THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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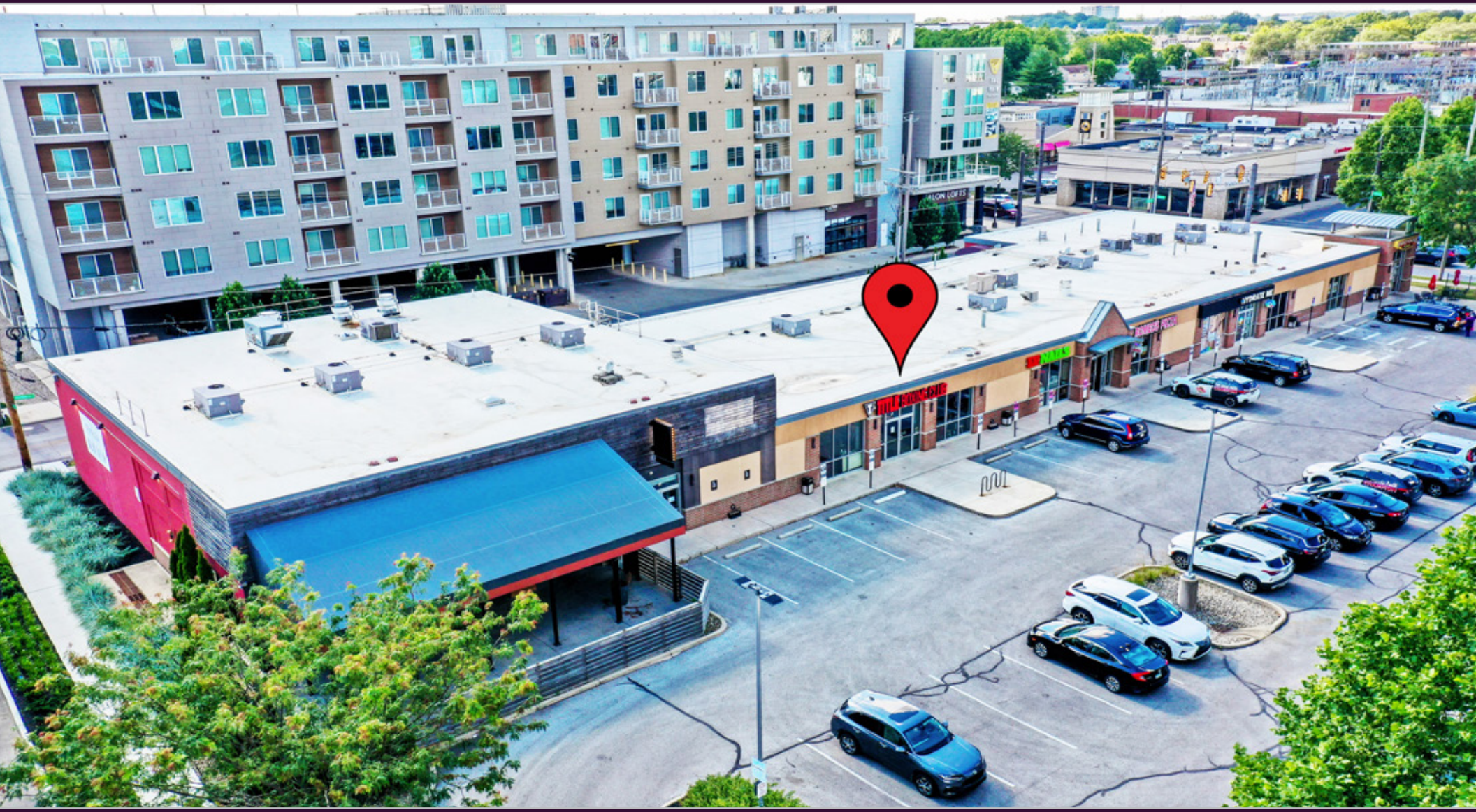

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Appraisal Brokerage Consulting Development

