

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



Appraisal Brokerage Consulting Development

RETAIL SPACE IN DOWNTOWN COLUMBUS

366 East Broad Street, Columbus, OH 43215

PRIME RETAIL SPACE IN DOWNTOWN COLUMBUS!

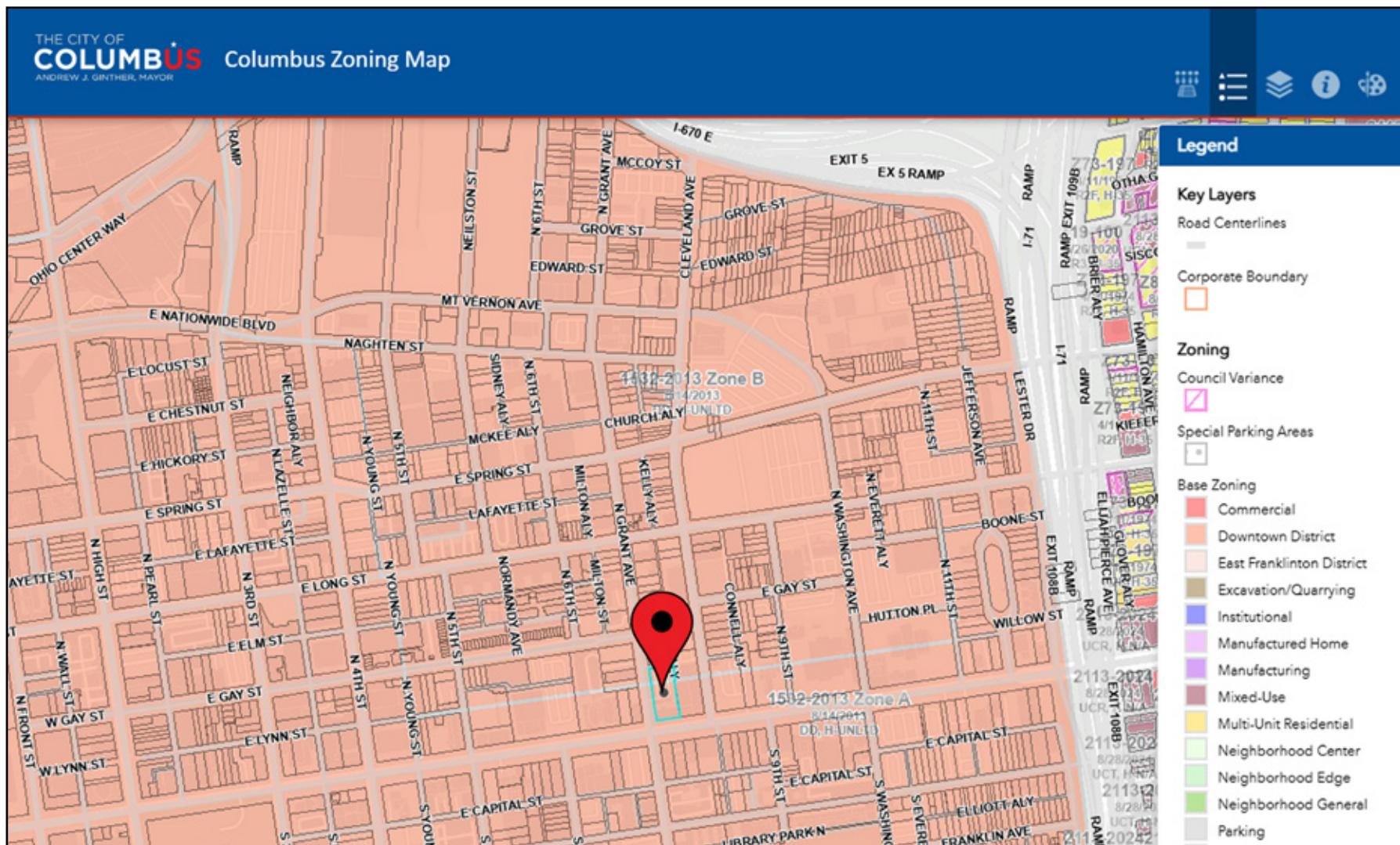
2,350 +/- SF in the heart of Downtown Columbus. First floor space of the Vera on Broad apartment complex with 114 residential units above. Equipment (former coffee user) may be purchased from the tenant. Furniture and fixtures may be purchased, as well. Excellent central location with quick access to major arteries such as I-70, SR 315 and I-670. Minutes from the Statehouse, Columbus Museum of Art & Columbus College of Art and Design, Topiary Park, and more!

