

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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OPPORTUNITY ZONE



REDEVELOPMENT OPPORTUNITY
1010-1016 East Main St, Columbus, OH 43205



Appraisal Brokerage Consulting Development

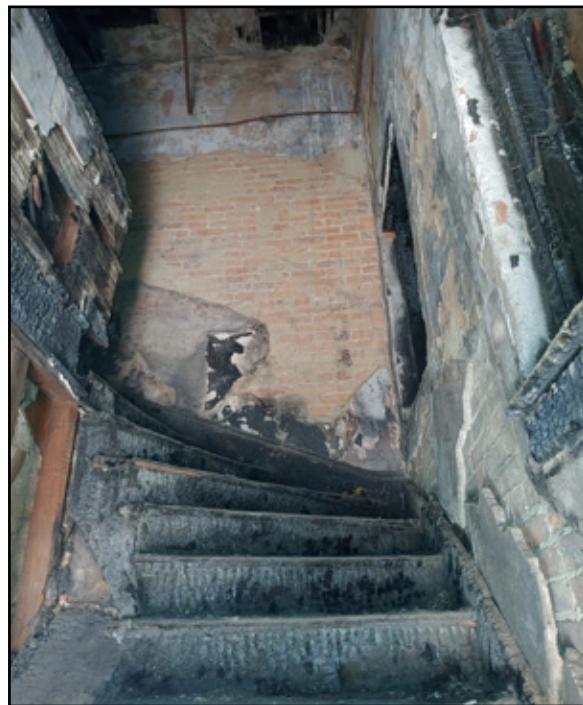
MIXED-USE REDEVELOPMENT OPPORTUNITY IN THE HEART OF OLDE TOWNE EAST

This solid brick building is offered in shell condition and requires a complete interior redevelopment, presenting a compelling opportunity for adaptive reuse. The property includes two first-floor retail spaces, a rear first-floor apartment, four second-floor apartments, and a large rear lot suitable for parking or future expansion. Constructed on a stone foundation, the building features a large basement beneath the east-side retail space and retains original mosaic tile on the west side, adding architectural character. Recent capital improvements include a new roof, gutters, and soffits. Located near new residential developments along Main and Cherry Streets and within one mile of Nationwide Children's Hospital, which is undergoing a \$1 Billion expansion, and Grant Medical Center, which is in the midst of a \$400 million expansion, the property sits in a rapidly reinvesting corridor anchored by major institutional investment. Eligible for tax abatement through the City of Columbus, this offering presents strong long-term investment potential in an emerging urban market.

