

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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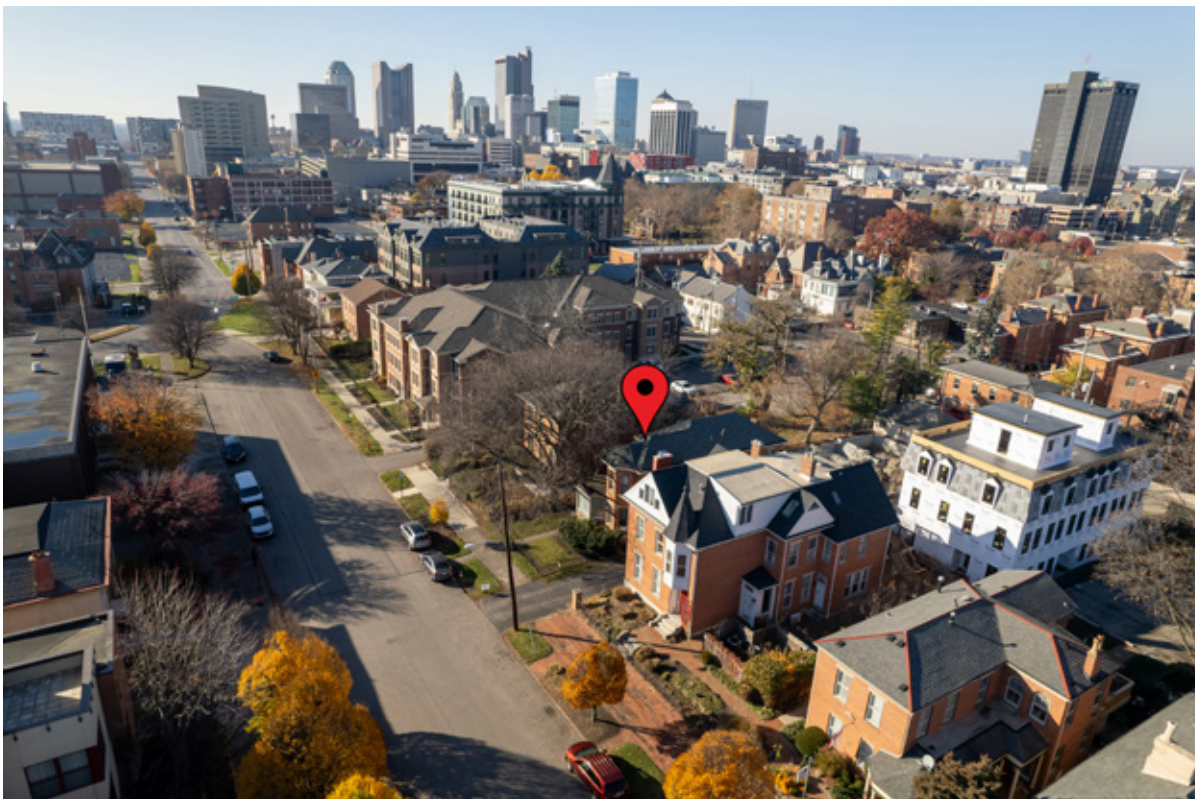


 **THE ROBERT
WEILER
COMPANY**
Appraisal Brokerage Consulting Development

DOWNTOWN OFFICE BUILDING
572 East Rich Street, Columbus, OH 43215

DOWNTOWN OFFICE BUILDING FOR SALE!

