

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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WILBRIDGE OFFICE CONDOMINIUM



6,904 +/- SF Office Building For Sale
2,224 +/- SF Office Space Available For Lease



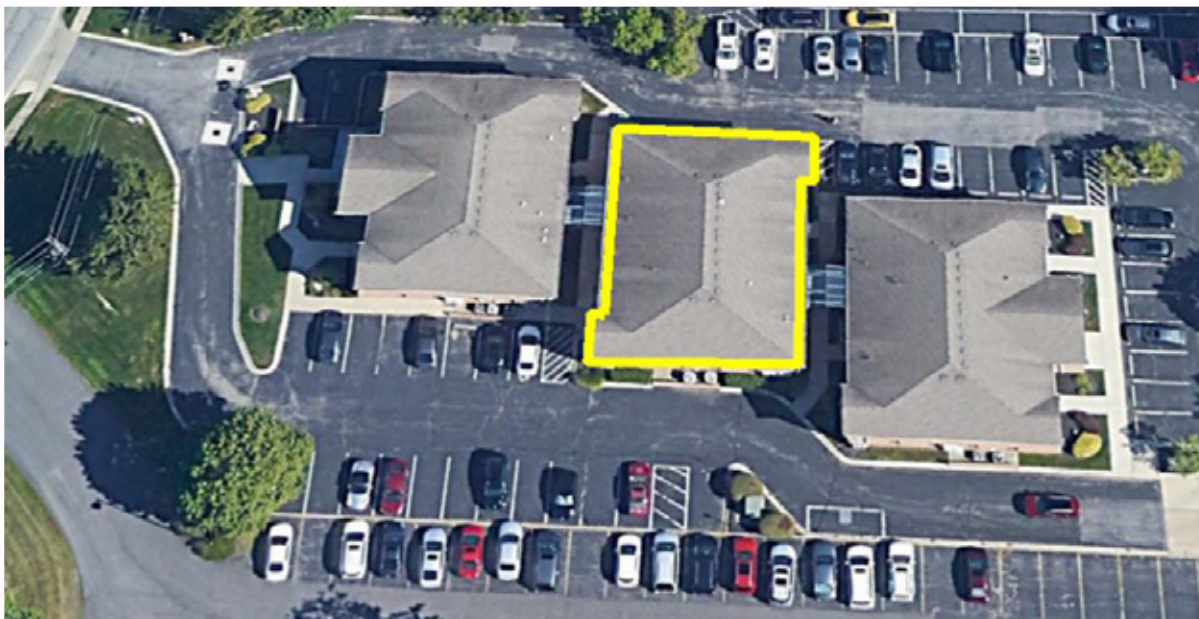
Appraisal Brokerage Consulting Development

OFFICE CONDO BUILDING

73 East Wilson Bridge Road, Worthington, OH 43085

PERFECT OFFICE BUILDING! EXCELLENT INVESTMENT!

6 suites that offer 3,452 +/- SF of office space on the 1st floor and 3,452 +/- SF of office space on the 2nd floor. 2,224 +/- SF (suite B-5 and B-6) is currently available for lease on the 2nd floor. The suites are listed for lease together not separately. Free on-site parking. Located less than 1,000 feet from I-270 and major transportation corridors. Worthington offers a unique location capturing both daily neighborhood life and regional destination shopping. Located just east from The Shops at Worthington Place, a 20-acre mixed use development with 195,000 square feet of retail, restaurant, and office space, anchored by Kroger 1.75 million SF of office space within a one-mile radius. 35,000 office workers within a two-mile radius and 3,548 hotel rooms within 5 miles of the site. 1.1 million annual visits to The Shops at Worthington Place.



