

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

Alex Marsh • amarsh@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.118 • www.rweiler.com



CLINTONVILLE COMMERCIAL SPACE AVAILABLE!

Discover a rare opportunity to lease a prime retail or office space adjacent to the popular Modo Yoga Clintonville, which attracts 5,000 to 6,000 visitors monthly. This high-traffic location ensures excellent visibility and access for your business. The available space spans 1,100 square feet and has been completely renovated, offering a fresh, modern environment tailored for a complementary business. Shared amenities include bathrooms, locker rooms, and showers, enhancing convenience for both staff and customers. Modo Yoga, renowned for its quality, has consistently been voted the best in Columbus and has multiple locations nationwide. Join this thriving community and elevate your business in a vibrant setting!

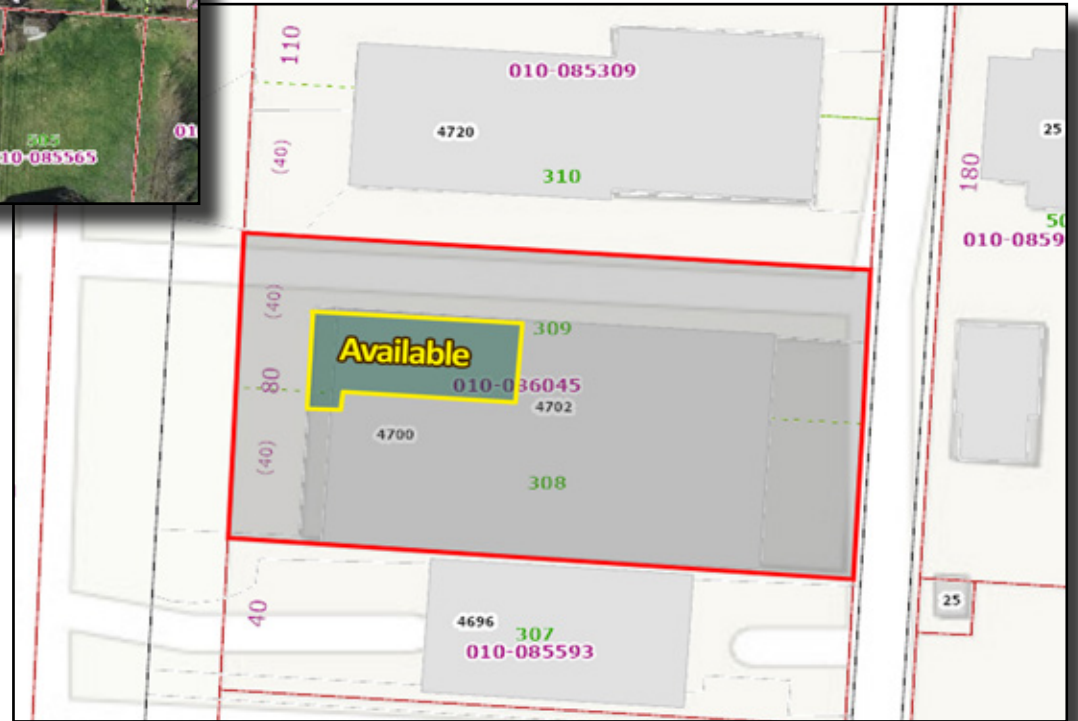


Property Highlights

Address:	4700 N High Street Columbus, OH 43214
County:	Franklin
PID:	010-086045-00
Location:	Between Morse Rd and Henderson Rd
Building Size:	7,560 +/- SF
Year Built:	1950
Year Remodeled:	2024
Levels:	1 Story
Available:	1,100 +/- SF
Lease Rate:	Negotiable
Zoning:	C-4 Regional Scale Commercial District

