

MOTEL FOR SALE

**1289 E. Dublin Granville Road
Columbus, Ohio 43229**



**Recently Renovated 94 - Room Motel
26,680 +/- SF on 1.77 +/- Acres**

**RW THE ROBERT
WEILER
COMPANY**
Appraisal Brokerage Consulting Development

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Property Description

RENOVATED & READY FOR BUSINESS!

94-room motel building on 1.77 +/- acres in highly desirable location off SR-161 near I-71. New business franchise already in place but not required. Recent & ongoing renovations have been made over the course of current ownership including new privacy fence, new beds/mattresses, magnetic locks, windows, updated plumbing, new A/C units and all building code items corrected. Billboard included with purchase that has active lease with income. Lease is up for renewal this summer.

Address: 1289 E. Dublin Granville Rd
Columbus, OH 43229

County: Franklin

PID: 010-000439-00

Location: Along SR-161 east of I-71

Building Size: 26,680 +/- SF

Rooms: 94

Acreage: 1.77 +/- acres

Parking: 116 +/- surface spaces

Sale Price: \$1,750,000

Year Built: 1970

Year Remodeled: 1986/2016 & 2017

Zoning: C-3 Commercial



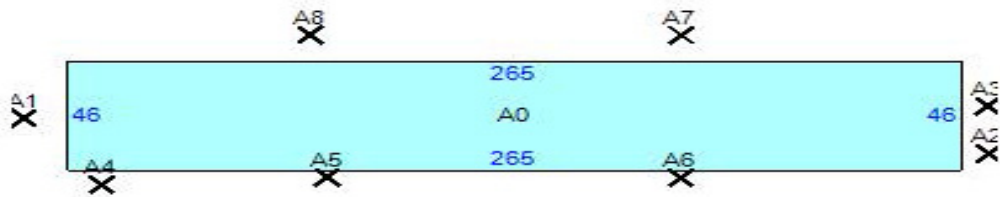
Photos



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Sketch



Item	Area
PAVING ASP - PA1:PAVING ASPHALT	45000
A0 - 021:MOTEL	13340
A1 - EXTF:EXTERIOR FEATURES	136
- 021:MOTEL	13340
FENCE CL 6 - FN1:FENCE CHAIN LINK LF -6	600
A2 - EXTF:EXTERIOR FEATURES	575
A3 - EXTF:EXTERIOR FEATURES	575
A4 - EXTF:EXTERIOR FEATURES	2820
A5 - EXTF:EXTERIOR FEATURES	100
A6 - EXTF:EXTERIOR FEATURES	100
A7 - EXTF:EXTERIOR FEATURES	100
A8 - EXTF:EXTERIOR FEATURES	100



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Property Location



Great Location!