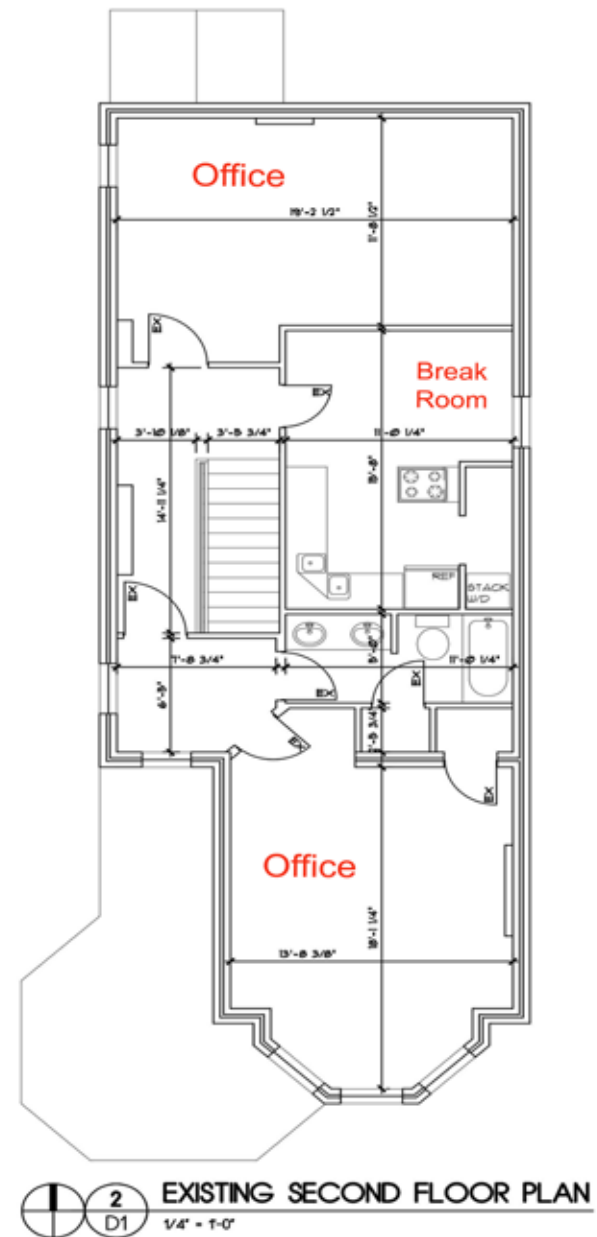
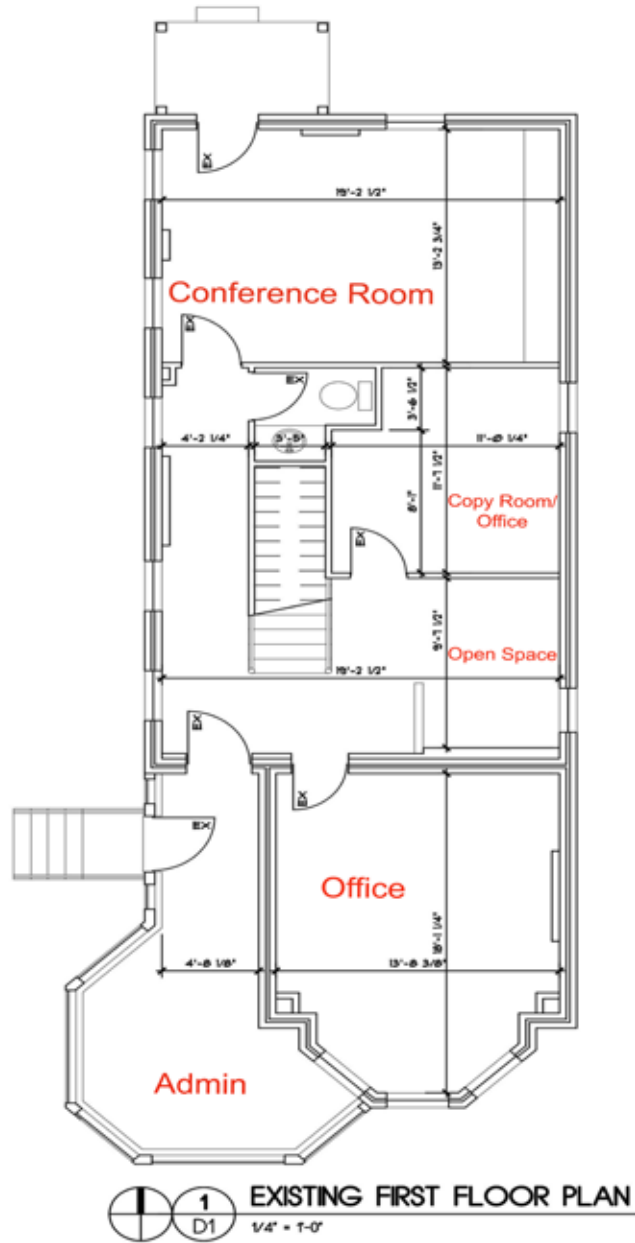
572 E Rich Street is a charming brick structure located in downtown Columbus, and it features a recently renovated interior with new flooring, breakroom appliances and paint. This building offers private offices, a conference room, and off-street parking. Situated on Rich Street, it boasts convenient proximity to German Village, Old Towne East, Grant Hospital, and the rest of Downtown Columbus. While it is currently utilized for corporate housing, it was previously occupied as a law office. This property offers a perfect blend of modern amenities and a prime downtown location. Please click [here](#) to view this marketing package published with a drone video showing the property.