2,507 +/- SF RETAIL SPACE FOR LEASE

955 West Fifth Avenue, Columbus, OH 43212

Property Description

RETAIL SPACE IN GRANDVIEW, OHIO

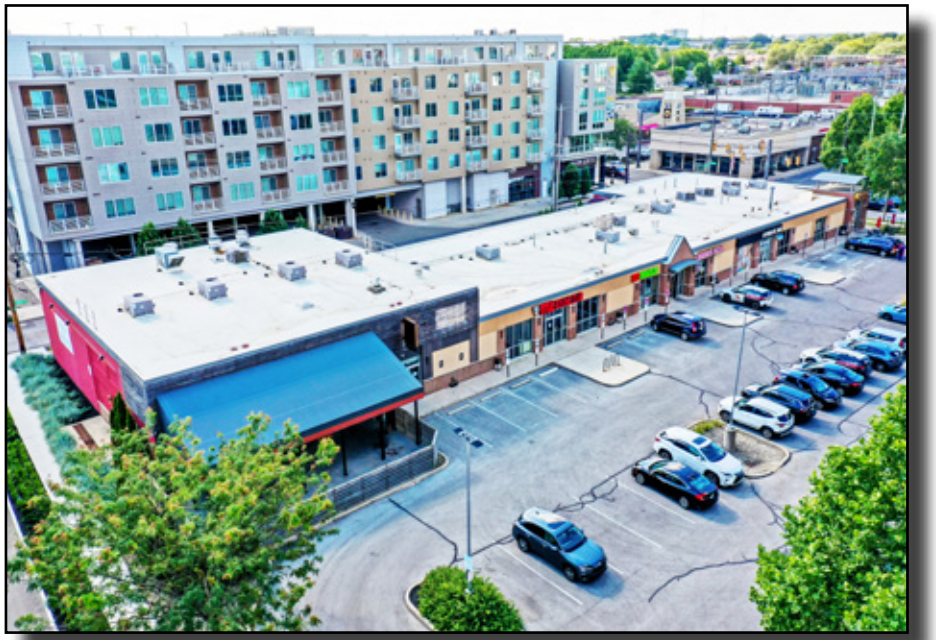
Former Title Boxing Club space available at the property located at 955 W Fifth Avenue in the vibrant neighborhood of Grandview, Ohio. Unique opportunity with close proximity to Ohio State, the Short North and Downtown Columbus.

- **Prime Location**: Situated on Fifth Avenue in Grandview, known for its bustling community and convenient access to amenities.
- **Versatile Space**: The property features an open layout and closed spaces for various needs.
- **Charming Exterior**: The exterior boasts an attractive facade that blends seamlessly with the neighborhood's aesthetic appeal. The center includes a free surface parking lot with ample parking.
- **High Visibility**: Prominent street frontage ensures excellent visibility and foot traffic potential. Corner location with direct visibility on Fifth Ave. Building Signage is available.
- **Neighborhood Appeal**: Grandview Heights is renowned for its lively atmosphere, diverse dining options, and a supportive community ideal for nurturing new businesses with a mix of young professionals and families.
- This property presents a rare opportunity to establish a thriving business in a sought-after location.

Property Highlights

Address:	**955 West Fifth Ave Columbus, OH 43212**
County:	**Franklin**
PID:	**010-063046-00**
Location:	**SEC of West 5th Avenue and Norton Avenue**
Building Size:	**18,150 +/- SF**
Year Built:	**1959/1966**
Year Remodeled:	**2011**
Levels:	**1 Story**
Space Available:	
Unit 102:	**2,507 +/- SF**
Lease Rate:	**$29/SF**
Zoning:	**M - Manufacturing District**

