

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

Julie Cohen • jcohen@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.123 • www.rweiler.com



95-UNIT LUXE BELLE APARTMENT DEVELOPMENT
1,200 +/- SF Retail Space on Ground Floor



Appraisal Brokerage Consulting Development

RETAIL SPACE FOR LEASE
1533 North High Street, Columbus, OH 43201

PRIME RETAIL SPACE ON N HIGH STREET!

1,200 +/- SF off N High St in University District! Currently occupied. Ground floor of 95-unit Luxe Belle apartment complex and Taco Bell Cantina. 2 reserved parking spaces accessible. Great location blocks away from The Ohio State University main campus. High traffic and visibility on High St with 22,500+ VPD. Near Gateway Film Center, Kroger, Ohio Expo Center & State Fairgrounds and more!



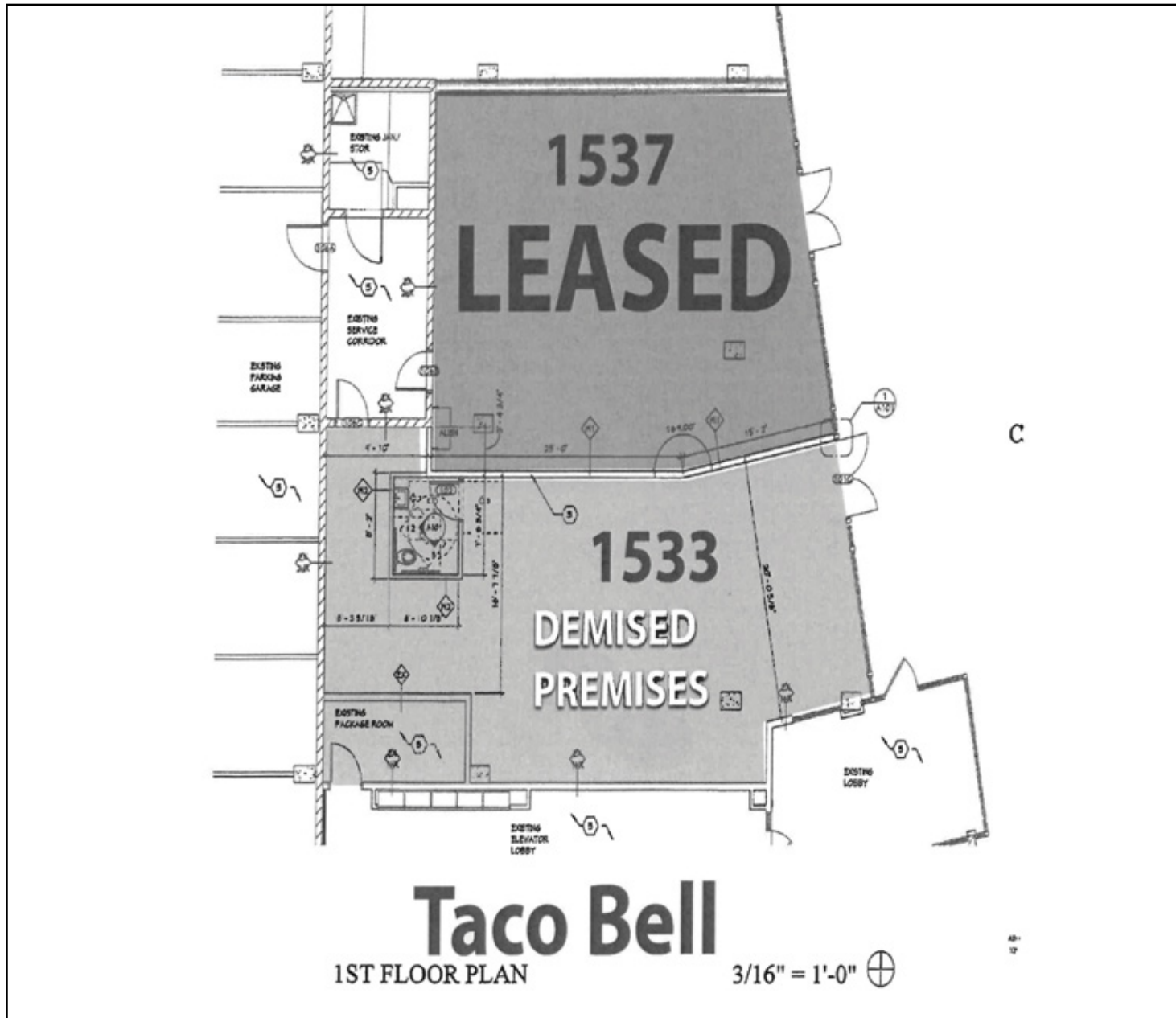
Property Highlights

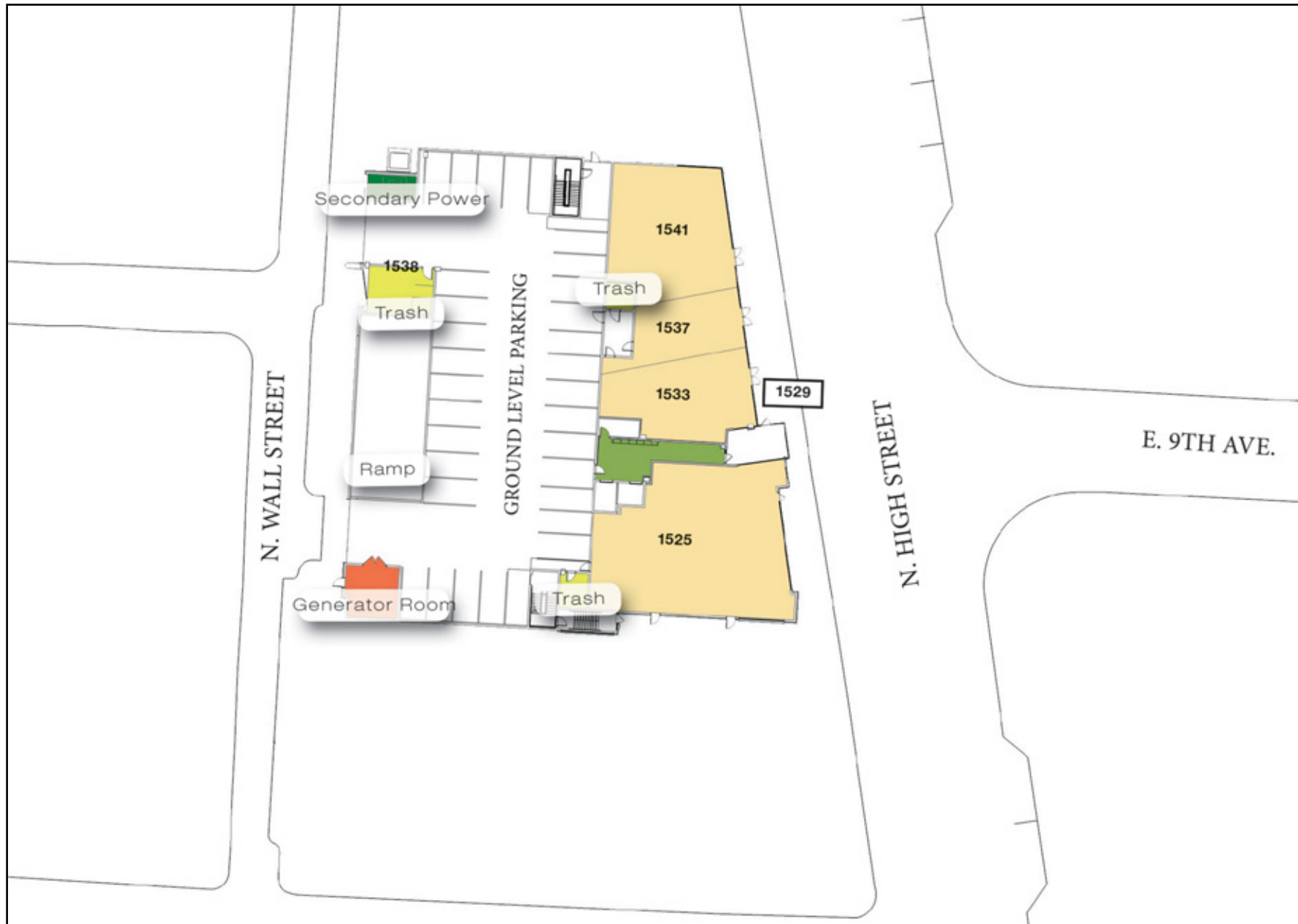
Address:	1533 North High Street Columbus, OH 43201
County:	Franklin
PID:	010-063229-00
Location:	SWC of W 10th Ave and N High Street
Year Built:	2018
Levels:	6 Story
Building Size:	141,440 +/- SF
Available:	1,200 +/- SF
Lease Rate:	\$32/SF NNN
Op. Exp.:	\$14.22/SF
Parking:	2 reserved spaces \$125/space/month
Zoning:	Mixed - Use