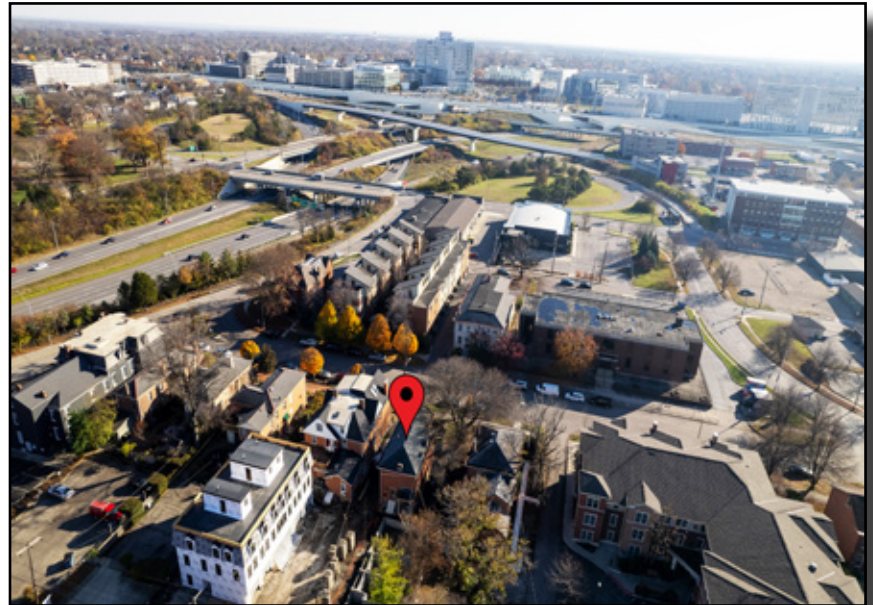


Property Highlights

Address:	572 East Rich Street Columbus, OH 43215
County:	Franklin
PID:	010-030043-00
Location:	North of E Main St between I -71 and S Washington Ave
Year Built:	1900
Year Remodeled:	1985
Levels:	2 stories
Acreage:	0.22 +/- ac
Building Size:	2,380 +/- SF
Sale Price:	\$499,000
Annual Taxes:	\$9,510.86
Zoning:	DD - Downtown District

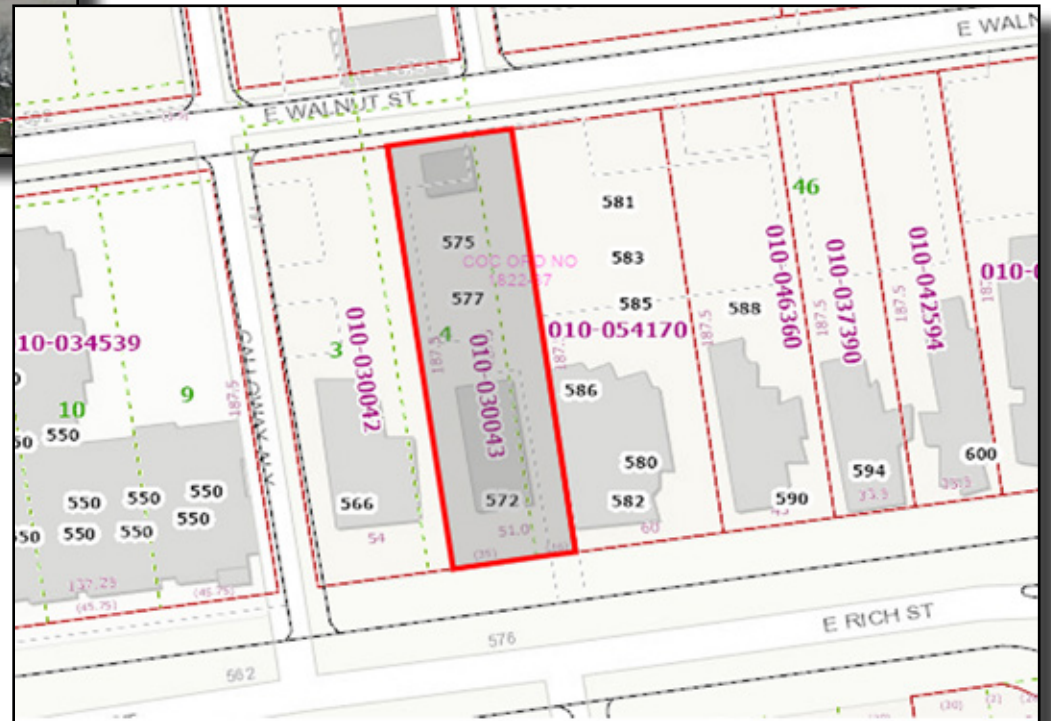
* Listing Agent is a minority investor in the project.