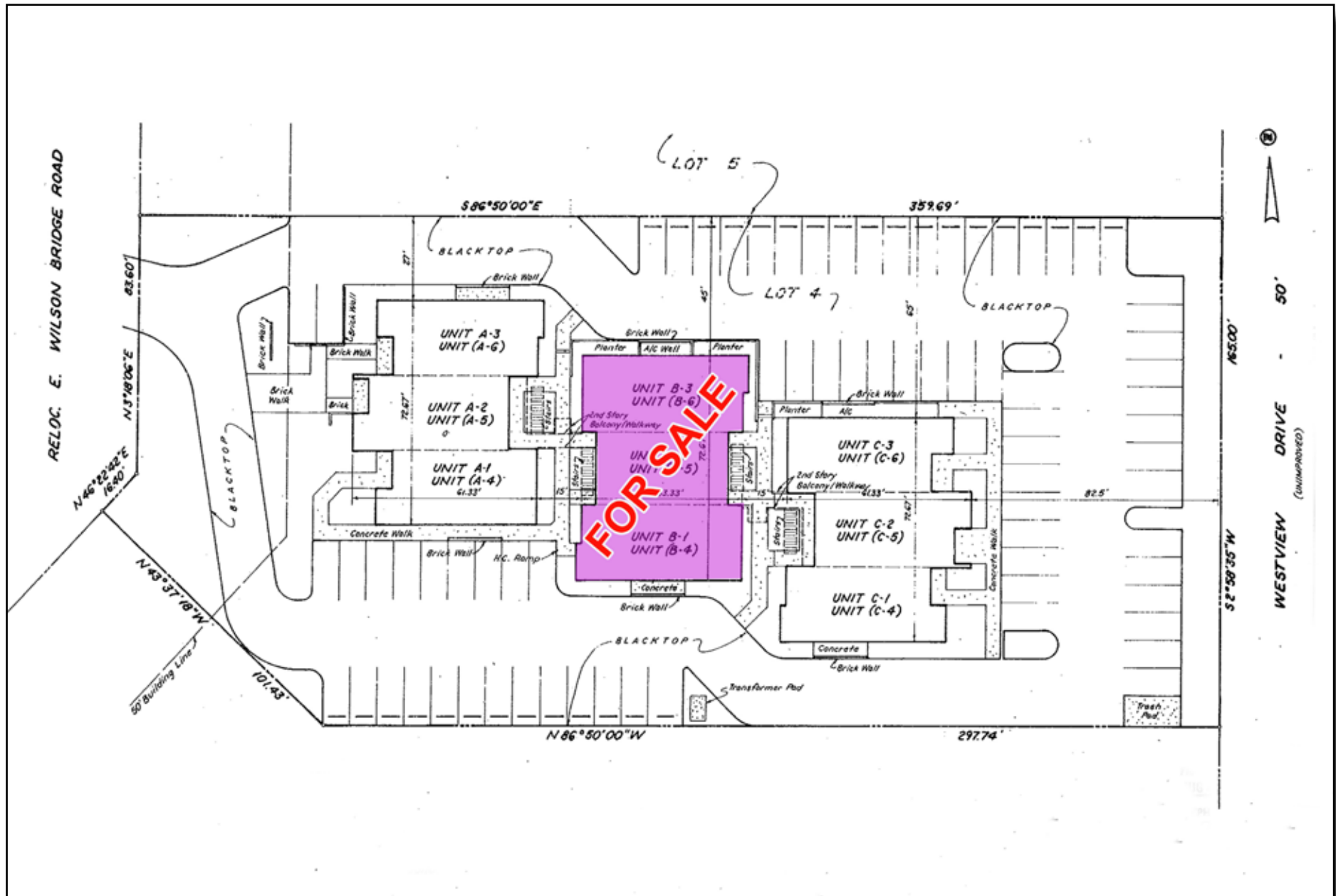
Improvements:

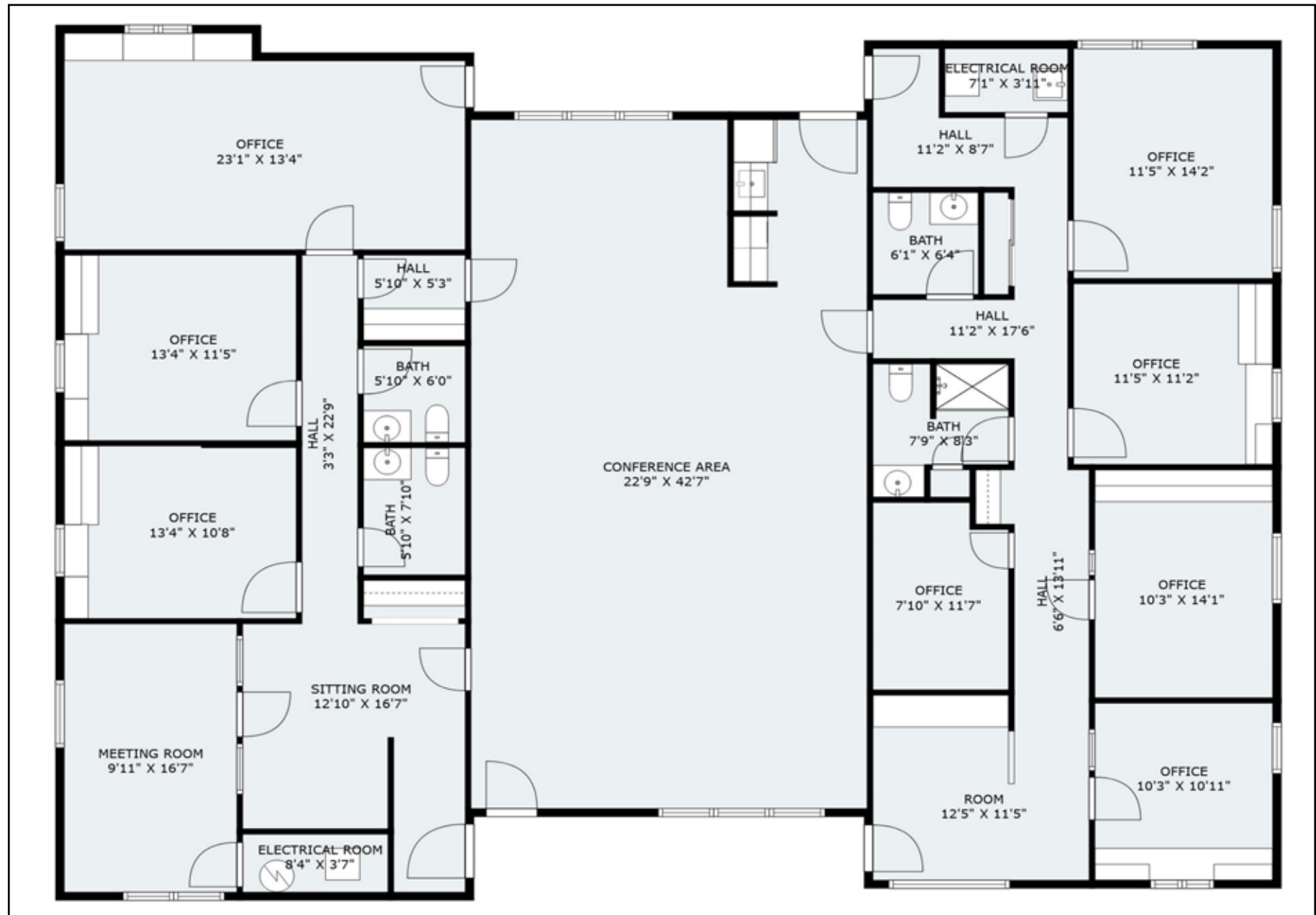
- office remodel was completed in 2012
- includes all nonremovable furniture such as office desks, shelving units, and conference room desks
- existing networking/telephone equipment/hardware, teleconferencing system **negotiable**
- ADA compliant bathrooms in 2015
- new HVAC system installed in 2012

