

THE ROBERT WEILER COMPANY EST. 1938

BRAND NEW COMMERCIAL SPACES FOR LEASE

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LAWRENCE SQUARE



Appraisal Brokerage Consulting Development

SE Corner of Avery Road and Riggins Road
35,556 +/- SF Available
5155 Raglan Street, Columbus, OH 43026

BRAND NEW COMMERCIAL SPACES FOR LEASE!

Brand new mixed use building with commercial spaces ranging from 980 +/- SF up to 25,973 +/- SF contiguous on the first level. Great opportunity for smaller tenants. Three stories of 362 apartments above. Adjacent to two major apartment developments, The Kensington (324 units) and The Charles (318 units).

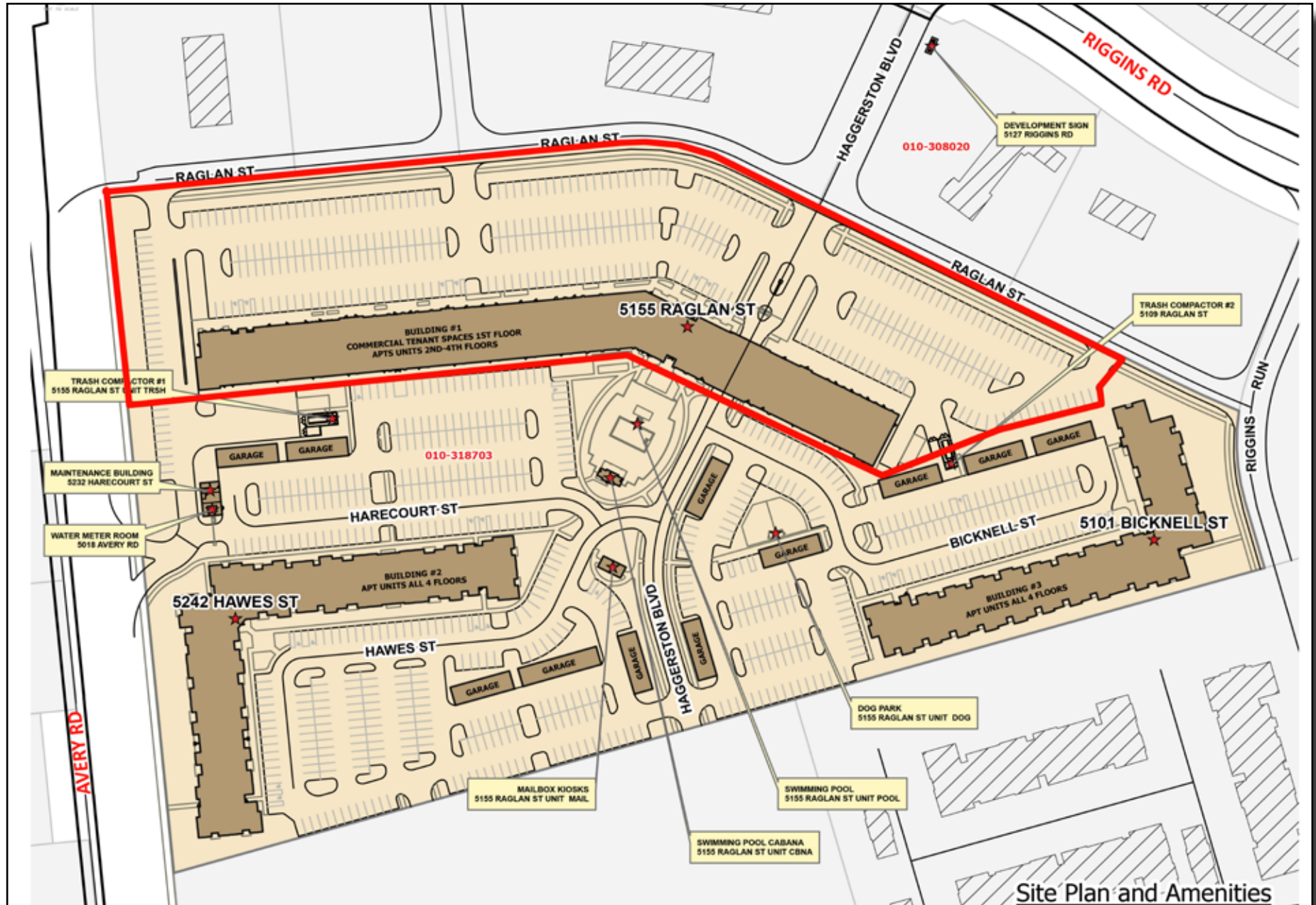
Located 10 minutes from Downtown Hilliard. **Delivery Spring 2025.**



