

THE ROBERT WEILER COMPANY EST. 1938 OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

Three-Story Office Building For Sale

132 North High Street, Gahanna, OH 43230

THREE-STORY OFFICE BUILDING FOR SALE Owner-User / Value-Add Opportunity

132 N High Street offers a rare opportunity to acquire a strategically located office asset in Downtown Gahanna's rapidly evolving Creekside District. The 10,634-square-foot building spans three stories plus a finished lower level and presents a compelling opportunity for both owner-users and investors seeking exposure in one of Central Ohio's most active suburban submarkets.

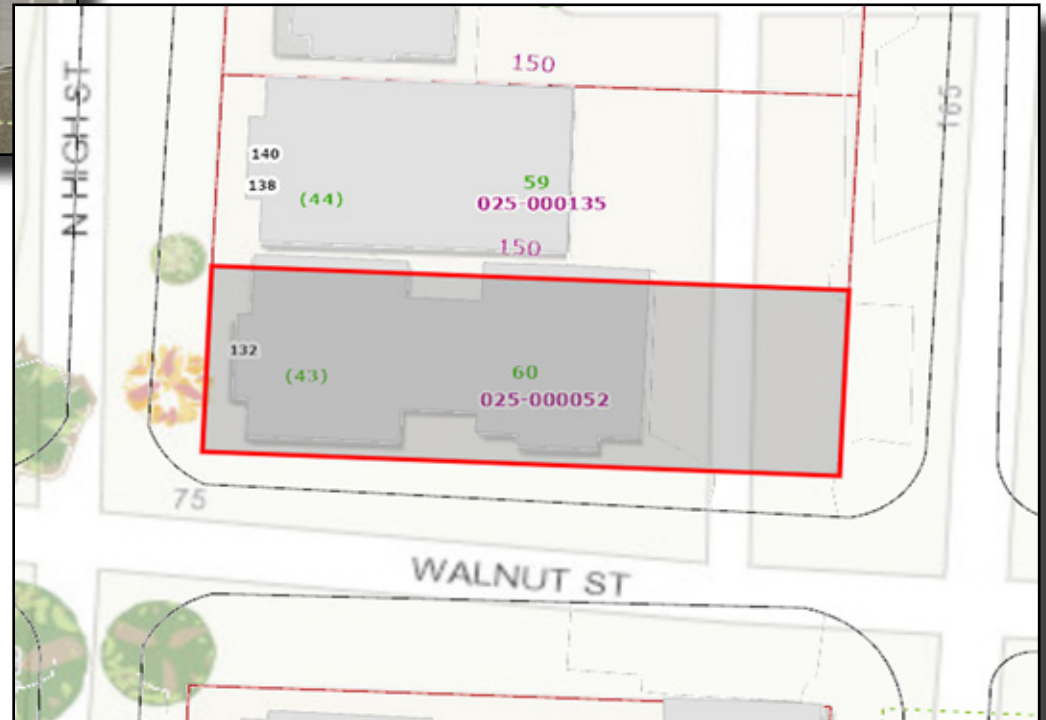
Constructed in 2000, the property features modern construction, efficient floor plates, and a professional office environment suitable for a wide range of uses. The building is currently anchored by a 6,634 SF owner-occupant who is scheduled to vacate in May 2026. The remaining 4,000 SF is leased to a marketing firm that has occupied the space since 2018, with a lease in place through September 2027, providing immediate income.

Located within the Creekside redevelopment corridor, the property benefits from significant public and private investment including new residential, hospitality, dining, retail, and infrastructure improvements throughout Downtown Gahanna. This positioning offers investors and businesses the opportunity to establish a presence in a growing downtown district while capturing both near-term income and long-term appreciation.

