

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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OPPORTUNITY ZONE



Appraisal Brokerage Consulting Development

REDEVELOPMENT OPPORTUNITY

1010-1016 East Main St, Columbus, OH 43205

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.

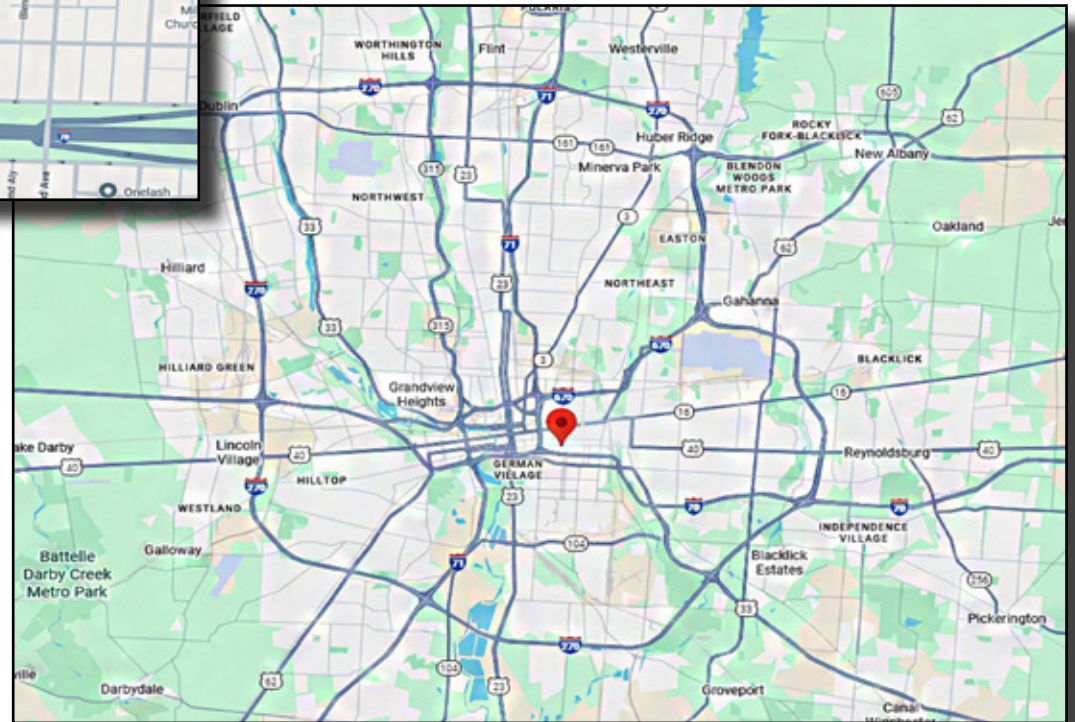


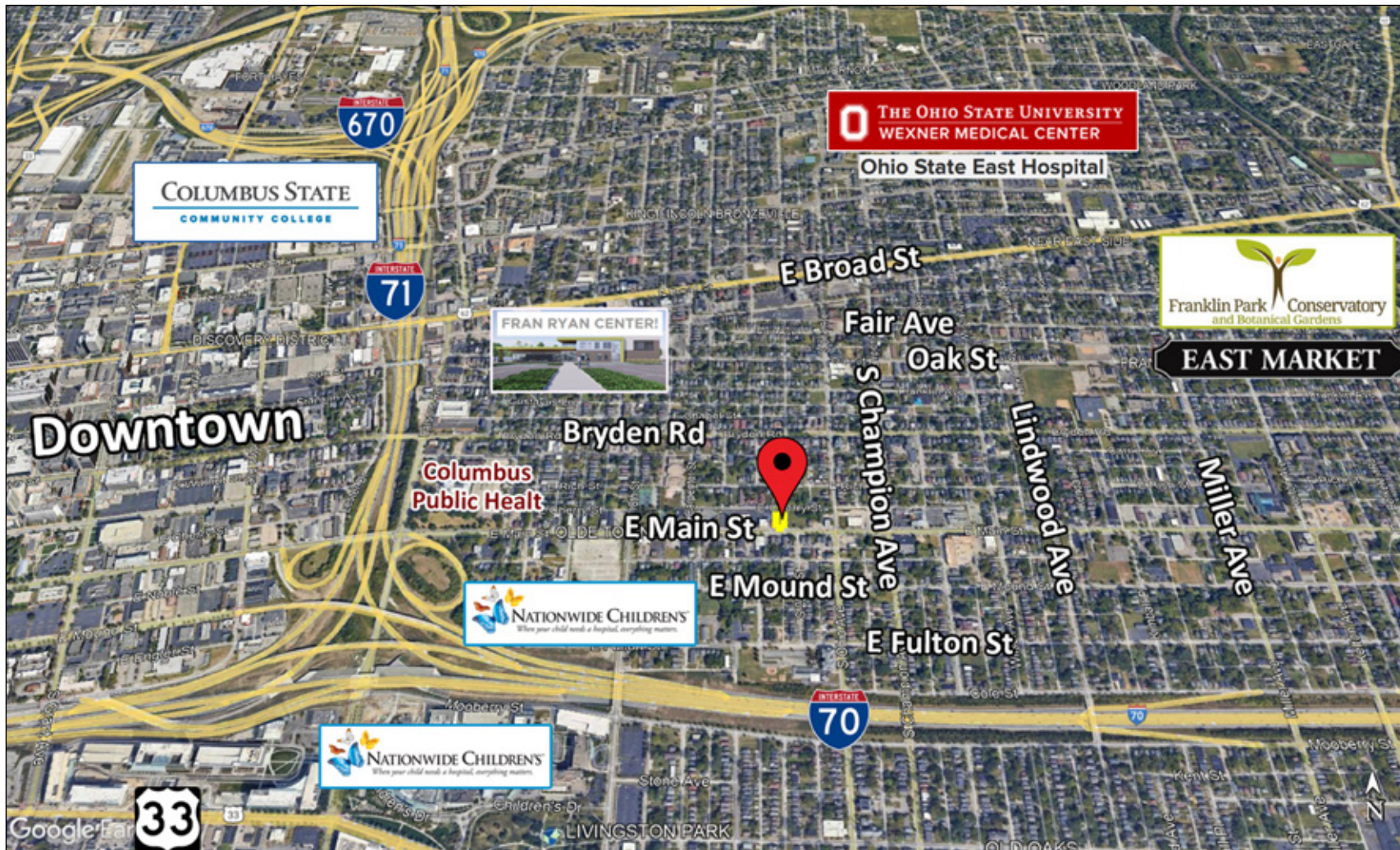
Property Highlights

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)