1,100 +/- SF Commercial Space
4700 N High St, Columbus, OH 43214

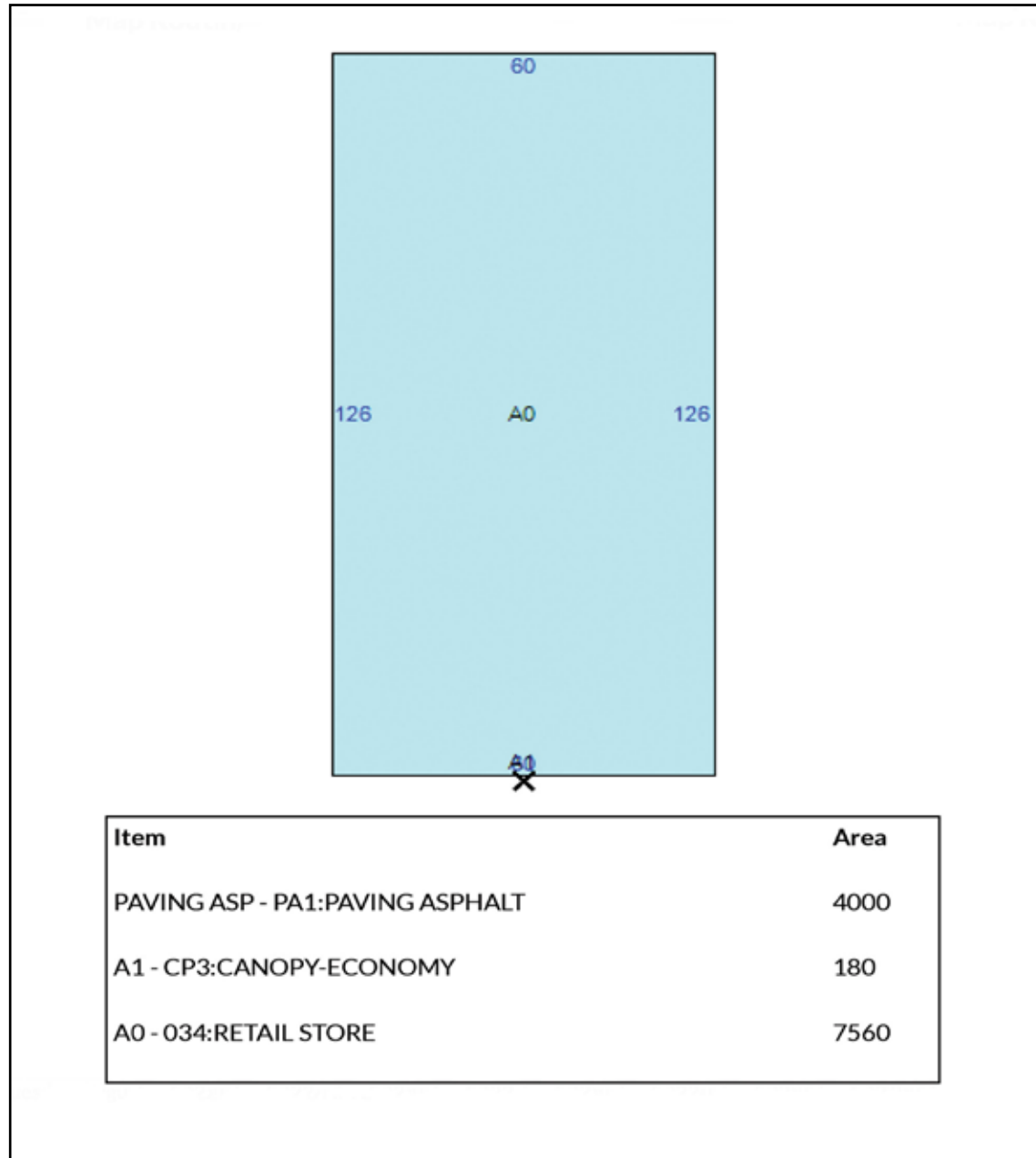
Aerial and Plat Maps



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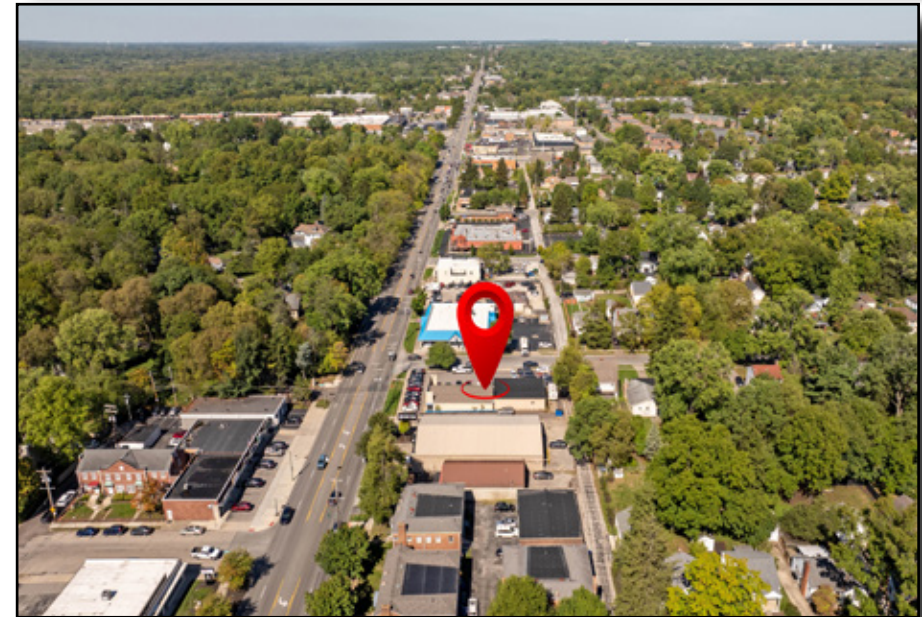
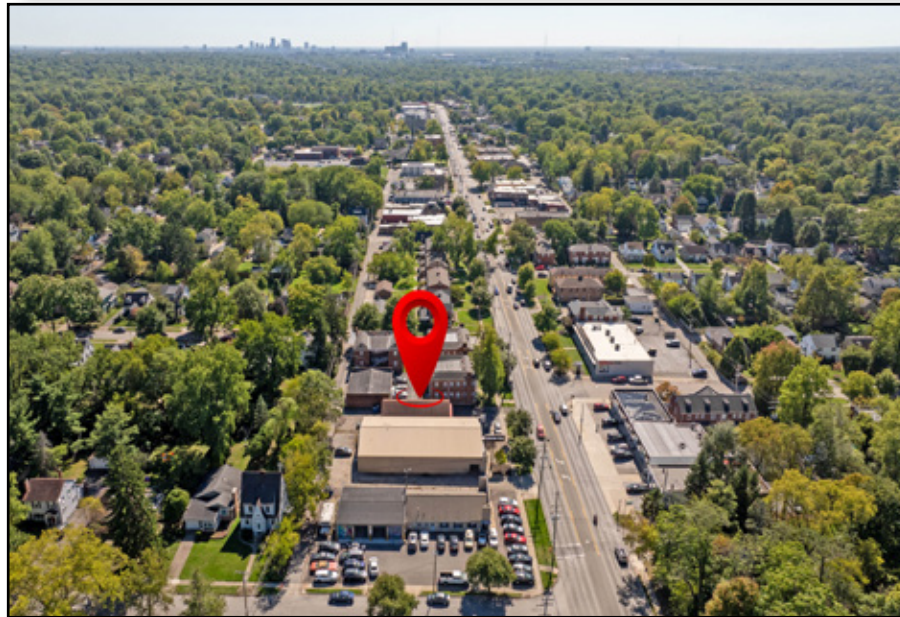
Appraisal Brokerage Consulting Development