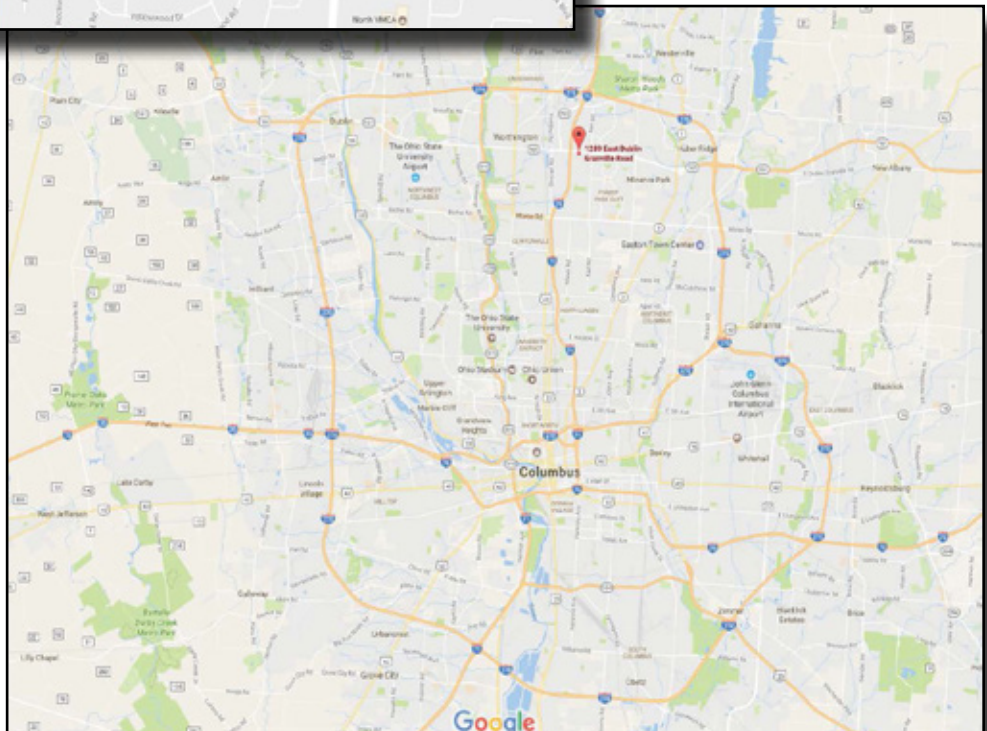
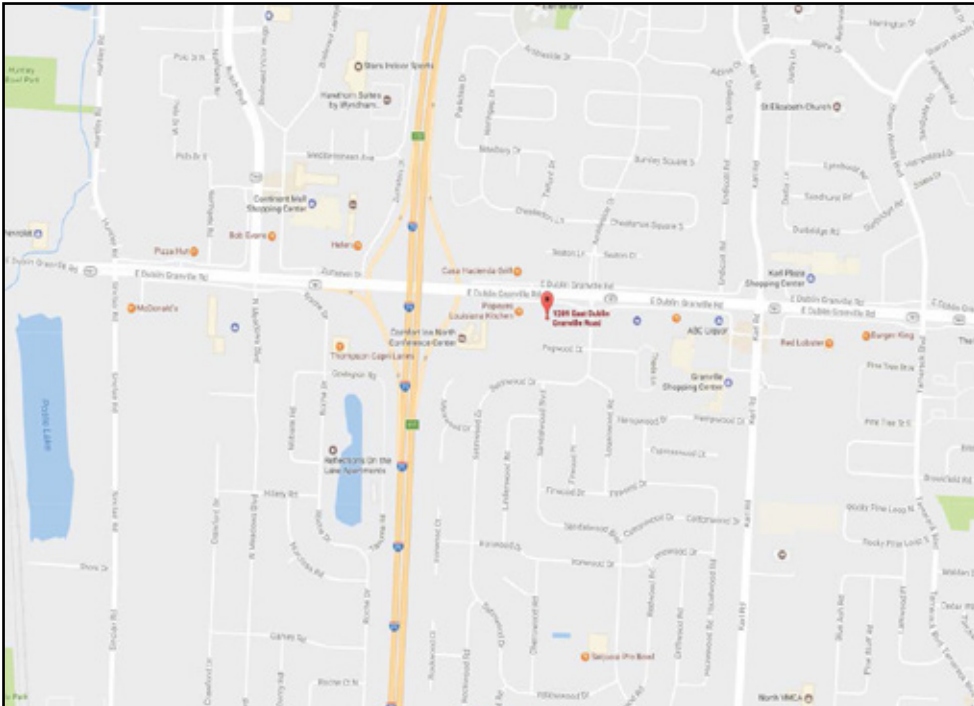
- Along SR-161 with easy access to I-71
- 12 minutes to Easton & downtown Columbus
- 15 minutes to Columbus Airport