Property Highlights

Address:	73 E Wilson Bridge Road Worthington, OH 43085
County:	Franklin
Township:	Sharon
PID:	100-006010, 100-006012 100-006013, 100-006014 100-006015, 100-006132 100-006133
Level:	2 Story
Location:	Between N High St & Westview Dr
Year Built:	1985
Building Size:	6,904 +/- SF
Sale Price:	\$825,000
Space Available:	2,224+/- SF - 2nd Floor
Lease Rate:	\$5/SF - \$7/SF NNN
Zoning:	C-3 Institutions and Offices

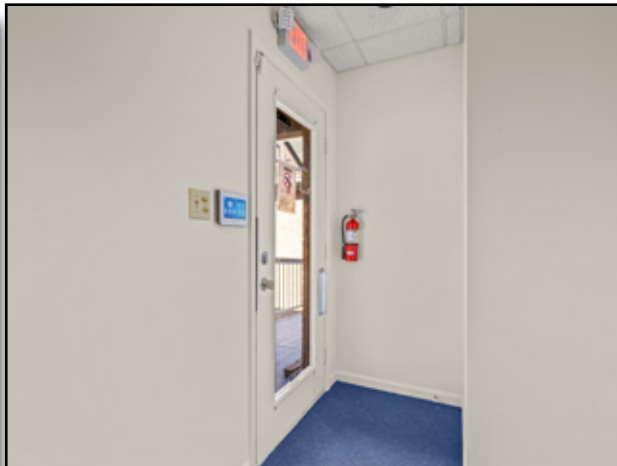
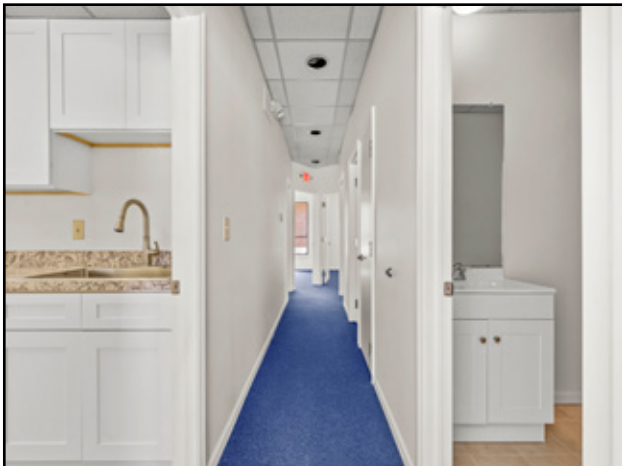




