

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Antoine Matthews, CCIM • amatthews@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.116 • www.rweiler.com

4 buildings totaling 11,333 +/- SF on 2.35 +/- ac



Noe Bixby Rd



Appraisal Brokerage Consulting Development

FORMER REHABILITATION CAMPUS FOR SALE

100 -112 Noe Bixby Road, Columbus, OH 43213

REHABILITATION CAMPUS AVAILABLE IN EAST COLUMBUS

Former rehabilitation campus situated on 2.35 +/- ac. Built in 1982 and well maintained, the property is security gated and includes four buildings featuring 18 bedrooms, community rooms, office space, an outdoor seating area/patio, 23 onsite parking spaces and outdoor storage. Located off of East Broad Street and Noe Bixby Road the site is within 2 miles of 2,800+ businesses and offers convenient access to I-270. Minutes from Whitehall, Blacklick and Gahanna, the property is also in close proximity to numerous shopping, dining, and hotel options. The property is less than 12 minutes to Columbus International Airport and 19 minutes to the CBD. Traffic Counts on East Broad Street exceed 26k VPD.



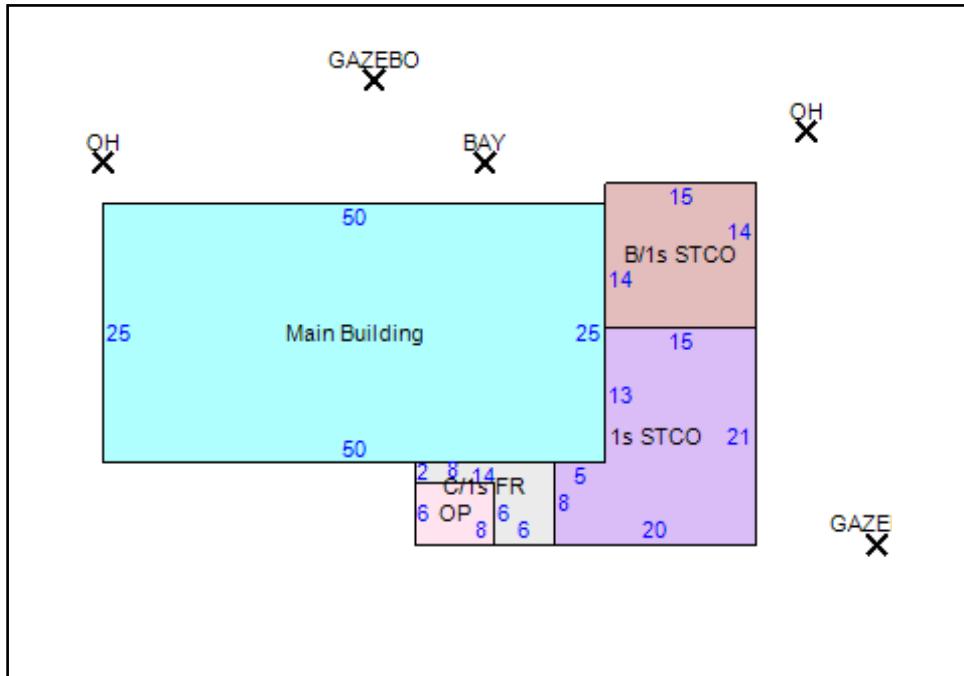
Property Highlights

Address:	100-112 Noe Bixby Rd Columbus, OH 43213
County:	Franklin
PID:	010-191434-00
Location:	SWC of E Broad St and I-270
Year Built:	1982
Acreage:	2.35 +/- ac
<u>Building Sizes:</u>	
Building 1:	3,245 +/- SF
Building 2:	2,877 +/- SF
Building 3:	2,614 +/- SF
Building 4:	2,597 +/- SF
Total SF:	11,333 +/- SF
Parking:	23 onsite spaces
Sale Price:	\$1,500,000
Zoning:	I - Institutional Use District

