

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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46,480 +/- SF Medical Building on 5.915 +/- acres For Sale
Suite 210 — 4,019 +/- SF For Lease



Appraisal Brokerage Consulting Development

MEDICAL CENTER FOR SALE AND OFFICE SPACE FOR LEASE
6455 W Campus Oval, New Albany, OH 43054

RARE OPPORTUNITY TO LEASE/PURCHASE PREMIUM OFFICE SPACE IN NEW ALBANY!

This is a unique chance to lease/purchase brand-new, Class A office space in the rapidly expanding New Albany area. Ideal for medical or general office use, this building offers a prime location with excellent visibility and high foot traffic, making it an excellent headquarters for a variety of businesses.



Key Features:

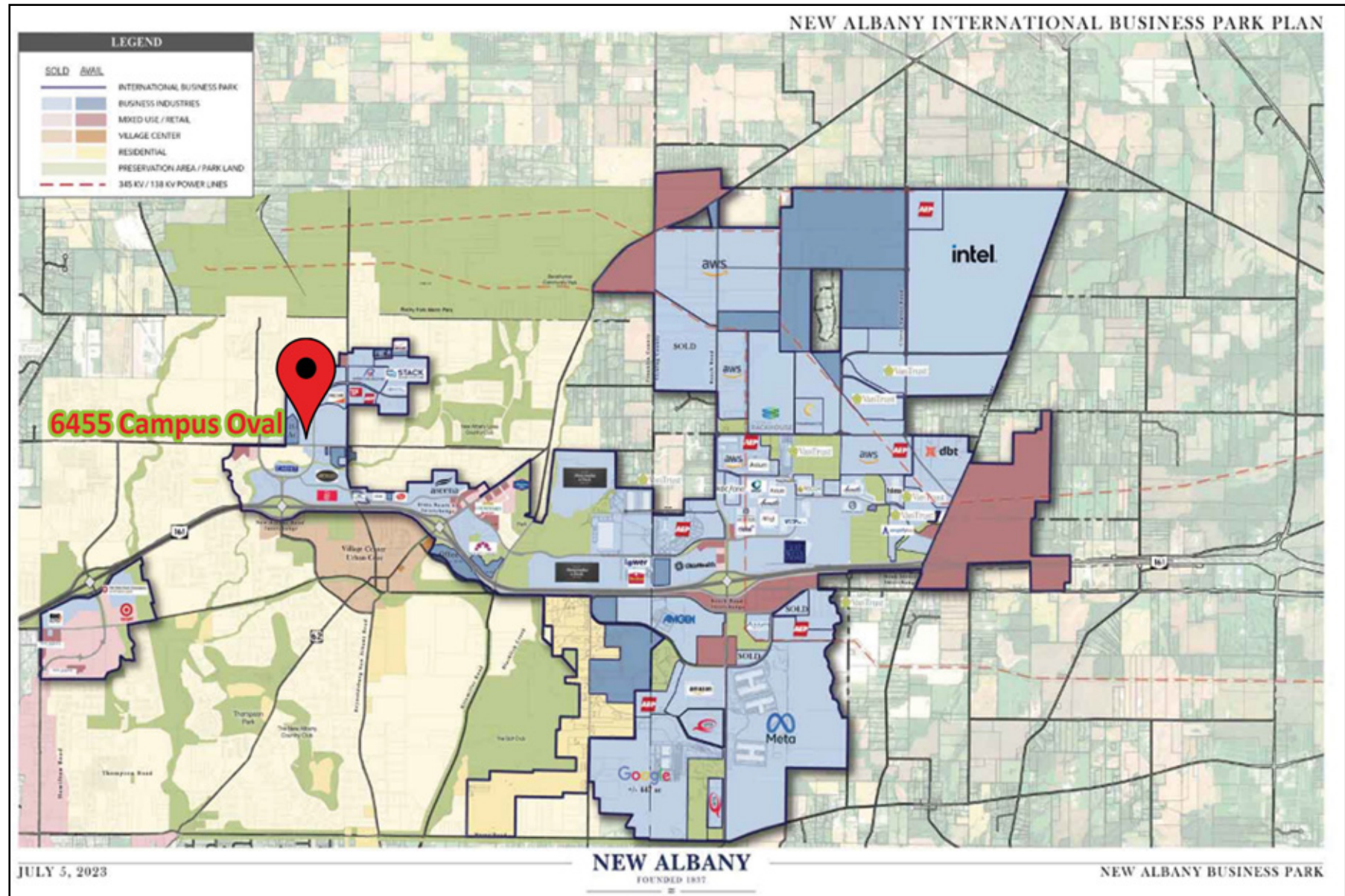
- **Prime Location:** Situated in the heart of the growing New Albany area with easy access and excellent signage opportunities;
- **Flexible Use:** Perfect for medical offices, general office spaces, or other professional services;
- **Class A Finishes:** High-end finishes throughout, offering a modern, professional atmosphere;
- **Building Amenities:** Includes an elevator and well-maintained common bathrooms for convenience;
- **Ownership Flexibility:** The property owner is also open to a sale, offering an attractive option for businesses interested in long-term investment.