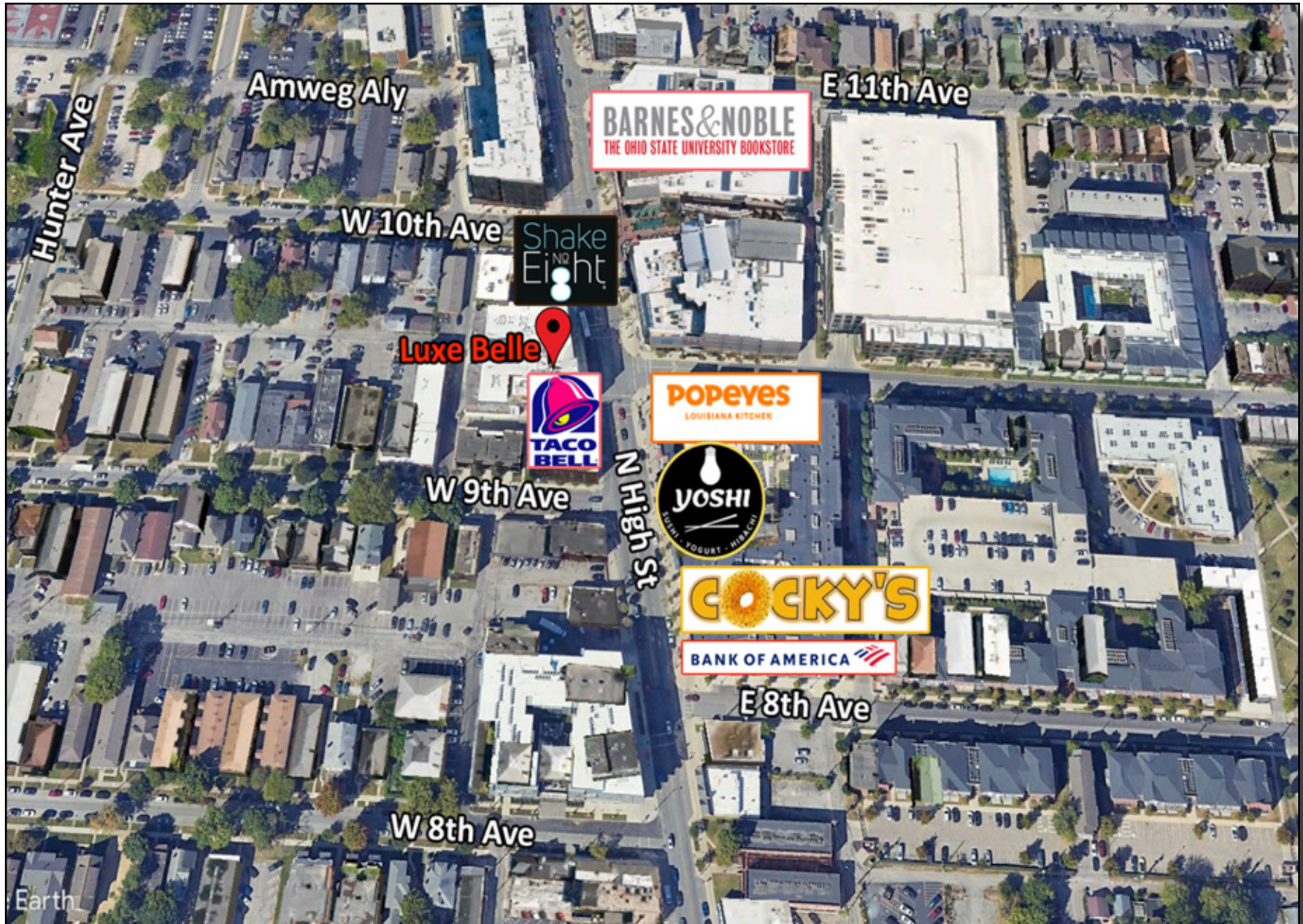
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