

THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

Claudia Bowen • claudia.a.bowen@gmail.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.421.8292 • www.rweiler.com  
Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



**24,000 +/- SF Bulk Storage Space Available**



Appraisal Brokerage Consulting Development

**HOOP BARN FOR LEASE**  
**14900 and 15000 Weaver Rd, Marysville, Ohio 43040**

## HOOP BARN/BULK STORAGE SPACE FOR LEASE!

24,000 +/- SF hoop barn available for lease. This expansive, open facility features water and electric service, offering exceptional flexibility for storage, equipment, or agricultural operations.

With easy access and open layout, this property is ideal for tenants seeking large, efficient space at a competitive cost.

Strategically located on Weaver Rd near Marysville Municipal Airport with quick access to US-33 and Industrial Parkway.



### Property Highlights

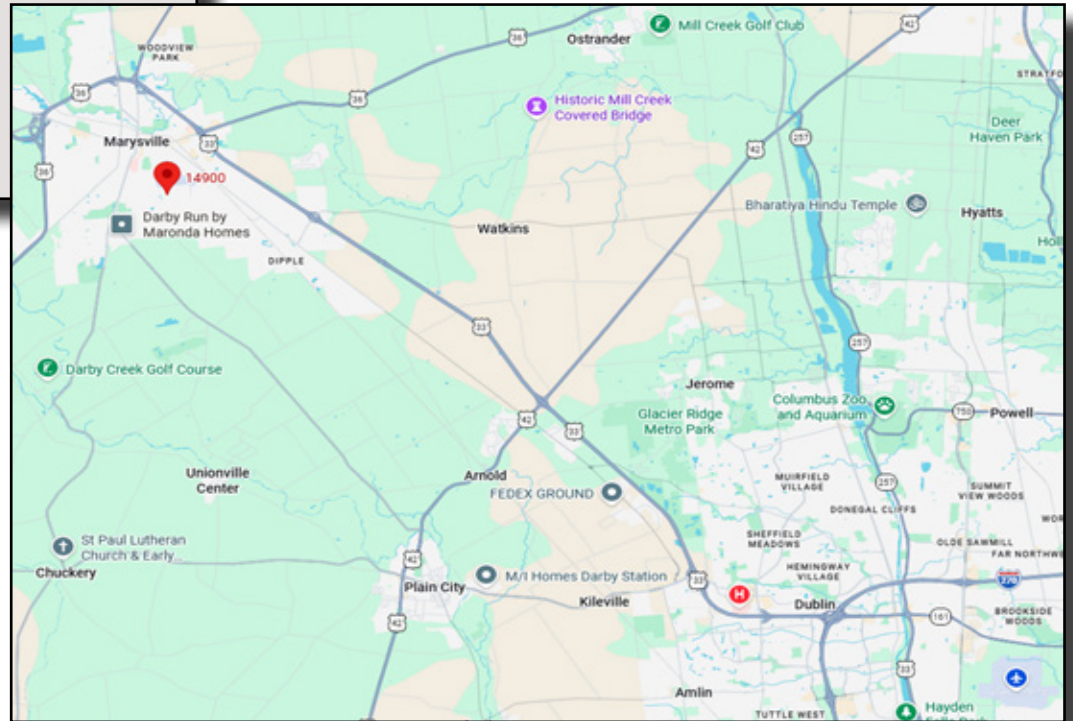
Address:	14900 and 15000 Weaver Rd Marysville, OH 43040
County:	Union
PID:	2900230770000
Location:	East of Weaver Rd and south of Marysville Municipal Airport
Building Size:	24,000 +/- SF
Lease Rate:	\$4,000/month + utilities (if utilities are required for operations)
Utilities:	Water and electric service
Zoning:	LMD - Light Manufacturing District

\* One of the partners in the ownership entity is a licensed agent in the state of Ohio.



