

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

OFFICE SPACE FOR LEASE

3443 Agler Road, Columbus, OH 43219

PERFECT OFFICE SPACE FOR LEASE!

4,439 +/- SF office space on the 2nd floor available. Lobby and restrooms have been recently remodeled. Free on-site parking. Aggressive lease rates. Easy access to I-270 and I-670. Close proximity to restaurants, banks, lodging and Easton Town Center. One mile from John Glenn International Airport.

Professional business park environment.



Property Highlights

Address: 3443 Agler Road
Columbus, Ohio 43219

County: Franklin

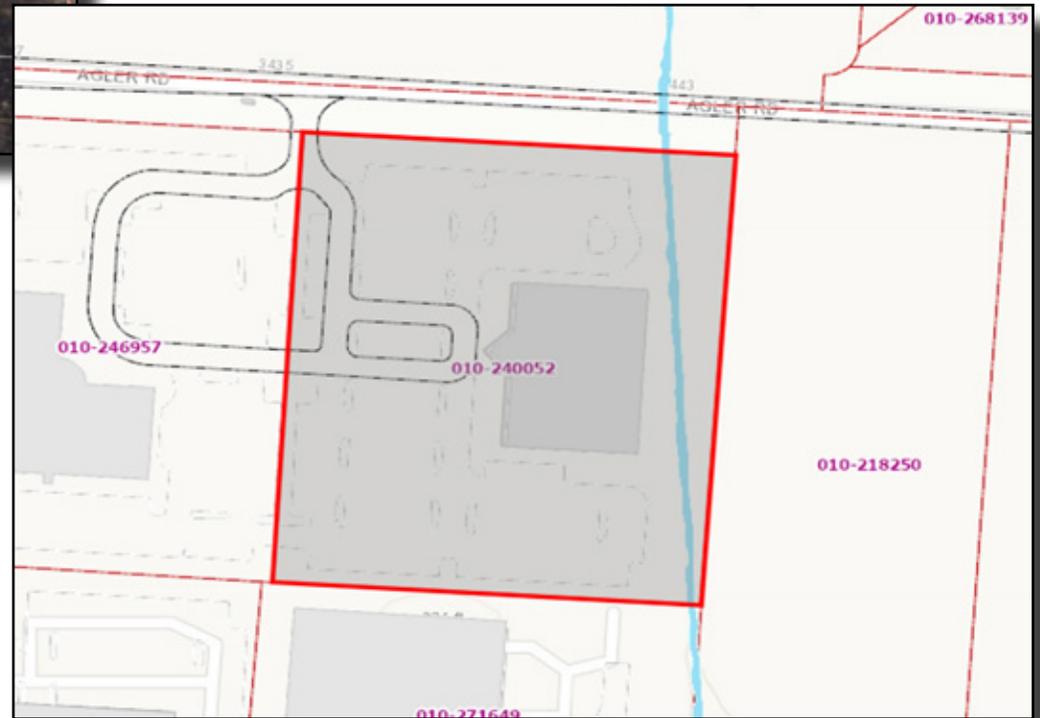
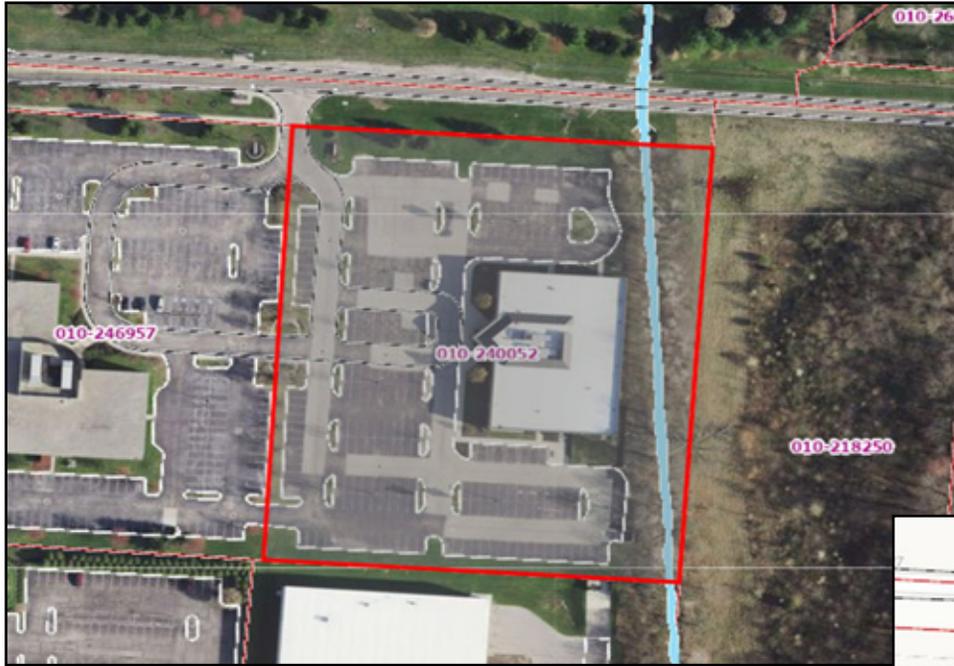
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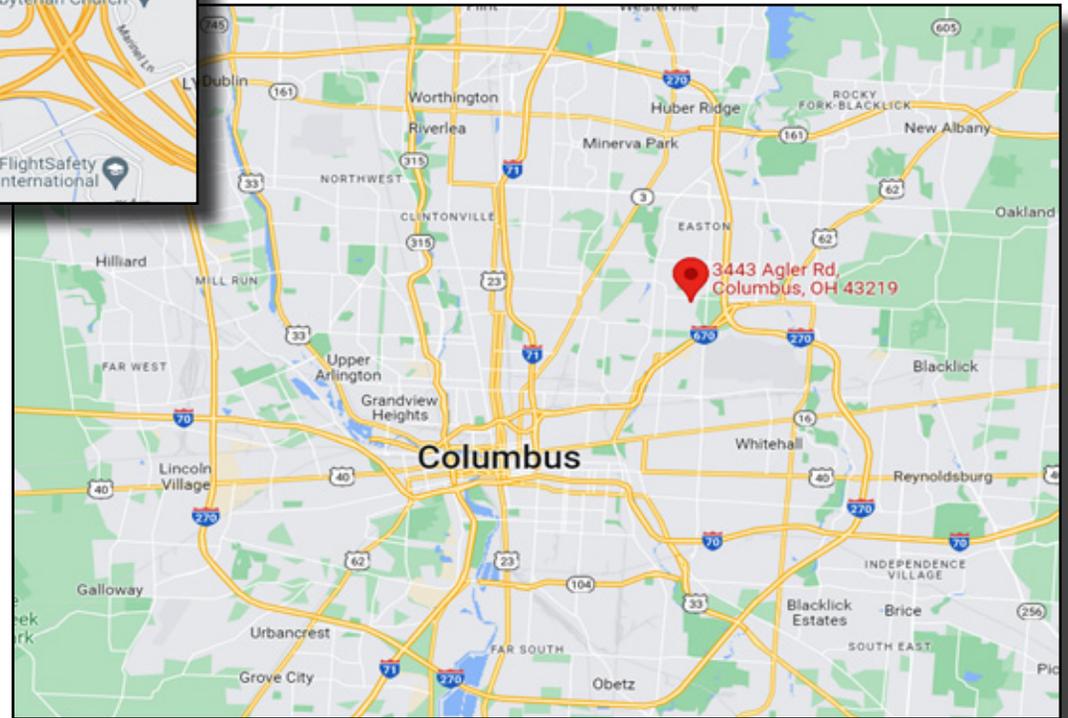
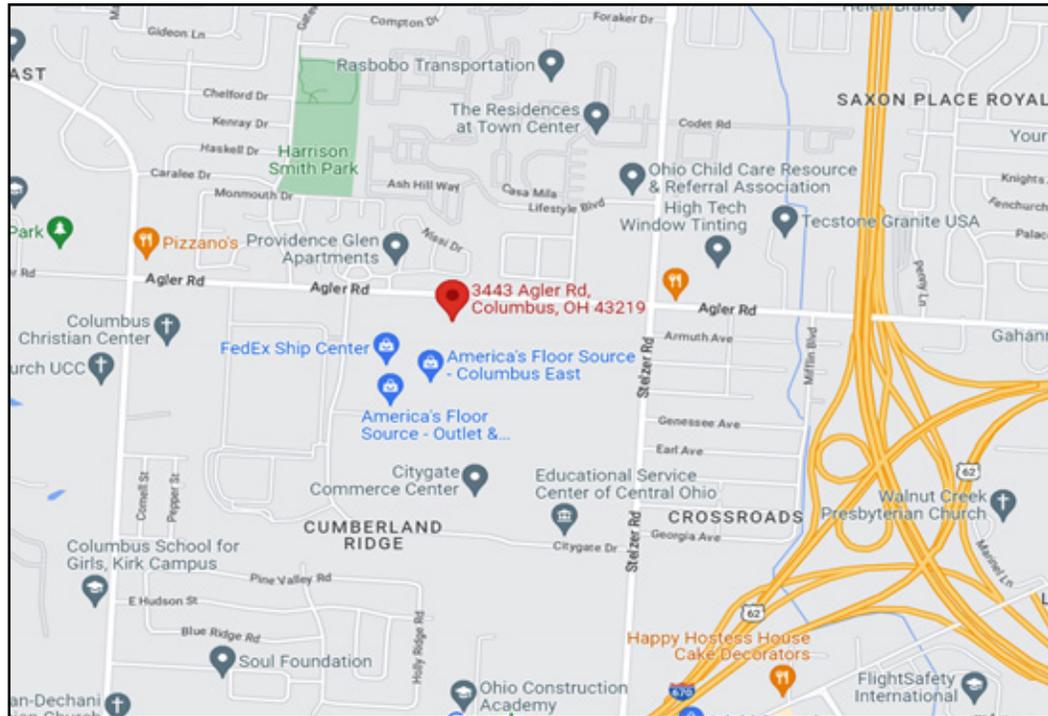
Location: Between Cassady Ave
and Stelzer Rd