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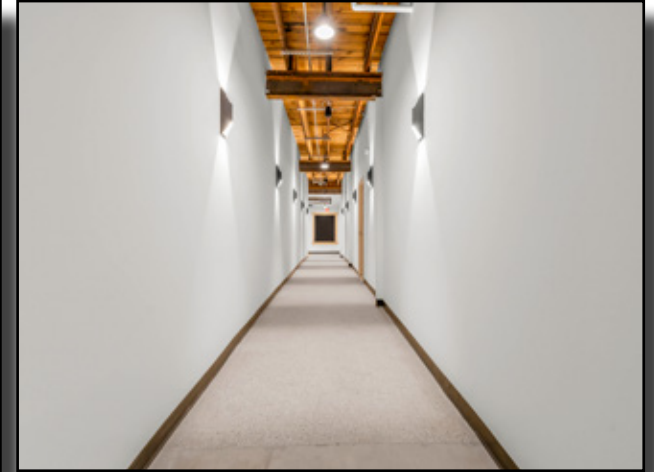
1,100 +/- SF Commercial Space
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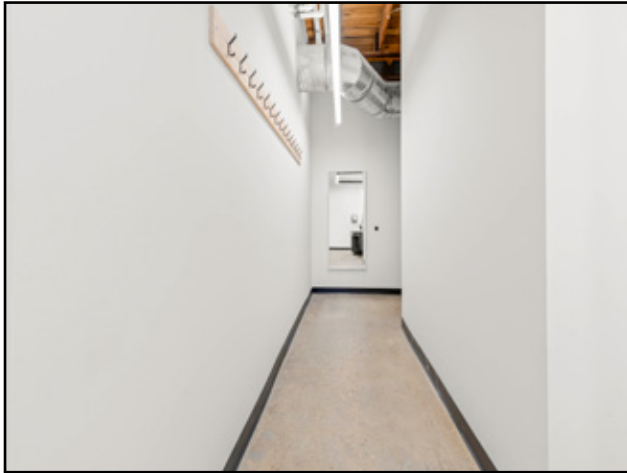
Building Photos