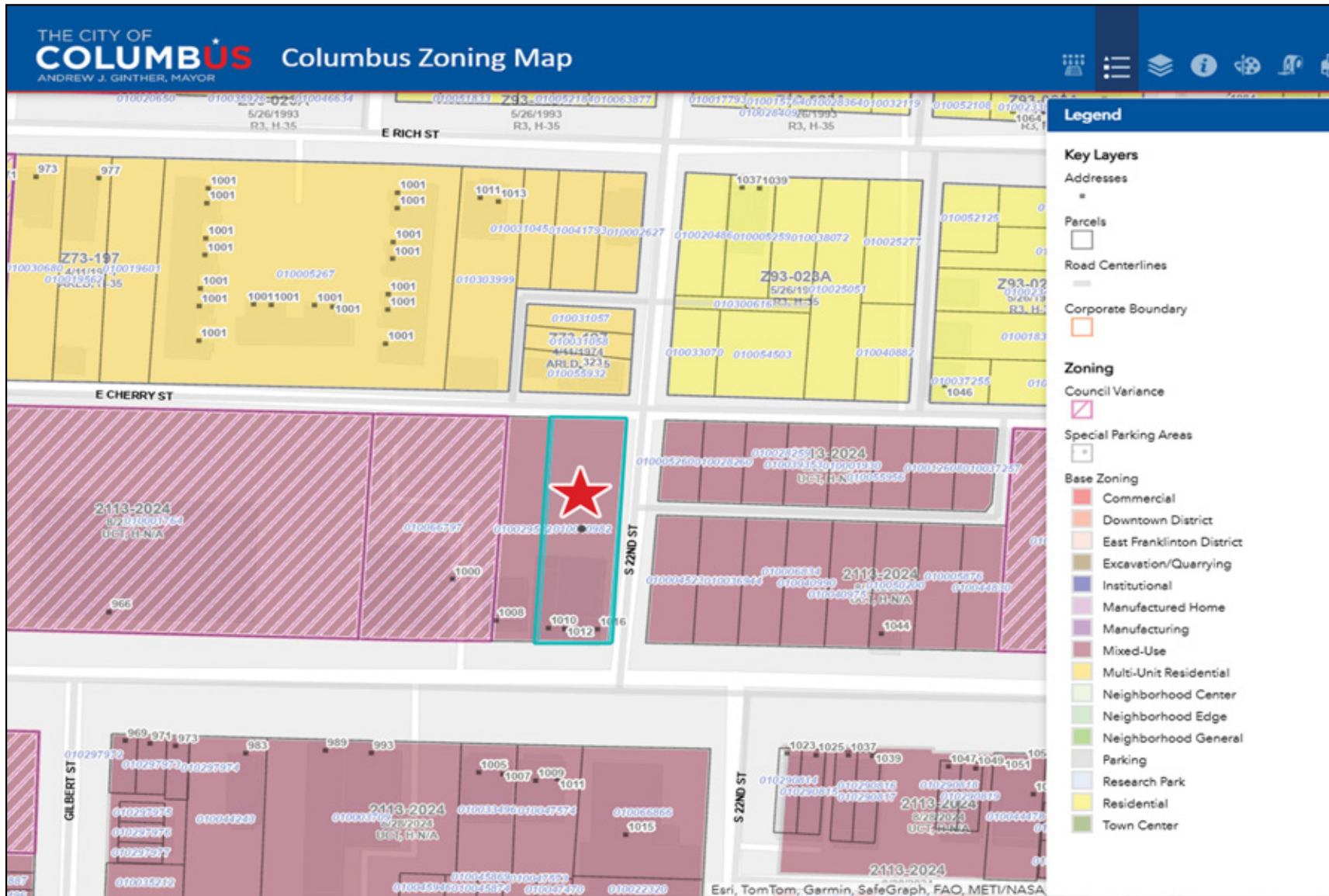




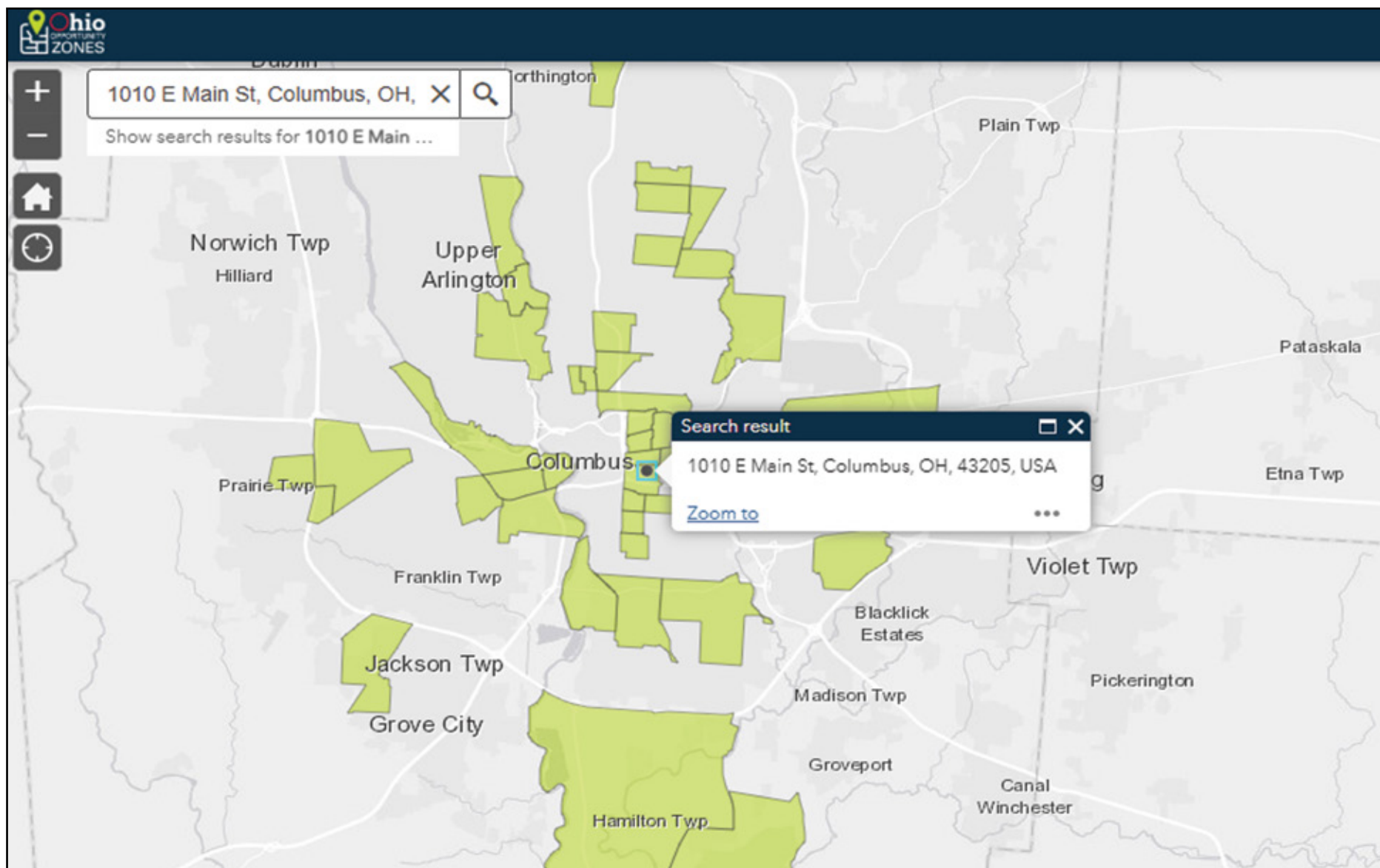