Photos



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Aerial & Plat Map

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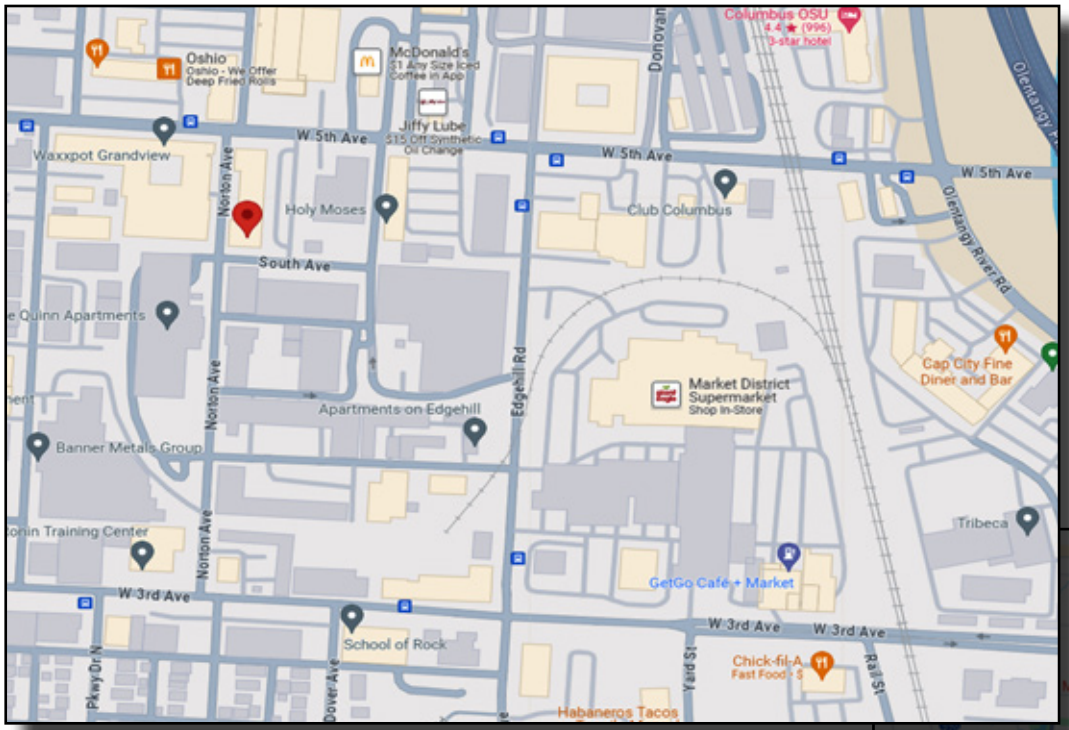
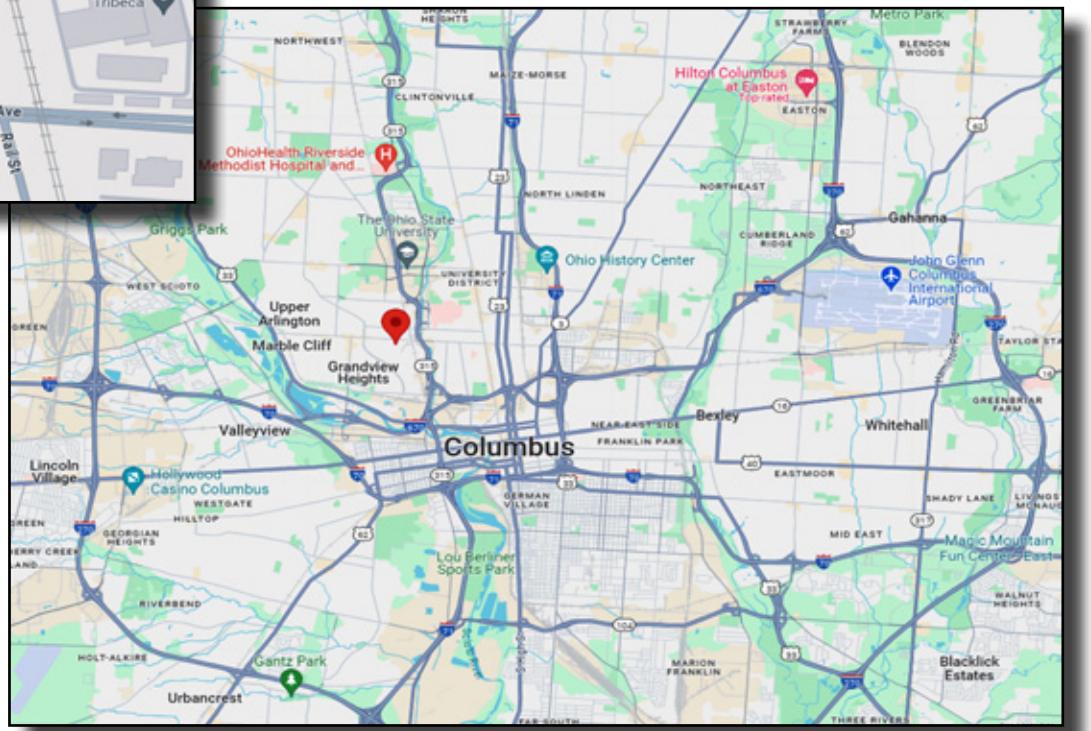
Street Maps





