

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

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

Property Description

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

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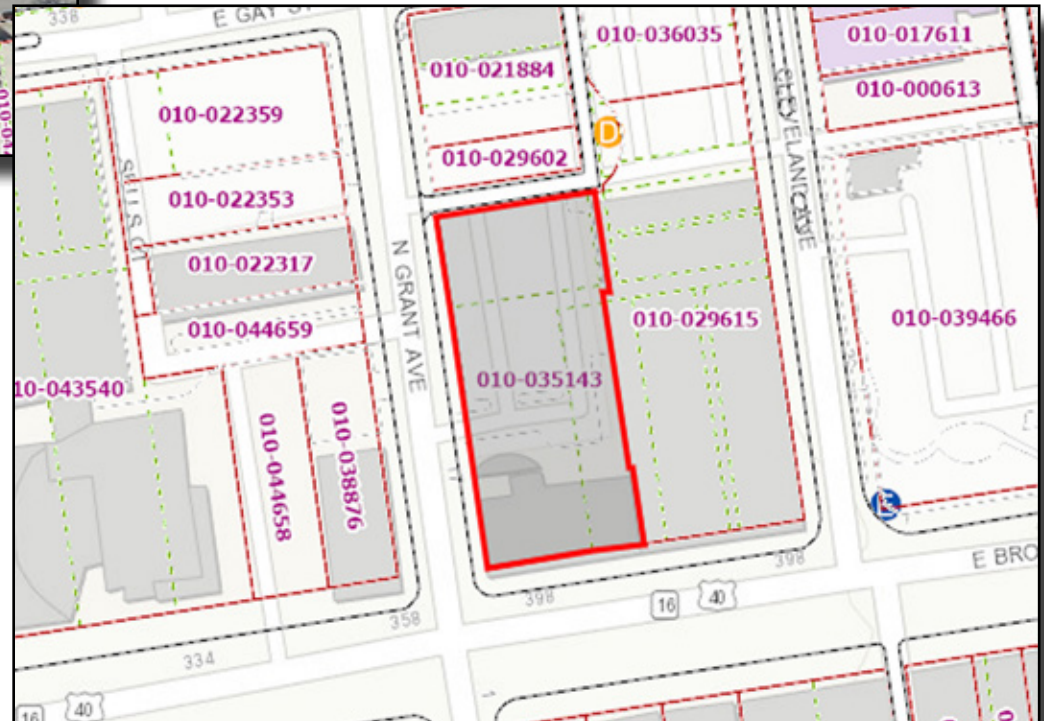
1st Floor Plan