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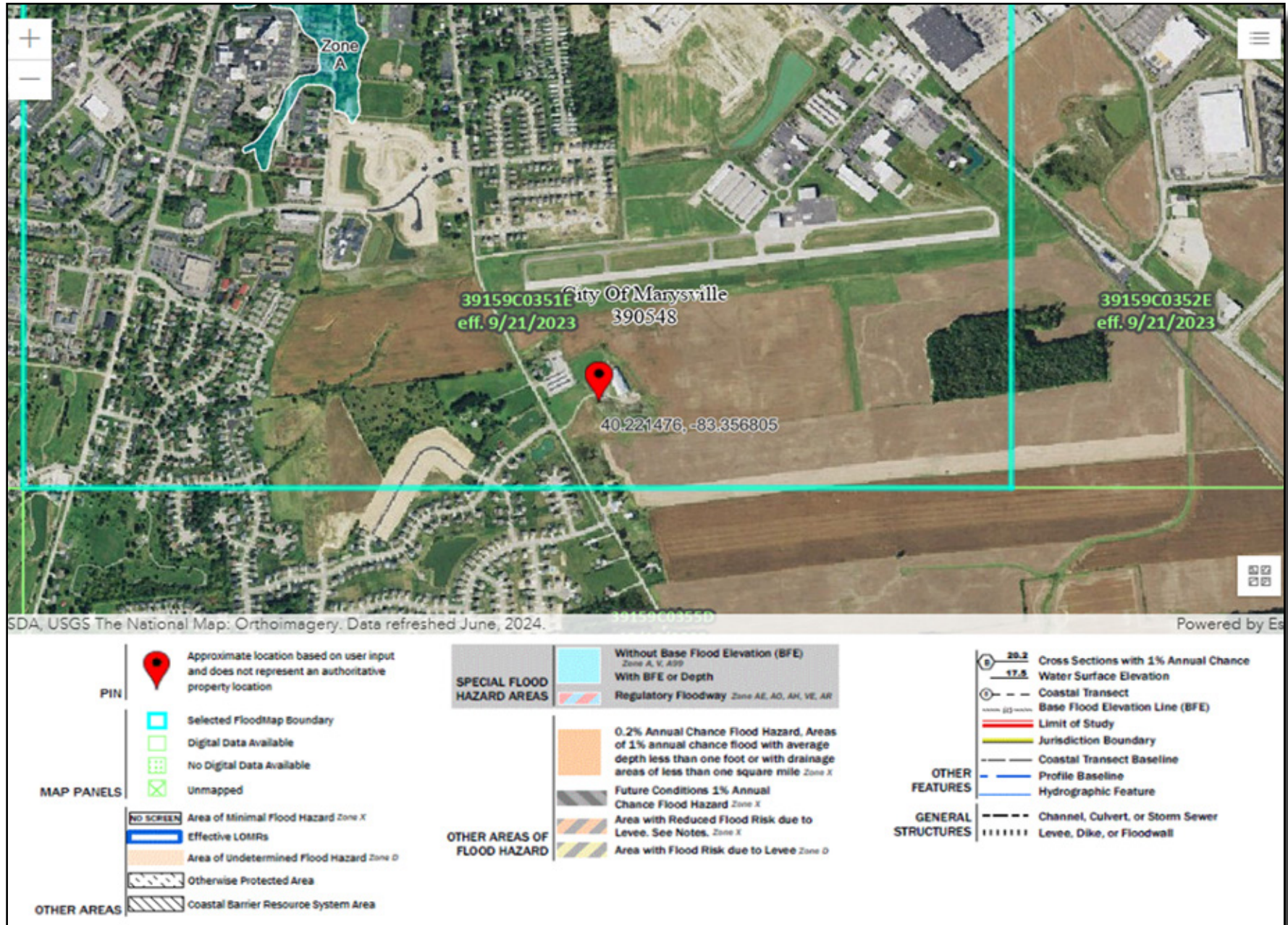
Street Maps

