

THE ROBERT WEILER COMPANY EST. 1938

BRAND NEW COMMERCIAL SPACES FOR LEASE

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

LAWRENCE SQUARE

Delivery Spring 2026



THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

SE Corner of Avery Road and Riggins Road
19,306 +/- SF Available
5155 Raglan Street, Columbus, OH 43026

BRAND NEW COMMERCIAL SPACES FOR LEASE!

Brand new mixed use building with commercial spaces ranging from 1,030 +/- SF up to 9,737 +/- 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).

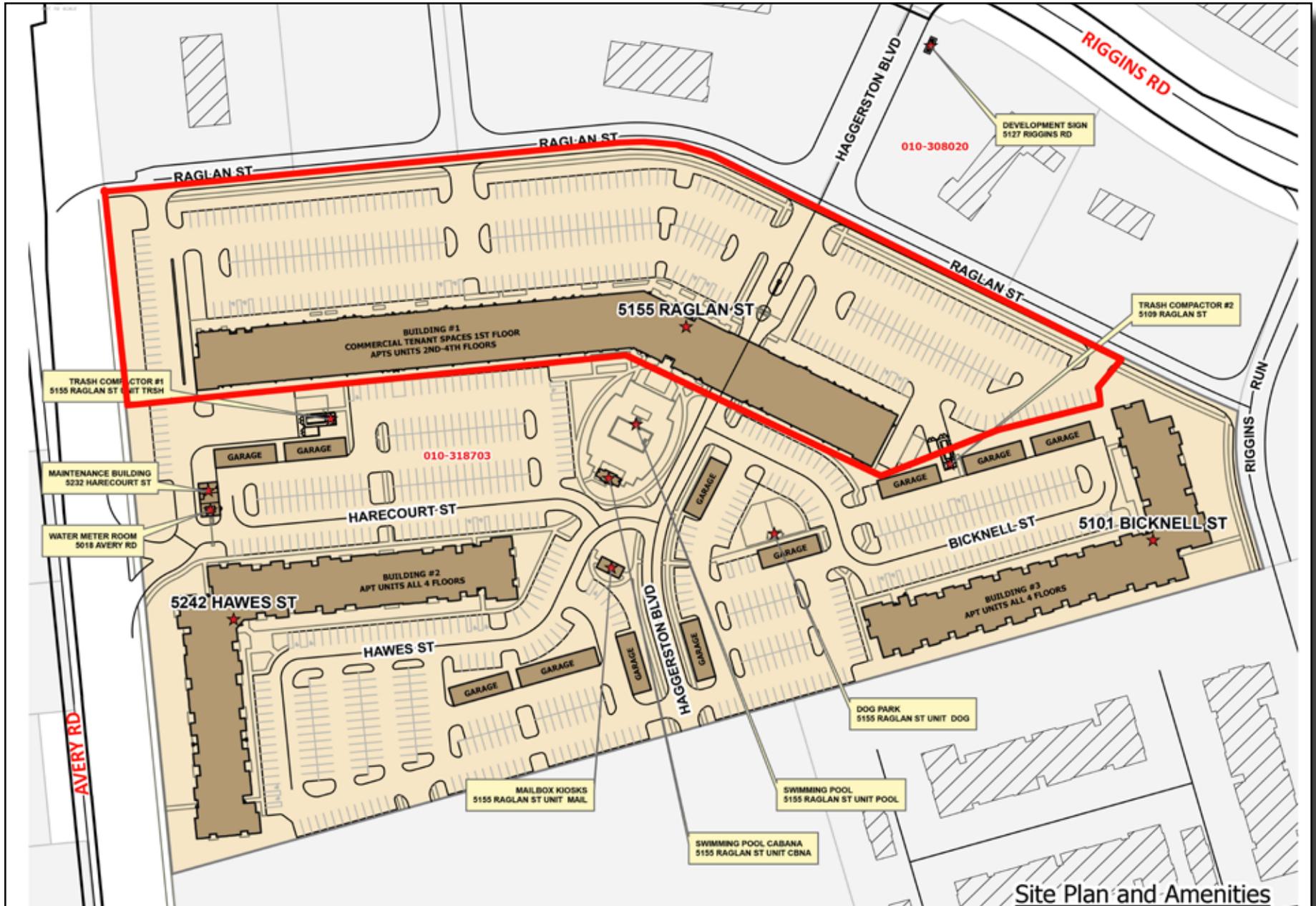
Located 10 minutes from Downtown Hilliard. **Delivery Spring 2026.**