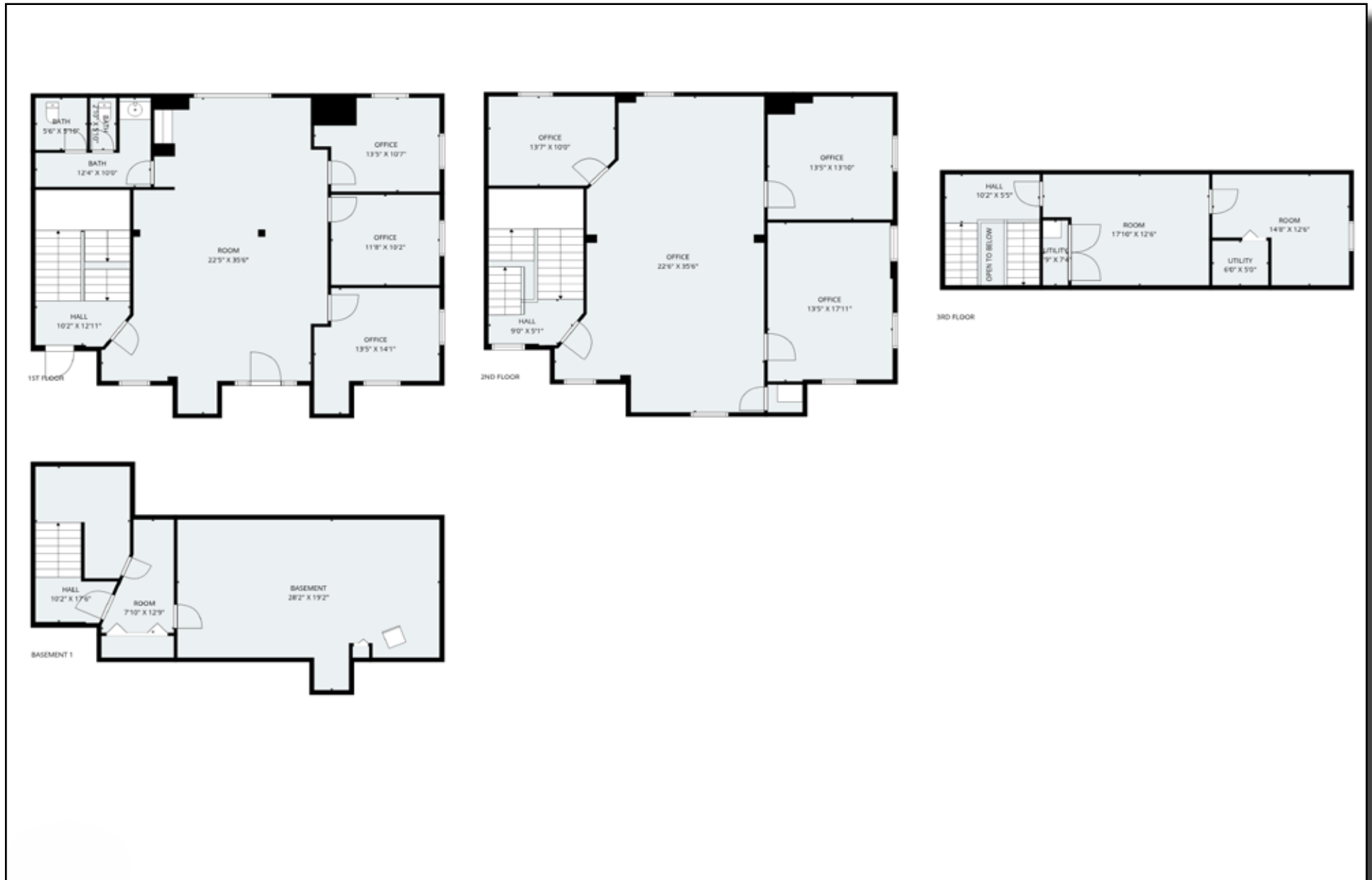


Property Highlights

Address:	132 N High Street Gahanna, OH 43230
County:	Franklin
PID:	025-000052-00
Location:	NEC of N High Street and Walnut Street
Acreage:	0.17 +/- acre
Building Size:	10,634 +/- SF
Stories:	Three Stories with Finished Lower Level
Year Built:	2000
Asking Price:	\$1,627,002
Asking Price/SF:	\$153.00
Taxes 2025:	\$22,456.20
Zoning:	CMU - Creekside Mixed-Use