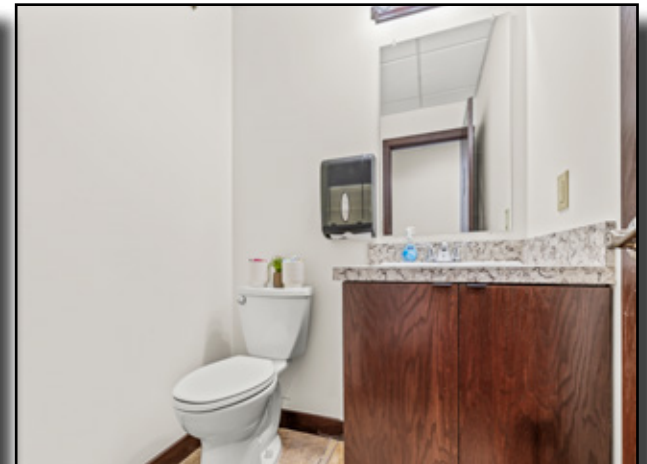




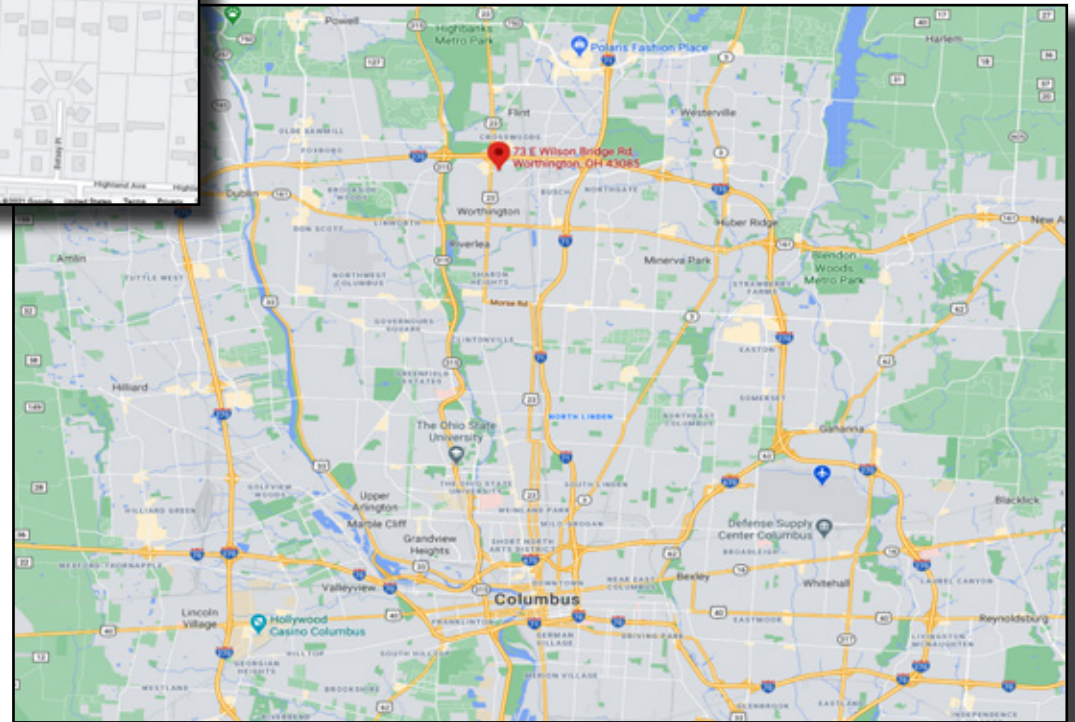