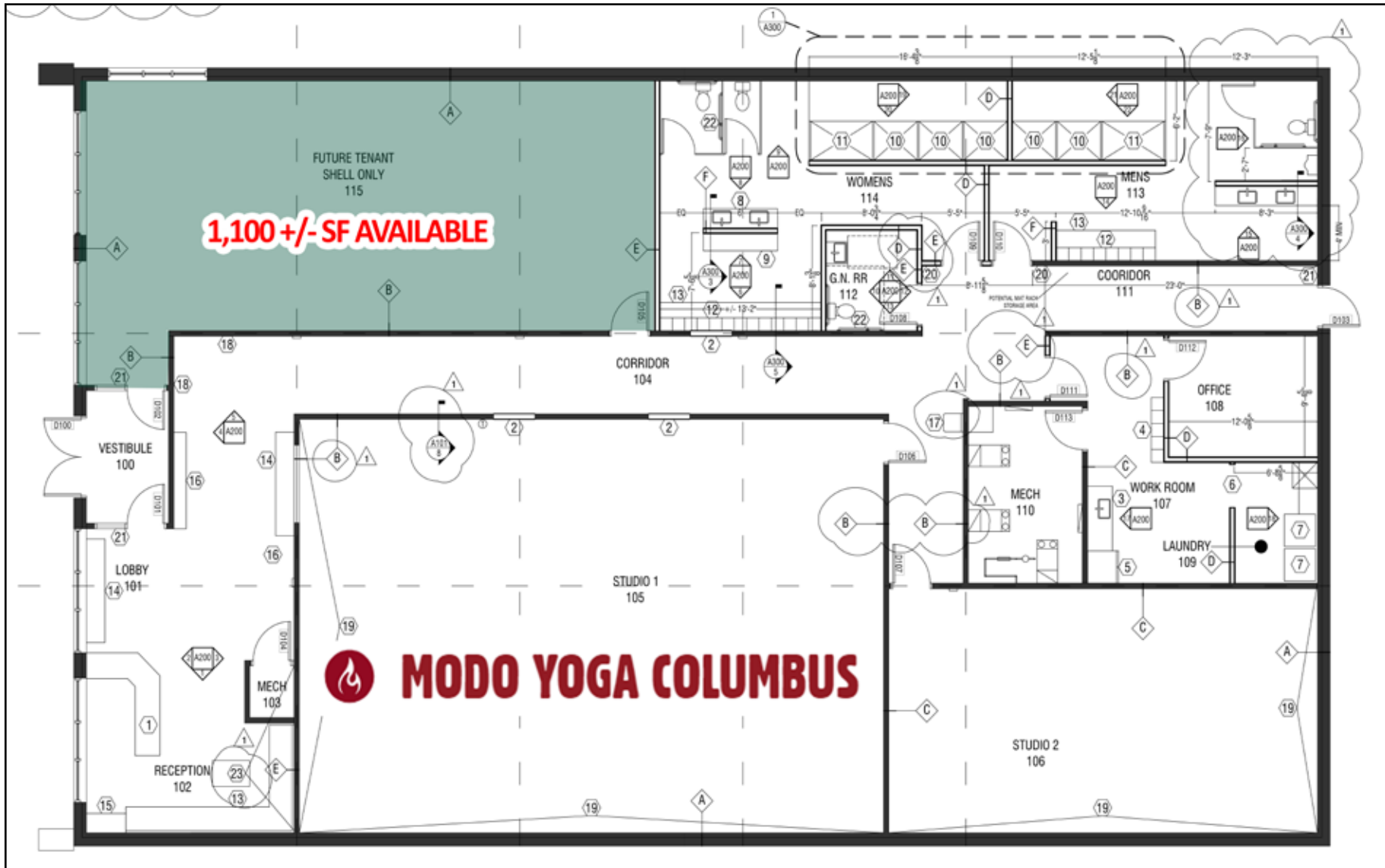


Available Space





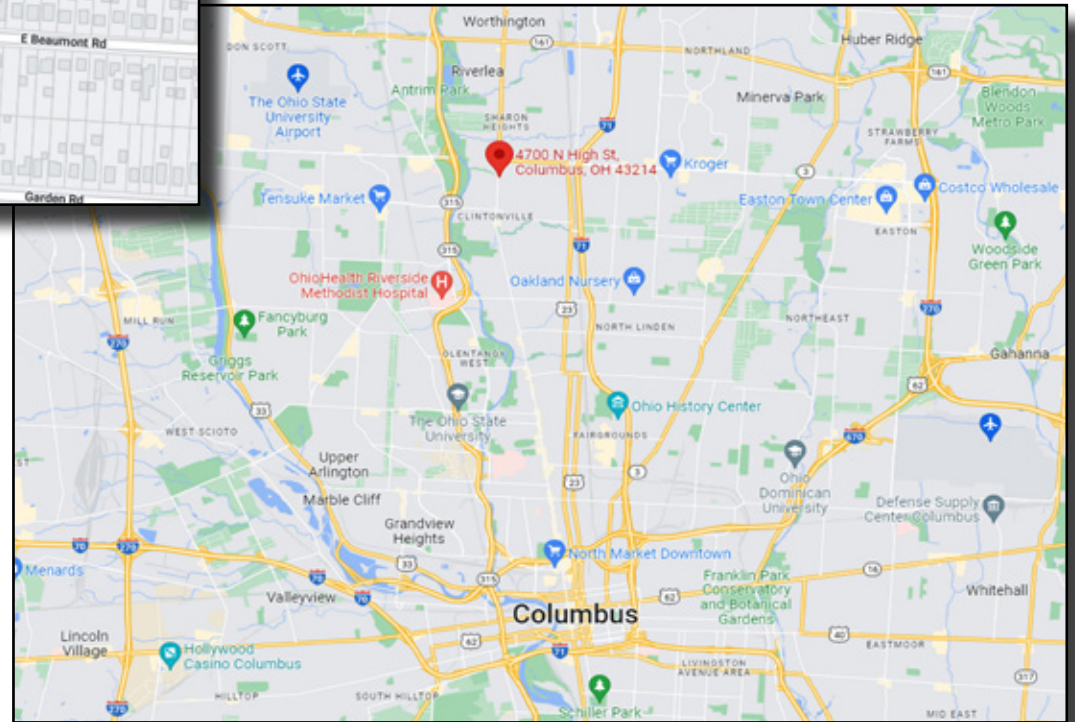
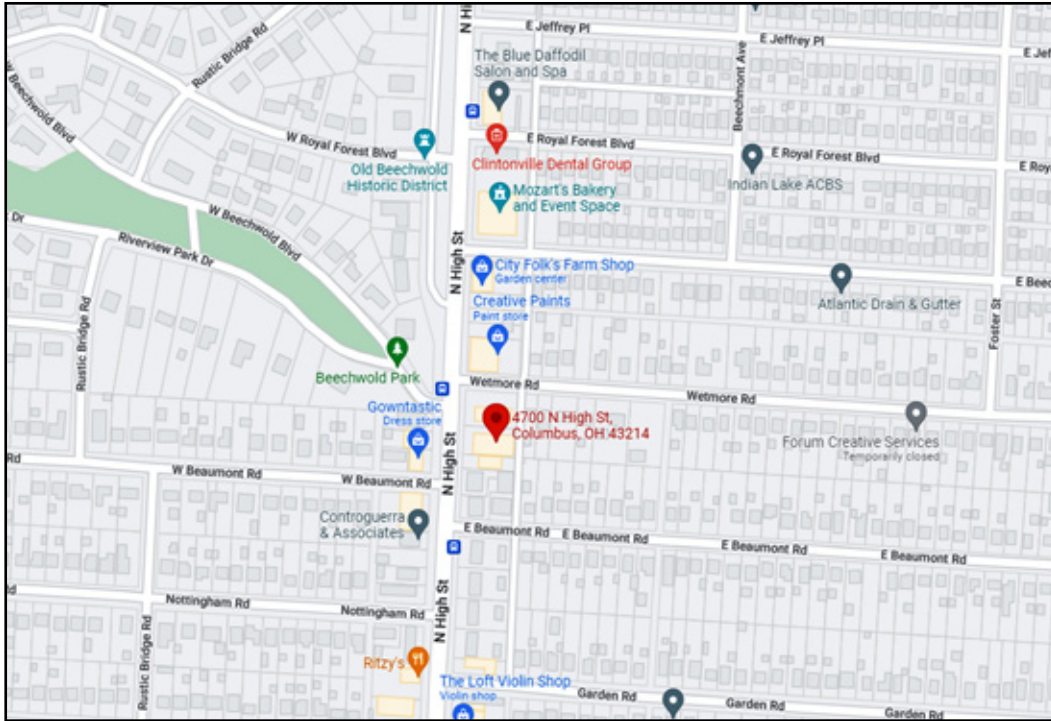




