

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



1.9626 +/- ac with a 16,728 +/- SF building



Appraisal Brokerage Consulting Development

REDEVELOPMENT OPPORTUNITY

200 East Livingston Avenue, Columbus, OH 43215

1.9626 +/- ac with a 16,728 +/- SF building
200 E Livingston Ave, Columbus, OH 43215

Property Description

RARE REDEVELOPMENT OPPORTUNITY!

Directly west of Nationwide Children's Hospital, this site is 1.9626 +/- acres with a 16,728 +/- SF church located on the corner of S 4th St and East Livingston Ave and north of the E Livingston and Mohawk intersection. Ripe for redevelopment! Zoned I - Institutional. High visibility, high traffic area just south of downtown Columbus.



Property Highlights

Address:	200 E Livingston Ave Columbus, OH 43215
County:	Franklin
PIDs:	010-140847-00
Location:	NEC of S 4th St and E Livingston Ave
Acreage:	1.9626 +/- ac
Building Size:	16,728 +/- SF
Year Built:	1966
Sale Price:	TBD
Taxes 2024:	\$9,148
Zoning:	I - Institutional

1.9626 +/- ac with a 16,728 +/- SF building
200 E Livingston Ave, Columbus, OH 43215

Aerial and Plat Maps

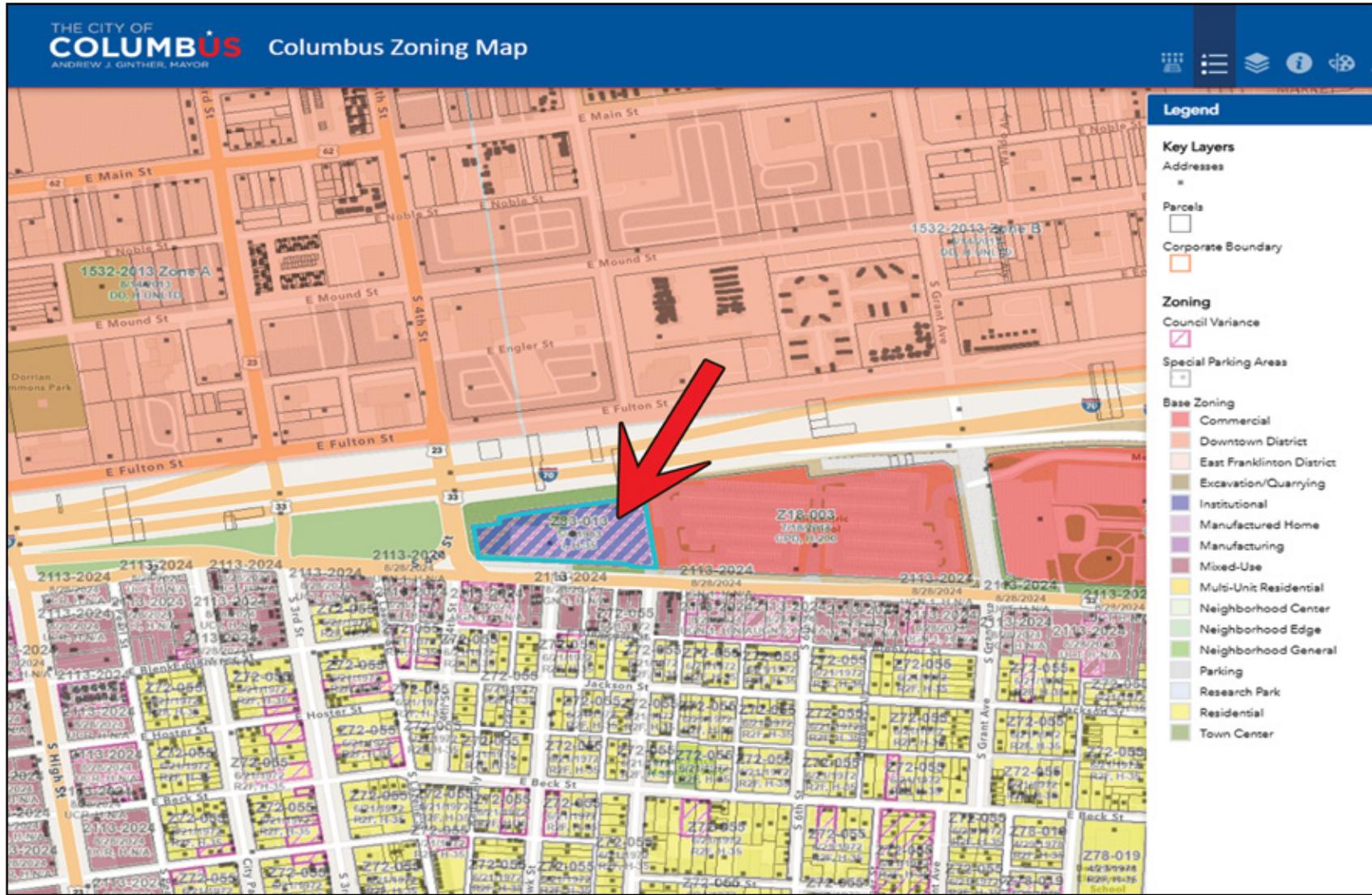


THE ROBERT
WEILER
COMPANY
Appraisal Brokerage Consulting Development

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

1.9626 +/- ac with a 16,728 +/- SF building
200 E Livingston Ave, Columbus, OH 43215

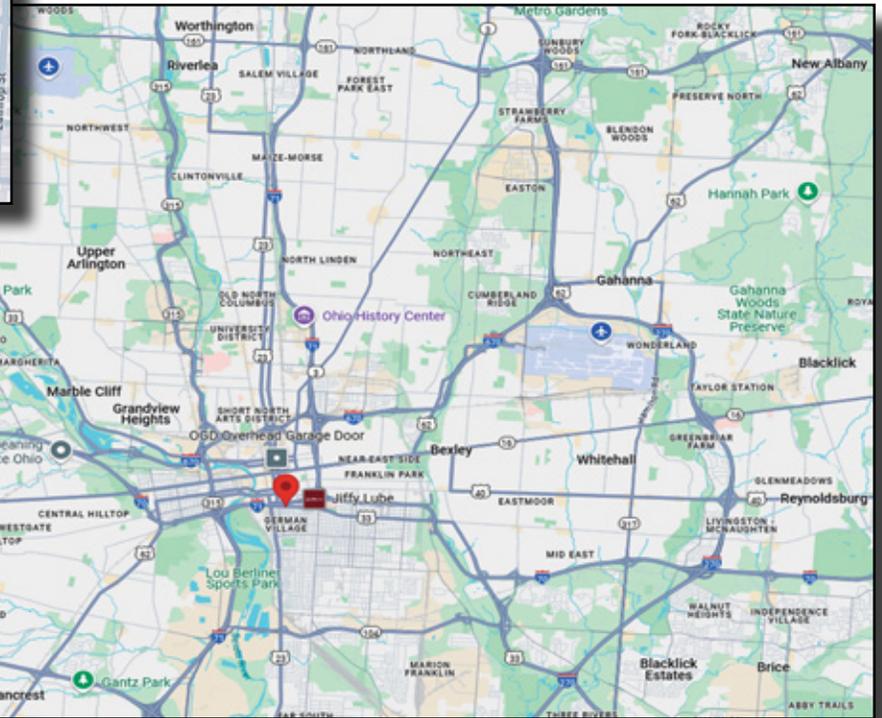
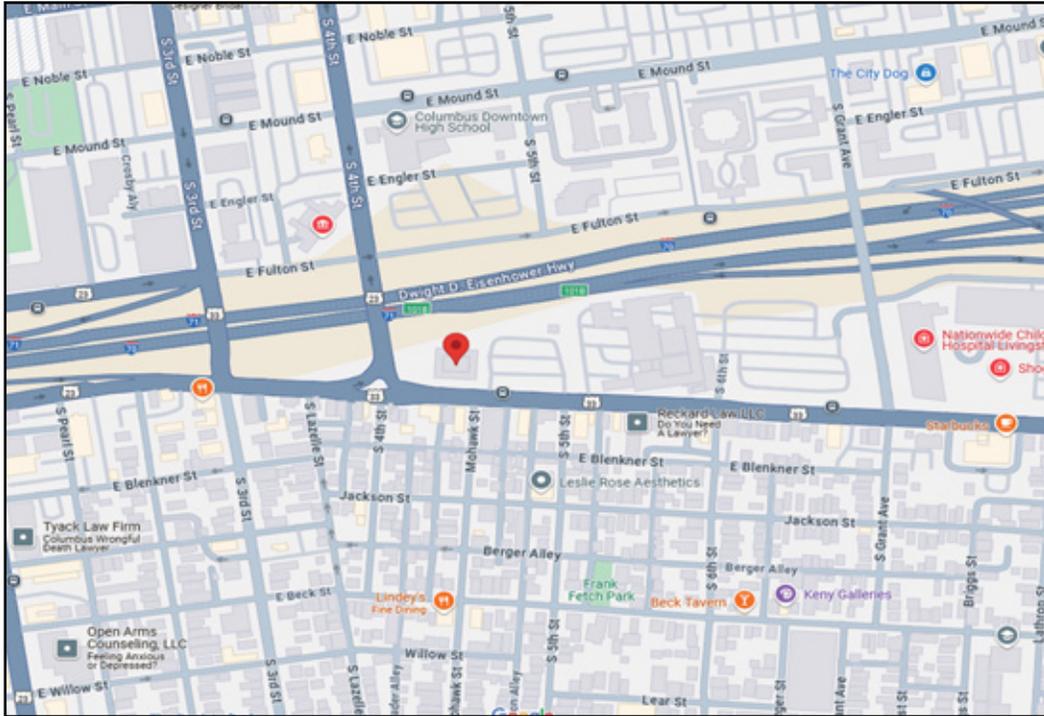
Zoning Map



