

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

INDUSTRIAL/COMMERCIAL BUILDINGS OR REDEVELOPMENT OPPORTUNITY

4330 Westerville Road, Columbus, OH 43231

MULTIPLE COMMERCIAL AND INDUSTRIAL BUILDINGS

Multiple buildings located near the northeast corner of the Morse Rd and Westerville Rd intersection on approximately 1.395 acres. The property is situated in Blendon Township and is zoned Community Commercial, making it ideal for a variety of commercial or industrial uses. This site also presents an excellent redevelopment opportunity. Additionally, the property is located within a census tract identified by the U.S. Department of the Treasury as eligible for nomination as a 2027 Qualified Opportunity Zone. See Page 9 for additional details.



Property Overview

Address: 4330 Westerville Rd
Columbus, OH 43231

County: Franklin

Township: Blendon

PID: 110-000530-00

Location: NEC of Morse Rd and
Westerville Rd

Acreage: 1.395 +/- acres

Building Sizes

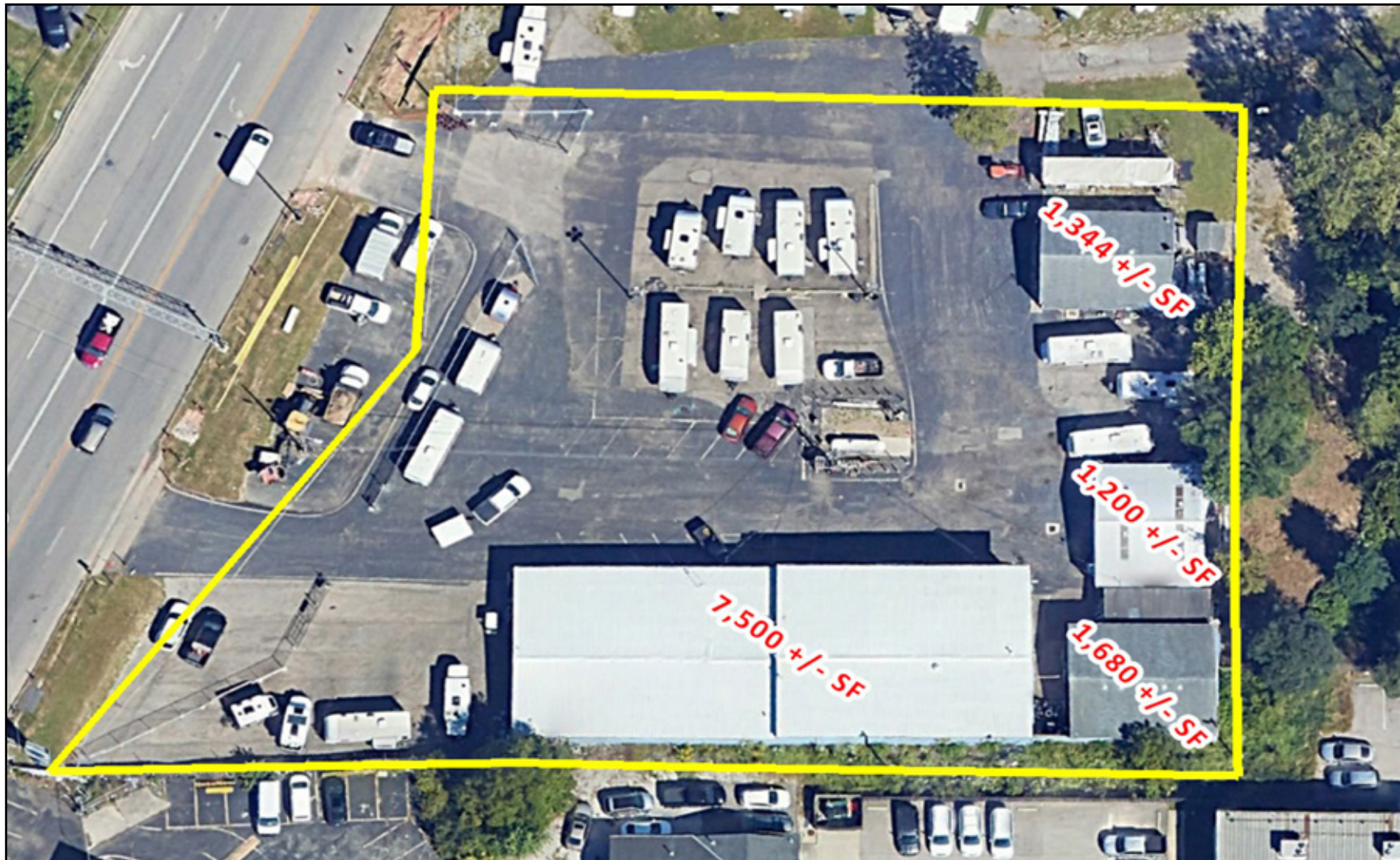
Retail Building (Built 1900) - 1,200 +/- SF
Warehouse (Built 1970) - 1,344 +/- SF
Warehouse (Built 1972) - 7,500 +/- SF
Warehouse (Built 1983) - 1,680 +/- SF
Total Building Area - 11,724 +/- SF

Utilities: Available

Asking Price: \$2,100,000

Taxes 2025: \$14,314

Zoning: CC - Community Commercial



Prominent commercial site positioned at the signalized intersection of Morse Rd and Westerville Rd, offering strong visibility, multiple points of access, and immediate proximity to established national retailers, automotive users, and service-oriented businesses.