Great Location!

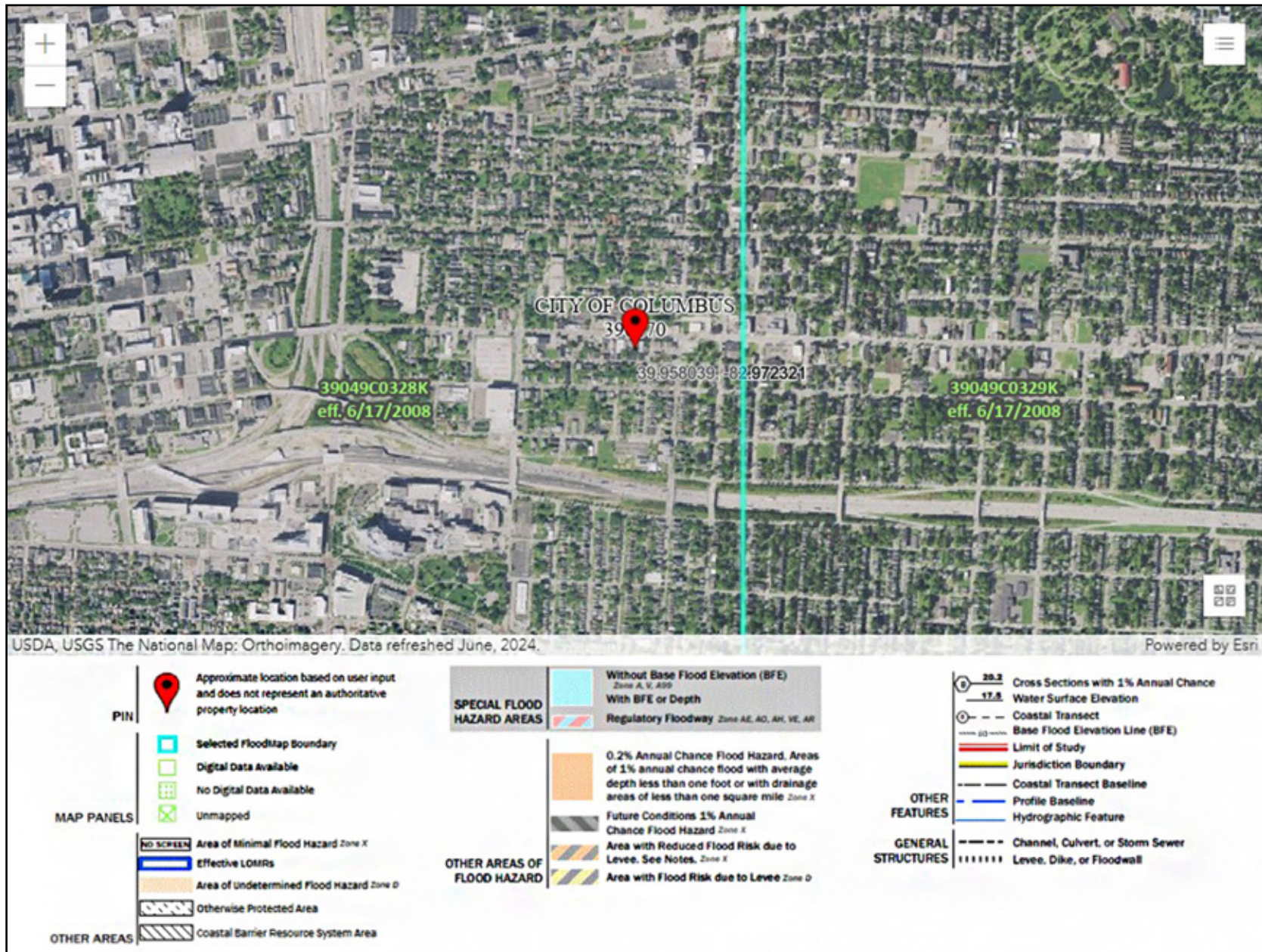
Easy access to I-70, I-71 and I-670
Minutes to Downtown Columbus