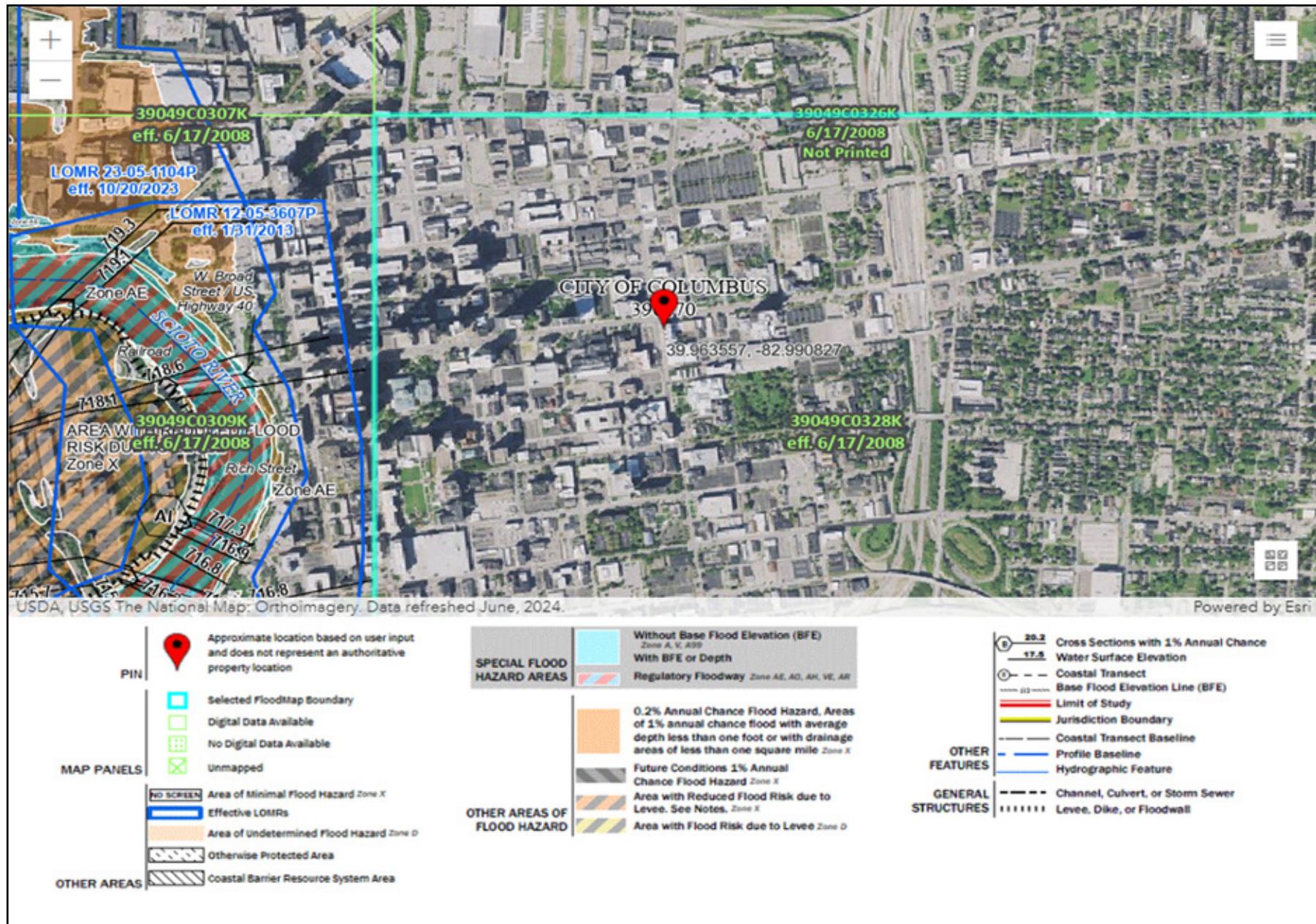


Property Highlights	
Address:	366 East Broad Street Columbus, OH 43215
County:	Franklin
PID:	010-035143-00
Location:	Between N Grant Avenue and Cleveland Avenue
Year Built:	1926