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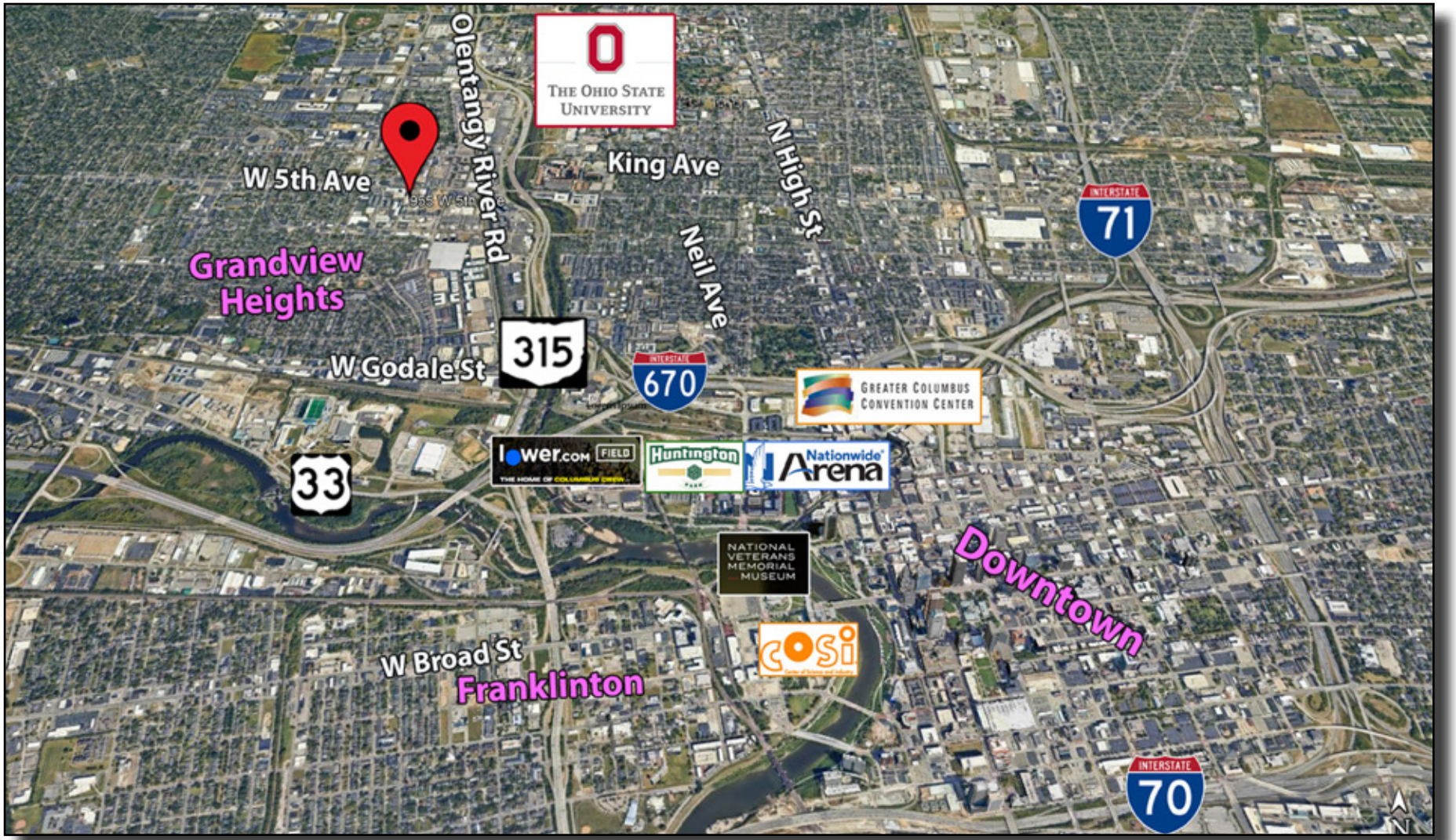
Location Map



Great Location!