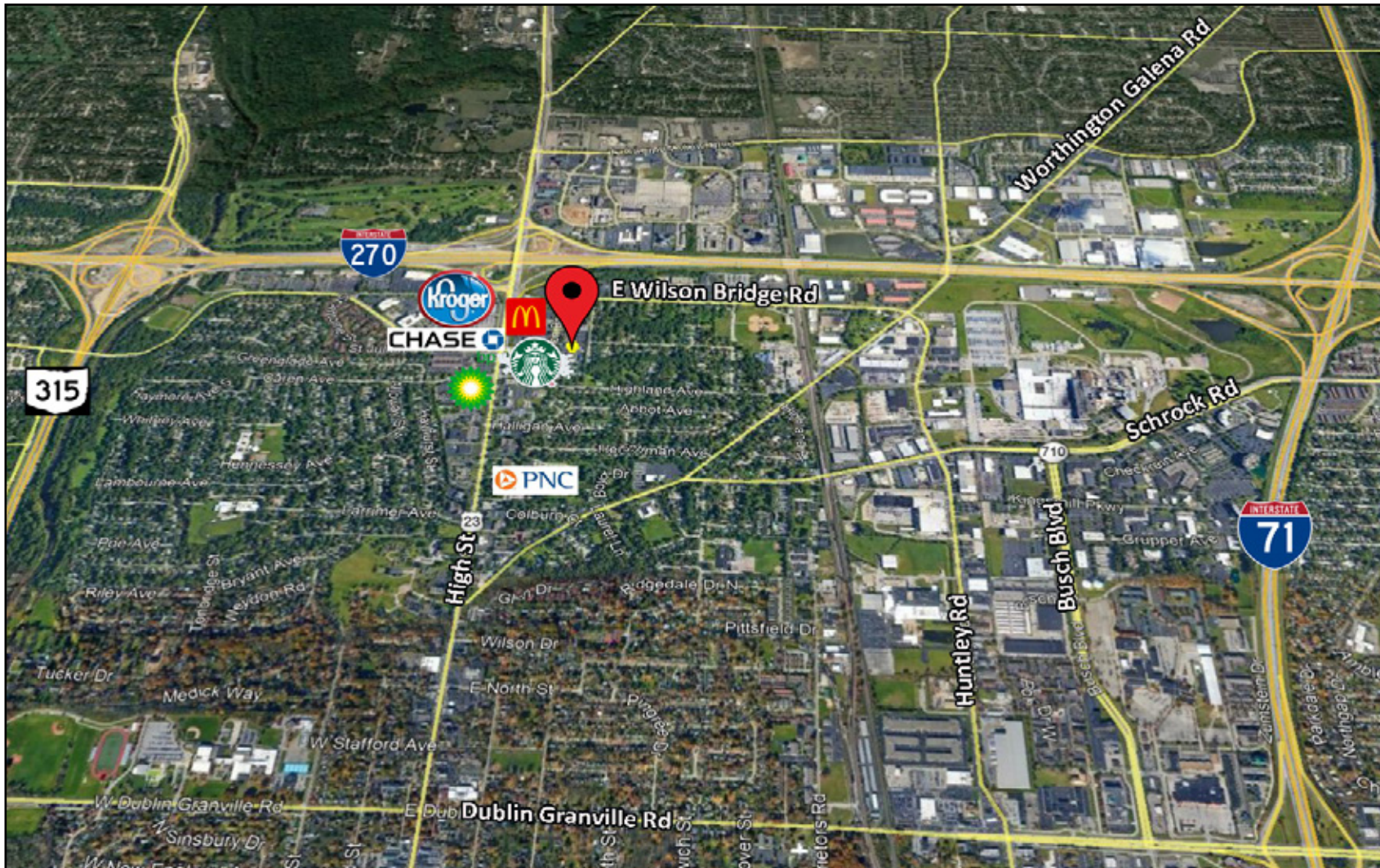











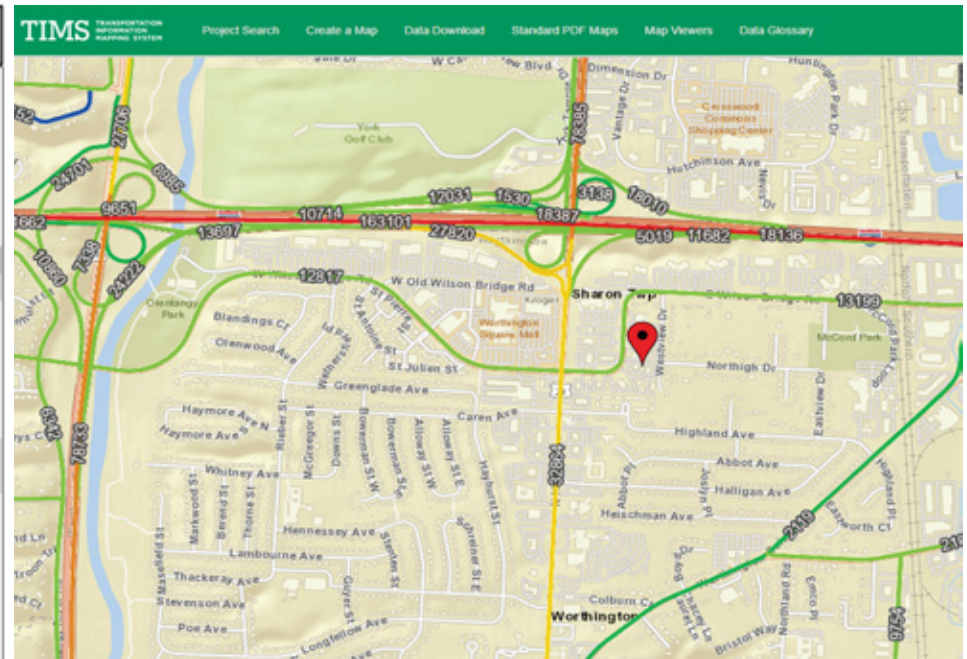


Great Location!