Year Remodeled:	2021
Levels:	3 Story
Building Size:	29,672 +/- SF
Available SF:	2,350 +/- SF
Lease Rate:	\$20/SF NNN
Zoning:	DD - Downtown District



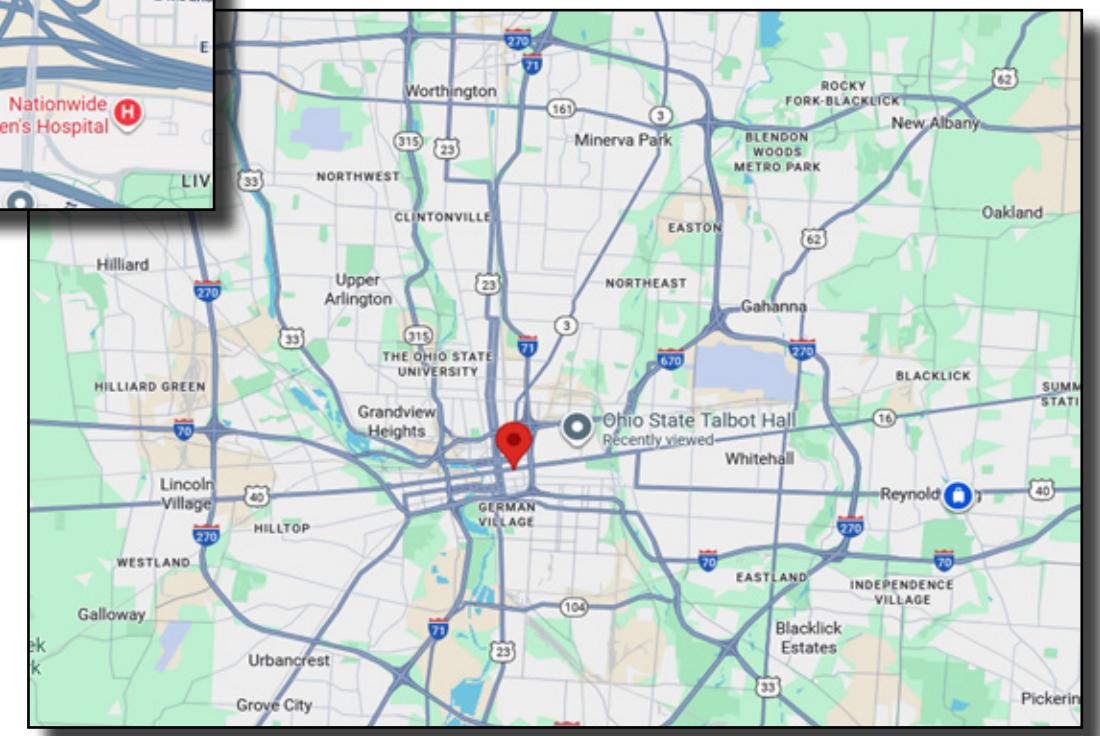
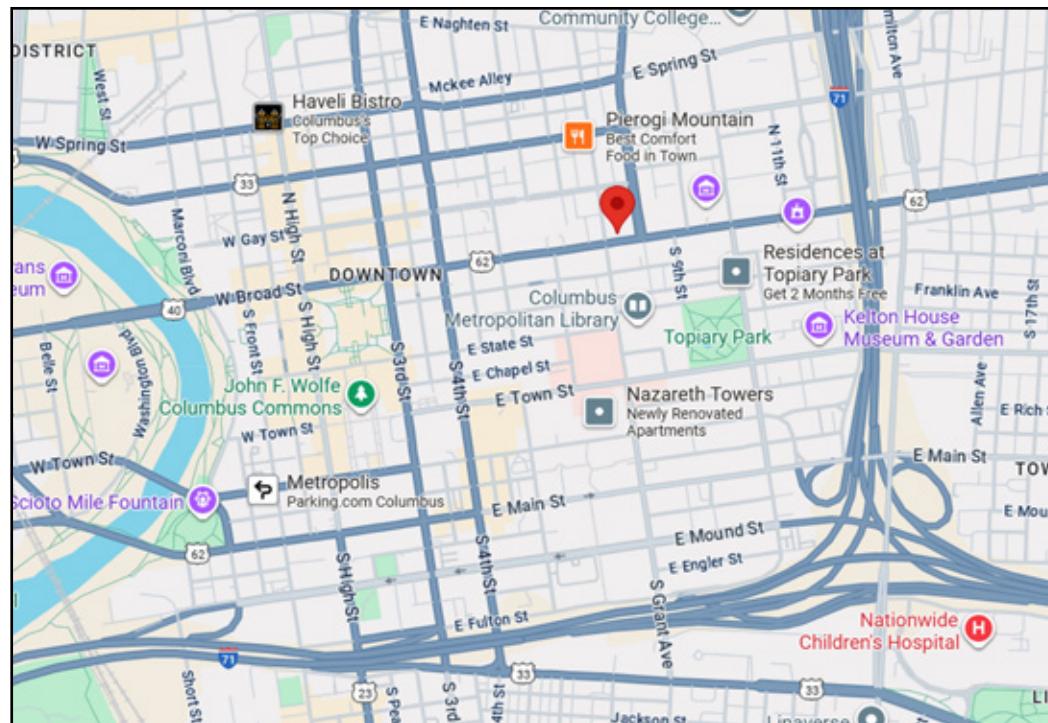