Easy access to major roads

10 minutes to Downtown Columbus

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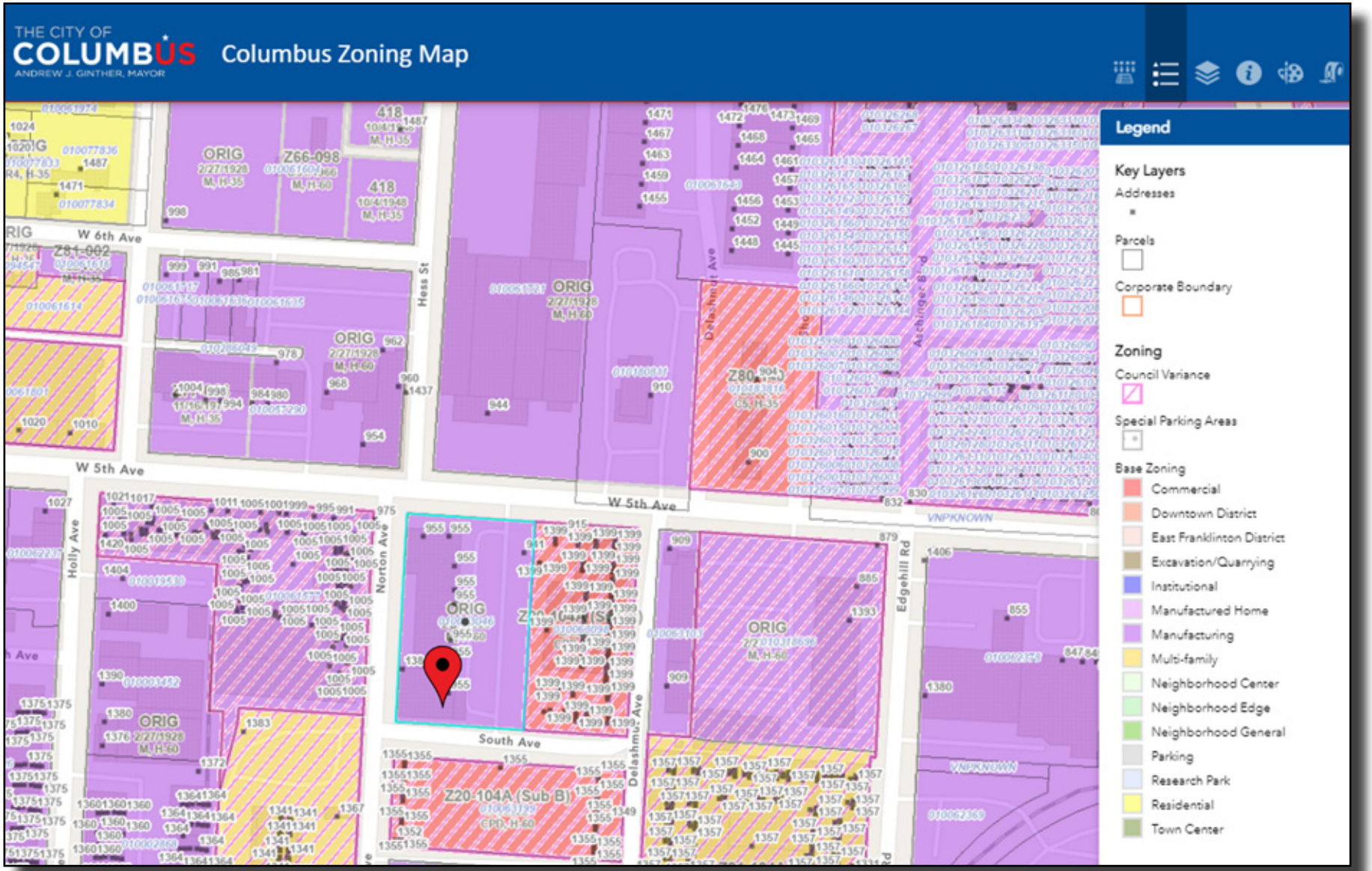
Zoning Map