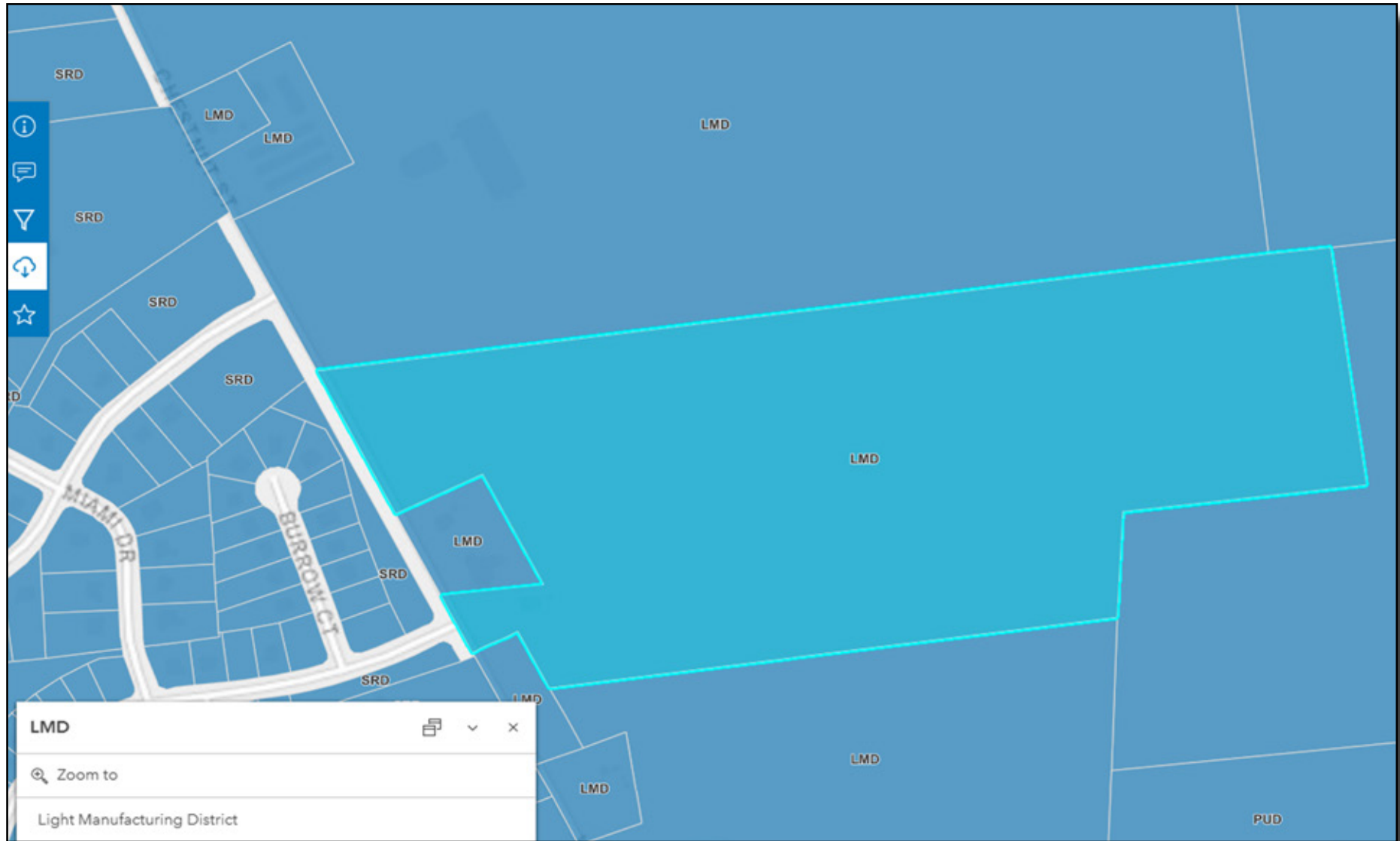




## Great Location!


Minutes from US-33  
Near Marysville Municipal Airport  
5 minutes to Downtown Marysville