Property Highlights

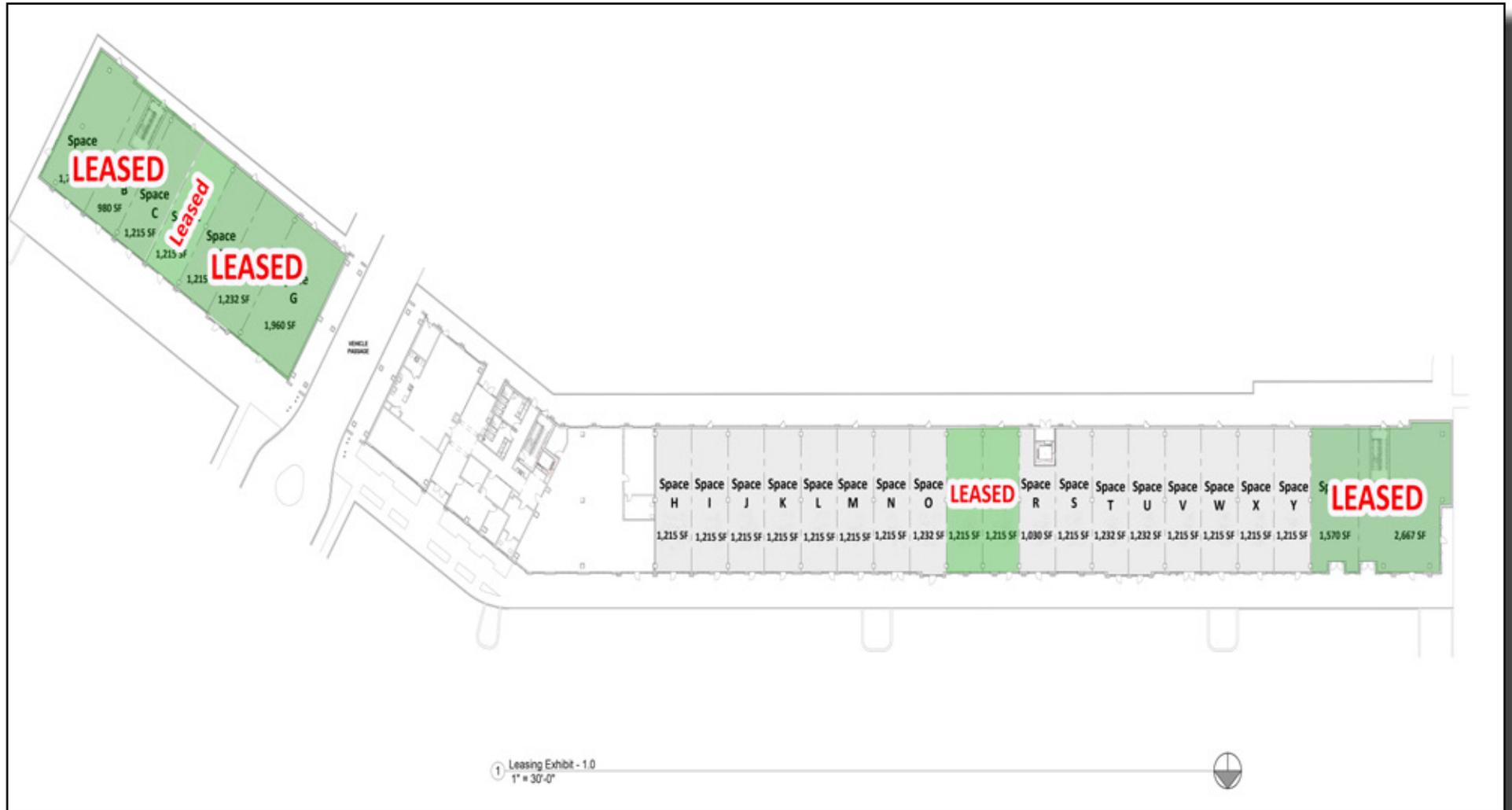
Location:	SEC of Avery Rd and Riggins Rd
Address:	5155 Raglan Street Columbus, Ohio 43026
County:	Franklin
Submarket:	Columbus/Dublin/Hilliard
PID:	010-318703-00
Space Available:	19,306 +/- SF
Lease Rate:	\$36/SF - \$42/SF* NNN *(excludes end cap)
Est. Op. Exp.:	\$9.00/SF
TI:	\$40/SF
Delivery condition:	Cold Dark Shell
Zoning:	CPD - Commercial Planned Development District