Property Highlights

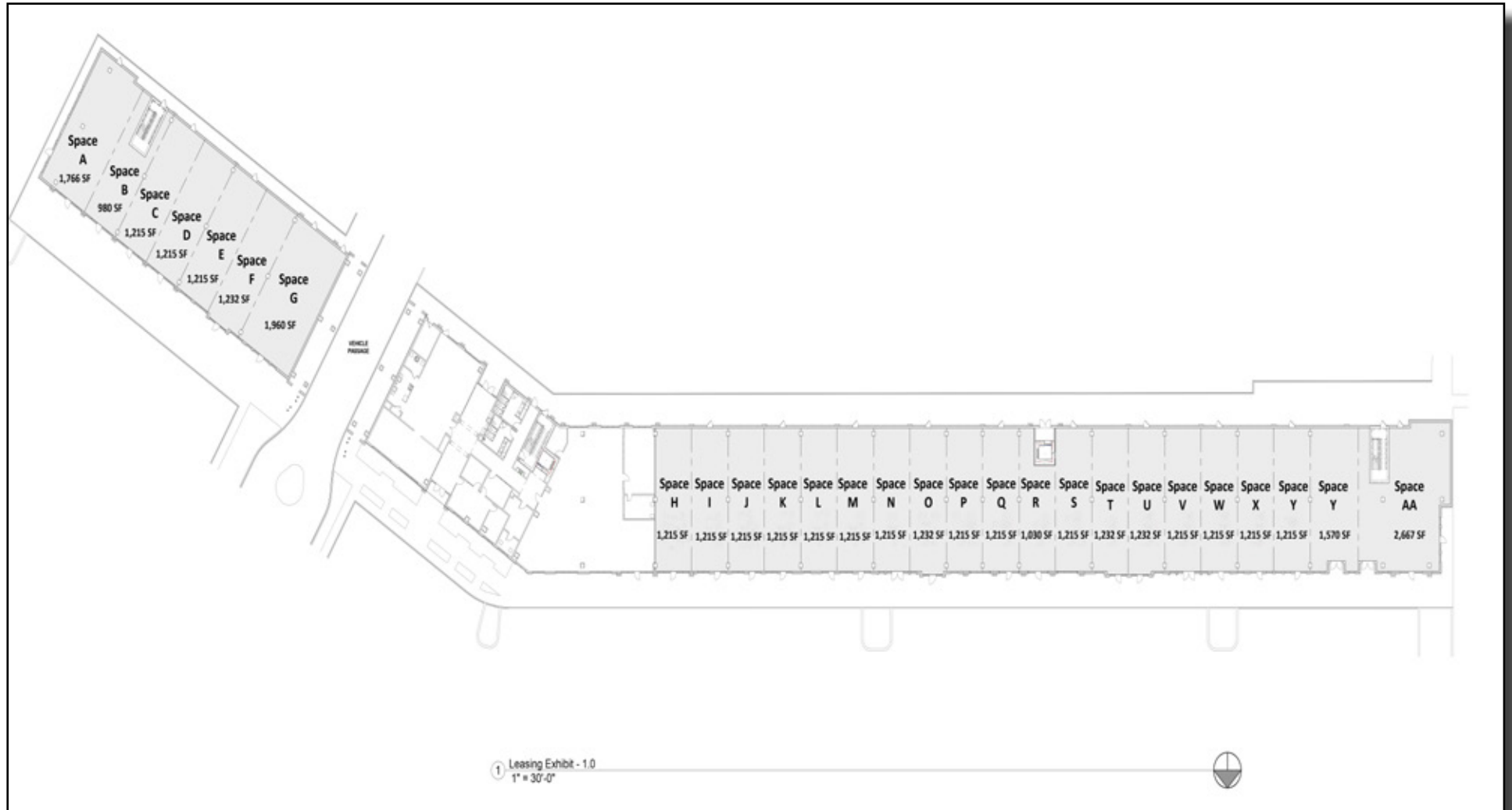
Location:	SEC of Avery Rd and Riggins Rd
Address:	5155 Raglan Street Columbus, Ohio 43026
County:	Franklin
Submarket:	Columbus/Dublin/Hilliard
PID:	010-318703-00
Space For Lease:	35,556 +/- SF
Lease Rate:	\$34/SF - \$42/SF* NNN *(excludes end cap)
Est. Op. Exp.:	\$8.50/SF
TI:	\$40/SF
Delivery condition:	Cold Dark Shell
Zoning:	CPD - Commercial Planned Development District