Click [here](#) to view zoning regulations

1.9626 +/- ac with a 16,728 +/- SF building
200 E Livingston Ave, Columbus, OH 43215

Street Maps



THE ROBERT
WEILER
COMPANY
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

1.9626 +/- ac with a 16,728 +/- SF building
200 E Livingston Ave, Columbus, OH 43215

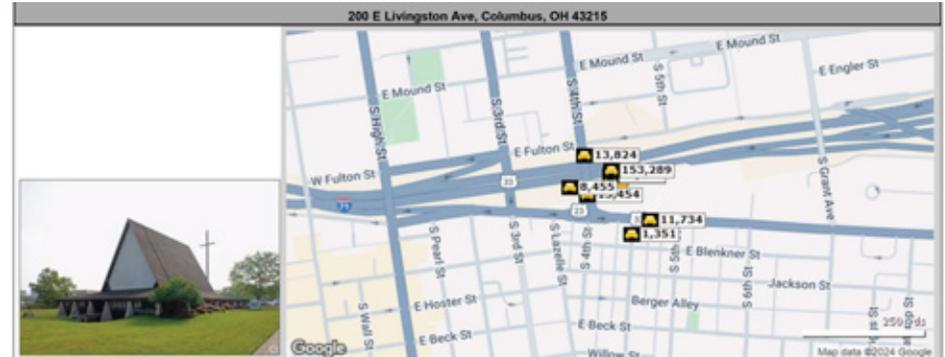
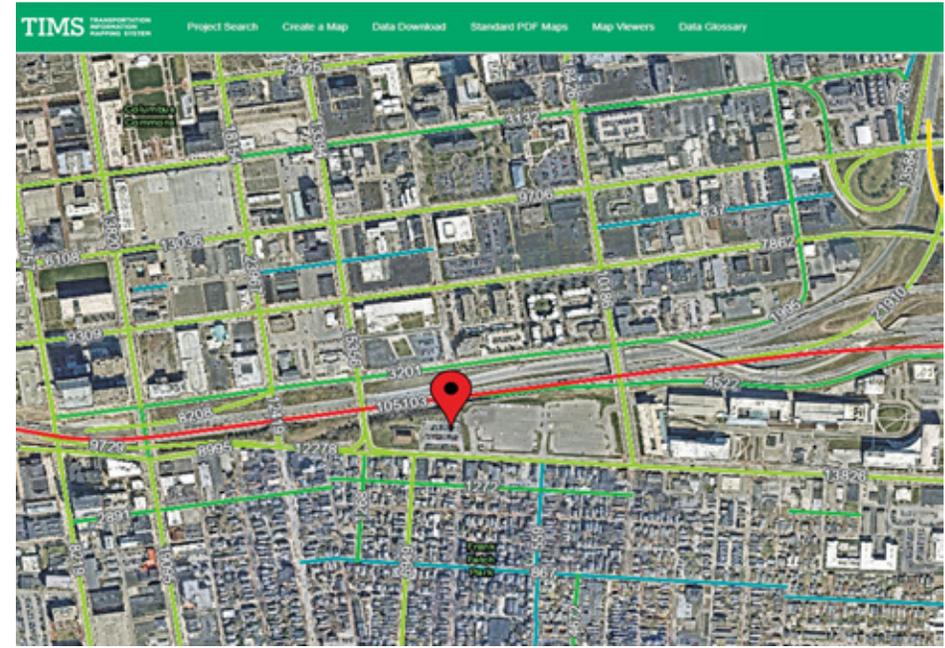
Location Map



