

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

DOWNTOWN OFFICE BUILDING

572 East Rich Street, Columbus, OH 43215

DOWNTOWN OFFICE BUILDING FOR SALE!

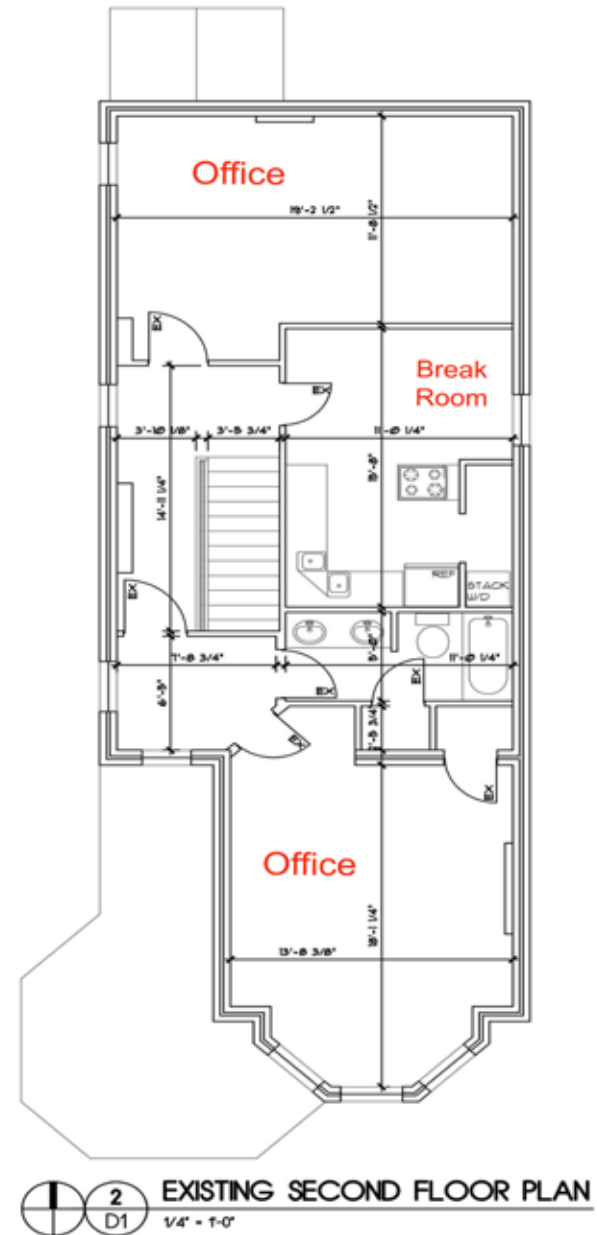
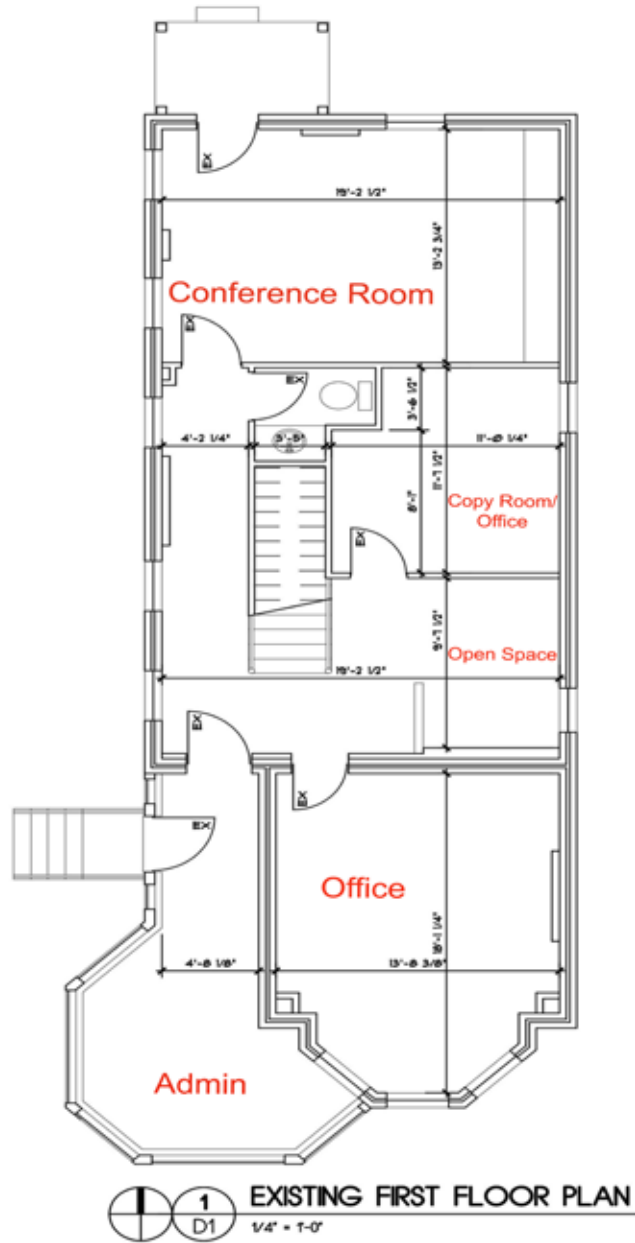
572 E Rich Street is a charming brick structure located in downtown Columbus, and it features a recently renovated interior with new flooring, breakroom appliances and paint. This building offers private offices, a conference room, and off-street parking. Situated on Rich Street, it boasts convenient proximity to German Village, Old Towne East, Grant Hospital, and the rest of Downtown Columbus. While it is currently utilized for corporate housing, it was previously occupied as a law office. This property offers a perfect blend of modern amenities and a prime downtown location. Please click [here](#) to view this marketing package published with a drone video showing the property.



