

THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

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**1,145 +/- Prime Office Space**



Appraisal Brokerage Consulting Development

**OFFICE SPACE FOR LEASE**  
**1250 Memory Lane, Columbus, OH 43209**

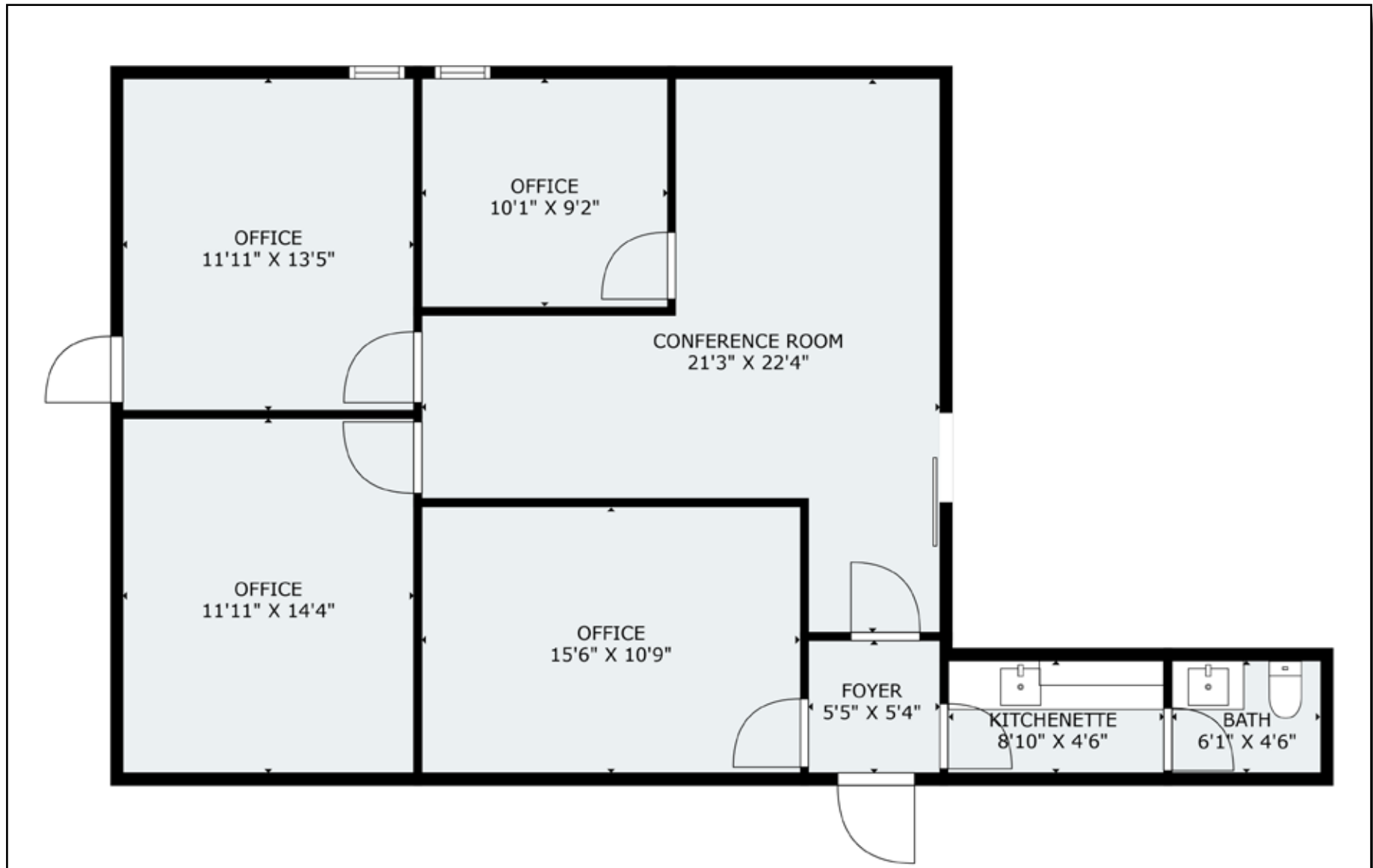
## PRIME OFFICE SPACE FOR LEASE

This well-located office space offers 1,145 +/- SF (Unit B) of versatile and convenient workspace. Featuring a welcoming lobby area, 3 private offices, and a spacious open conference area, this layout is perfect for businesses of all sizes. The kitchenette provides added convenience, while the single private bathroom ensures comfort for your team. Additionally, you will enjoy 4 designated parking spots, eliminating any parking concerns for your employees or clients. Located just minutes from downtown, with quick and easy access to I-70. Whether you're growing your business or seeking a central location, this space offers everything you need for productivity and ease.