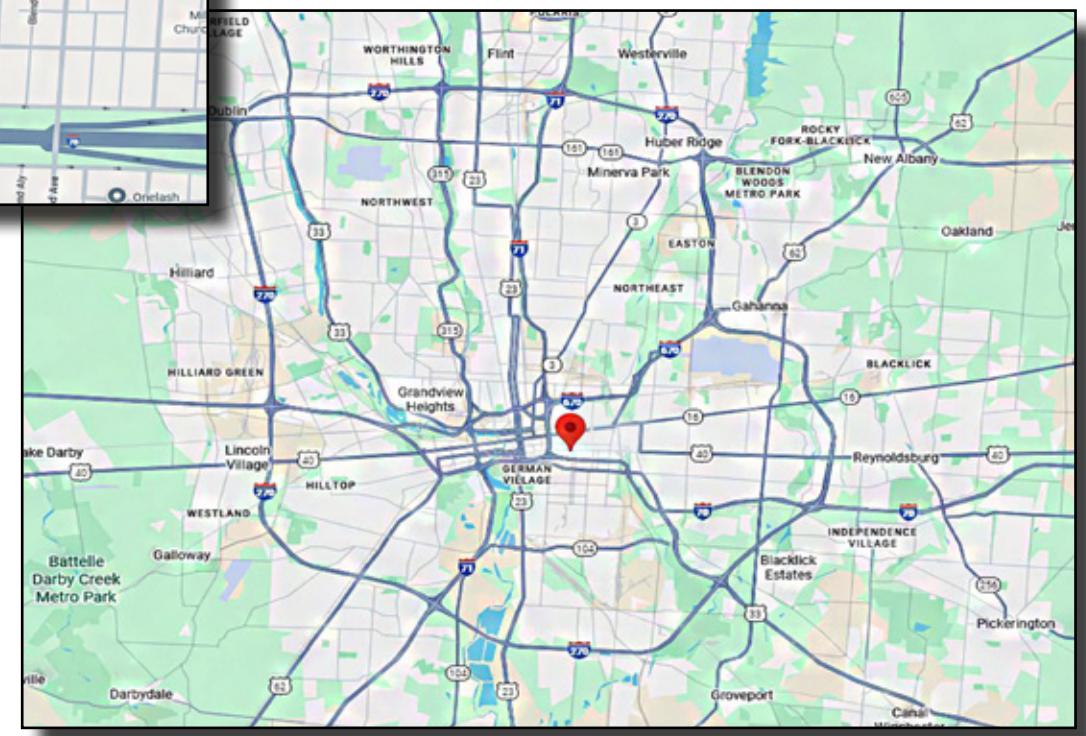
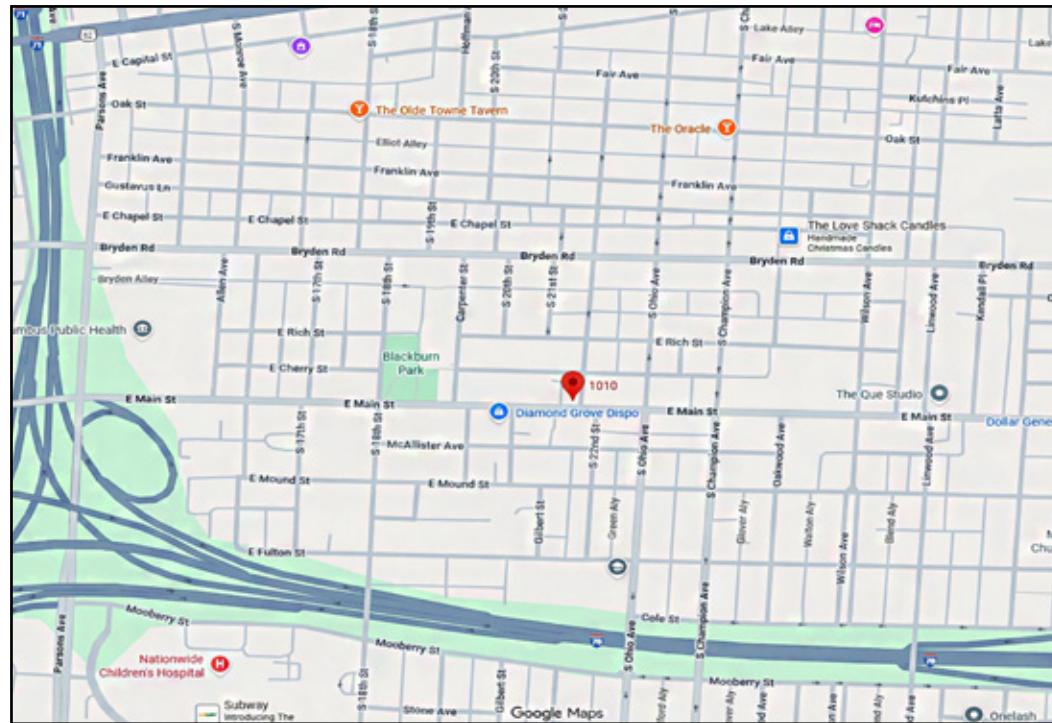


