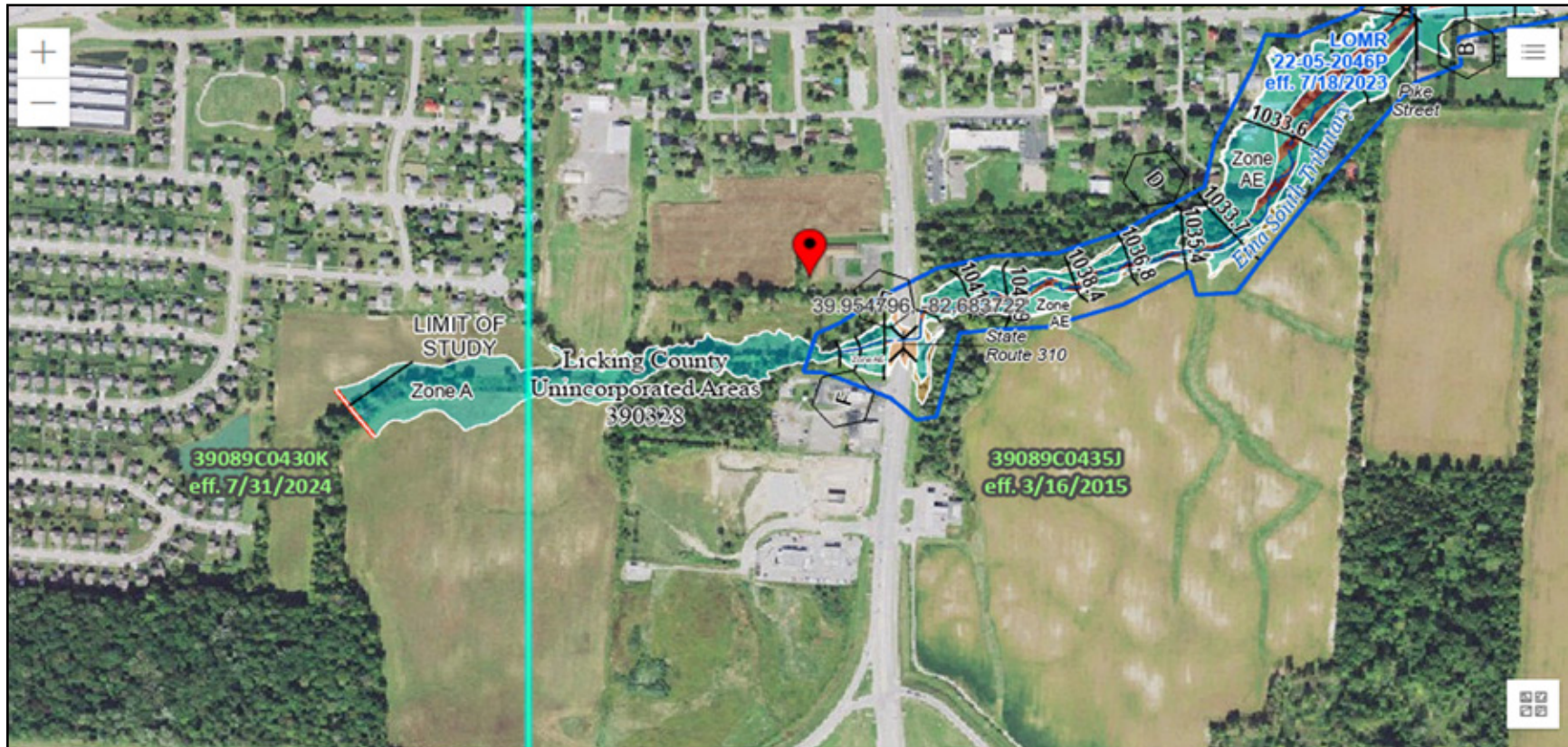
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Location Map