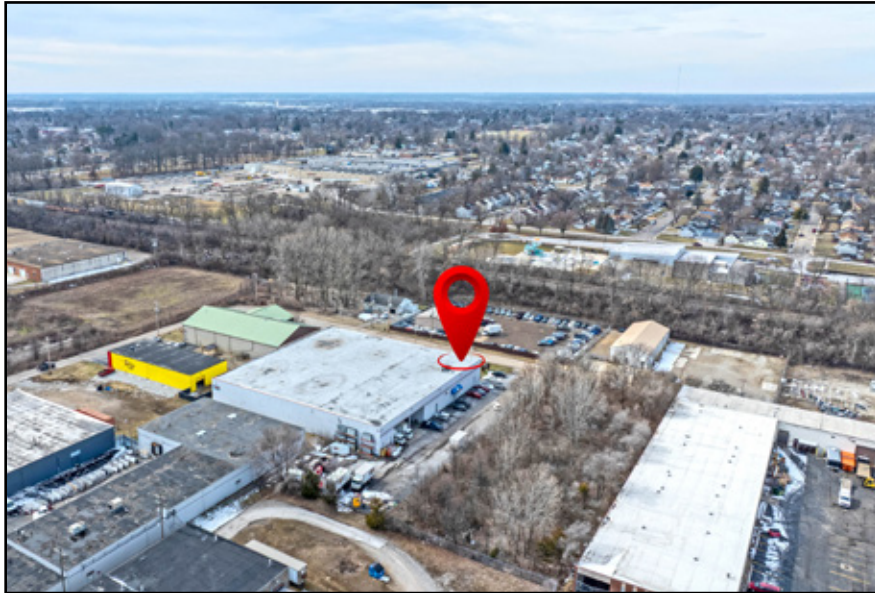


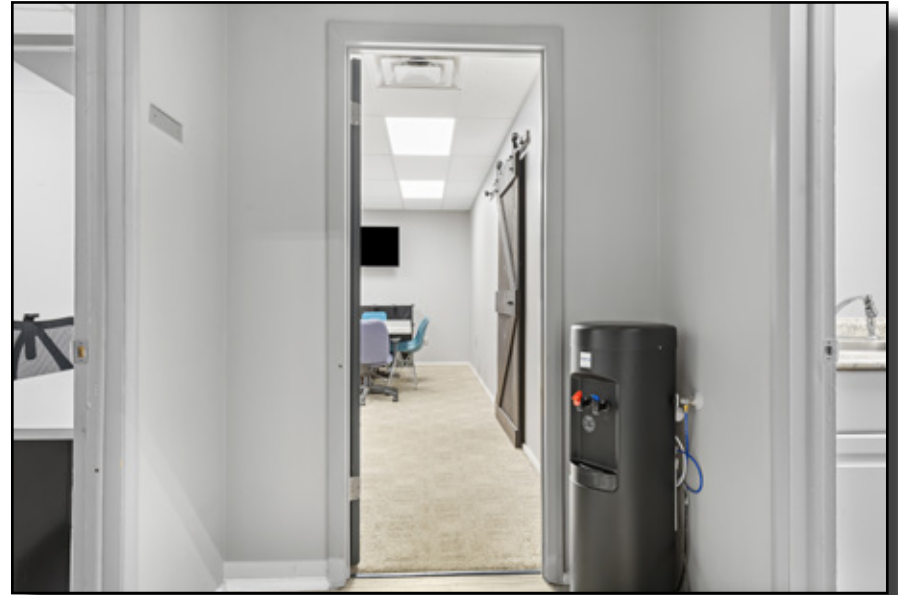
## Property Highlights

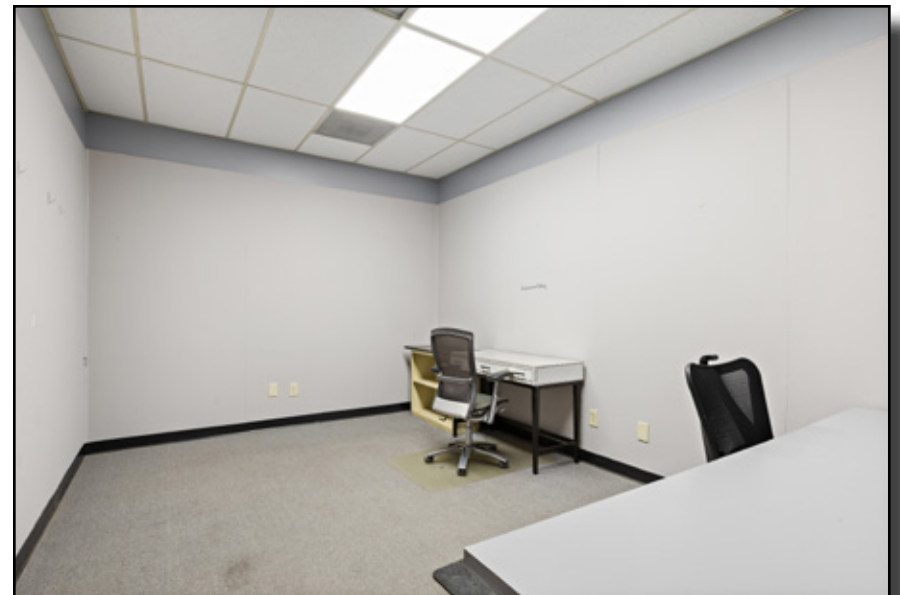
<b>Address:</b>	<b>1250 Memory Lane Columbus, Ohio 43209</b>
<b>County:</b>	<b>Franklin</b>
<b>PID:</b>	<b>010-006007-00</b>
<b>Location:</b>	<b>South of E Livingston Ave between Alum Creek Dr and Fairwood Ave</b>
