


**Offering
Memorandum**

For Sale

**Redevelopment
Opportunity**

**4560 Hilton Corporate Dr
Columbus, OH 43232**

 **PARKER REALTY
ASSOCIATES**

ParkerRealtyAssociates.com

**Listed By: Shawn Parker
Steven Osborn**

**614-357-4320
Steven@ParkerRealtyAssociates.com**

Non-Disclosure Agreement

IMPORTANT NOTICE: By accessing, viewing, or downloading the Offering Memorandum (“OM”) for the property listed in the OM, you (“Recipient”) agree to the terms and conditions of this Non-Disclosure Agreement (“Agreement”). If you do not agree to these terms, you are not authorized to view or use the OM.

1. **Confidential Information.** The OM and any related documents, materials, or information provided concerning the property listed in the OM constitute confidential and proprietary information (“Confidential Information”).
2. **Recipient’s Obligations.** By accessing the OM, you agree: To keep all Confidential Information strictly confidential and to use it solely for the purpose of evaluating a potential transaction involving the property. Not to disclose, distribute, or share any Confidential Information with third parties without prior written consent, except to your employees, agents, or advisors who need to know the information for the purpose of evaluating the transaction and who are bound by confidentiality obligations. To implement appropriate safeguards to protect the Confidential Information from unauthorized use or disclosure.
3. **Exclusions from Confidential Information.** The confidentiality obligations do not apply to information that: Is or becomes publicly available through no breach of this Agreement by the Recipient; Was known to the Recipient prior to receiving the Confidential Information; Is independently developed by the Recipient without reference to the Confidential Information; or Is required to be disclosed by law or legal process, provided the Recipient gives prompt notice and cooperates in any efforts to obtain a protective order.
4. **No License or Ownership.** Access to the OM does not grant the Recipient any rights, by license or otherwise, in or to the Confidential Information, except as expressly set forth in this Agreement.
5. **Term.** The obligations of confidentiality shall remain in effect for a period of two (2) years from the date the OM is accessed or until the Confidential Information no longer qualifies as confidential, whichever occurs first.
6. **Governing Law.** This Agreement shall be governed by and construed in accordance with the applicable laws without regard to its conflict of laws principles.
7. **Acknowledgment and Acceptance.** By accessing the OM, you acknowledge that you have read, understand, and agree to be bound by the terms of this Agreement.

PARKER REALTY ASSOCIATES

Parker Realty Associates is a full-service real estate brokerage based in Dublin, Ohio, providing comprehensive commercial and residential services throughout Central Ohio and beyond. The firm specializes in investment sales, development advisory, landlord and tenant representation, property management, and receivership services, delivering strategic solutions tailored to each client's objectives. With a relationship-driven approach, Parker Realty Associates focuses on maximizing asset value and executing transactions efficiently through market expertise, data-driven insights, and hands-on client representation.



Shawn Parker - Broker

Shawn Parker is the Broker of Parker Realty Associates, bringing extensive experience in commercial real estate brokerage, investment strategy, and asset repositioning. Shawn has been actively involved in the Central Ohio real estate community and has significant experience representing clients in complex transactions, including court-appointed receiver sales.



Steven Osborn - VP

Steven Osborn serves as Vice President of Parker Realty Associates, focusing on commercial investment sales, leasing, and development advisory throughout Central Ohio. Steven applies a data-driven, execution-oriented approach and has been involved in a variety of transactions, including investment sales, sale-leasebacks, and receiver sales.

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Property Summary

The Property consists of approximately 16.59 acres located at 4560 Hilton Corporate Drive in Columbus, Ohio, being offered as a court-appointed receiver sale. Positioned within an established commercial corridor with strong access to major transportation routes, the site benefits from significant surrounding infrastructure, nearby residential density, and proximity to key employment and retail hubs. The Property is being marketed as a land offering, presenting a rare opportunity to acquire a large-scale site in a high-demand area with favorable regional growth trends.

The existing improvements are not the focus of the offering and the Property is best suited for redevelopment, allowing investors and developers to reposition the site for a variety of potential uses subject to zoning and approvals. Located within a Qualified Opportunity Zone and within a Qualified Census Tract, the asset may provide additional tax advantages for qualified investors, further enhancing its investment appeal. This offering presents a rare opportunity to acquire a well-located redevelopment site through a structured receiver sale process, with the potential to capitalize on continued growth and investment within the central Ohio market.



The information contained herein has been obtained from sources believed to be reliable; however, neither the Seller nor Parker Realty Associates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information, and it is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. All prospective purchasers are advised to conduct their own independent investigation and due diligence, and any reliance on this information is solely at the recipient's own risk.