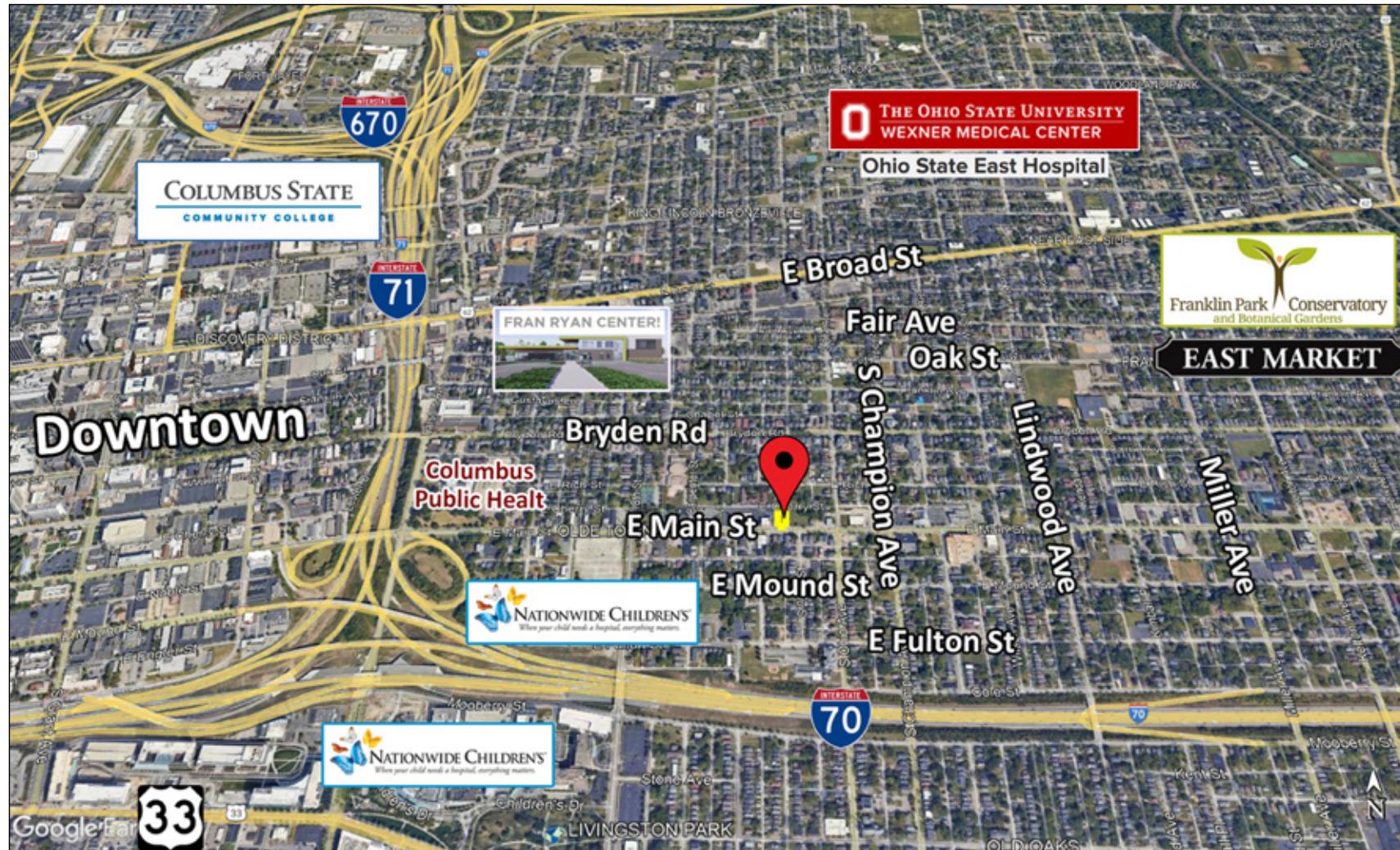
Property Highlights

Address:	1010-1016 East Main St Columbus, OH 43205
County:	Franklin
PID:	010-040982-00
Location:	NWC of E Main St & S 22nd St, South of Bryden Rd
Building Size:	5,810 +/- SF
Year Built:	1925
Year Remodeled:	1961
Levels:	2
Sale Price:	\$395,000
Taxes 2024:	\$2,100
Zoning:	UCT - Urban Center (Mixed Use)