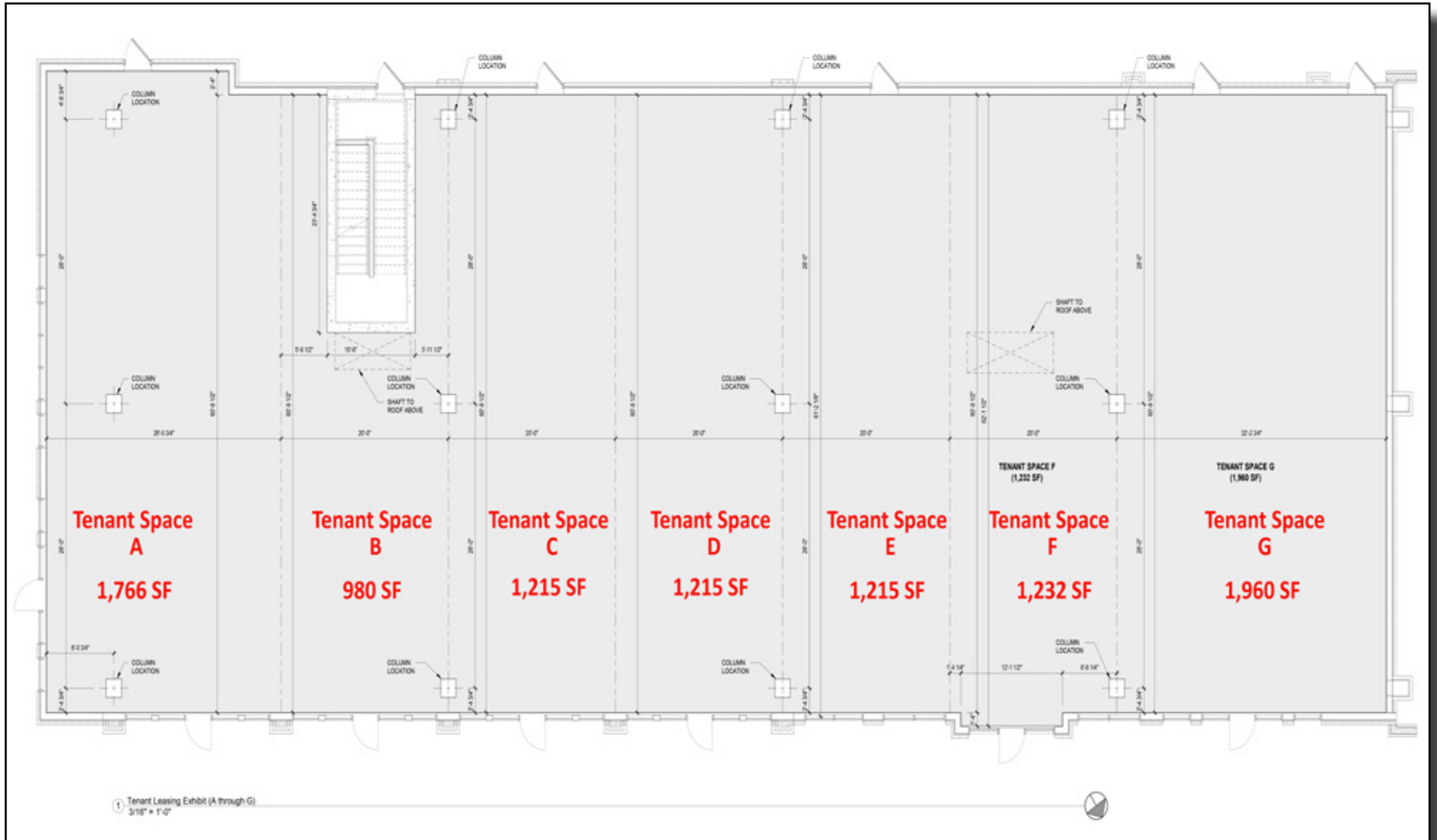




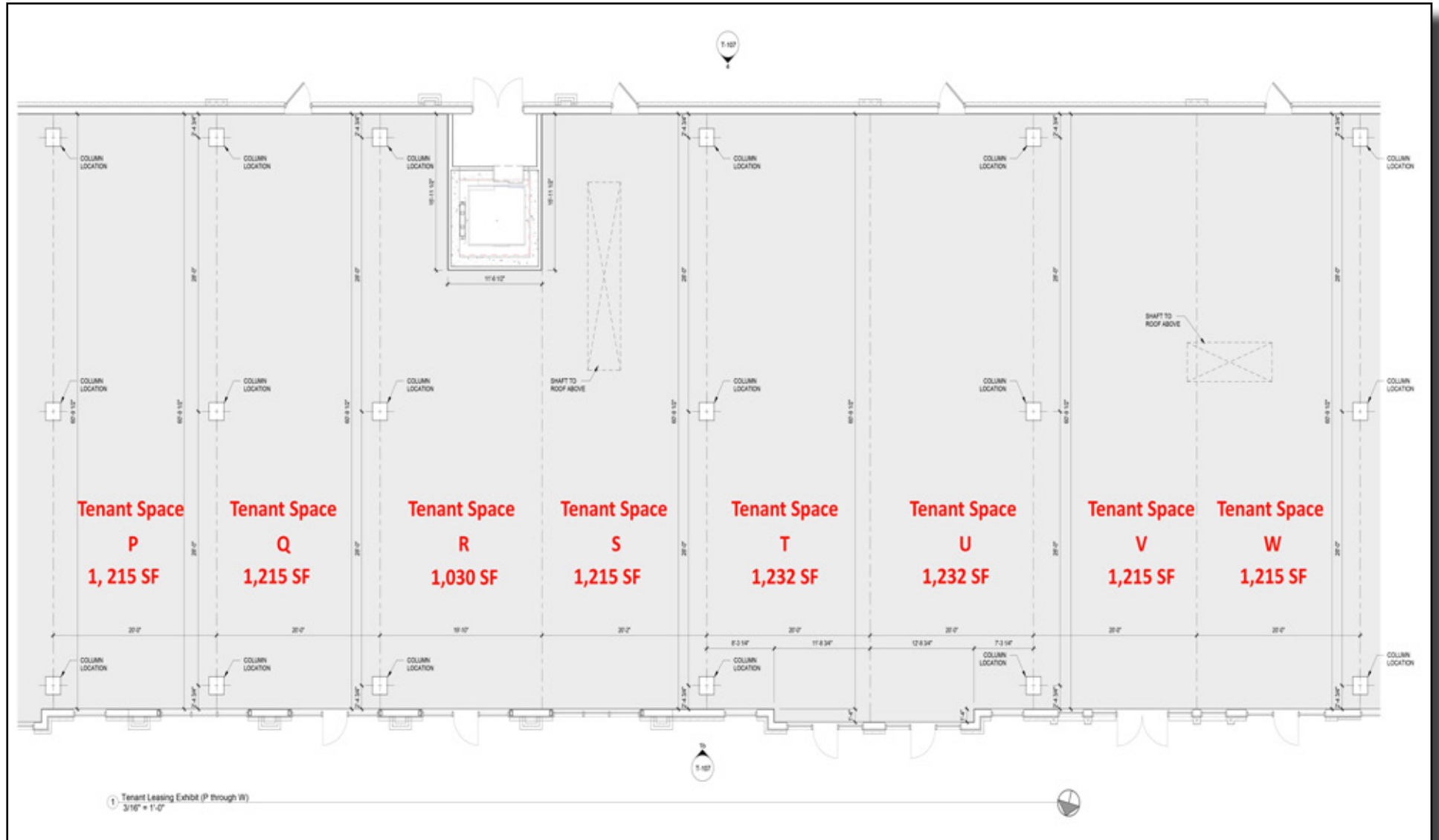
Site Plan and Amenities

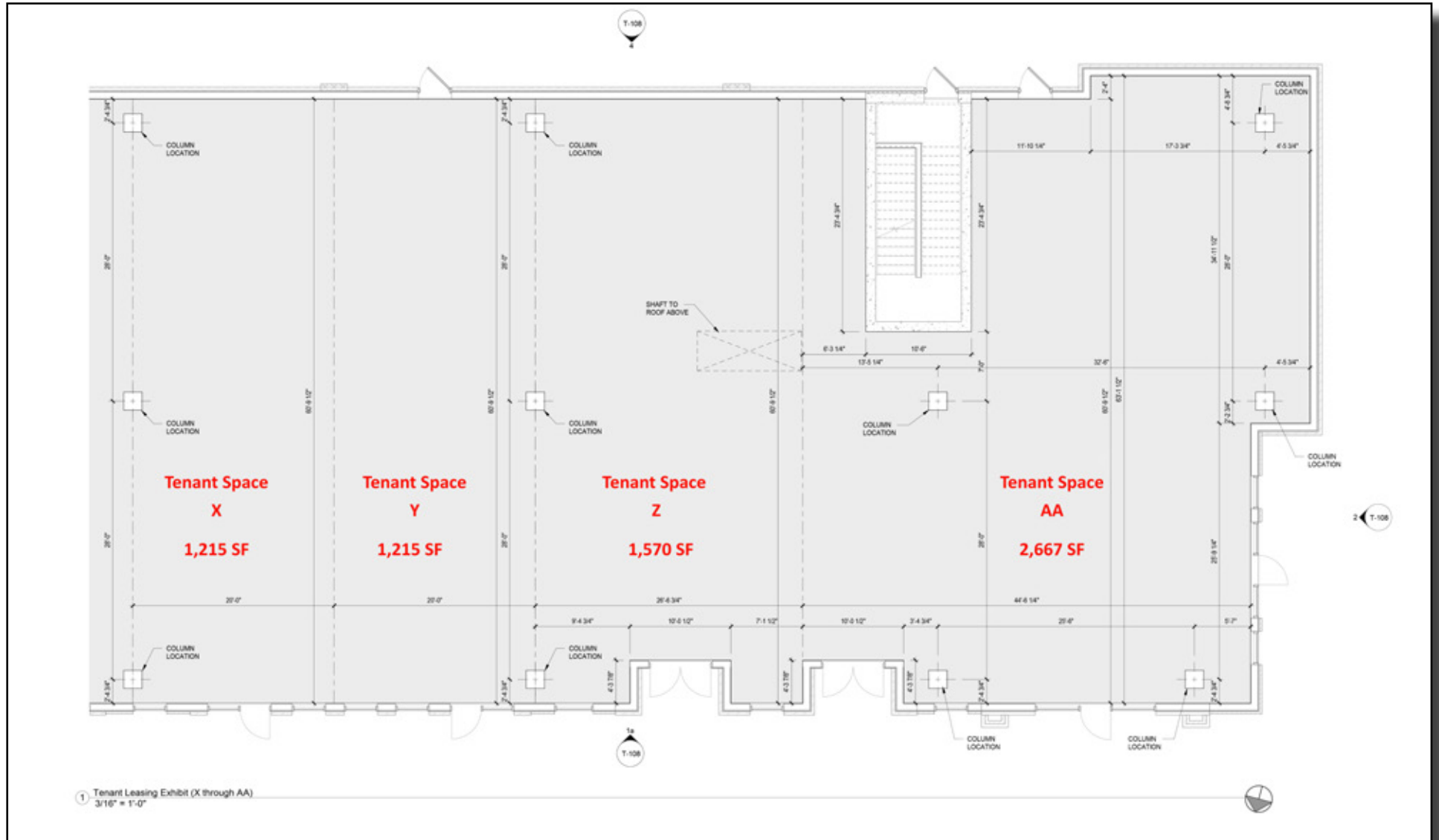














1 Tenant Leasing Exhibit Front Elevation (A Through G)
1/8" = 1'-0"