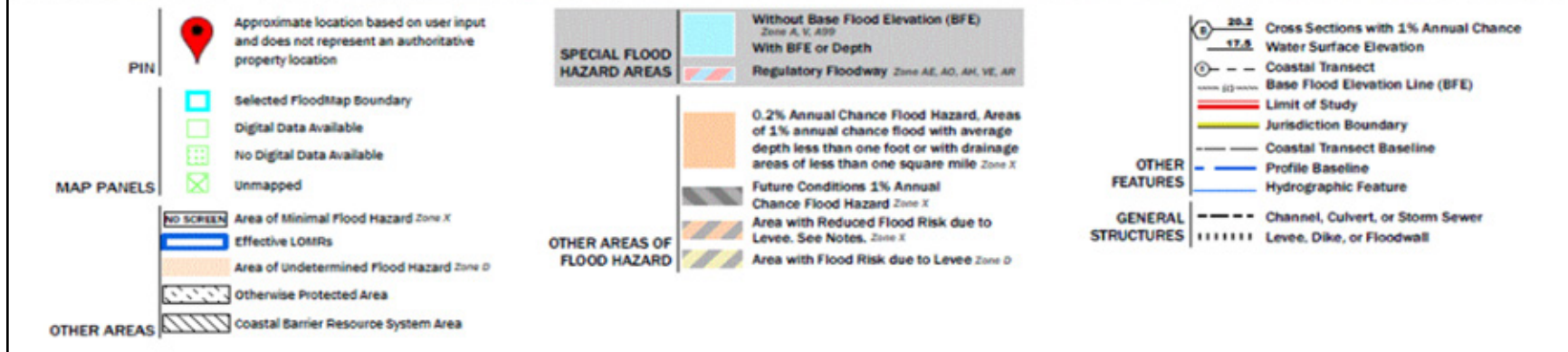
Great Location!

Near Pataskala with quick access to I-70
25 minutes to Downtown Columbus
30 minutes to John Glenn Columbus Airport




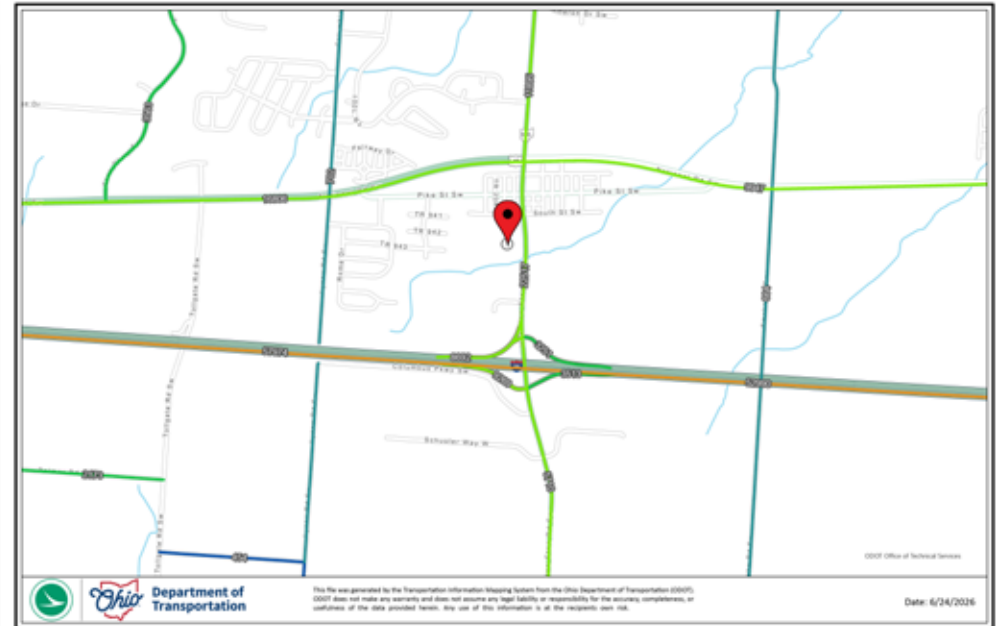
JSDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri




Demographic Summary Report

| Hazelton-Etna Road Southw, Pataskala, OH 43062 | | | | |
|--|--------------|---------------|---------------|--|
|  | | | | |
| Radius | 1 Mile | 3 Mile | 5 Mile | |
| Population | | | | |
| 2030 Projection | 3,129 | 14,478 | 53,794 | |
| 2025 Estimate | 3,079 | 14,066 | 51,887 | |
| 2020 Census | 3,104 | 13,467 | 48,688 | |
| Growth 2025 - 2030 | 1.62% | 2.93% | 3.68% | |
| Growth 2020 - 2025 | -0.81% | 4.45% | 6.57% | |
| 2025 Population by Hispanic Origin | | | | |
| 2025 Population | 96 | 411 | 1,752 | |
| 2025 Population | | | | |
| White | 2,394 77.75% | 11,267 80.10% | 38,071 73.37% | |
| Black | 84 2.73% | 644 4.58% | 4,710 9.08% | |
| Am. Indian & Alaskan | 1 0.03% | 5 0.04% | 32 0.06% | |
| Asian | 363 11.79% | 1,039 7.39% | 4,924 9.49% | |
| Hawaiian & Pacific Island | 0 0.00% | 6 0.04% | 25 0.05% | |
| Other | 237 7.70% | 1,104 7.85% | 4,125 7.95% | |
| U.S. Armed Forces | 0 | 46 | 54 | |
| Households | | | | |
| 2030 Projection | 1,091 | 5,223 | 18,864 | |
| 2025 Estimate | 1,073 | 5,076 | 18,201 | |
| 2020 Census | 1,085 | 4,878 | 17,151 | |
| Growth 2025 - 2030 | 1.68% | 2.90% | 3.64% | |
| Growth 2020 - 2025 | -1.11% | 4.06% | 6.12% | |
| Owner Occupied | 835 77.82% | 4,007 78.94% | 15,226 83.65% | |
| Renter Occupied | 238 22.18% | 1,069 21.06% | 2,975 16.35% | |
| 2025 Households by HH Income | | | | |
| Income: <\$25,000 | 126 11.74% | 575 11.33% | 1,359 7.47% | |
| Income: \$25,000 - \$50,000 | 105 9.79% | 667 13.14% | 1,746 9.59% | |
| Income: \$50,000 - \$75,000 | 239 22.27% | 844 16.63% | 2,899 15.93% | |
| Income: \$75,000 - \$100,000 | 83 7.74% | 607 11.96% | 2,401 13.19% | |
| Income: \$100,000 - \$125,000 | 245 22.83% | 880 17.34% | 2,828 15.54% | |
| Income: \$125,000 - \$150,000 | 69 6.43% | 444 8.75% | 2,001 10.99% | |
| Income: \$150,000 - \$200,000 | 148 13.79% | 576 11.35% | 2,376 13.05% | |
| Income: \$200,000+ | 58 5.41% | 483 9.52% | 2,590 14.23% | |
| 2025 Avg Household Income | \$100,347 | \$107,739 | \$125,600 | |
| 2025 Med Household Income | \$95,029 | \$93,615 | \$106,144 | |