<b>Building Size:</b>	<b>32,130 +/- SF</b>
<b>Space Available:</b>	<b>1,145 +/- SF - Unit B</b>
<b>Year Built:</b>	<b>1973</b>
<b>Lease Rate:</b>	<b>\$15.00/SF NNN</b>
<b>Zoning:</b>	<b>M - Manufacturing</b>
<b>Parking:</b>	<b>4 designated parking spots</b>

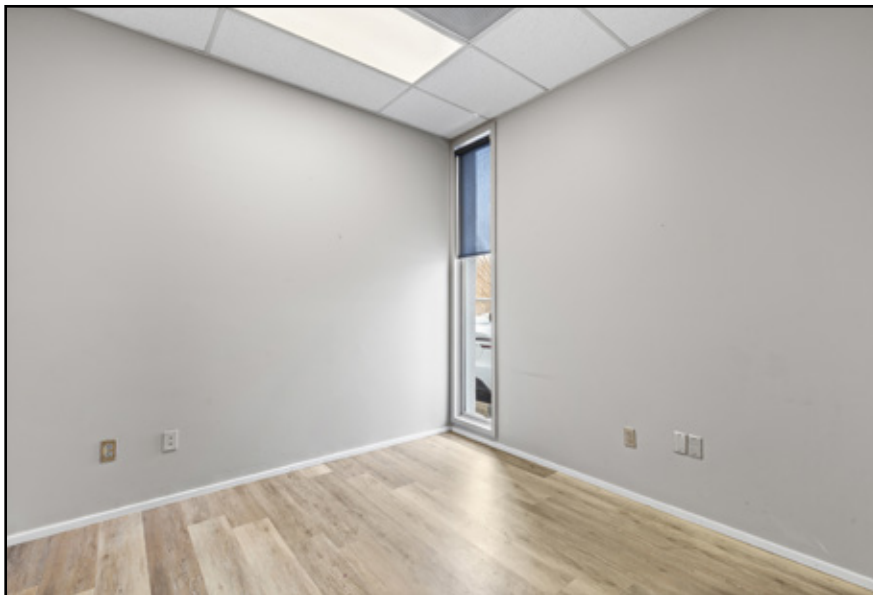


\* Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.