Click [here](#) to view zoning regulations

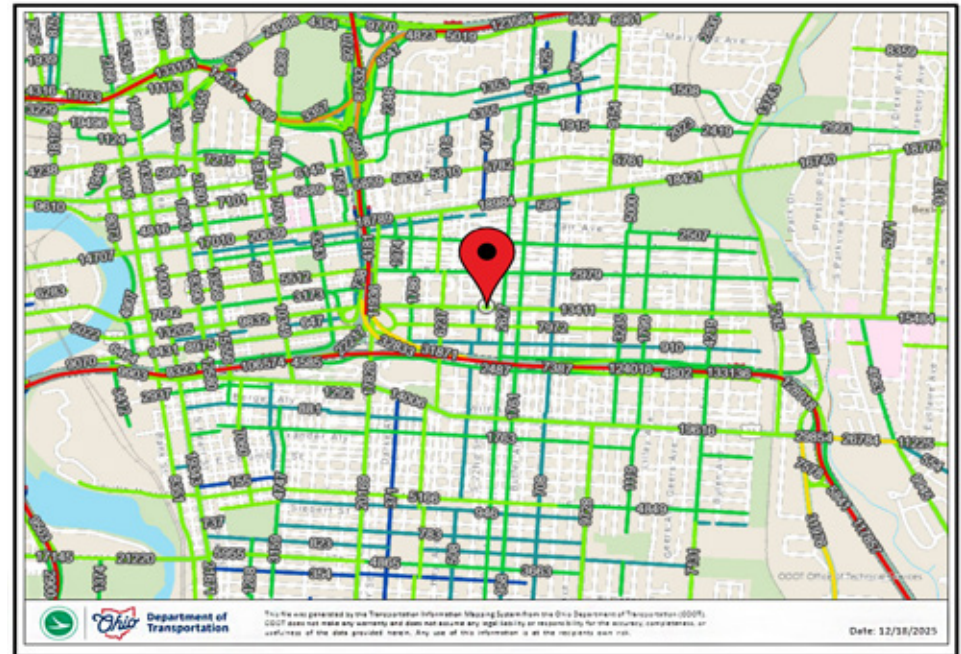


Click [here](#) to view Ohio Opportunity Zones



Demographic Summary Report

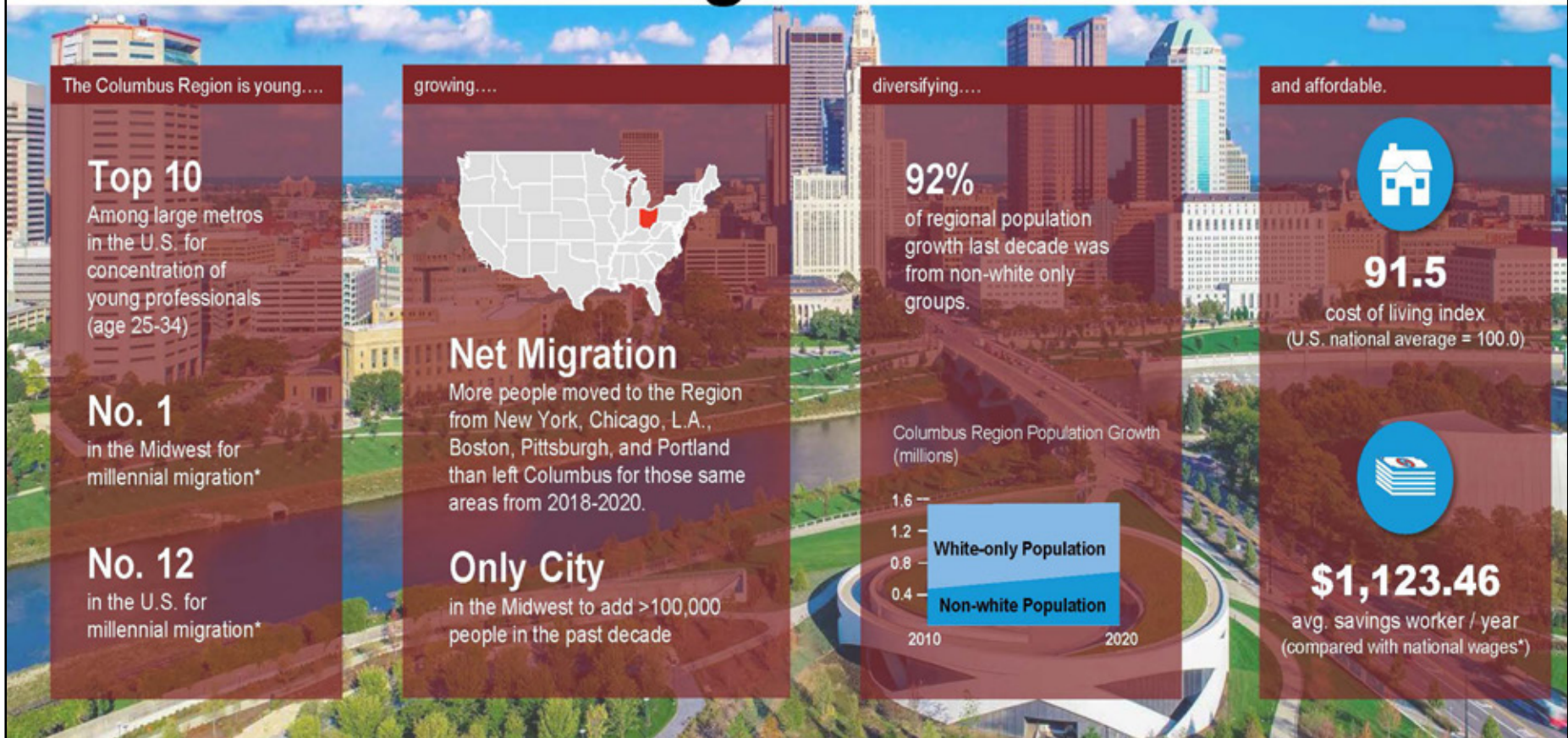
1010-1016 E Main St, Columbus, OH 43205				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	23,362	141,070	344,101	
2024 Estimate	22,536	138,354	340,163	
2020 Census	18,447	125,461	323,039	
Growth 2024 - 2029	3.67%	1.96%	1.16%	
Growth 2020 - 2024	22.17%	10.28%	5.30%	
2024 Population 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	\$69,629	
2024 Med Household Income	\$47,943	\$56,369	\$49,675	



Traffic Count Report

1010-1016 E Main St, Columbus, OH 43205							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 McAllister Ave	Gilbert St	0.04 W	2025	372	MPSt	.07	
2 S 22nd St	E Mound St	0.02 S	2025	261	MPSt	.09	
3 E Mound St	Gilbert St	0.02 W	2025	342	MPSt	.11	
4 E Mound St	S 22nd St	0.02 W	2025	335	MPSt	.12	
5 S 22nd St	E Mound St	0.02 N	2025	69	MPSt	.13	
6 E Rich St	S Ohio Ave	0.04 W	2022	179	MPSt	.13	
7 E Rich St	S Ohio Ave	0.04 W	2025	192	MPSt	.13	
8 S Champion Ave	E Cherry St	0.02 S	2025	2,786	MPSt	.16	
9 E Mound St	S Champion Ave	0.03 E	2020	1,450	MPSt	.16	
10 E Mound St	S Champion Ave	0.03 E	2025	1,412	MPSt	.16	

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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