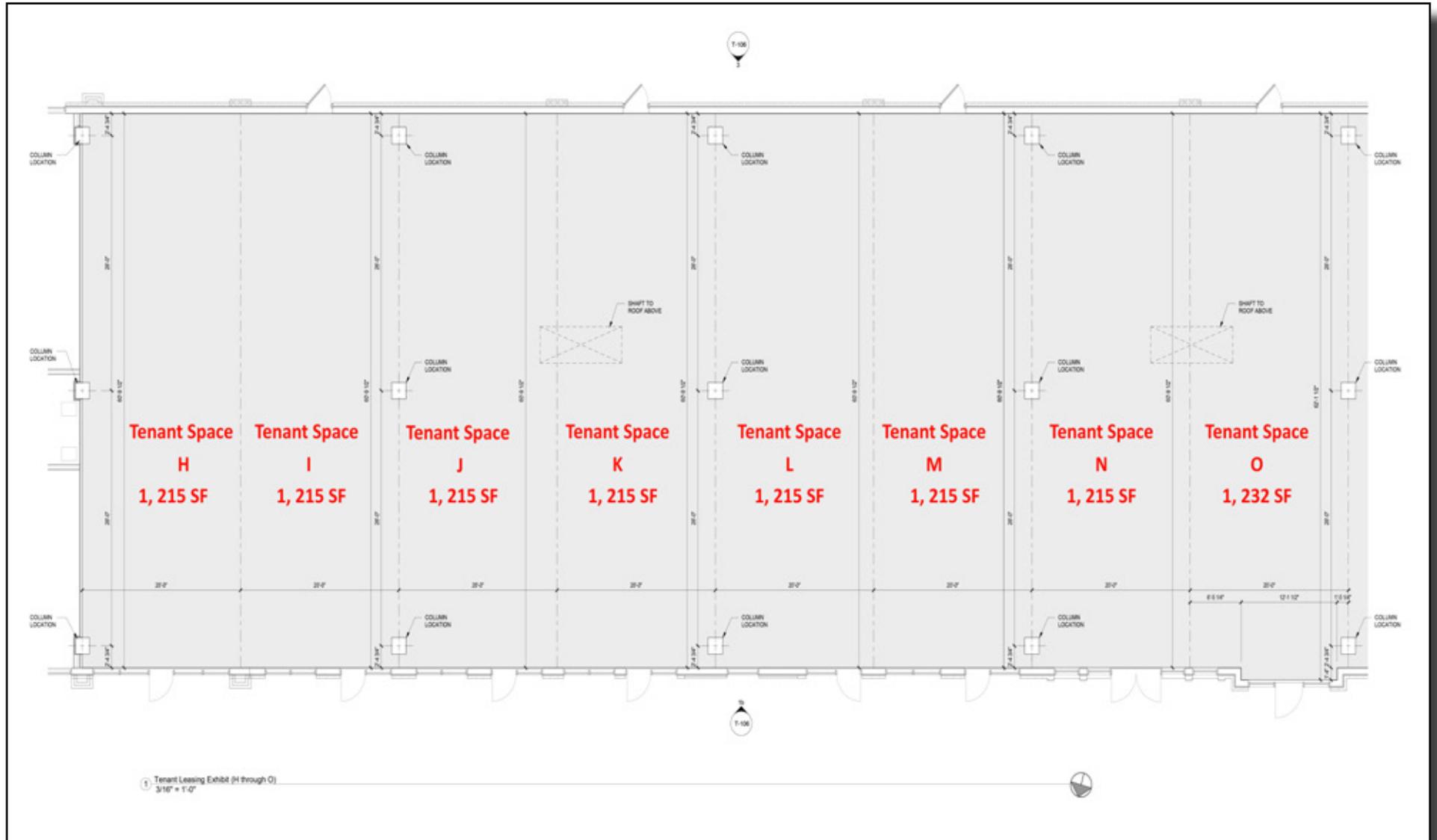


Site Plan and Amenities













1 Tenant Leasing Exhibit (X through AA)
3/16" = 1'-0"