2 Leasing Exhibit - A-G Side - Color
1/8" = 1'-0"



3 Leasing Exhibit - A-G Rear - Color
1/8" = 1'-0"



1 Tenant Leasing Exhibit Front Elevation (H through O)
1/8" = 1'-0"



2 Tenant Leasing Exhibit Rear Elevation (H through O)
1/8" = 1'-0"



① Tenant Leasing Exhibit Front Elevation (P Through W)
1/8" = 1'-0"



② Tenant Leasing Exhibit Rear Elevation (P Through W)
1/8" = 1'-0"



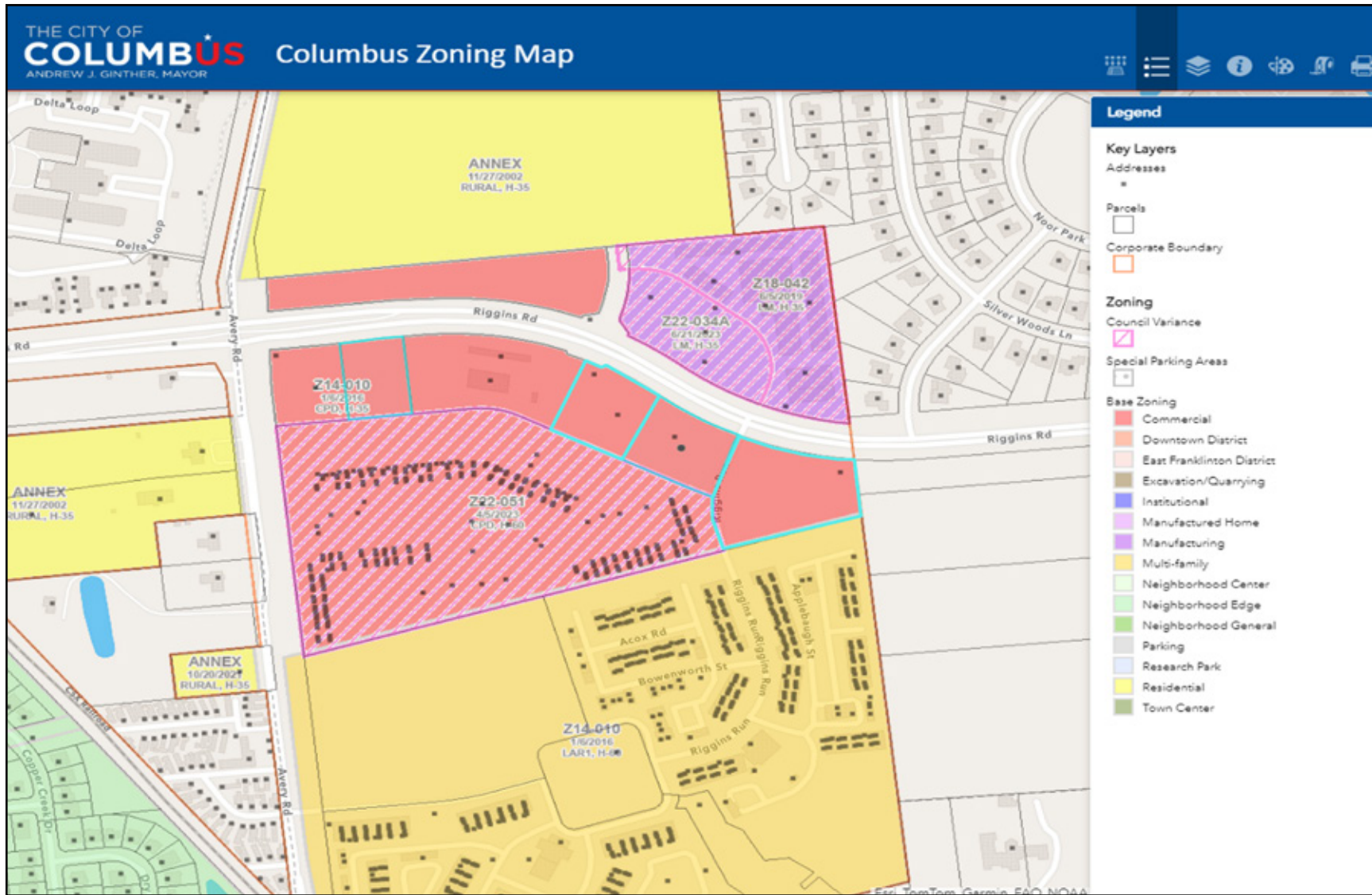
① Tenant Leasing Exhibit Front Elevation (X Through AA)
1/8" = 1'-0"