Property Highlights

Address:	6455 W Campus Oval New Albany, OH 43054
County:	Franklin
PID:	222-003104-00
Location:	SWC of E New Albany Rd and Central College Rd
Acreage:	5.915 +/- acres
Building Size:	46,480 +/- SF
Year Built:	2022
Sale Price:	Negotiable
Net Annual Tax:	\$66,706
<u>Available For Lease on the 2nd Floor</u>	
Suite 210:	4,019 +/- SF
Lease Rate:	Negotiable
Zoning:	OCD Office Campus District

2nd Floor Plan

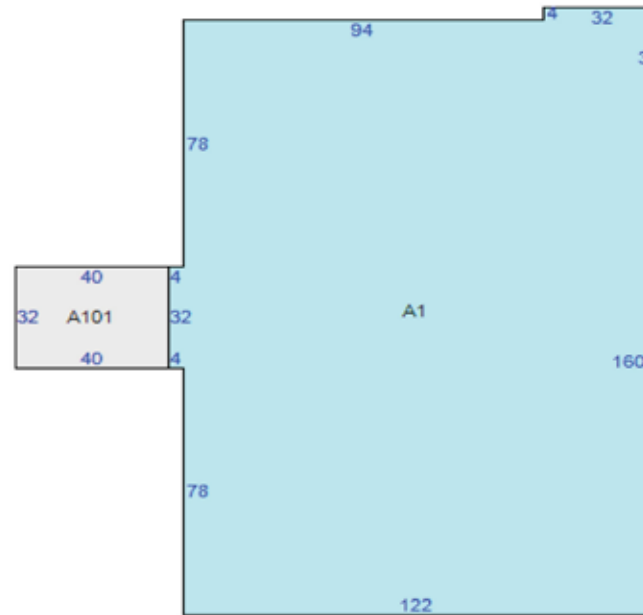












Item	Area
PAVING ASP - PA1:PAVING ASPHALT	84000
A1 - 059:SURGERY CENTER	23304
A101 - CP6:CANOPY-VG	1280
- 059:SURGERY CENTER	23176
- SS3:SPRINKLER W/S FD & FO	23176
- SS3:SPRINKLER W/S FD & FO	23304
- EL4:ELEVATOR HYDRAULIC PASNGR	400000