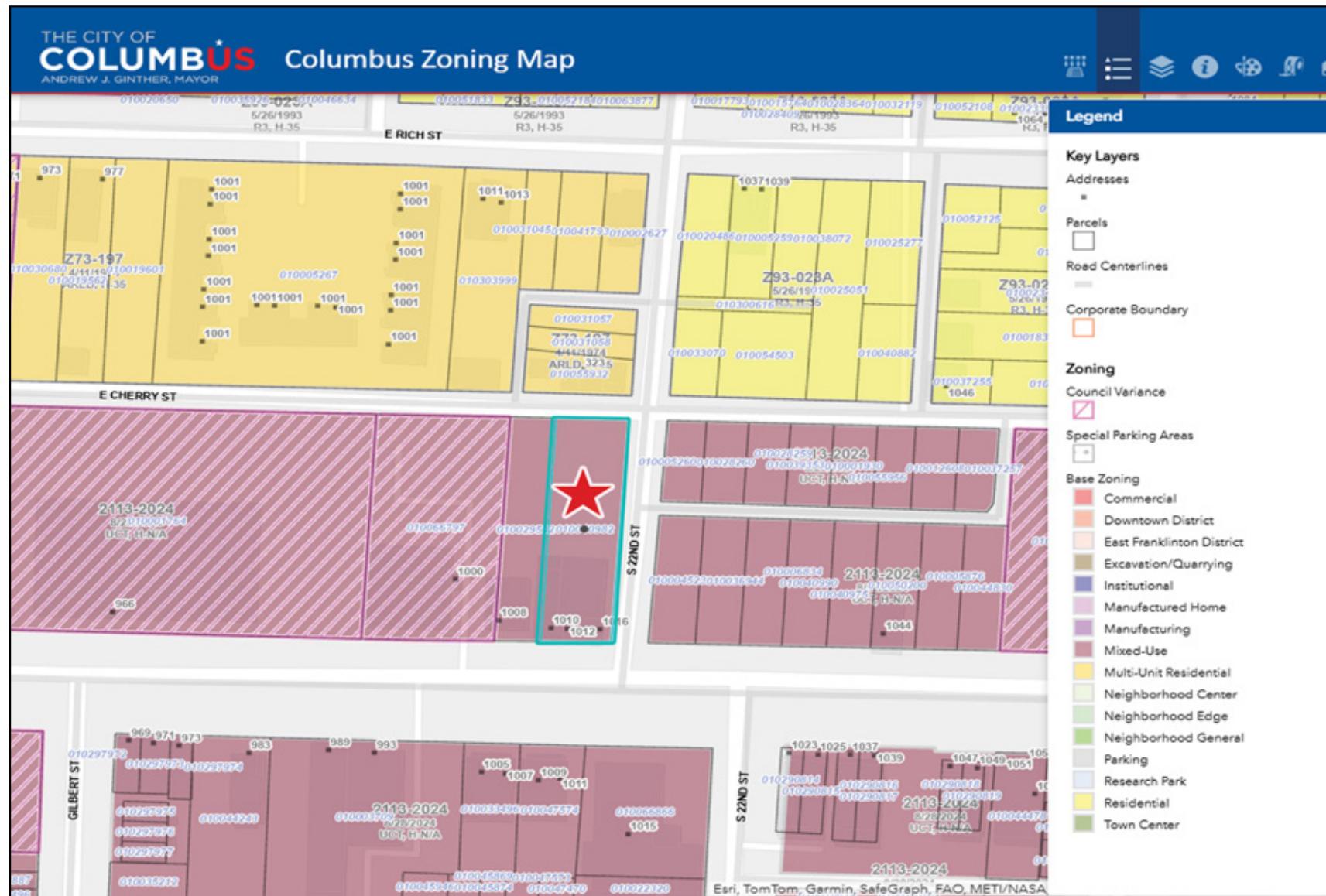