Click here to view zoning regulations

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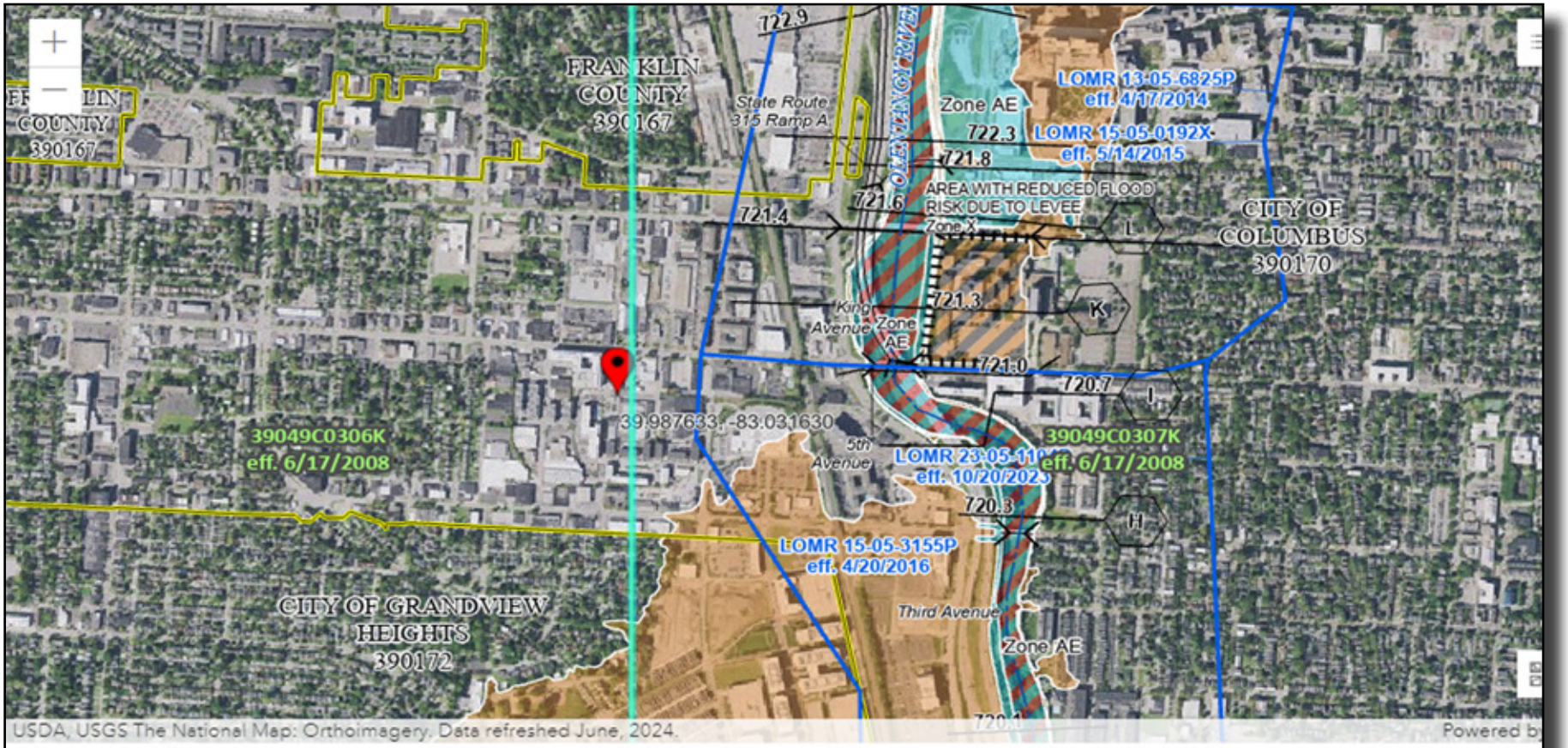
Flood Map



PIN
- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

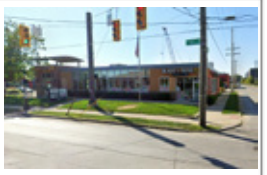
OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

