

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



Appraisal Brokerage Consulting Development

**GRANDVIEW HEIGHTS OFFICE SPACE FOR LEASE**  
**1621 West First Avenue, Grandview Heights, OH 43212**

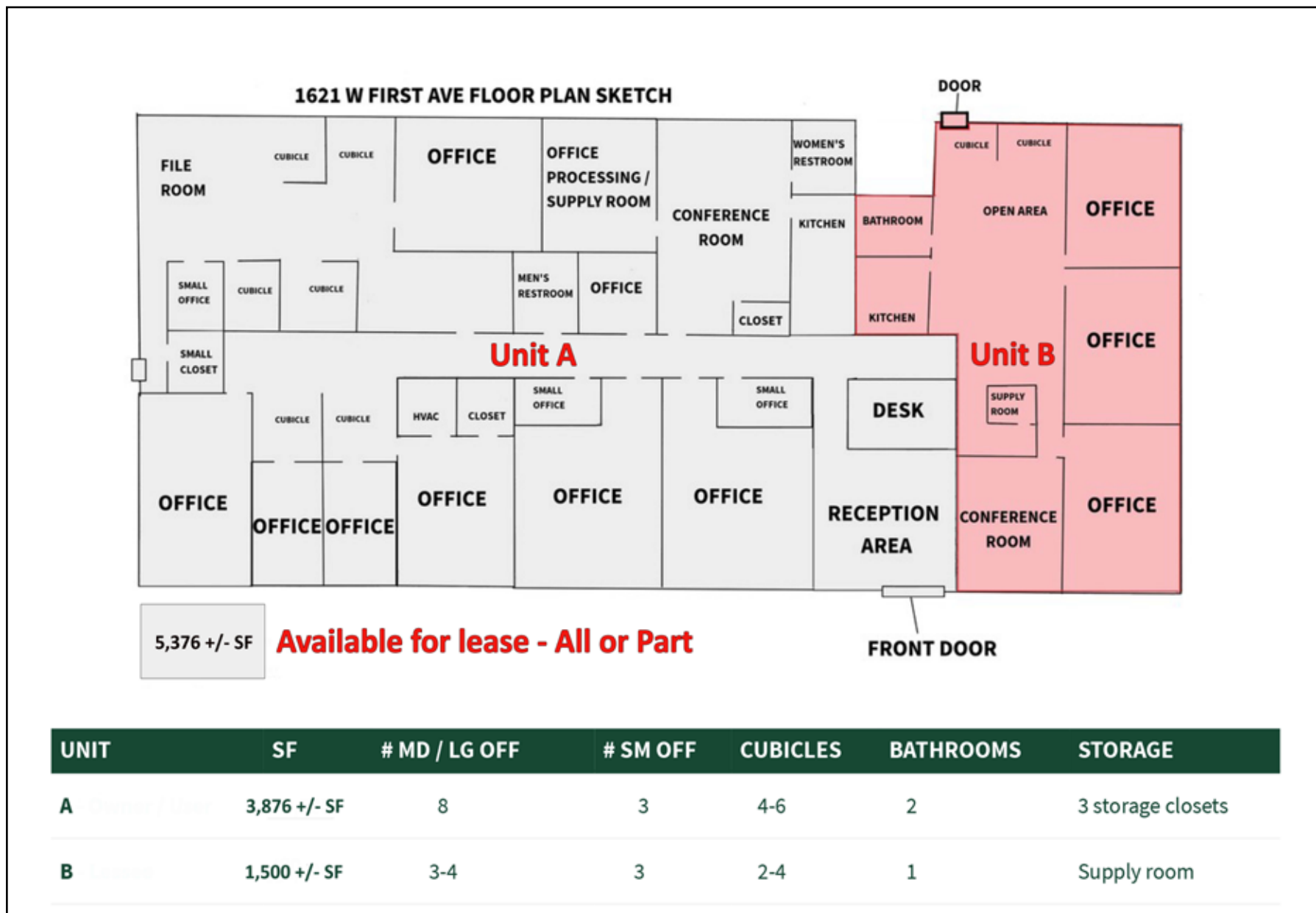
## GRANDVIEW HEIGHTS OFFICE SPACE FOR LEASE!