1,154 +/- SF office space  
1250 Memory Lane, Columbus, OH 43209

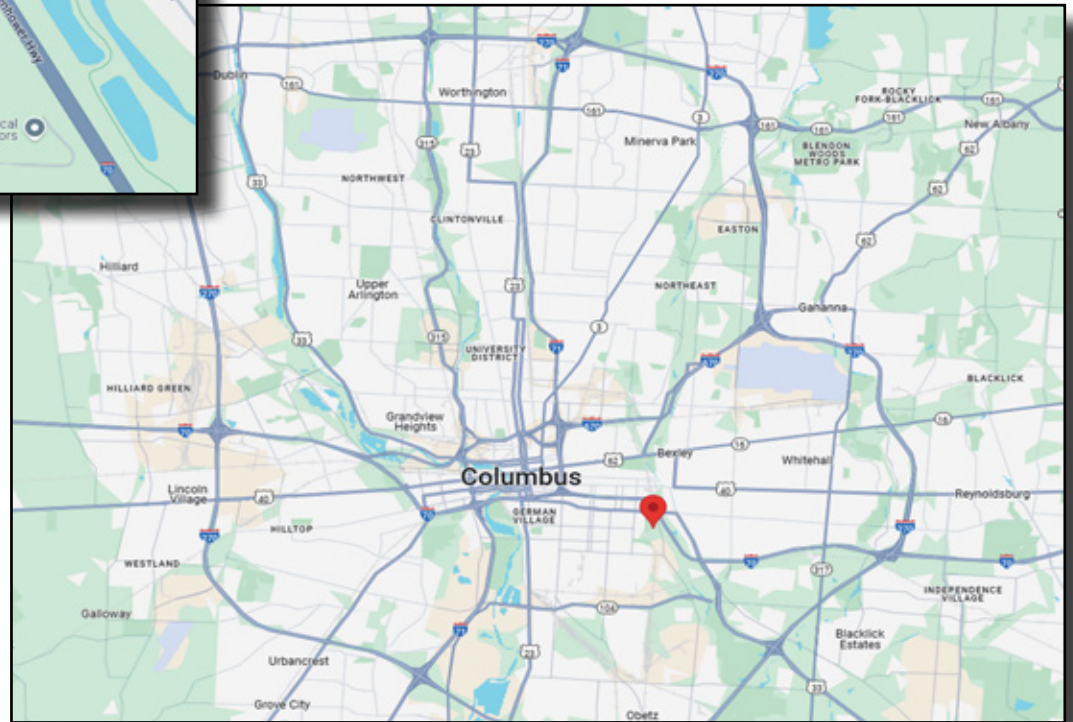
# Aerial and Plat Maps





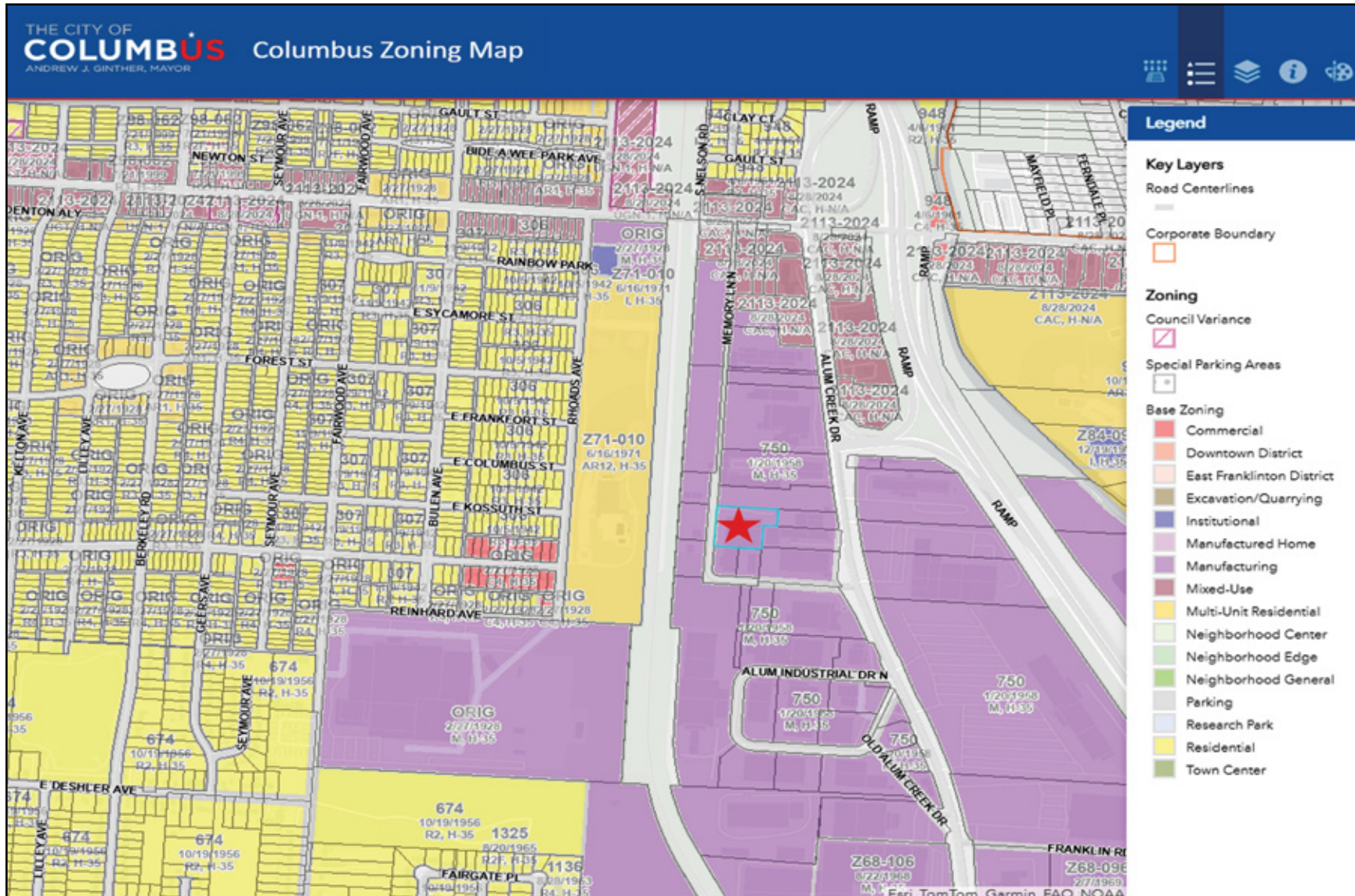
1,154 +/- SF office space  
1250 Memory Lane, Columbus, OH 43209