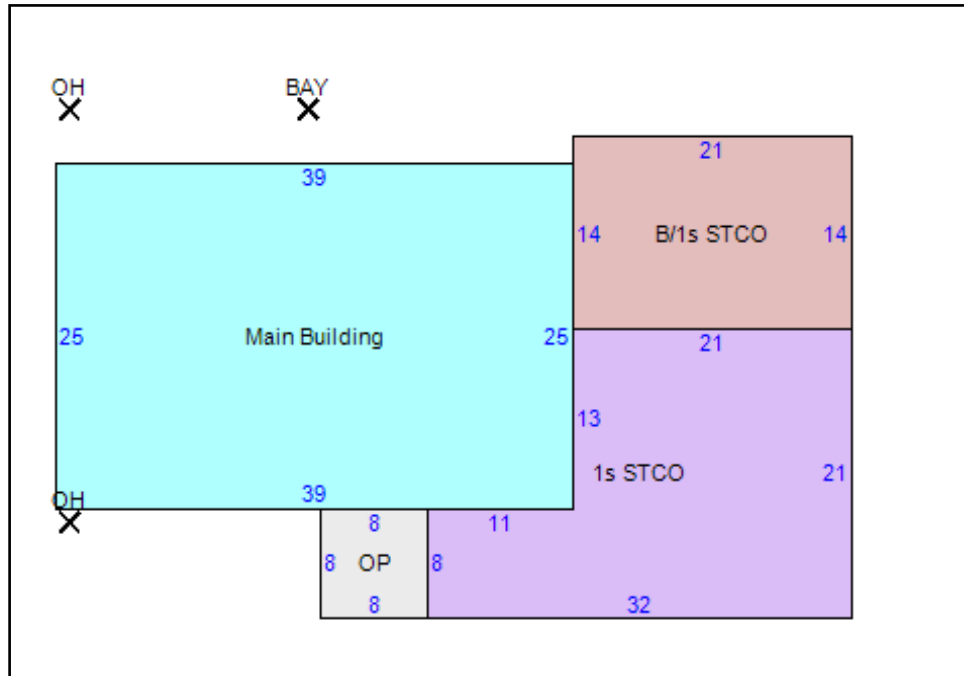




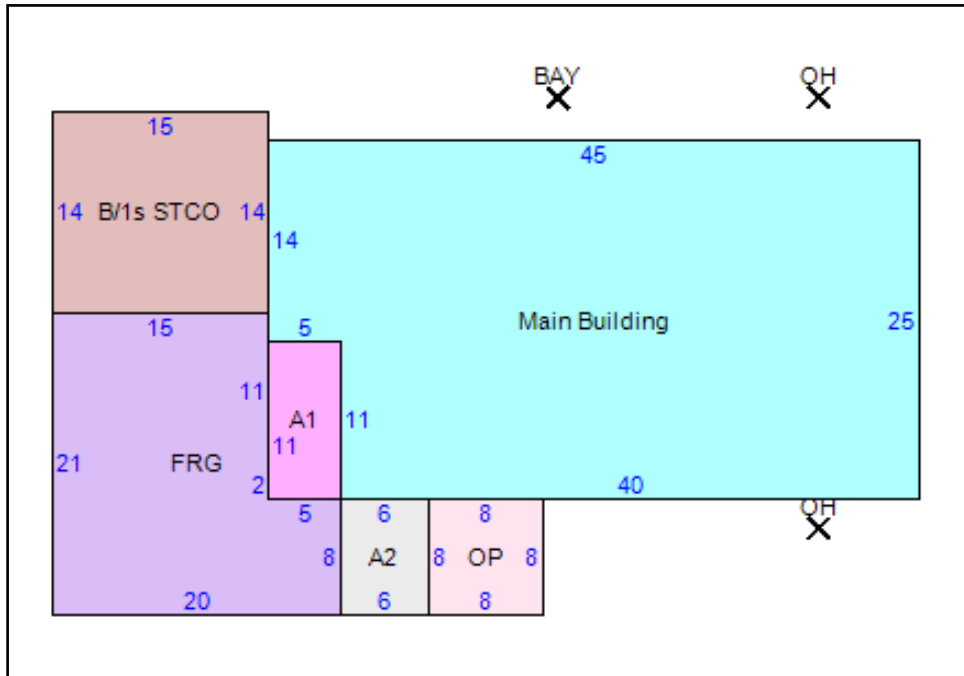




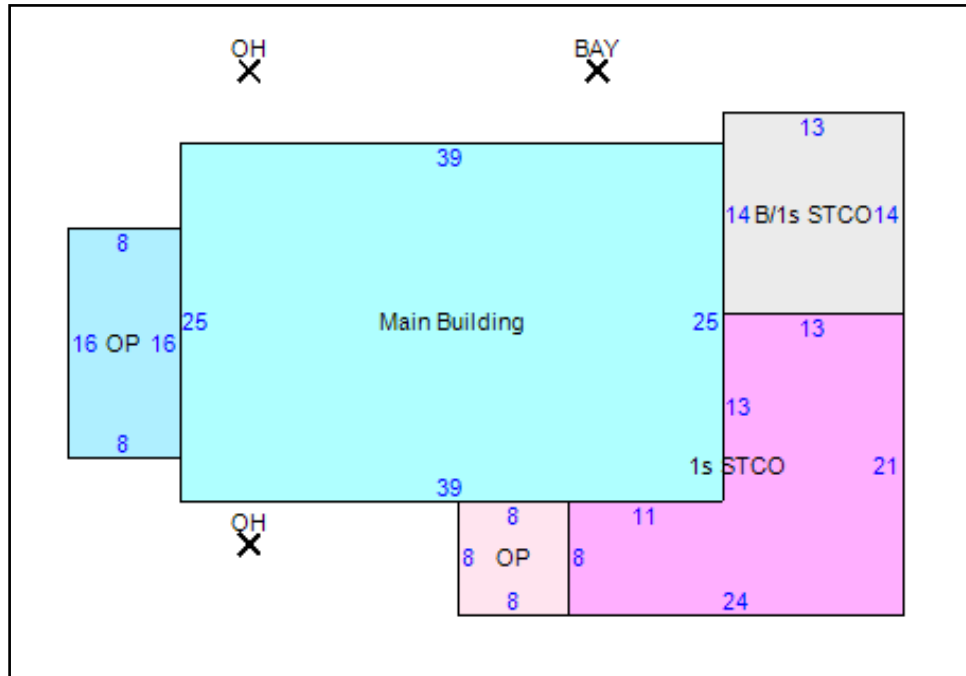
Item	Area
Main Building	1250
OH - 19:FRAME OVERHANG	14
PAVING ASP - PA1:PAVING ASPHALT	28000
C/1s FR - 36/10:CRAWL/ONE STORY FRAME	64
GAZEBO - OGZ:GAZEBO	391
OP - 13:OPEN FRAME PORCH	48
GAZEBO - OGZ:GAZEBO	78
1s STCO - 54:ONE STORY STUCCO	355
B/1s STCO - 32/54:UNF BASEMENT/ONE STORY STUCCO	210
OH - 19:FRAME OVERHANG	90
BAY - 18:FRAME BAY	12



Item	Area
Main Building	975
OH - 19:FRAME OVERHANG	14
OP - 13:OPEN FRAME PORCH	64
OH - 19:FRAME OVERHANG	78
1s STCO - 54:ONE STORY STUCCO	529
B/1s STCO - 32/54:UNF BASEMENT/ONE STORY STUCCO	294
BAY - 18:FRAME BAY	12



Item	Area
Main Building	1070
1s STCO/1s STCO - 54/54:ONE STORY STUCCO/ONE STORY STUCCO	55
C/1s FR - 36/10:CRAWL/ONE STORY FRAME	48
OP - 13:OPEN FRAME PORCH	64
FRG - 15:FRAME GARAGE	355
B/1s STCO - 32/54:UNF BASEMENT/ONE STORY STUCCO	210
BAY - 18:FRAME BAY	12
OH - 19:FRAME OVERHANG	80
OH - 19:FRAME OVERHANG	14



Item	Area
Main Building	975
1s STCO - 54:ONE STORY STUCCO	361
B/1s STCO - 32/54:UNF BASEMENT/ONE STORY STUCCO	182
OP - 13:OPEN FRAME PORCH	64
OH - 19:FRAME OVERHANG	14
OH - 19:FRAME OVERHANG	78
BAY - 18:FRAME BAY	12
OP - 13:OPEN FRAME PORCH	128

4 buildings totaling 11,333 +/- SF on 2.35 +/- ac
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Location Map