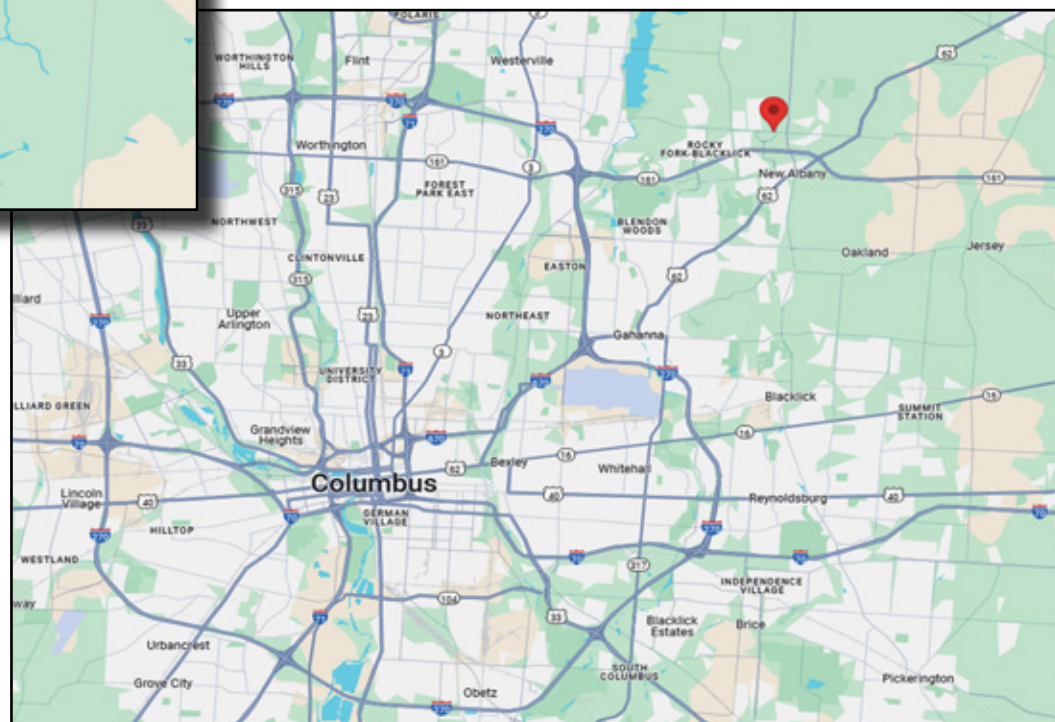
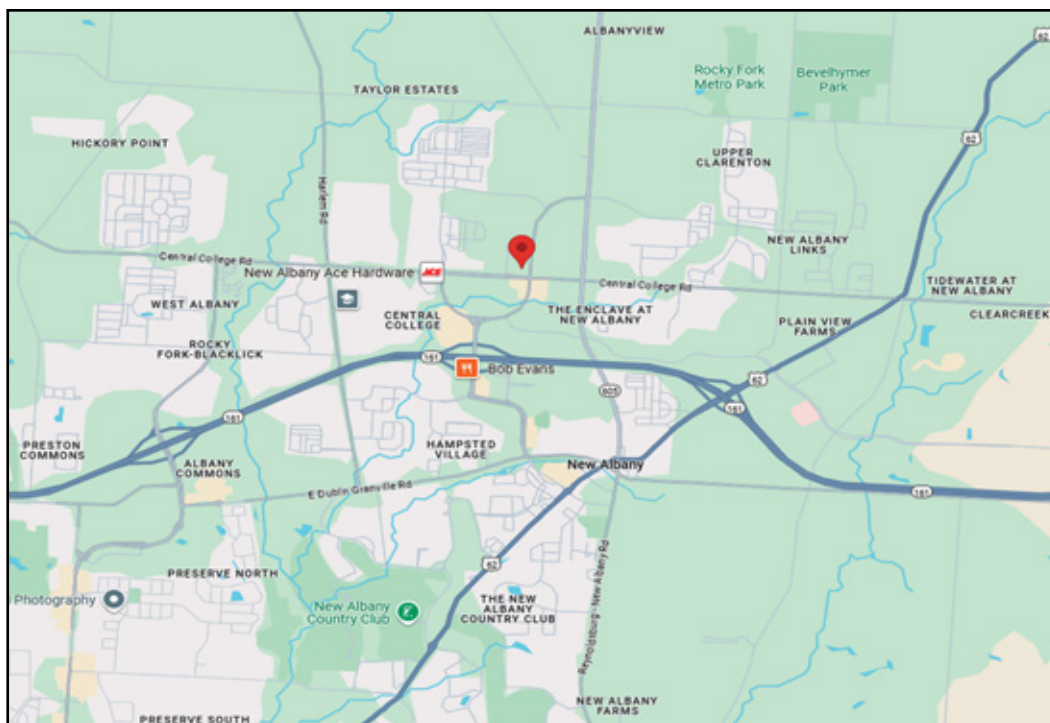
46,480 +/- SF Flex Building on 5.9 +/- ac
6455 W Campus Oval, New Albany, OH 43054

Aerial and Plat Maps



46,480 +/- SF Flex Building on 5.9 +/- ac
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Street Maps