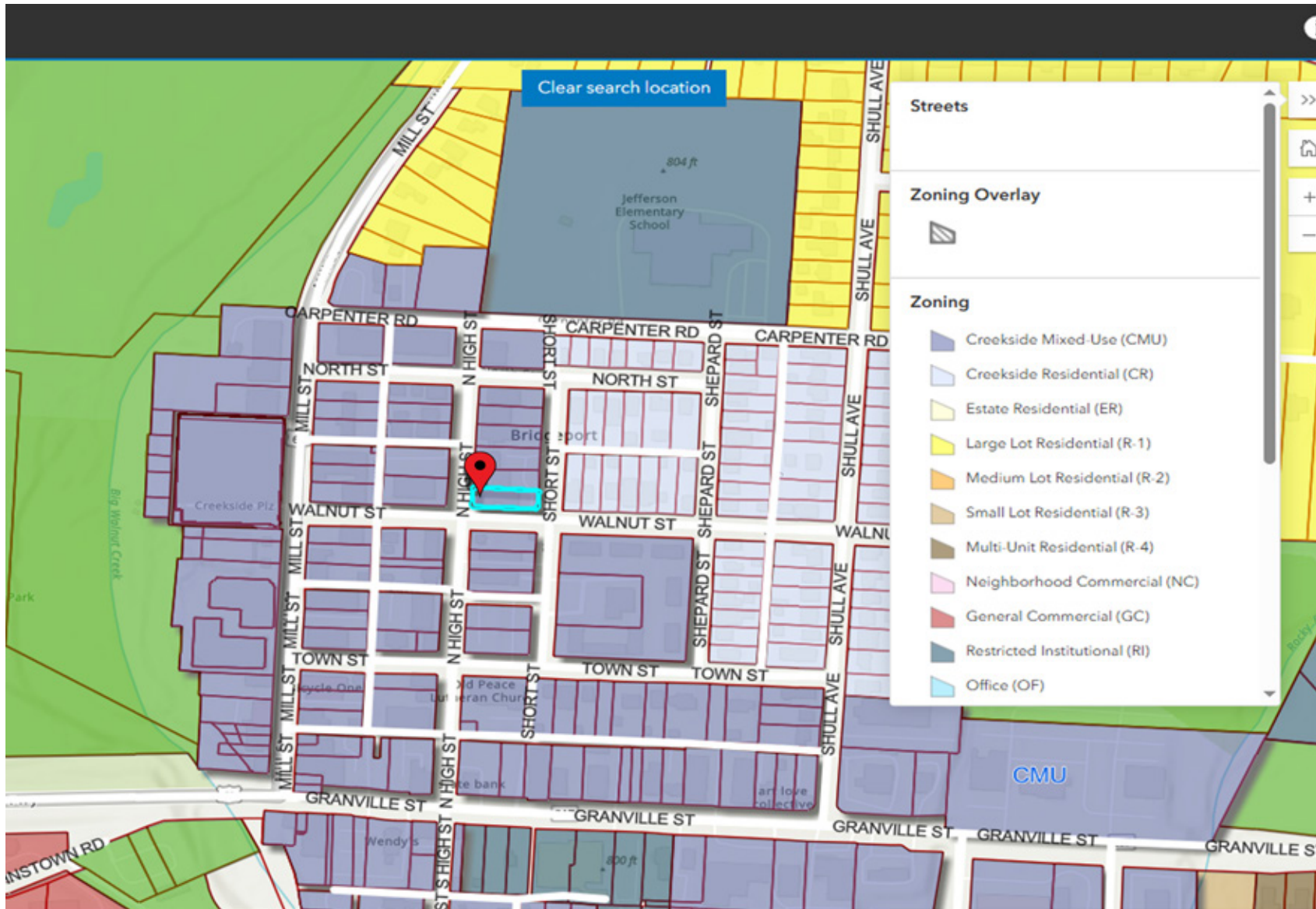