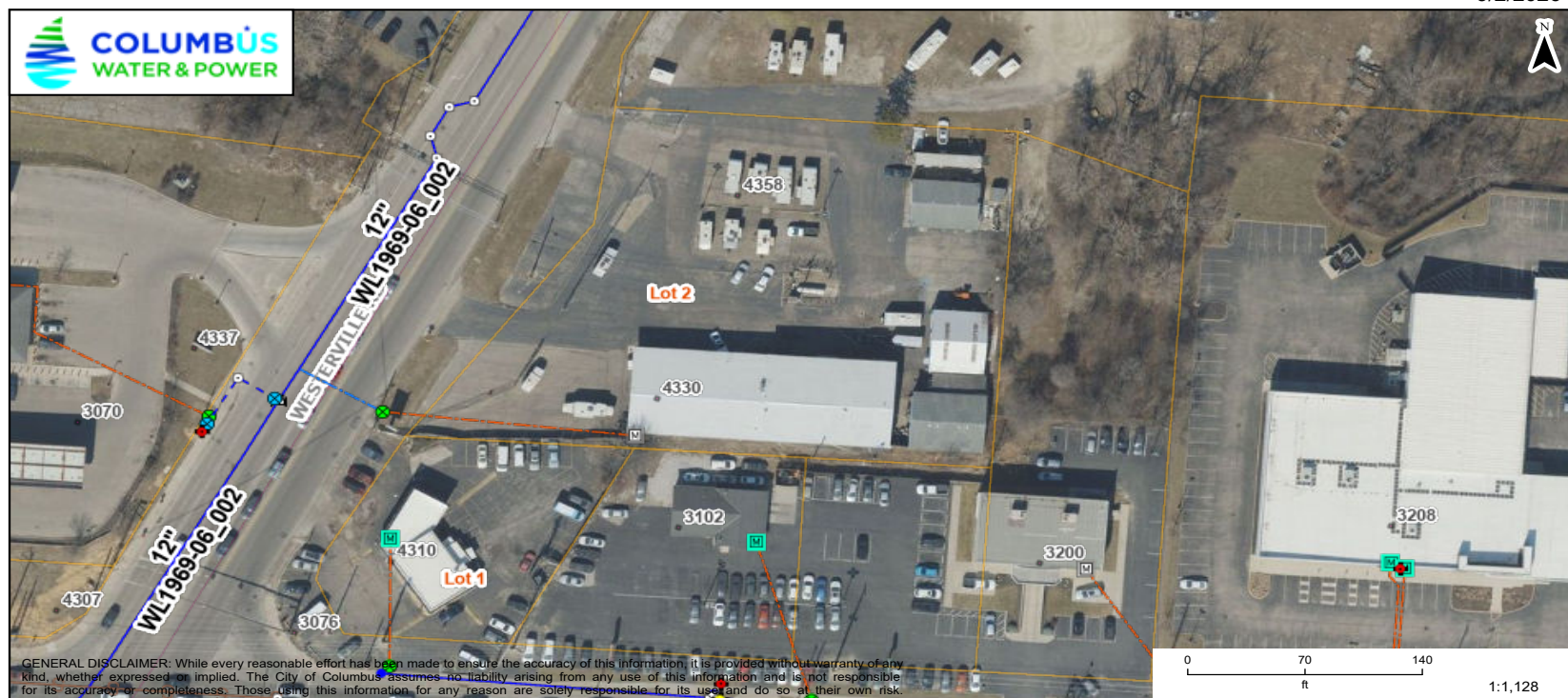


Great Location!

Strategically positioned within one of Central Ohio's strongest growth corridors, with regional access to Easton Town Center, Polaris Centers of Commerce, John Glenn International Airport, and the Intel-driven New Albany technology ecosystem.

Columbus Water & Power

9/2/2026



POWER - Solar PV Service Point - Multiple Meter Critical Service Point - Primary Meter Service Point - Single Meter Critical Service Point - Single Meter Service Point - Capacitor Bank - Fixed - Capacitor Bank - Switched - Fuse - Overhead - Fuse - Underground - Circuit Breaker - Recloser - Sectionalizer - Transformer - Overhead - Transformer - Power - Transformer - Step - Transformer - Underground	- Regulator Bank - Switch Bank - Normally Open - Switch Bank - Normally Closed - Lighting Controller - Junction Box - Pad - Pedestal - Switch Cabinet - Pole - H-Frame - Pole - Tower - Pole - Streetlight - Wood - Pole - Streetlight - NonWood - Pole - Power - Wood - Pole - Power - NonWood - Handhole - Manhole - Vault - Streetlight - Area Light	SEWER - Point Repair - Main Change Structure - Blind Connect - Clean Out - Flapgate - Pipe End - Sanitary - Pipe End - Combined - Pipe End - Storm - Bulkhead - Relief Outfall - Outfall - FS/WD - Data Point - FS/WD - Odor Complaint - Jackson Pike - Odor Complaint - Southerly / Compost - Odor Complaint - Other - Variance Tracking - PreTreatment Industrial User - PreTreatment Significant Industrial User - PreTreatment - Other	- Customer Tap - Customer Cleanout - Customer Lateral - HSTS - Dry Basement Valve - Flow Meters - Rain Gauge - Relief Structure - Stormwater BMP - Stormwater GI - Inlet - Manhole - Sanitary - Manhole - Storm - Manhole - Combined - Pump Station - Storm - Pump Station - Sanitary - Flow Regulator - Water Reclamation Plant	- PreTreatment Inspection MH - Sanitary: Existing - Sanitary: Proposed - Storm: Existing - Storm: Proposed - Sanitary: Abandoned - Storm: Abandoned - Combined: Abandoned - Sewer: Other - Open Channel - Artificial Path - Argon: 90 - 100 - Argon: 80 - 89 - Argon: 70 - 79 - Argon: 0 - 69 - Argon: Other Values - EPH Power Cleaning Mains - Floodwall Closure - Floodwall - Levee - BMP/GI Extent - Pervious Pavement	WATER - Hydrant - Columbus - Hydrant - Others - Valve - System - Valve - Left Hand - Valve - Hydrant - Valve - Boundary - Valve - Pressure Reducing - Valve - System - Closed - Valve - Other - Corporation Stop - Change - Elbow/Bend - Cross	- Reducer - Tee - End of Main - Tapping Sleeve - Venturi - Wye - Corrosion Test Station - Fitting - Other - Pitometer Tap - Curb Stop - Meter - No Backflow - Meter - Backflow - Meter - Master - Meter - Other - Treatment Plant - Pump Station - Storage Tank - Well - Valve Vault - Water Cistern - Air Release	- Data Collector Unit - WQAL Site - A - WQAL Site - B - WQAL Site - C - WQAL Site - D - WQAL Site - E - WQAL Site - F - WQAL Site - G - WQAL Site - H - WQAL Site - HCWP - WQAL Site - K - Service - Department - Service - Owner - Service - After Meter - Main: In Service - Main: Emerg Connect - Main: Out of Service - Main: Abandoned - Main: Proposed
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Columbus Water & Power