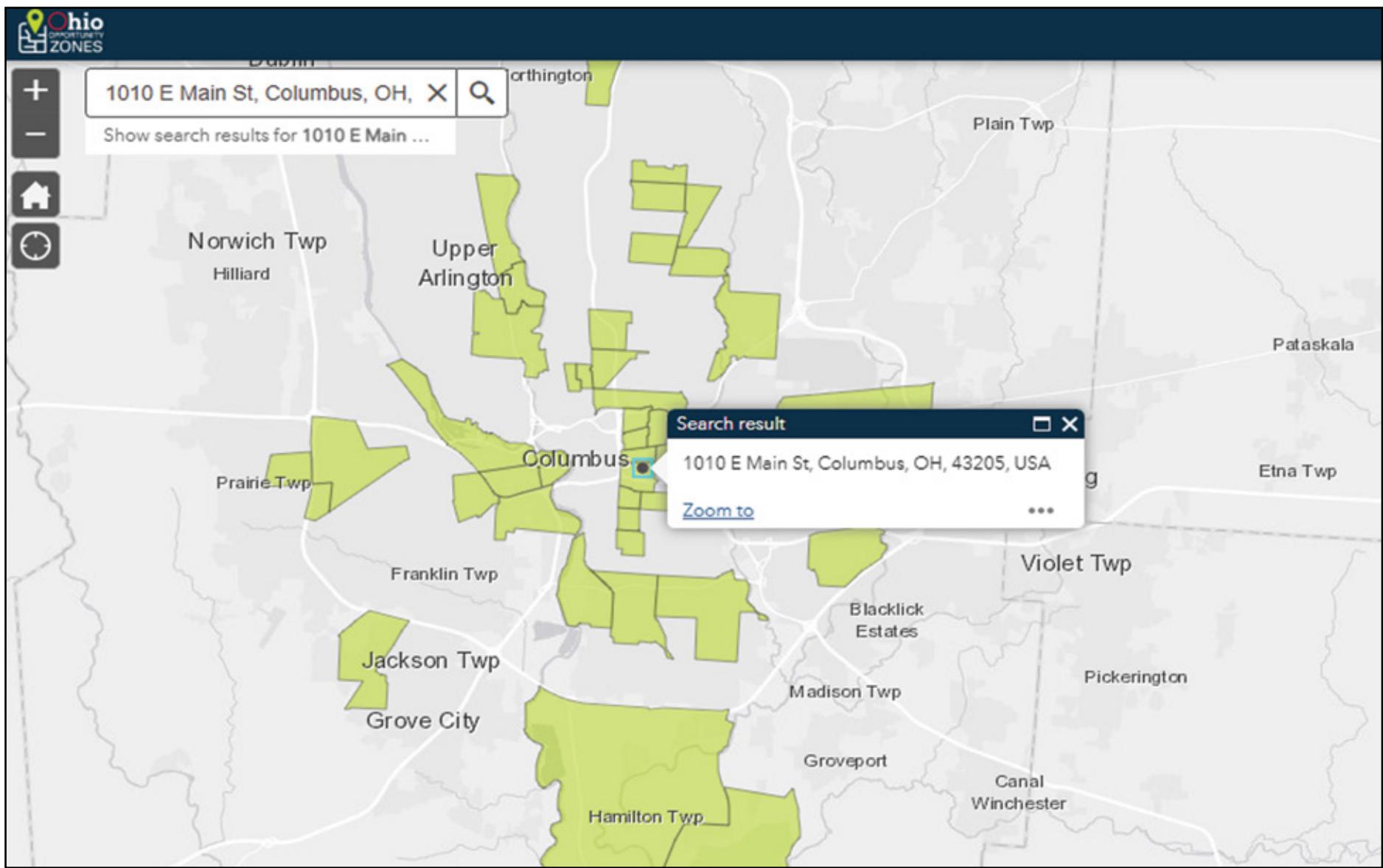


Great Location!