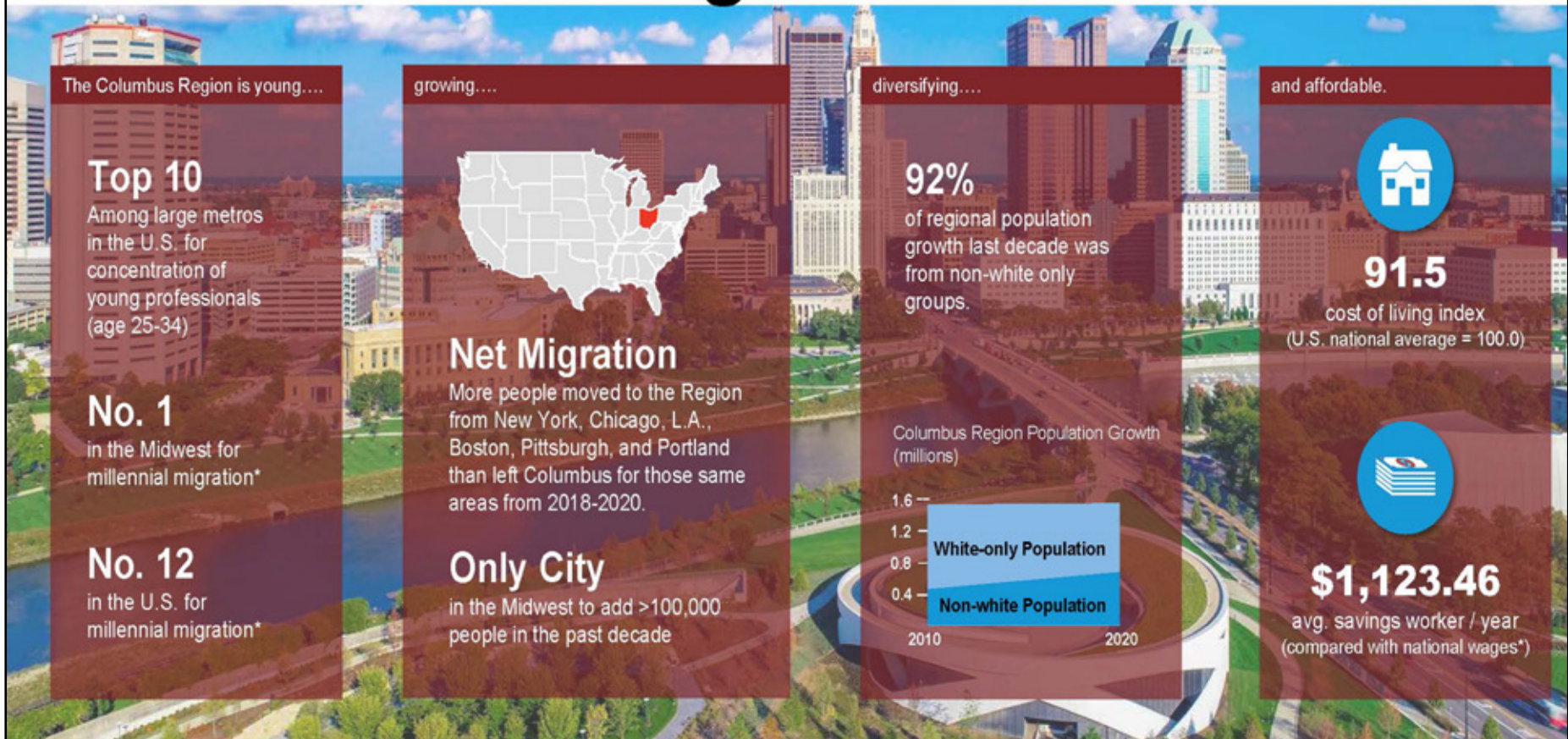
Traffic Count Report

| Hazelton-Etna Road Southw, Pataskala, OH 43062 | | | | | | |
|--|---------------------|----------------|------------|------------------|-------------|-------------------------|
|  | | | | | | |
| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
| 1 Hazelton-Etna Road Southwest | South St | 0.14 N | 2020 | 15,918 | MPSI | .06 |
| 2 Hazelton-Etna Rd SW | South St | 0.14 N | 2024 | 17,126 | MPSI | .06 |
| 3 Hazelton-Etna Road Southwest | South St | 0.14 N | 2025 | 17,003 | MPSI | .15 |
| 4 Hazelton-Etna Rd SW | South St | 0.14 N | 2023 | 17,412 | MPSI | .15 |
| 5 Hazelton-Etna Road Southwest | Columbus St | 0.02 N | 2025 | 21,645 | MPSI | .20 |
| 6 National Road | Hazelton-Etna Rd SW | 0.05 W | 2025 | 10,383 | MPSI | .27 |
| 7 National Road | Canal St | 0.05 W | 2020 | 10,248 | MPSI | .34 |
| 8 National Rd | Canal St | 0.05 W | 2024 | 9,881 | MPSI | .34 |
| 9 US-40 | Canal St | 0.05 W | 2020 | 9,187 | AADT | .34 |
| 10 RAMP FROM IIR70 WB TO SR310 | Canal St | 0.00 | 2025 | 3,054 | MPSI | .37 |



Appraisal Brokerage Consulting Development

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

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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 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
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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 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.