9/2/2026



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POWER

- Solar PV Service Point
- Multiple Meter Critical Service Point
- Multiple Meter Service Point
- Primary Meter Service Point
- Single Meter Critical Service Point
- Single Meter Service Point
- <all other values>
- Capacitor Bank - Fixed
- Capacitor Bank - Switched
- Fuse - Overhead
- Fuse - Underground
- Circuit Breaker
- Recloser
- Sectionalizer
- Transformer - Overhead
- Transformer - Power
- Transformer - Step
- Transformer - Underground
- Regulator Bank
- Switch Bank - Normally Open
- Switch Bank - Normally Closed
- Lighting Controller
- Junction Box
- Pad
- Pedestal
- Switch Cabinet
- Pole - H-Frame
- Pole - Tower
- Pole - Streetlight - Wood
- Pole - Streetlight - NonWood
- Pole - Power - Wood
- Pole - Power - NonWood
- Handhole
- Manhole
- Vault
- Streetlight
- Area Light

SEWER

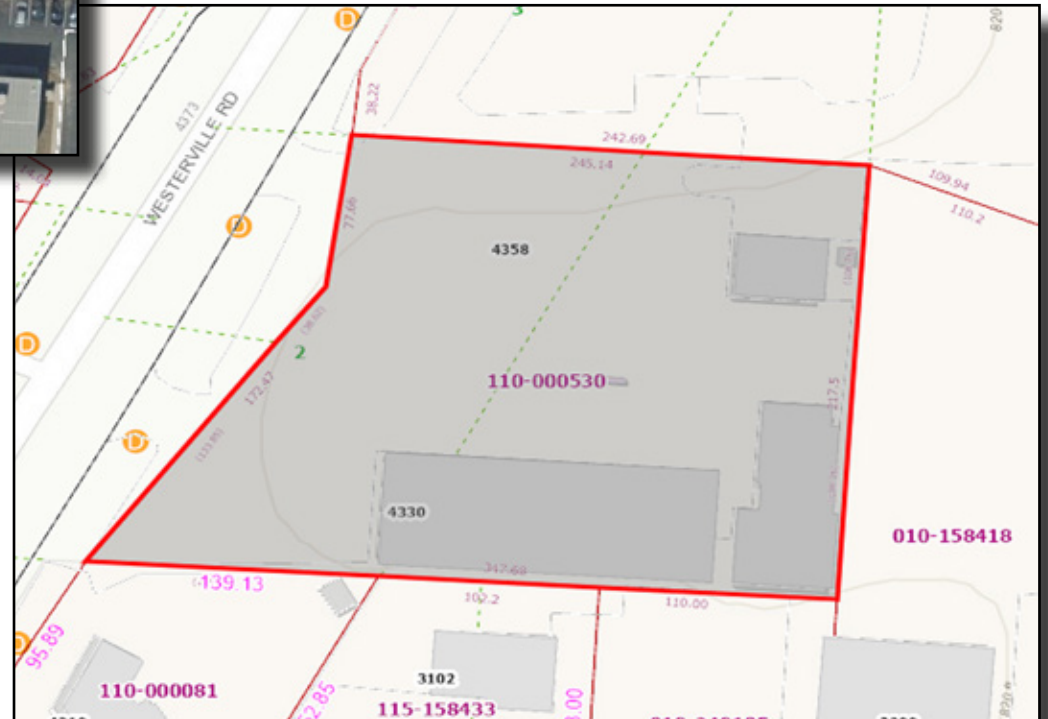
- Substation
- Single Phase Secondary Overhead
- Three Phase Secondary Overhead
- Single Phase Secondary Underground
- Three Phase Secondary Underground
- Single Phase Primary Overhead
- Three Phase Primary Overhead
- Two Phase Primary Overhead
- Substation Bus Bar
- Single Phase Primary Underground
- Three Phase Primary Underground
- Two Phase Primary Underground
- Switch Cabinet Bus Bar
- Overhead Lighting Conductor
- Underground Lighting Conductor
- Duct - Not Occupied
- Duct - Occupied
- Duct Bank
- Conduit - Duct Bank
- Conduit - Trench
- UPM Floor
- UPM Wall
- Point Repair
- Main Change Structure
- Blind Connect
- Clean Out
- Flapgate
- Pipe End - Sanitary
- Pipe End - Combined
- Pipe End - Storm
- Bulkhead
- Stormwater BMP
- Stormwater GI
- Inlet
- Manhole - Sanitary
- Manhole - Storm
- Manhole - Combined
- Pump Station - Storm
- Pump Station - Sanitary
- Flow Regulator
- Water Reclamation Plant
- Customer Tap
- Customer Cleanout
- Customer Lateral
- Customer Lateral - Pseudo
- HSTS
- Dry Basement Valve
- Flow Meters
- Rain Gauge
- Relief Structure
- Relief Outfall
- Outfall - FS/CD
- Data Point - FS/CD
- Odor Complaint - Jackson Pike
- Odor Complaint - Southerly / Compost
- Odor Complaint - Other
- Variance Tracking
- PreTreatment Industrial User
- PreTreatment Significant Industrial User
- PreTreatment - Other