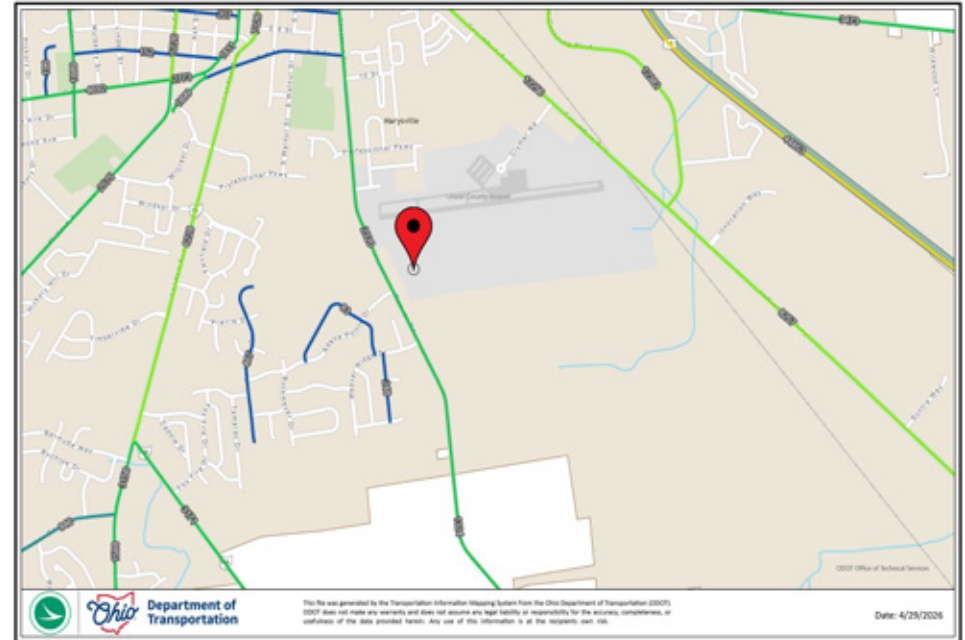




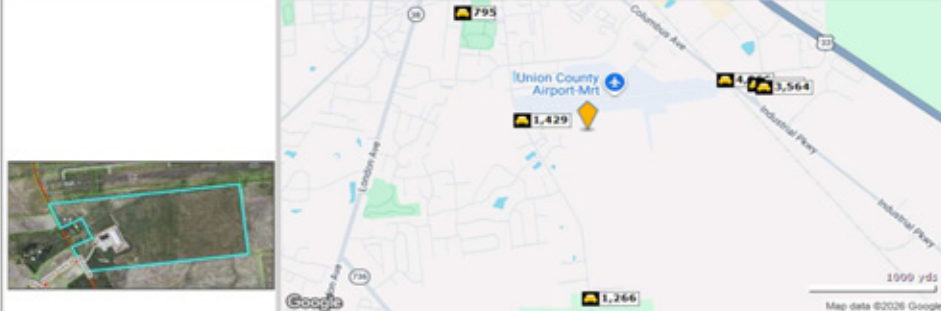
LMD - Light Manufacturing District  
Click [here](#) to view zoning text

