

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

1,100 +/- SF RETAIL/OFFICE SPACE

1042 Dublin Road, Columbus, OH 43215

Grandview Area Office/Retail For Lease!

Grandview area office/retail space minutes from downtown Columbus and I-670! Attached free parking lot with approximately 25+ spaces. Features 3 private offices, reception area and storage room. Everything is included in the rent except phone/internet and janitorial.

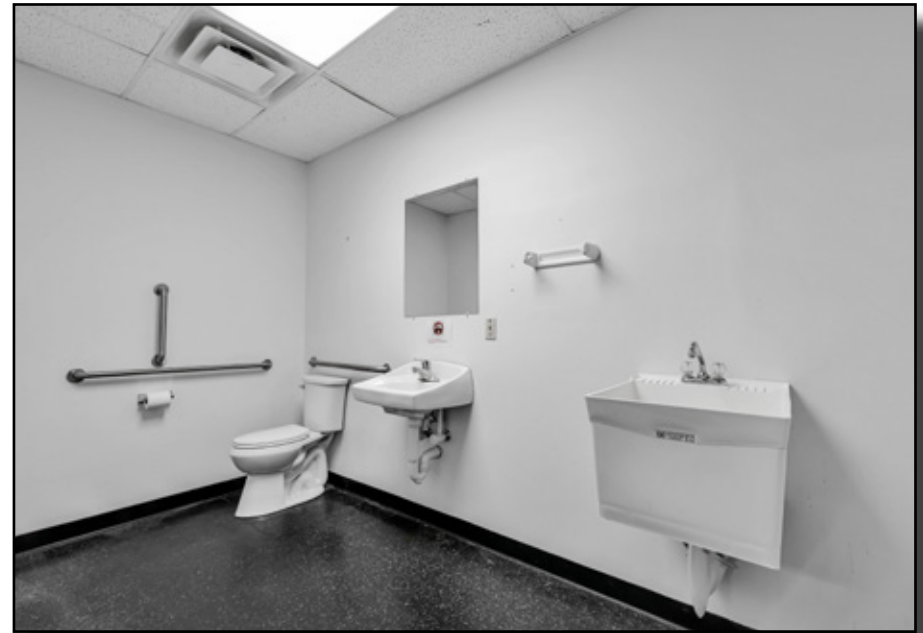


Property Highlights

Address:	1042 Dublin Road Columbus, OH 43215
County:	Franklin
PID:	030-002549-00
Location:	North side of Dublin Rd, East of Grandview Ave
Building Size:	7,280 +/- SF
Year Built:	1969
Year Remodeled:	1996
Levels:	1 Story
Space Available:	1,100 +/- SF
Lease Base Rate:	\$2,500/month NNN
CAM:	\$750/month
Utilities:	Included except phone/ internet and janitorial
Zoning:	C-2 Community Commercial District