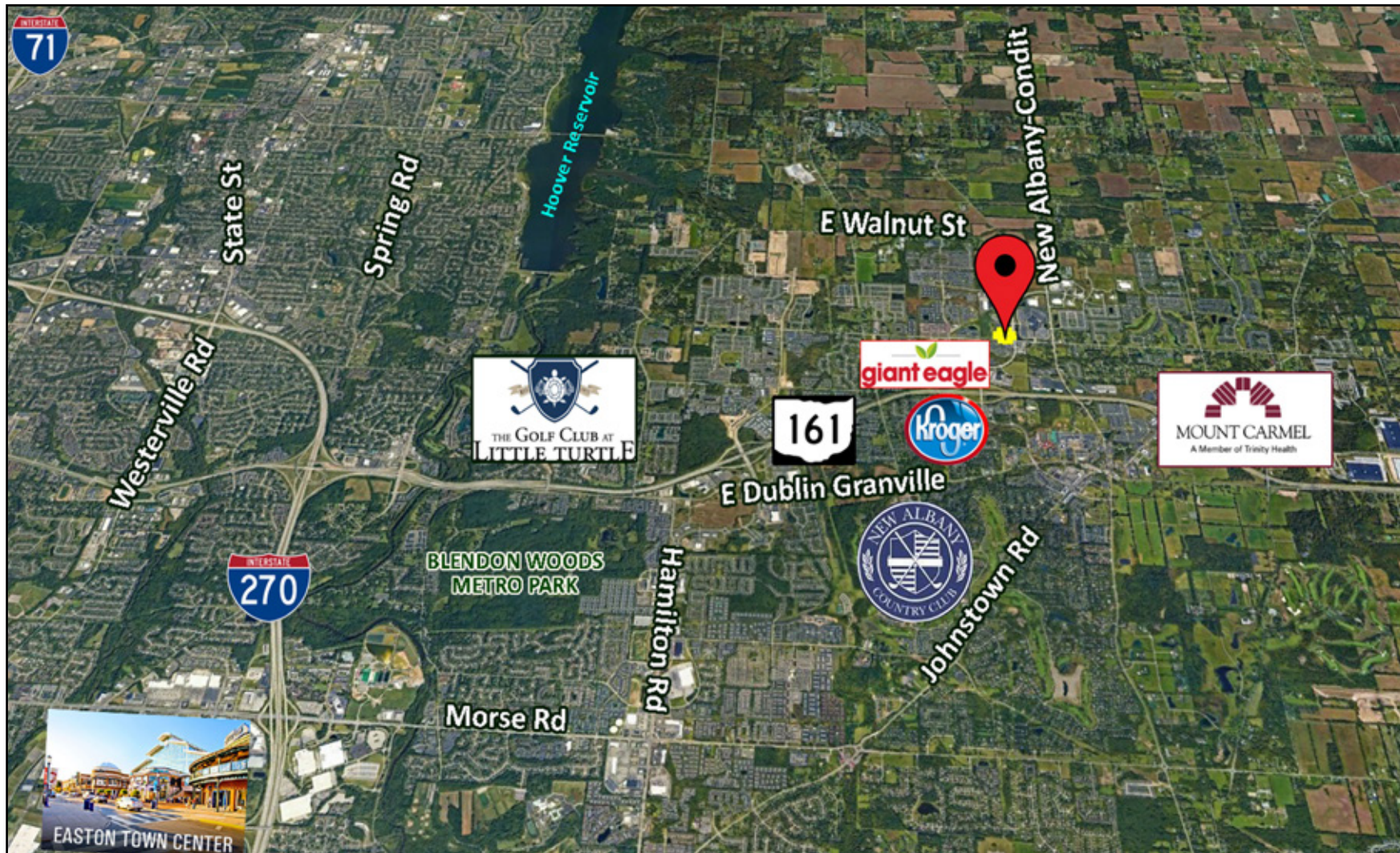


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Location Map



Great Location!

Easy access to major roads
10 minutes to Downtown Columbus
13 minutes to Intel
15 minutes to John Glenn International Airport