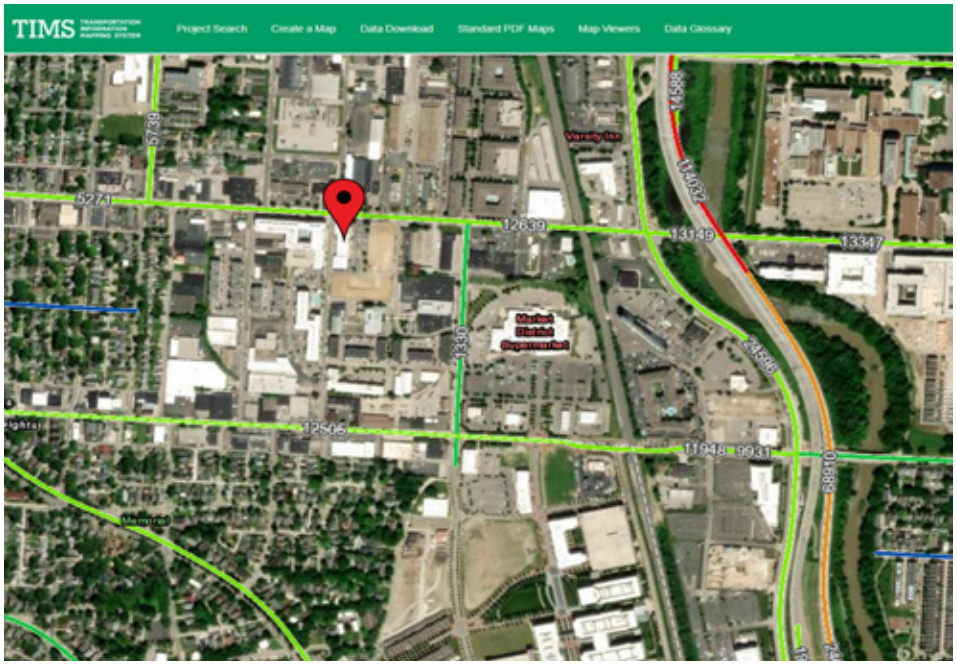
Demographics & Traffic

Demographic Summary Report

955 W 5th Ave, Columbus, OH 43212

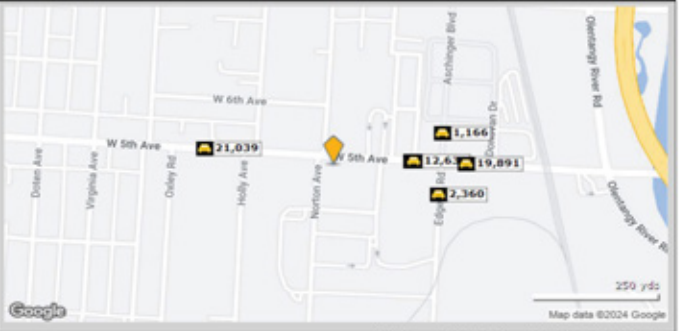


Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	23,554		167,468		380,002	
2023 Estimate	22,923		164,272		375,375	
2010 Census	17,484		133,491		321,913	
Growth 2023 - 2028	2.75%		1.95%		1.23%	
Growth 2010 - 2023	31.11%		23.06%		16.61%	
2023 Population by Hispanic Origin	1,024		8,330		18,997	
2023 Population	22,923		164,272		375,375	
White	18,690	81.53%	119,127	72.52%	240,250	64.00%
Black	1,367	5.96%	26,207	15.95%	99,363	26.47%
Am. Indian & Alaskan	63	0.27%	529	0.32%	1,349	0.36%
Asian	2,208	9.63%	13,060	7.95%	20,626	5.49%
Hawaiian & Pacific Island	3	0.01%	75	0.05%	248	0.07%
Other	590	2.57%	5,276	3.21%	13,539	3.61%
U.S. Armed Forces	10		46		242	
Households						
2028 Projection	12,053		73,153		161,645	
2023 Estimate	11,704		71,489		159,547	
2010 Census	8,894		57,011		136,648	
Growth 2023 - 2028	2.98%		2.33%		1.31%	
Growth 2010 - 2023	31.59%		25.40%		16.76%	
Owner Occupied	3,215	27.47%	20,980	29.35%	67,972	42.60%
Renter Occupied	8,489	72.53%	50,509	70.65%	91,576	57.40%
2023 Households by HH Income	11,705		71,489		159,546	
Income: <$25,000	1,989	16.99%	18,917	26.46%	39,390	24.69%
Income: $25,000 - $50,000	2,054	17.55%	13,625	19.06%	32,264	20.22%
Income: $50,000 - $75,000	2,340	19.99%	11,892	16.63%	27,787	17.42%
Income: $75,000 - $100,000	1,358	11.60%	6,867	9.61%	16,320	10.23%
Income: $100,000 - $125,000	1,021	8.72%	5,809	8.13%	13,277	8.32%
Income: $125,000 - $150,000	806	6.89%	3,854	5.39%	8,497	5.33%
Income: $150,000 - $200,000	1,333	11.39%	4,507	6.30%	10,433	6.54%
Income: $200,000+	804	6.87%	6,018	8.42%	11,578	7.26%
2023 Avg Household Income	$92,024		$82,686		$81,128	
2023 Med Household Income	$68,092		$55,600		$56,561	



Traffic Count Report

955 W 5th Ave, Columbus, OH 43212



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	West Fifth Avenue	Showcase Dr	0.03 W	2020	12,829	MPSI	.09
2	West Fifth Avenue	Showcase Dr	0.03 W	2022	12,406	MPSI	.09
3	W 5th Ave	Showcase Dr	0.03 W	2022	11,608	MPSI	.09
4	W 5th Ave	Showcase Dr	0.03 W	2020	12,632	MPSI	.09
5	Edgehill Rd	W 3rd Ave	0.21 S	2020	2,582	MPSI	.13
6	Edgehill Rd	W 3rd Ave	0.21 S	2022	2,360	MPSI	.13
7	Aschinger Blvd	W 5th Ave	0.04 S	2020	1,296	MPSI	.13
8	Aschinger Blvd	W 5th Ave	0.04 S	2022	1,166	MPSI	.13
9	W 5th Ave	Oxley Rd	0.04 W	2018	21,039	MPSI	.15
10	W 5th Ave	Aschinger Blvd	0.03 W	2018	19,891	MPSI	.15

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What's Driving Investment?