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"



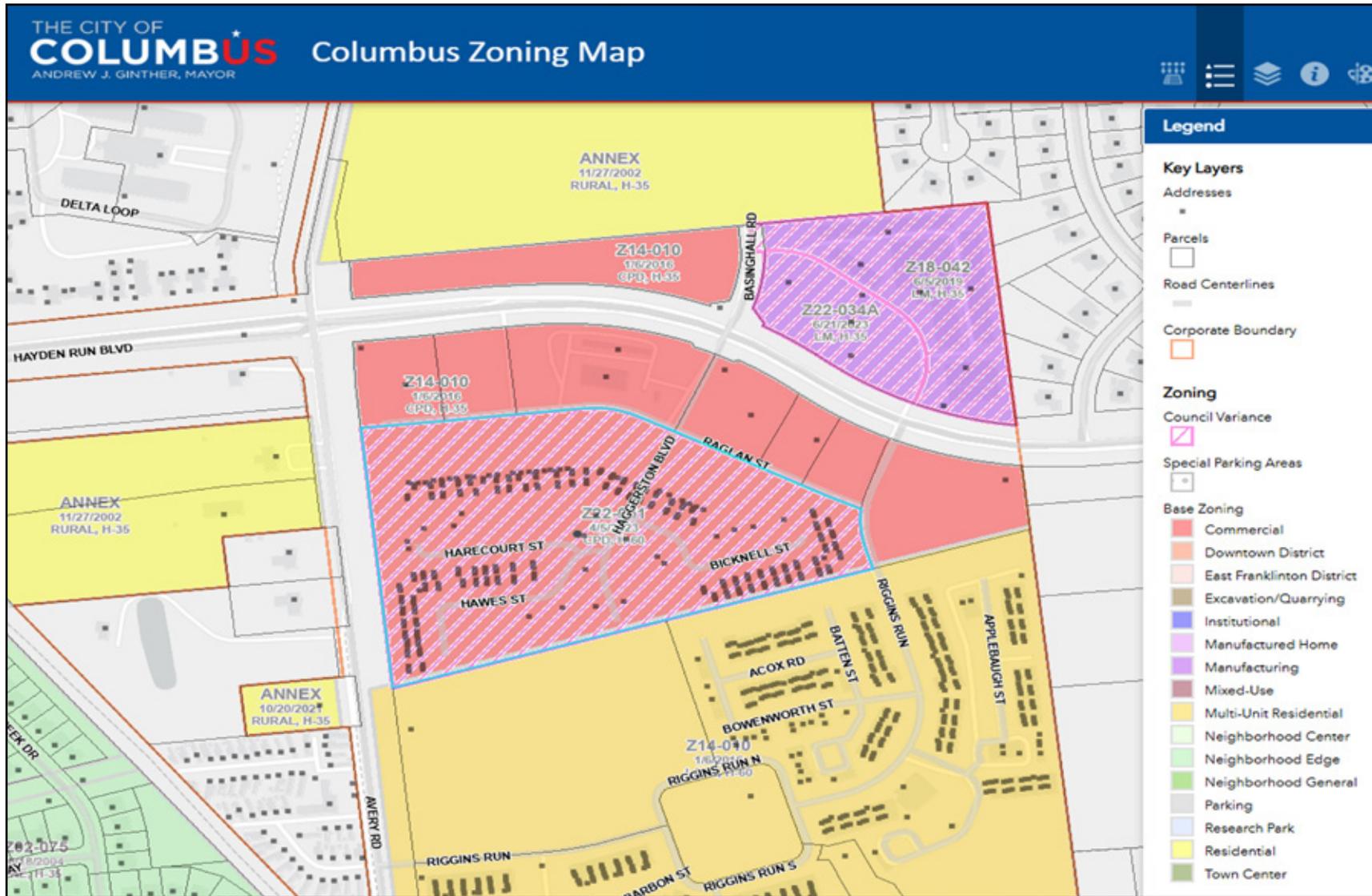
① Tenant Leasing Exhibit Front Elevation (X Through AA)
1/8" = 1'-0"