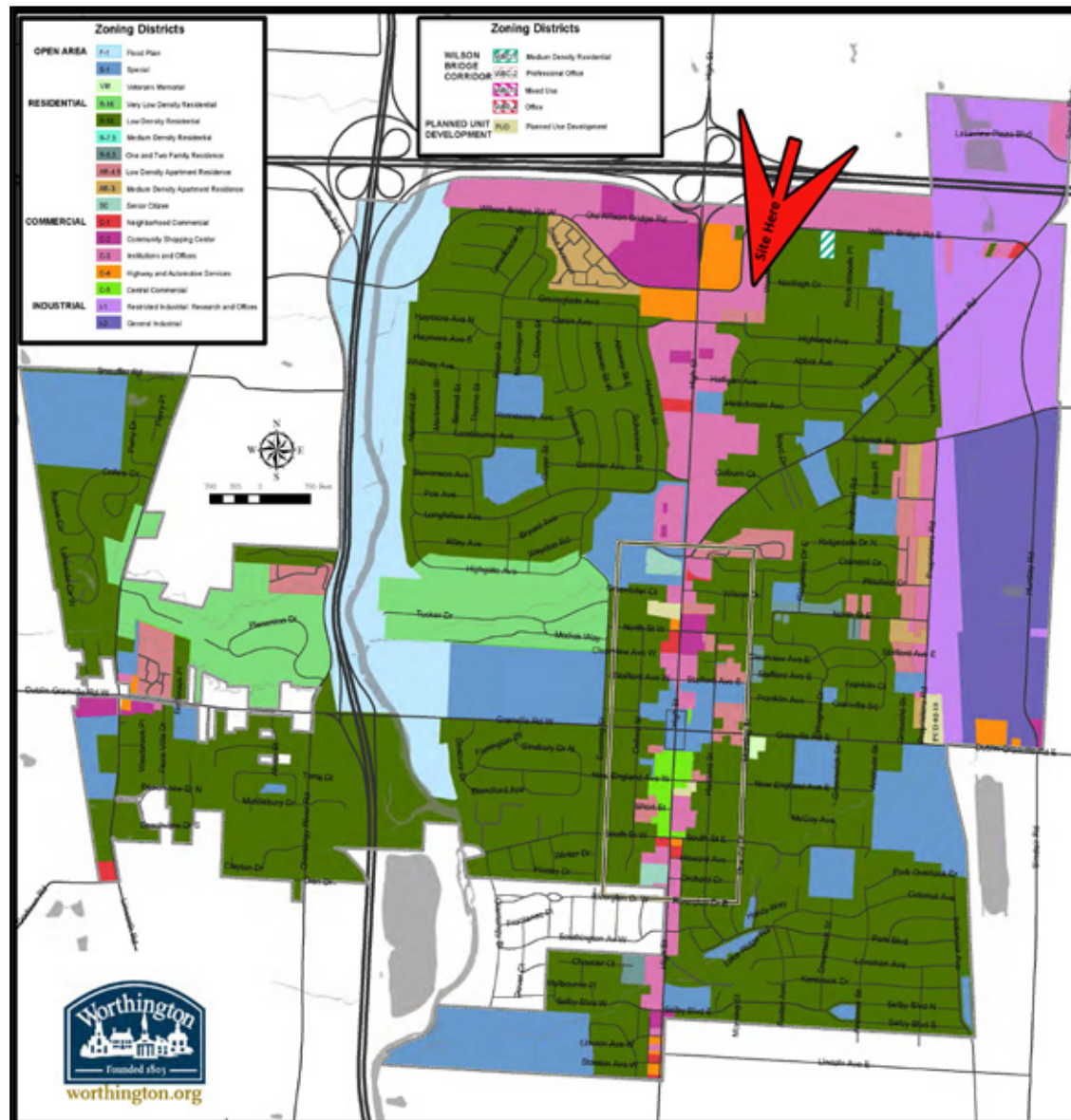
Excellent access to major highways
15 minutes to Downtown Columbus
20 minutes to John Glenn Airport

