

THE ROBERT WEILER COMPANY EST. 1938

# OFFERING MEMORANDUM

Mike Doss • mdoss@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.132 • www.rweiler.com



Appraisal Brokerage Consulting Development

## TWO WAREHOUSE/OFFICE SUITES FOR LEASE

3500 Millikin Ct, Columbus, OH 43228



## TWO OFFICE/WAREHOUSE SUITES FOR LEASE!

Up to 4,000 +/- SF office/warehouse opportunity available under a Gross Lease. Suite A is 2,160 +/- SF of office space with an optional 1,200 +/- SF unfinished 2nd floor and suite B is 640 +/- SF. The combination includes 2,200 +/- SF of office space with an optional 1,200 +/- SF unfinished 2nd floor and 600 +/- SF of heated, insulated warehouse. Suites may be leased together or separately. Tenants pay for utilities and interior maintenance. Prime West Columbus location with easy interstate access. Ideal for growing service, contractor, or light industrial users. Available immediately.



### Property Highlights

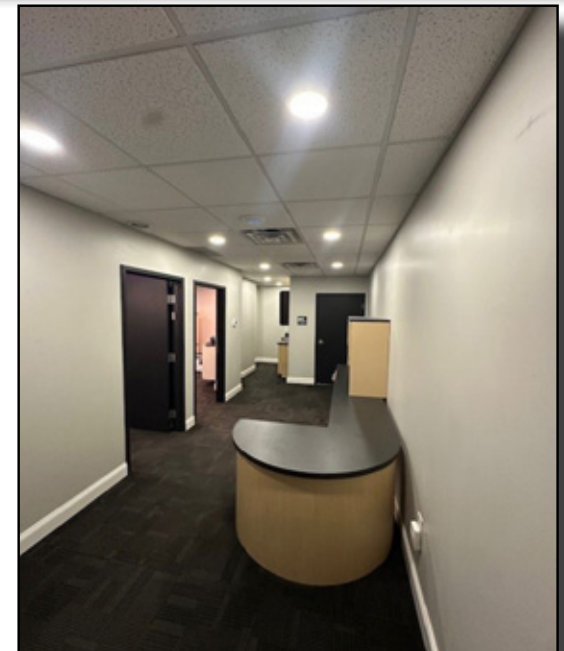
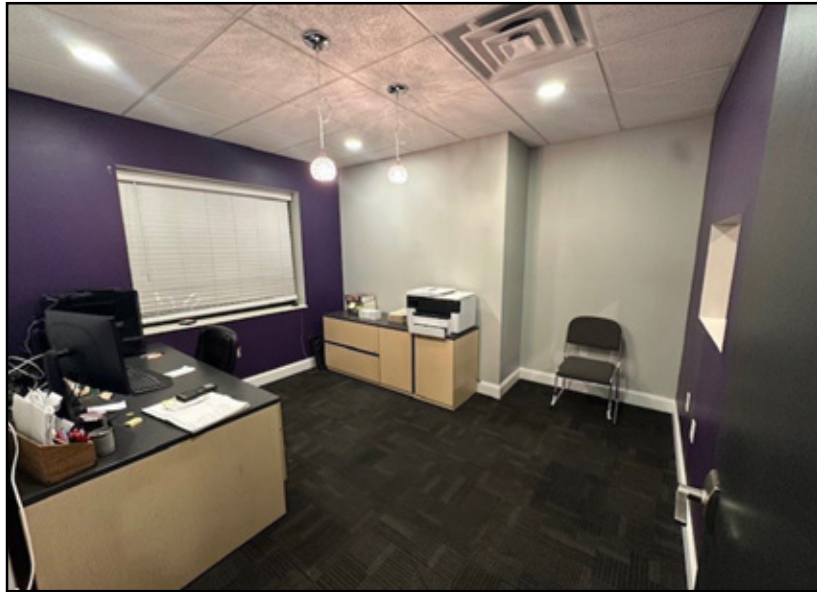
Address:	3500 Millikin Ct, Columbus, OH 43228
County:	Franklin
PID:	560-239360-00
Location:	Near I-270 & Roberts Rd