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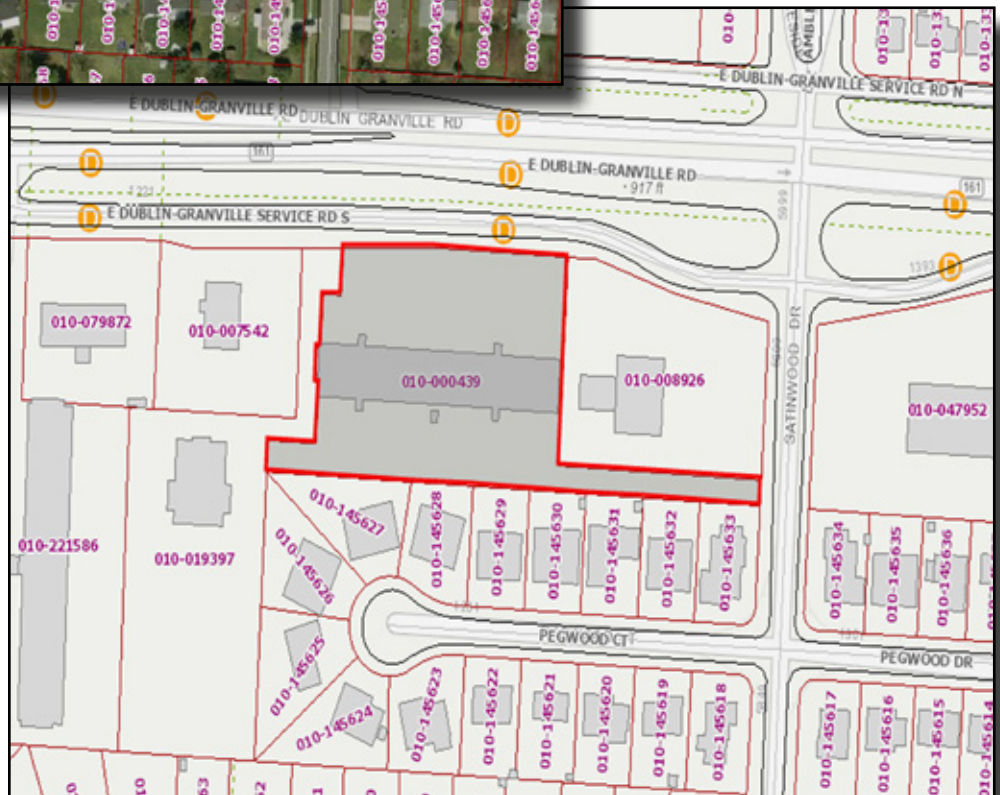
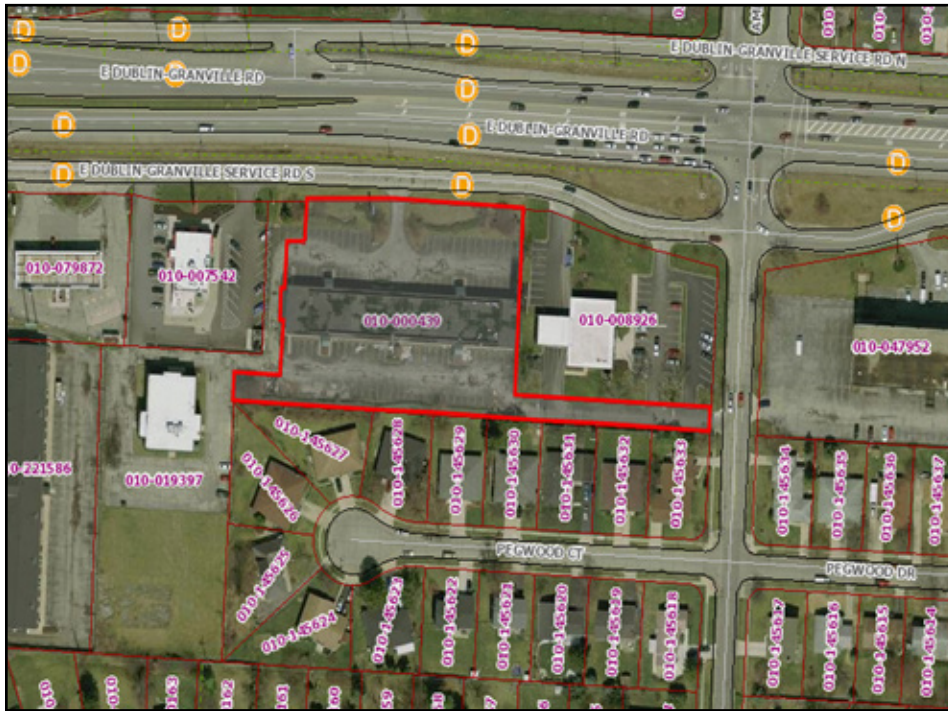
Street Maps