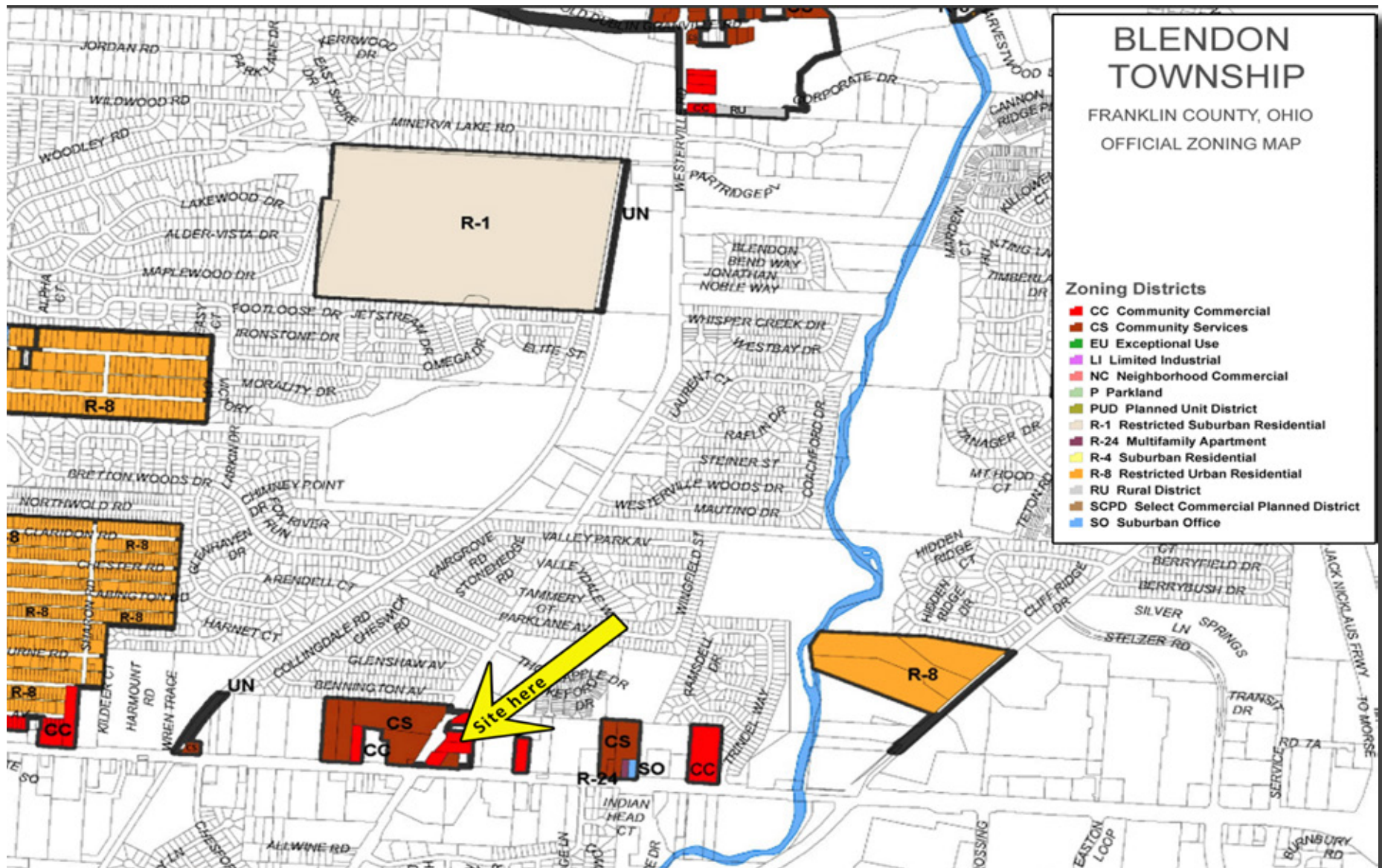
WATER

- PreTreatment Inspection MH
- Sanitary: Existing
- Sanitary: Proposed
- Storm: Existing
- Storm: Proposed
- Sanitary: Abandoned
- Storm: Abandoned
- Combined: Abandoned
- Sewer: Other
- Open Channel
- Artificial Path
- Argon: 90 - 100
- Argon: 80 - 89
- Argon: 70 - 79
- Argon: 0 - 69
- Argon: Other Values
- EPH Power Cleaning Mains
- Floodwall Closure
- Floodwall
- Levee
- BMP/GI Extent - Pervious Pavement
- BMP/GI Extent - Other
- SCFZ Mitigation
- Sewer FPA
- Blueprint Project Areas
- Sanitary SubSewershed
- Sewershed
- County
- Municipal
- Maintenance Area
- Hydrant - Columbus
- Hydrant - Others
- Valve - System
- Valve - Left Handed
- Valve - Hydrant
- Valve - Boundary
- Valve - Pressure Reducing
- Valve - System - Closed
- Valve - Other
- Corporation Stop
- Change
- Elbow/Bend
- Cross