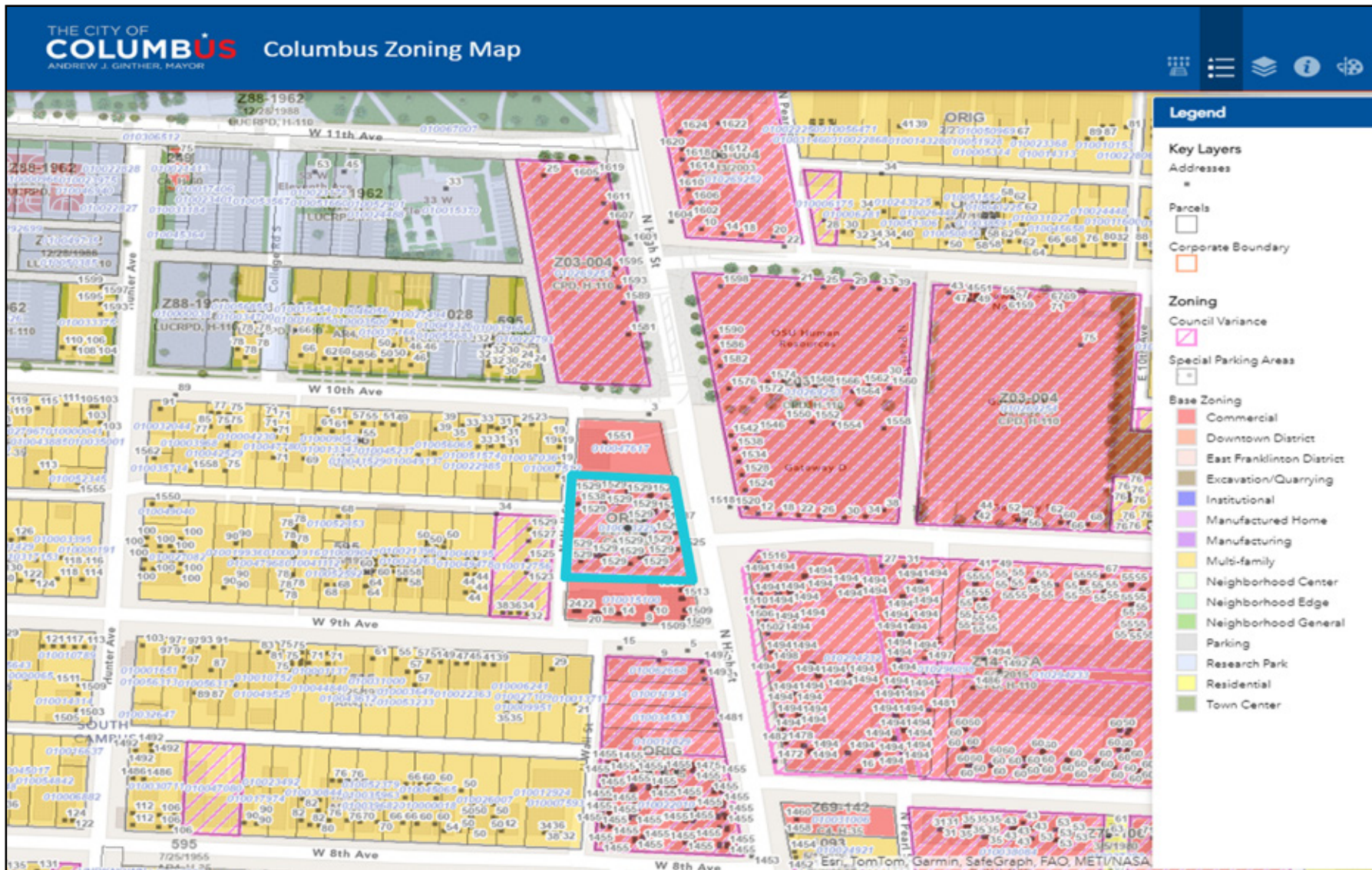
Building/Interior Photos