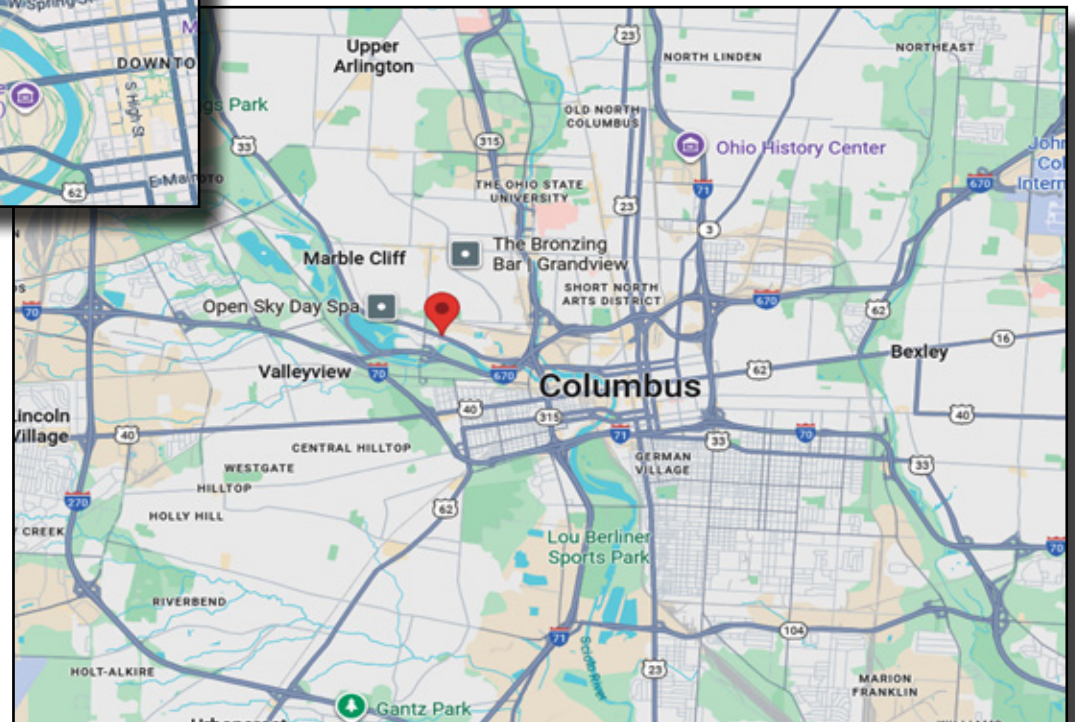
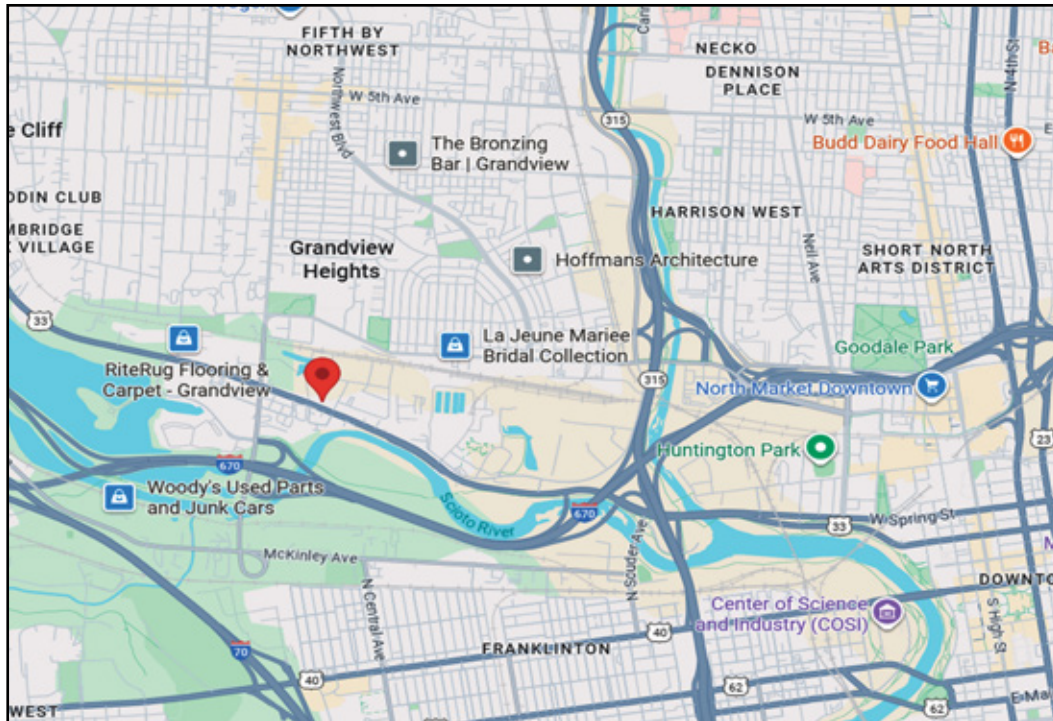