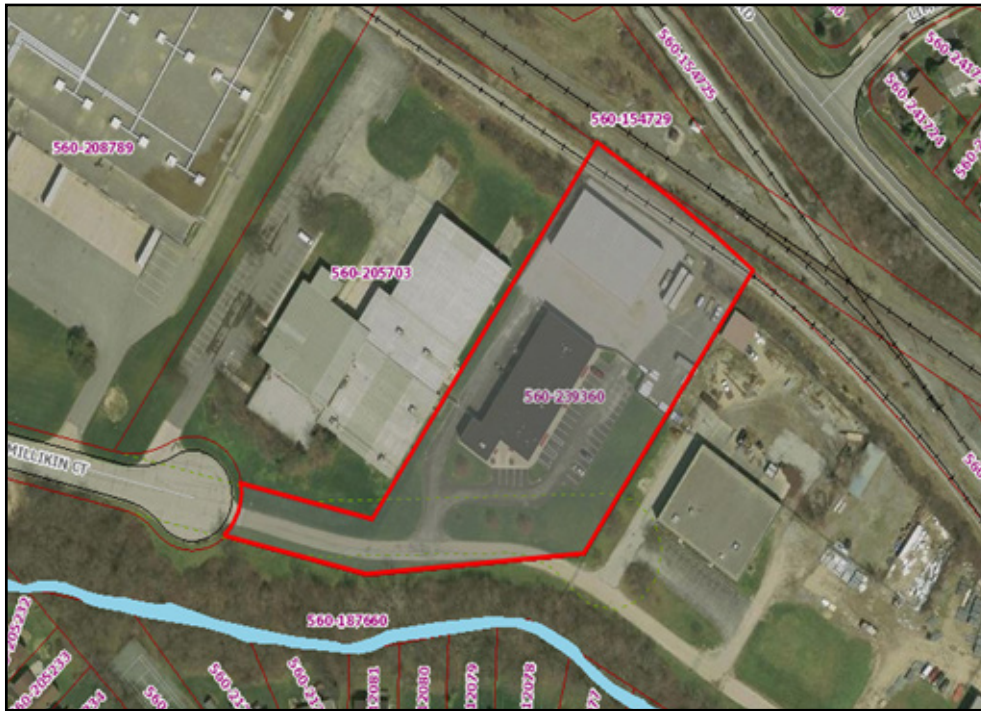
### Space Available For Lease:

<u>Suite A:</u>	2,160 +/- SF and 1,200 +/- SF 2nd floor option
Lease Rate:	\$2,250/month Gross
<u>Suite B:</u>	640 +/- SF
Lease Rate:	\$850/month Gross
Tenant Pays:	Water, Gas, Electric, Phone, Janitorial, Interior Maintenance
Zoning:	M-2 Manufacturing