Property Highlights

Address:	572 East Rich Street Columbus, OH 43215
County:	Franklin
PID:	010-030043-00
Location:	North of E Main St between I -71 and S Washington Ave
Year Built:	1900
Year Remodeled:	1985
Levels:	2 stories
Acreage:	0.22 +/- ac
Building Size:	2,380 +/- SF
Sale Price:	\$475,000
Annual Taxes:	\$9,793.64
Zoning:	DD - Downtown District

* Listing Agent is a minority investor in the project.

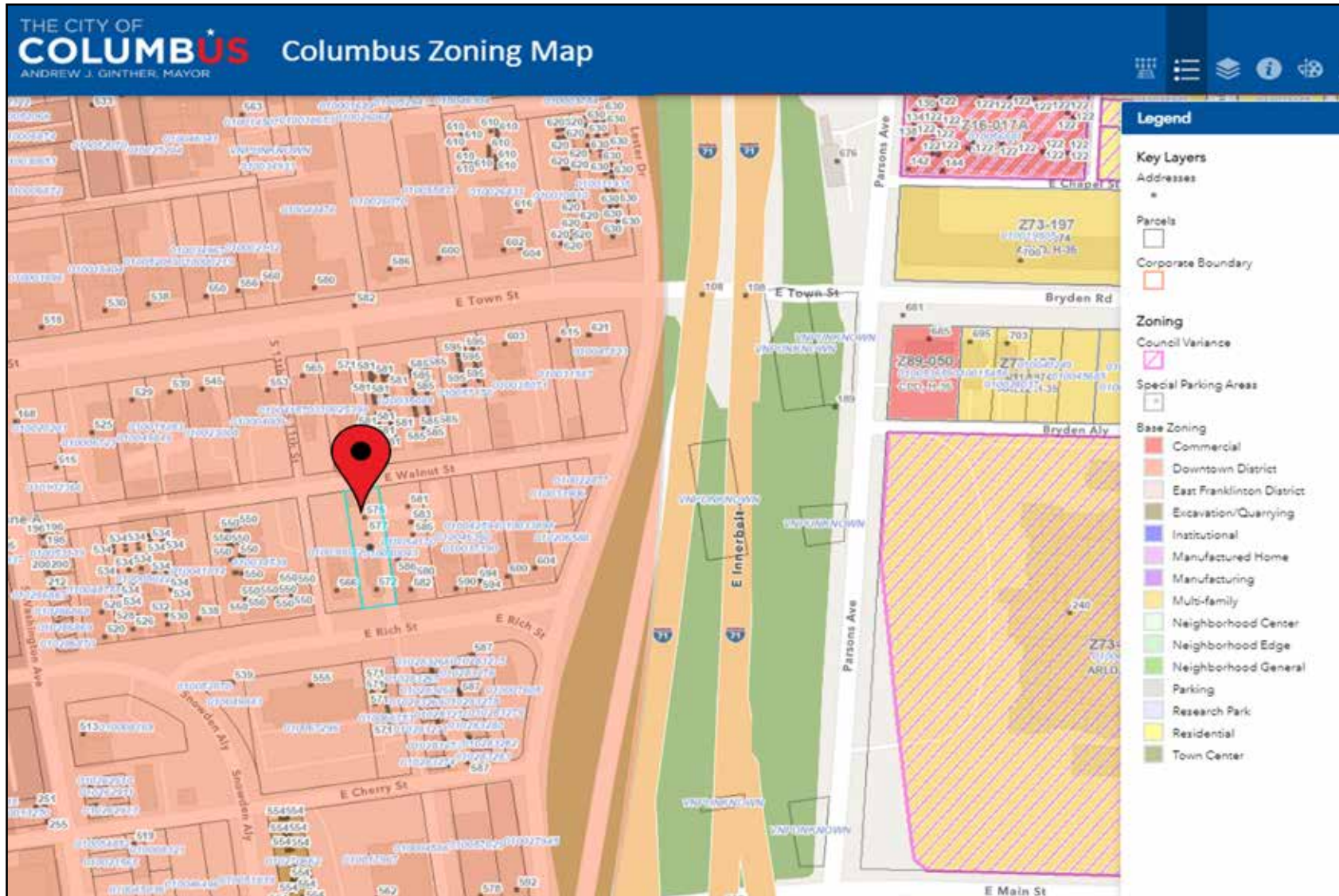








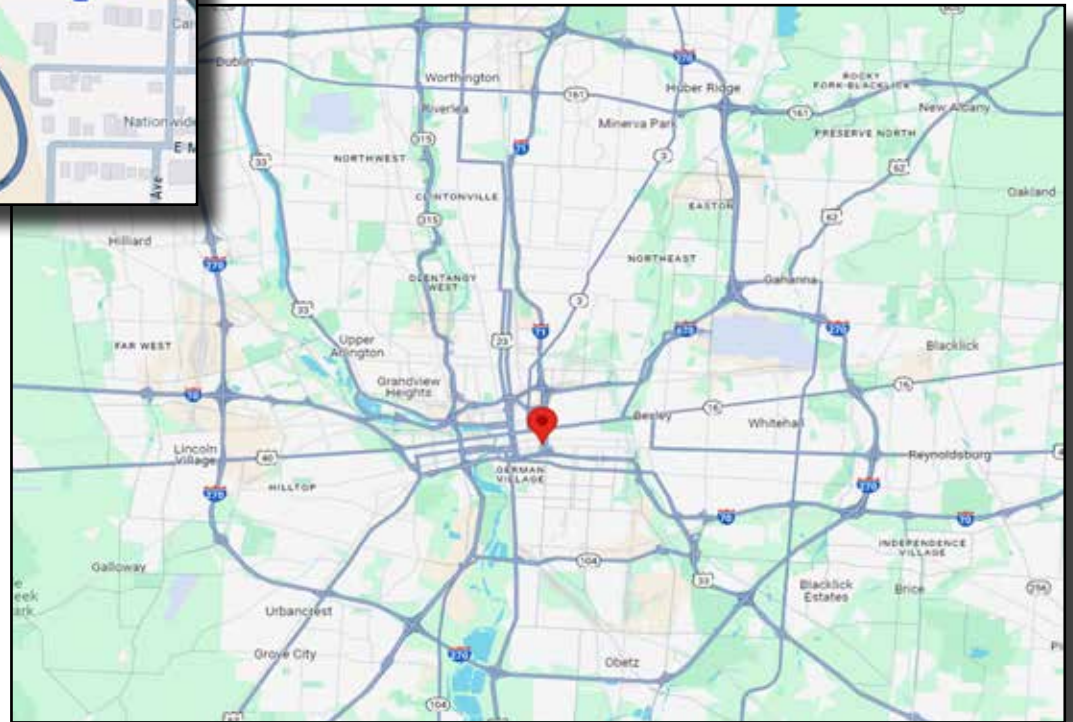
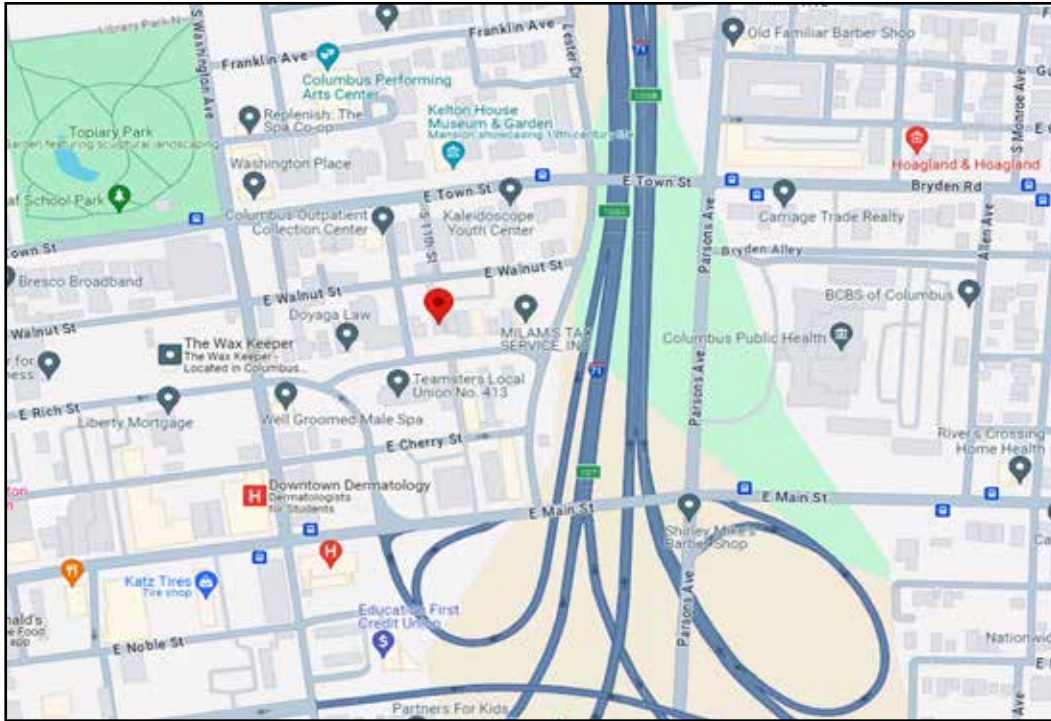