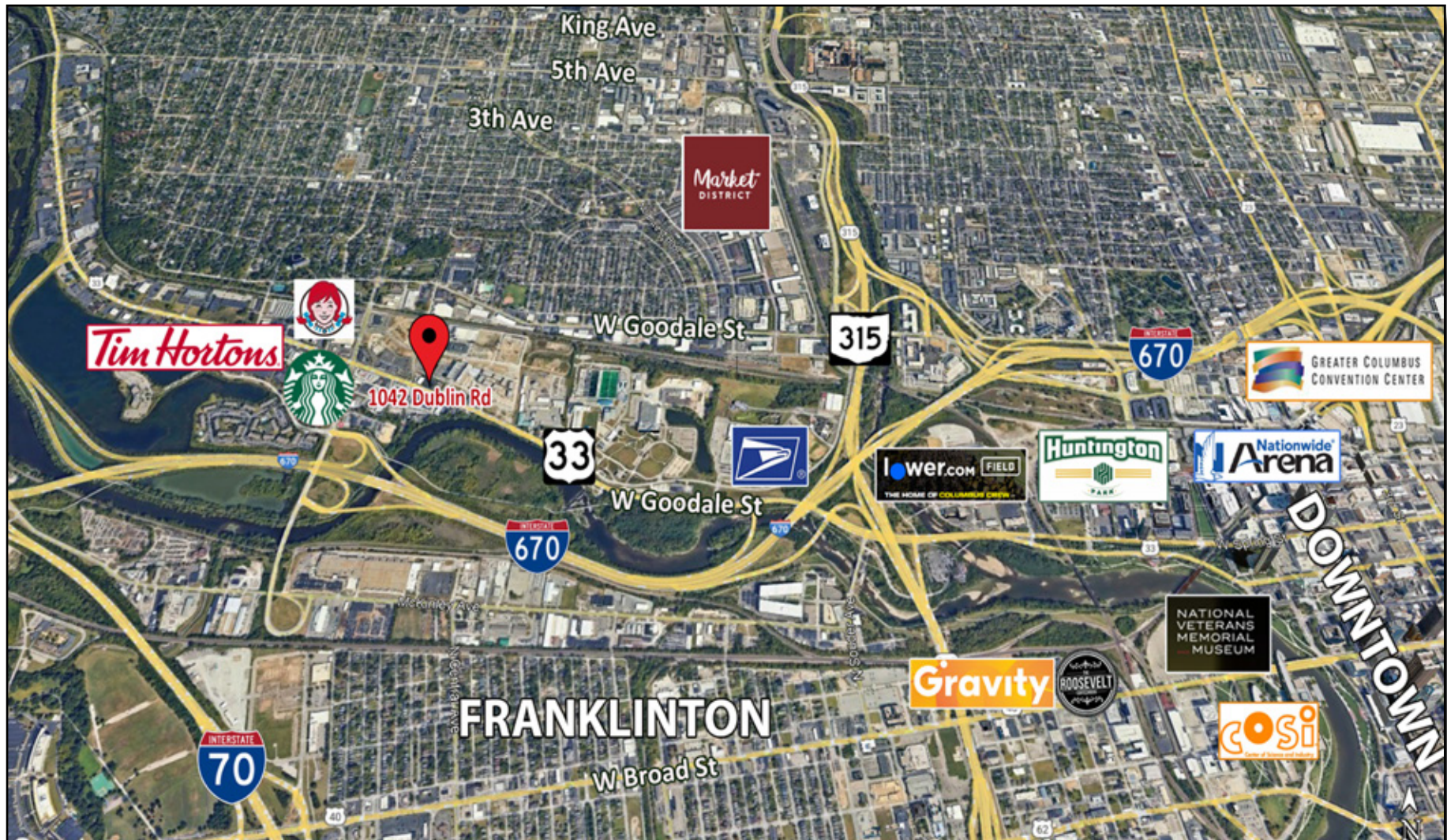
1,100 +/- SF Retail/Office Space
1042 Dublin Road, Columbus, OH 43215