# Street Maps






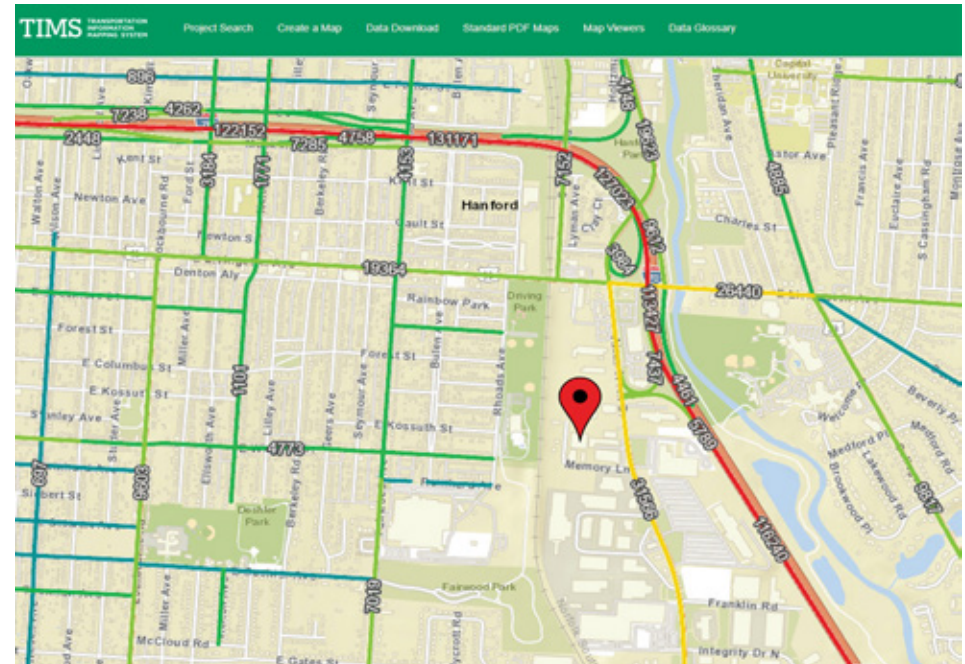
**Great Location!**  
Easy access to major roads  
10 minutes to Downtown Columbus  
15 minutes to John Glenn International Airport