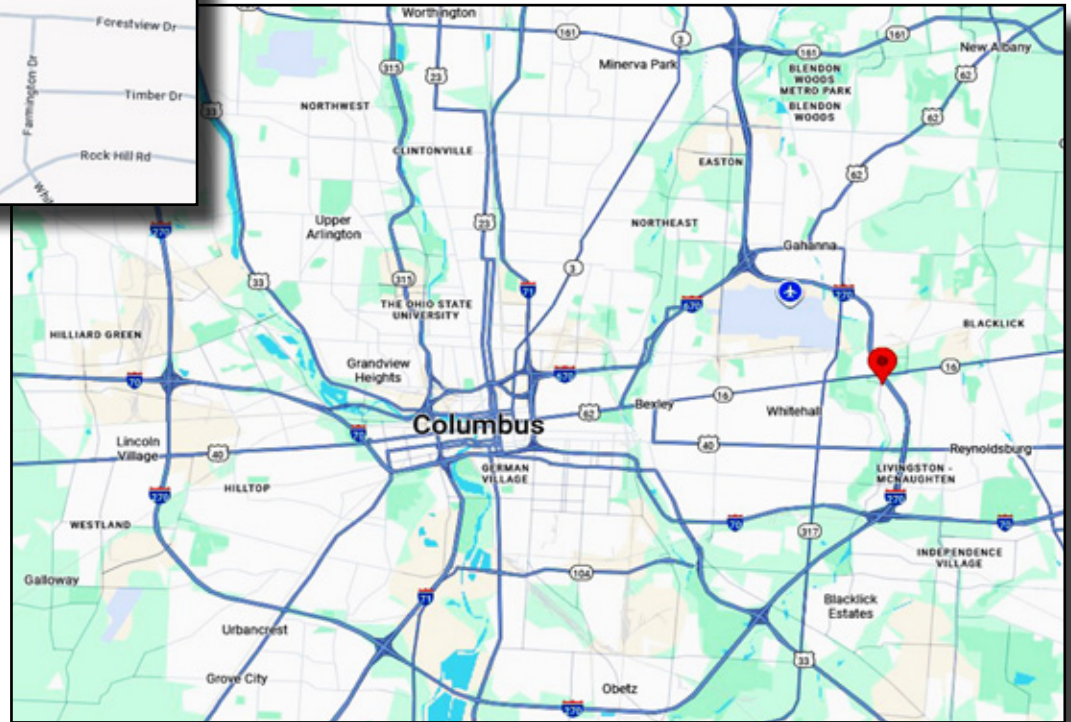
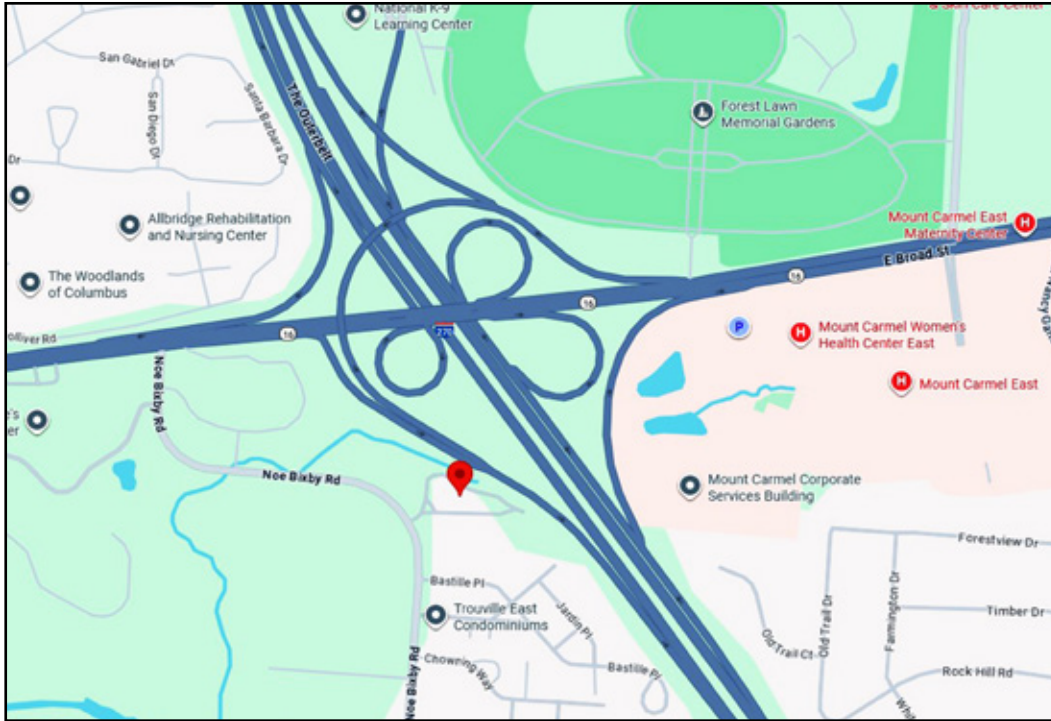


Great Location!