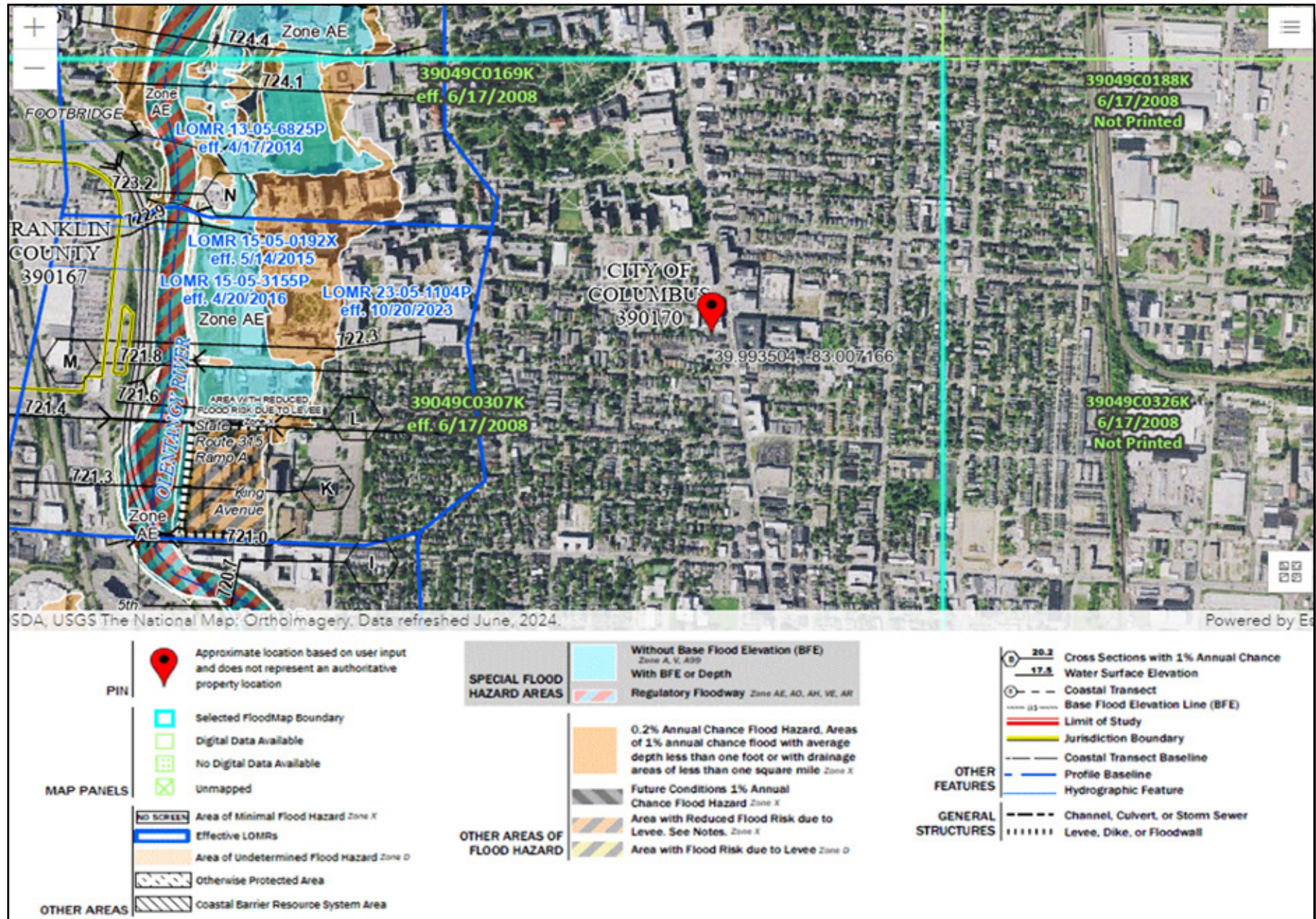






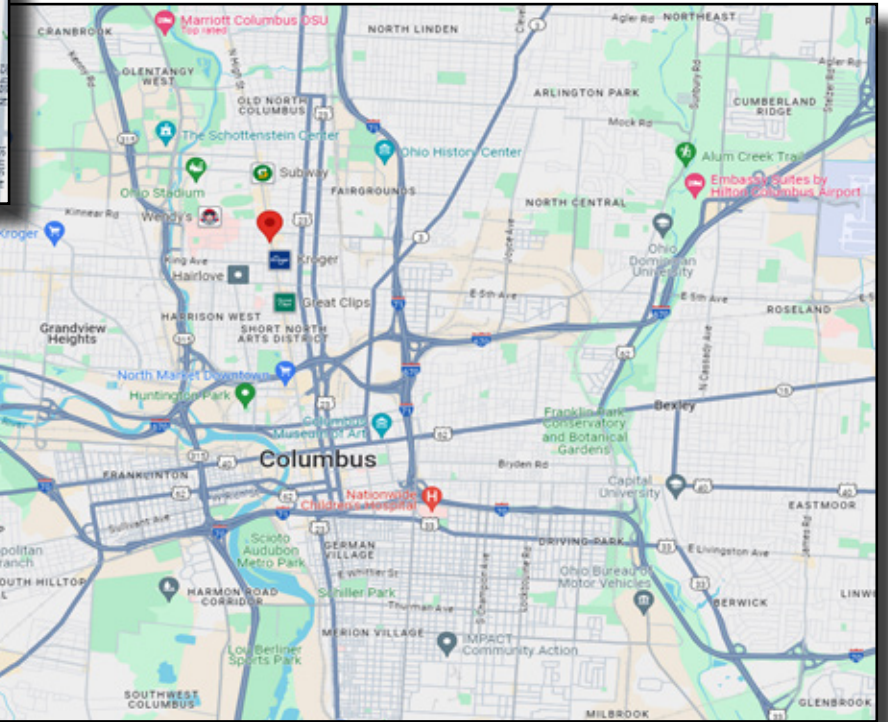
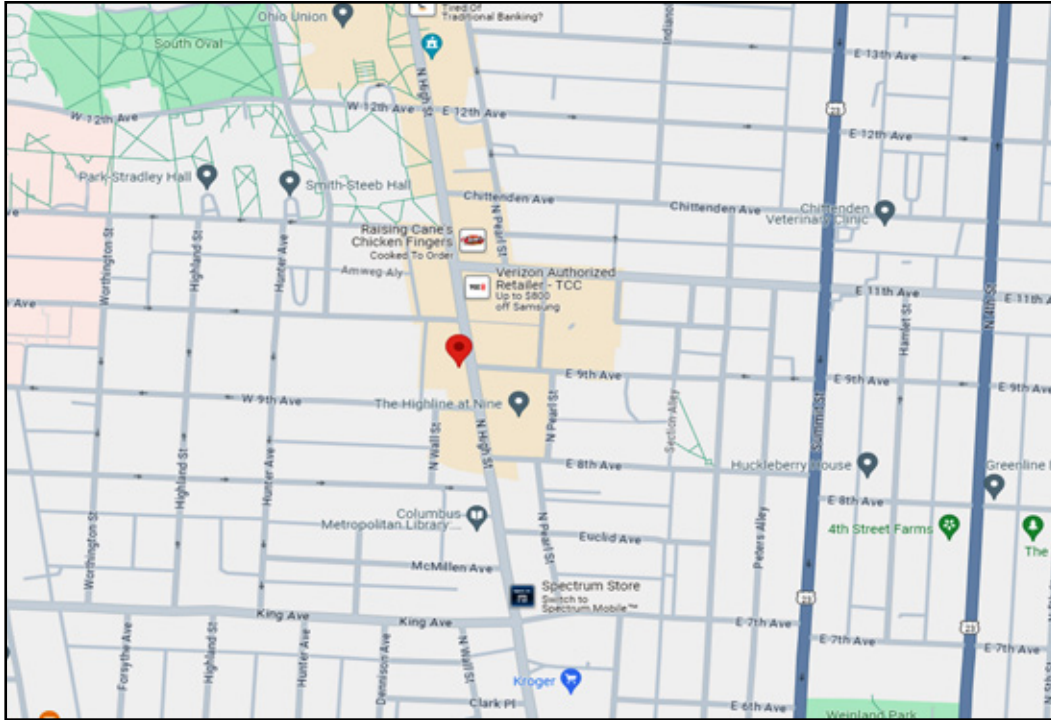


Click [here](#) to view zoning regulations



