

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com

48,160 +/- SF Building on 2.02 +/- Acres



OPPORTUNITY ZONE



Appraisal Brokerage Consulting Development

**COMPLETELY RENOVATED APARTMENT OR
EXTENDED-STAY HOTEL BUILDING!**
1100 Mediterranean Avenue, Columbus, OH 43229

48,160 +/- SF Building on 2.02 +/- ac
1100 Mediterranean Ave, Columbus, OH 43229

Property Description

COMPLETELY RENOVATED APARTMENT OR EXTENDED-STAY HOTEL BUILDING!

4 stories, 48,160 +/- SF on 2.02 +/- AC. Opportunity to convert to apartments if desired. 102 fully furnished rooms, entire building totally remodeled and renovated from the floors to the rooftop & parking lot. Each room includes kitchen with dishwasher, beds, TV, phone, coffee maker, mattress and box spring, drapes, etc. 8 ADA-compliant units, 8 one-bedroom units leaving 86 studios, all with brand new fixtures and furniture. 2 elevators, full building has Wi-Fi, cable TV, & security cameras inside & outside. Great location with easy access to I-71 & 161. Minutes from the Shops at Worthington, Thomas Worthington High School, Crosswoods Apartments, and more. Situated in an Opportunity Zone which offers potential investors opportunity zone tax benefit options. Don't miss this rare investment opportunity!



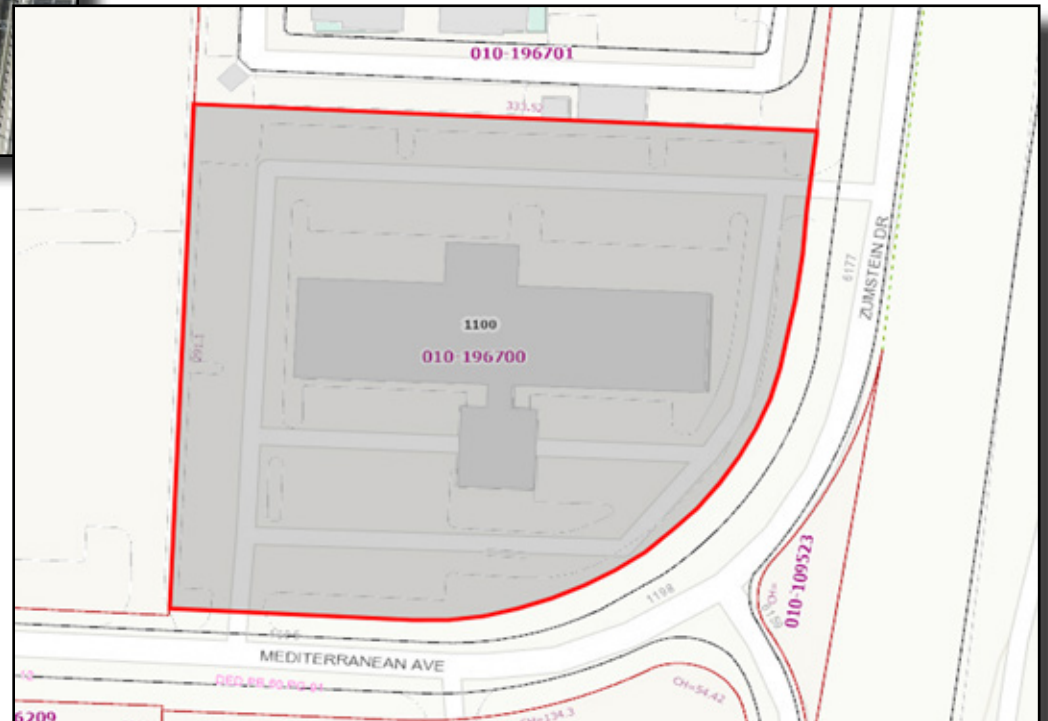
Property Highlights

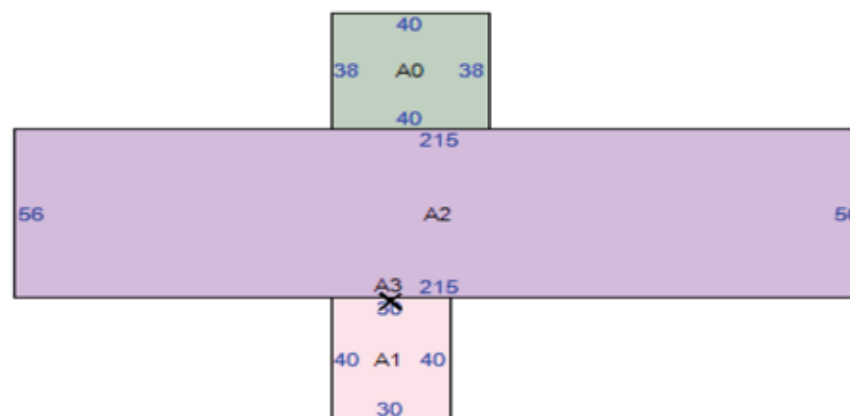
Address:	1100 Mediterranean Avenue Columbus, OH 43229
County:	Franklin
PIDs:	010-196700-00
Location:	SWC of Mediterranean Ave and Quarter Horse Dr between Busch Boulevard and I-71
Year Built:	1987
Levels:	4 Story
Acreage:	2.02 +/- ac
Building Size:	48,160 +/- SF
Sale Price:	Negotiable
Annual Taxes:	\$108,735
Zoning:	RAC - Mixed Use, Regional Activity Center