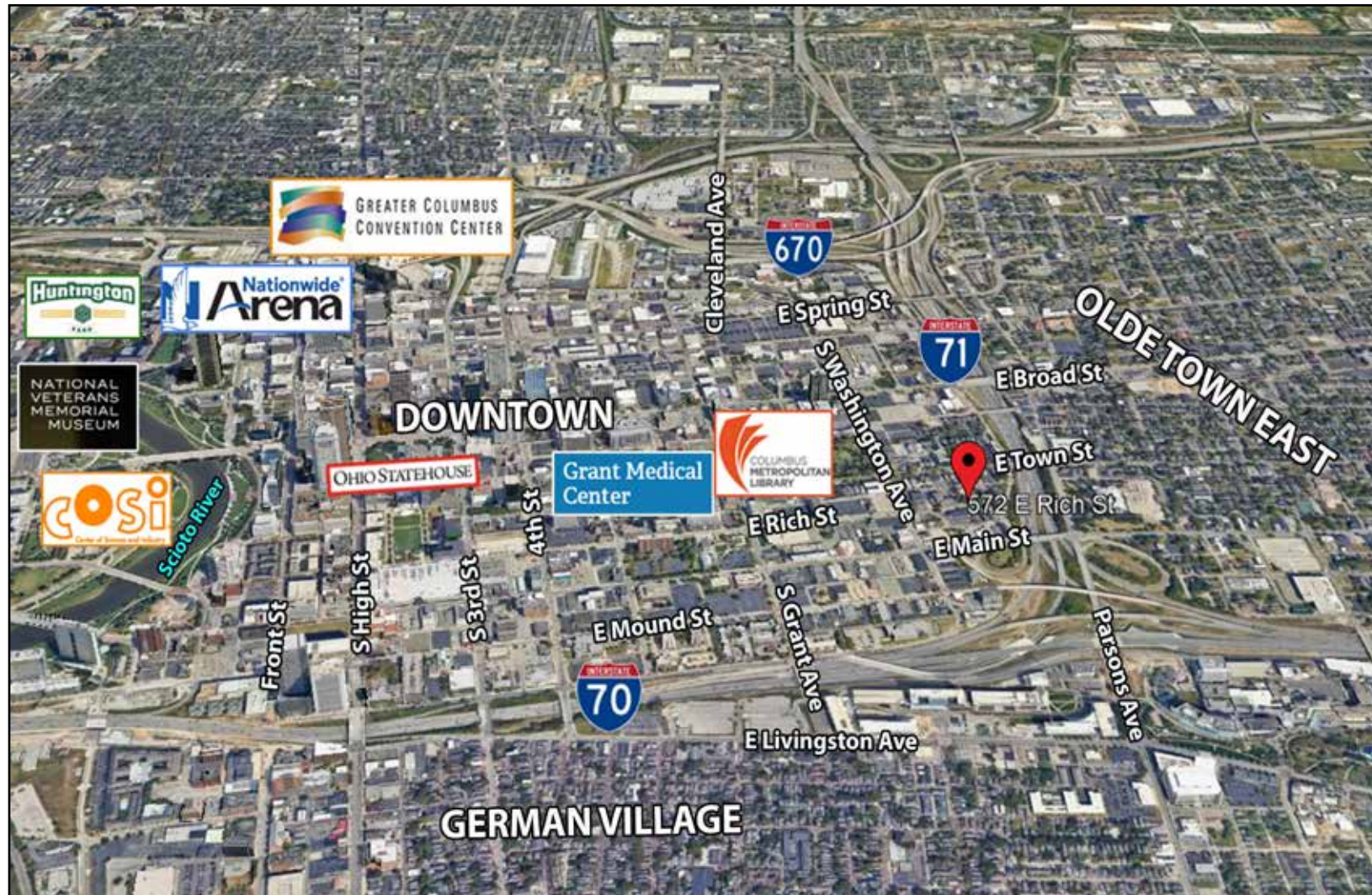


Click [here](#) to view zoning regulations

2,380 +/- SF Office Building
572 E Rich Street, Columbus, OH 43215

Street Maps




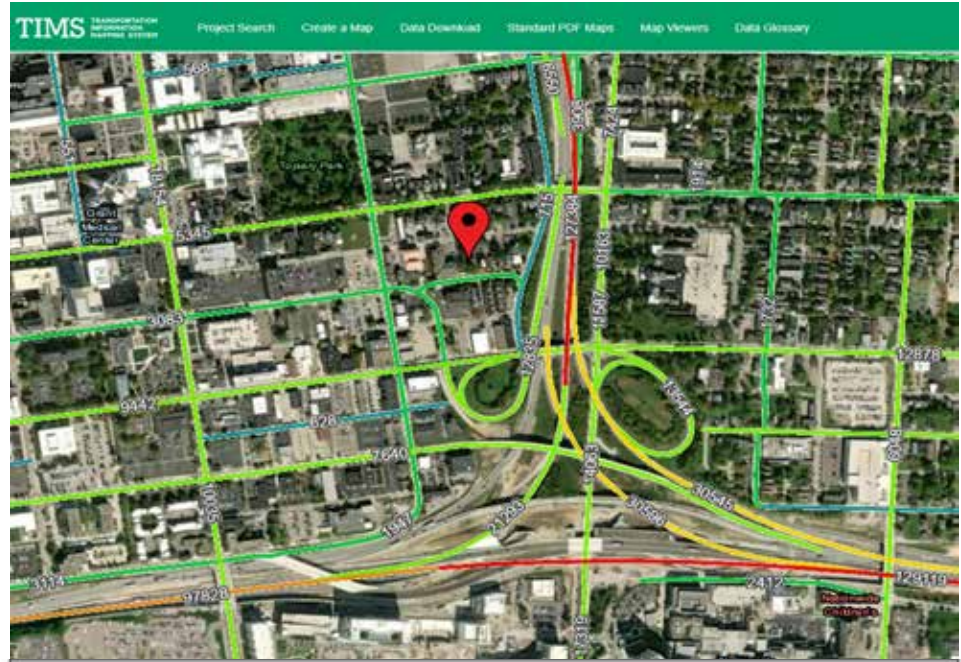


Great Location!

- Easy access to major roads
- Minutes to Downtown Columbus
- 10 minutes to John Glenn International Airport