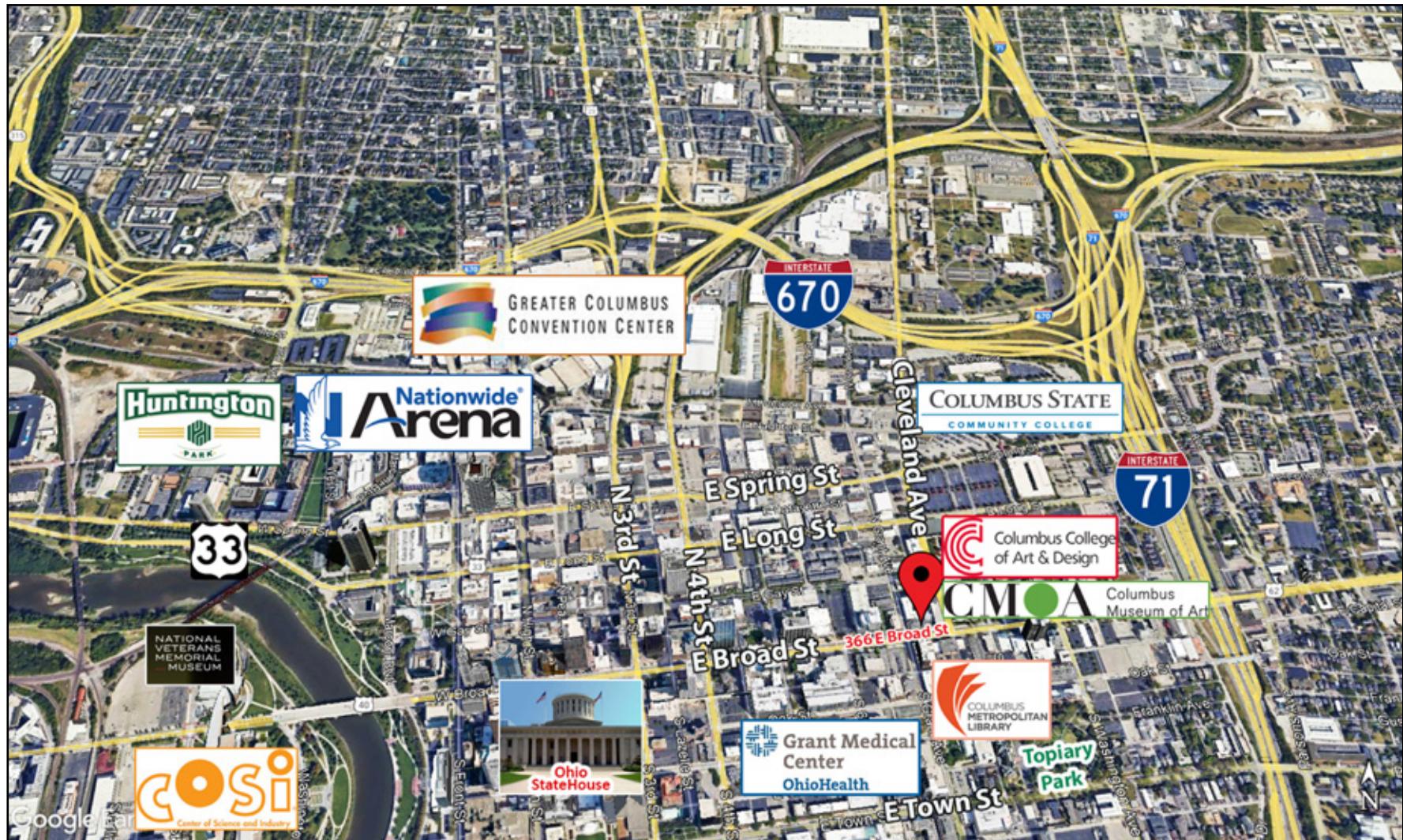
2,350 +/- SF of retail space
366 E Broad St, Columbus, OH 43215