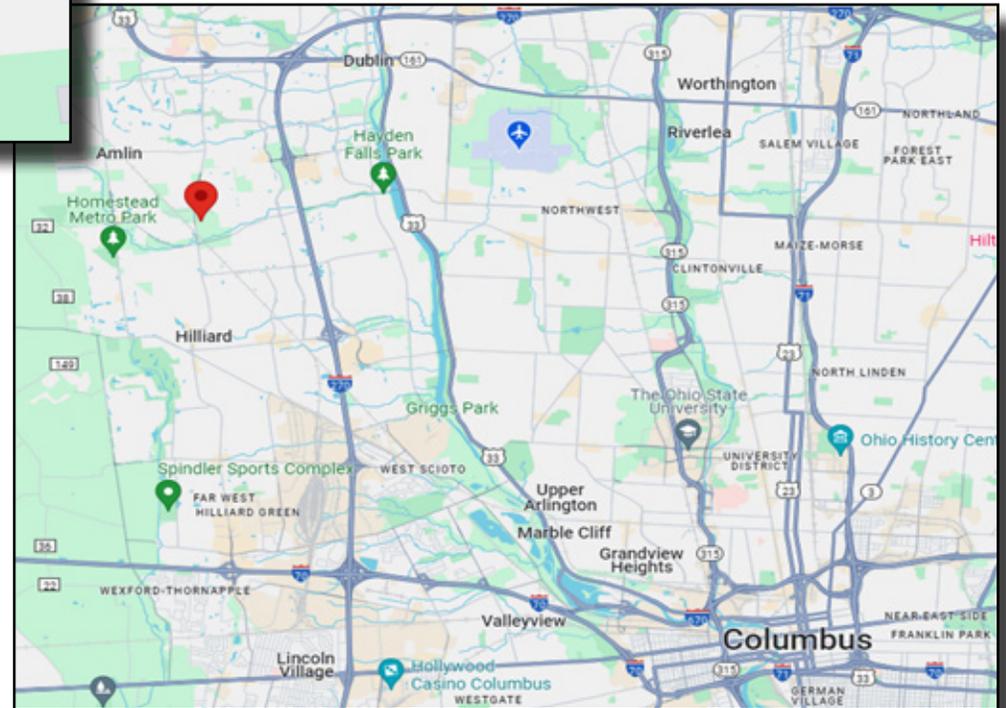
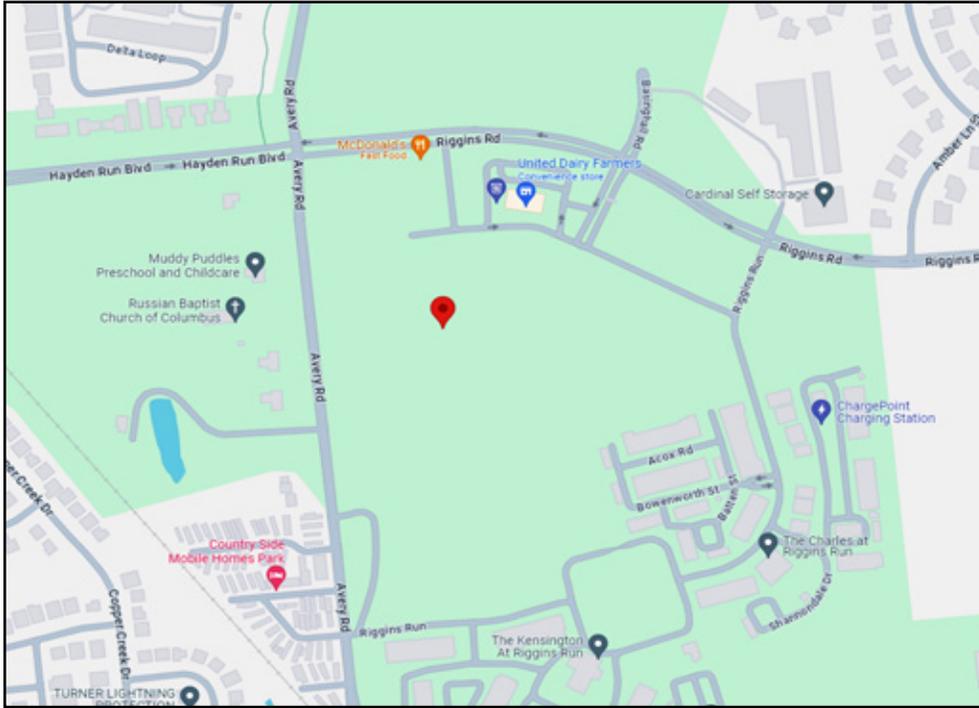
② Tenant Leasing Exhibit West Side Elevation (X Through AA)
1/8" = 1'-0"