Building Size: 45,426 +/- SF

<u>Space Available:</u>	<u>Lease Rate:</u>
2nd Floor: 4,439 +/- SF	\$15.75/SF FSG









Great Location!

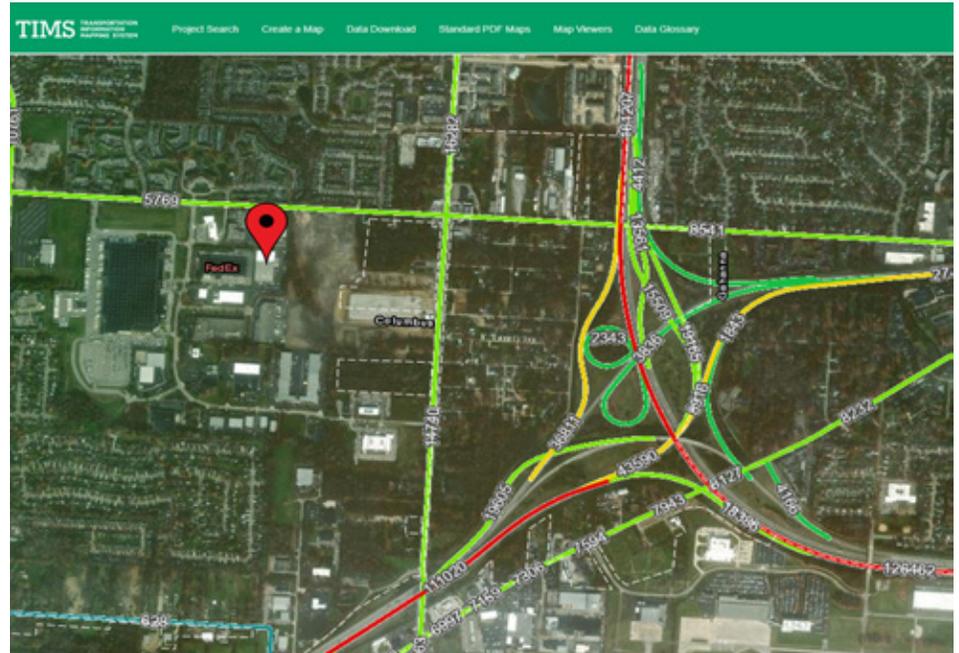
5 minutes to Freeways

10 minutes to John Glenn International Airport & Easton

20 minutes to Polaris

Demographic Summary Report

Unity Resource Center 3443 Agler Rd, Columbus, OH 43219				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	13,160	80,946	313,545	
2023 Estimate	13,097	80,837	311,324	
2010 Census	11,843	74,742	277,314	
Growth 2023 - 2028	0.48%	0.13%	0.71%	
Growth 2010 - 2023	10.59%	8.15%	12.26%	
2023 Population by Hispanic Origin				
2023 Population	13,097	80,837	311,324	
White	2,690 20.54%	31,043 38.40%	158,490 50.91%	
Black	9,361 71.47%	44,372 54.89%	128,134 41.16%	
Am. Indian & Alaskan	24 0.18%	276 0.34%	1,165 0.37%	
Asian	566 4.32%	2,147 2.66%	11,334 3.64%	
Hawaiian & Pacific Island	9 0.07%	37 0.05%	214 0.07%	
Other	447 3.41%	2,962 3.66%	11,985 3.85%	
U.S. Armed Forces	0	22	149	
Households				
2028 Projection	5,038	31,652	127,910	
2023 Estimate	5,026	31,641	127,113	
2010 Census	4,615	29,463	113,979	
Growth 2023 - 2028	0.24%	0.03%	0.63%	
Growth 2010 - 2023	8.91%	7.39%	11.52%	
Owner Occupied	1,992 39.63%	16,176 51.12%	60,178 47.34%	
Renter Occupied	3,033 60.35%	15,465 48.88%	66,935 52.66%	
2023 Households by HH Income				
Income: <\$25,000	1,153 22.95%	8,276 26.16%	30,363 23.89%	
Income: \$25,000 - \$50,000	1,206 24.00%	7,794 24.63%	29,539 23.24%	
Income: \$50,000 - \$75,000	926 18.43%	5,277 16.68%	23,315 18.34%	
Income: \$75,000 - \$100,000	744 14.81%	3,551 11.22%	13,873 10.91%	
Income: \$100,000 - \$125,000	447 8.90%	2,666 8.43%	10,959 8.62%	
Income: \$125,000 - \$150,000	243 4.84%	1,524 4.82%	6,277 4.94%	
Income: \$150,000 - \$200,000	276 5.49%	1,730 5.47%	7,373 5.80%	
Income: \$200,000+	30 0.60%	823 2.60%	5,412 4.26%	
2023 Avg Household Income	\$64,306	\$66,863	\$72,815	
2023 Med Household Income	\$53,329	\$49,072	\$53,564	