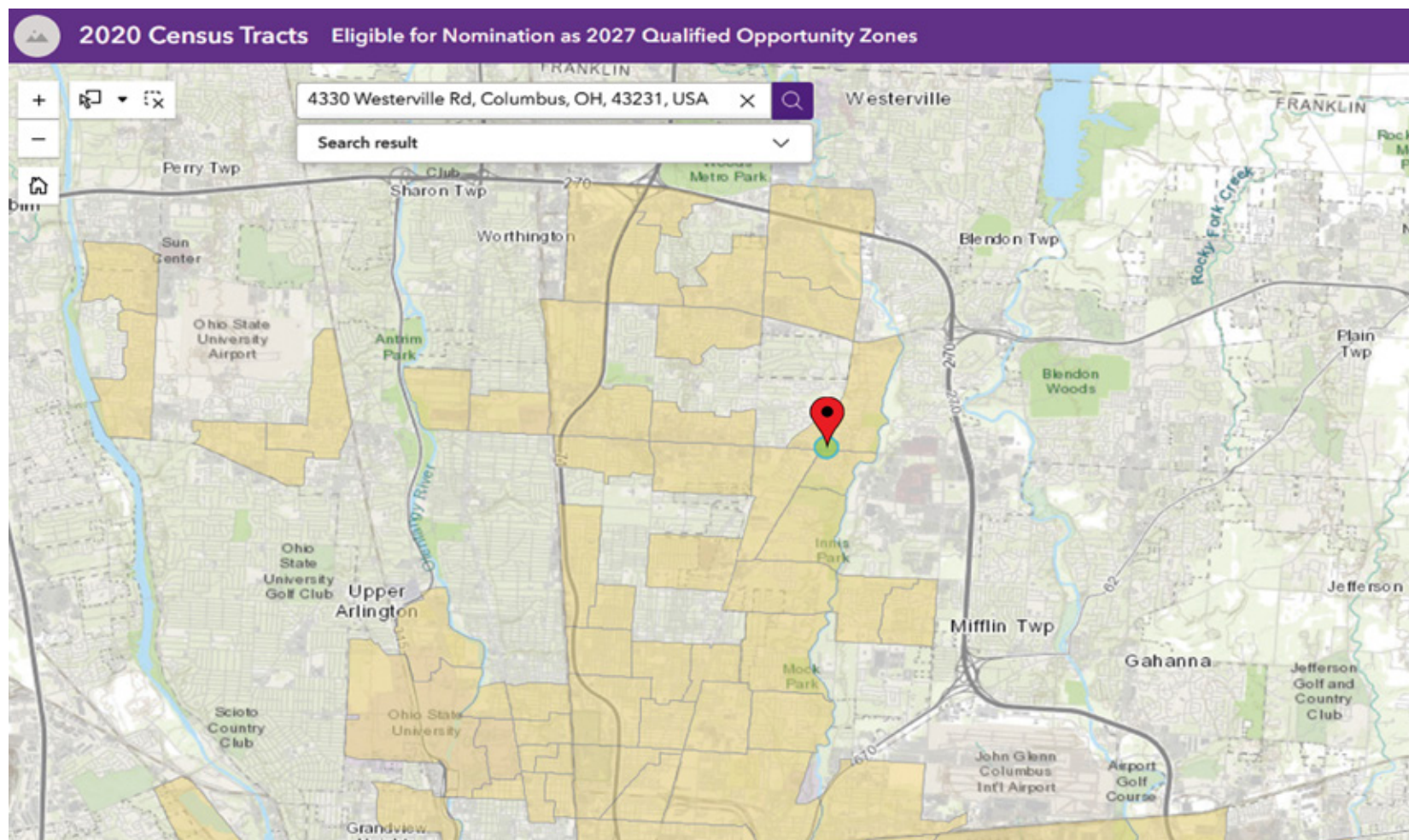
WATER

- Reducer
- Teo
- End of Main
- Tapping Sleeve
- Venturi
- Wye
- Corrosion Test Station
- Fitting - Other
- Pitometer Tap
- Curb Stop
- Meter - No Backflow
- Meter - Backflow
- Meter - Master
- Meter - Other
- Treatment Plant
- Pump Station
- Storage Tank
- Well
- Valve Vault
- Water Cistern
- Air Release
- Data Collector Unit
- WQAL Site - A
- WQAL Site - B
- WQAL Site - C
- WQAL Site - D
- WQAL Site - DRWP
- WQAL Site - E
- WQAL Site - F
- WQAL Site - G
- WQAL Site - H
- WQAL Site - HCWP
- WQAL Site - K
- WQAL Site - PAWP
- Service - Department
- Service - Owner
- Service - After Meter
- Main: In Service
- Main: Emerg Connect
- Main: Out of Service
- Main: Abandoned
- Main: Proposed
- Hydrant/Lateral: In Service
- Hydrant/Lateral: Abandoned
- Raw: In Service
- Raw: Out of Service
- Raw: Abandoned
- Restrained Joint: In Service
- Sludge: In Service
- Water: Other
- Critical Customer
- Master Meter
- ENR
- CNZ
- Wellfield Protection Areas
- Service Area - Dublin Rd
- Service Area - Hap Creman
- Service Area - Parsons Ave
- Water Pressure District
- Water Contract Area
- Meter Reading Zones
- Water Assessment Ord 65