Click [here](#) to view zoning text

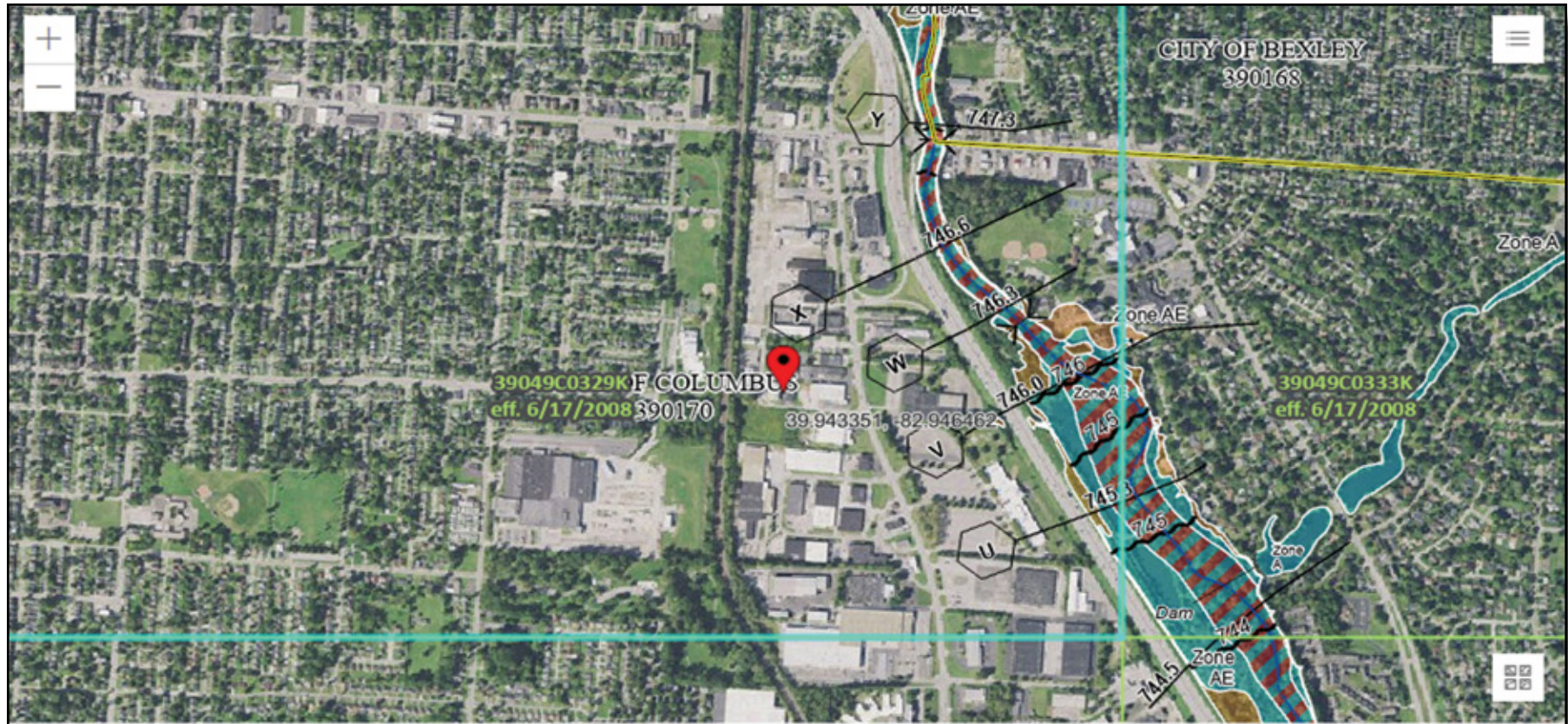
Demographic Summary Report

1250 Memory Ln, Columbus, OH 43209				
				
<b>Radius</b>	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	14,120	131,669	292,299	
2024 Estimate	13,794	129,637	288,962	
2020 Census	12,226	120,220	274,217	
Growth 2024 - 2029	2.36%	1.57%	1.15%	
Growth 2020 - 2024	12.83%	7.83%	5.38%	
<b>2024 Population by Hispanic Origin</b>	536	7,271	19,270	
<b>2024 Population</b>	13,794	129,637	288,962	
White	4,964 35.99%	55,241 42.61%	130,960 45.32%	
Black	7,268 52.69%	55,760 43.01%	112,507 38.93%	
Am. Indian & Alaskan	49 0.36%	555 0.43%	1,260 0.44%	
Asian	167 1.21%	2,234 1.72%	6,384 2.21%	
Hawaiian & Pacific Island	5 0.04%	64 0.05%	136 0.05%	
Other	1,341 9.72%	15,783 12.17%	37,715 13.05%	
U.S. Armed Forces	0	102	182	
<b>Households</b>				
2029 Projection	5,515	58,761	127,279	
2024 Estimate	5,379	57,784	125,719	
2020 Census	4,718	53,203	118,675	
Growth 2024 - 2029	2.53%	1.69%	1.24%	
Growth 2020 - 2024	14.01%	8.61%	5.94%	
Owner Occupied	2,351 43.71%	23,477 40.63%	46,809 37.23%	
Renter Occupied	3,028 56.29%	34,308 59.37%	78,910 62.77%	
<b>2024 Households by HH Income</b>	5,381	57,786	125,718	
Income: <\$25,000	1,604 29.81%	15,759 27.27%	33,424 26.59%	
Income: \$25,000 - \$50,000	1,651 30.68%	13,428 23.24%	29,968 23.84%	