2,350 +/- SF of retail space

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Aerial & Plat Map

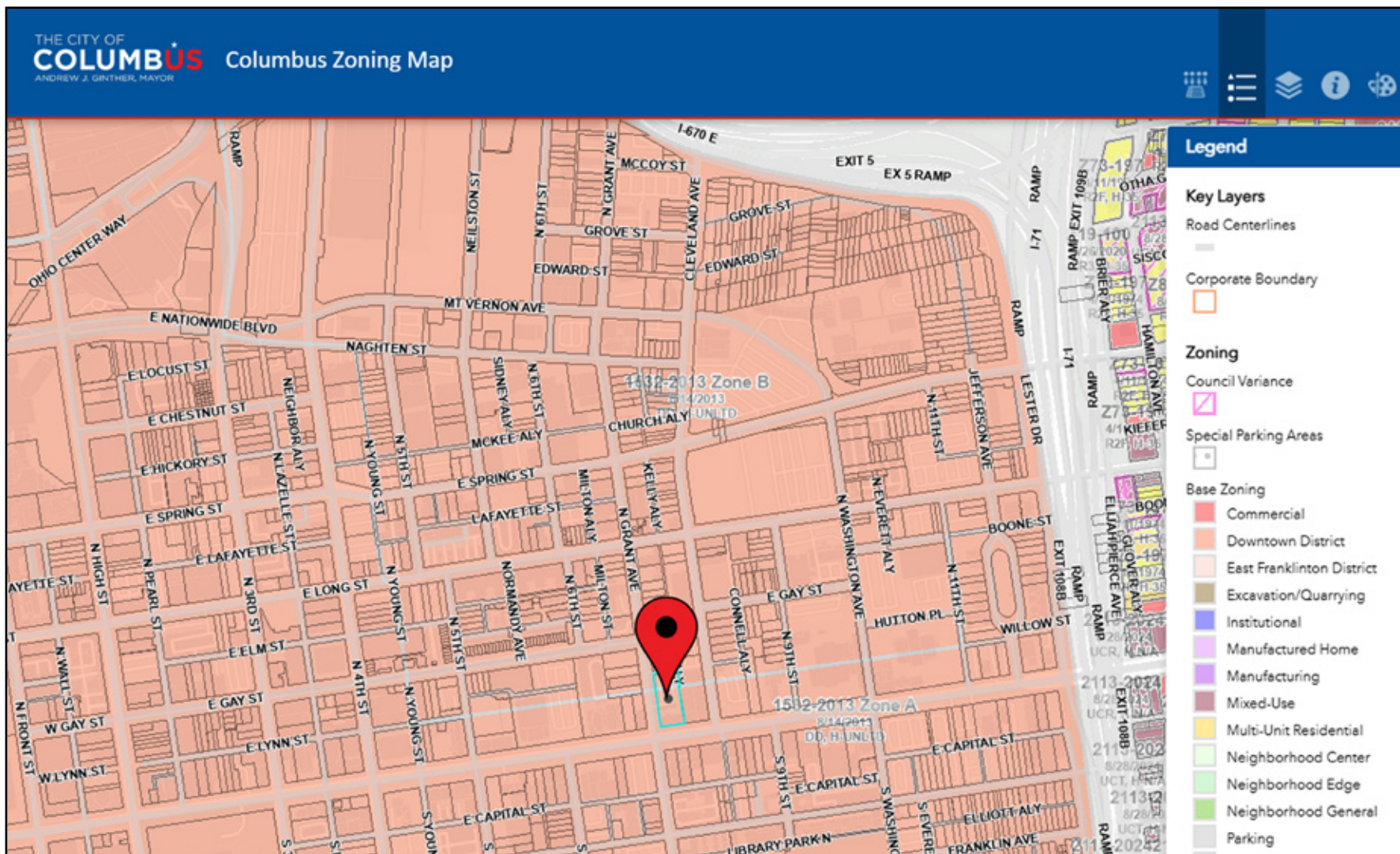