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Aerial & Plat Maps




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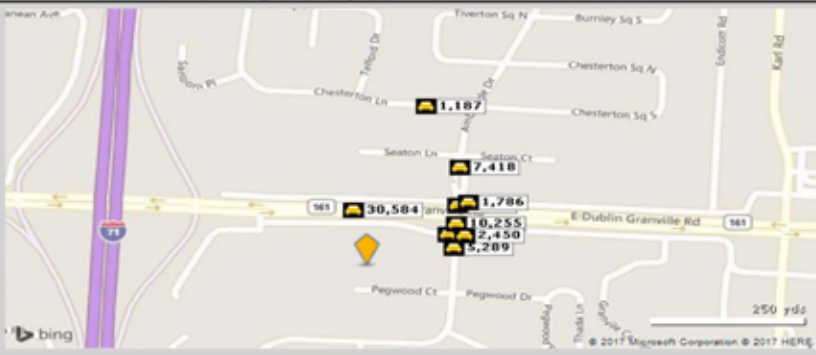
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Demographics & Traffic

Demographic Summary Report

1289 E Dublin Granville Rd, Columbus, OH 43229			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2021 Projection	18,328	132,423	311,546
2016 Estimate	17,199	124,515	293,018
2010 Census	15,699	115,050	272,669
Growth 2016 - 2021	6.56%	6.35%	6.32%
Growth 2010 - 2016	9.55%	8.23%	7.46%
2016 Population by Hispanic Origin			
2016 Population	1,914	10,300	16,655
2016 Population			
White	10,378 60.34%	79,032 63.47%	203,608 69.49%
Black	5,587 32.48%	36,322 29.17%	65,932 22.50%
Am. Indian & Alaskan	67 0.39%	497 0.40%	890 0.30%
Asian	527 3.06%	4,335 3.48%	13,474 4.60%
Hawaiian & Pacific Island	22 0.13%	91 0.07%	138 0.05%
Other	618 3.59%	4,238 3.40%	8,976 3.06%
U.S. Armed Forces	0	71	149
Households			
2021 Projection	7,704	57,214	132,785
2016 Estimate	7,232	53,831	124,976
2010 Census	6,835	50,003	116,934
Growth 2016 - 2021	6.53%	6.28%	6.25%
Growth 2010 - 2016	9.00%	7.66%	6.88%
Owner Occupied	3,530 48.81%	27,006 50.17%	69,211 55.38%
Renter Occupied	3,702 51.19%	26,826 49.83%	55,765 44.62%
2016 Households by HH Income			
Income: <\$25,000	1,676 23.17%	13,057 24.26%	26,793 21.44%
Income: \$25,000 - \$50,000	2,404 33.24%	14,693 27.30%	30,180 24.15%
Income: \$50,000 - \$75,000	1,289 17.82%	9,867 18.33%	22,914 18.33%
Income: \$75,000 - \$100,000	1,030 14.24%	7,198 13.37%	16,938 13.55%
Income: \$100,000 - \$125,000	446 6.17%	3,753 6.97%	10,331 8.27%
Income: \$125,000 - \$150,000	159 2.20%	2,056 3.82%	6,550 5.24%
Income: \$150,000 - \$200,000	120 1.66%	1,854 3.44%	6,337 5.07%
Income: \$200,000+	108 1.49%	1,352 2.51%	4,933 3.95%
2016 Avg Household Income	\$56,666	\$63,318	\$72,763
2016 Med Household Income	\$44,594	\$48,155	\$55,021

Traffic Count Report

1289 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	E Dublin Granville Rd	I-71	2011	37,213	MPSI	.05
2	E Dublin Granville Rd	Ambleside Dr	2015	30,584	MPSI	.05
3	Satinwood Dr	Pegwood Dr	2014	2,077	AADT	.08
4	Satinwood Dr	Pegwood Dr	2015	5,289	MPSI	.08
5	Satinwood Dr	Pegwood Dr	2014	10,255	AADT	.09
6	Satinwood Dr	Pegwood Dr	2014	2,450	AADT	.10
7	Ambleside Dr	E Dublin Granville Rd	2014	8,502	AADT	.10
8	Ambleside Dr	E Dublin Granville Rd	2014	1,786	AADT	.11
9	Ambleside Dr	Seaton Ln	2015	7,418	MPSI	.13
10	Chesterton Ln	Telford Dr	2015	1,187	MPSI	.18



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City Highlights

REGIONAL OVERVIEW

THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties. This Region represents the coverage area of Columbus 2020's economic development activities.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). Wherever possible, the information and data in this document covers the 11-county region. However, some data is only available at the MSA level and is identified as such in the text, title or source.