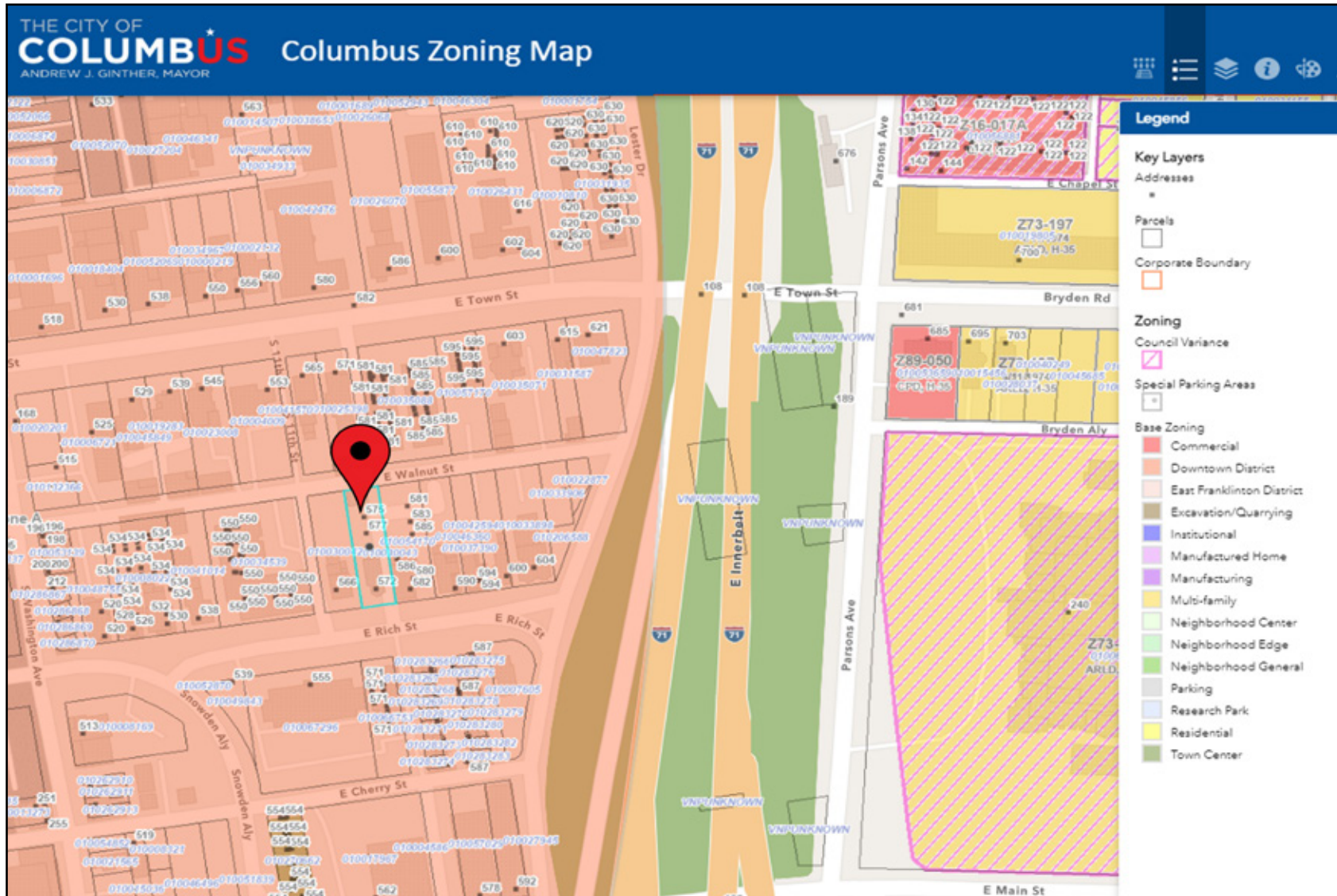




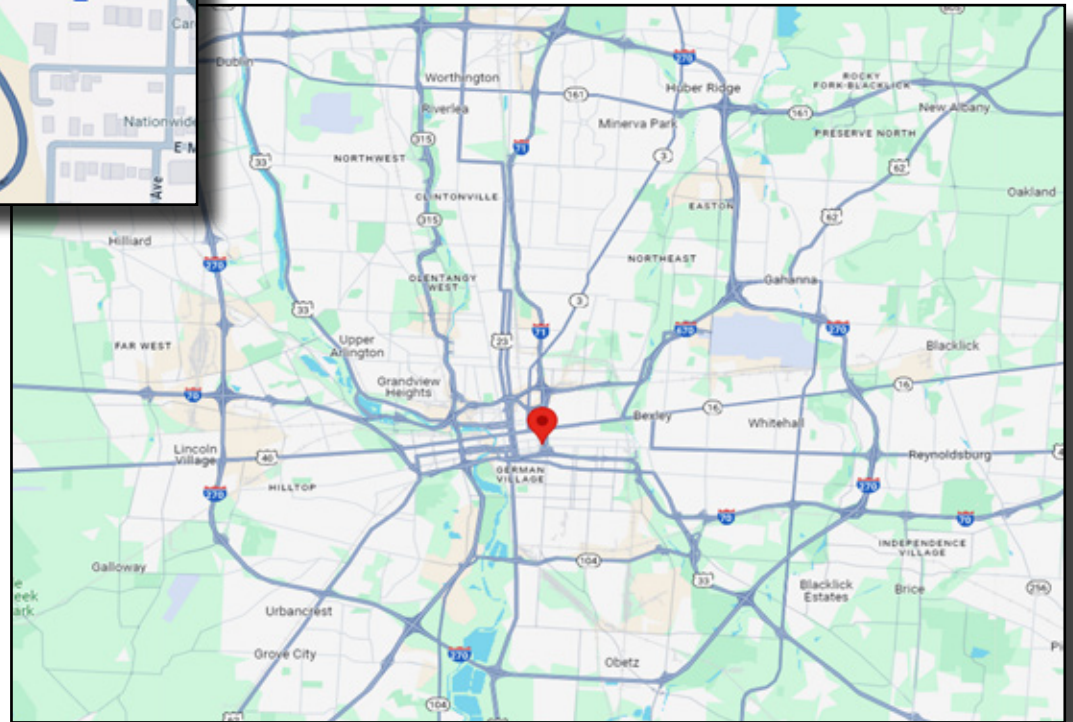