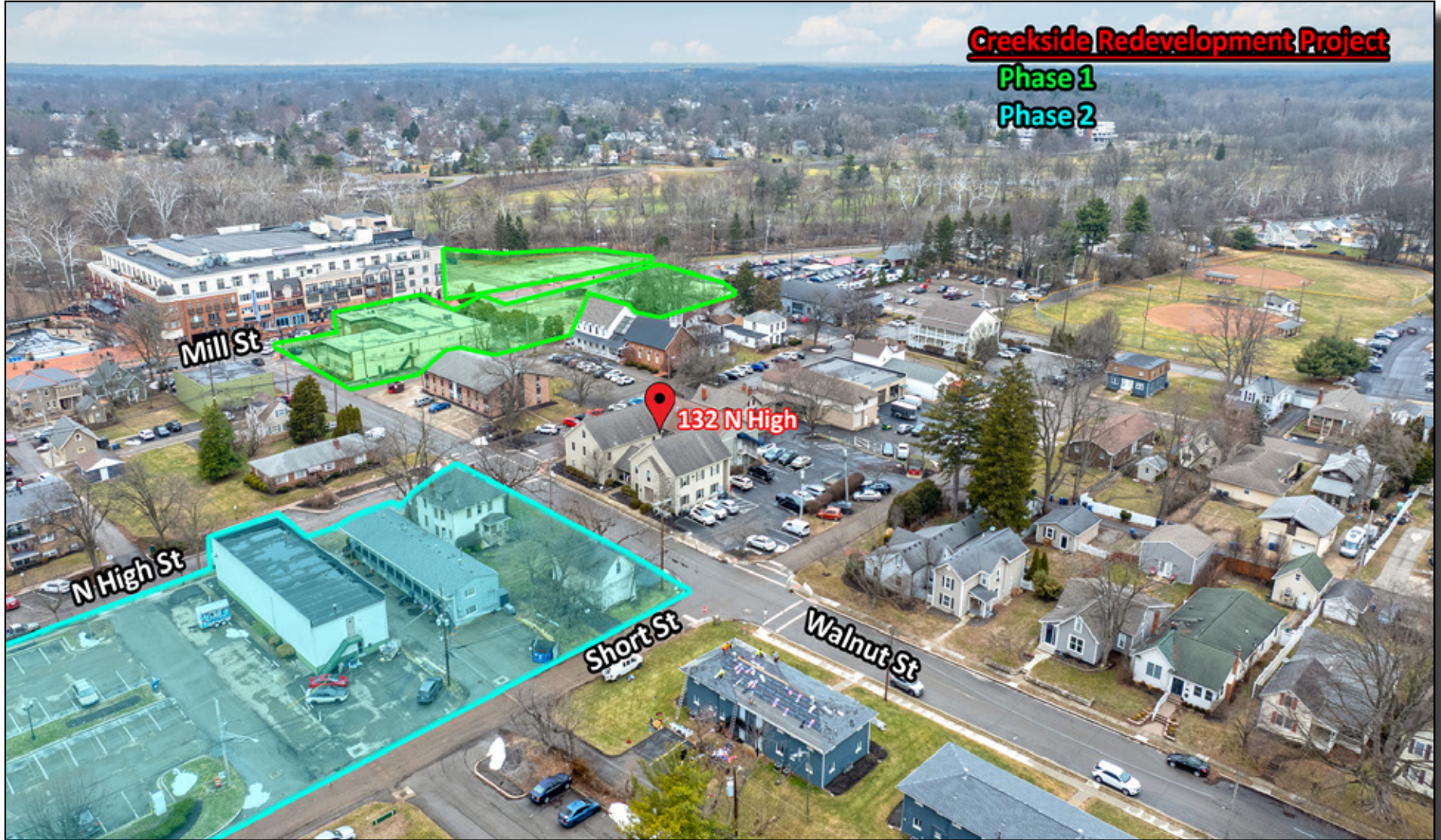


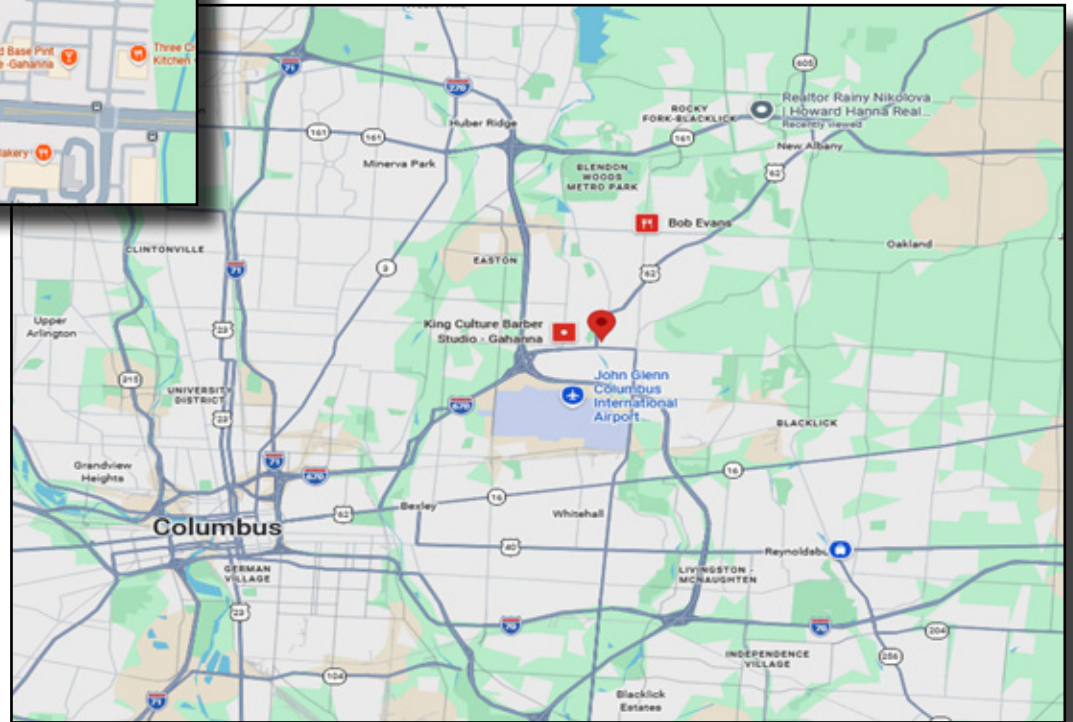