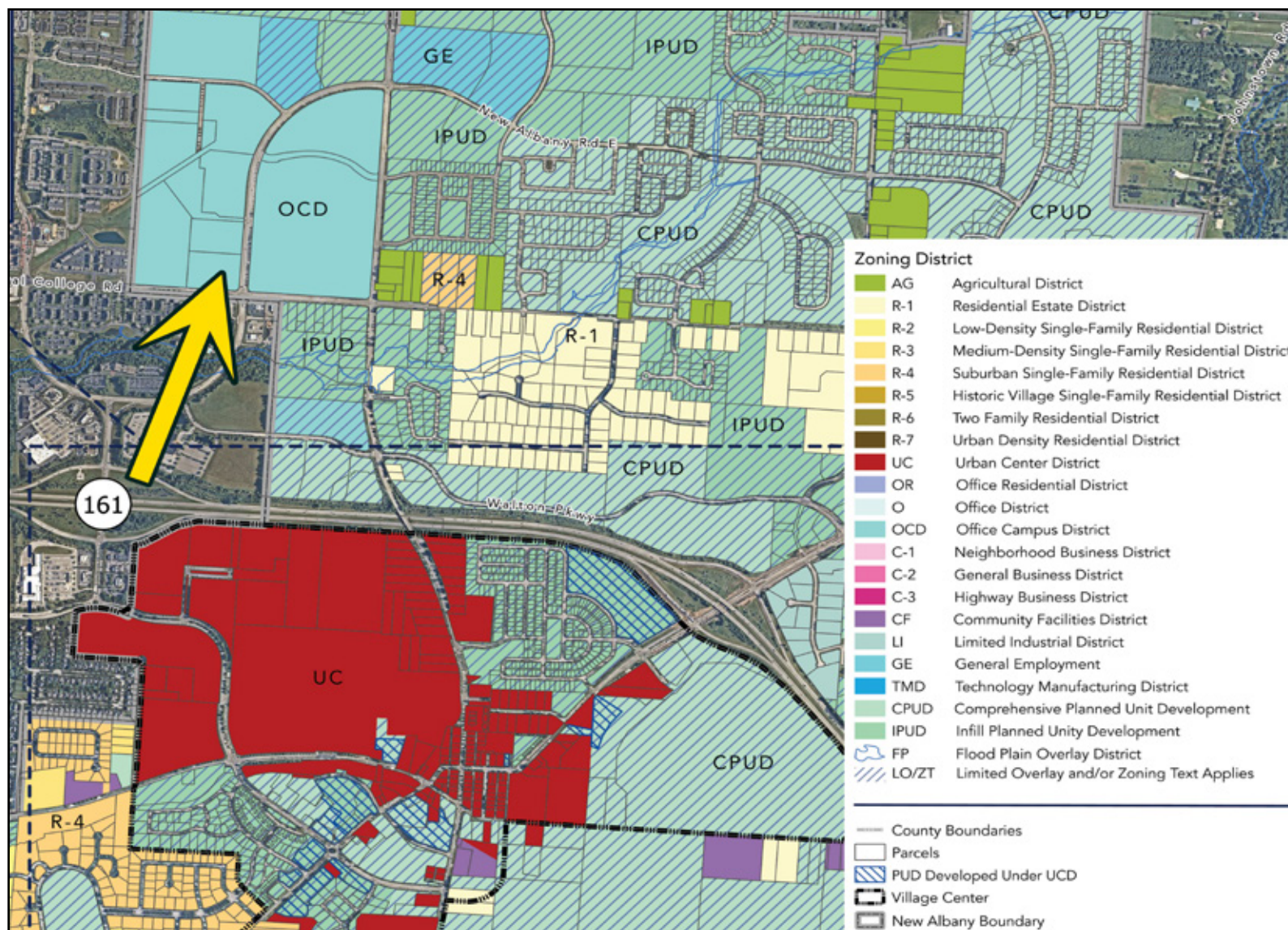
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Distance to Intel