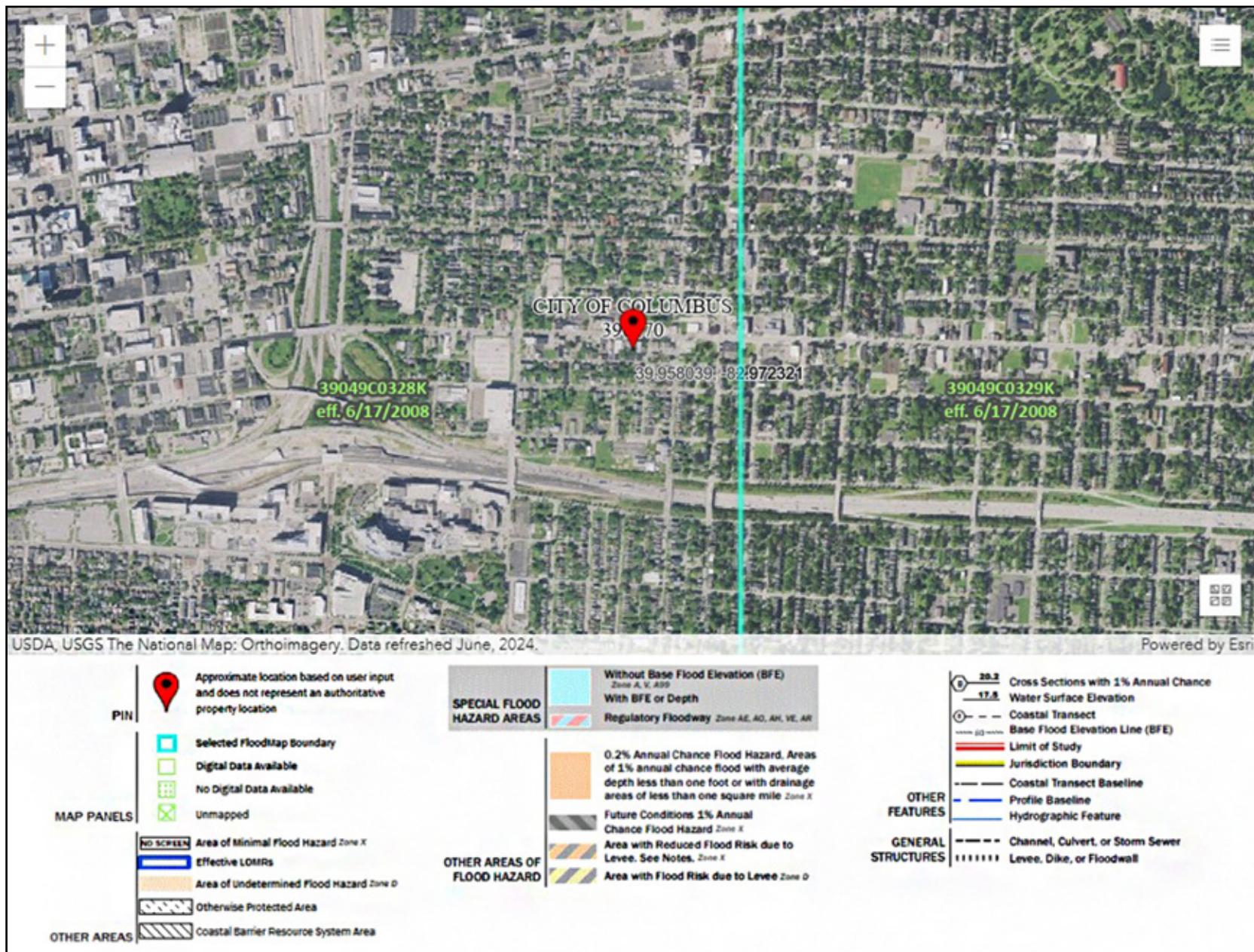
Easy access to I-70, I-71 and I-670
Minutes to Downtown Columbus