Street Maps



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Great Location!

Downtown Columbus

Easy access to major roads

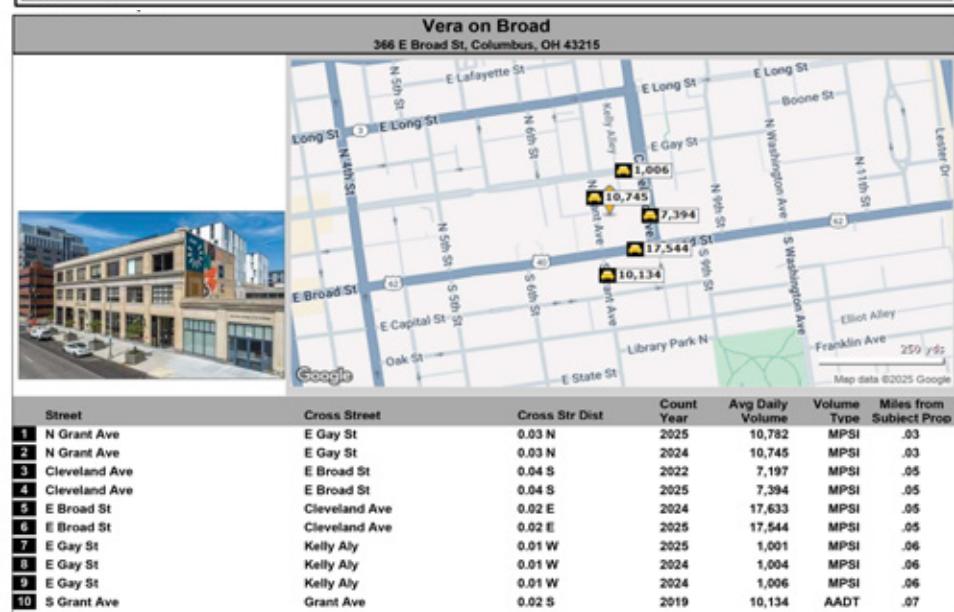
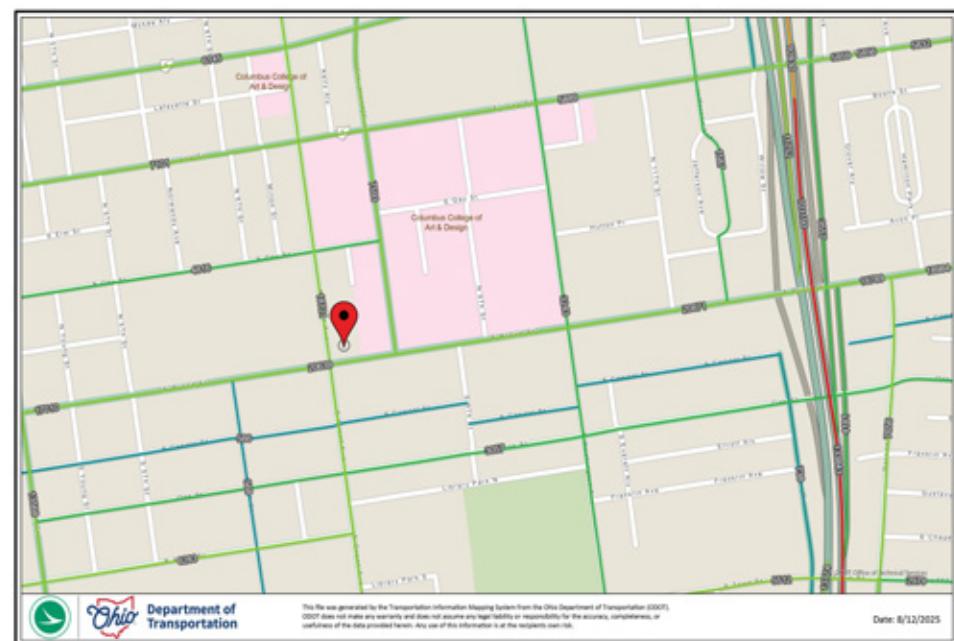
15 minutes to John Glenn International Airport