Demographic Summary Report

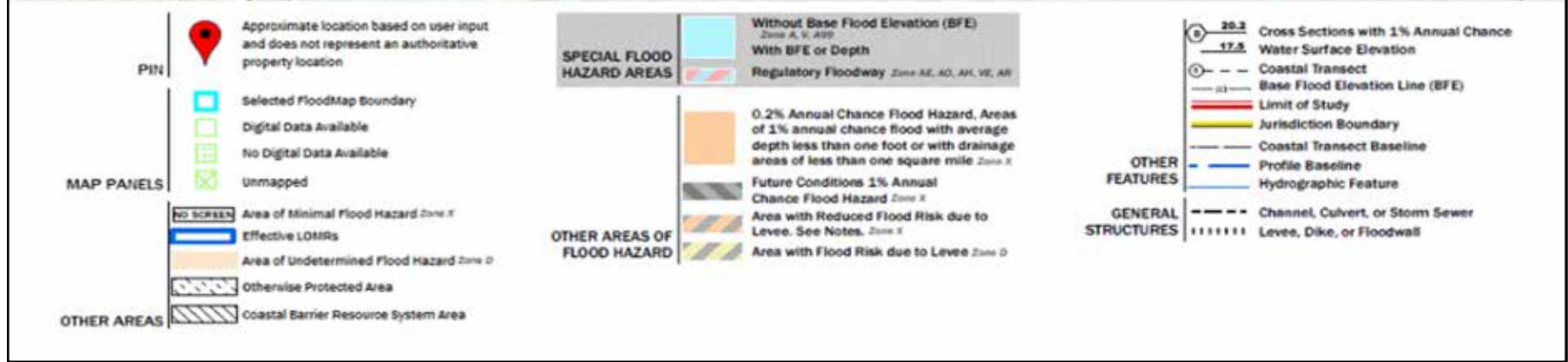
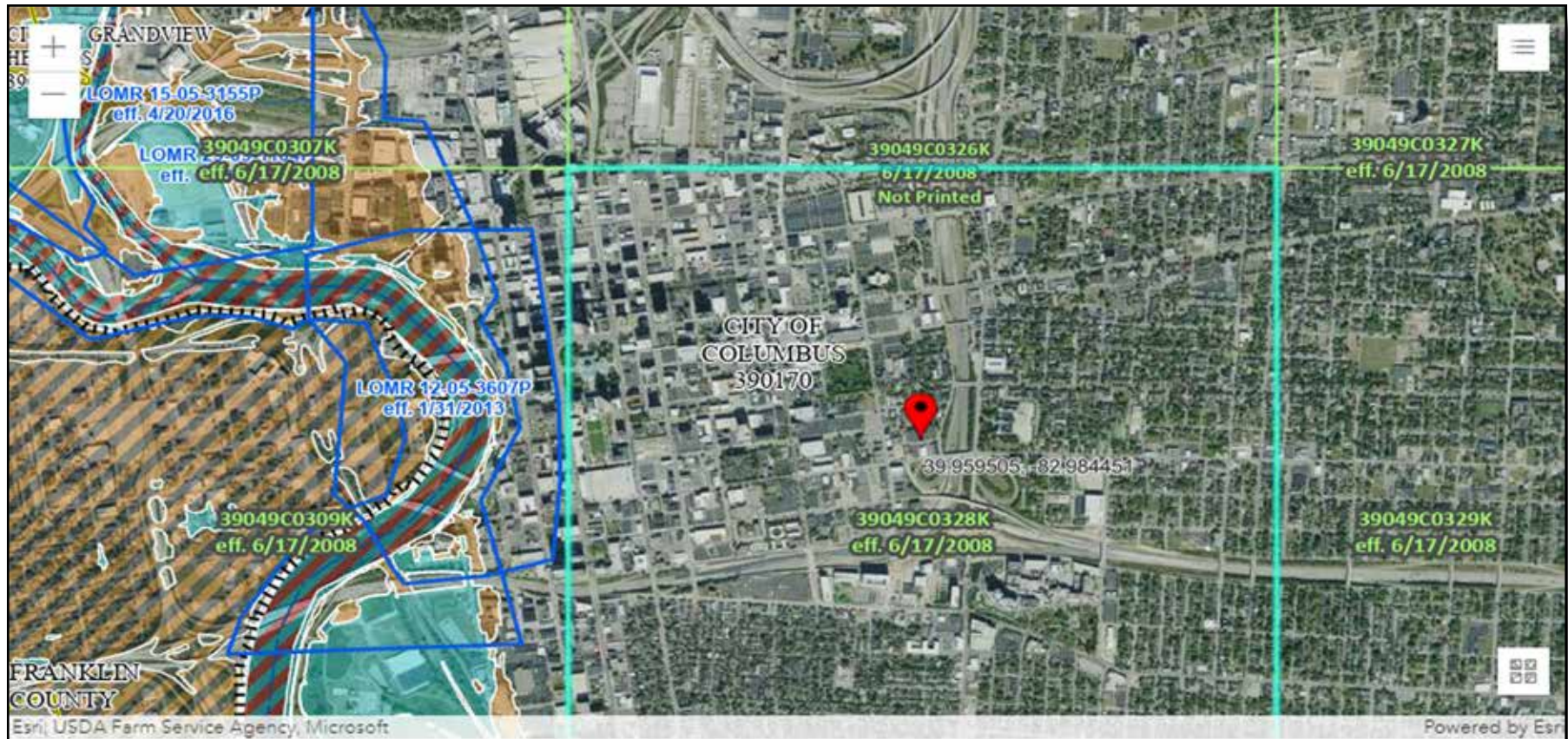
572 E Rich St, Columbus, OH 43215			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	23,296	162,814	363,081
2023 Estimate	22,358	158,735	357,997
2010 Census	15,375	123,471	303,078
Growth 2023 - 2028	4.20%	2.57%	1.42%
Growth 2010 - 2023	45.42%	28.56%	18.12%
2023 Population by Hispanic Origin			
2023 Population	22,358	158,735	357,997
White	10,277 45.97%	82,471 51.96%	197,011 55.03%
Black	10,487 46.90%	63,622 40.08%	131,240 36.66%
Am. Indian & Alaskan	77 0.34%	589 0.37%	1,359 0.38%
Asian	618 2.76%	5,976 3.76%	14,678 4.10%
Hawaiian & Pacific Island	2 0.01%	116 0.07%	190 0.05%
Other	898 4.02%	5,962 3.76%	13,518 3.78%
U.S. Armed Forces	87	129	147
Households			
2028 Projection	12,847	69,530	151,339
2023 Estimate	12,247	67,579	149,041
2010 Census	7,916	51,651	125,668