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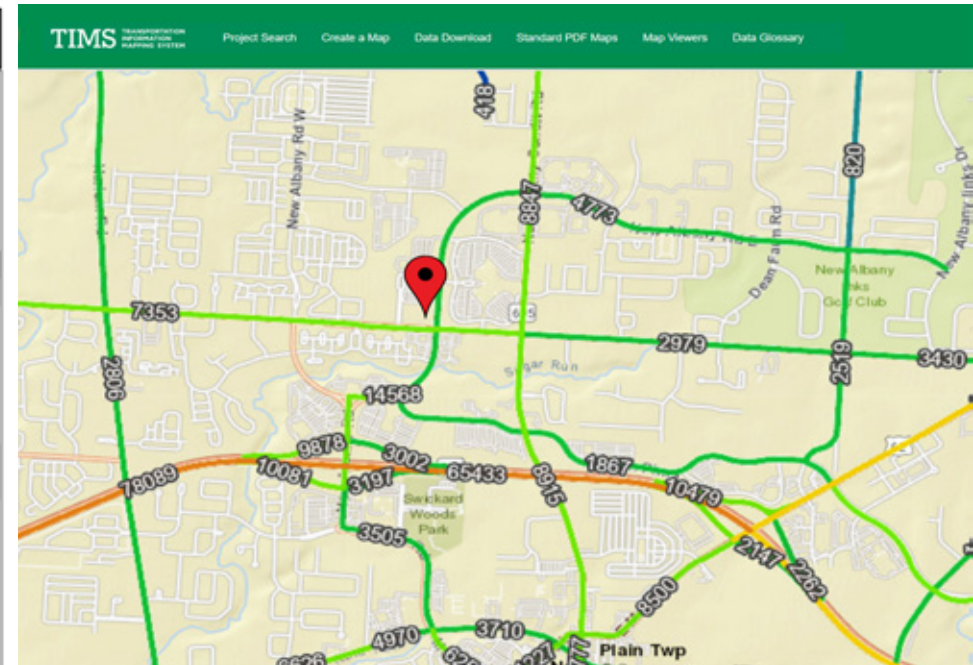
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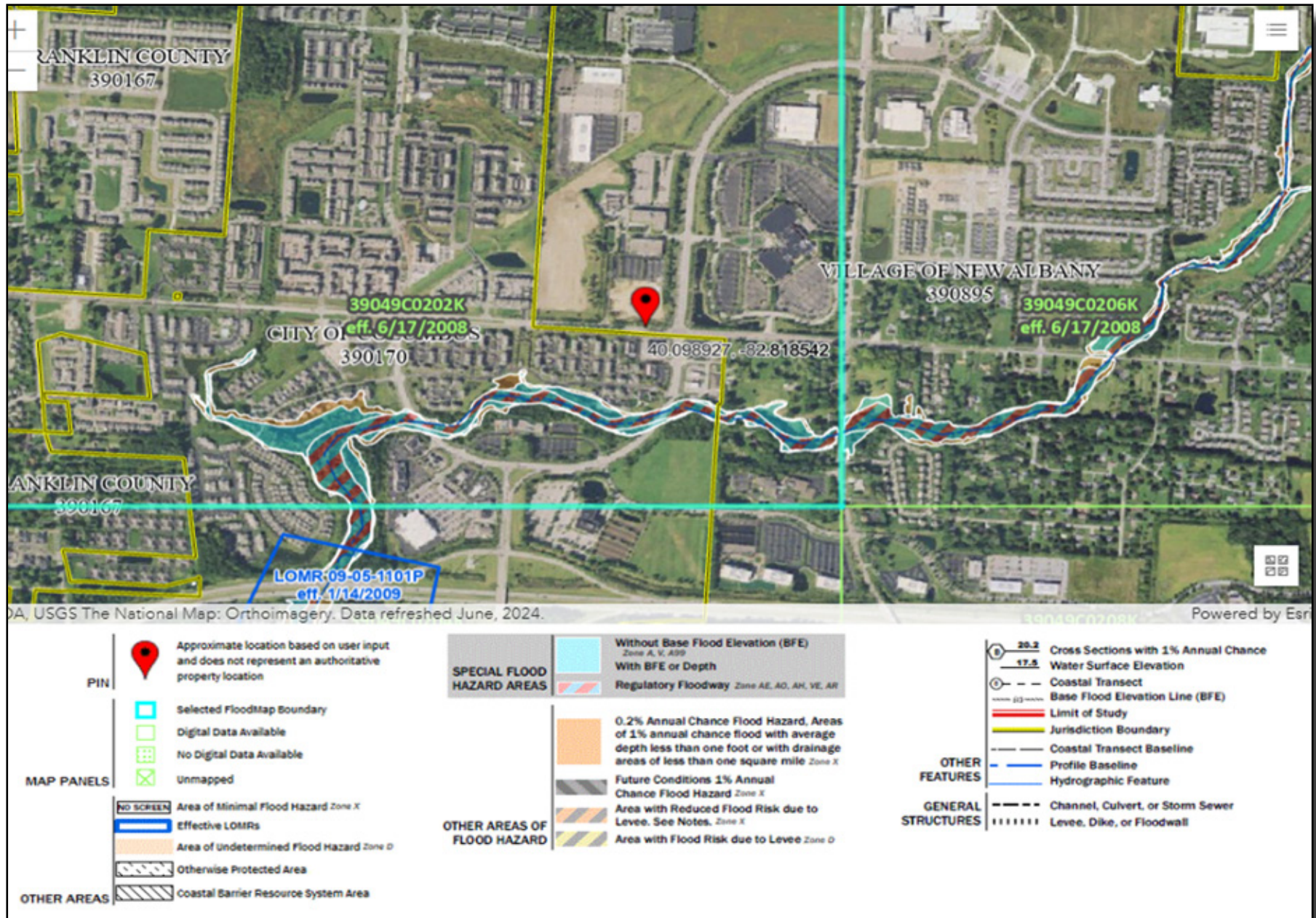
Demographic Summary Report