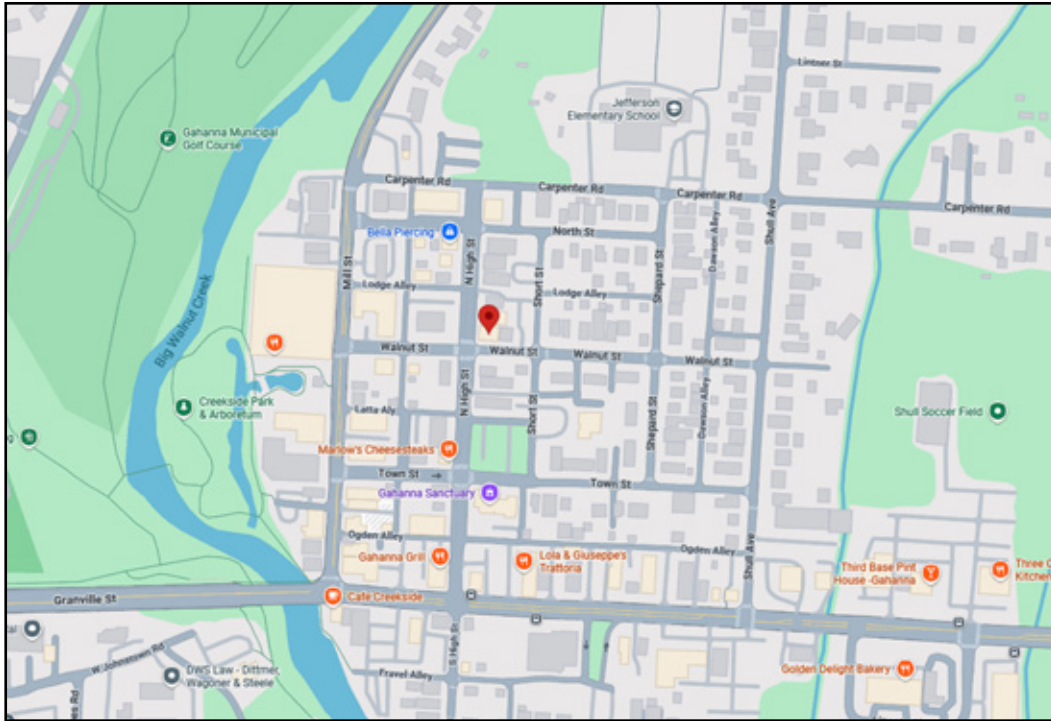