Growth 2023 - 2028	4.90%	2.89%	1.54%
Growth 2010 - 2023	54.71%	30.84%	18.60%
Owner Occupied	3,319 27.10%	21,501 31.82%	57,833 38.80%
Renter Occupied	8,928 72.90%	46,077 68.18%	91,208 61.20%
2023 Households by HH Income			
Income: <\$25,000	12,247	67,577	149,041
Income: <\$25,000	3,964 32.37%	20,010 29.61%	42,549 28.55%
Income: \$25,000 - \$50,000	2,177 17.78%	14,288 21.14%	33,684 22.60%
Income: \$50,000 - \$75,000	1,776 14.50%	10,856 16.06%	26,304 17.65%
Income: \$75,000 - \$100,000	1,089 8.89%	6,570 9.72%	15,106 10.14%
Income: \$100,000 - \$125,000	691 5.64%	4,800 7.10%	10,471 7.03%
Income: \$125,000 - \$150,000	666 5.44%	3,198 4.73%	6,310 4.23%
Income: \$150,000 - \$200,000	896 7.32%	3,481 5.15%	7,138 4.79%
Income: \$200,000+	988 8.07%	4,374 6.47%	7,479 5.02%
2023 Avg Household Income	\$78,814	\$73,497	\$69,555
2023 Med Household Income	\$49,784	\$48,777	\$48,411