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Street Maps



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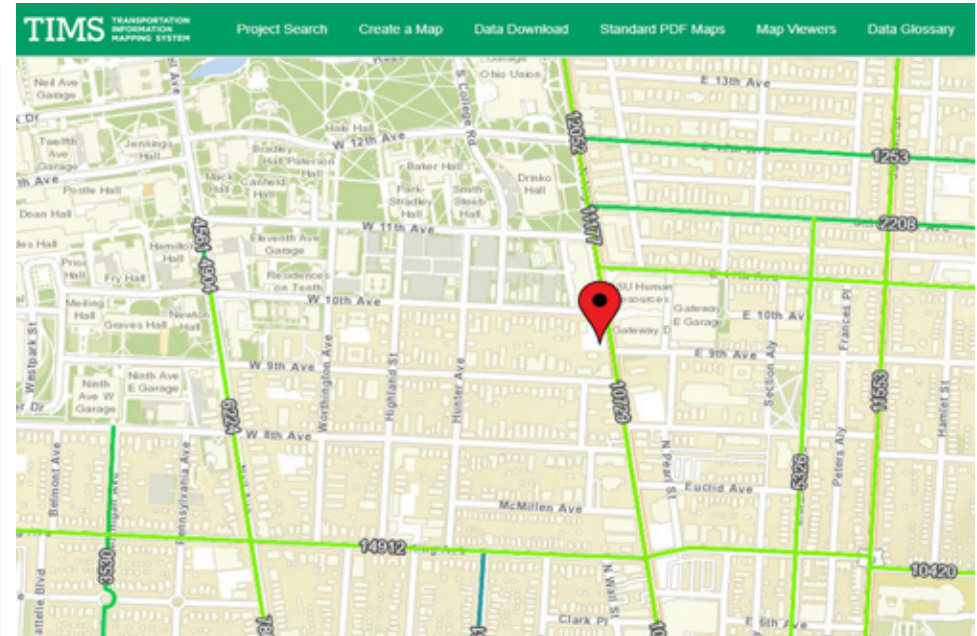


Great Location!