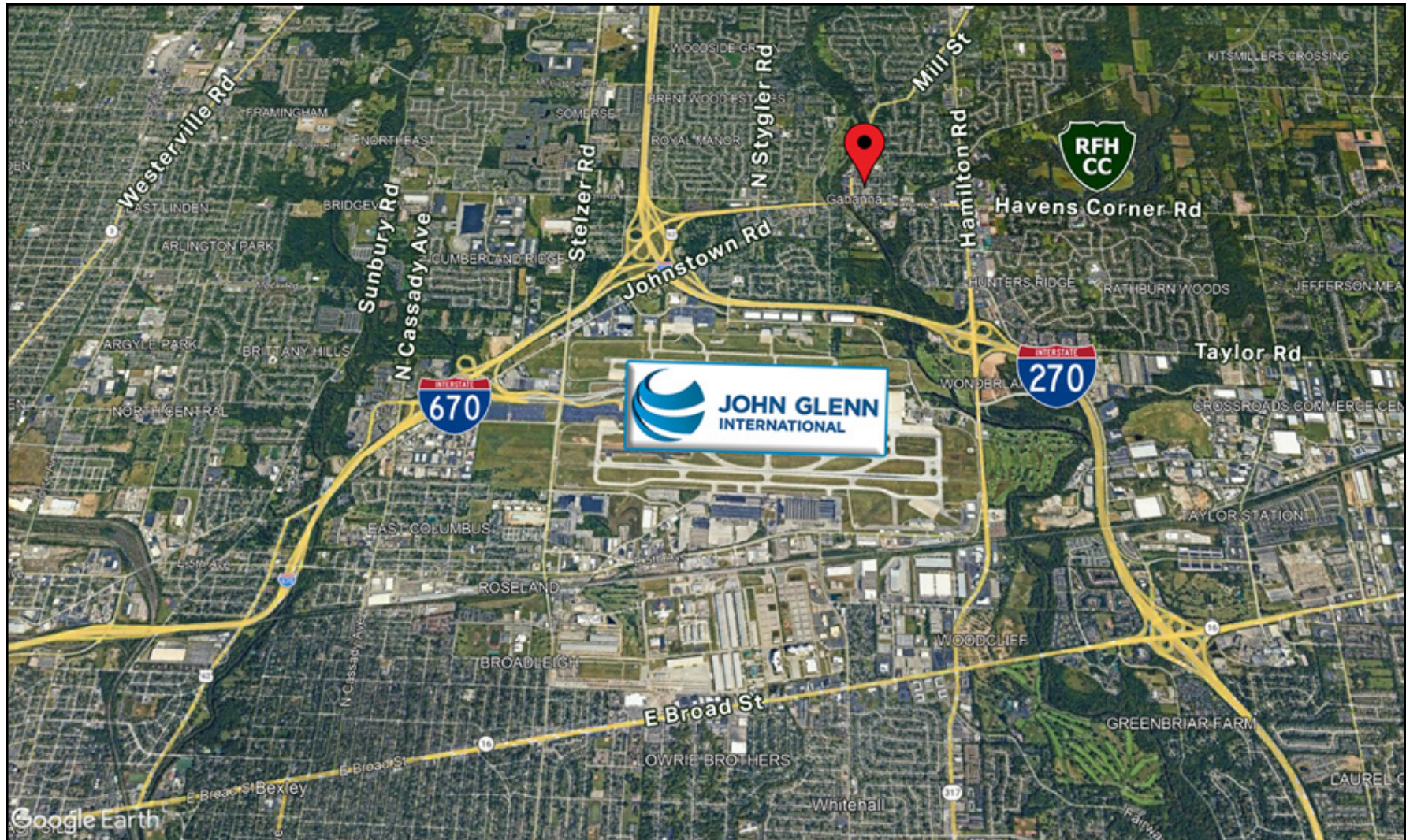




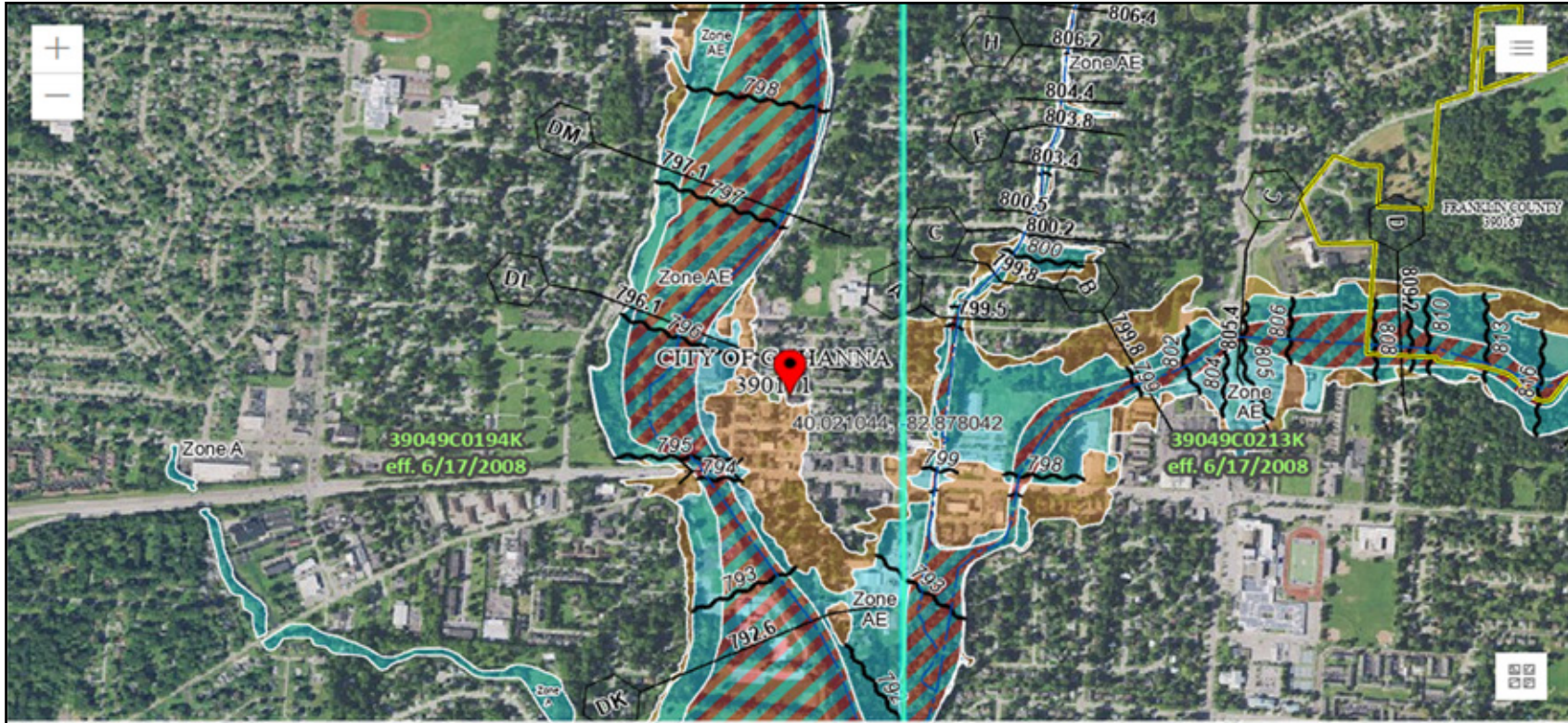
Click [here](#) to view zoning regulations