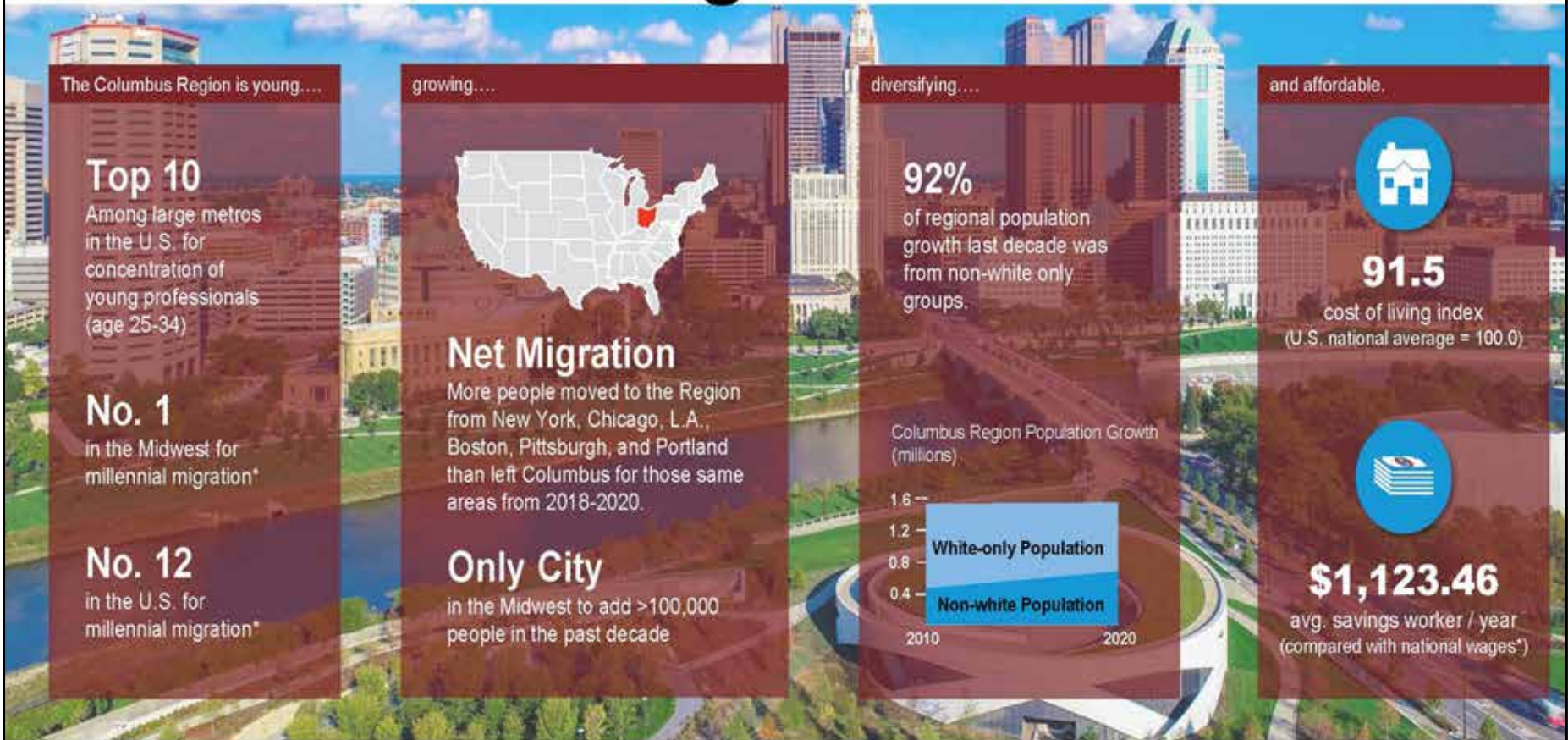
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S Washington Ave	E Walnut St	0.02 S	2022	1,940	MPSI	.11
2 E Town St	S Washington Ave	0.01 W	2022	3,158	MPSI	.11
3 S Washington Ave	E Town St	0.01 S	2022	2,252	MPSI	.13
4 I-71	E Main St	0.01 N	2022	42,673	MPSI	.13
5 RAMP FROM I-71 SB TO I-70 WB	E Main St	0.01 N	2020	19,138	AADT	.13
6 E Town St	S Washington Ave	0.02 E	2022	4,523	MPSI	.13
7 Parsons Ave	E Main St	0.04 S	2020	11,233	MPSI	.16
8 Parsons Ave	E Main St	0.04 S	2022	10,862	MPSI	.15
9 E Main St	I-71	0.01 W	2022	19,946	MPSI	.15
10 I-71	E Town St	0.05 S	2020	120,232	AADT	.17