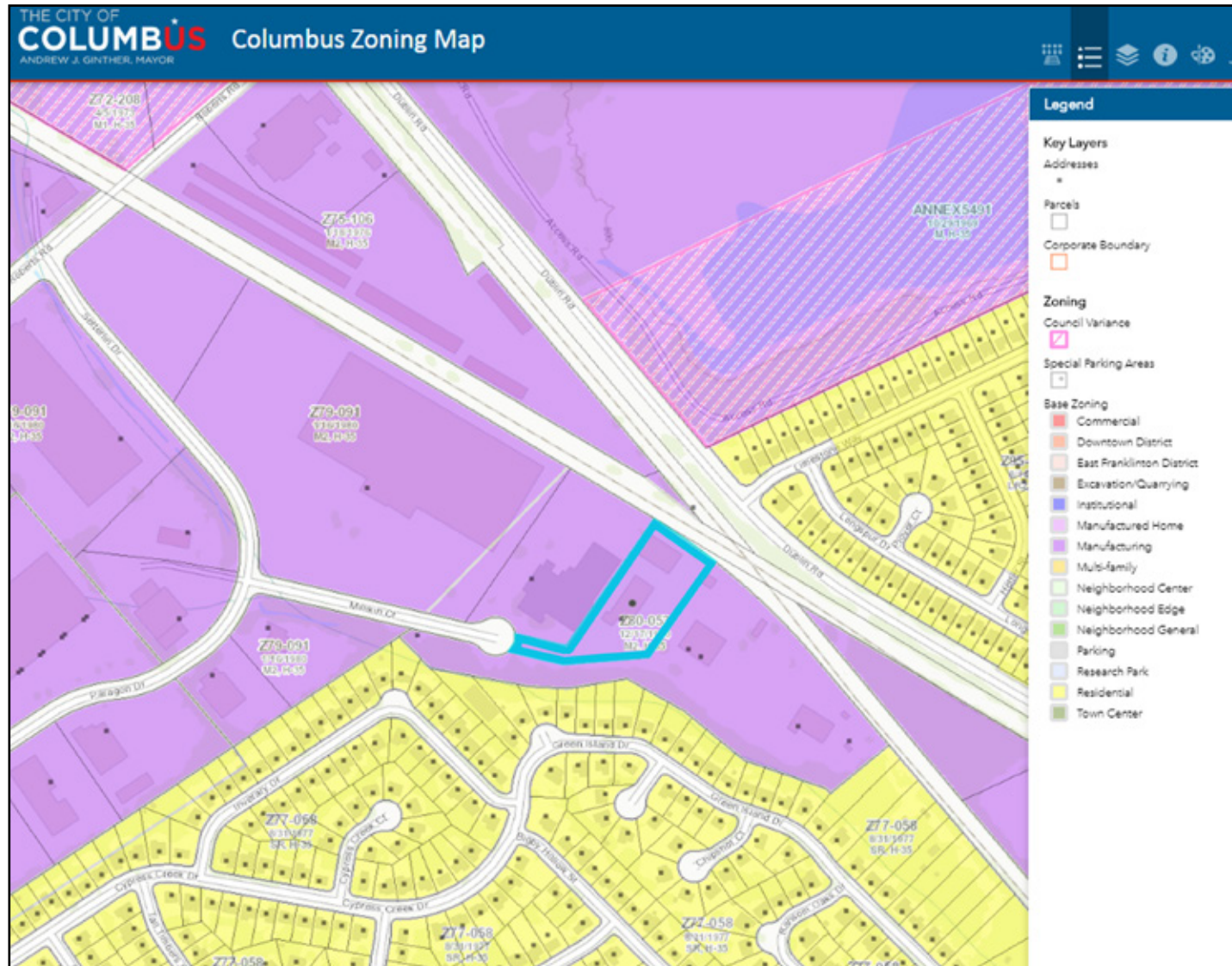




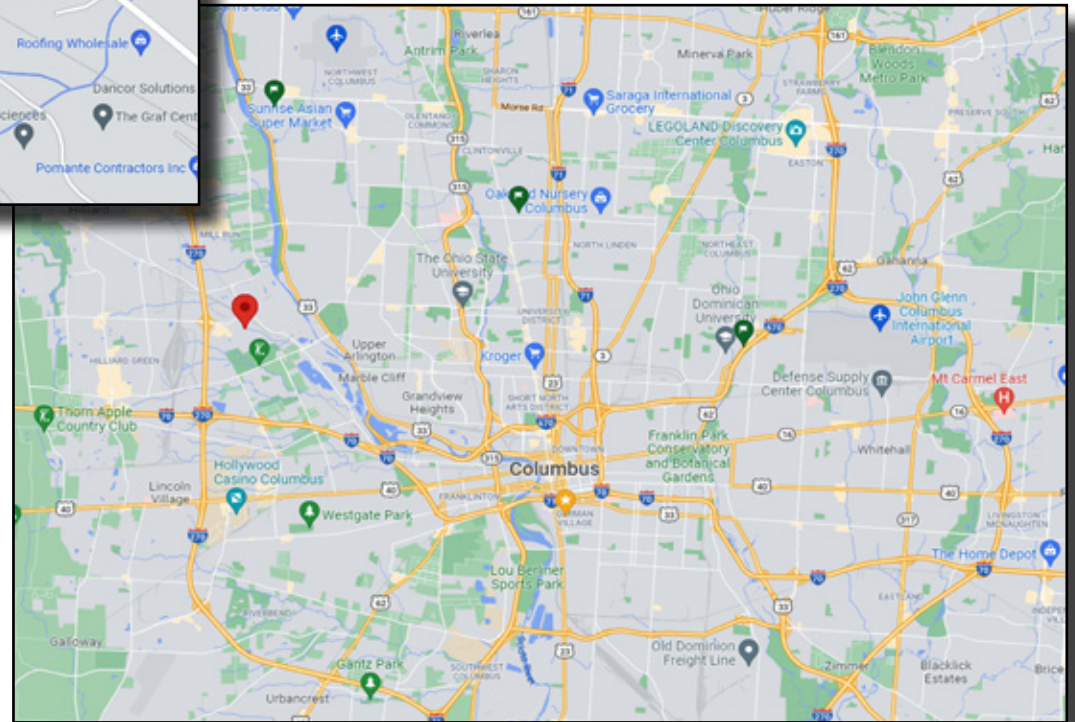