Easy access to major roads
Minutes from I-270 and East Broad Street
12 minutes to John Glenn International Airport

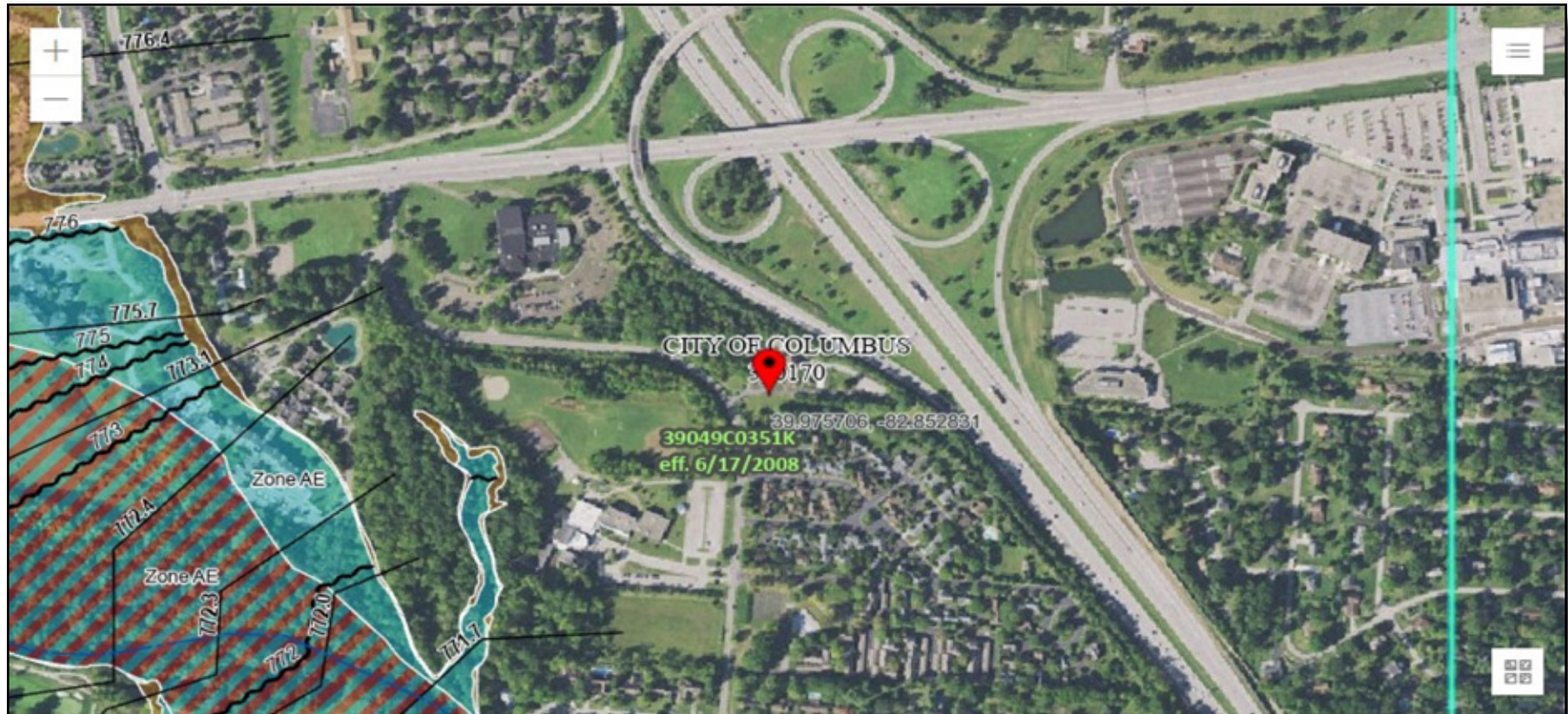
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Street Maps