Demographic Summary Report

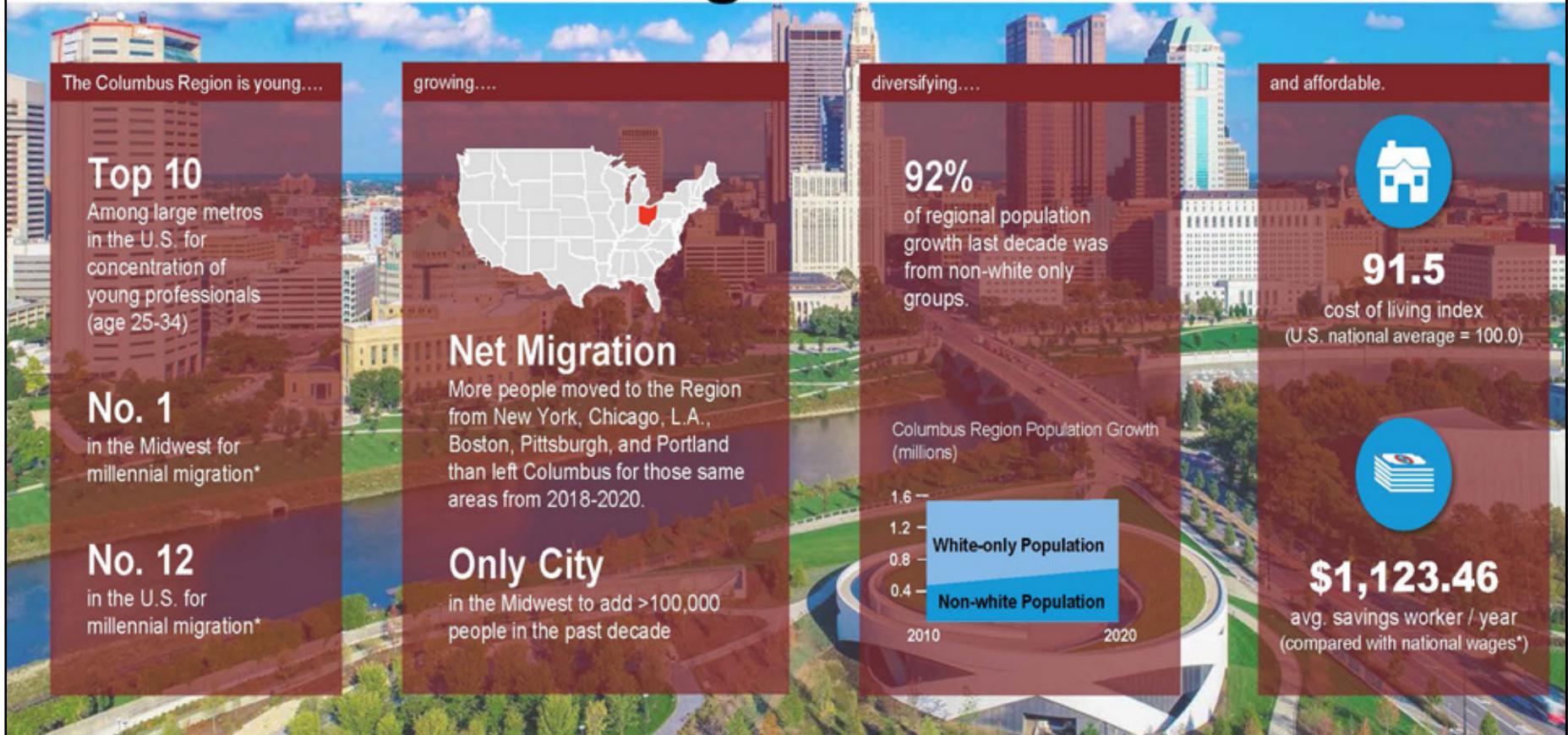
Vera on Broad
366 E Broad St, Columbus, OH 43215