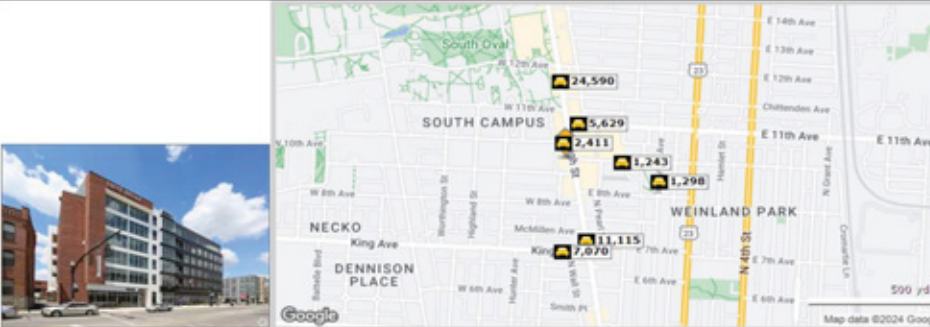
- Easy access to major roads
- 10 minutes to Easton Town Center
- 20 minutes to Downtown Columbus

Demographic Summary Report

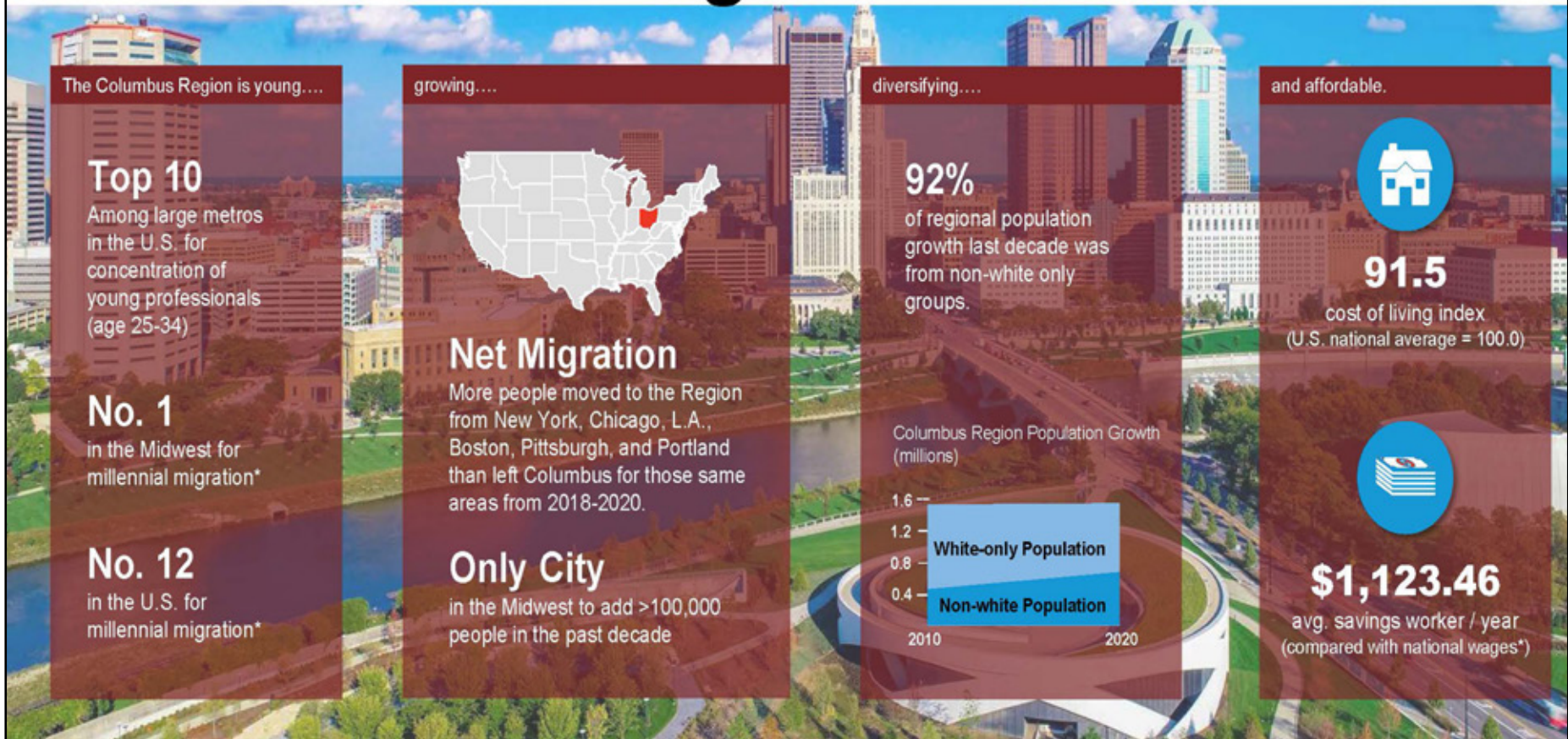
Luxe Belle				
1525-1541 N High St, Columbus, OH 43201				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	48,001	182,539	398,165	
2023 Estimate	47,308	178,890	393,334	
2010 Census	39,005	144,459	337,482	
Growth 2023 - 2028	1.46%	2.04%	1.23%	
Growth 2010 - 2023	21.29%	23.83%	16.55%	
2023 Population by Hispanic Origin	2,829	7,960	20,285	
2023 Population	47,308	178,890	393,334	
White	35,065 74.12%	112,803 63.06%	239,108 60.79%	
Black	6,605 13.96%	47,354 26.47%	118,688 30.17%	
Am. Indian & Alaskan	122 0.26%	543 0.30%	1,350 0.34%	
Asian	4,323 9.14%	12,221 6.83%	19,817 5.04%	
Hawaiian & Pacific Island	12 0.03%	126 0.07%	204 0.05%	
Other	1,182 2.50%	5,843 3.27%	14,166 3.60%	
U.S. Armed Forces	26	135	207	
Households				
2028 Projection	16,004	80,101	168,743	
2023 Estimate	15,705	78,263	166,589	
2010 Census	12,929	62,311	142,886	
Growth 2023 - 2028	1.90%	2.35%	1.29%	
Growth 2010 - 2023	21.47%	25.60%	16.59%	
Owner Occupied	2,333 14.86%	23,561 30.10%	69,254 41.57%	
Renter Occupied	13,373 85.15%	54,702 69.90%	97,335 58.43%	
2023 Households by HH Income	15,706	78,263	166,588	
Income: <\$25,000	5,502 35.03%	22,296 28.49%	42,523 25.53%	
Income: \$25,000 - \$50,000	3,293 20.97%	15,876 20.29%	35,041 21.03%	
Income: \$50,000 - \$75,000	2,346 14.94%	13,473 17.22%	28,637 17.19%	
Income: \$75,000 - \$100,000	1,386 8.82%	7,576 9.68%	16,348 9.81%	
Income: \$100,000 - \$125,000	986 6.28%	5,774 7.38%	13,342 8.01%	
Income: \$125,000 - \$150,000	613 3.90%	3,682 4.70%	8,528 5.12%	
Income: \$150,000 - \$200,000	737 4.69%	4,788 6.12%	10,325 6.20%	
Income: \$200,000+	843 5.37%	4,798 6.13%	11,844 7.11%	
2023 Avg Household Income	\$66,277	\$74,620	\$79,376	
2023 Med Household Income	\$39,162	\$51,470	\$54,533	