Demographic Summary Report

14900-15000 Weaver Rd, Marysville, OH 43040				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2030 Projection	4,765	30,766	40,033	
2025 Estimate	4,123	27,448	35,717	
2020 Census	2,926	23,113	30,424	
Growth 2025 - 2030	15.57%	12.09%	12.08%	
Growth 2020 - 2025	40.91%	18.76%	17.40%	
<b>2025 Population by Hispanic Origin</b>				
2025 Population	4,123	27,448	35,717	
White	3,698 89.69%	23,858 86.92%	31,208 87.38%	
Black	78 1.89%	1,001 3.65%	1,117 3.13%	
Am. Indian & Alaskan	14 0.34%	57 0.21%	73 0.20%	
Asian	87 2.11%	805 2.93%	1,089 3.05%	
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%	
Other	246 5.97%	1,727 6.29%	2,229 6.24%	
U.S. Armed Forces	0	10	21	
<b>Households</b>				
2030 Projection	1,870	11,497	14,520	
2025 Estimate	1,612	10,095	12,778	
2020 Census	1,139	8,217	10,565	
Growth 2025 - 2030	16.00%	13.89%	13.63%	
Growth 2020 - 2025	41.53%	22.86%	20.95%	
Owner Occupied	975 60.48%	6,415 63.55%	8,863 69.36%	
Renter Occupied	637 39.52%	3,681 36.46%	3,915 30.64%	
<b>2025 Households by HH Income</b>				
Income: <\$25,000	248 15.39%	1,104 10.93%	1,212 9.49%	
Income: \$25,000 - \$50,000	294 18.25%	1,965 19.46%	2,307 18.05%	
Income: \$50,000 - \$75,000	129 8.01%	1,458 14.44%	1,684 13.18%	
Income: \$75,000 - \$100,000	371 23.03%	1,691 16.75%	1,962 15.35%	
Income: \$100,000 - \$125,000	207 12.85%	1,536 15.21%	2,028 15.87%	
Income: \$125,000 - \$150,000	123 7.64%	714 7.07%	889 6.96%	
Income: \$150,000 - \$200,000	148 9.19%	1,073 10.63%	1,676 13.12%	
Income: \$200,000+	91 5.65%	557 5.52%	1,020 7.98%	
2025 Avg Household Income	\$92,649	\$95,000	\$104,774	
2025 Med Household Income	\$84,063	\$82,717	\$90,112	