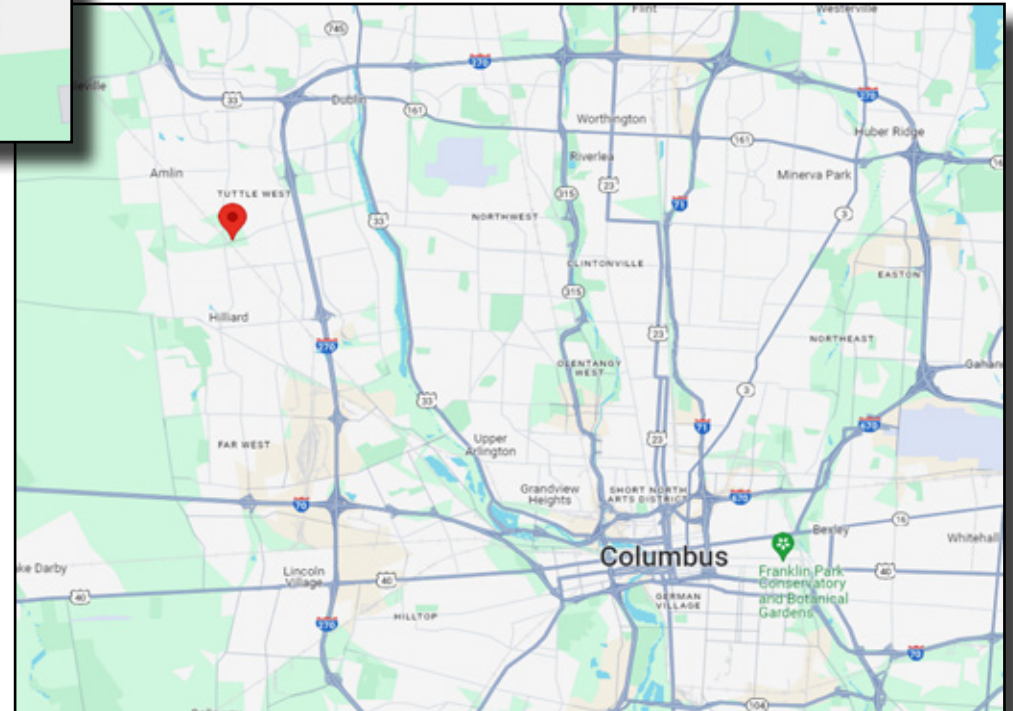
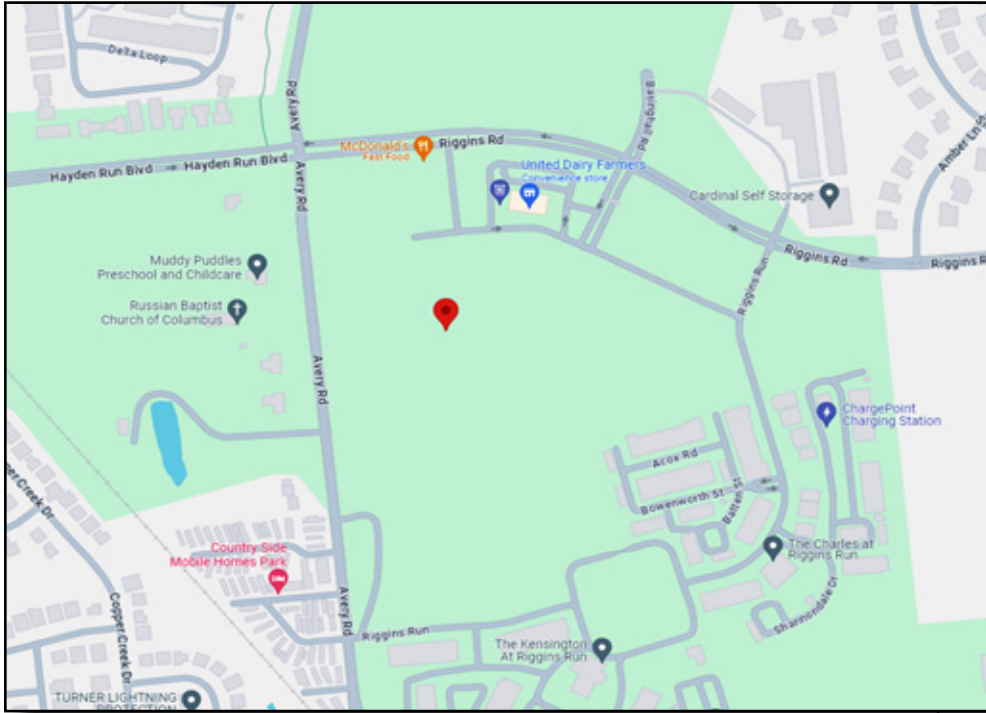
② Tenant Leasing Exhibit West Side Elevation (X Through AA)
1/8" = 1'-0"