Great Location!
Excellent access to major roadways
Minutes from John Glenn International Airport
Just 15 minutes to Downtown Columbus



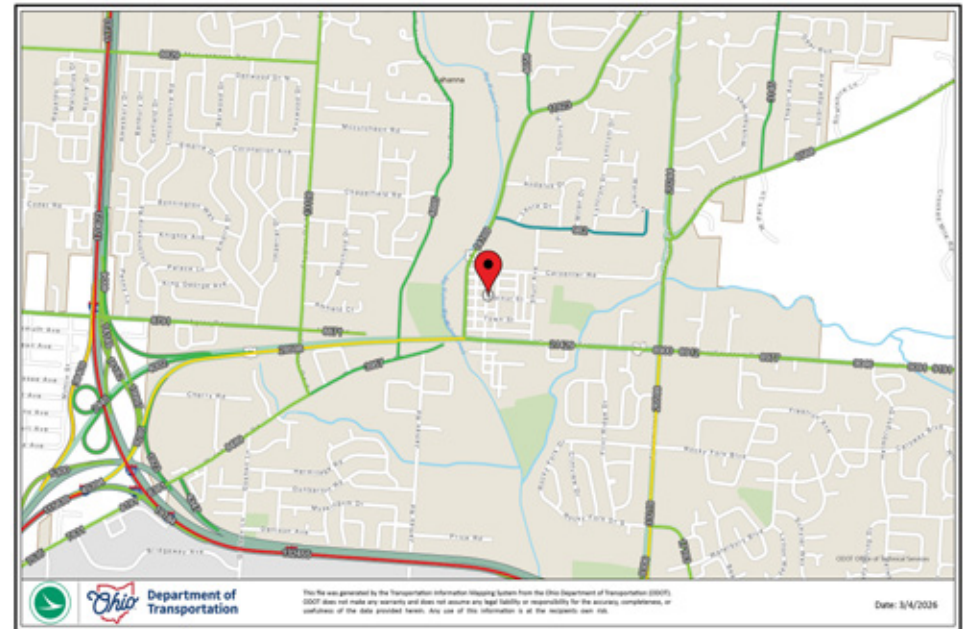
USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected Floodmap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, APD With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
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Demographic Summary Report

132 N High St, Gahanna, OH 43230				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	9,030	59,840	229,722	
2024 Estimate	9,022	60,030	229,468	
2020 Census	9,065	61,557	230,178	
Growth 2024 - 2029	0.09%	-0.32%	0.11%	
Growth 2020 - 2024	-0.47%	-2.48%	-0.31%	
2024 Population by Hispanic Origin				
2024 Population	9,022	60,030	229,468	
White	6,881 76.27%	33,589 55.95%	106,576 46.44%	
Black	1,025 11.36%	17,153 28.57%	80,862 35.24%	
Am. Indian & Alaskan	23 0.25%	167 0.28%	918 0.40%	
Asian	162 1.80%	3,108 5.18%	11,949 5.21%	
Hawaiian & Pacific Island	10 0.11%	27 0.04%	84 0.04%	
Other	921 10.21%	5,986 9.97%	29,081 12.67%	
U.S. Armed Forces	3	70	164	
Households				
2029 Projection	3,750	24,355	91,275	
2024 Estimate	3,747	24,444	91,200	
2020 Census	3,763	25,108	91,554	
Growth 2024 - 2029	0.08%	-0.36%	0.08%	
Growth 2020 - 2024	-0.43%	-2.64%	-0.39%	
Owner Occupied	2,479 66.16%	13,767 56.32%	47,423 52.00%	
Renter Occupied	1,267 33.81%	10,678 43.68%	43,777 48.00%	
2024 Households by HH Income				
Income: <\$25,000	451 12.04%	3,084 12.62%	15,075 16.53%	
Income: \$25,000 - \$50,000	590 15.75%	4,083 16.70%	19,645 21.54%	
Income: \$50,000 - \$75,000	543 14.50%	4,476 18.31%	17,733 19.44%	
Income: \$75,000 - \$100,000	644 17.19%	3,306 13.52%	10,792 11.83%	
Income: \$100,000 - \$125,000	540 14.42%	3,312 13.55%	9,359 10.26%	
Income: \$125,000 - \$150,000	368 9.82%	1,975 8.08%	6,019 6.60%	
Income: \$150,000 - \$200,000	329 8.78%	2,126 8.70%	5,788 6.35%	
Income: \$200,000+	281 7.50%	2,082 8.52%	6,787 7.44%	
2024 Avg Household Income	\$100,351	\$99,296	\$87,428	
2024 Med Household Income	\$86,218	\$79,378	\$63,926	