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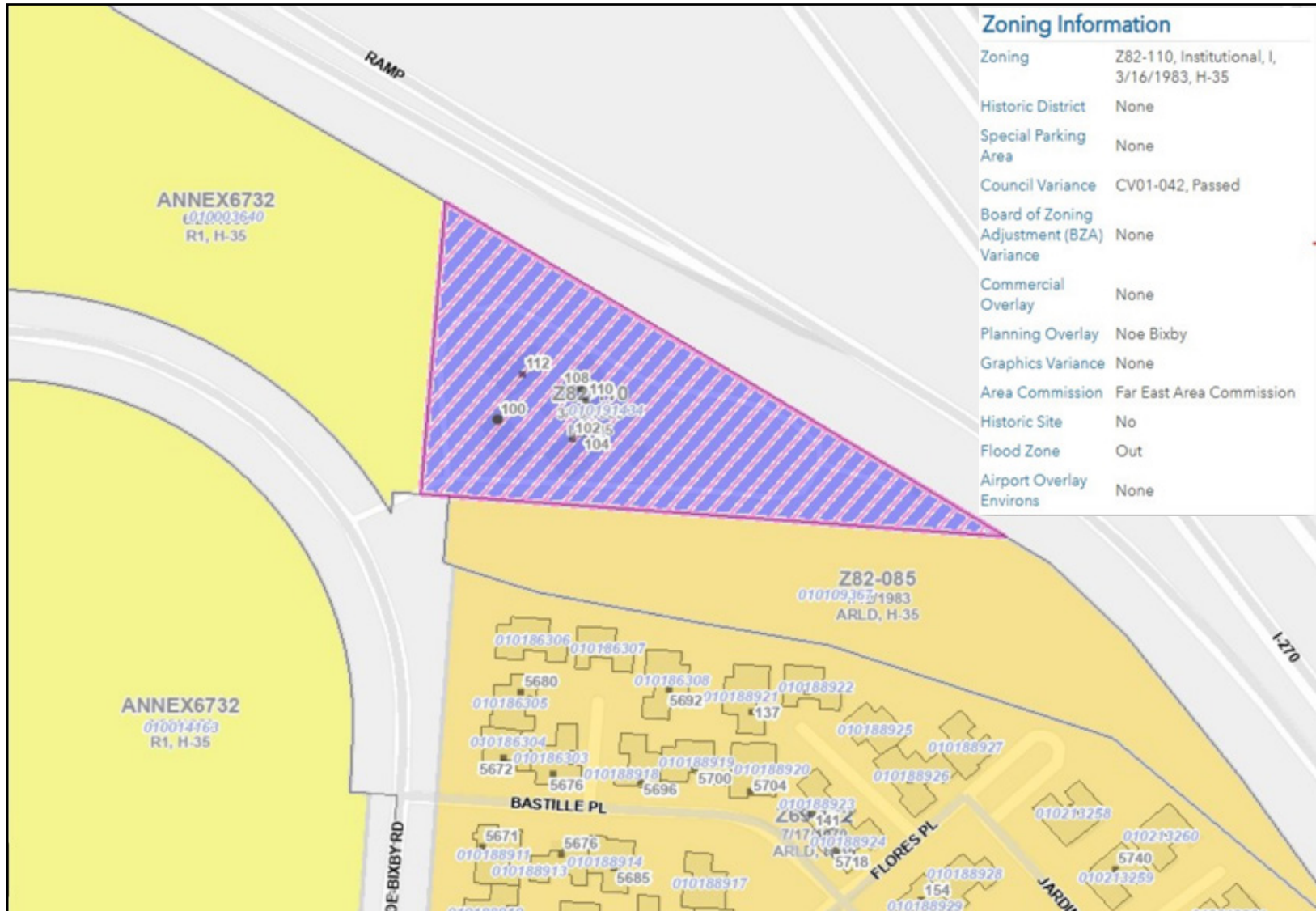
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USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.


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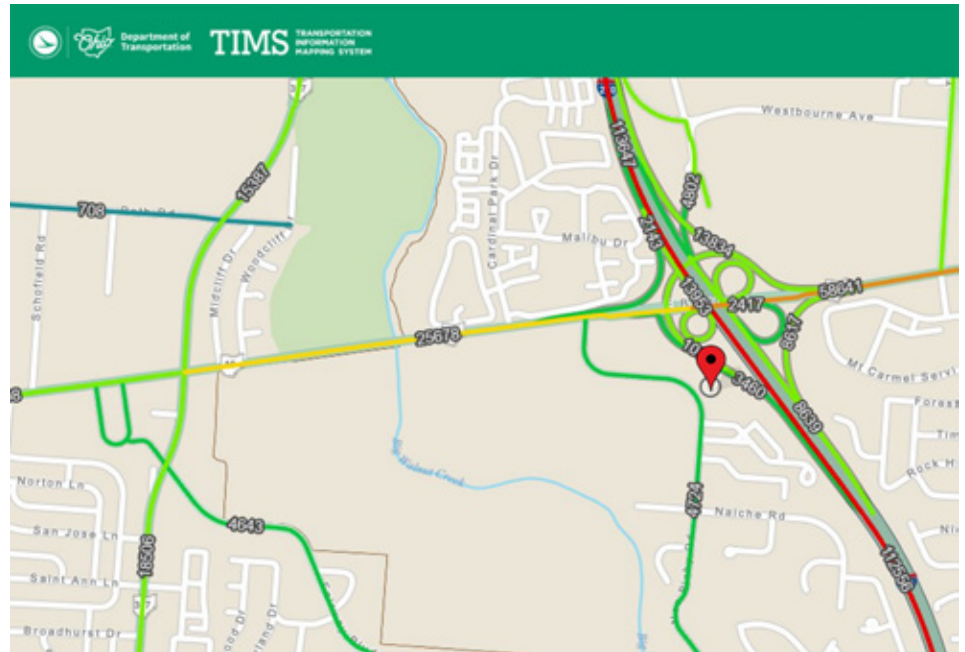
<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
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Click [here](#) to view zoning regulations