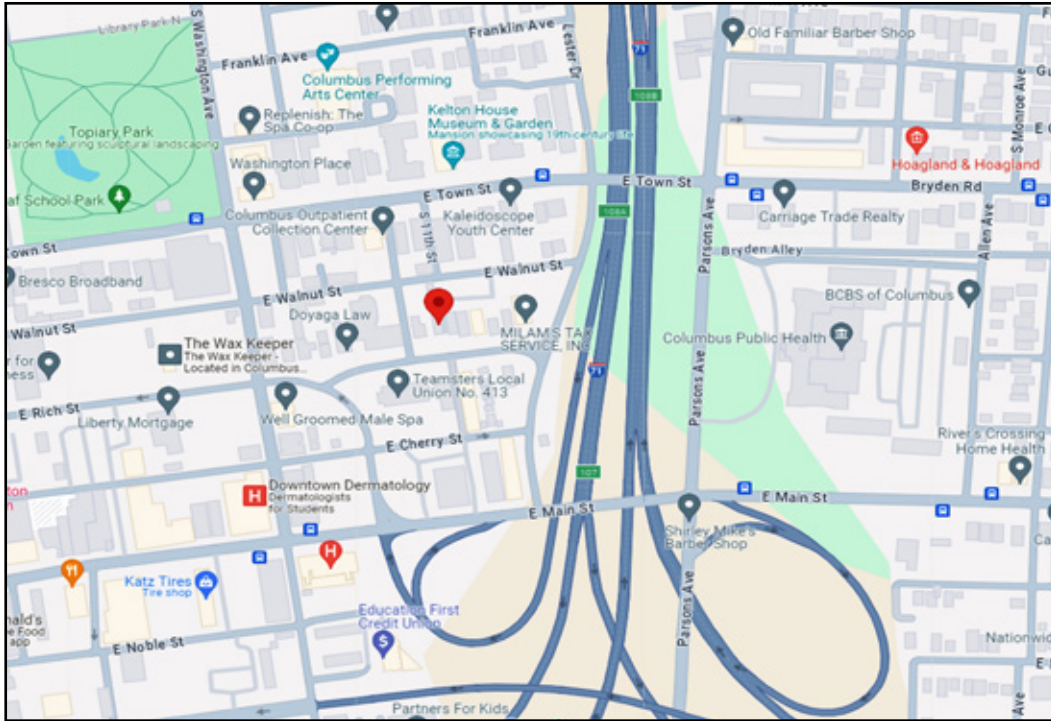