Click [here](#) to view zoning regulations

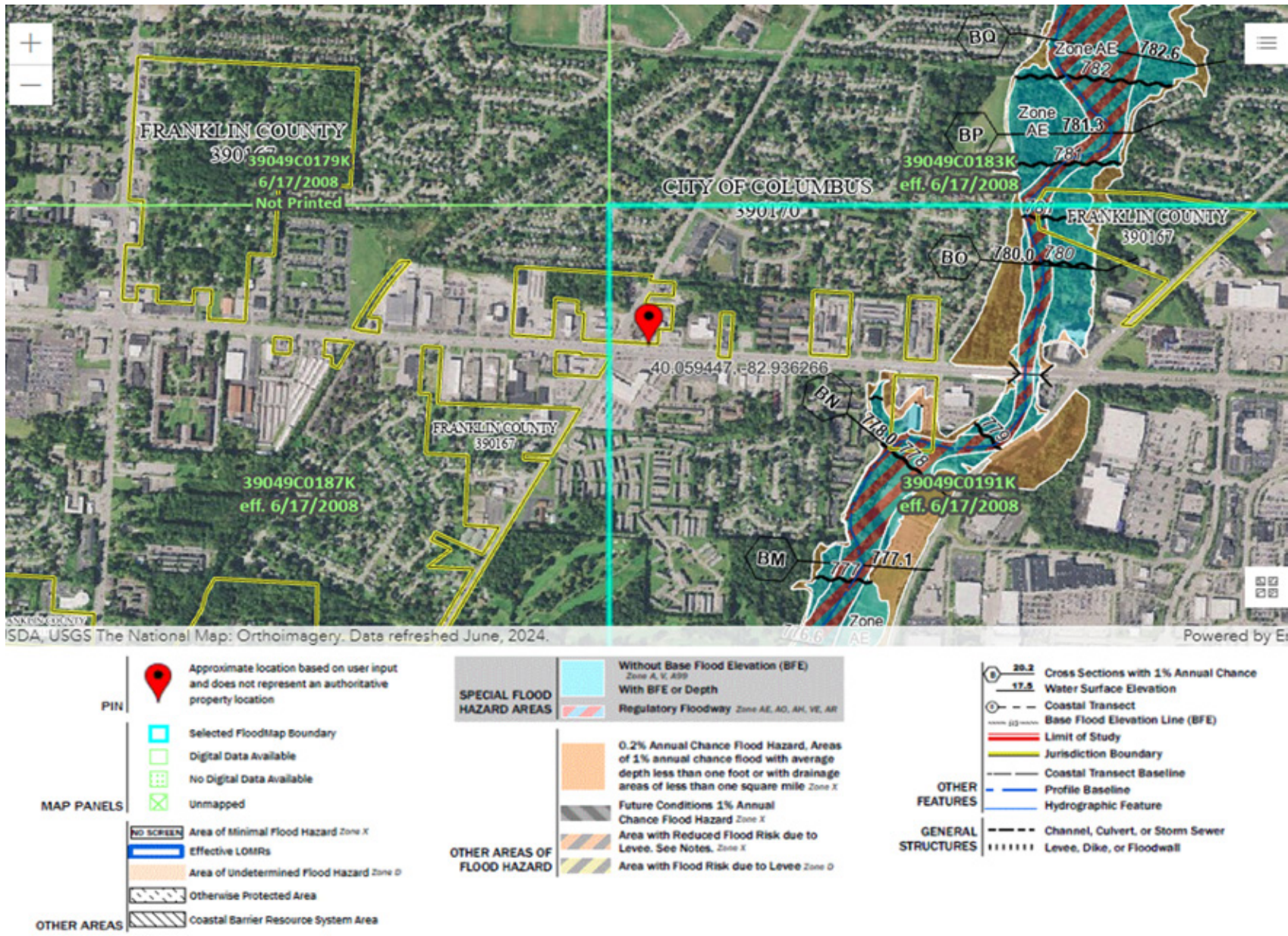


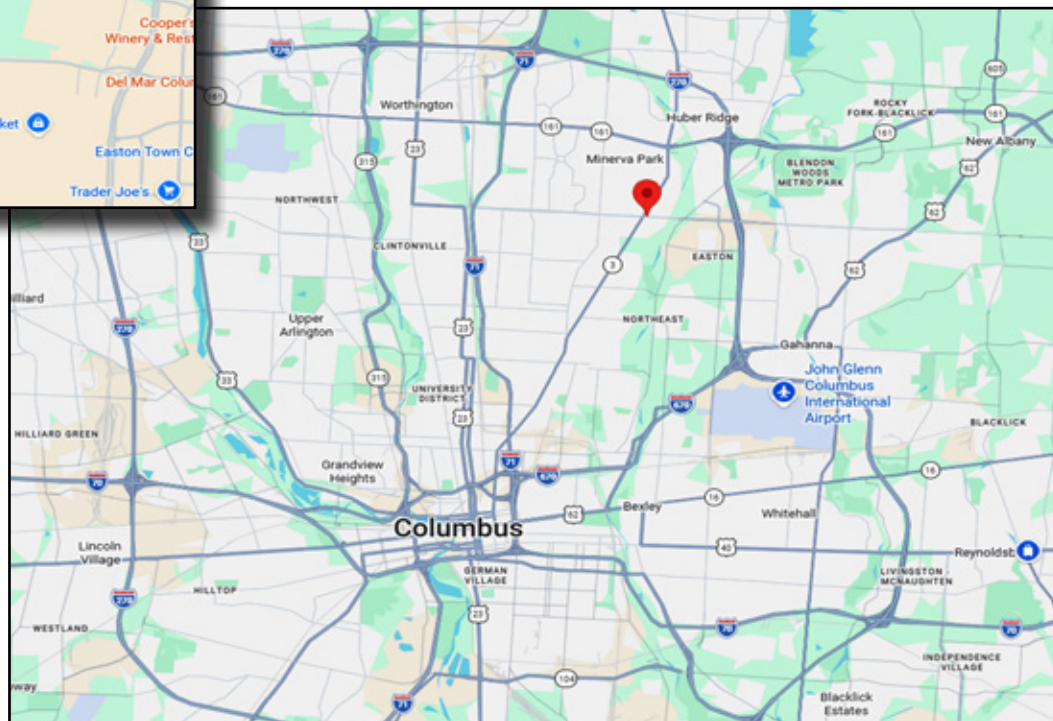
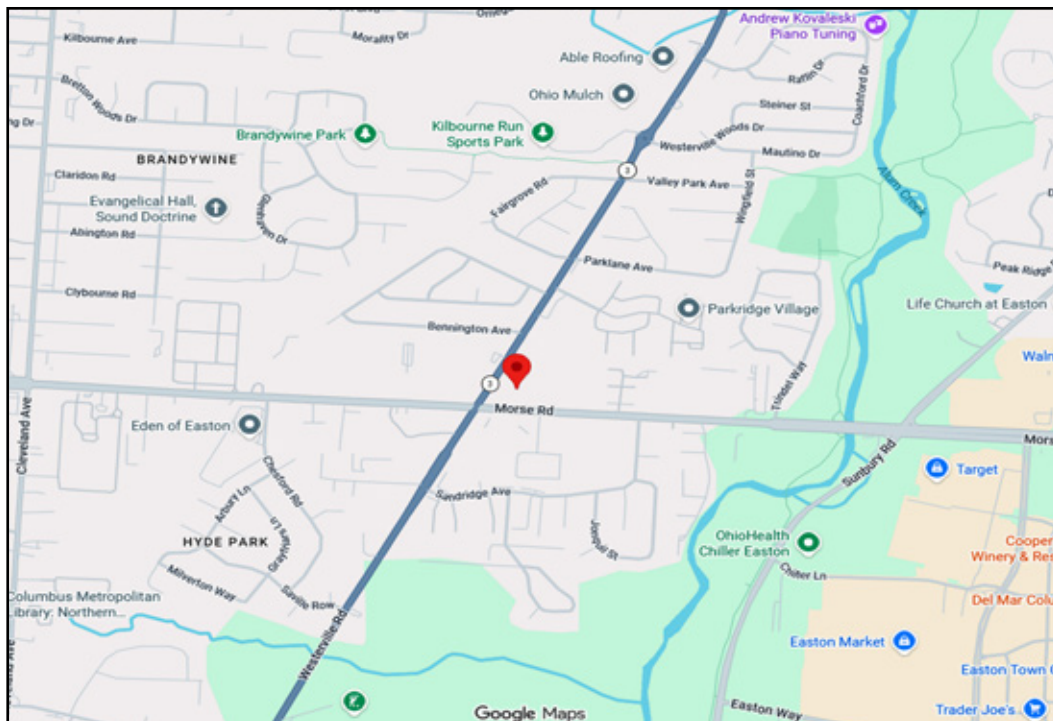
The property is situated within a census tract identified by the U.S. Treasury as eligible for nomination as a 2027 Qualified Opportunity Zone, potentially creating future tax-advantaged investment opportunities if the tract is ultimately designated.