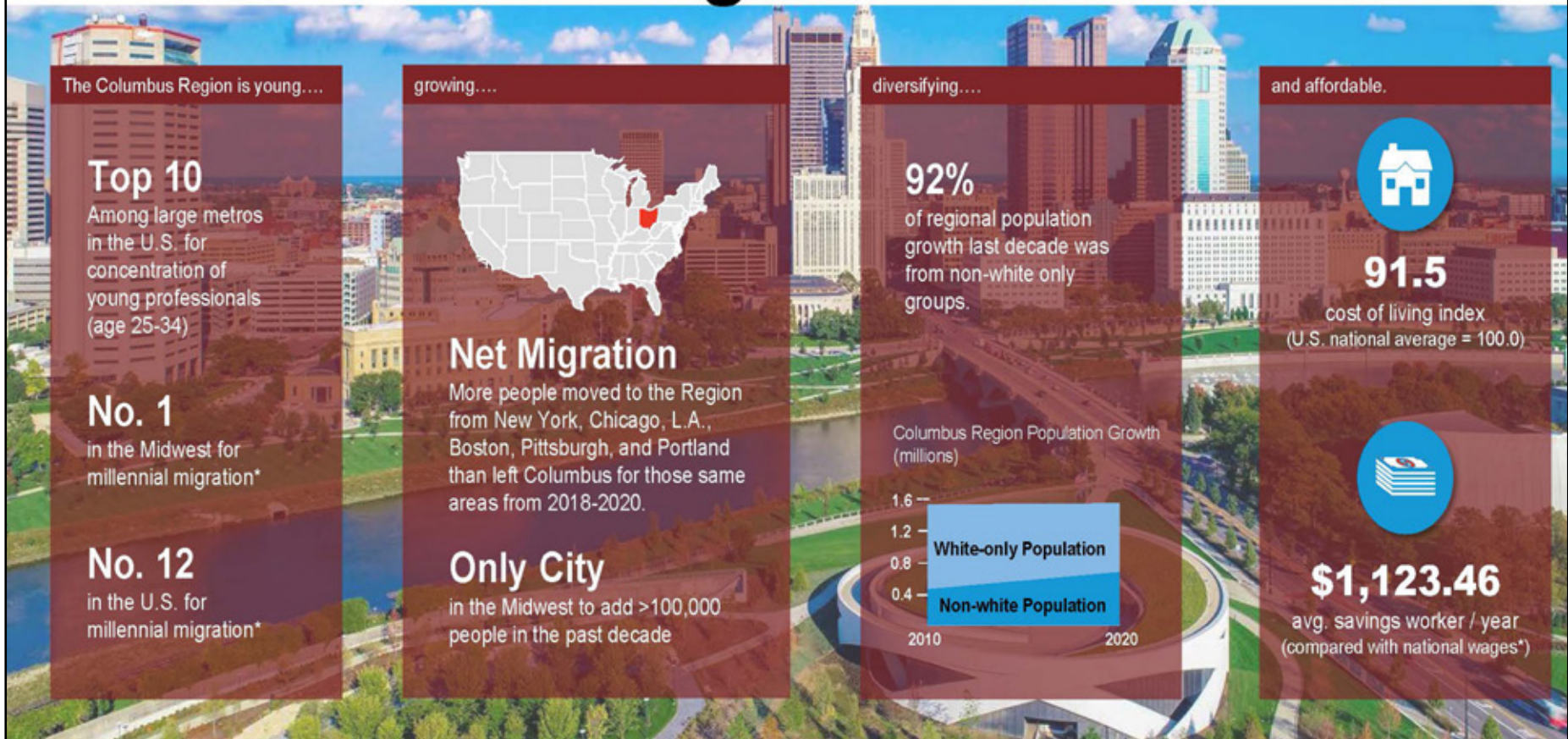
Traffic Count Report

132 N High St, Gahanna, OH 43230						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Walnut Street	Walnut St	0.00	2025	633	MPSI	.06
2 High Street	Carpenter Rd	0.01 N	2025	907	MPSI	.08
3 Carpenter Road	Short St	0.02 E	2025	1,815	MPSI	.08
4 Walnut Street	Walnut St	0.00	2025	17,900	MPSI	.08
5 Mill St	Walnut St	0.00	2025	12,838	MPSI	.09
6 Mill Street	Walnut St	0.00	2025	18,552	MPSI	.09
7 North Street	Mill St	0.02 W	2025	193	MPSI	.09
8 Carpenter Road	Wilson Aly	0.01 E	2025	2,076	MPSI	.10
9 Mill Street	Carpenter Rd	0.01 N	2025	17,504	MPSI	.11
10 Mill Street	Carpenter Rd	0.02 S	2025	19,213	MPSI	.13



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

THE ROBERT WEILER COMPANY EST. 1938



Learn more about us at
www.rweiler.com

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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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 of completeness of the Memorandum.

A prospective Buyer/Tenant 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/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease 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/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.