1,100 +/- SF Available For Lease

1,100 +/- SF Commercial Space
4700 N High St, Columbus, OH 43214

Street Maps



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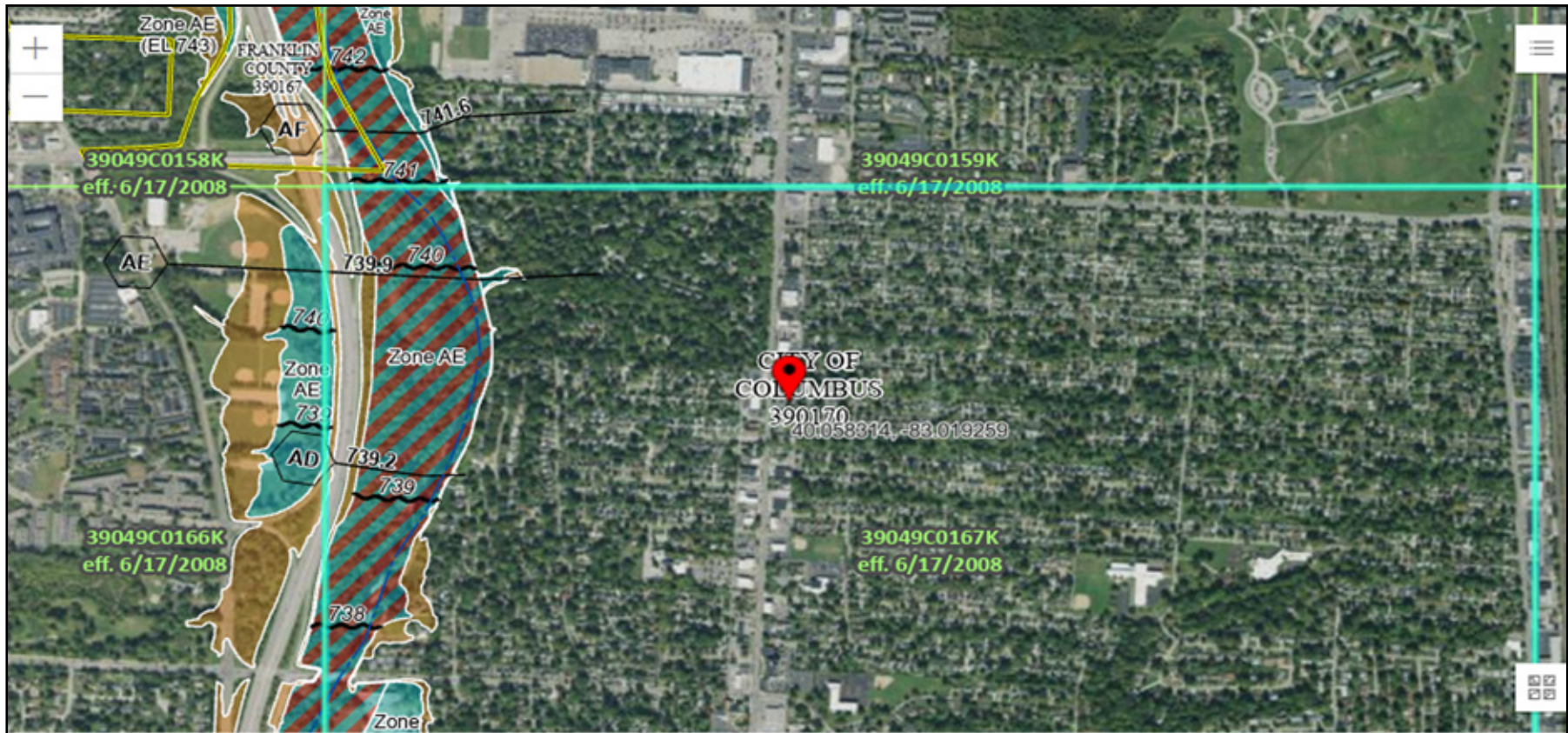
1,100 +/- SF Commercial Space
4700 N High St, Columbus, OH 43214