Appraisal Brokerage Consulting Development



What's Driving Investment?



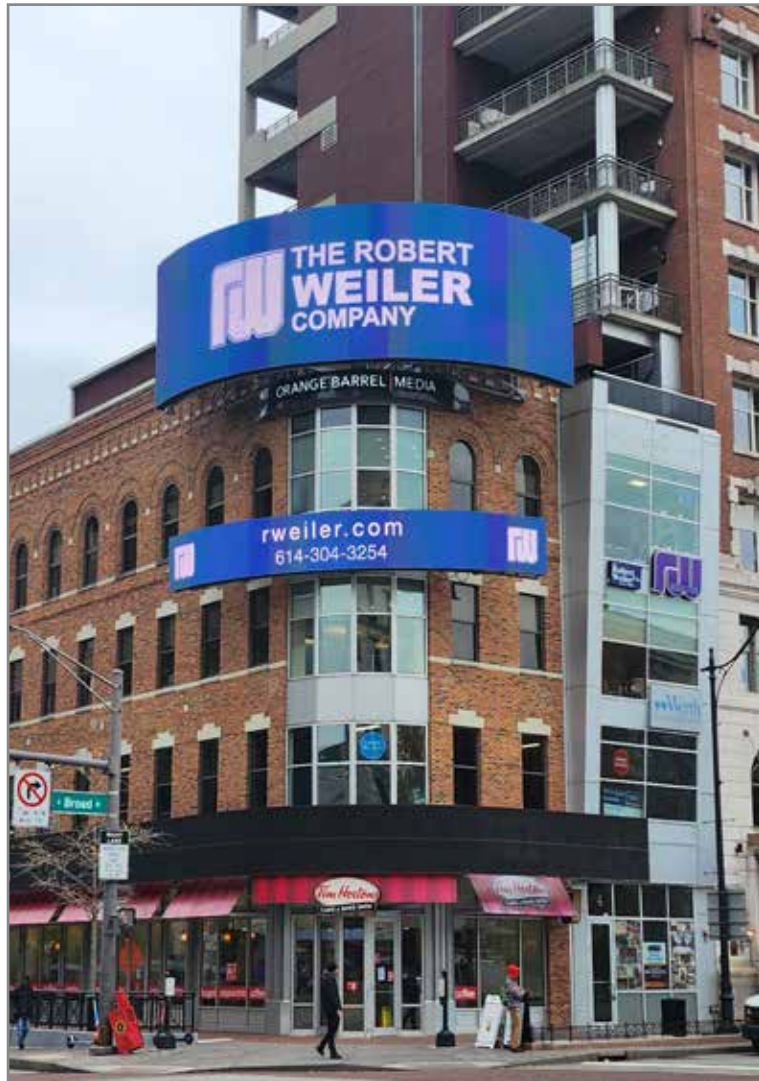
Notable Projects YTD



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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www.rweiler.com

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