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	18,341	159,814	367,079
2024 Estimate	17,794	156,895	362,388
2020 Census	15,106	143,326	341,563
Growth 2024 - 2029	3.07%	1.86%	1.29%
Growth 2020 - 2024	17.79%	9.47%	6.10%
2024 Population by Hispanic Origin	797	7,867	23,057
2024 Population	17,794	156,895	362,388
White	11,060 62.16%	89,115 56.80%	202,641 55.92%
Black	3,994 22.45%	44,941 28.64%	100,541 27.74%
Am. Indian & Alaskan	66 0.37%	568 0.36%	1,520 0.42%
Asian	795 4.47%	4,985 3.18%	12,383 3.42%
Hawaiian & Pacific Island	10 0.06%	99 0.06%	189 0.05%
Other	1,869 10.50%	17,187 10.95%	45,114 12.45%
U.S. Armed Forces	57	121	158
Households			
2029 Projection	11,064	72,566	157,694
2024 Estimate	10,720	71,219	155,679
2020 Census	9,022	64,832	146,513
Growth 2024 - 2029	3.21%	1.89%	1.29%
Growth 2020 - 2024	18.82%	9.85%	6.26%
Owner Occupied	2,219 20.70%	20,128 28.26%	56,863 36.53%
Renter Occupied	8,501 79.30%	51,091 71.74%	98,816 63.47%
2024 Households by HH Income	10,720	71,220	155,678
Income: <\$25,000	3,161 29.49%	19,687 27.64%	40,483 26.00%
Income: \$25,000 - \$50,000	1,911 17.83%	15,079 21.17%	34,667 22.27%
Income: \$50,000 - \$75,000	1,486 13.86%	10,891 15.29%	26,922 17.29%
Income: \$75,000 - \$100,000	1,379 12.86%	7,871 11.05%	17,705 11.37%
Income: \$100,000 - \$125,000	590 5.50%	5,248 7.37%	11,277 7.24%
Income: \$125,000 - \$150,000	519 4.84%	3,738 5.25%	7,352 4.72%
Income: \$150,000 - \$200,000	865 8.07%	4,557 6.40%	8,308 5.34%
Income: \$200,000+	809 7.55%	4,149 5.83%	8,964 5.76%
2024 Avg Household Income	\$80,615	\$75,222	\$74,089
2024 Med Household Income	\$55,008	\$51,758	\$52,228



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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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.



Skip Weiler
President/Broker
614-221-4286 x102
skip@rweiler.com

Learn more about us at
www.rweiler.com

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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.