Rare, turn-key, office building for rent. Tenant could lease the entire 5,376 +/- SF building or just 1,500 +/- SF. Large (free) parking lot and steps to downtown Grandview Heights. Some office furniture can be included. Large basement with high ceilings is included for free for storage or common area. Mixture of open space, offices, conference room and private bathrooms. Listed rate includes all utilities, landlord insurance, real estate taxes, maintenance, and parking. Close access to the freeway, Grandview Yard, and Downtown Columbus.



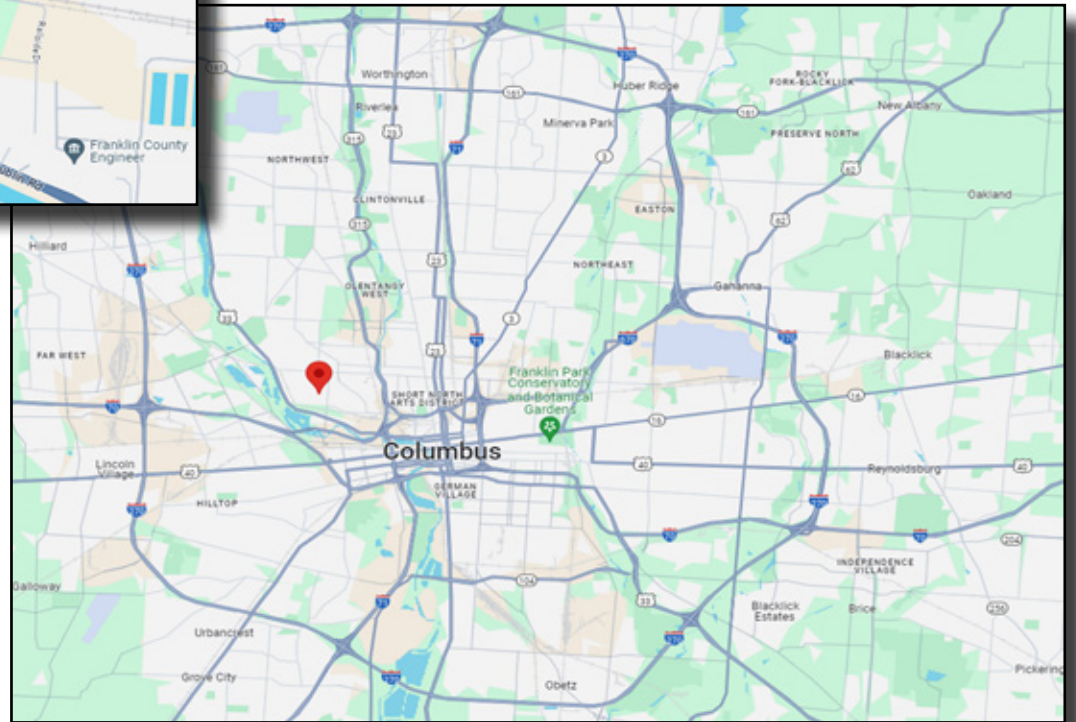
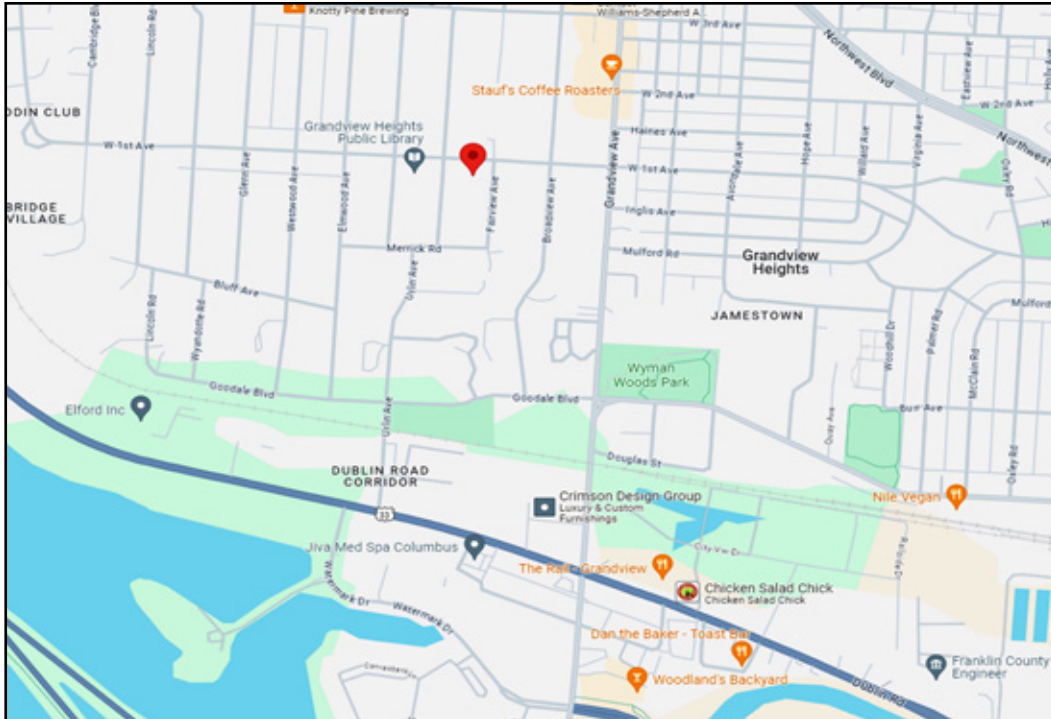
### Property Highlights