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Location Details

Address: 4560 Hilton Corporate Dr, Columbus OH 43232

Lot Size: +/- 16.59 Acres

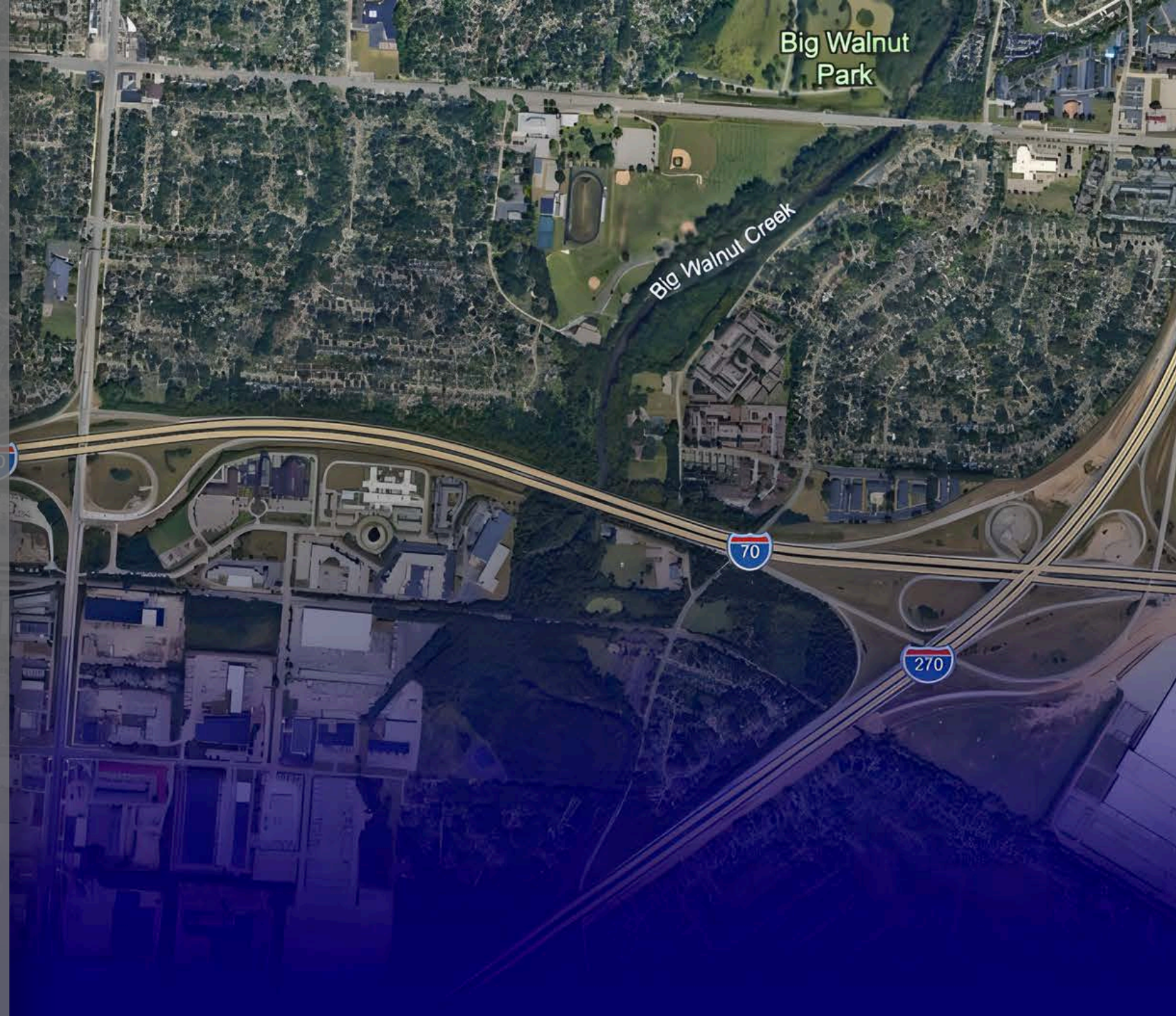
Zoning: C4

APN: 010-118862

Census Tract: 009325

School District: Columbus City School District

Municipality: Columbus City



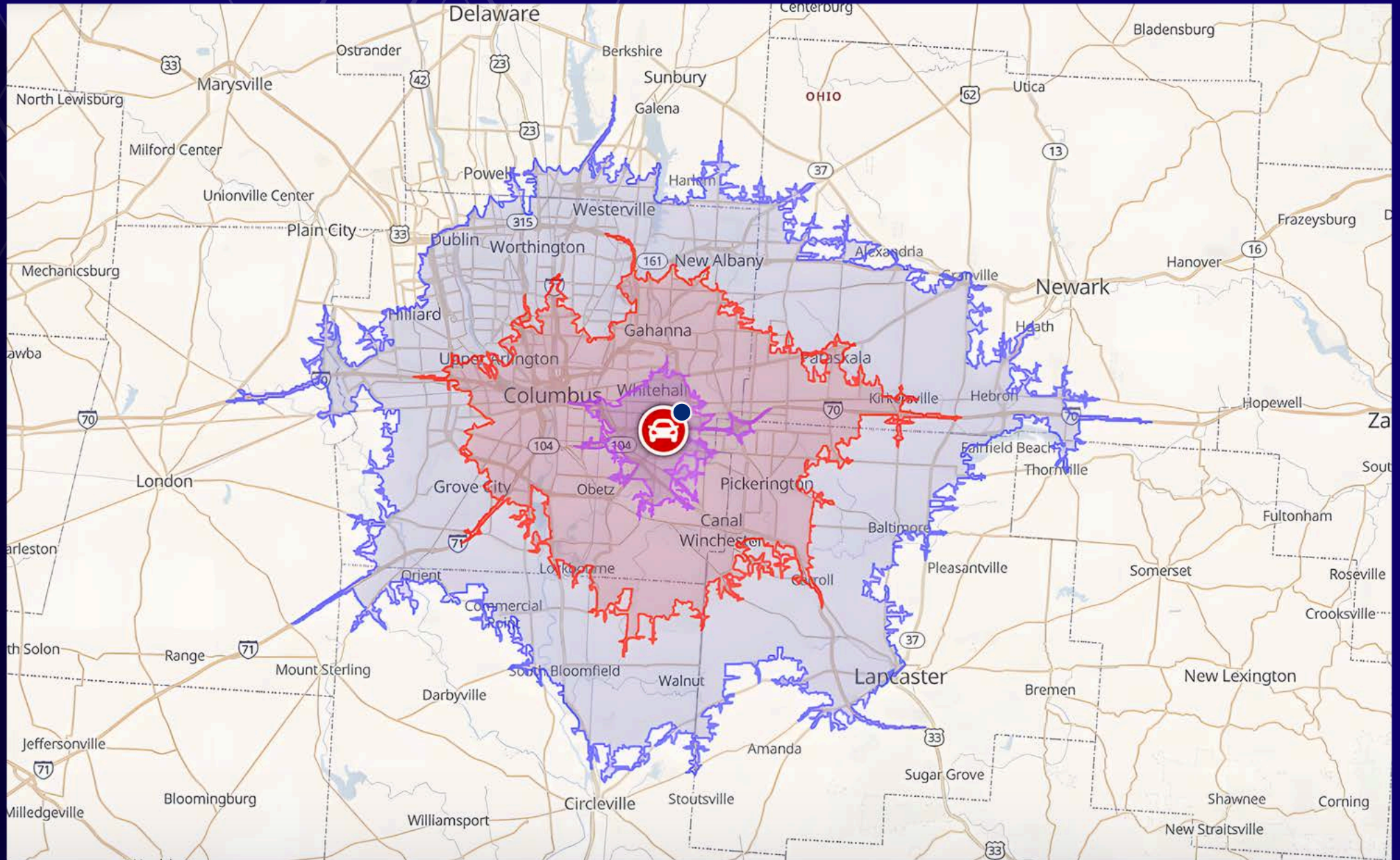
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Drive Time Map

— : 10 min

— : 20 min

— : 30 min



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Population Demographics

Metric	1 Mile	3 Mile	5 Mile	Category	1 Mile	3 Mile	5 Mile
2030 Projection	12,469	122,466	260,506	White	2,582 (21.11%)	34,531 (29.05%)	92,242 (36.62%)
2025 Estimate	12,234	118,866	251,924	Black	7,095 (57.99%)	64,767 (54.49%)	118,999 (47.24%)
2020 Census	12,507	115,659	241,501	American Indian	50 (0.41%)	438 (0.37%)	782 (0.31%)
Growth 2025–2030	1.92%	3.03%	3.41%	Asian	197 (1.61%)	1,883 (1.58%)	7,878 (3.13%)
Growth 2020–2025	-2.18%	2.77%	4.32%	Pacific Islander	2 (0.02%)	54 (0.05%)	102 (0.04%)
				Other	2,310 (18.88%)	17,194 (14.47%)	31,920 (12.67%)