Street Maps



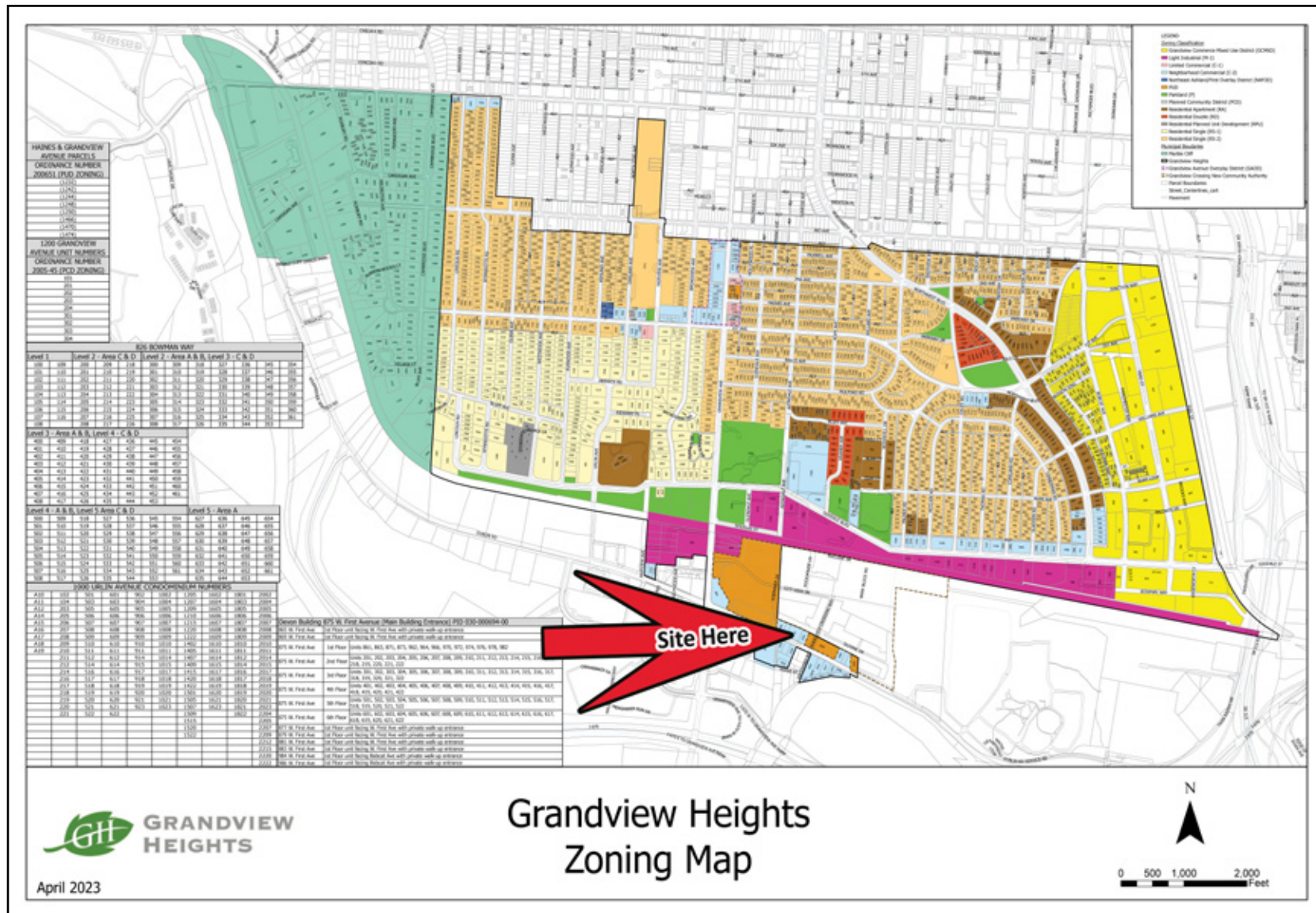
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Location Map