Location Map



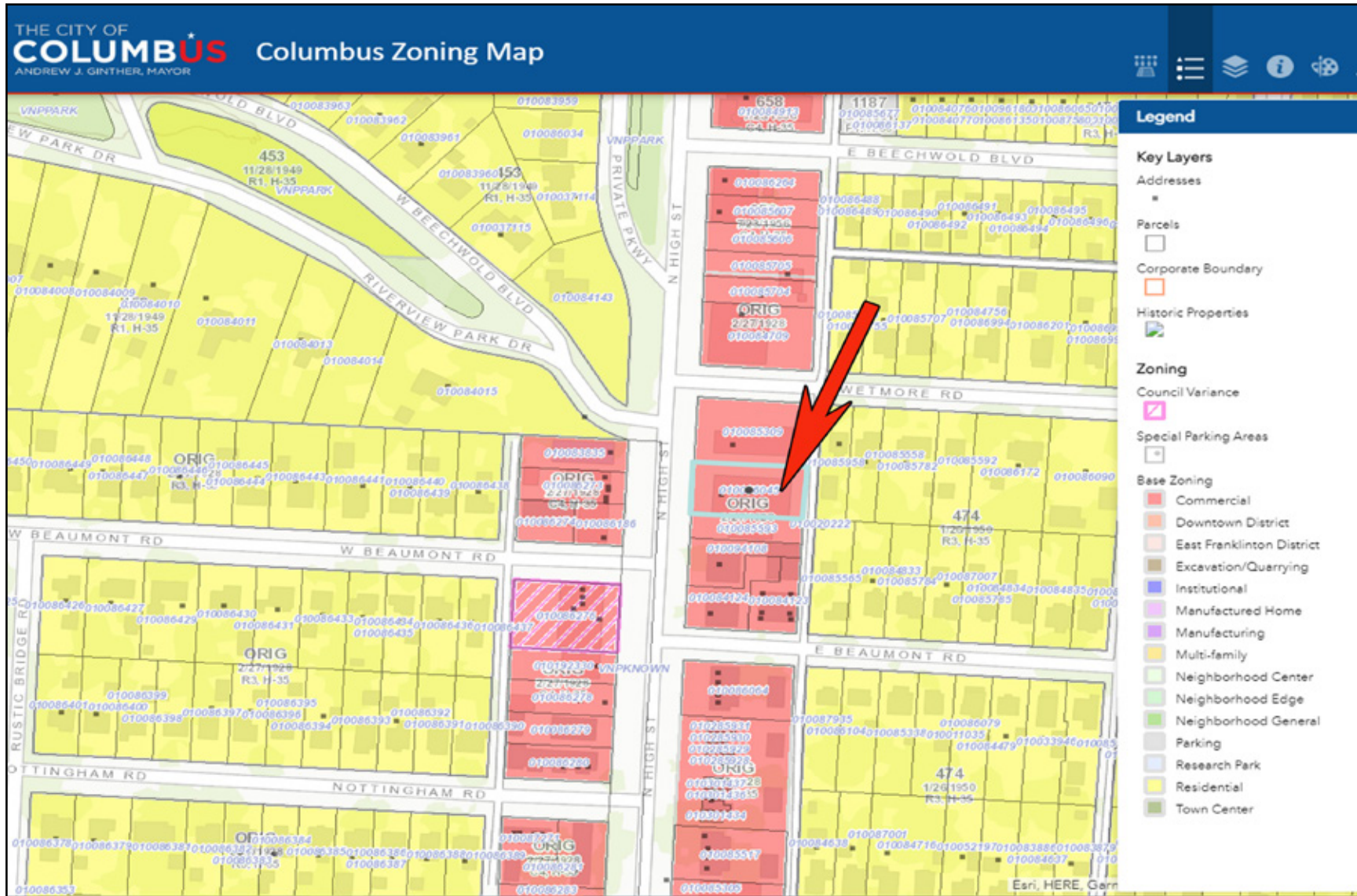
Great Location!