Final designation is subject to nomination by the State of Ohio and approval by the U.S. Treasury.

Any tax benefits would be subject to applicable laws and regulations.

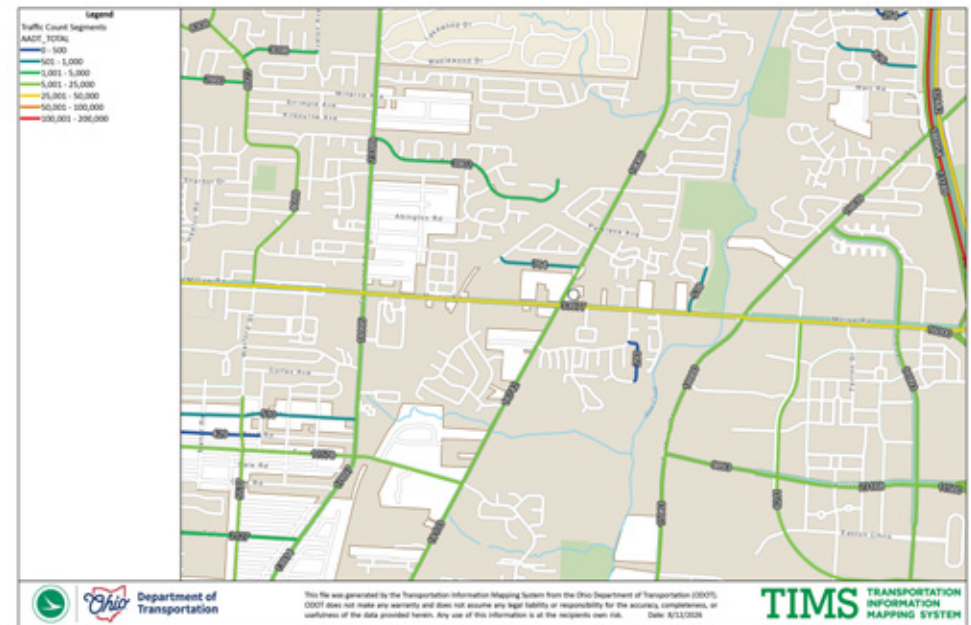
Source: Ohio Department of Development Opportunity Zones Program ([click here](#))