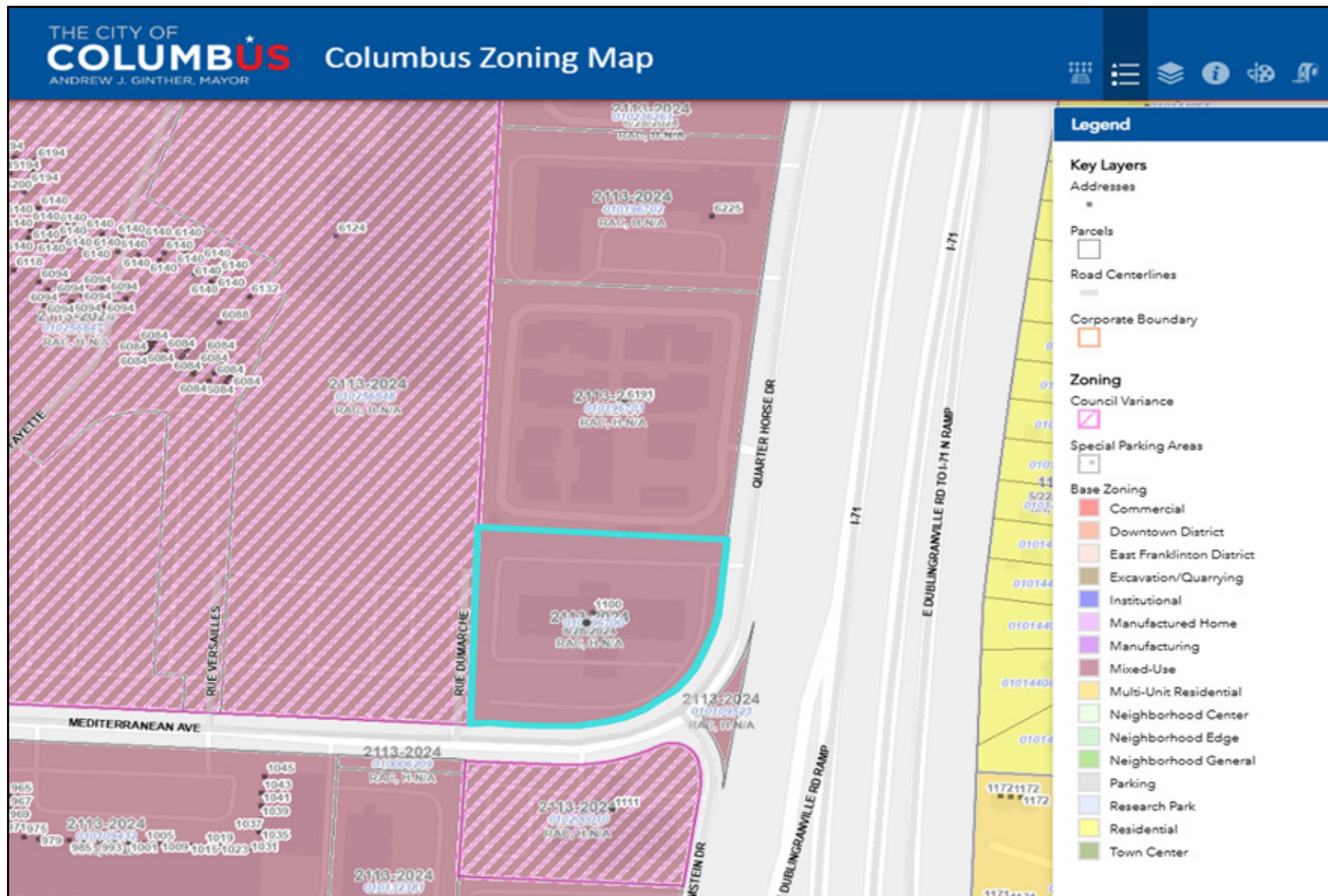


Item	Area
- 021:MOTEL	7224
PAVING ASP - PA1:PAVING ASPHALT	36000
A1 - CP5:CANOPY-GOOD	1200
- 053:OFFICES	4816
A2 - SKE:SKETCH ONLY	12040
- 021:MOTEL	36120
A3 - EEY:ENCLOSED ENTRY	
- EL4:ELEVATOR HYDRAULIC PASNGR	250000
- SS5:SPRKR < 5,000 SF FD & FO	48160
A0 - SKE:SKETCH ONLY	1520

48,160 +/- SF Building on 2.02 +/- ac

1100 Mediterranean Ave, Columbus, OH 43229

Zoning Map



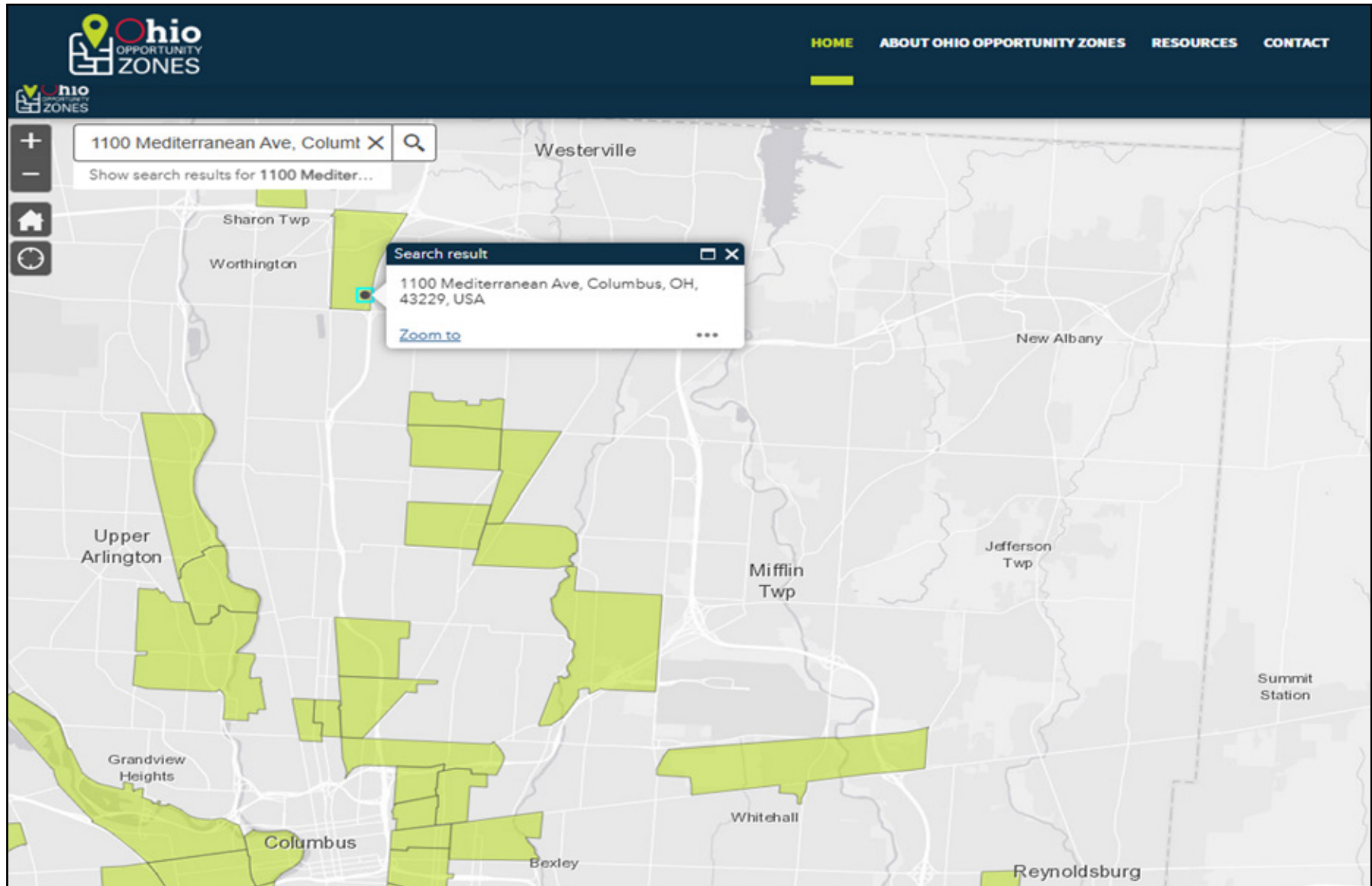
Click [here](#) to view zoning text

The RAC specific standards begin on page 85 of the document, with the use tables starting on page 88

48,160 +/- SF Building on 2.02 +/- ac

1100 Mediterranean Ave, Columbus, OH 43229

Opportunity Zones Map



Click [here](#) to read about Ohio Opportunity Zones



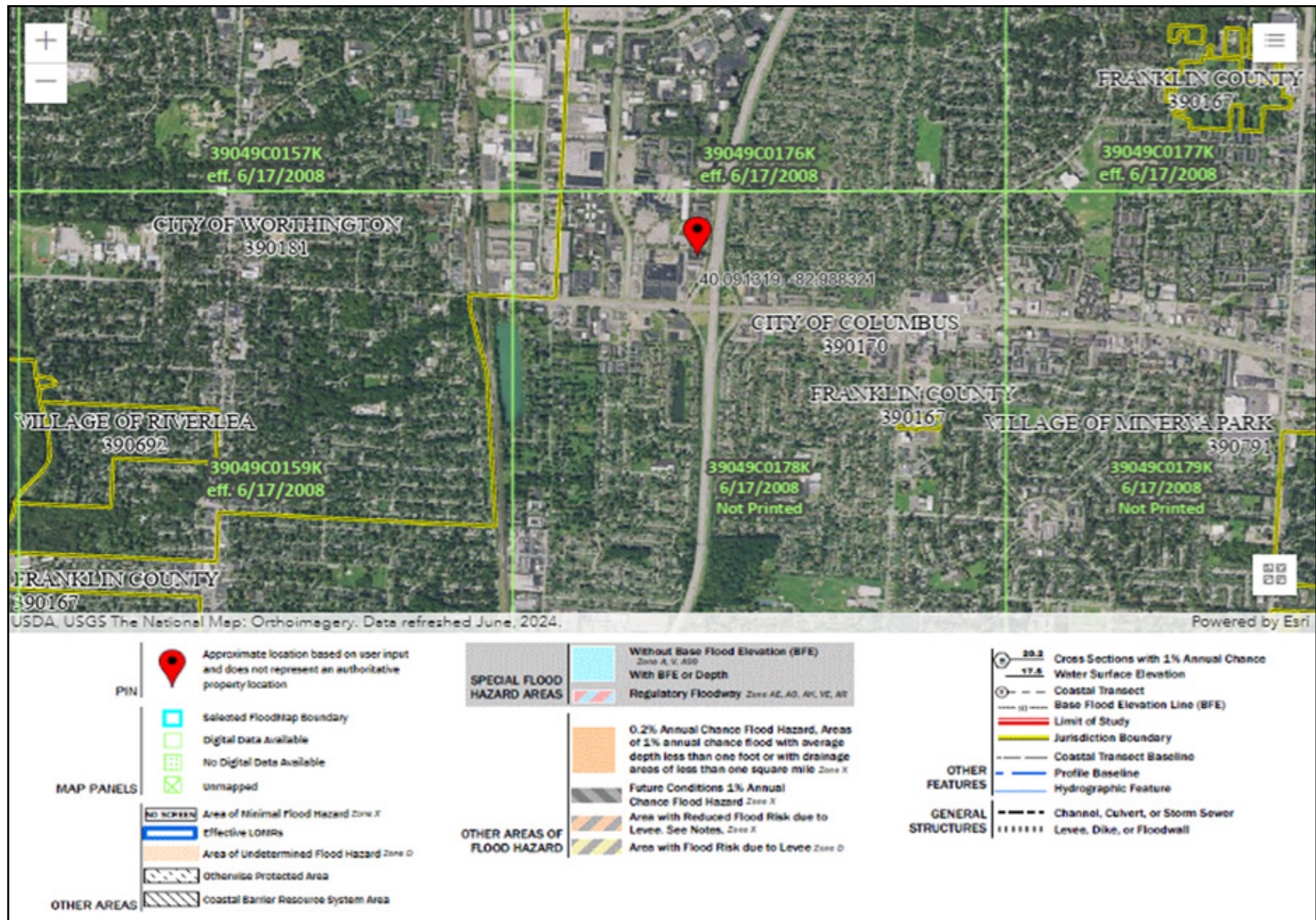
Appraisal Brokerage Consulting Development

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com

48,160 +/- SF Building on 2.02 +/- ac

1100 Mediterranean Ave, Columbus, OH 43229

Flood Map



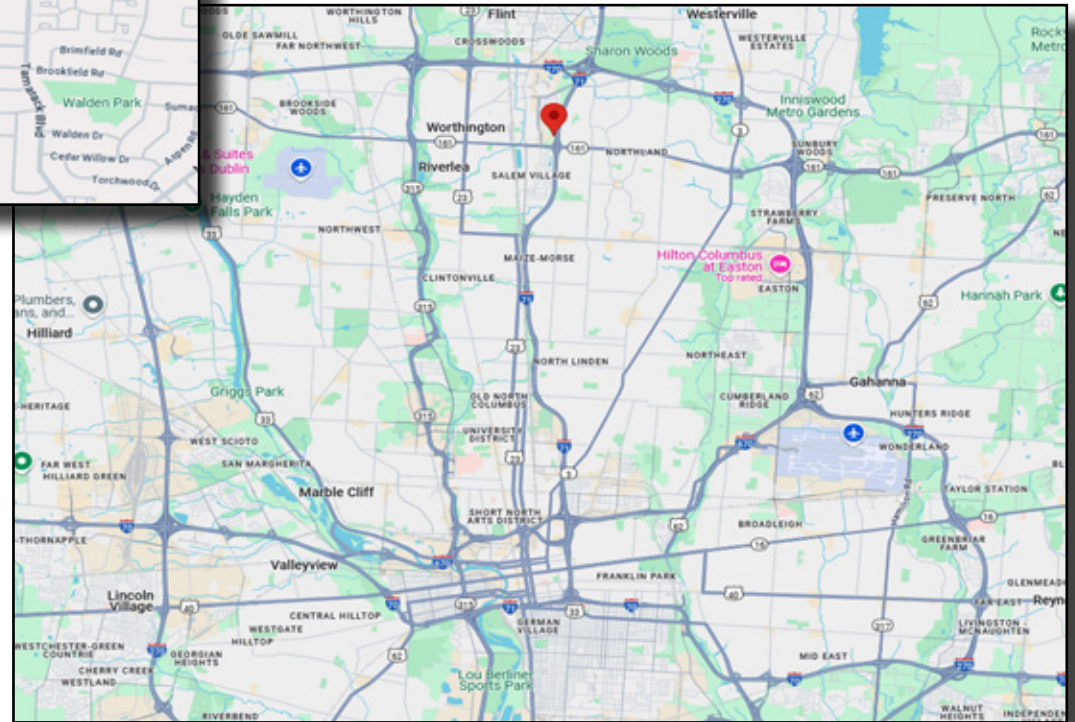
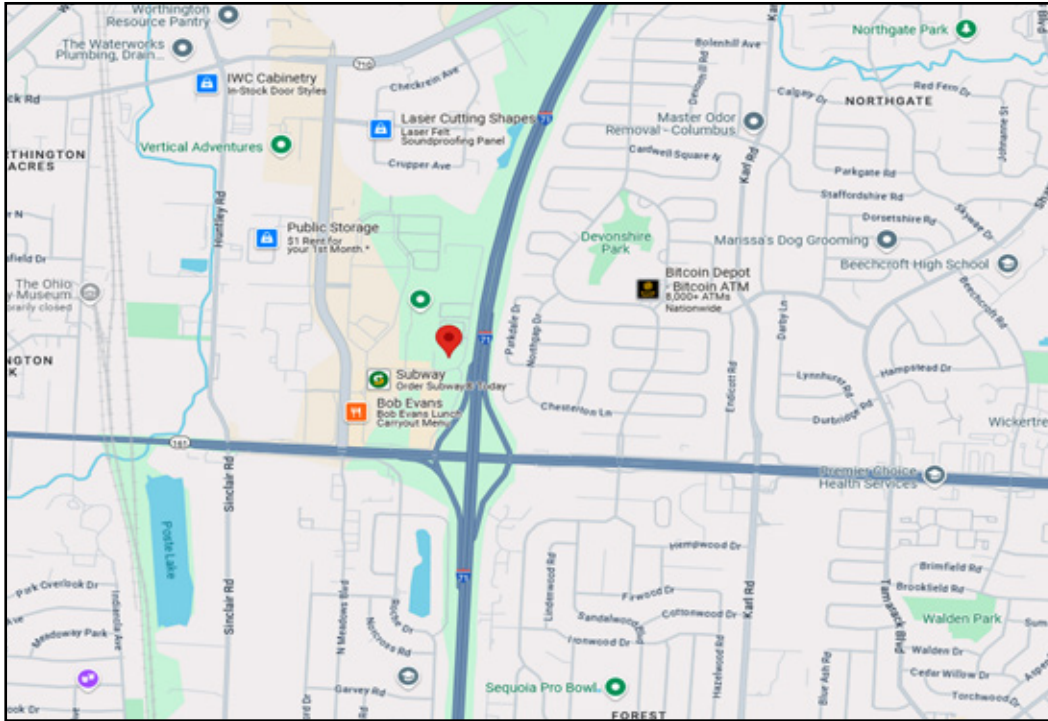
Appraisal Brokerage Consulting Development

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com

48,160 +/- SF Building on 2.02 +/- ac

1100 Mediterranean Ave, Columbus, OH 43229

Street Maps



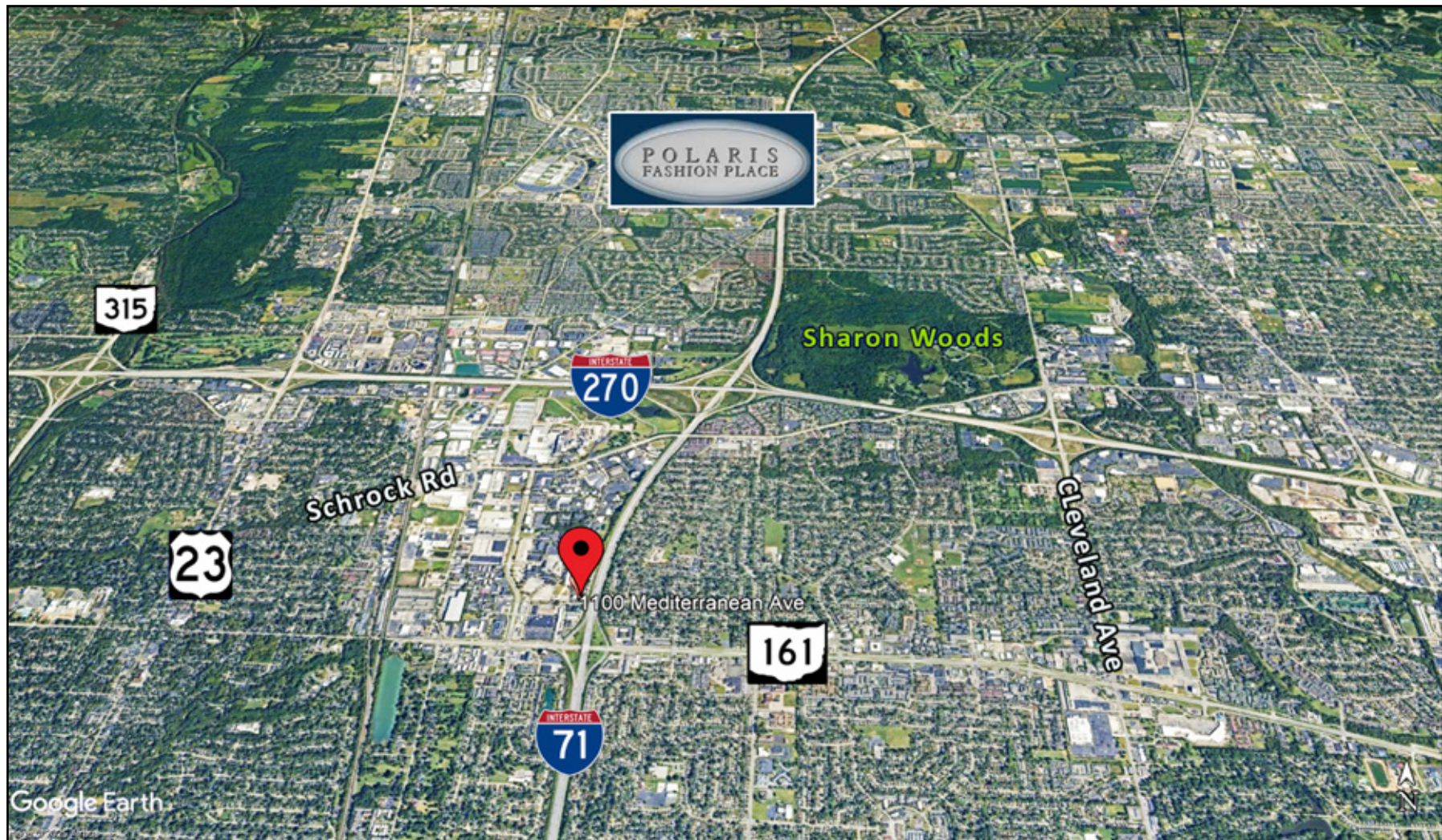
Appraisal Brokerage Consulting Development

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com

48,160 +/- SF Building on 2.02 +/- ac

1100 Mediterranean Ave, Columbus, OH 43229

Location Map



Great Location!

Easy access to major highways
10 minutes to Polaris Fashion Place
20 minutes to John Glenn International Airport



Appraisal Brokerage Consulting Development

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com

48,160 +/- SF Building on 2.02 +/- ac

1100 Mediterranean Ave, Columbus, OH 43229

Demographics & Traffic

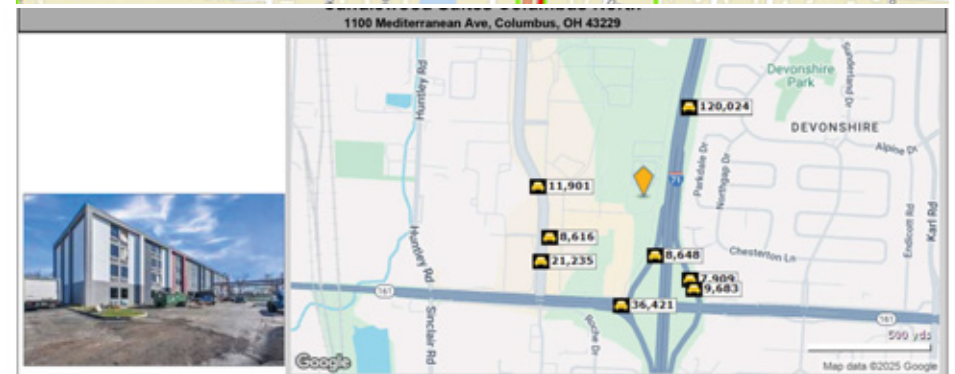
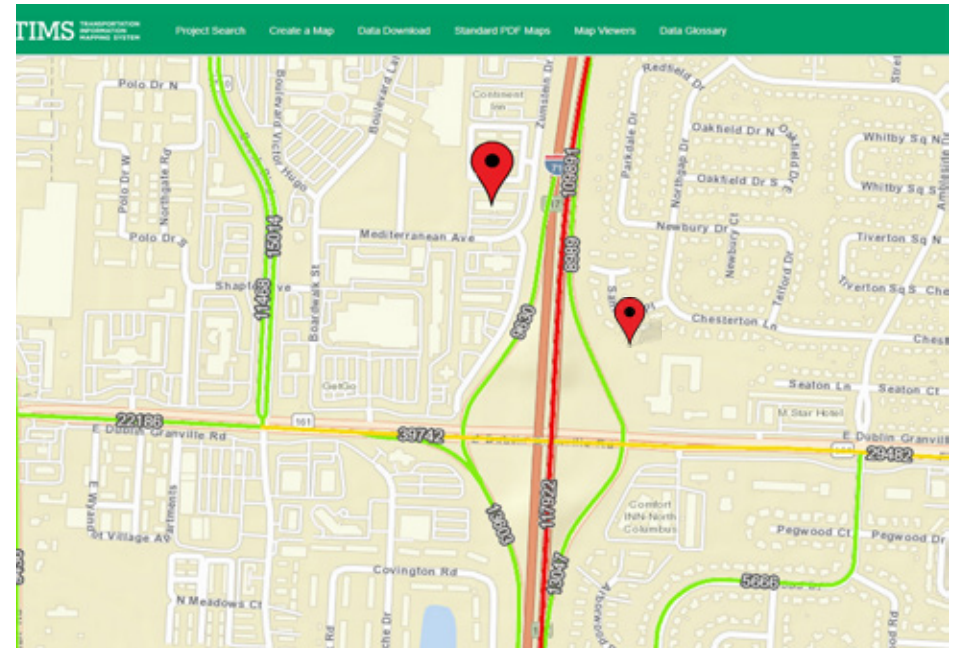
Demographic Summary Report

Candlewood Suites Columbus North

1100 Mediterranean Ave, Columbus, OH 43229



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	12,816	121,863	303,475
2024 Estimate	12,907	122,668	301,408
2020 Census	13,485	127,939	310,246
Growth 2024 - 2029	-0.71%	-0.66%	0.69%
Growth 2020 - 2024	-4.29%	-4.12%	-2.85%
2024 Population by Hispanic Origin	1,280	9,483	19,420
2024 Population	12,907	122,668	301,408
White	5,731 44.40%	61,096 49.81%	175,107 58.10%
Black	4,351 33.71%	35,196 28.69%	65,061 21.59%
Am. Indian & Alaskan	102 0.79%	724 0.59%	1,401 0.46%
Asian	625 4.84%	9,272 7.56%	23,197 7.70%
Hawaiian & Pacific Island	2 0.02%	22 0.02%	87 0.03%
Other	2,097 16.25%	16,358 13.34%	36,556 12.13%
U.S. Armed Forces	0	22	132
Households			
2029 Projection	5,229	50,076	125,963
2024 Estimate	5,269	50,400	125,000
2020 Census	5,512	52,504	128,424
Growth 2024 - 2029	-0.76%	-0.64%	0.77%
Growth 2020 - 2024	-4.41%	-4.01%	-2.67%
Owner Occupied	2,438 46.27%	24,193 48.00%	64,761 51.81%
Renter Occupied	2,831 53.73%	26,208 52.00%	60,239 48.19%
2024 Households by HH Income	5,268	50,400	124,998
Income: <\$25,000	1,230 23.35%	8,425 16.72%	16,816 13.45%
Income: \$25,000 - \$50,000	1,289 24.47%	11,006 21.84%	24,635 19.71%
Income: \$50,000 - \$75,000	1,079 20.48%	10,407 20.65%	24,735 19.79%
Income: \$75,000 - \$100,000	760 14.43%	6,592 13.08%	17,306 13.85%
Income: \$100,000 - \$125,000	429 8.14%	5,283 10.48%	13,913 11.13%
Income: \$125,000 - \$150,000	224 4.25%	2,844 5.64%	9,025 7.22%
Income: \$150,000 - \$200,000	120 2.28%	3,114 6.18%	9,794 7.84%
Income: \$200,000+	137 2.60%	2,729 5.41%	8,774 7.02%
2024 Avg Household Income	\$64,850	\$81,908	\$91,564
2024 Med Household Income	\$52,478	\$62,018	\$70,867



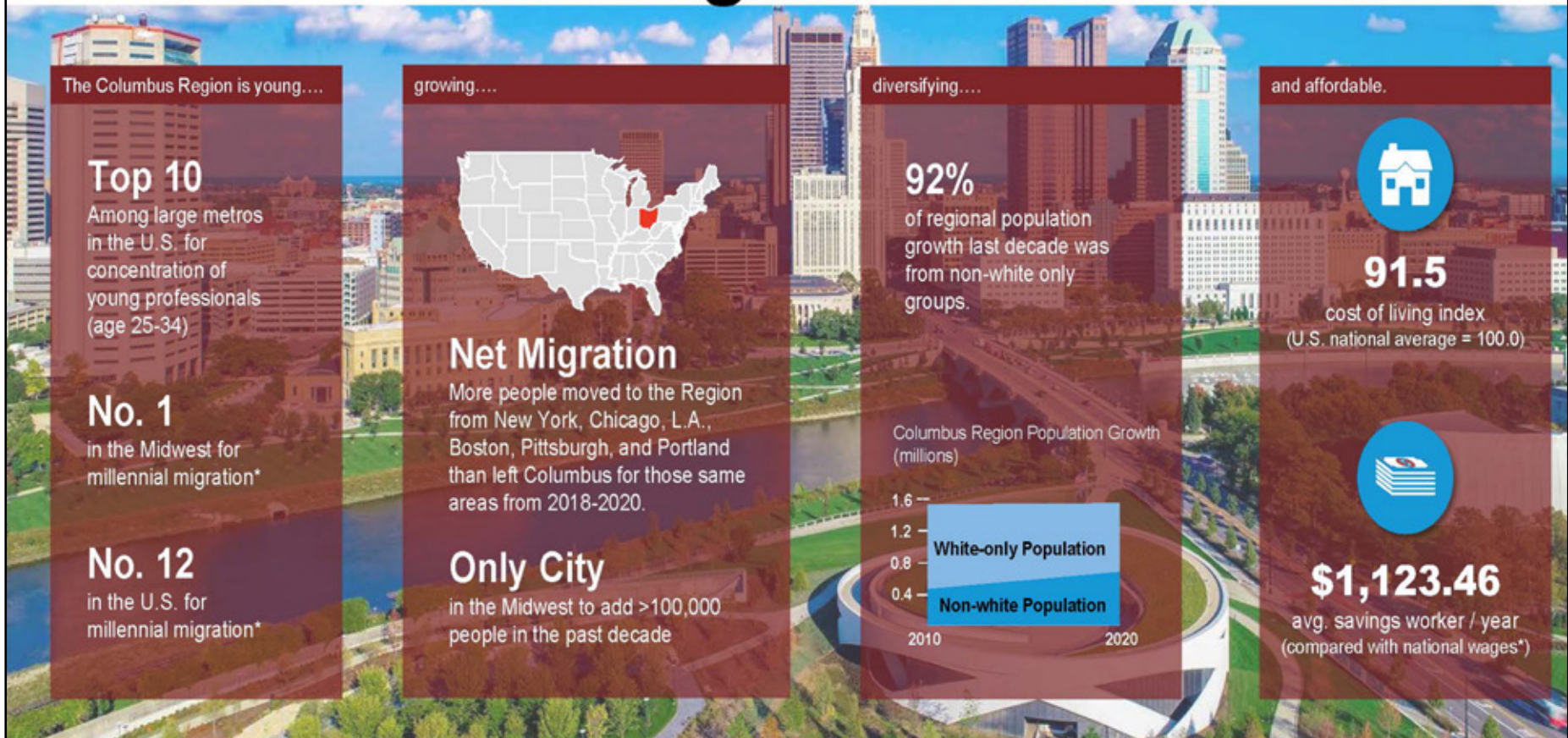
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 RAMP FROM IR71 SB TO SR161	Mediterranean Ave	0.11 N	2020	8,648	AADT	.14
2 RAMP FROM SR161 TO IR71 NB	I- 71	0.08 SW	2022	7,909	MPSI	.22
3 Shapter Ave	Busch Blvd	0.02 W	2022	8,616	MPSI	.24
4 I- 71	E Dublin Granville Rd	0.48 S	2022	111,272	MPSI	.24
5 I- 71	E Dublin Granville Rd	0.48 S	2020	120,024	MPSI	.24
6 E Dublin Granville Rd	I- 71	0.08 SW	2020	9,683	MPSI	.25
7 Busch Blvd	Shapter Ave	0.12 S	2022	11,901	MPSI	.25
8 E Dublin Granville Rd	I- 71	0.09 E	2018	34,884	AADT	.26
9 E Dublin Granville Rd	I- 71	0.09 E	2022	36,421	MPSI	.26
10 Busch Blvd	Shapter Ave	0.06 N	2018	21,235	MPSI	.28



Appraisal Brokerage Consulting Development

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com

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



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 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.



Skip Weiler
President/Broker
614-221-4286 x102
skip@rweiler.com

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 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