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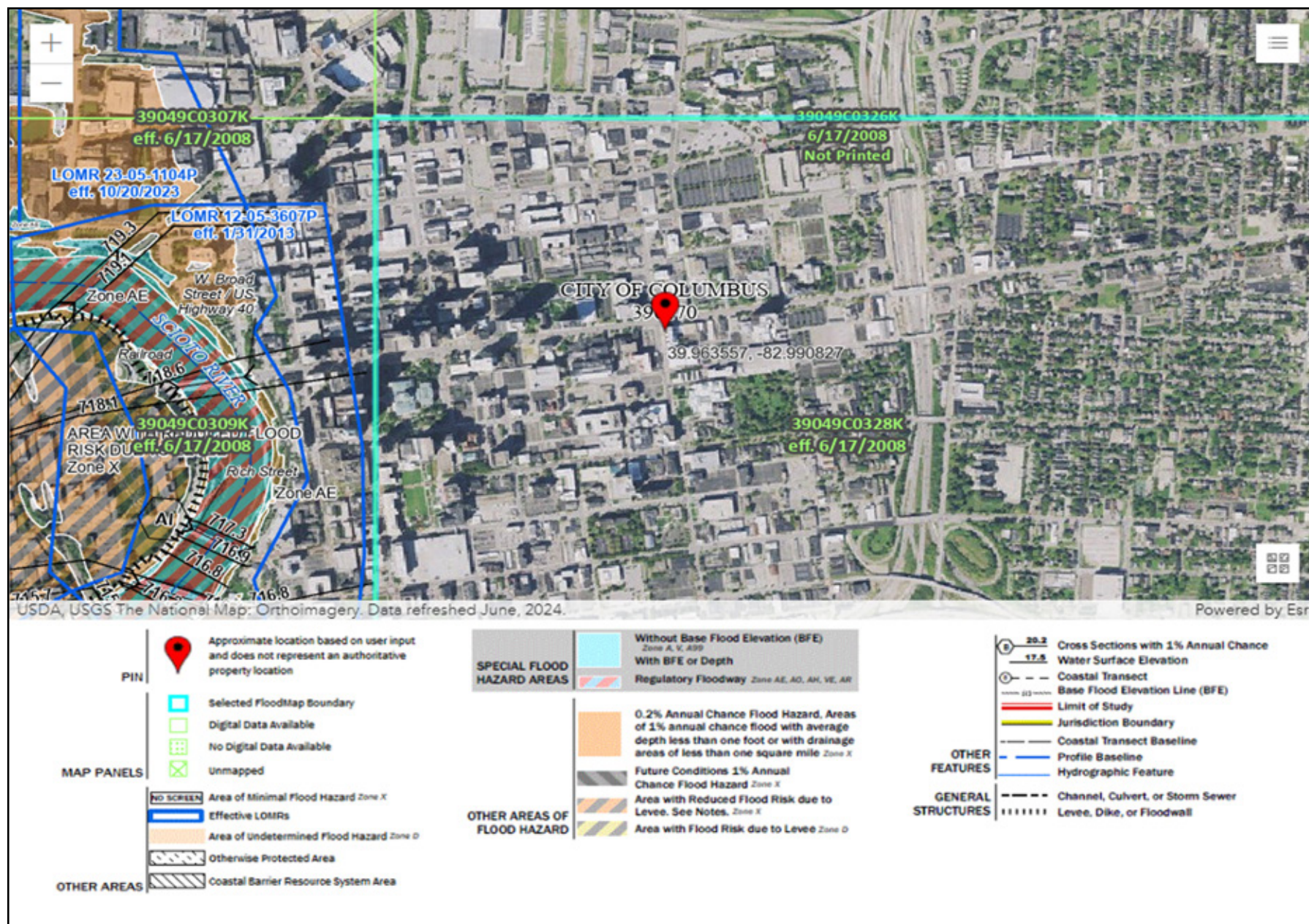
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Zoning Map