Income: \$50,000 - \$75,000	831 15.44%	9,290 16.08%	21,223 16.88%	
Income: \$75,000 - \$100,000	417 7.75%	6,500 11.25%	15,201 12.09%	
Income: \$100,000 - \$125,000	289 5.37%	4,178 7.23%	8,935 7.11%	
Income: \$125,000 - \$150,000	145 2.69%	2,609 4.51%	5,693 4.53%	
Income: \$150,000 - \$200,000	217 4.03%	2,959 5.12%	5,529 4.40%	
Income: \$200,000+	227 4.22%	3,063 5.30%	5,745 4.57%	
<b>2024 Avg Household Income</b>	\$61,793	\$71,817	\$69,359	
<b>2024 Med Household Income</b>	\$40,584	\$49,478	\$49,556	



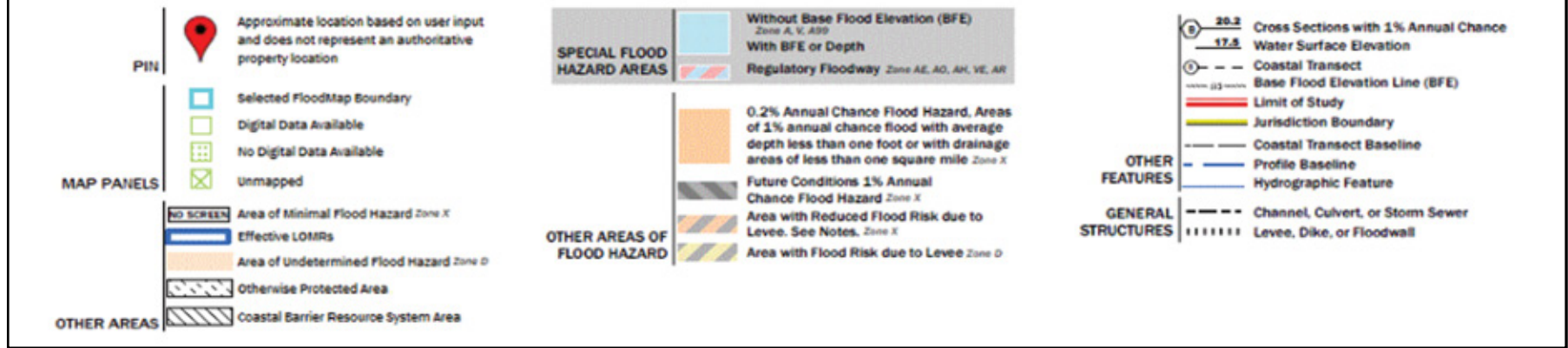
Traffic Count Report

1250 Memory Ln, Columbus, OH 43209						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Alum Creek Dr	E Livingston Ave	0.17 N	2022	21,029	MPSI	.20
2 RAMP FROM ALUM CREEK DR TO IR70	E Livingston Ave	0.27 N	2020	5,037	AADT	.23
3 RAMP FROM IR70 EB TO S ALUM	E Livingston Ave	0.17 N	2020	6,004	AADT	.24
4 RAMP FROM IR70 WB TO US33	E Livingston Ave	0.06 NW	2020	3,819	AADT	.35
5 E Whittier St	Bulen Ave	0.03 E	2018	1,901	MPSI	.35
6 E Livingston Ave	Alum Creek Dr	0.03 E	2022	19,906	MPSI	.36
7 E Livingston Ave	Alum Creek Dr	0.03 E	2020	21,282	MPSI	.36
8 Alum Creek Dr	Alum Industrial Dr	0.03 S	2022	16,819	MPSI	.36
9 I-70	E Livingston Ave	0.02 N	2018	112,950	MPSI	.36
10 E Livingston Ave	I-70	0.04 E	2022	27,552	MPSI	.37