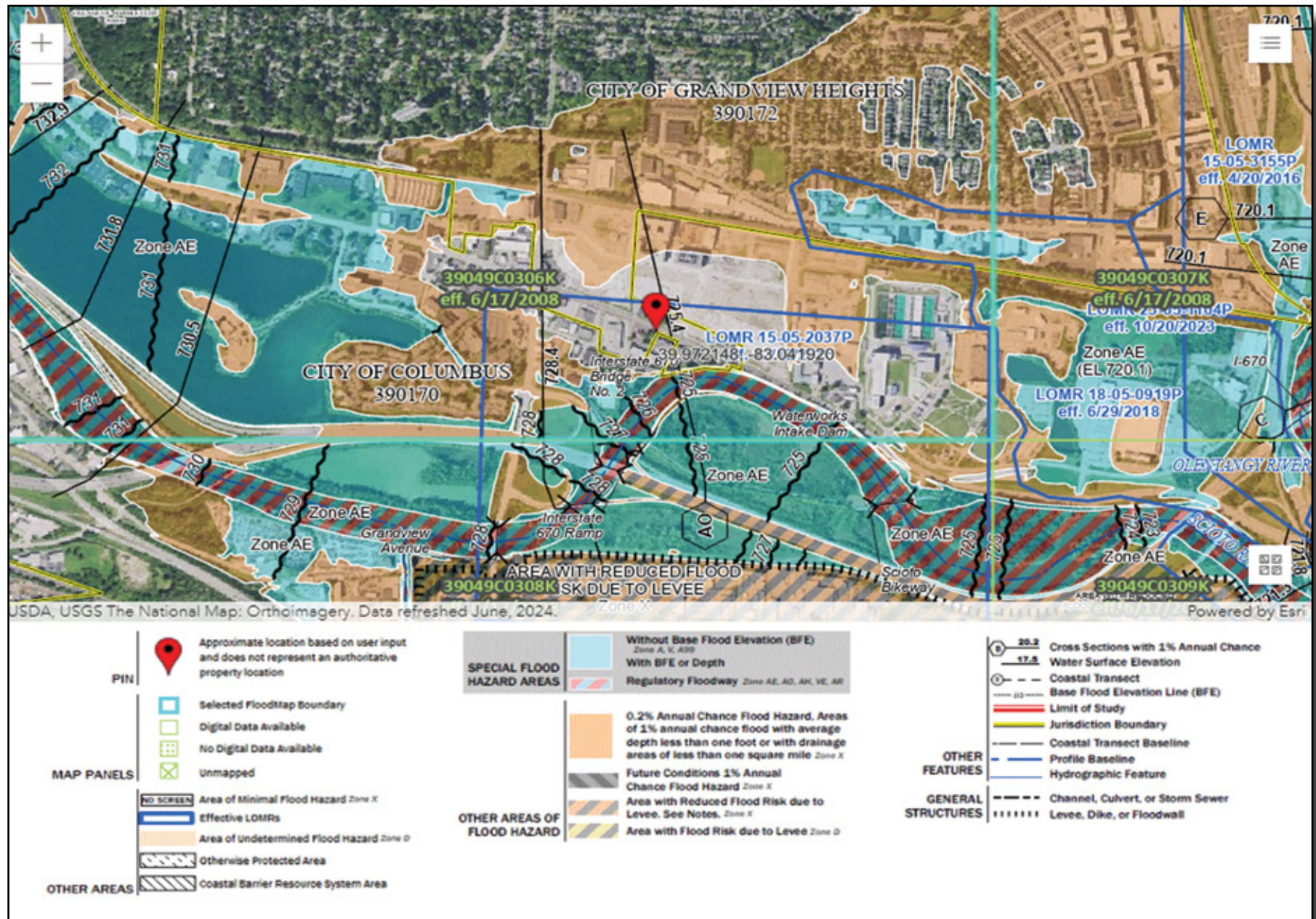


Great Location!