Great Location!
Easy access to major roads
Minutes to Downtown Columbus
15 minutes to John Glenn International Airport

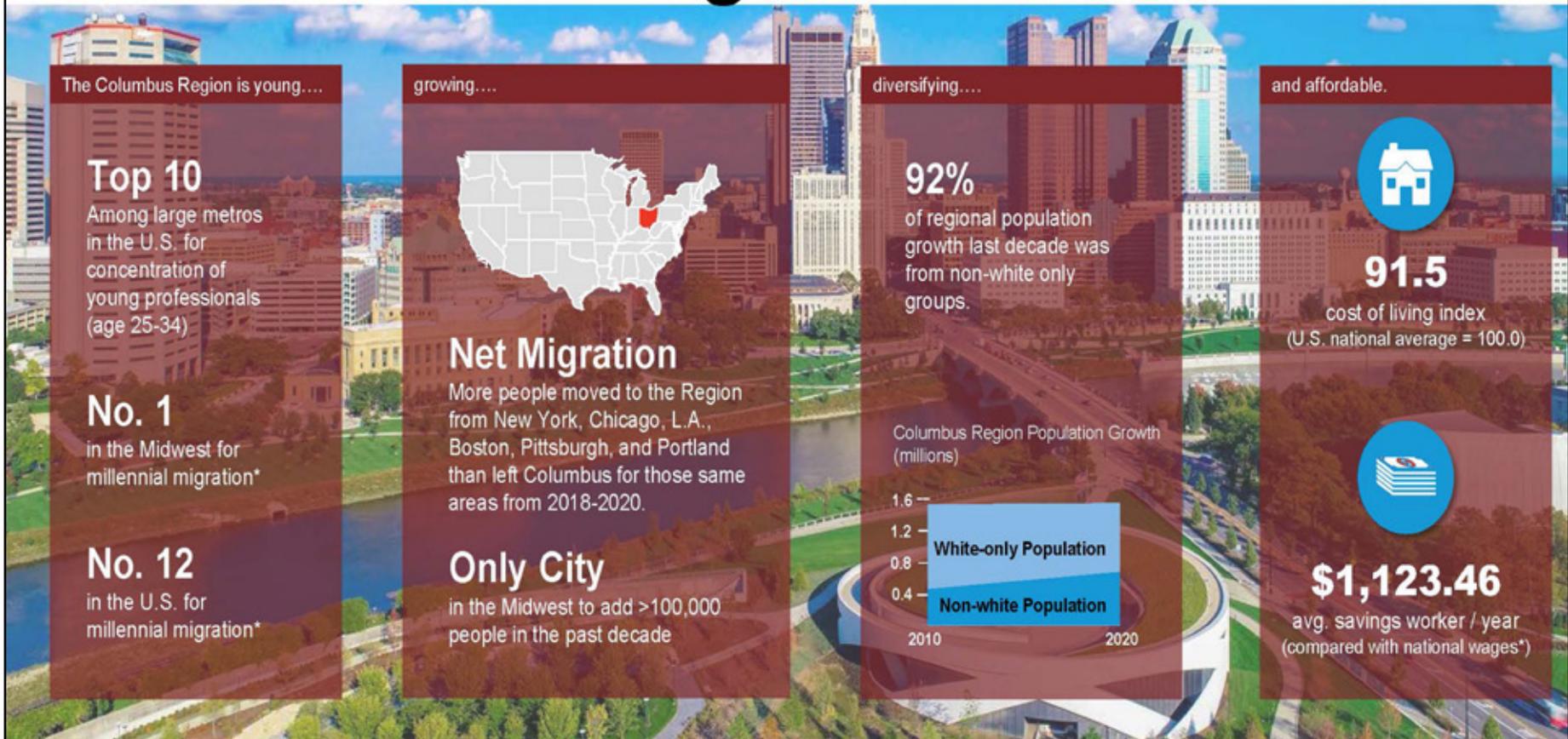
Demographic Summary Report

200 E Livingston Ave, Columbus, OH 43215				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	20,577	139,291	350,848	
2024 Estimate	20,154	136,397	346,489	
2020 Census	18,128	122,603	327,240	
Growth 2024 - 2029	2.10%	2.12%	1.26%	
Growth 2020 - 2024	11.18%	11.25%	5.88%	
2024 Population by Hispanic Origin				
2024 Population	20,154	136,397	346,489	
White	14,421 71.55%	75,722 55.52%	194,173 56.04%	
Black	2,939 14.58%	40,559 29.74%	96,278 27.79%	
Am. Indian & Alaskan	62 0.31%	543 0.40%	1,461 0.42%	
Asian	822 4.08%	4,010 2.94%	10,863 3.14%	
Hawaiian & Pacific Island	8 0.04%	66 0.05%	187 0.05%	
Other	1,901 9.43%	15,497 11.36%	43,527 12.56%	
U.S. Armed Forces	17	126	154	
Households				
2029 Projection	12,270	66,458	149,610	
2024 Estimate	11,992	65,094	147,735	
2020 Census	10,649	58,568	139,240	
Growth 2024 - 2029	2.32%	2.10%	1.27%	
Growth 2020 - 2024	12.61%	11.14%	6.10%	
Owner Occupied	3,264 27.22%	19,515 29.98%	54,614 36.97%	
Renter Occupied	8,728 72.78%	45,580 70.02%	93,121 63.03%	
2024 Households by HH Income				
Income: <\$25,000	2,742 22.86%	17,522 26.92%	38,754 26.23%	