Click [here](#) to view zoning regulations



Click [here](#) to view Ohio Opportunity Zones

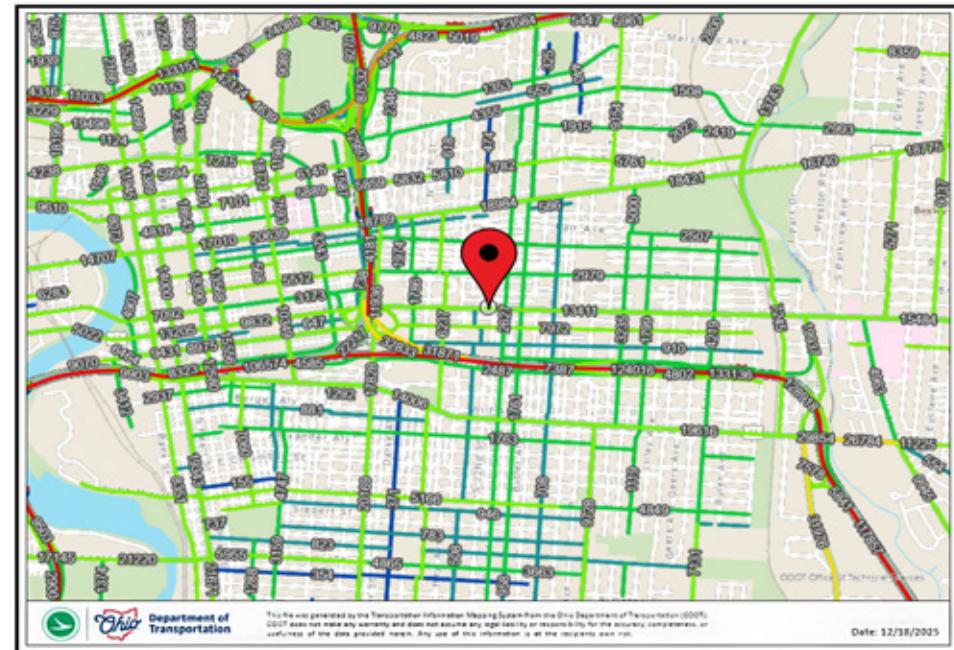


Redevelopment Opportunity

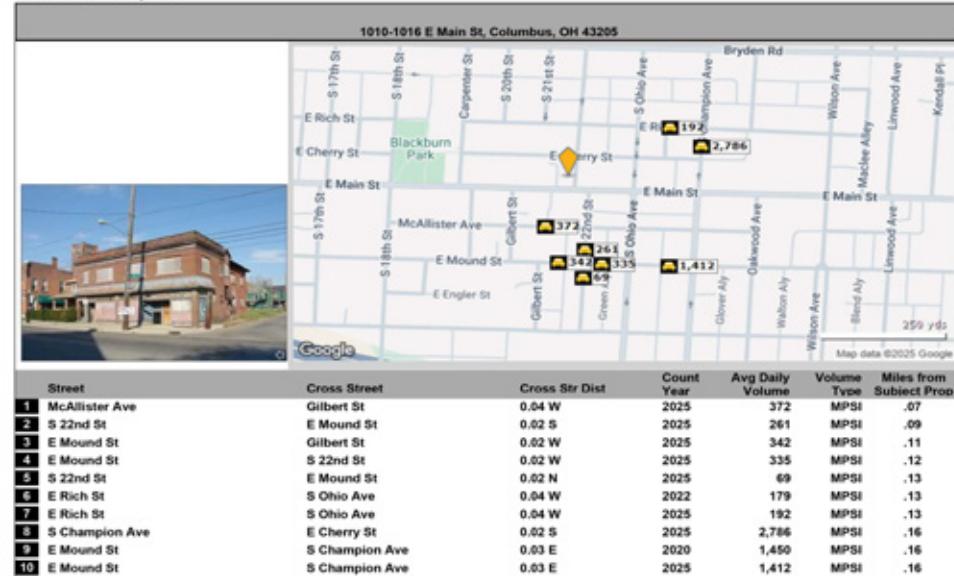
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Demographic Summary Report