<b>Address:</b>	<b>1621 W First Ave Grandview Heights, OH 43212</b>
<b>County:</b>	<b>Franklin</b>
<b>PID:</b>	<b>030-000277-00</b>
<b>Location:</b>	<b>SWC of W First Ave &amp; Fairview Ave</b>
<b>Building Size:</b>	<b>5,376 +/- SF</b>
<b>Year Built:</b>	<b>1960</b>
<b>Levels:</b>	<b>1 Story</b>
<b><u>Space Available:</u></b>	
<b>Unit A:</b>	<b>3,876 +/- SF</b>
<b>Unit B:</b>	<b>1,500 +/- SF</b>
<b>Lease Rate:</b>	<b>\$18/SF Gross</b>
<b>Zoning:</b>	<b>C-1 Limited Commercial District</b>





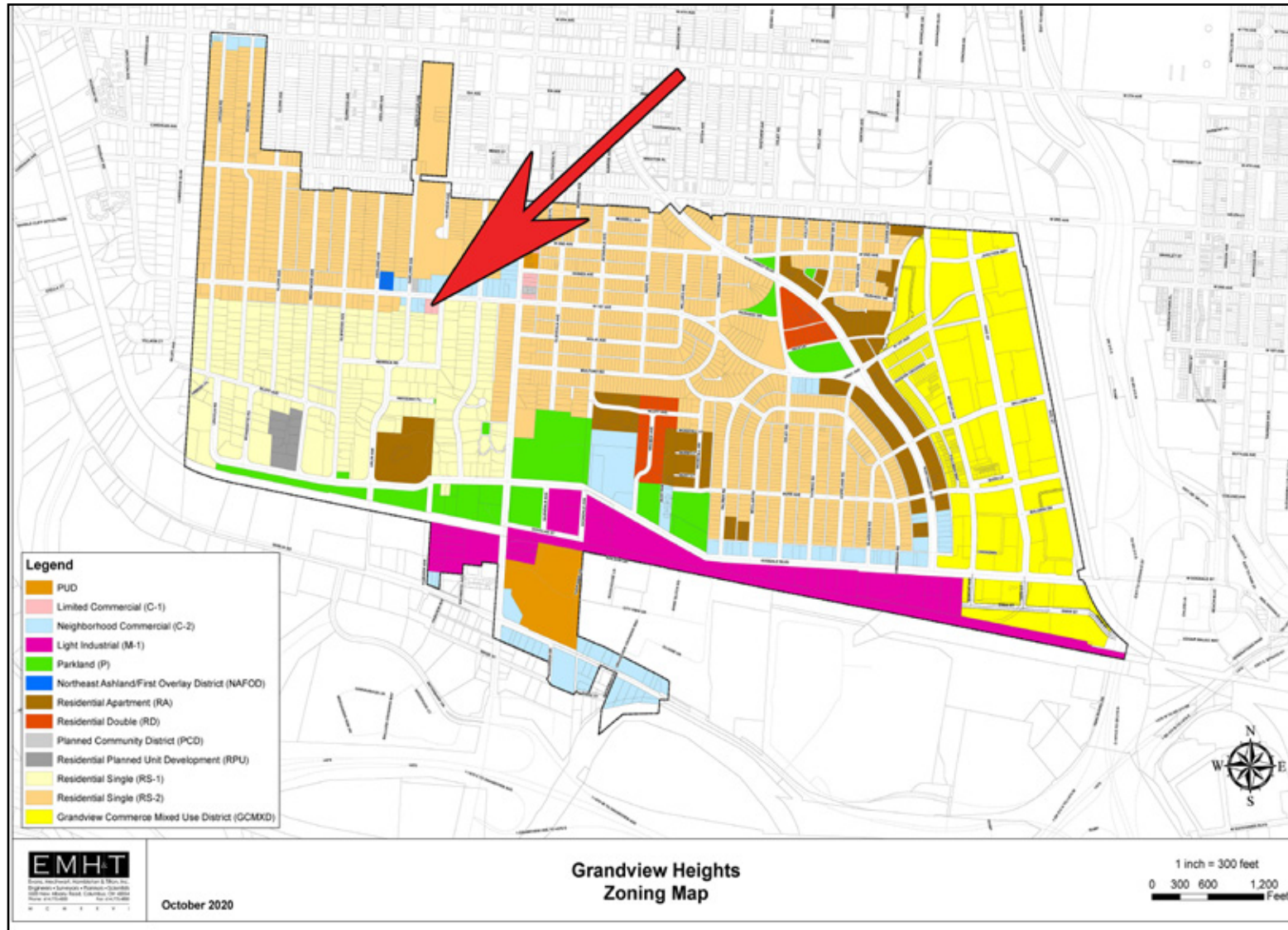






## Great Location!

Along Grandview civic corridor  
 Easy access to main arteries  
 10 Minutes to Downtown Columbus




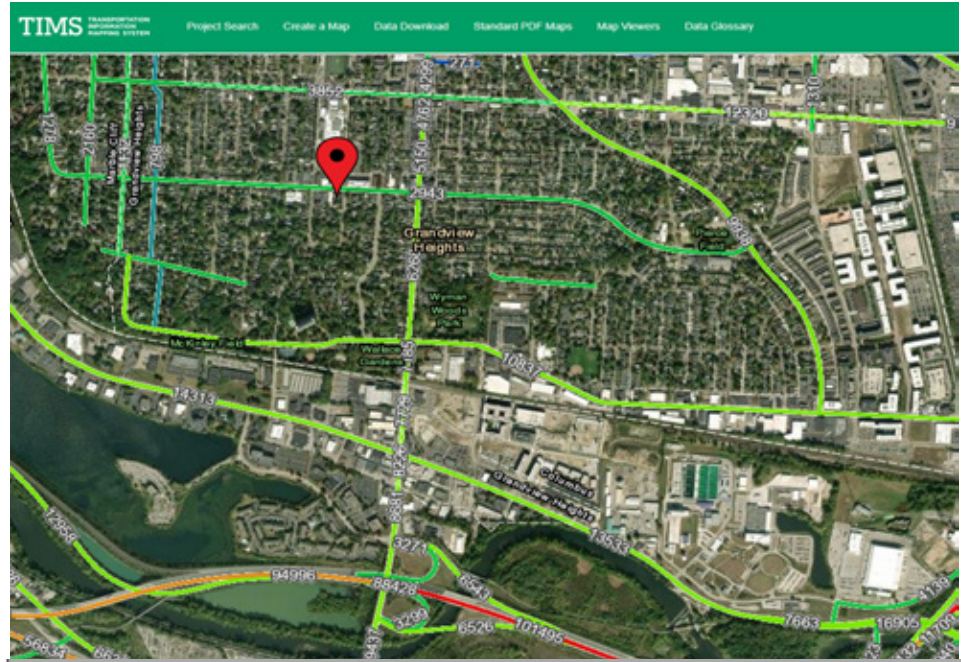
Click [here](#) to view zoning regulations