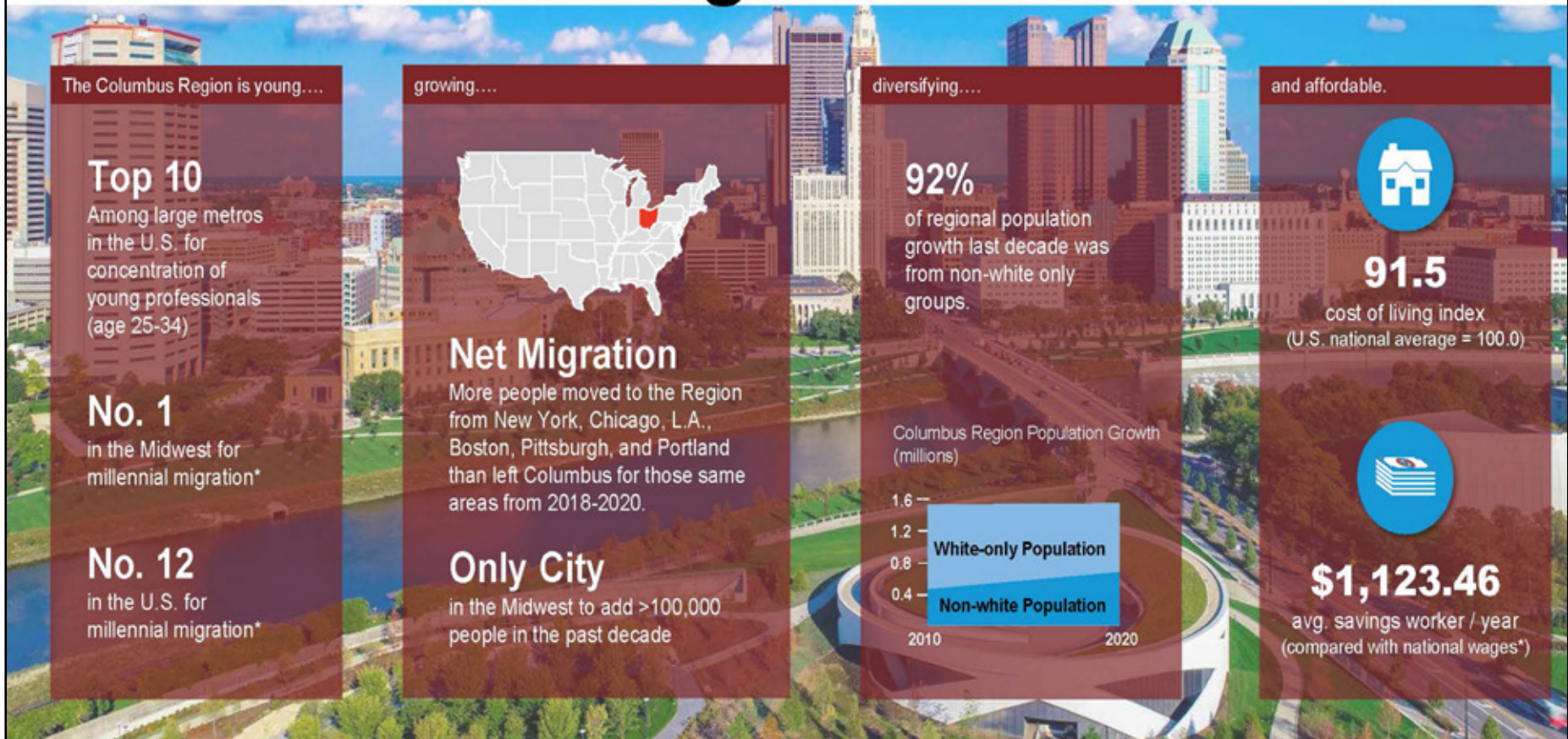


USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

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# What's Driving Investment?



# Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

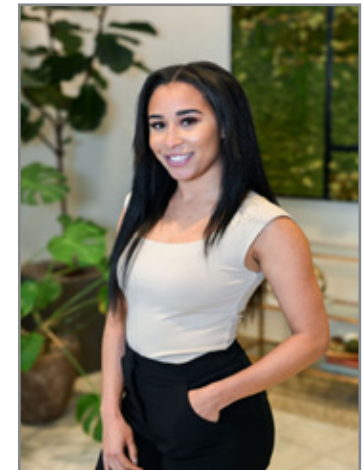
Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

## THE ROBERT WEILER COMPANY EST. 1938



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With 87 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](http://www.rweiler.com)



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