③ Leasing Exhibit - X-AA Rear - Color
1/8" = 1'-0"



Click [here](#) to view Columbus Zoning Resolution




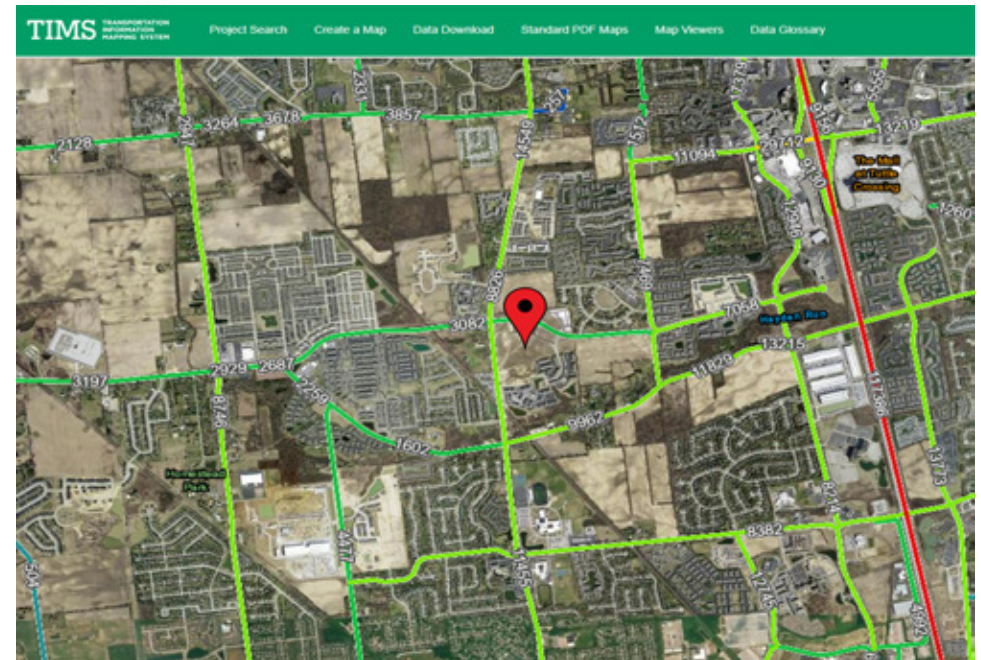


Great Location!


Easy access to major roads
20 minutes to Downtown Columbus

Demographic Summary Report

LAWRENCE SQUARE 0 Avery Road, Columbus, OH 43026			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	13,849	67,629	169,117
2023 Estimate	13,258	65,802	166,262
2010 Census	8,936	50,707	139,216
Growth 2023 - 2028	4.46%	2.78%	1.72%
Growth 2010 - 2023	48.37%	29.77%	19.43%
2023 Population by Hispanic Origin	678	2,742	8,610
2023 Population	13,258	65,802	166,262
White	9,191 69.32%	50,987 77.49%	128,545 77.31%
Black	706 5.33%	2,768 4.21%	7,946 4.78%
Am. Indian & Alaskan	17 0.13%	117 0.18%	277 0.17%
Asian	2,953 22.27%	10,046 15.27%	24,703 14.86%
Hawaiian & Pacific Island	6 0.05%	17 0.03%	60 0.04%
Other	385 2.90%	1,867 2.84%	4,731 2.85%
U.S. Armed Forces	23	83	141
Households			
2028 Projection	5,981	28,653	69,470
2023 Estimate	5,692	27,782	68,193
2010 Census	3,629	20,862	56,475
Growth 2023 - 2028	5.08%	3.14%	1.87%
Growth 2010 - 2023	56.85%	33.17%	20.75%
Owner Occupied	3,716 65.28%	17,790 64.03%	43,318 63.52%
Renter Occupied	1,976 34.72%	9,992 35.97%	24,875 36.48%
2023 Households by HH Income	5,694	27,782	68,193
Income: <\$25,000	494 8.68%	2,182 7.85%	5,582 8.19%
Income: \$25,000 - \$50,000	784 13.77%	3,401 12.24%	9,039 13.26%
Income: \$50,000 - \$75,000	1,282 22.51%	4,942 17.79%	11,247 16.49%
Income: \$75,000 - \$100,000	691 12.14%	3,971 14.29%	9,128 13.39%
Income: \$100,000 - \$125,000	812 14.26%	4,446 16.00%	9,908 14.53%
Income: \$125,000 - \$150,000	545 9.57%	2,160 7.77%	5,829 8.55%
Income: \$150,000 - \$200,000	538 9.45%	3,758 13.53%	8,526 12.50%
Income: \$200,000+	548 9.62%	2,922 10.52%	8,934 13.10%
2023 Avg Household Income	\$107,399	\$114,674	\$119,030
2023 Med Household Income	\$85,383	\$96,190	\$97,536