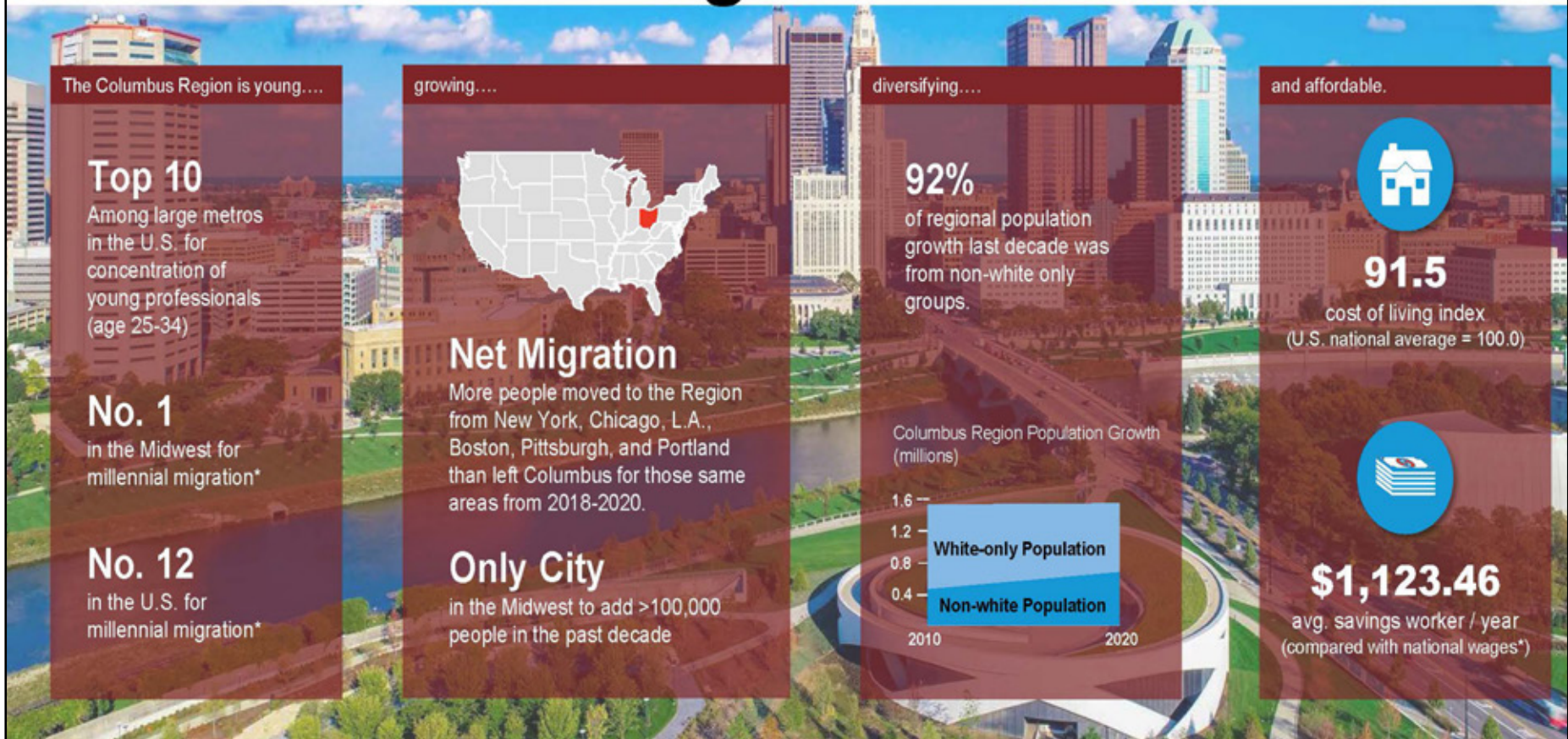
Demographic Summary Report

1621 W First Ave, Grandview Heights, OH 43212			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	16,838	162,293	357,587
2023 Estimate	16,565	159,445	353,152
2010 Census	13,850	130,993	302,311
Growth 2023 - 2028	1.65%	1.79%	1.26%
Growth 2010 - 2023	19.60%	21.72%	16.82%
<b>2023 Population by Hispanic Origin</b>			
2023 Population	16,565	159,445	353,152
White	14,638 88.37%	120,313 75.46%	241,069 68.26%
Black	590 3.56%	20,935 13.13%	77,822 22.04%
Am. Indian & Alaskan	50 0.30%	552 0.35%	1,405 0.40%
Asian	873 5.27%	12,101 7.59%	19,900 5.63%
Hawaiian & Pacific Island	4 0.02%	60 0.04%	252 0.07%
Other	409 2.47%	5,483 3.44%	12,705 3.60%
U.S. Armed Forces	3	55	221
<b>Households</b>			
2028 Projection	9,224	67,602	150,986
2023 Estimate	9,069	66,228	148,959
2010 Census	7,568	53,809	127,189
Growth 2023 - 2028	1.71%	2.07%	1.36%
Growth 2010 - 2023	19.83%	23.08%	17.12%
Owner Occupied	3,125 34.46%	22,413 33.84%	63,182 42.42%
Renter Occupied	5,944 65.54%	43,815 66.16%	85,777 57.58%
<b>2023 Households by HH Income</b>			
Income: <\$25,000	1,081 11.92%	17,142 25.88%	35,407 23.77%
Income: \$25,000 - \$50,000	1,848 18.17%	12,370 18.68%	29,151 19.57%
Income: \$50,000 - \$75,000	1,747 19.27%	11,274 17.02%	26,655 17.89%
Income: \$75,000 - \$100,000	1,014 11.18%	6,598 9.96%	15,726 10.56%