Income: \$25,000 - \$50,000	1,918 15.99%	13,340 20.49%	32,635 22.09%	
Income: \$50,000 - \$75,000	1,761 14.68%	10,157 15.60%	25,805 17.47%	
Income: \$75,000 - \$100,000	1,491 12.43%	7,546 11.59%	17,190 11.64%	
Income: \$100,000 - \$125,000	937 7.81%	4,954 7.61%	10,757 7.28%	
Income: \$125,000 - \$150,000	896 7.47%	3,576 5.49%	6,872 4.65%	
Income: \$150,000 - \$200,000	1,159 9.66%	4,179 6.42%	7,756 5.25%	
Income: \$200,000+	1,089 9.08%	3,819 5.87%	7,965 5.39%	
2024 Avg Household Income	\$93,143	\$76,405	\$73,062	
2024 Med Household Income	\$68,841	\$53,817	\$52,168	



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 South Innerbelt	S 4th St	0.03 W	2020	90,750	MPSI	.03
2 I-70	S 4th St	0.03 W	2020	93,623	AADT	.03
3 I-70	S 4th St	0.03 W	2022	72,267	MPSI	.03
4 I-70	S 4th St	0.03 W	2015	153,289	MPSI	.04
5 S 4th St	I-70	0.02 N	2022	13,454	MPSI	.04
6 E Livingston Ave	Fieser St	0.01 W	2022	11,734	MPSI	.04
7 Mohawk St	E Blenkner St	0.02 S	2022	1,351	MPSI	.04
8 South Innerbelt	S 3rd St	0.02 W	2022	9,211	MPSI	.06
9 RAMP FROM US23 DA-33 S 3RD TO	S 3rd St	0.02 W	2020	8,455	AADT	.06
10 S 4th St	I-70	0.01 S	2022	13,824	MPSI	.07

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



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.



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