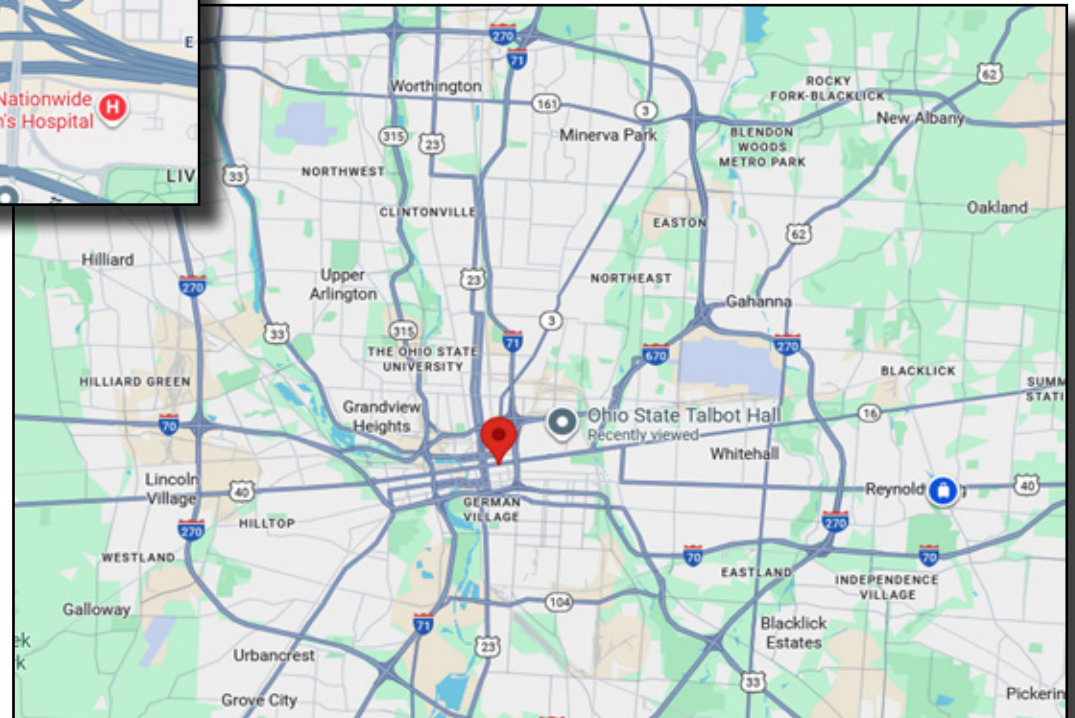
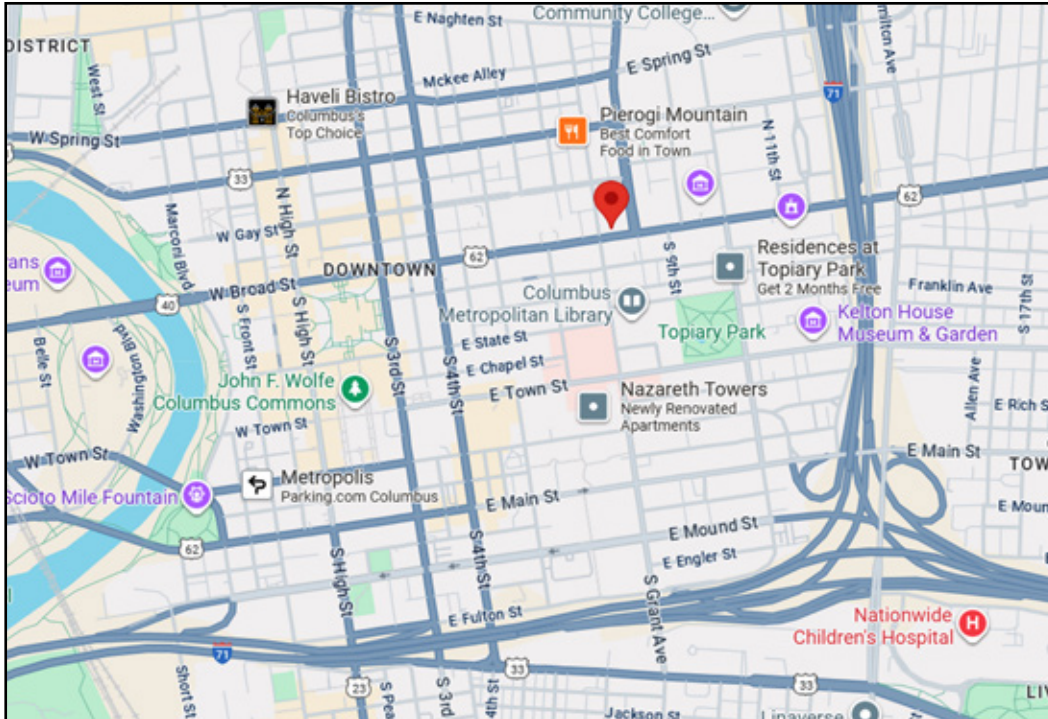
Click [here](#) to view zoning regulations