Demographic Summary Report

100-112 Noe-Bixby Rd, Columbus, OH 43213				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	7,526	88,754	255,068	
2024 Estimate	7,541	88,970	253,779	
2020 Census	7,682	90,906	256,036	
Growth 2024 - 2029	-0.20%	-0.24%	0.51%	
Growth 2020 - 2024	-1.84%	-2.13%	-0.88%	
2024 Population by Hispanic Origin	445	6,847	16,979	
2024 Population	7,541	88,970	253,779	
White	3,187 42.26%	37,933 42.64%	109,704	43.23%
Black	3,187 42.26%	33,536 37.69%	95,561	37.66%
Am. Indian & Alaskan	22 0.29%	391 0.44%	926	0.36%
Asian	260 3.45%	4,345 4.88%	14,560	5.74%
Hawaiian & Pacific Island	3 0.04%	25 0.03%	93	0.04%
Other	882 11.70%	12,740 14.32%	32,935	12.98%
U.S. Armed Forces	13	73	170	
Households				
2029 Projection	3,641	36,273	99,931	
2024 Estimate	3,650	36,361	99,474	
2020 Census	3,728	37,115	100,275	
Growth 2024 - 2029	-0.25%	-0.24%	0.46%	
Growth 2020 - 2024	-2.09%	-2.03%	-0.80%	
Owner Occupied	1,371 37.56%	17,342 47.69%	52,610	52.89%
Renter Occupied	2,280 62.47%	19,019 52.31%	46,864	47.11%
2024 Households by HH Income	3,650	36,362	99,475	
Income: <\$25,000	472 12.93%	6,063 16.67%	17,320	17.41%
Income: \$25,000 - \$50,000	840 23.01%	9,997 27.49%	23,723	23.85%
Income: \$50,000 - \$75,000	907 24.85%	7,288 20.04%	18,366	18.46%
Income: \$75,000 - \$100,000	471 12.90%	4,735 13.02%	13,282	13.35%
Income: \$100,000 - \$125,000	309 8.47%	3,440 9.46%	9,634	9.68%
Income: \$125,000 - \$150,000	155 4.25%	1,974 5.43%	6,071	6.10%
Income: \$150,000 - \$200,000	235 6.44%	1,671 4.60%	5,363	5.39%
Income: \$200,000+	261 7.15%	1,194 3.28%	5,716	5.75%
2024 Avg Household Income	\$86,510	\$72,527	\$80,947	
2024 Med Household Income	\$63,807	\$55,425	\$59,861	