Easy access to major roads
Minutes to Downtown Columbus



Click [here](#) to view zoning regulations

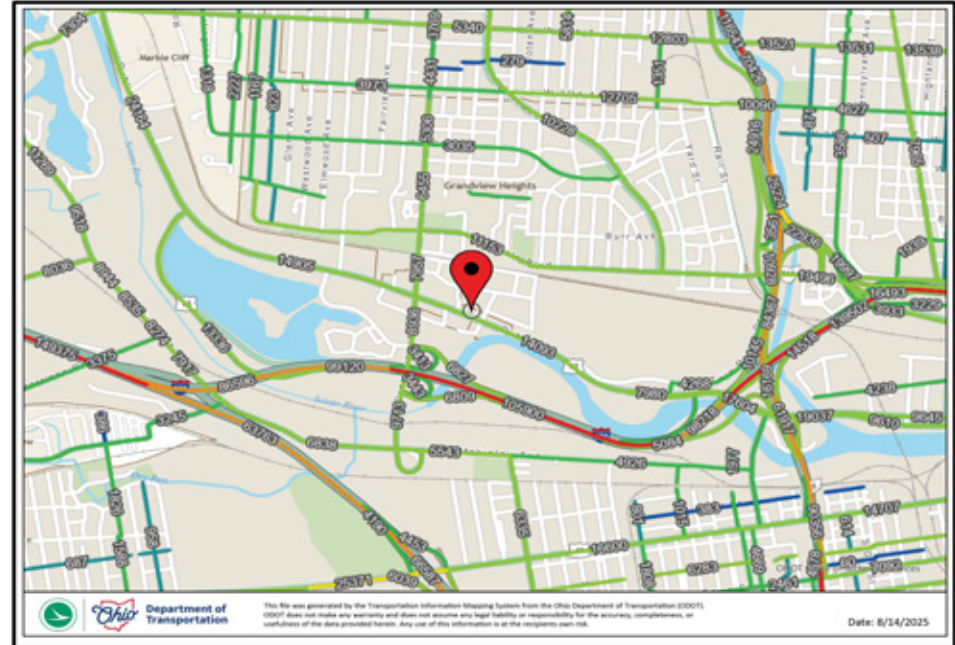


Demographic Summary Report

1042 Dublin Rd, Columbus, OH 43215

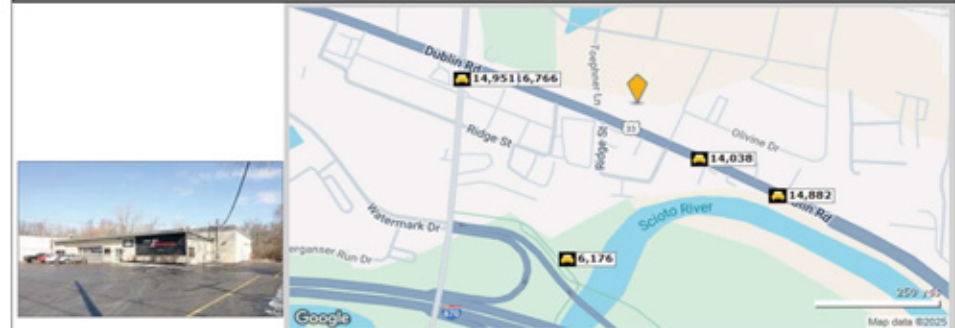


Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	11,167	156,977	354,687
2024 Estimate	10,984	154,892	350,731
2020 Census	10,130	145,787	333,612
Growth 2024 - 2029	1.67%	1.35%	1.13%
Growth 2020 - 2024	8.43%	6.25%	5.13%
2024 Population by Hispanic Origin			
2024 Population	10,984	154,892	350,731
White	8,948 81.46%	109,814 70.90%	220,662 62.91%
Black	601 5.47%	18,383 11.87%	69,167 19.72%
Am. Indian & Alaskan	14 0.13%	627 0.40%	1,574 0.45%
Asian	313 2.85%	7,233 4.67%	14,367 4.10%
Hawaiian & Pacific Island	5 0.05%	98 0.06%	182 0.05%
Other	1,102 10.03%	18,737 12.10%	44,779 12.77%
U.S. Armed Forces	0	31	204
Households			
2029 Projection	5,376	68,901	151,836
2024 Estimate	5,295	68,021	150,154
2020 Census	4,919	64,030	142,686
Growth 2024 - 2029	1.53%	1.29%	1.12%
Growth 2020 - 2024	7.64%	6.23%	5.23%
Owner Occupied	2,162 40.83%	20,528 30.18%	58,127 38.71%
Renter Occupied	3,133 59.17%	47,493 69.82%	92,027 61.29%
2024 Households by HH Income			
Income: <\$25,000	547 10.33%	16,526 24.30%	34,901 23.24%
Income: \$25,000 - \$50,000	886 16.73%	13,019 19.14%	30,988 20.64%
Income: \$50,000 - \$75,000	1,102 20.81%	11,619 17.08%	25,922 17.26%
Income: \$75,000 - \$100,000	594 11.22%	7,945 11.68%	17,806 11.86%
Income: \$100,000 - \$125,000	621 11.73%	5,240 7.70%	12,675 8.44%
Income: \$125,000 - \$150,000	279 5.27%	3,699 5.44%	8,110 5.40%
Income: \$150,000 - \$200,000	621 11.73%	4,462 6.56%	9,775 6.51%
Income: \$200,000+	646 12.20%	5,509 8.10%	9,979 6.65%
2024 Avg Household Income	\$109,222	\$83,693	\$80,676
2024 Med Household Income	\$79,756	\$58,998	\$58,208