Click [here](#) to view zoning regulations




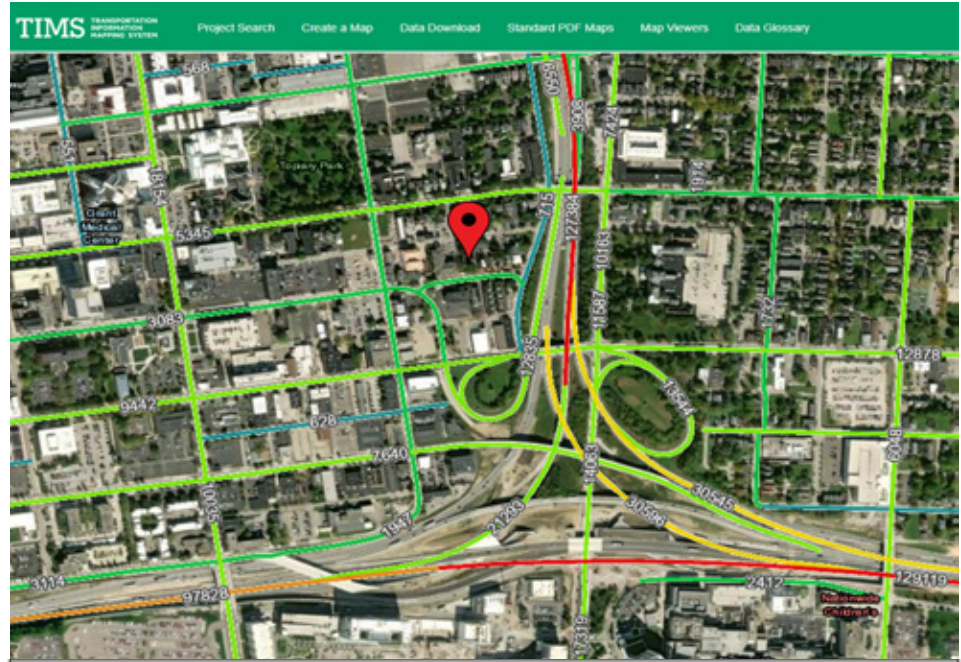


Great Location!

- Easy access to major roads
- Minutes to Downtown Columbus
- 10 minutes to John Glenn International Airport