The Columbus Region is young....

Top 10
Among large metros in the U.S. for concentration of young professionals (age 25-34)

No. 1
in the Midwest for millennial migration*

No. 12
in the U.S. for millennial migration*

growing....

Net Migration
More people moved to the Region from New York, Chicago, L.A., Boston, Pittsburgh, and Portland than left Columbus for those same areas from 2018-2020.

Only City
in the Midwest to add >100,000 people in the past decade

diversifying....

92%
of regional population growth last decade was from non-white only groups.

Columbus Region Population Growth (millions)

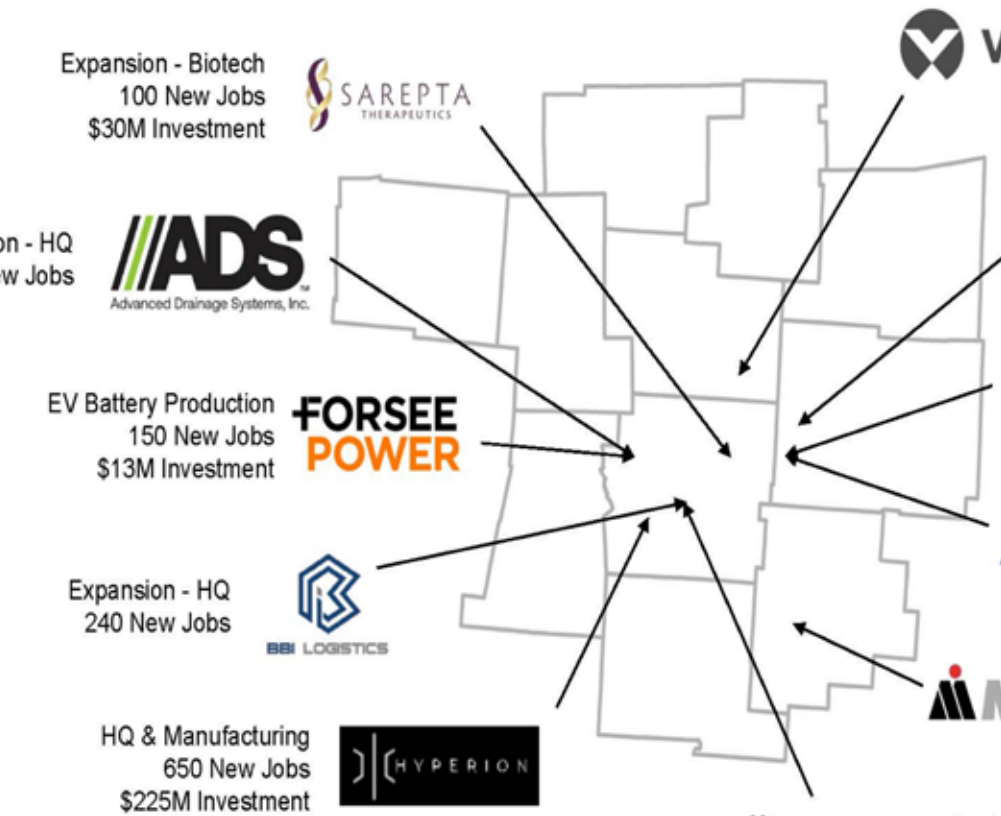
and affordable.

91.5
cost of living index
(U.S. national average = 100.0)

$1,123.46
avg. savings worker / year
(compared with national wages*)

US

Notable Projects YTD



Expansion - Biotech
100 New Jobs
$30M Investment
SAREPTA THERAPEUTICS

Expansion - HQ
200 New Jobs
ADS Advanced Drainage Systems, Inc.

EV Battery Production
150 New Jobs
$13M Investment
FORSEE POWER

Expansion - HQ
240 New Jobs
BBI LOGISTICS

HQ & Manufacturing
650 New Jobs
$225M Investment
HYPERION

VERTIV
Expansion - HQ
100 New Jobs

intel
Semiconductor Production
3000 New Jobs
$20B Investment

PHARMAVITE
Biotech
225 New Jobs
$200M Investment

amplifybio
Biotech
263 New Jobs
$132M Investment

MAGNA
Expansion - Manufacturing
224 New Jobs
$5.9M Investment

Orveon
Back Office
150 New Jobs

US

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.

Alex Marsh
Vice President
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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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