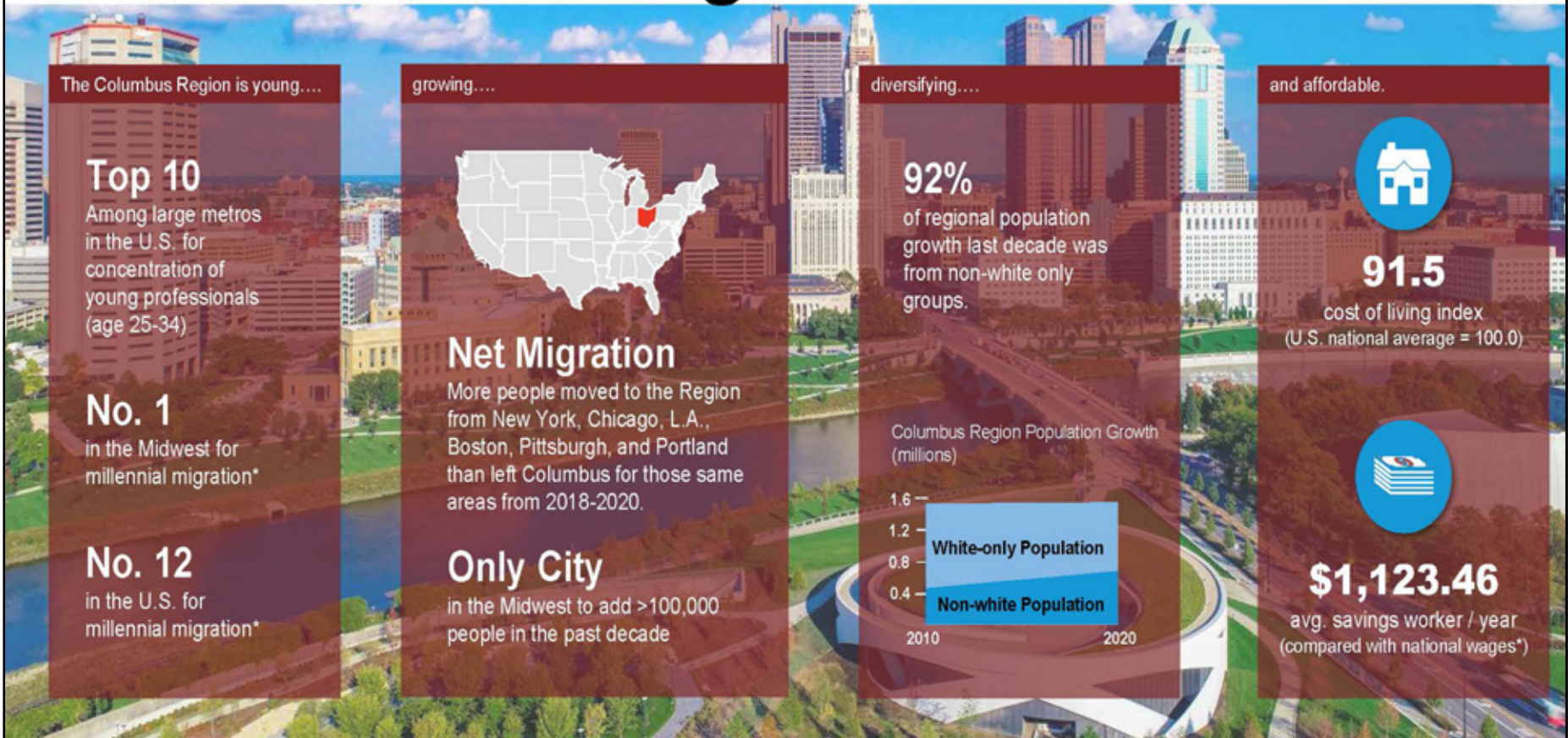
Traffic Count Report

14900-15000 Weaver Rd, Marysville, OH 43040						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Weaver Road	Adena Pointe Dr	0.20 SE	2023	1,433	MPSI	.30
2 WEAVER RD	Adena Pointe Dr	0.20 SE	2024	1,428	MPSI	.30
3 Weaver Road	Adena Pointe Dr	0.20 SE	2025	1,429	MPSI	.30
4 Industrial Pkwy	Columbus Ave	0.06 NW	2022	3,876	MPSI	.69
5 Industrial Pkwy	Columbus Ave	0.06 NW	2025	4,066	MPSI	.69
6 Colemans Crossing Blvd	Industrial Pkwy	0.07 SW	2024	3,559	MPSI	.82
7 Walnut	E 9th St	0.05 N	2023	797	MPSI	.83
8 Walnut	E 9th St	0.05 N	2025	795	MPSI	.83
9 Colemans Crossing Blvd	Industrial Pkwy	0.07 SW	2025	3,564	MPSI	.84
10 Weaver Rd	Chestnut St	0.47 SE	2024	1,266	MPSI	.84



Appraisal Brokerage Consulting Development

# What's Driving Investment?



# Notable Projects YTD



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

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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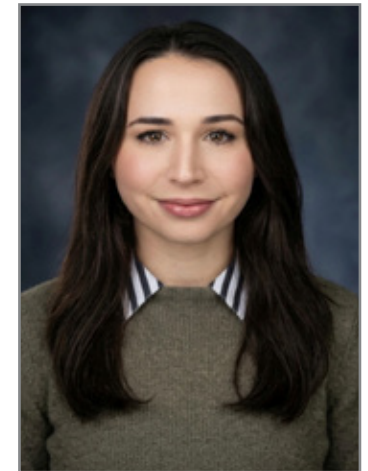
Learn more about us at  
[www.rweiler.com](http://www.rweiler.com)

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 88 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.



Skip Weiler  
President/Broker  
614-221-4286 x102  
[skip@rweiler.com](mailto:skip@rweiler.com)



Claudia Bowen  
Sales & Leasing Assoc.  
614-421-8292  
[claudia.a.bowen@gmail.com](mailto:claudia.a.bowen@gmail.com)

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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/space for your needs.

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