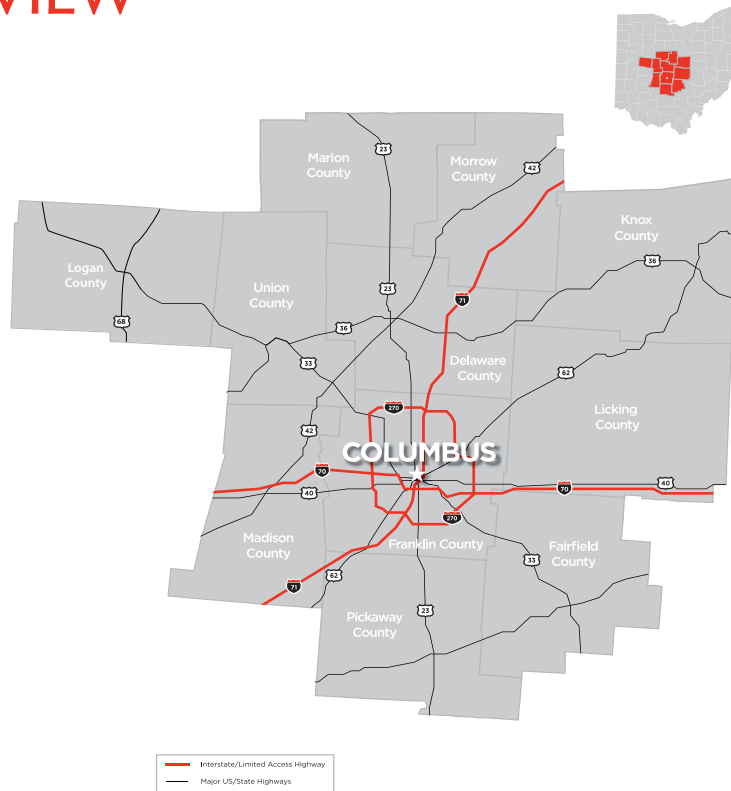
- **Eleven-county** region located in Central Ohio
- Population of **2 million** people
- Population growth rate of 1.3 percent annually
- Ten-county Columbus MSA, **2nd fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- **62** college and university campuses
- More than 140,000 college students
- Home to **15** Fortune 1000 headquarters

COLUMBUS AND FRANKLIN COUNTY

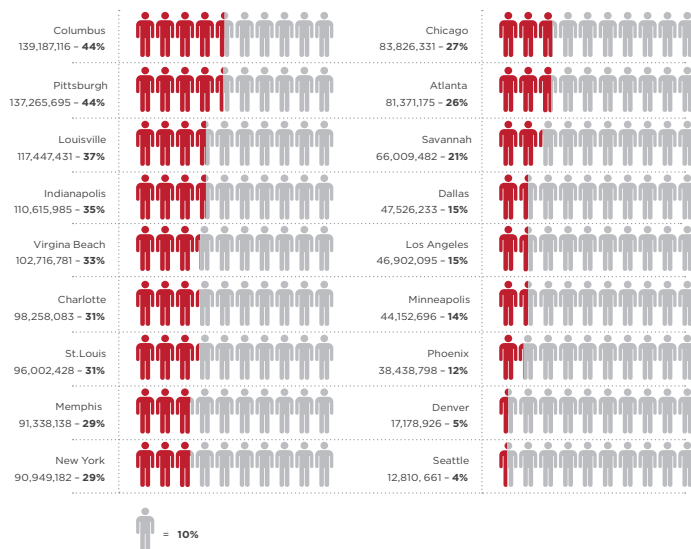
- State capital and **largest Ohio city**
- **15th largest city** in the U.S.

COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- Port Columbus International Airport: **31** destination airports with more than **140** daily flights
- Enhanced freight rail connections to East Coast ports in Norfolk, VA, Baltimore, MD, and Wilmington, NC
- Columbus is within 500 miles of 44 percent of the U.S. population, higher than other major distribution centers in the U.S. (Source: ESRI Business Analyst, 2013)



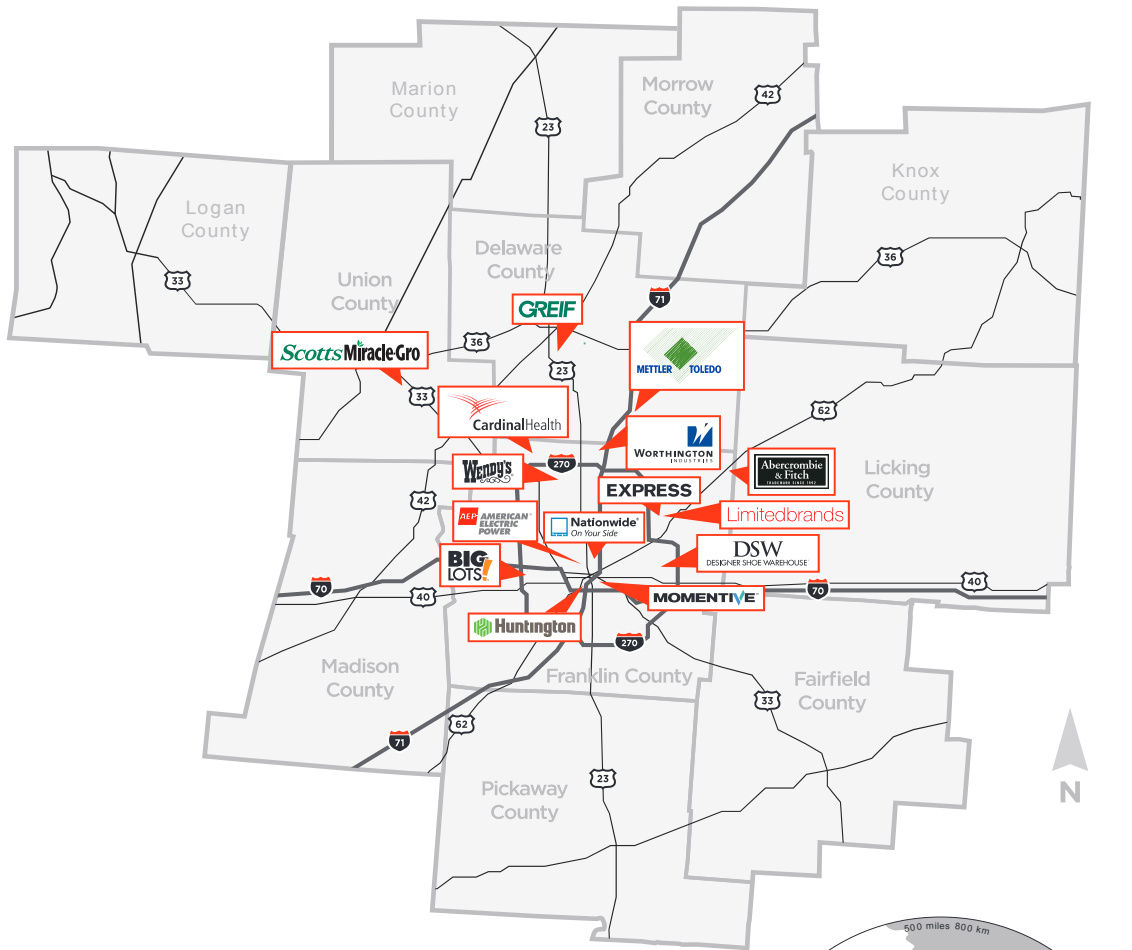
U.S. Population within 500 miles



City Highlights

FORTUNE 1000 HEADQUARTERS

THE COLUMBUS[★] REGION
REGION



— Interstate/Limited Access Highway
— Major US/State Highways



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Offering Memorandum

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 of 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.