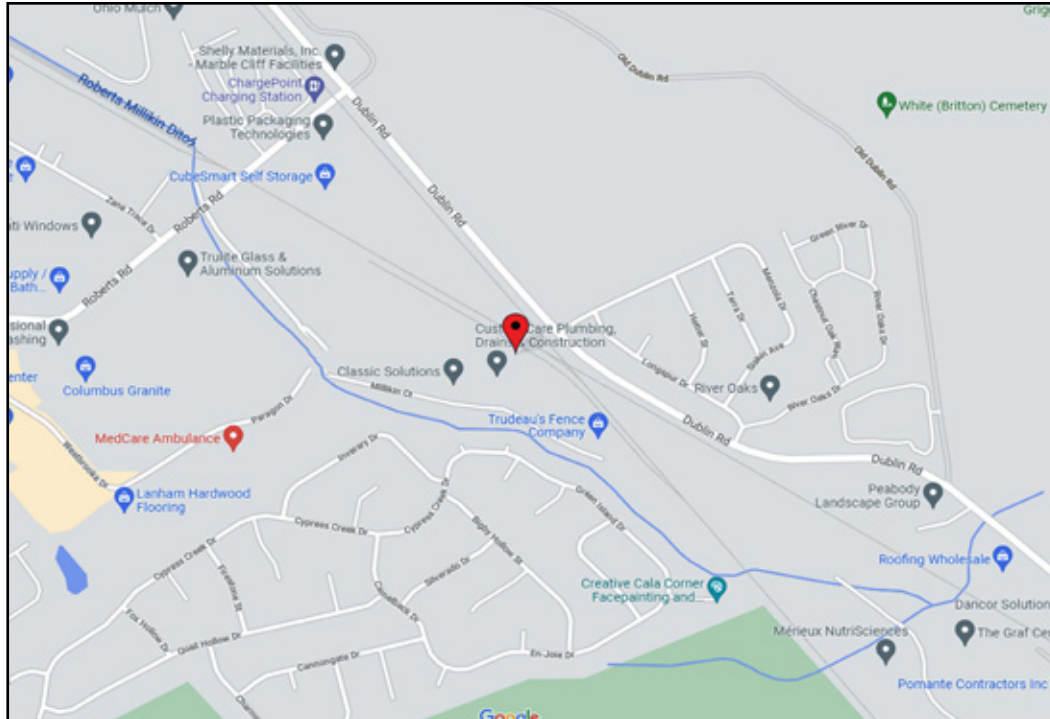