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



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



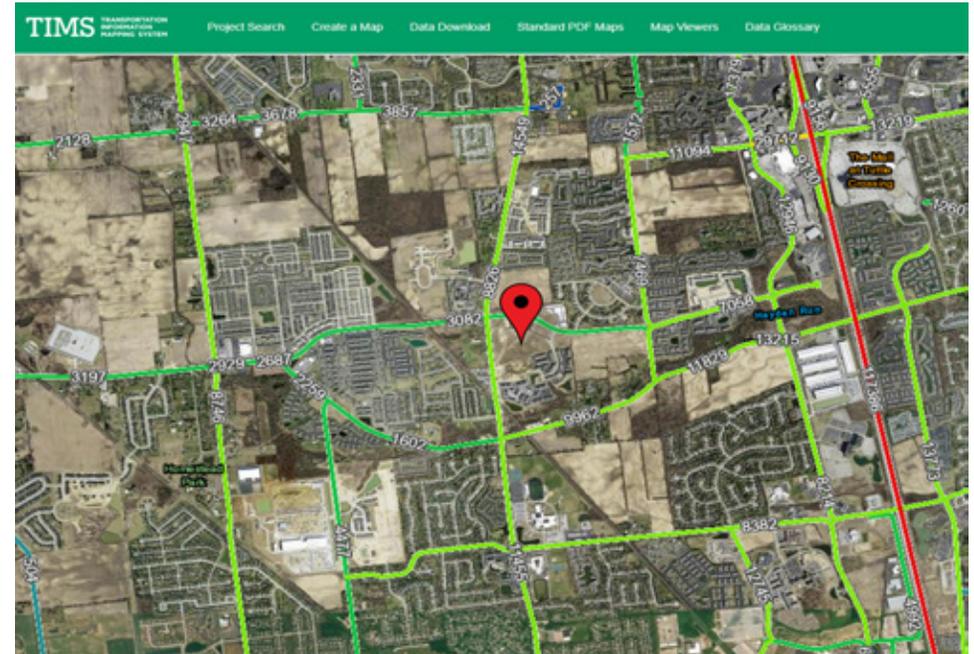


Great Location!