Demographic Summary Report

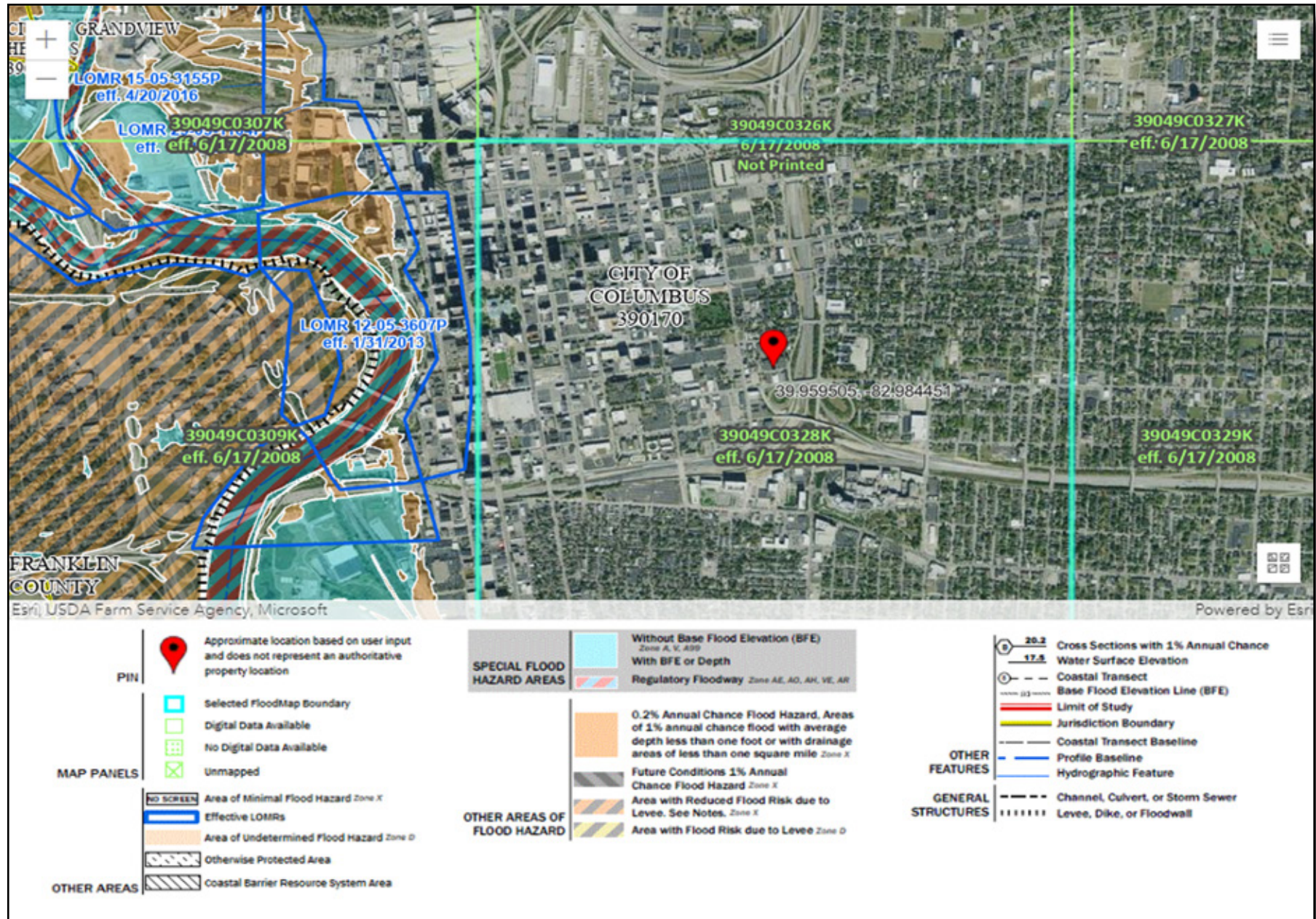
572 E Rich St, Columbus, OH 43215			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	23,296	162,814	363,081
2023 Estimate	22,358	158,735	357,997
2010 Census	15,375	123,471	303,078
Growth 2023 - 2028	4.20%	2.57%	1.42%
Growth 2010 - 2023	45.42%	28.56%	18.12%
2023 Population by Hispanic Origin	795	7,088	18,374
2023 Population	22,358	158,735	357,997
White	10,277 45.97%	82,471 51.96%	197,011 55.03%
Black	10,487 46.90%	63,622 40.08%	131,240 36.66%
Am. Indian & Alaskan	77 0.34%	589 0.37%	1,359 0.38%
Asian	618 2.76%	5,976 3.76%	14,678 4.10%
Hawaiian & Pacific Island	2 0.01%	116 0.07%	190 0.05%
Other	898 4.02%	5,962 3.76%	13,518 3.78%
U.S. Armed Forces	87	129	147
Households			
2028 Projection	12,847	69,530	151,339
2023 Estimate	12,247	67,579	149,041
2010 Census	7,916	51,651	125,668
Growth 2023 - 2028	4.90%	2.89%	1.54%
Growth 2010 - 2023	54.71%	30.84%	18.60%
Owner Occupied	3,319 27.10%	21,501 31.82%	57,833 38.80%
Renter Occupied	8,928 72.90%	46,077 68.18%	91,208 61.20%
2023 Households by HH Income	12,247	67,577	149,041
Income: <\$25,000	3,964 32.37%	20,010 29.61%	42,549 28.55%
Income: \$25,000 - \$50,000	2,177 17.78%	14,288 21.14%	33,684 22.60%
Income: \$50,000 - \$75,000	1,776 14.50%	10,856 16.06%	26,304 17.65%
Income: \$75,000 - \$100,000	1,089 8.89%	6,570 9.72%	15,106 10.14%
Income: \$100,000 - \$125,000	691 5.64%	4,800 7.10%	10,471 7.03%
Income: \$125,000 - \$150,000	666 5.44%	3,198 4.73%	6,310 4.23%
Income: \$150,000 - \$200,000	896 7.32%	3,481 5.15%	7,138 4.79%
Income: \$200,000+	988 8.07%	4,374 6.47%	7,479 5.02%
2023 Avg Household Income	\$78,814	\$73,497	\$69,555
2023 Med Household Income	\$49,784	\$48,777	\$48,411