The Medical Center at New Albany 6455 W Campus Oval, New Albany, OH 43054				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	8,684	40,606	97,906	
2024 Estimate	8,738	40,166	96,631	
2020 Census	9,093	39,259	95,234	
Growth 2024 - 2029	-0.62%	1.10%	1.32%	
Growth 2020 - 2024	-3.90%	2.31%	1.47%	
2024 Population by Hispanic Origin				
2024 Population	8,738	40,166	96,631	
White	6,450 73.82%	29,297 72.94%	70,730 73.20%	
Black	786 9.00%	3,737 9.30%	10,753 11.13%	
Am. Indian & Alaskan	16 0.18%	63 0.16%	188 0.19%	
Asian	599 6.86%	3,189 7.94%	5,797 6.00%	
Hawaiian & Pacific Island	1 0.01%	9 0.02%	25 0.03%	
Other	887 10.15%	3,871 9.64%	9,138 9.46%	
U.S. Armed Forces	0	4	43	
Households				
2029 Projection	4,259	17,555	41,347	
2024 Estimate	4,292	17,399	40,892	
2020 Census	4,502	17,119	40,540	
Growth 2024 - 2029	-0.77%	0.90%	1.11%	
Growth 2020 - 2024	-4.66%	1.64%	0.87%	
Owner Occupied	1,948 45.39%	10,332 59.38%	25,788 63.06%	
Renter Occupied	2,344 54.61%	7,067 40.62%	15,104 36.94%	
2024 Households by HH Income				
Income: <\$25,000	158 3.68%	912 5.24%	2,704 6.61%	
Income: \$25,000 - \$50,000	363 8.46%	2,021 11.61%	5,173 12.65%	
Income: \$50,000 - \$75,000	917 21.37%	3,166 18.20%	7,599 18.58%	
Income: \$75,000 - \$100,000	425 9.90%	1,803 10.36%	4,699 11.49%	
Income: \$100,000 - \$125,000	838 19.52%	2,339 13.44%	5,139 12.57%	
Income: \$125,000 - \$150,000	492 11.46%	1,730 9.94%	4,116 10.07%	
Income: \$150,000 - \$200,000	315 7.34%	1,638 9.41%	4,351 10.64%	
Income: \$200,000+	784 18.27%	3,791 21.79%	7,112 17.39%	
2024 Avg Household Income	\$133,552	\$138,868	\$127,948	
2024 Med Household Income	\$108,442	\$108,529	\$101,321	