Click [here](#) to see zoning text







### Great Location!

Minutes to I-270 & I-70  
10 Minutes to Downtown Columbus  
20 Minutes to John Glenn Columbus Airport  
25-30 Minutes to Polaris and Easton



Demographic Summary Report

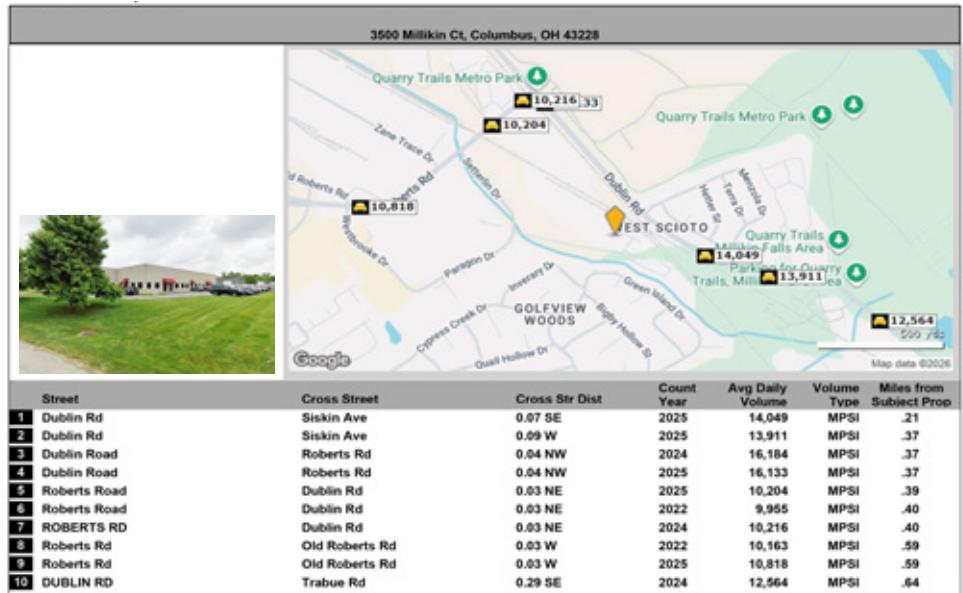
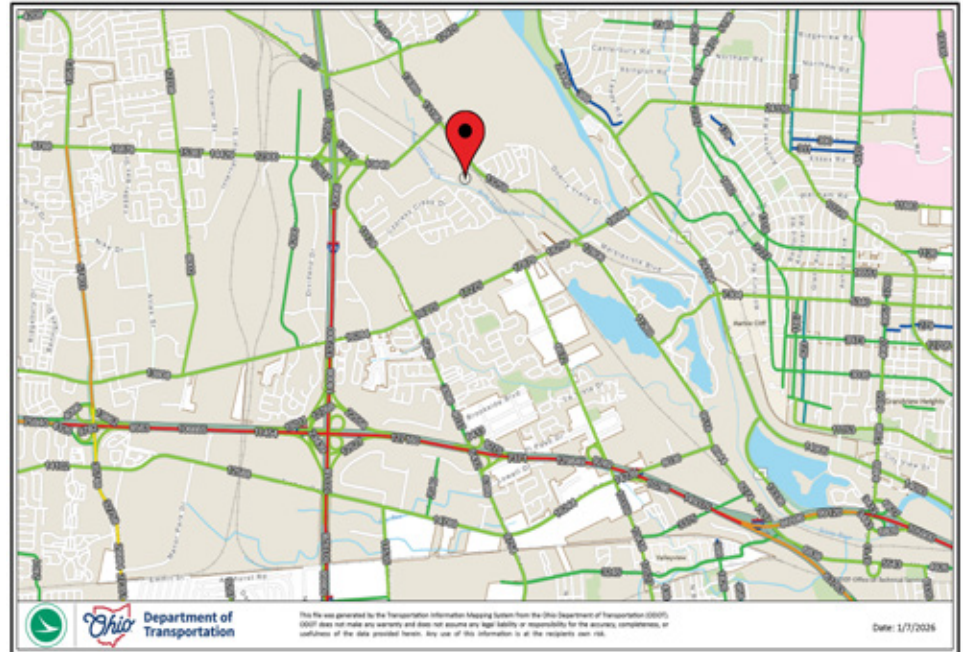
3500 Millikin Ct, Columbus, OH 43228