Traffic Count Report

Luxe Belle						
1525-1541 N High St, Columbus, OH 43201						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W 10th Ave	N High St	0.02 E	2022	2,386	MPSI	.04
2 W 10th Ave	N High St	0.02 E	2021	2,411	MPSI	.04
3 E 11th Ave	N Pearl St	0.02 E	2022	5,202	MPSI	.09
4 E 11th Ave	N Pearl St	0.02 E	2020	5,629	MPSI	.09
5 E 9th Ave	Welch Pl	0.03 W	2022	1,243	MPSI	.13
6 N High St	E 12th Ave	0.04 N	2022	21,802	MPSI	.19
7 N High St	E 12th Ave	0.04 N	2020	24,590	MPSI	.19
8 N High St	McMillen Ave	0.02 N	2022	11,115	MPSI	.21
9 Indianola Ave	E 8th Ave	0.04 S	2022	1,298	MPSI	.22
10 King Avenue	Dennison Ave	0.04 W	2022	7,070	MPSI	.23

What's Driving Investment?



Notable Projects YTD



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

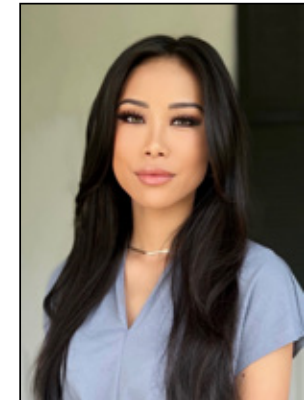
Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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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 86 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

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 lease of the subject property/space. 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/space. 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/space for your needs.

All potential tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Landlord 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 Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective 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 Landlord. The Landlord expressly reserves the right, at its sole discretion, to reject any offer to lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Lease, approved by Landlord, shall bind the property. Each prospective Tenant and/or Broker proceeds at its own risk.