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Households

Metric	1 Mile	3 Mile	5 Mile	Type	1 Mile	3 Mile	5 Mile
2030 Projection	4,974	50,609	107,025	Owner Occupied	38.04%	40.77%	45.40%
2025 Estimate	4,869	49,041	103,323	Renter Occupied	61.94%	59.23%	54.60%
2020 Census	4,953	47,576	98,675	Avg Household Income	\$56,661	\$68,122	\$78,151
Growth 2025–2030	2.16%	3.20%	3.58%	Median Household Income	\$43,330	\$50,947	\$57,537
Growth 2020–2025	-1.70%	3.08%	4.71%				

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Household Income 2025

Income Range	1 Mile	3 Mile	5 Mile
<\$25,000	27.42%	20.97%	18.69%
\$25k-\$50k	30.54%	28.08%	23.87%
\$50k-\$75k	18.38%	18.47%	19.24%
\$75k-\$100k	8.69%	12.55%	13.46%
\$100k-\$125k	4.89%	8.42%	8.55%
\$125k-\$150k	4.37%	4.37%	5.28%
\$150k-\$200k	4.62%	3.73%	5.61%
\$200k+	1.09%	3.41%	5.30%

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Commercial Redevelopment Opportunity

4560 Hilton Corporate Dr
Columbus, OH 43232

Qualified Census Tract
Opportunity Zone
+/- 16.59 Acres



For more information contact

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