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	5,657	74,332	307,332
2024 Estimate	5,525	74,100	306,845
2020 Census	4,885	73,544	307,365
Growth 2024 - 2029	2.39%	0.31%	0.16%
Growth 2020 - 2024	13.10%	0.76%	-0.17%
<b>2024 Population by Hispanic Origin</b>			
2024 Population	5,525	74,100	306,845
White	4,097 74.15%	57,970 78.23%	216,827 70.66%
Black	414 7.49%	3,680 4.97%	28,318 9.23%
Am. Indian & Alaskan	20 0.36%	241 0.33%	1,302 0.42%
Asian	339 6.14%	3,984 5.38%	19,976 6.51%
Hawaiian & Pacific Island	0 0.00%	19 0.03%	136 0.04%
Other	655 11.86%	8,206 11.07%	40,286 13.13%
U.S. Armed Forces	14	71	150

<b>Households</b>			
2029 Projection	2,385	31,292	126,830
2024 Estimate	2,328	31,203	126,705
2020 Census	2,049	31,001	127,155
Growth 2024 - 2029	2.45%	0.29%	0.10%
Growth 2020 - 2024	13.62%	0.65%	-0.35%
Owner Occupied	1,301 55.88%	18,919 60.63%	58,912 46.50%
Renter Occupied	1,027 44.12%	12,284 39.37%	67,793 53.50%

<b>2024 Households by HH Income</b>			
Income: <\$25,000	279 11.98%	3,071 9.84%	20,295 16.02%
Income: \$25,000 - \$50,000	301 12.92%	4,541 14.55%	24,466 19.31%
Income: \$50,000 - \$75,000	311 13.35%	4,696 15.05%	23,225 18.33%
Income: \$75,000 - \$100,000	326 14.00%	4,176 13.38%	15,814 12.48%
Income: \$100,000 - \$125,000	433 18.59%	4,032 12.92%	12,797 10.10%
Income: \$125,000 - \$150,000	268 11.51%	2,479 7.94%	8,387 6.62%
Income: \$150,000 - \$200,000	185 7.94%	3,147 10.09%	10,356 8.17%
Income: \$200,000+	226 9.70%	5,062 16.22%	11,366 8.97%
2024 Avg Household Income	\$108,217	\$121,493	\$94,233
2024 Med Household Income	\$95,973	\$94,719	\$69,654





# What's Driving Investment?

The Columbus Region is young....

**Top 10**

Among large metros  
in the U.S. for  
concentration of  
young professionals  
(age 25-34)

**No. 1**

in the Midwest for  
millennial migration\*

**No. 12**

in the U.S. for  
millennial migration\*

growing....



**Net Migration**

More people moved to the Region  
from New York, Chicago, L.A.,  
Boston, Pittsburgh, and Portland  
than left Columbus for those same  
areas from 2018-2020.

**Only City**

in the Midwest to add >100,000  
people in the past decade

diversifying....

**92%**

of regional population  
growth last decade was  
from non-white only  
groups.

Columbus Region Population Growth  
(millions)



and affordable.



**91.5**

cost of living index  
(U.S. national average = 100.0)



**\$1,123.46**

avg. savings worker / year  
(compared with national wages\*)





# 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

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.



Michael Doss  
Sales & Leasing Assoc.  
614-221-4286 ext. 132  
[mdoss@rweiler.com](mailto:mdoss@rweiler.com)

Learn more about us at  
[www.rweiler.com](http://www.rweiler.com)

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 or 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.