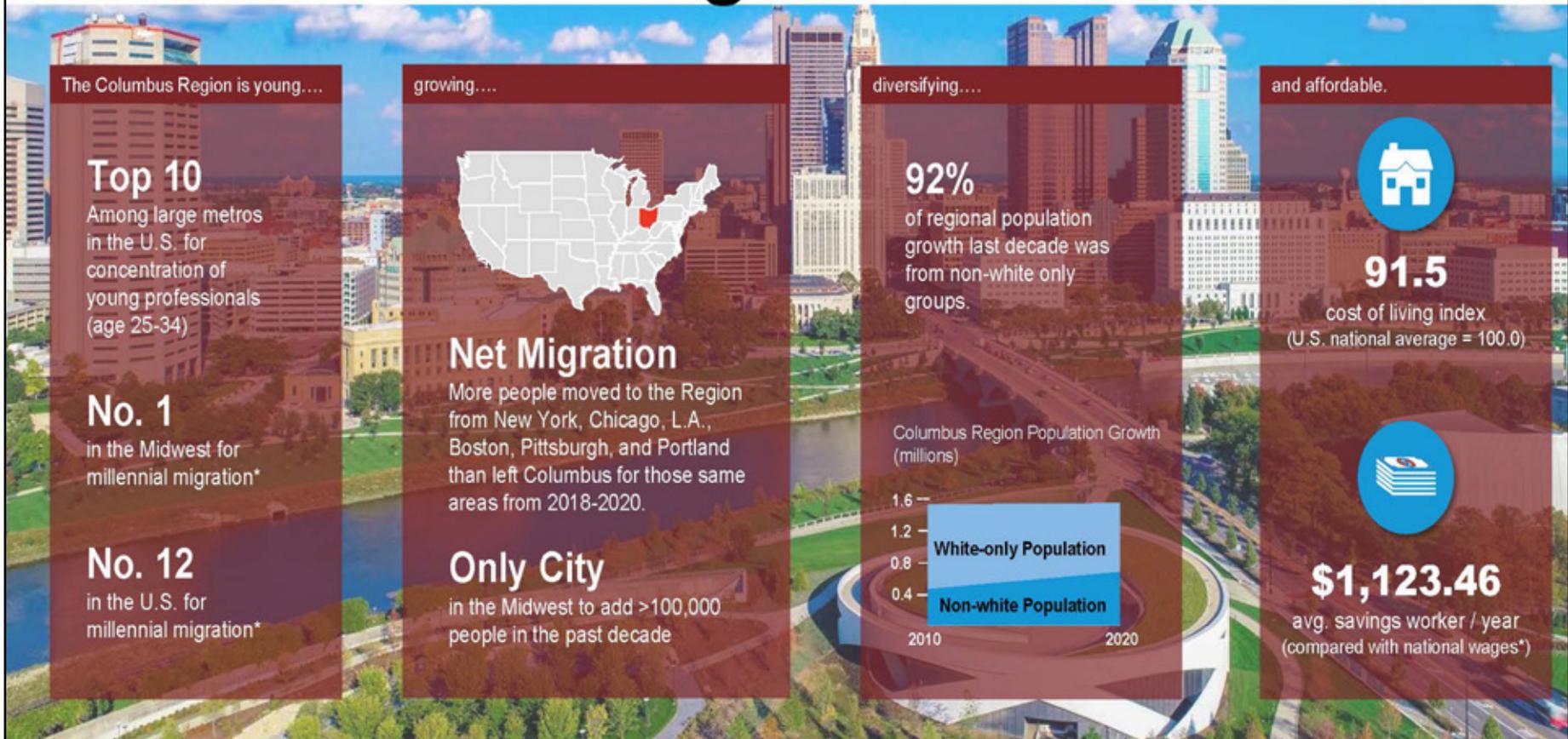


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Agler Rd	Providence Glen Dr	0.02 E	2022	10,615	MPSI	.14
2 Agler Rd	Ashpoint St	0.07 E	2022	6,952	MPSI	.14
3 Agler Rd	Ashpoint St	0.07 E	2021	6,965	MPSI	.14
4 Citygate Dr	Agler Rd	0.06 N	2022	3,382	MPSI	.18
5 Agler Rd	Gatewood Rd	0.05 W	2022	10,075	MPSI	.24
6 Agler Road	Ashpoint St	0.04 W	2022	7,480	MPSI	.25
7 AGLER RD	Ashpoint St	0.04 W	2020	5,505	AAADT	.25
8 Stelzer Road	Agler Rd	0.03 N	2020	22,920	MPSI	.35
9 Stelzer Road	Agler Rd	0.03 N	2022	21,910	MPSI	.35
10 Stelzer Rd	Minnesota Ave	0.02 S	2022	22,796	MPSI	.36



Appraisal Brokerage Consulting Development

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



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 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.



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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 sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. 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/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants 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 Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant 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/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease 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/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.