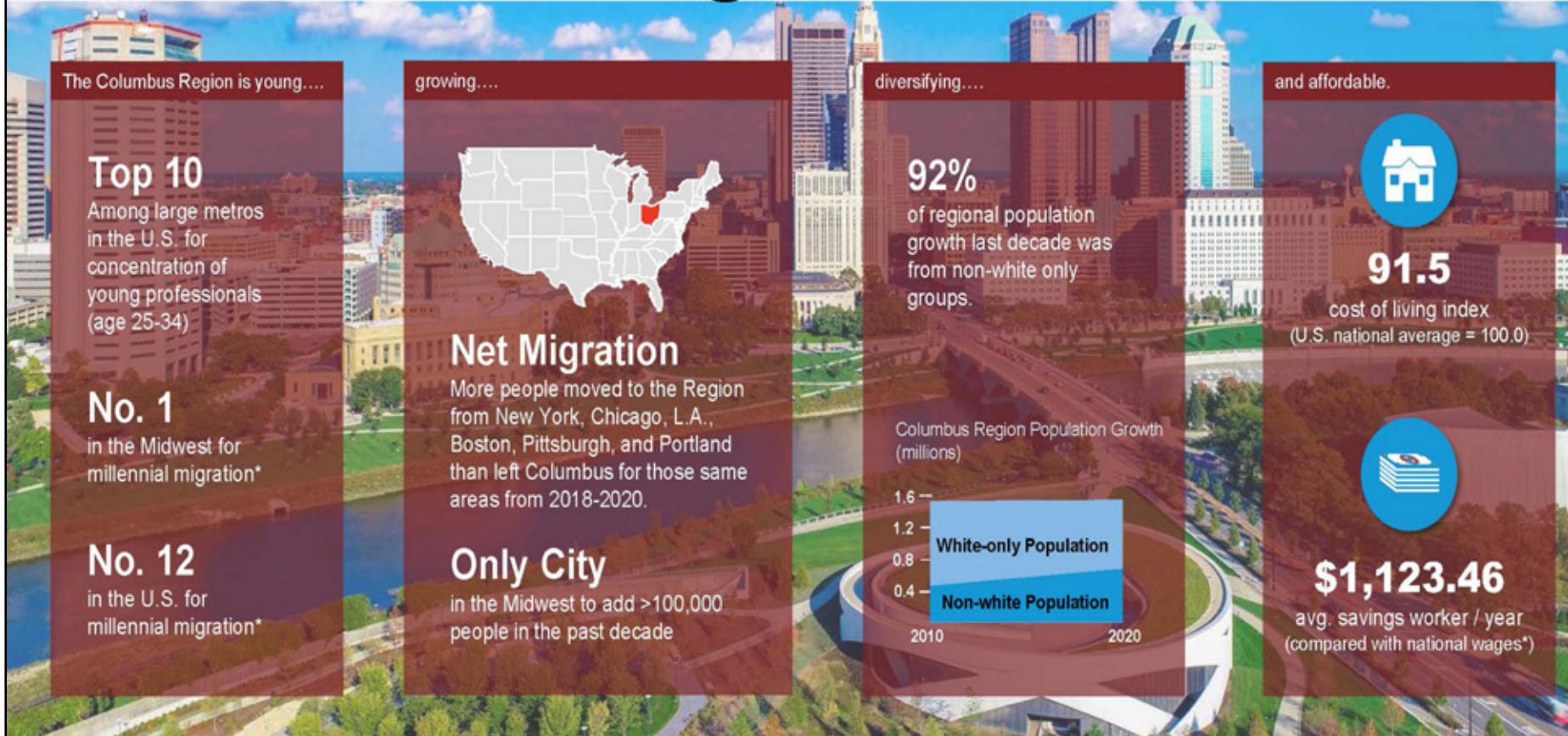
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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	23,362	141,070	344,101
2024 Estimate	22,536	138,354	340,163
2020 Census	18,447	125,461	323,039
Growth 2024 - 2029	3.67%	1.96%	1.16%
Growth 2020 - 2024	22.17%	10.28%	5.30%
2024 Population by Hispanic Origin	940	6,780	22,309
2024 Population	22,536	138,354	340,163
White	9,046 40.14%	72,426 52.35%	173,970 51.14%
Black	10,371 46.02%	46,510 33.62%	111,343 32.73%
Am. Indian & Alaskan	100 0.44%	555 0.40%	1,384 0.41%
Asian	329 1.46%	3,289 2.38%	10,205 3.00%
Hawaiian & Pacific Island	12 0.05%	63 0.05%	178 0.05%
Other	2,678 11.88%	15,511 11.21%	43,083 12.67%
U.S. Armed Forces	95	120	169
Households			
2029 Projection	11,290	67,079	147,527
2024 Estimate	10,899	65,771	145,790
2020 Census	8,956	59,536	137,985
Growth 2024 - 2029	3.59%	1.99%	1.19%
Growth 2020 - 2024	21.69%	10.47%	5.66%
Owner Occupied	3,530 32.39%	22,700 34.51%	50,689 34.77%
Renter Occupied	7,369 67.61%	43,071 65.49%	95,101 65.23%
2024 Households by HH Income	10,900	65,771	145,790
Income: <\$25,000	3,116 28.59%	16,260 24.72%	39,900 27.37%
Income: \$25,000 - \$50,000	2,545 23.35%	13,861 21.07%	33,393 22.90%
Income: \$50,000 - \$75,000	1,812 16.62%	10,236 15.56%	24,991 17.14%
Income: \$75,000 - \$100,000	1,134 10.40%	7,533 11.45%	17,105 11.73%
Income: \$100,000 - \$125,000	672 6.17%	5,228 7.95%	10,009 6.87%
Income: \$125,000 - \$150,000	498 4.57%	3,832 5.83%	6,473 4.44%
Income: \$150,000 - \$200,000	730 6.70%	4,278 6.50%	7,186 4.93%
Income: \$200,000+	393 3.61%	4,543 6.91%	6,733 4.62%
2024 Avg Household Income	\$68,048	\$80,519	\$89,629
2024 Med Household Income	\$47,943	\$56,369	\$49,675



Traffic Count Report



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

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Learn more about us at
www.rweiler.com

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.



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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.

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