Easy access to major roads
10 minutes to Polaris Fashion Place
15 minutes to Downtown Columbus




ri, USDA Farm Service Agency, Microsoft AE Powered by E

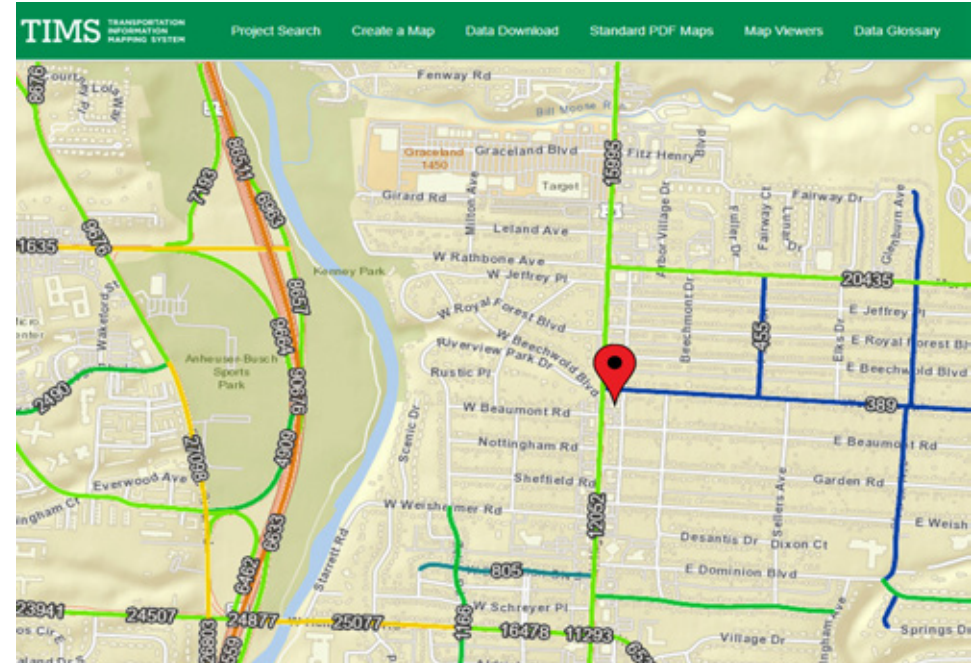
<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, AD9 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 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 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
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Click [here](#) to view zoning text

Demographic Summary Report

4700 N High St, Columbus, OH 43214				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	11,245	120,566	363,346	
2024 Estimate	11,252	120,958	363,905	
2020 Census	11,390	124,066	370,387	
Growth 2024 - 2029	-0.06%	-0.32%	-0.15%	
Growth 2020 - 2024	-1.21%	-2.51%	-1.75%	
2024 Population by Hispanic Origin	311	6,461	23,288	
2024 Population	11,252	120,958	363,905	
White	9,528 84.68%	79,577 65.79%	216,535 59.50%	
Black	390 3.47%	17,151 14.18%	75,435 20.73%	
Am. Indian & Alaskan	30 0.27%	501 0.41%	1,605 0.44%	
Asian	400 3.55%	10,511 8.69%	26,937 7.40%	
Hawaiian & Pacific Island	1 0.01%	22 0.02%	130 0.04%	
Other	902 8.02%	13,195 10.91%	43,263 11.89%	
U.S. Armed Forces	0	34	108	
Households				
2029 Projection	5,723	54,442	149,560	
2024 Estimate	5,724	54,598	149,829	
2020 Census	5,778	55,881	152,491	
Growth 2024 - 2029	-0.02%	-0.29%	-0.18%	
Growth 2020 - 2024	-0.93%	-2.30%	-1.75%	
Owner Occupied	3,671 64.13%	28,266 51.77%	66,975 44.70%	
Renter Occupied	2,053 35.87%	26,333 48.23%	82,854 55.30%	
2024 Households by HH Income	5,725	54,599	149,828	
Income: <\$25,000	617 10.78%	8,448 15.47%	28,725 19.17%	
Income: \$25,000 - \$50,000	935 16.33%	11,914 21.82%	32,935 21.98%	
Income: \$50,000 - \$75,000	1,003 17.52%	9,859 18.06%	27,008 18.03%	
Income: \$75,000 - \$100,000	835 14.59%	7,148 13.09%	17,572 11.73%	
Income: \$100,000 - \$125,000	713 12.45%	5,434 9.95%	13,864 9.25%	
Income: \$125,000 - \$150,000	391 6.83%	3,580 6.56%	8,716 5.82%	
Income: \$150,000 - \$200,000	618 10.79%	4,113 7.53%	10,295 6.87%	
Income: \$200,000+	613 10.71%	4,103 7.51%	10,713 7.15%	
2024 Avg Household Income	\$106,558	\$89,616	\$84,725	
2024 Med Household Income	\$84,206	\$66,813	\$60,550	