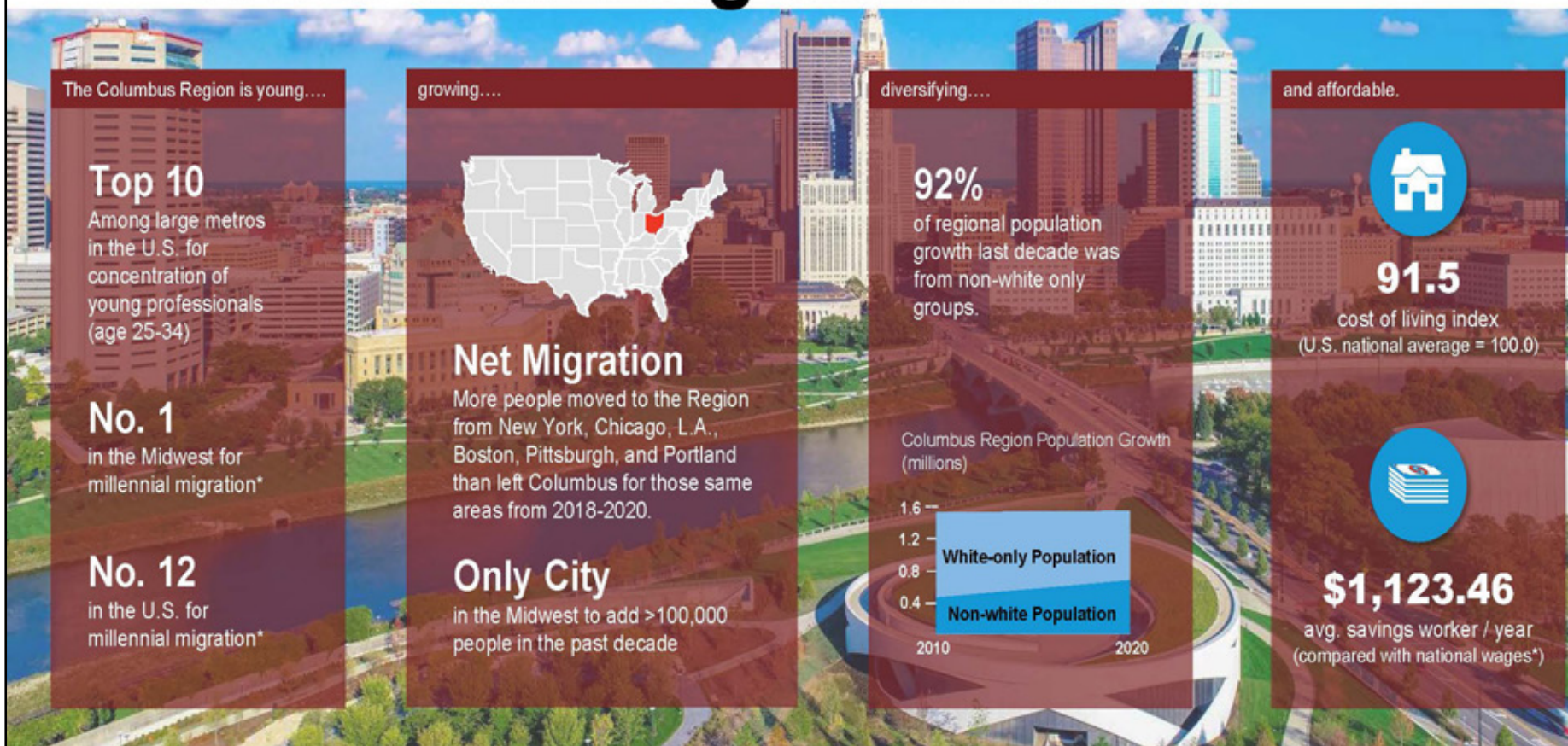


Traffic Count Report

The Medical Center at New Albany 6455 W Campus Oval, New Albany, OH 43054				
				
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume
1 Central College Road	New Albany Rd E	0.04 E	2022	7,360
2 New Albany Rd E	W Campus Oval	0.07 N	2020	7,863
3 New Albany Rd E	W Campus Oval	0.07 N	2022	15,050
4 Central College Road	New Albany Rd E	0.04 W	2022	10,429
5 NEW ALBANY RD E	Jefferson Farms Blvd	0.06 S	2020	4,483
6 New Albany Road East	Jefferson Farms Blvd	0.06 S	2022	8,194
7 New Albany Rd E	Walton Pkwy	0.04 SW	2022	7,805
8 Central College Rd	New Albany Condit Rd	0.10 E	2022	7,006
9 New Albany Rd E	Walton Pkwy	0.03 NE	2022	9,122
10 Central College Rd	New Albany Rd W	0.08 W	2022	2,292



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, but what truly sets us apart is our commitment to relationships, integrity, and results.

For nearly nine decades, we have helped clients navigate the complexities of commercial real estate by taking the time to understand their unique goals and delivering solutions tailored to their needs.

Our experienced team combines deep market knowledge, strategic insight, and a client-first approach to create opportunities and maximize value.

Having been around since 1938, we offer a competitive advantage built on local expertise, long-standing relationships, and a reputation for excellence. This legacy allows us to deliver a level of service and market intelligence that clients will not find from any other commercial real estate firm in Columbus, Central Ohio, or beyond.



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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 or 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.