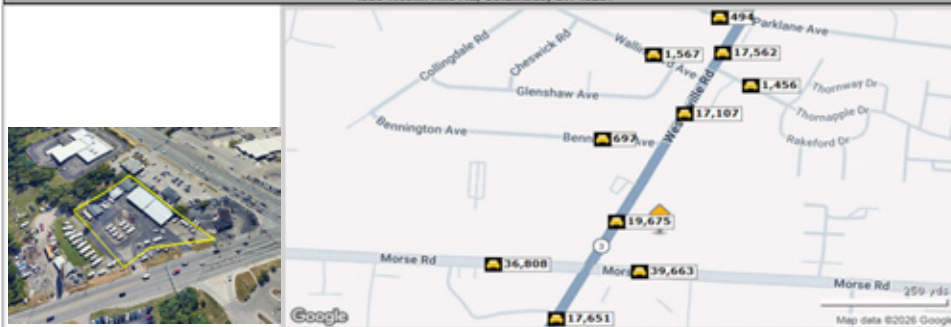


Demographic Summary Report

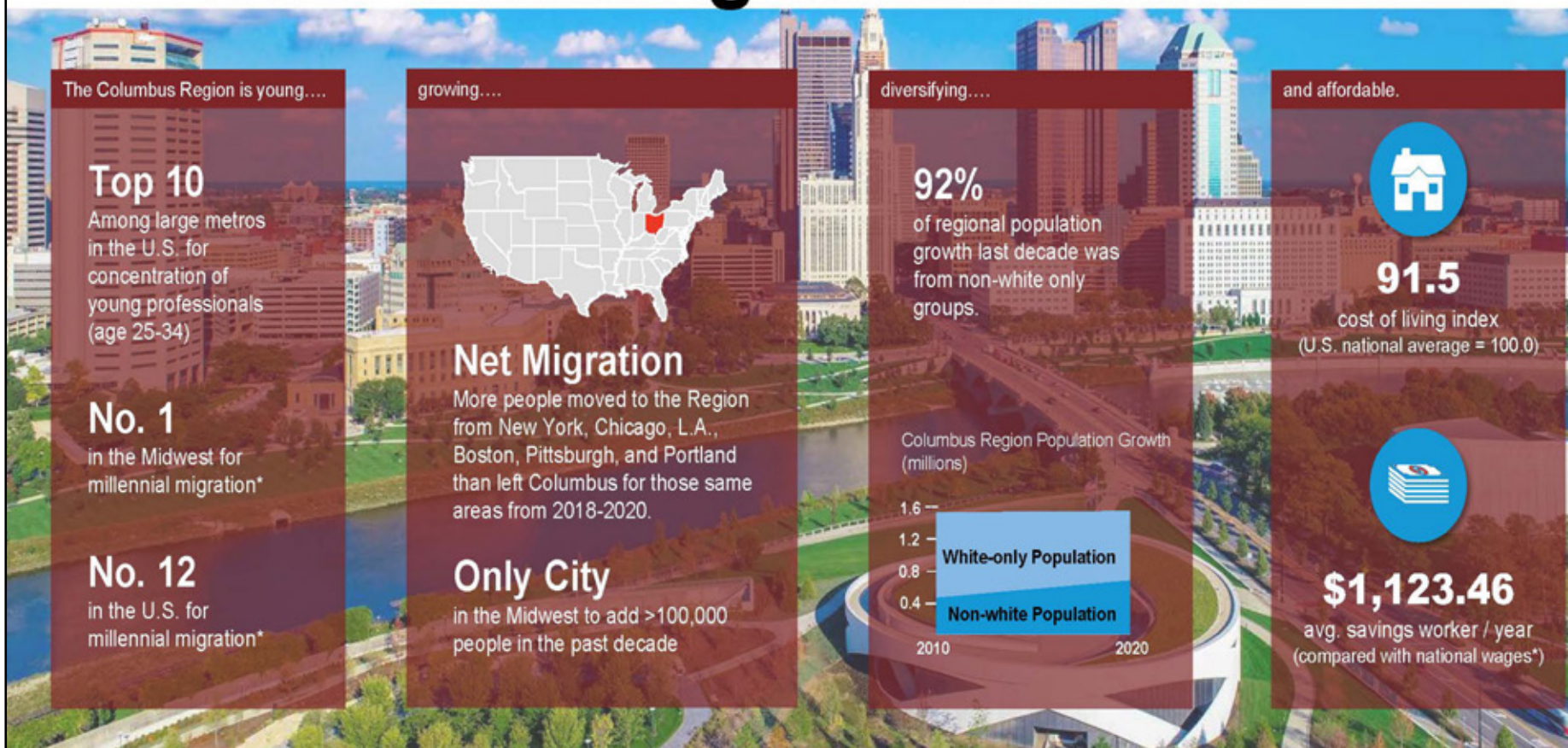
4330 Westerville Rd, Columbus, OH 43231				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	14,080	139,309	325,689	
2025 Estimate	13,733	135,834	317,015	
2020 Census	13,670	135,042	312,638	
Growth 2025 - 2030	2.53%	2.56%	2.74%	
Growth 2020 - 2025	0.46%	0.59%	1.40%	
2025 Population by Hispanic Origin				
2025 Population	1,384	12,768	24,251	
	13,733	135,834	317,015	
White	3,330 24.25%	47,098 34.67%	157,022 49.53%	
Black	7,397 53.86%	60,775 44.74%	105,435 33.26%	
Am. Indian & Alaskan	64 0.47%	602 0.44%	1,136 0.36%	
Asian	1,189 8.66%	9,345 6.88%	15,457 4.88%	
Hawaiian & Pacific Island	3 0.02%	29 0.02%	91 0.03%	
Other	1,751 12.75%	17,986 13.24%	37,873 11.95%	
U.S. Armed Forces	25	168	278	
Households				
2030 Projection	4,935	53,256	132,805	
2025 Estimate	4,806	51,875	129,123	
2020 Census	4,779	51,587	127,298	
Growth 2025 - 2030	2.68%	2.66%	2.85%	
Growth 2020 - 2025	0.56%	0.56%	1.43%	
Owner Occupied	2,178 45.32%	23,879 46.03%	65,945 51.07%	
Renter Occupied	2,628 54.68%	27,997 53.97%	63,178 48.93%	
2025 Households by HH Income				
Income: <\$25,000	680 14.15%	8,453 16.29%	19,985 15.48%	
Income: \$25,000 - \$50,000	1,386 28.83%	12,773 24.62%	28,087 21.75%	
Income: \$50,000 - \$75,000	725 15.08%	9,859 19.00%	22,068 17.09%	
Income: \$75,000 - \$100,000	546 11.36%	6,574 12.67%	16,261 12.59%	
Income: \$100,000 - \$125,000	519 10.80%	5,560 10.72%	13,588 10.52%	
Income: \$125,000 - \$150,000	359 7.47%	3,359 6.47%	9,227 7.15%	
Income: \$150,000 - \$200,000	309 6.43%	3,119 6.01%	10,085 7.81%	
Income: \$200,000+	283 5.89%	2,181 4.20%	9,822 7.61%	
2025 Avg Household Income	\$83,880	\$78,579	\$90,665	
2025 Med Household Income	\$58,073	\$59,135	\$67,314	



Traffic Count Report

4330 Westerville Rd, Columbus, OH 43231						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Westerville Rd	Morse Rd	0.07 SW	2026	19,675	MPSI	.05
2 Morse Road	Morsetown Ct	0.05 E	2026	39,663	MPSI	.05
3 BENNINGTON AVE	Westerville Rd	0.07 E	2026	697	MPSI	.14
4 Westerville Rd	Bennington Ave	0.04 SW	2026	17,107	MPSI	.15
5 Westerville Rd	Morse Rd	0.07 NE	2026	17,651	MPSI	.16
6 Morse Rd	Westerville Rd	0.11 E	2026	36,808	MPSI	.19
7 Thornapple Dr	Westerville Rd	0.05 NW	2026	1,456	MPSI	.21
8 Wallingford Ave S	Glenshaw Ave	0.03 SE	2026	1,567	MPSI	.22
9 Westerville Rd	Thornapple Dr	0.02 SW	2026	17,562	MPSI	.24
10 Parklane Ave	Westerville Rd	0.02 E	2026	494	MPSI	.28

What's Driving Investment?



Notable Projects YTD



Celebrating **88** 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, but what truly sets us apart is our commitment to relationships, integrity, and results.

For nearly nine decades, we have helped clients navigate the complexities of commercial real estate by taking the time to understand their unique goals and delivering solutions tailored to their needs.

Our experienced team combines deep market knowledge, strategic insight, and a client-first approach to create opportunities and maximize value.

Having been around since 1938, we offer a competitive advantage built on local expertise, long-standing relationships, and a reputation for excellence. This legacy allows us to deliver a level of service and market intelligence that clients will not find from any other commercial real estate firm in Columbus, Central Ohio, or beyond.



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Learn more about us at
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Appraisal Brokerage Consulting Development

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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/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 or completeness of the Memorandum.

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