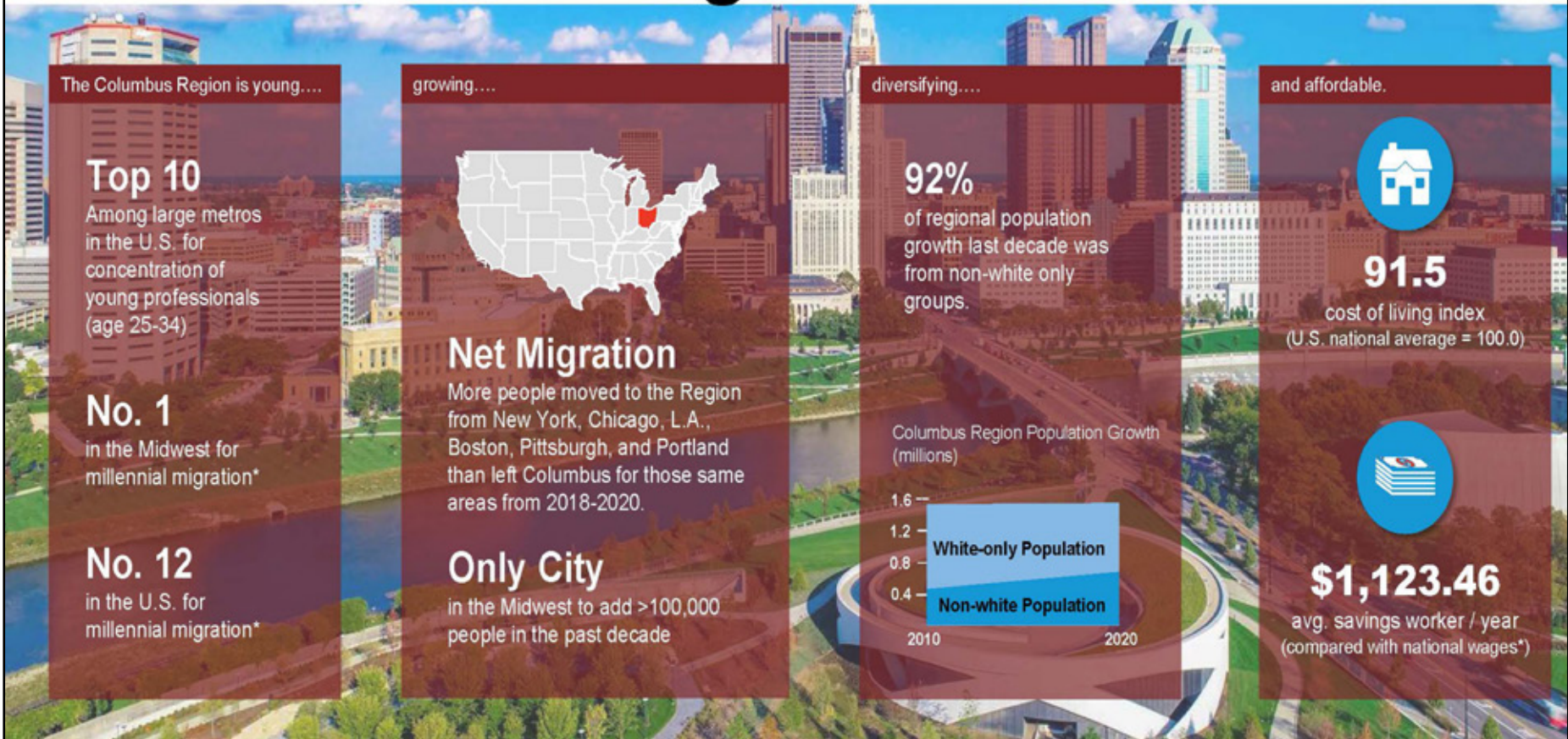
Traffic Count Report

LAWRENCE SQUARE 0 Avery Road, Columbus, OH 43026						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Avery Rd	Winters Run Rd	0.19 S	2022	9,568	MPSI	.18
2 Avery Rd	Winters Run Rd	0.20 S	2015	9,232	MPSI	.18
3 Avery Rd	Winters Run Rd	0.19 S	2021	9,704	MPSI	.18
4 Riggins Road	Avery Oak Dr	0.23 N	2022	6,139	MPSI	.23
5 Avery Road	Winters Run Rd	0.04 S	2022	8,307	MPSI	.28
6 AVERY RD	Winters Run Rd	0.04 S	2020	7,972	AADT	.28
7 Avery Road	Avery Oak Dr	0.20 N	2022	13,852	MPSI	.28
8 Hayden Run Boulevard	Avery Oak Dr	0.25 N	2022	6,348	MPSI	.29
9 Hayden Run Road	Avery Rd	0.10 W	2020	14,238	MPSI	.36
10 Hayden Run Rd	Avery Rd	0.10 W	2022	12,218	MPSI	.36



Appraisal Brokerage Consulting Development

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
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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.