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Street Maps



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Location Map



Great Location!

Downtown Columbus

Easy access to major roads


15 minutes to John Glenn International Airport

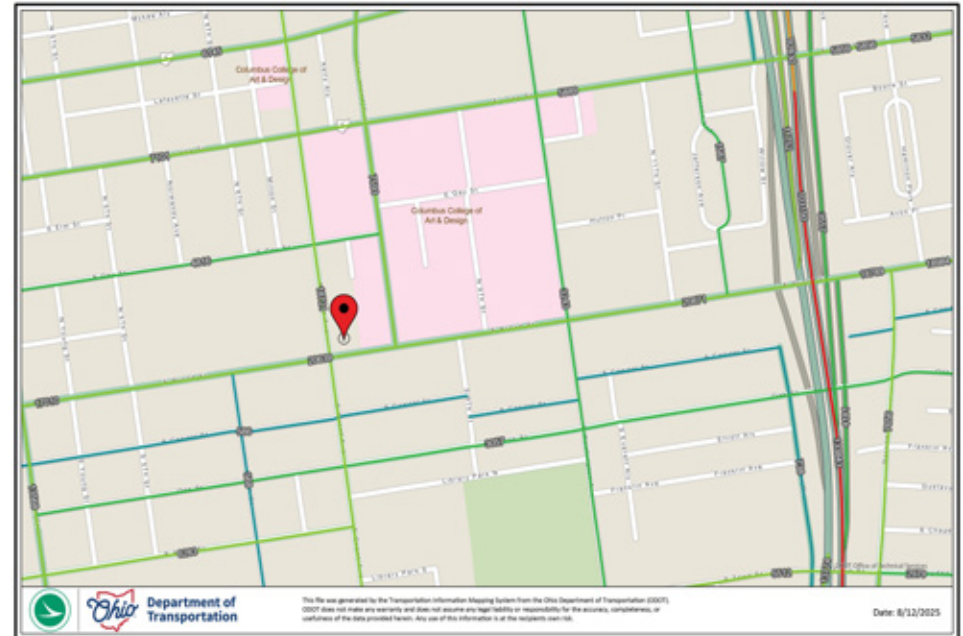



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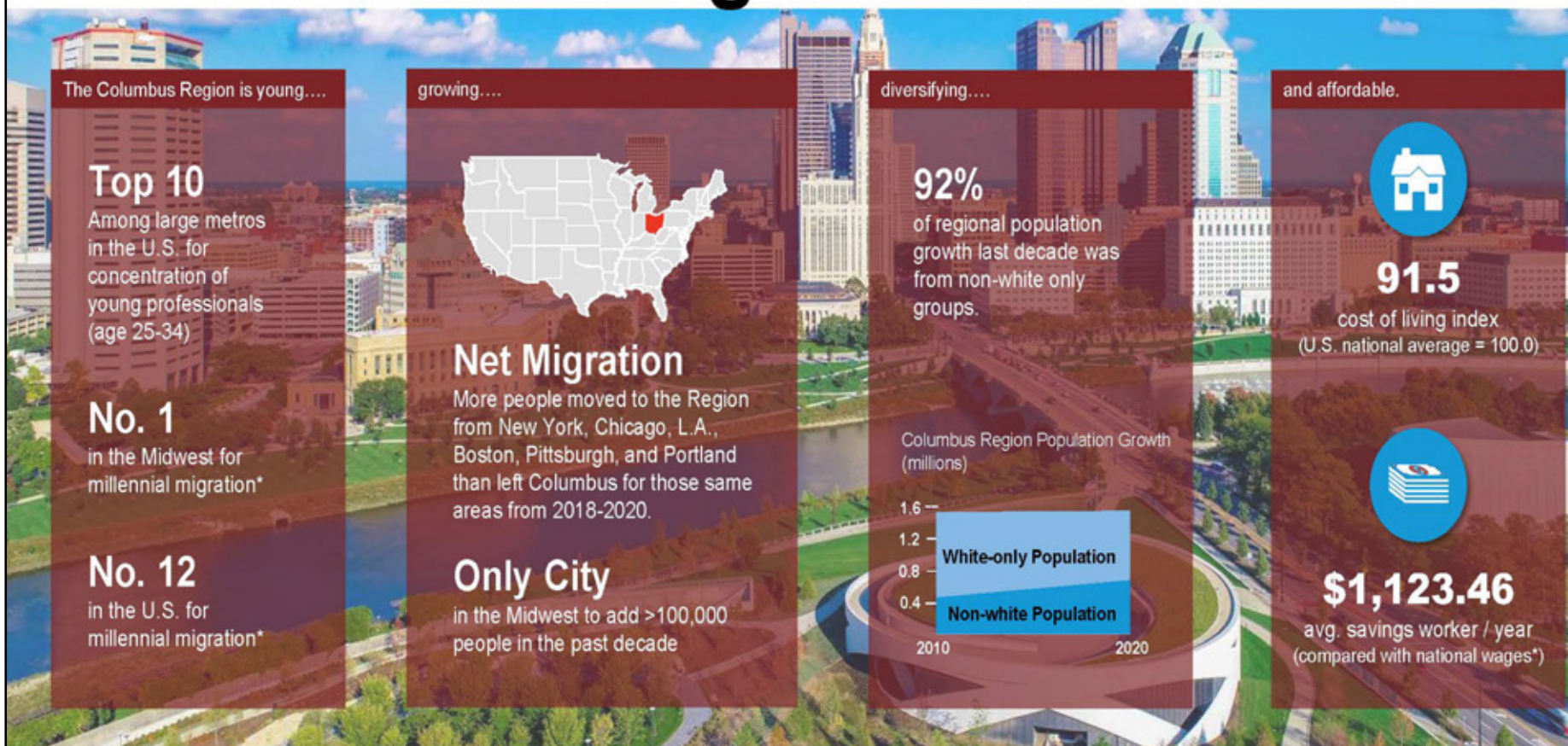
Demographic Summary Report

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				
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	



Vera on Broad						
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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles From Subject Prop
1 N Grant Ave	E Gay St	0.03 N	2025	10,782	MPSI	.03
2 N Grant Ave	E Gay St	0.03 N	2024	10,745	MPSI	.03
3 Cleveland Ave	E Broad St	0.04 S	2022	7,197	MPSI	.05
4 Cleveland Ave	E Broad St	0.04 S	2025	7,394	MPSI	.05
5 E Broad St	Cleveland Ave	0.02 E	2024	17,633	MPSI	.05
6 E Broad St	Cleveland Ave	0.02 E	2025	17,544	MPSI	.05
7 E Gay St	Kelly Aly	0.01 W	2025	1,001	MPSI	.06
8 E Gay St	Kelly Aly	0.01 W	2024	1,004	MPSI	.06
9 E Gay St	Kelly Aly	0.01 W	2024	1,006	MPSI	.06
10 S Grant Ave	Grant Ave	0.02 S	2019	10,134	AADT	.07

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.



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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.

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