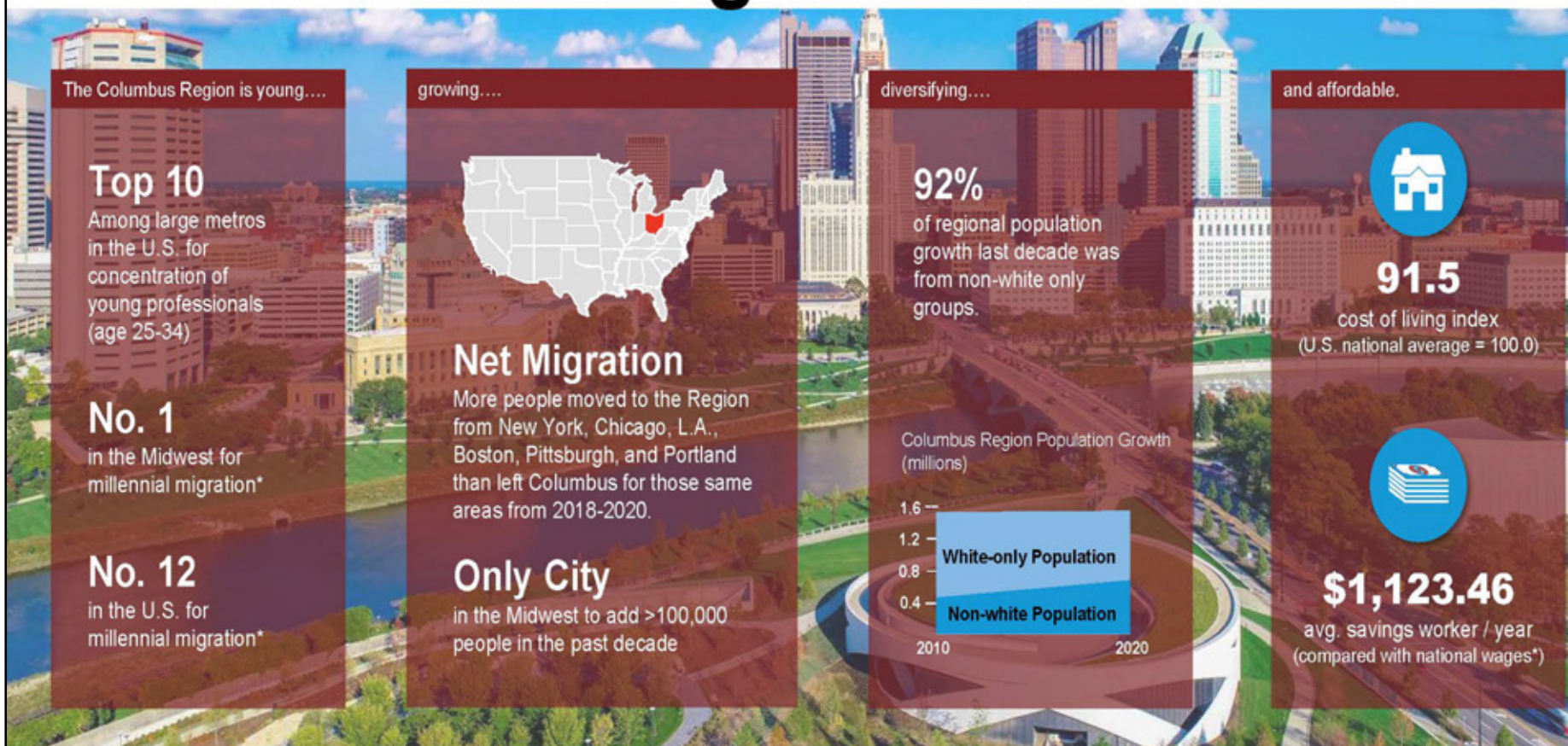
Traffic Count Report

1042 Dublin Rd, Columbus, OH 43215



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Dublin Road	Waterman Ave	0.14 NW	2025	13,976	MPSI	.10
2 Dublin Rd	Waterman Ave	0.14 NW	2023	14,038	MPSI	.10
3 Dublin Rd	Grandview Ave	0.05 NW	2018	18,906	MPSI	.16
4 Dublin Rd	Grandview Ave	0.05 NW	2025	16,766	MPSI	.16
5 DUBLIN RD	Waterman Ave	0.14 NW	2024	14,001	MPSI	.20
6 Dublin Road	Waterman Ave	0.14 NW	2020	14,882	MPSI	.20
7 Grandview Ave	Dublin Rd	0.02 N	2022	14,285	MPSI	.20
8 Grandview Ave	Dublin Rd	0.02 N	2025	14,951	MPSI	.20
9 Not Available	Not Available	0.00 No	2020	6,294	MPSI	.21
10 Scioto Trail	Not Available	0.00	2023	6,176	MPSI	.21

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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With 87 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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Learn more about us at
www.rweiler.com



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 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.

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