Demographic Summary Report

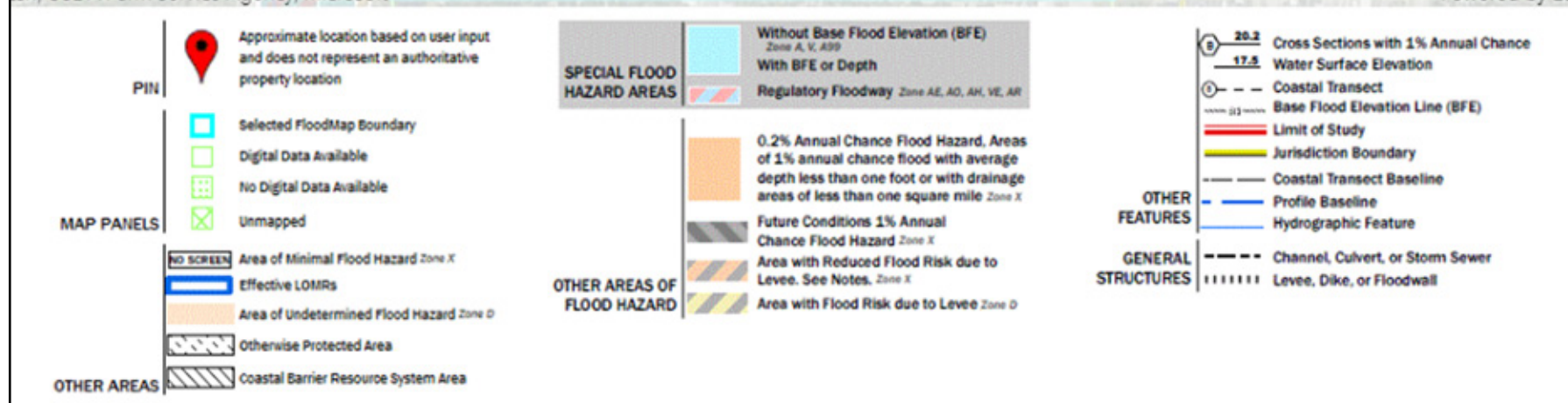
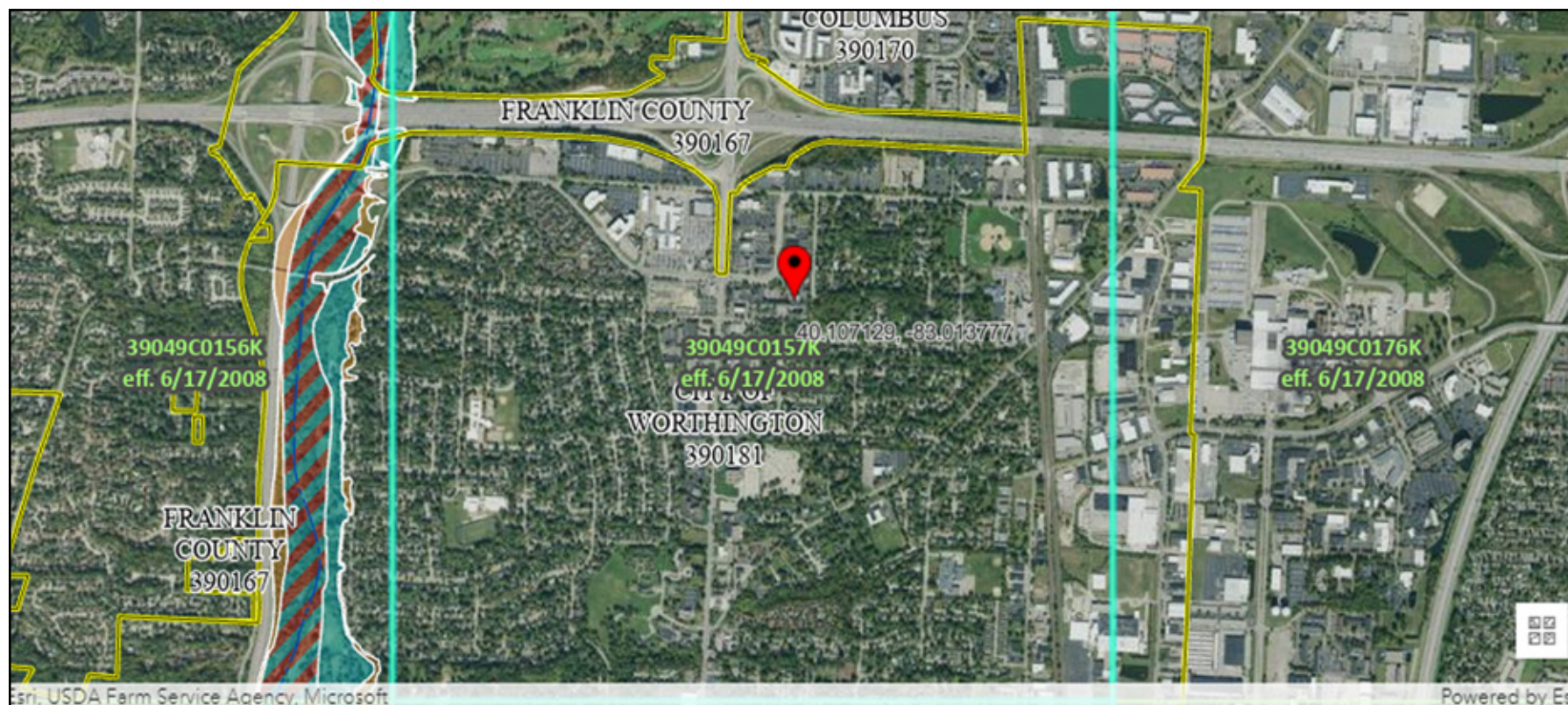
Wilbridge Office Condo 73 E Wilson Bridge Rd, Worthington, OH 43085				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	7,816	99,589	288,725	
2024 Estimate	7,876	99,054	284,184	
2020 Census	8,265	102,930	291,532	
Growth 2024 - 2029	-0.76%	0.54%	1.60%	
Growth 2020 - 2024	-4.71%	-3.77%	-2.52%	
2024 Population by Hispanic Origin				
2024 Population	7,876	99,054	284,184	
White	6,340 80.50%	62,889 63.49%	172,781 60.80%	
Black	465 5.90%	15,533 15.68%	49,512 17.42%	
Am. Indian & Alaskan	22 0.28%	488 0.49%	1,257 0.44%	
Asian	327 4.15%	8,186 8.26%	27,267 9.59%	
Hawaiian & Pacific Island	0 0.00%	31 0.03%	109 0.04%	
Other	722 9.17%	11,928 12.04%	33,258 11.70%	
U.S. Armed Forces	0	19	125	
Households				
2029 Projection	3,307	41,567	119,580	
2024 Estimate	3,337	41,312	117,745	
2020 Census	3,515	42,886	120,508	
Growth 2024 - 2029	-0.90%	0.62%	1.56%	
Growth 2020 - 2024	-5.06%	-3.67%	-2.29%	
Owner Occupied	2,077 62.24%	21,782 52.73%	61,065 51.86%	
Renter Occupied	1,260 37.76%	19,530 47.27%	56,680 48.14%	
2024 Households by HH Income				
Income: <\$25,000	245 7.34%	4,794 11.60%	14,452 12.27%	
Income: \$25,000 - \$50,000	481 14.42%	7,058 17.08%	21,893 18.59%	
Income: \$50,000 - \$75,000	613 18.38%	7,836 18.97%	21,886 18.59%	
Income: \$75,000 - \$100,000	358 10.73%	5,703 13.80%	15,598 13.25%	
Income: \$100,000 - \$125,000	489 14.66%	5,114 12.38%	13,414 11.39%	
Income: \$125,000 - \$150,000	357 10.70%	3,305 8.00%	9,122 7.75%	
Income: \$150,000 - \$200,000	337 10.10%	3,503 8.48%	10,709 9.10%	
Income: \$200,000+	456 13.67%	3,999 9.68%	10,670 9.06%	
2024 Avg Household Income	\$118,684	\$101,681	\$99,270	
2024 Med Household Income	\$97,974	\$79,243	\$76,027	