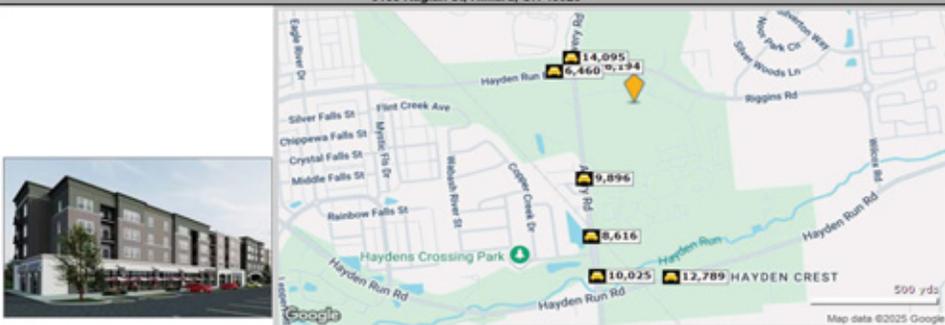
Easy access to major roads
20 minutes to Downtown Columbus

Demographic Summary Report

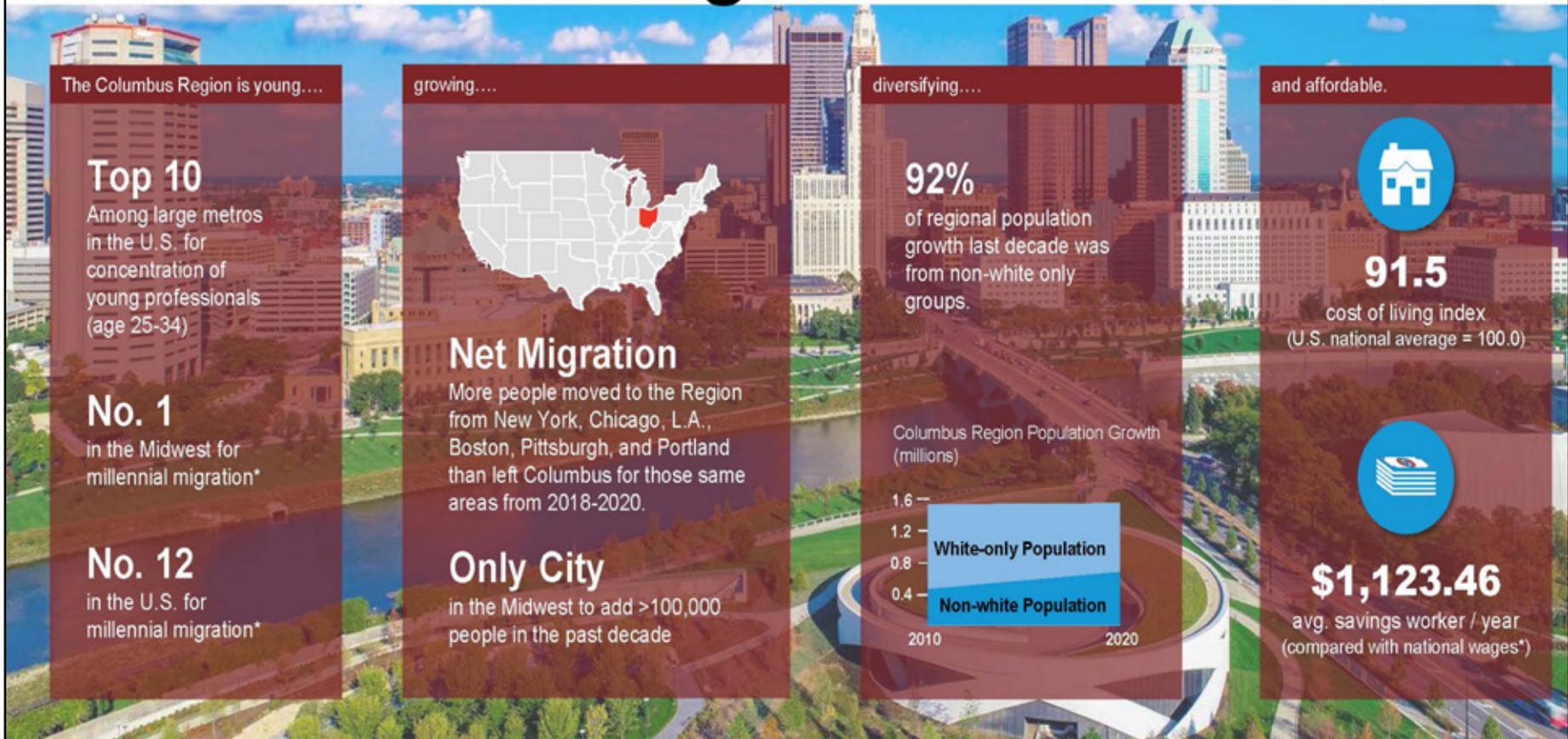
Lawrence Square				
5155 Raglan St, Hilliard, OH 43026				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	13,228	63,349	162,278	
2024 Estimate	13,387	64,232	163,379	
2020 Census	13,946	67,216	168,855	
Growth 2024 - 2029	-1.19%	-1.37%	-0.67%	
Growth 2020 - 2024	-4.01%	-4.44%	-3.24%	
2024 Population by Hispanic Origin				
2024 Population	13,387	64,232	163,379	
White	8,415 62.86%	47,039 73.23%	118,108 72.29%	
Black	734 5.48%	2,474 3.85%	7,171 4.39%	
Am. Indian & Alaskan	30 0.22%	129 0.20%	402 0.25%	
Asian	2,918 21.80%	8,412 13.10%	21,008 12.86%	
Hawaiian & Pacific Island	3 0.02%	11 0.02%	40 0.02%	
Other	1,287 9.61%	6,168 9.60%	16,651 10.19%	
U.S. Armed Forces	11	70	126	
Households				
2029 Projection	5,859	26,934	66,389	
2024 Estimate	5,941	27,342	66,898	
2020 Census	6,221	28,705	69,160	
Growth 2024 - 2029	-1.38%	-1.49%	-0.76%	
Growth 2020 - 2024	-4.50%	-4.75%	-3.27%	
Owner Occupied	2,619 44.08%	14,948 54.67%	38,718 57.88%	
Renter Occupied	3,322 55.92%	12,394 45.33%	28,180 42.12%	
2024 Households by HH Income				
Income: <\$25,000	712 11.98%	2,192 8.02%	5,524 8.26%	
Income: \$25,000 - \$50,000	943 15.87%	3,671 13.43%	9,756 14.58%	
Income: \$50,000 - \$75,000	1,273 21.42%	4,800 17.56%	10,654 15.93%	
Income: \$75,000 - \$100,000	933 15.70%	4,276 15.64%	9,375 14.01%	
Income: \$100,000 - \$125,000	862 14.51%	3,848 14.08%	9,037 13.51%	