Income: \$100,000 - \$125,000	951 10.49%	5,811 8.77%	13,087 8.79%
Income: \$125,000 - \$150,000	503 5.55%	3,401 5.14%	7,935 5.33%
Income: \$150,000 - \$200,000	1,121 12.36%	3,973 6.00%	9,848 6.61%
Income: \$200,000+	1,003 11.06%	5,660 8.55%	11,152 7.49%
2023 Avg Household Income	\$105,602	\$83,243	\$82,648
2023 Med Household Income	\$76,430	\$56,757	\$58,243



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W 1st Ave	Oakland Ave	0.03 W	2022	2,634	MPSI	.02
2 Oakland Ave	W 1st Ave	0.03 N	2022	713	MPSI	.04
3 Oakland Ave	W 1st Ave	0.03 S	2022	462	MPSI	.07
4 W 1st Ave	Ashland Ave	0.02 W	2022	2,312	MPSI	.08
5 W 1st Ave	Grandview Ave	0.04 E	2022	2,989	MPSI	.15
6 Grandview Ave	Inglis Ave	0.01 S	2022	9,142	MPSI	.19
7 Grandview Ave	1st Ave	0.02 S	2022	10,384	MPSI	.19
8 Oakland Ave	W 3rd Ave	0.05 N	2022	989	MPSI	.20
9 Grandview Ave	W 2nd Ave	0.02 N	2022	10,230	MPSI	.22
10 W 1st Ave	Glendale Ave	0.03 E	2022	3,960	MPSI	.24

# 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

## THE ROBERT WEILER COMPANY EST. 1938



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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.



Alex Marsh  
Vice President  
614-937-3658  
[amarsh@rweiler.com](mailto:amarsh@rweiler.com)

Learn more about us at  
[www.rweiler.com](http://www.rweiler.com)

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