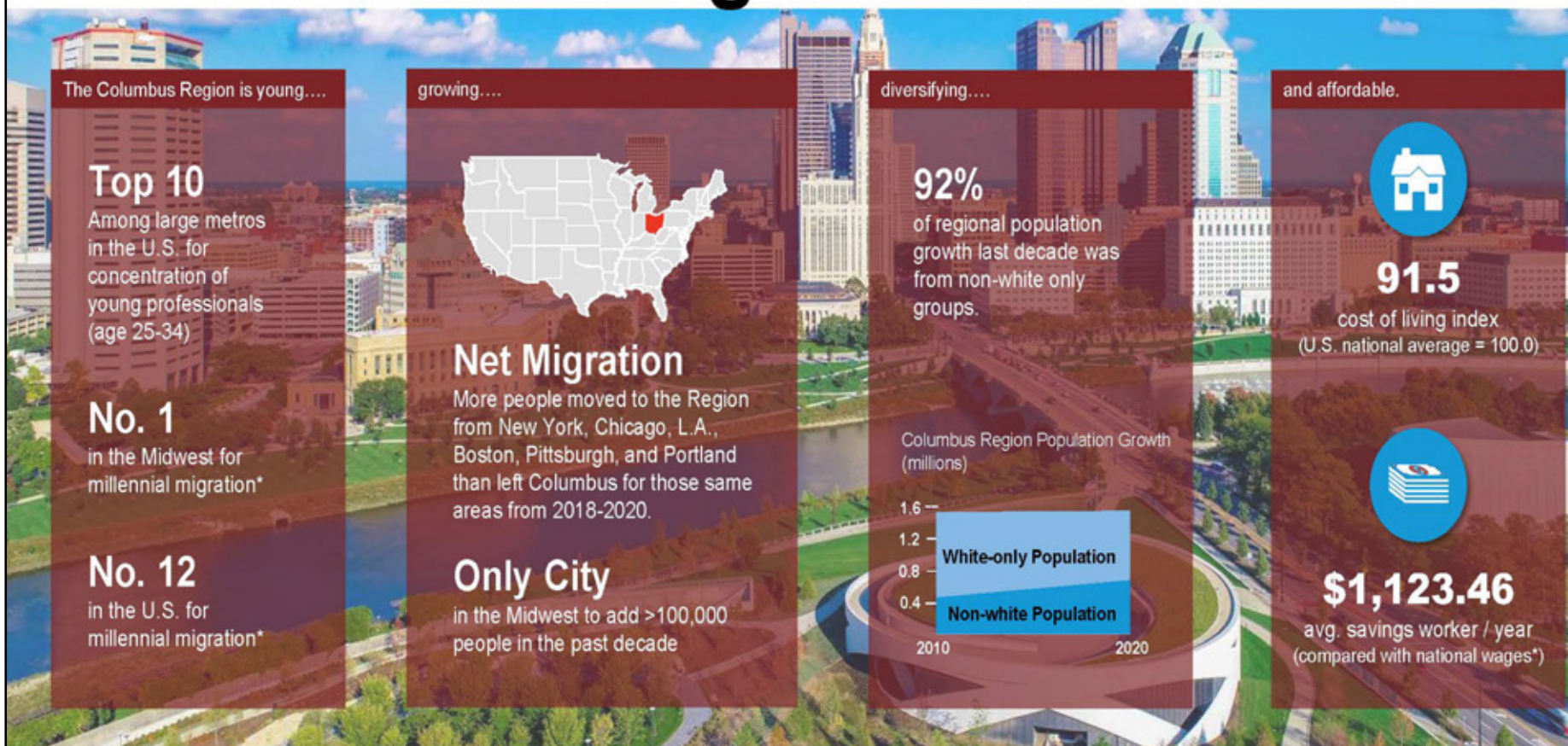
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Wilson Bridge Rd	N High St	0.12 W	2022	20,060	MPSI	.05
2 E Wilson Bridge Rd	N High St	0.12 W	2021	20,196	MPSI	.05
3 E Wilson Bridge Rd	N High St	0.12 W	2020	21,708	MPSI	.05
4 Highland Ave	Highland Ter	0.04 E	2020	9,010	MPSI	.12
5 Highland Ave	Highland Ter	0.04 E	2022	8,237	MPSI	.12
6 North High Street	Worthington Mall	0.02 S	2020	40,167	MPSI	.18
7 N High St	Worthington Mall	0.02 S	2022	38,228	MPSI	.18
8 N High St	Highland Ave	0.04 S	2018	22,391	MPSI	.18
9 N High St	Highland Ave	0.04 S	2020	28,900	MPSI	.18
10 N High St	Highland Ave	0.04 S	2022	27,443	MPSI	.18



[Click here to see zoning text](#)



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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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 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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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.

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.