Income: \$125,000 - \$150,000	567 9.54%	2,733 10.00%	6,177 9.23%	
Income: \$150,000 - \$200,000	332 5.59%	3,132 11.46%	7,651 11.44%	
Income: \$200,000+	320 5.39%	2,687 9.83%	8,726 13.04%	
2024 Avg Household Income	\$91,466	\$111,280	\$117,408	
2024 Med Household Income	\$76,152	\$92,577	\$95,042	



Traffic Count Report

Lawrence Square						
5155 Raglan St, Hilliard, OH 43026						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Riggins Road	Avery Oak Dr	0.23 N	2025	6,194	MPSI	.13
2 Avery Road	Avery Oak Dr	0.20 N	2025	14,095	MPSI	.18
3 Hayden Run Boulevard	Avery Oak Dr	0.25 N	2025	6,460	MPSI	.20
4 Avery Rd	Winters Run Rd	0.19 S	2022	9,568	MPSI	.22
5 Avery Rd	Winters Run Rd	0.19 S	2025	9,896	MPSI	.22
6 Avery Road	Winters Run Rd	0.04 S	2023	8,616	MPSI	.35
7 AVERY RD	Winters Run Rd	0.04 S	2024	8,622	MPSI	.35
8 Avery Road	Winters Run Rd	0.04 S	2025	8,616	MPSI	.35
9 Avery Road	Hayden Run Rd	0.05 S	2025	10,025	MPSI	.44
10 Hayden Run Road	Avery Rd	0.10 W	2025	12,789	MPSI	.44

What's Driving Investment?



Notable Projects YTD



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

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938



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 88 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

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 sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, 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 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.