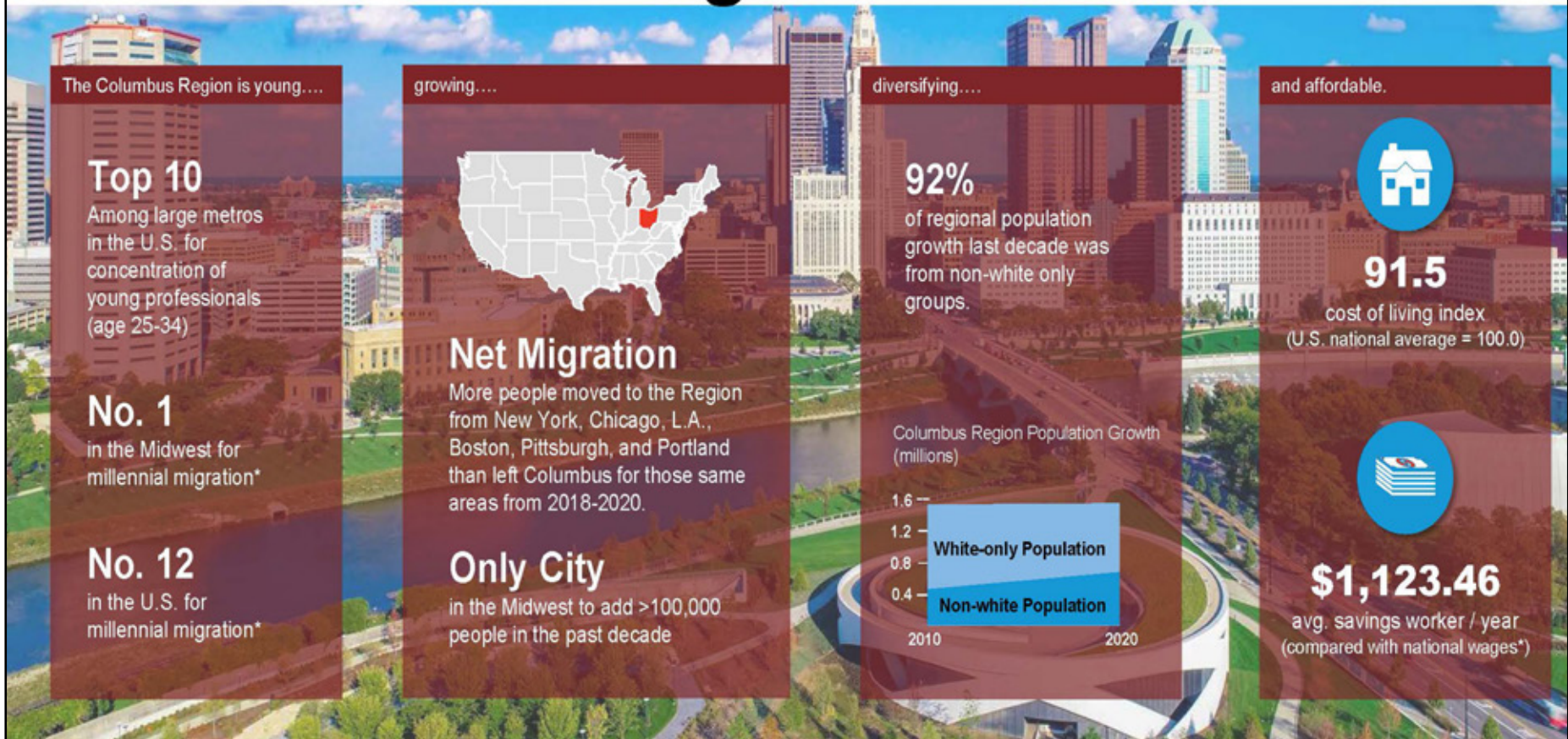


Traffic Count Report



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Beaumont Rd	N High St	0.08 E	2018	1,779	MPSI	.10
2 E Beechwood Blvd	N High St	0.07 W	2018	820	MPSI	.11
3 N High St	E Royal Forest Blvd	0.02 S	2018	34,450	MPSI	.18
4 E Weisheimer Rd	N High St	0.09 W	2022	947	MPSI	.21
5 E Weisheimer Rd	N High St	0.09 W	2021	960	MPSI	.21
6 E Jeffrey Pl	N High St	0.06 W	2022	623	MPSI	.23
7 W Weisheimer Rd	Rustic Bridge Rd	0.07 W	2022	1,288	MPSI	.26
8 W Weisheimer Rd	Rustic Bridge Rd	0.07 W	2021	1,305	MPSI	.26
9 Morse Rd	N High St	0.05 W	2022	13,401	MPSI	.29
10 Morse Rd	N High St	0.05 W	2021	13,489	MPSI	.29

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
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 purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. 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 for your needs.

All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers 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 Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser 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. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase 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, approved by Seller, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk.