

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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**46,480 +/- Medical Building on 5.915 +/- acres For Sale
4,004 +/- SF and 19,090 +/- SF For Lease**



Appraisal Brokerage Consulting Development

MEDICAL CENTER FOR SALE AND 2 SPACES FOR LEASE
6455 W Campus Oval, New Albany, OH 43054

RARE OPPORTUNITY TO LEASE/PURCHASE PREMIUM OFFICE SPACE IN NEW ALBANY!

This is a unique chance to lease/purchase brand-new, Class A office space in the rapidly expanding New Albany area. Ideal for medical or general office use, this building offers a prime location with excellent visibility and high foot traffic, making it an excellent headquarters for a variety of businesses.



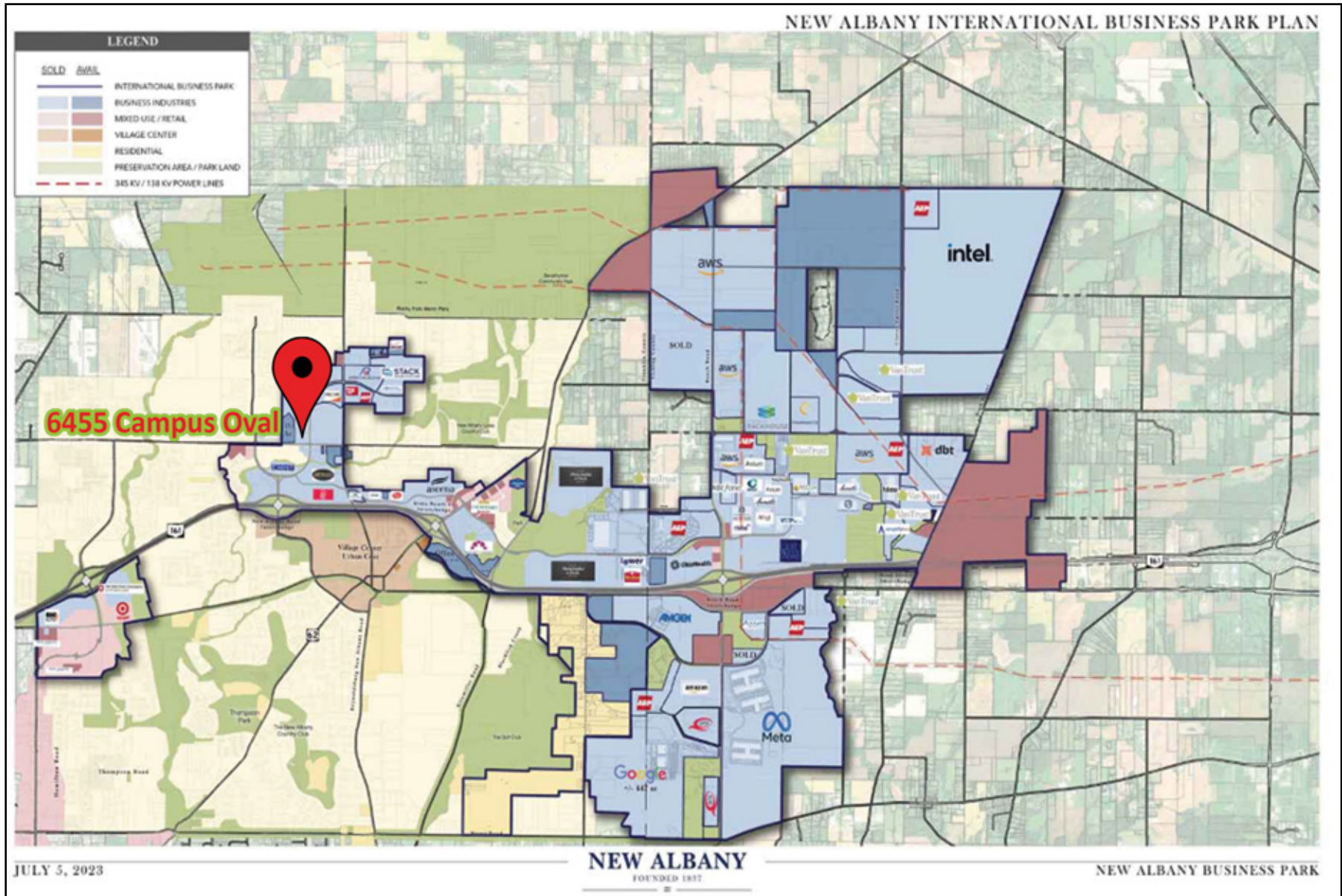
Key Features:

- **Prime Location:** Situated in the heart of the growing New Albany area with easy access and excellent signage opportunities;
- **Flexible Use:** Perfect for medical offices, general office spaces, or other professional services;
- **Class A Finishes:** High-end finishes throughout, offering a modern, professional atmosphere;
- **Building Amenities:** Includes an elevator and well-maintained common bathrooms for convenience;
- **Ownership Flexibility:** The property owner is also open to a sale, offering an attractive option for businesses interested in long-term investment.

Property Highlights

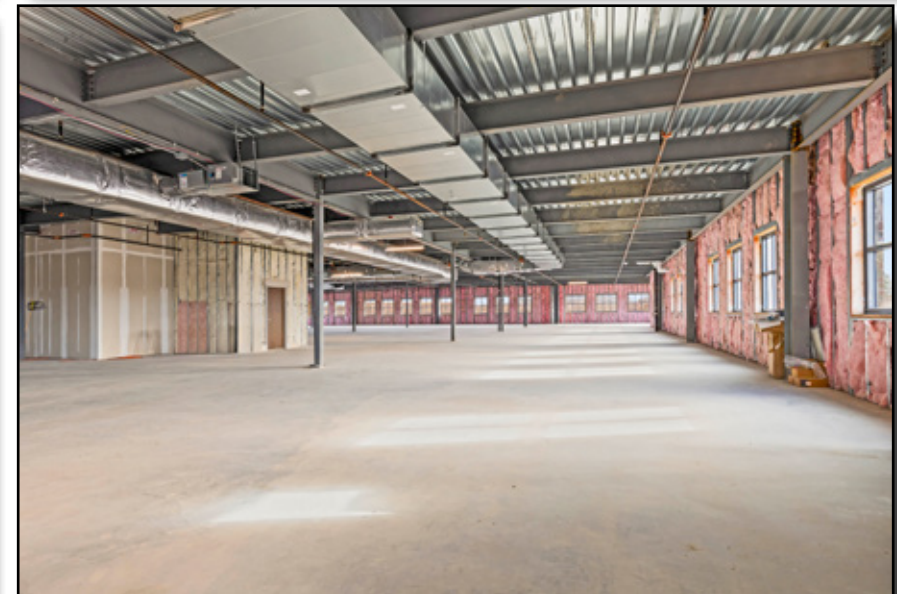
Address:	6455 W Capmpus Oval New Albany, OH 43054
County:	Franklin
PID:	222-003104-00
Location:	SWC of E New Albany Rd and Central College Rd
Acreage:	5.915 +/- acres
Building Size:	46,480 +/- SF
Year Built:	2022
Sale Price:	Negotiable
Net Annual Tax:	\$66,706
Available For Lease on the 2nd Floor - Divisible	4,004 +/- SF 19,090 +/- SF
Lease Rate:	Negotiable
Zoning:	OCD Office Campus District

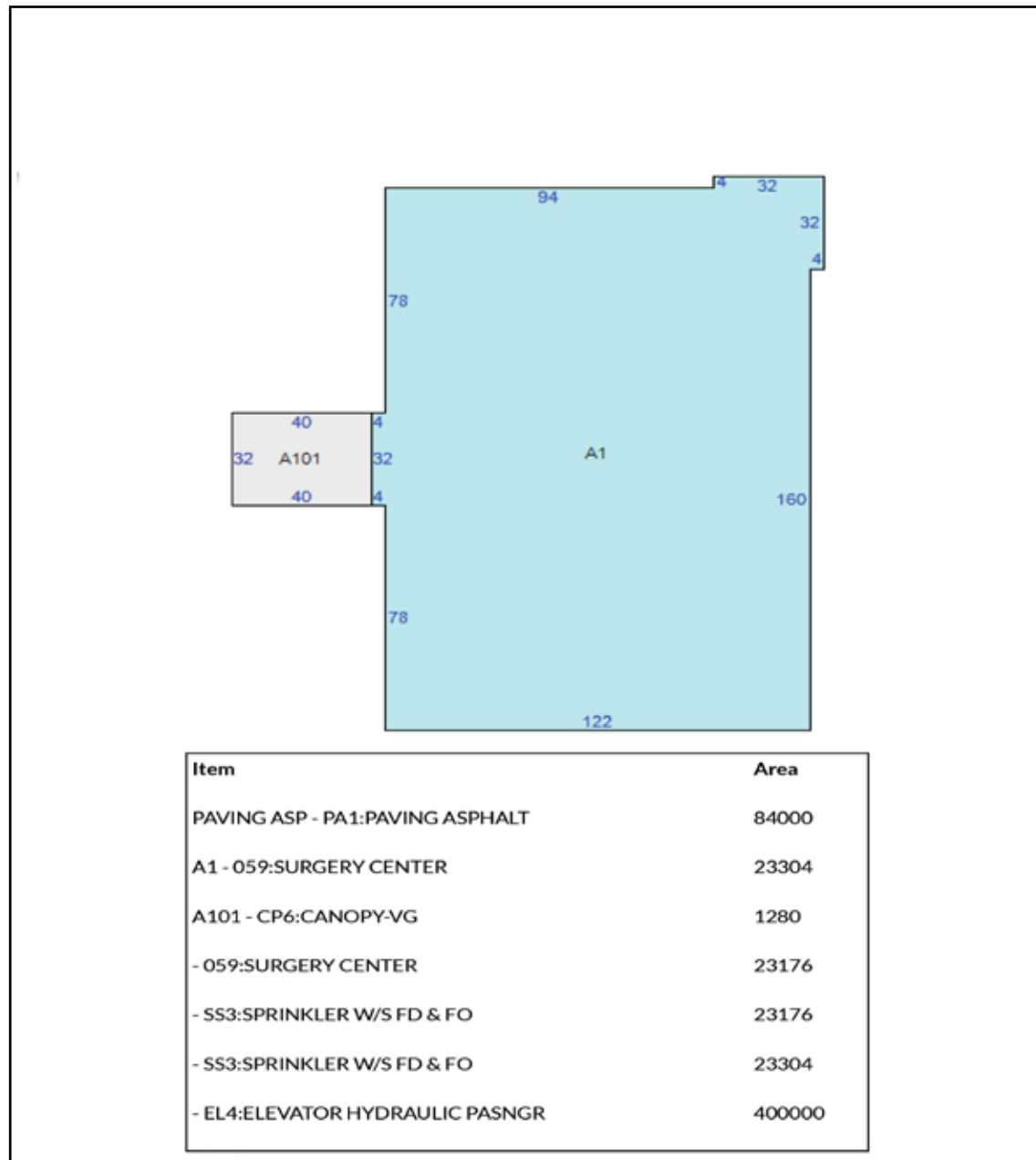








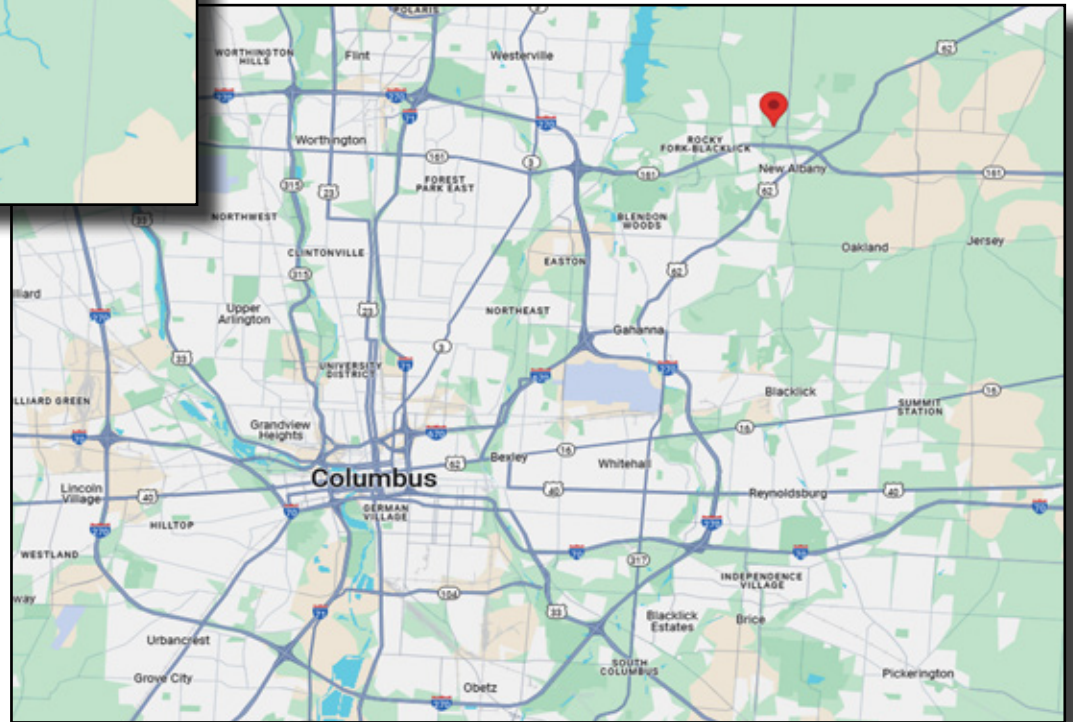
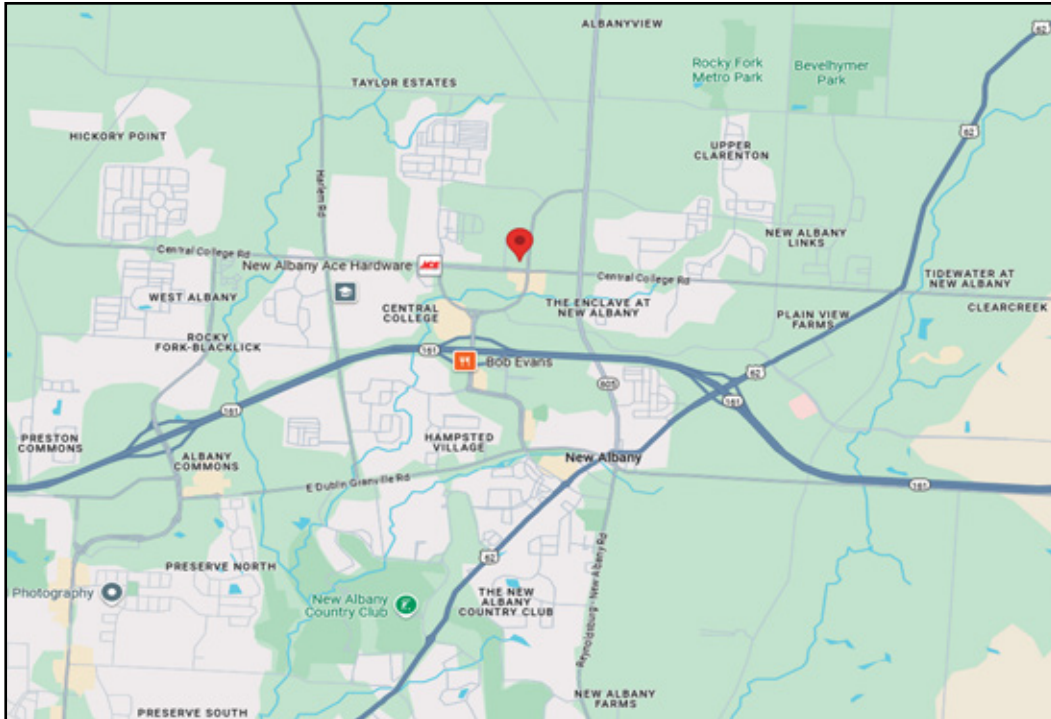


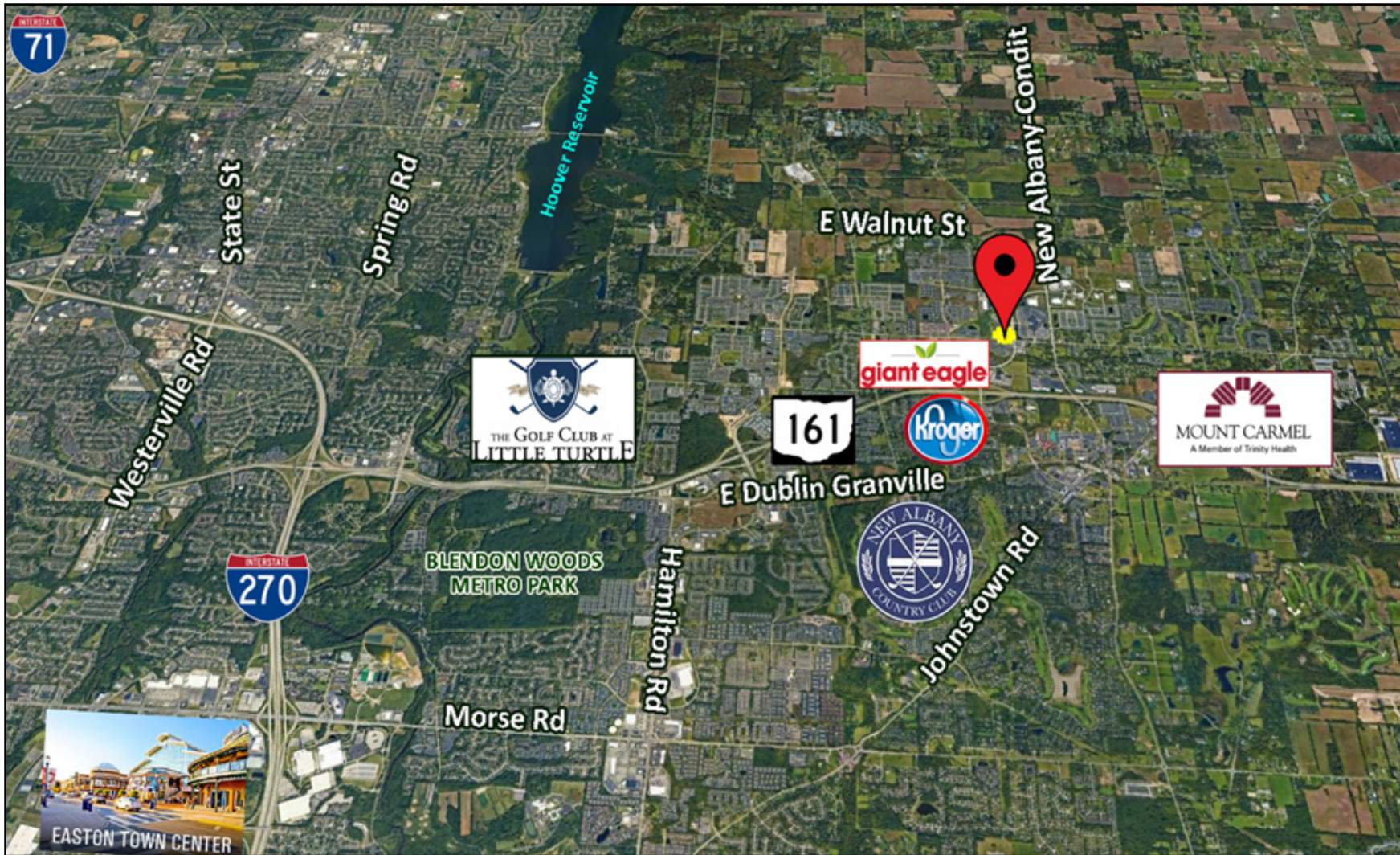




46,480 +/- SF Flex Building on 5.9 +/- ac
6455 W Campus Oval, New Albany, OH 43054

Street Maps



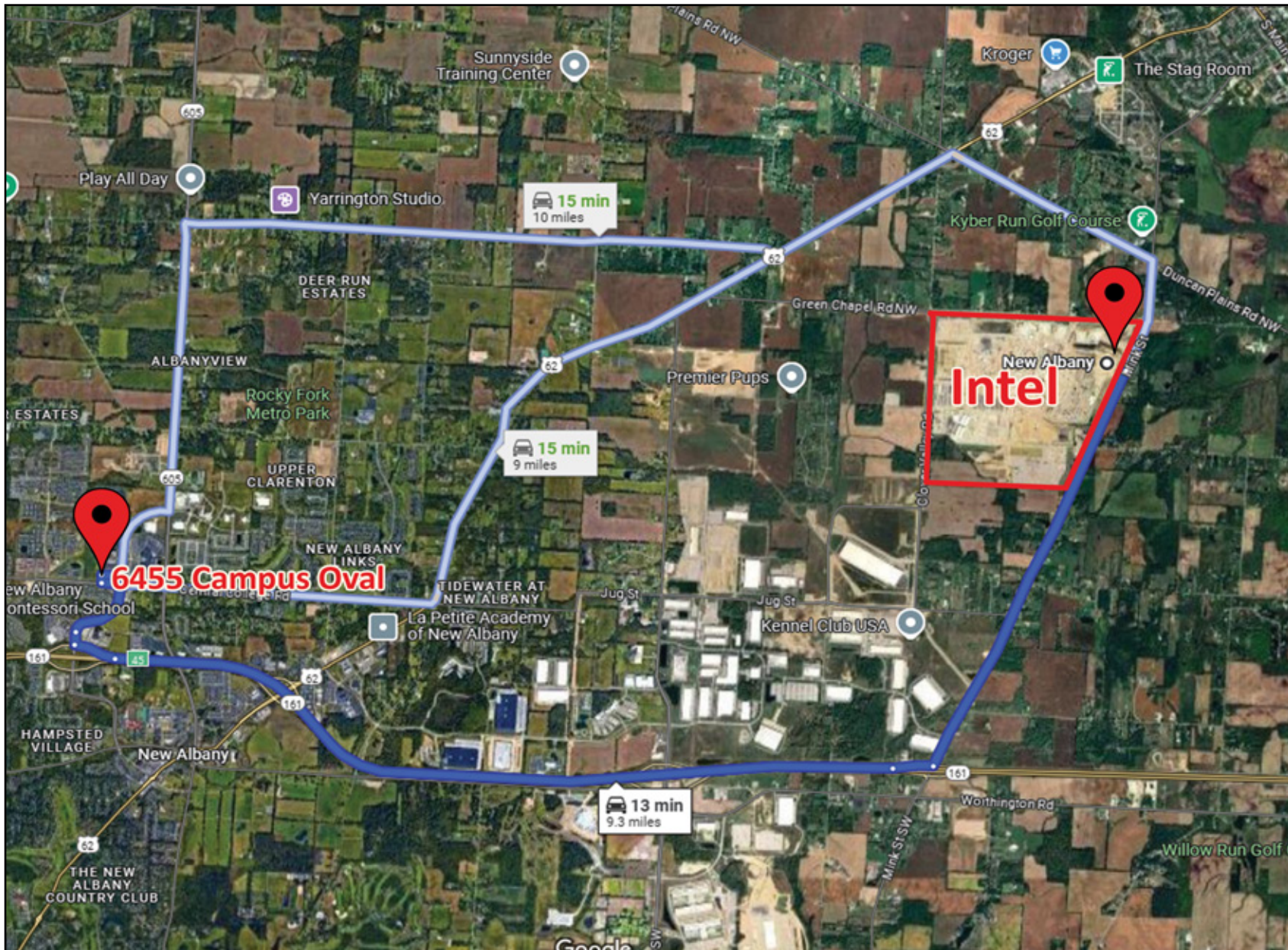


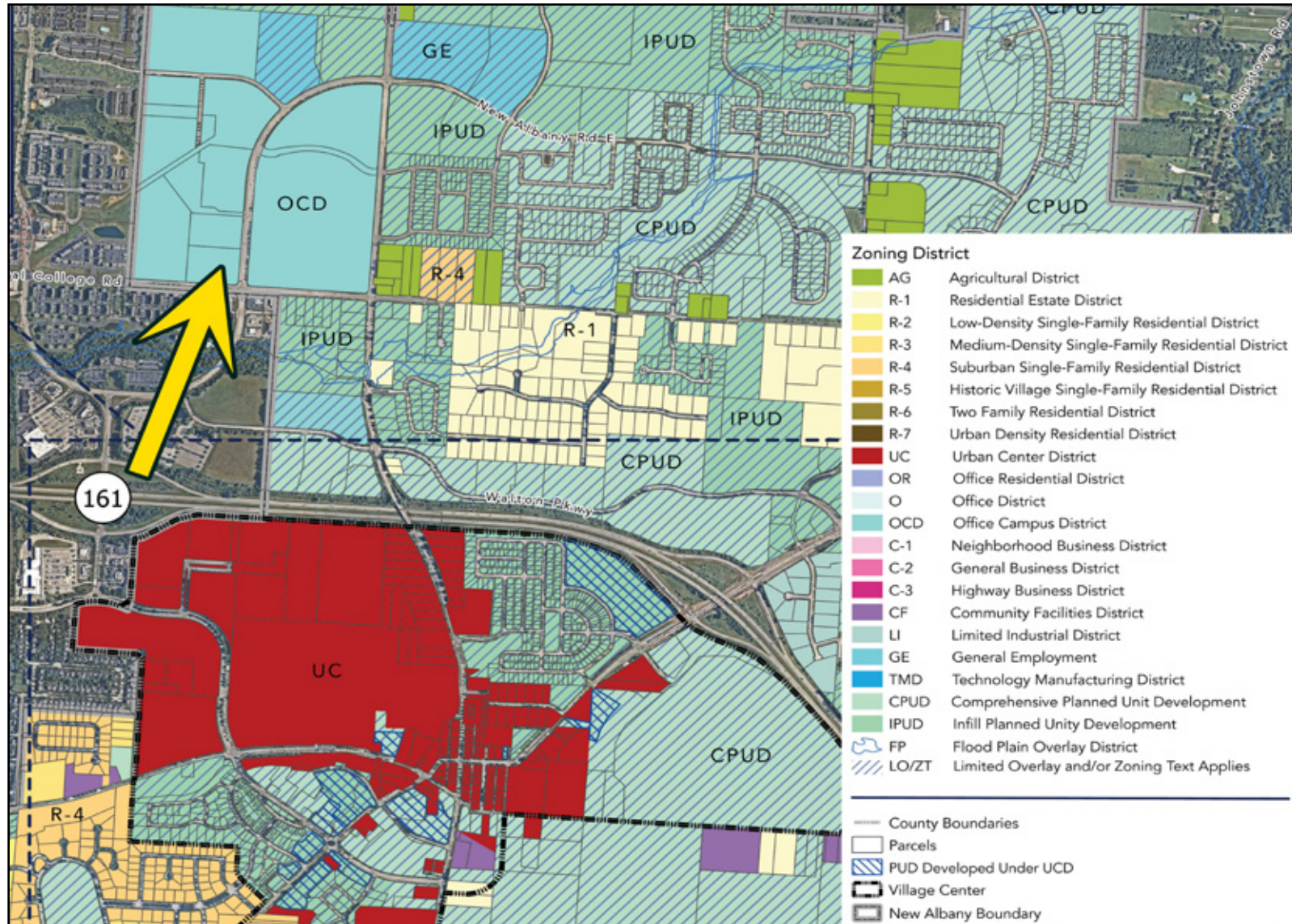
Great Location!

- Easy access to major roads
- 10 minutes to Downtown Columbus
- 13 minutes to Intel
- 15 minutes to John Glenn International Airport

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Distance to Intel

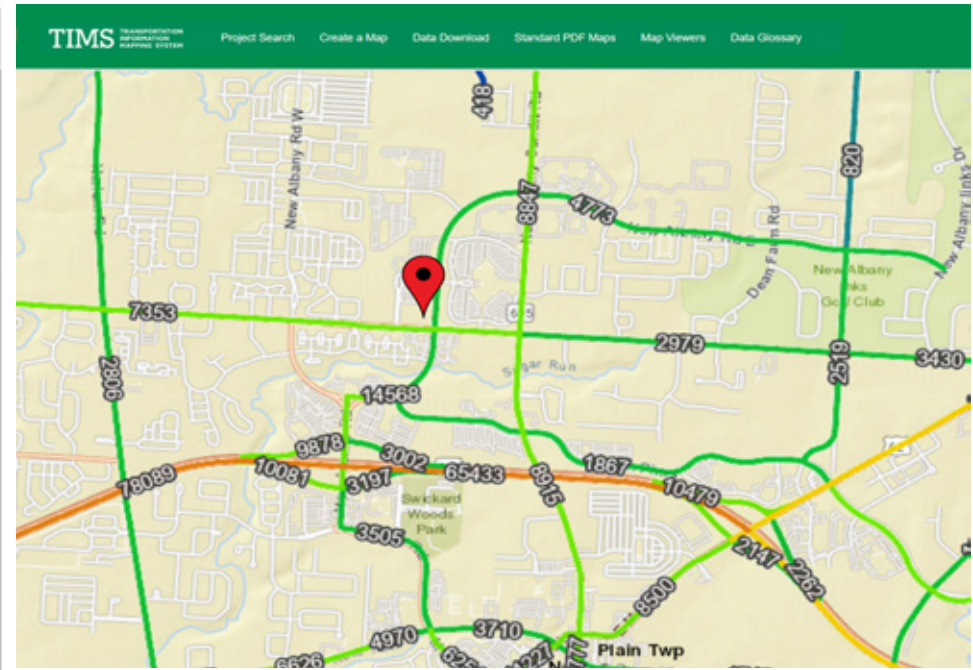




Click [here](#) to view zoning text

Demographic Summary Report

The Medical Center at New Albany 6455 W Campus Oval, New Albany, OH 43054			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	8,684	40,606	97,906
2024 Estimate	8,738	40,166	96,631
2020 Census	9,093	39,259	95,234
Growth 2024 - 2029	-0.62%	1.10%	1.32%
Growth 2020 - 2024	-3.90%	2.31%	1.47%
2024 Population by Hispanic Origin	371	1,525	3,536
2024 Population	8,738	40,166	96,631
White	6,450 73.82%	29,297 72.94%	70,730 73.20%
Black	786 9.00%	3,737 9.30%	10,753 11.13%
Am. Indian & Alaskan	16 0.18%	63 0.16%	188 0.19%
Asian	599 6.86%	3,189 7.94%	5,797 6.00%
Hawaiian & Pacific Island	1 0.01%	9 0.02%	25 0.03%
Other	887 10.15%	3,871 9.64%	9,138 9.46%
U.S. Armed Forces	0	4	43
Households			
2029 Projection	4,259	17,555	41,347
2024 Estimate	4,292	17,399	40,892
2020 Census	4,502	17,119	40,540
Growth 2024 - 2029	-0.77%	0.90%	1.11%
Growth 2020 - 2024	-4.66%	1.64%	0.87%
Owner Occupied	1,948 45.39%	10,332 59.38%	25,788 63.06%
Renter Occupied	2,344 54.61%	7,067 40.62%	15,104 36.94%
2024 Households by HH Income	4,292	17,400	40,893
Income: <\$25,000	158 3.68%	912 5.24%	2,704 6.61%
Income: \$25,000 - \$50,000	363 8.46%	2,021 11.61%	5,173 12.65%
Income: \$50,000 - \$75,000	917 21.37%	3,166 18.20%	7,599 18.58%
Income: \$75,000 - \$100,000	425 9.90%	1,803 10.36%	4,699 11.49%
Income: \$100,000 - \$125,000	838 19.52%	2,339 13.44%	5,139 12.57%
Income: \$125,000 - \$150,000	492 11.46%	1,730 9.94%	4,116 10.07%
Income: \$150,000 - \$200,000	315 7.34%	1,638 9.41%	4,351 10.64%
Income: \$200,000+	784 18.27%	3,791 21.79%	7,112 17.39%
2024 Avg Household Income	\$133,552	\$138,868	\$127,948
2024 Med Household Income	\$108,442	\$108,529	\$101,321



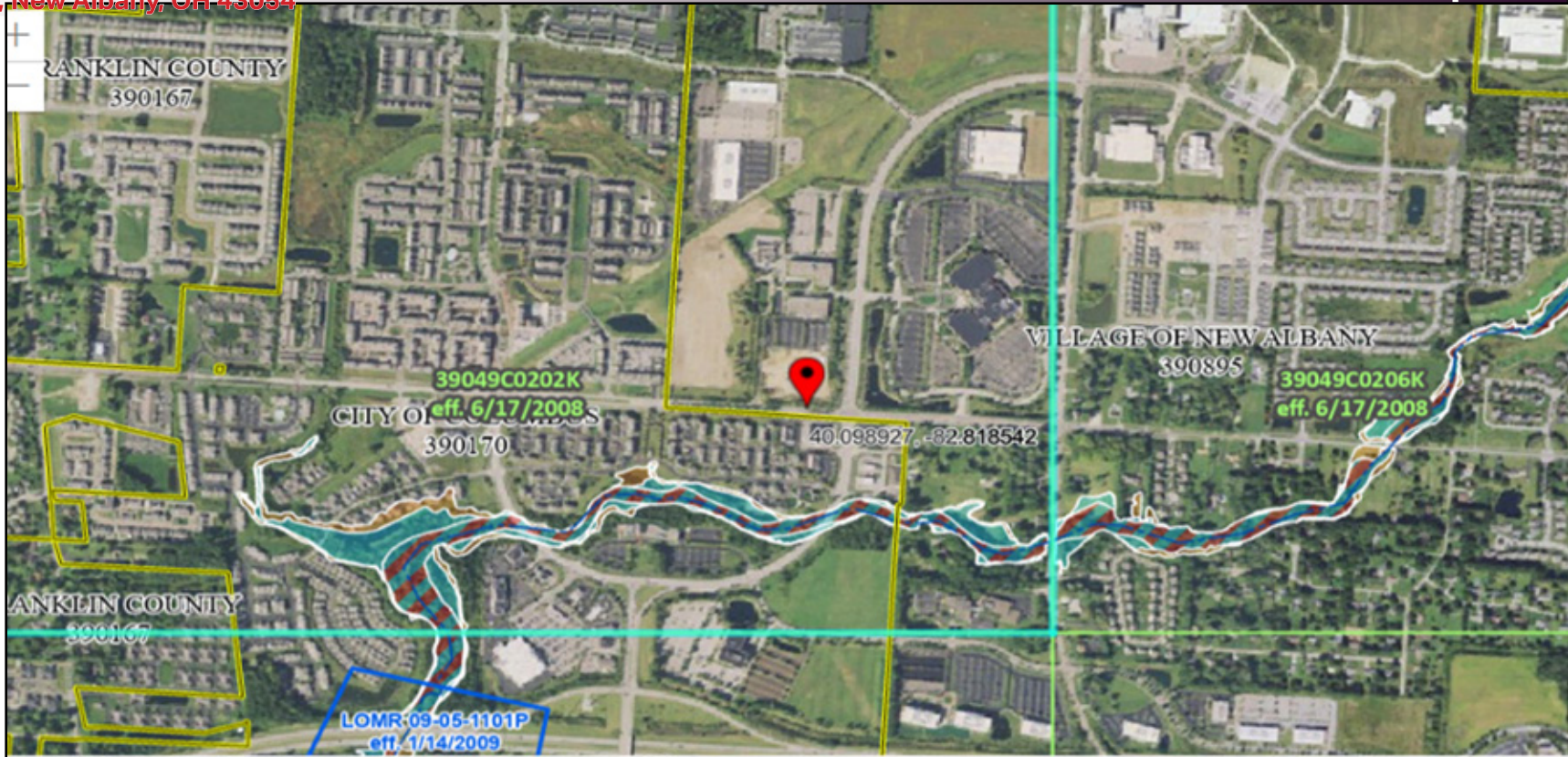
Traffic Count Report



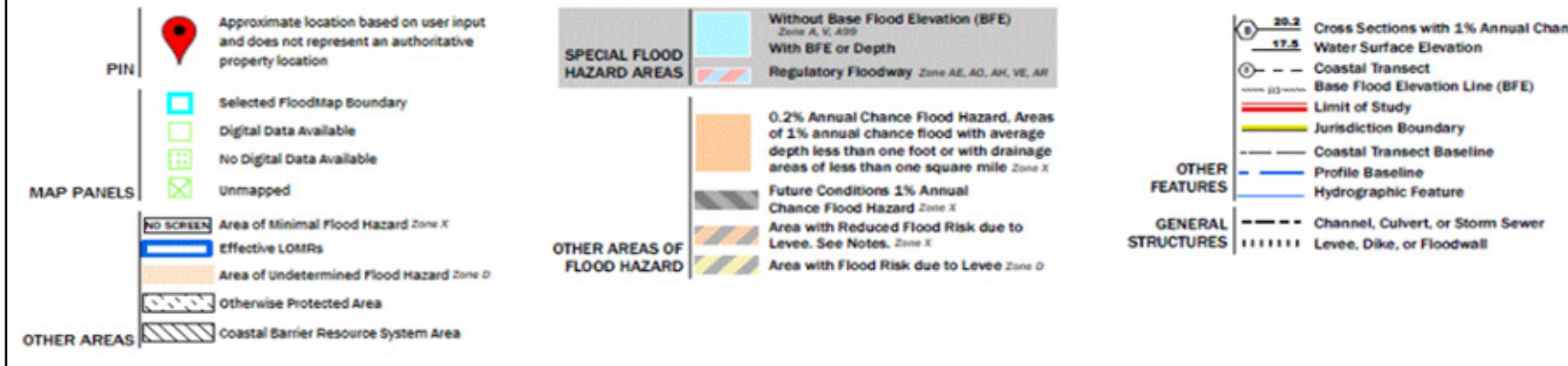
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Tvp	Miles from Subject Prop
1 Central College Road	New Albany Rd E	0.04 E	2022	7,360	MPSI	.06
2 New Albany Rd E	W Campus Oval	0.07 N	2020	7,863	MPSI	.10
3 New Albany Rd E	W Campus Oval	0.07 N	2022	15,050	MPSI	.10
4 Central College Road	New Albany Rd E	0.04 W	2022	10,429	MPSI	.13
5 NEW ALBANY RD E	Jefferson Farms Blvd	0.06 S	2020	4,483	AADT	.13
6 New Albany Road East	Jefferson Farms Blvd	0.06 S	2022	8,194	MPSI	.13
7 New Albany Rd E	Walton Pkwy	0.04 SW	2022	7,805	MPSI	.26
8 Central College Rd	New Albany Condit Rd	0.10 E	2022	7,006	MPSI	.26
9 New Albany Rd E	Walton Pkwy	0.03 NE	2022	9,122	MPSI	.30
10 Central College Rd	New Albany Rd W	0.08 W	2022	2,292	MPSI	.30



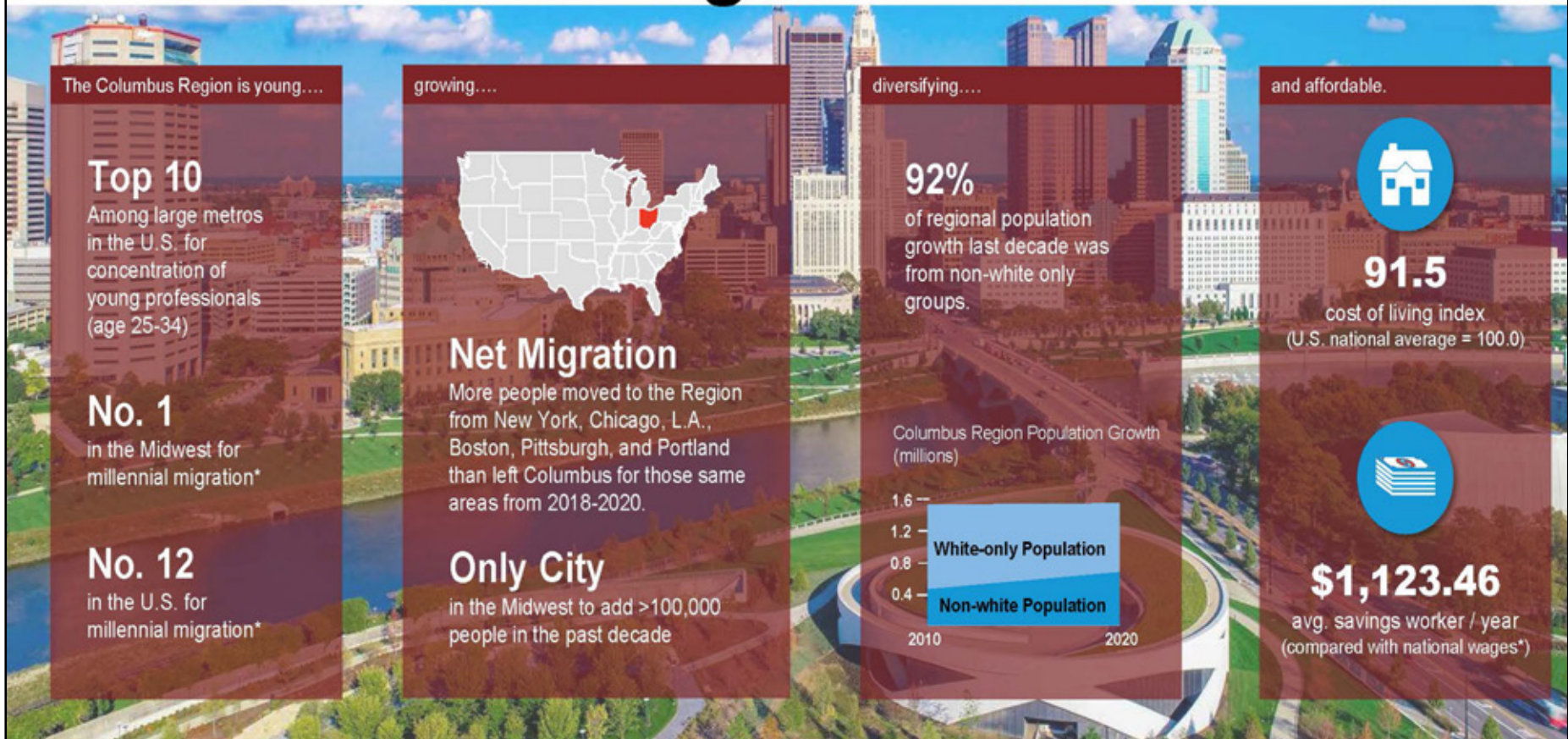
Appraisal Brokerage Consulting Development



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



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



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 87 years in the business, we have a competitive advantage in the market... a value that 7 clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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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.