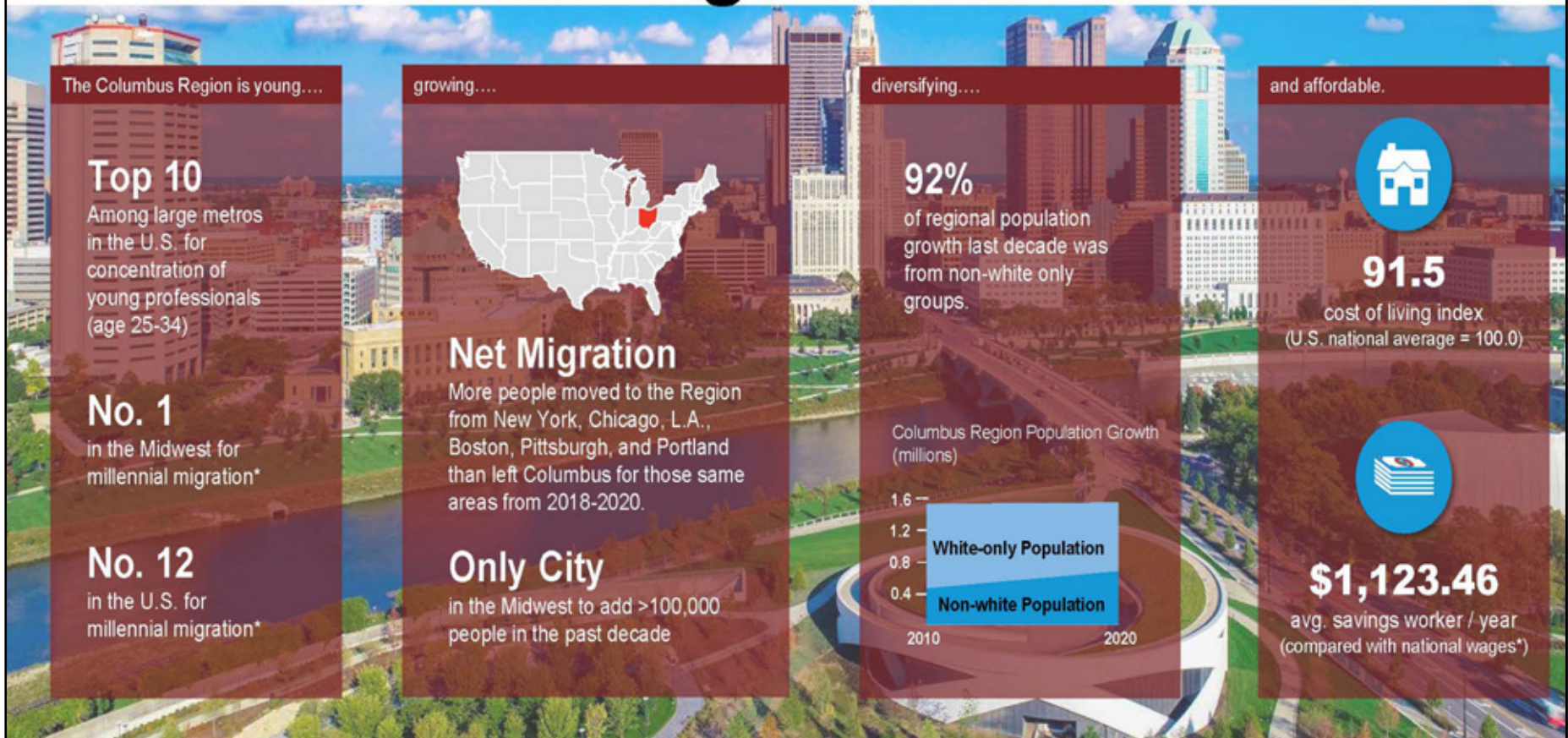
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S Washington Ave	E Walnut St	0.02 S	2022	1,940	MPSI	.11
2 E Town St	S Washington Ave	0.01 W	2022	3,158	MPSI	.11
3 S Washington Ave	E Town St	0.01 S	2022	2,252	MPSI	.13
4 I-71	E Main St	0.01 N	2022	42,873	MPSI	.13
5 RAMP FROM IR71 SB TO IR70 WB	E Main St	0.01 N	2020	19,138	AADT	.13
6 E Town St	S Washington Ave	0.02 E	2022	4,523	MPSI	.13
7 Parsons Ave	E Main St	0.04 S	2020	11,233	MPSI	.15
8 Parsons Ave	E Main St	0.04 S	2022	10,862	MPSI	.15
9 E Main St	I-71	0.01 W	2022	19,946	MPSI	.15
10 I-71	E Town St	0.05 S	2020	120,232	AADT	.17



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

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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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Learn more about us at
www.rweiler.com

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.