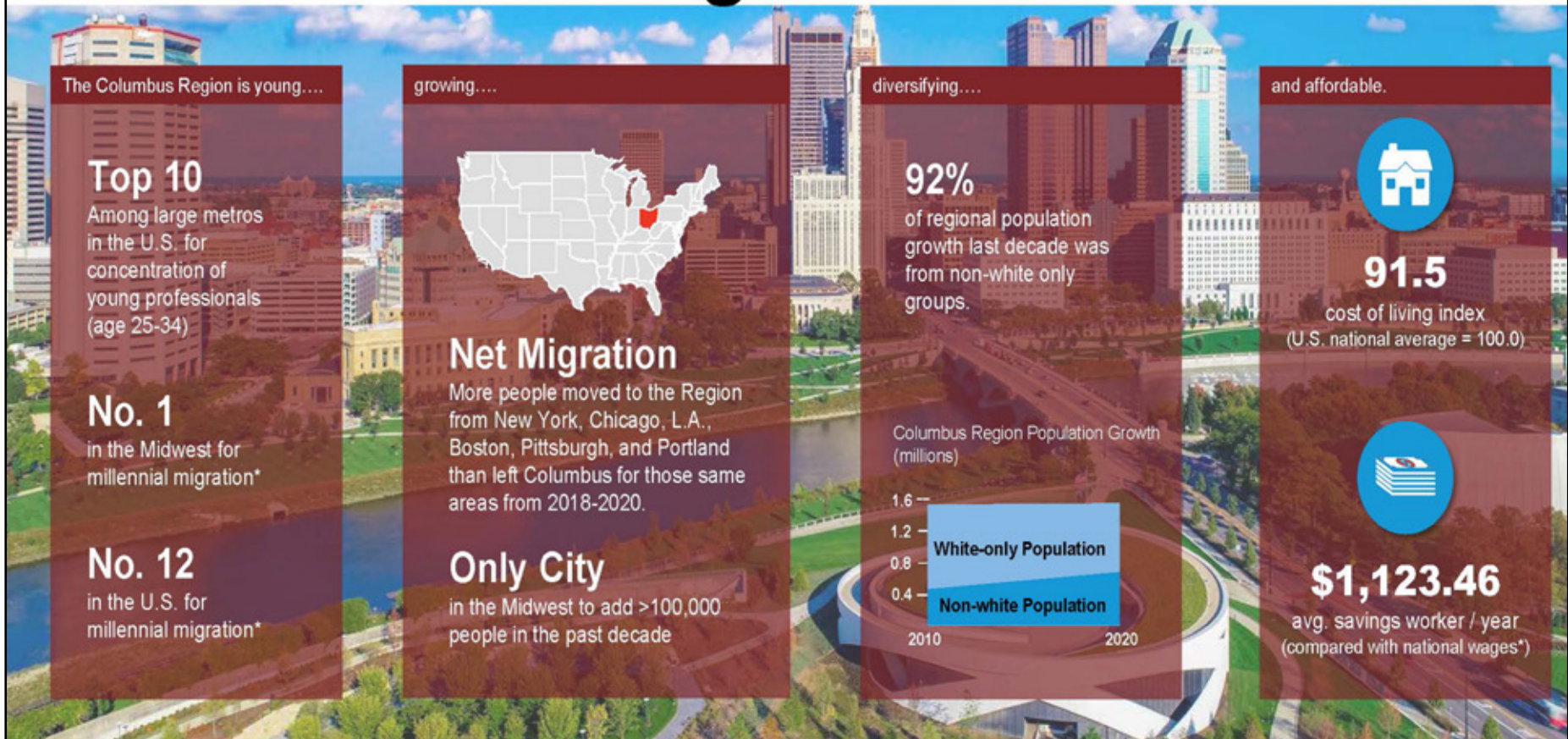
Traffic Count Report

100-112 Noe-Bixby Rd, Columbus, OH 43213							
							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 ACCESS RD FOR IR270 NB S OF RAMP	E Broad St	0.17 NW	2025	8,952	MPSi	.10	
2 E Broad St	I-270	0.17 W	2020	7,968	MPSi	.14	
3 RAMP FROM IR270 NB TO SR16 EB	I-270	0.00	2025	8,254	MPSi	.17	
4 RAMP FROM IR270 NB TO SR16 EB	I-270	0.00	2024	8,176	MPSi	.17	
5 I-270	E Broad St	0.09 NW	2018	122,890	MPSi	.21	
6 E Broad St	I-270	0.16 W	2018	61,639	MPSi	.22	
7 E Broad St	I-270	0.08 N	2020	14,238	MPSi	.28	
8 RAMP FROM IR270 SB TO SR16 EB	E Broad St	0.00	2025	14,199	MPSi	.29	
9 RAMP FROM IR270 SB TO SR16 EB	E Broad St	0.00	2024	14,085	MPSi	.29	
10 E BROAD ST	Taylor Station Rd	0.07 E	2024	63,252	MPSi	.30	



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



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

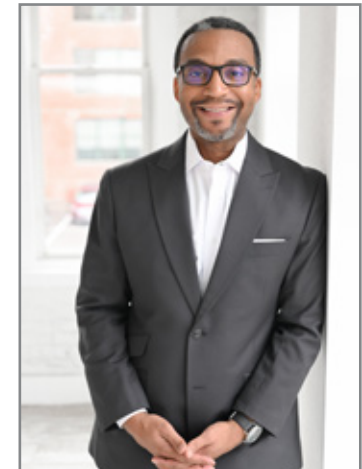
Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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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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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.

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