

OFFICE SUITE FOR SALE & FOR LEASE

**3140 E Broad Street
Columbus, Ohio 43209**



2,140 +/- SF Available



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

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Property Description

BEXLEY OFFICE SUITE FOR SALE OR LEASE!

2,140 +/- SF office space, including conference room with five offices, reception area, 2 restrooms, storage room, and kitchenette. Off street parking included. New roof with 40 years warranty. Lease term minimum 2 years. Purchasing 1/4 interest in property. No dues/owner associations. Utilities separately metered. CAT 5 wiring. CAM is paid to partnership. In-suite janitorial is tenant responsibility.

Address: 3140 E Broad Street
Columbus, OH 43209

County: Franklin

PID: 010-091885-00

Location: East of Bexley between
James Rd and Cassady Ave

Year Built: 1978

Suite Size: 2,140 +/- SF

Lease Rate: \$2,000/month NNN

CAM: ~\$8,500/unit/year

Sale Price: \$225,000

Zoning: C-2 Office Commercial
District

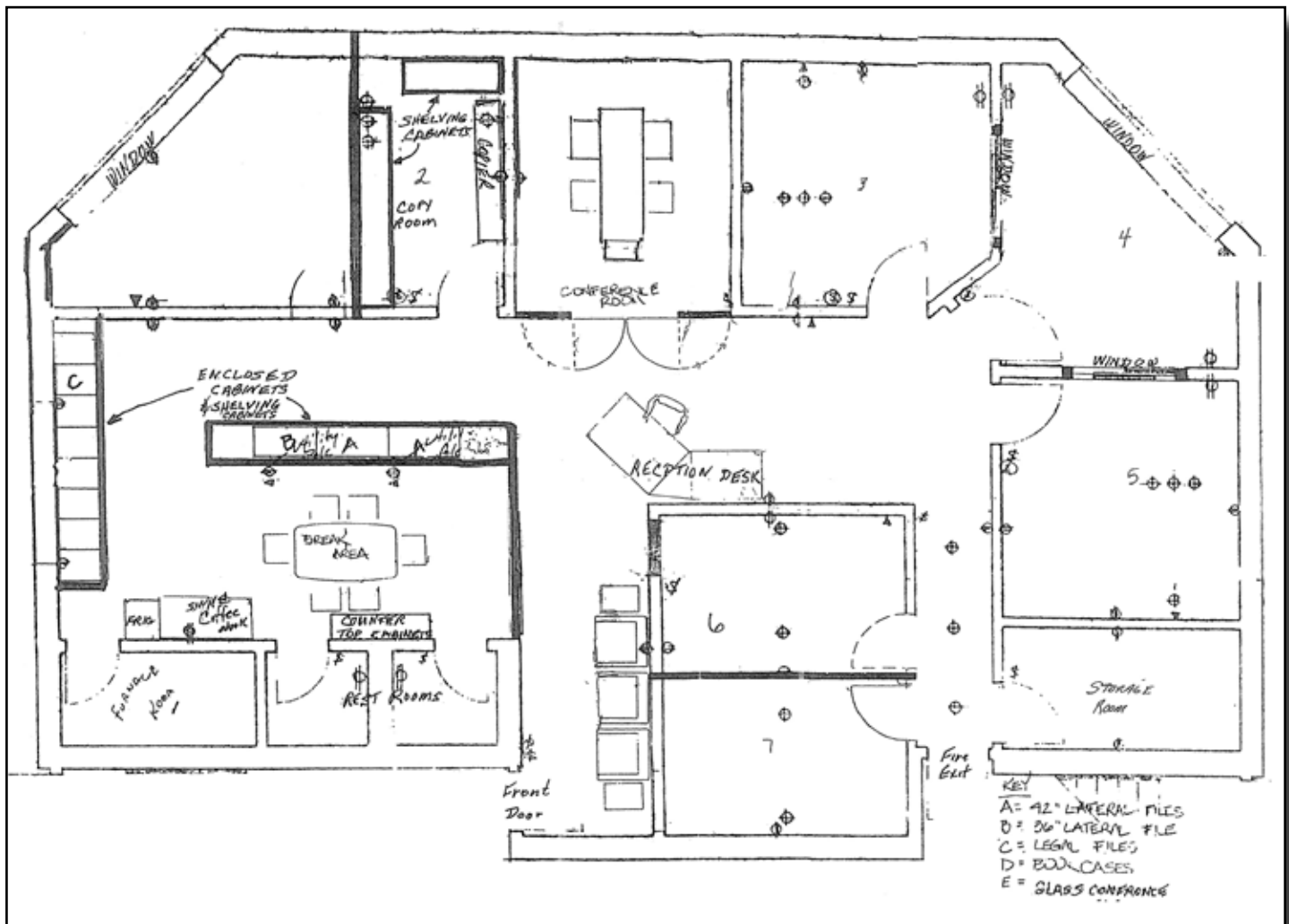
Features:

- Furnace installed April, 2011
- Roof replaced ~3 years ago (40y warranty)
- Utilities separately metered
- CAT 5 wiring



Floor Plan

2,140 +/- SF Available



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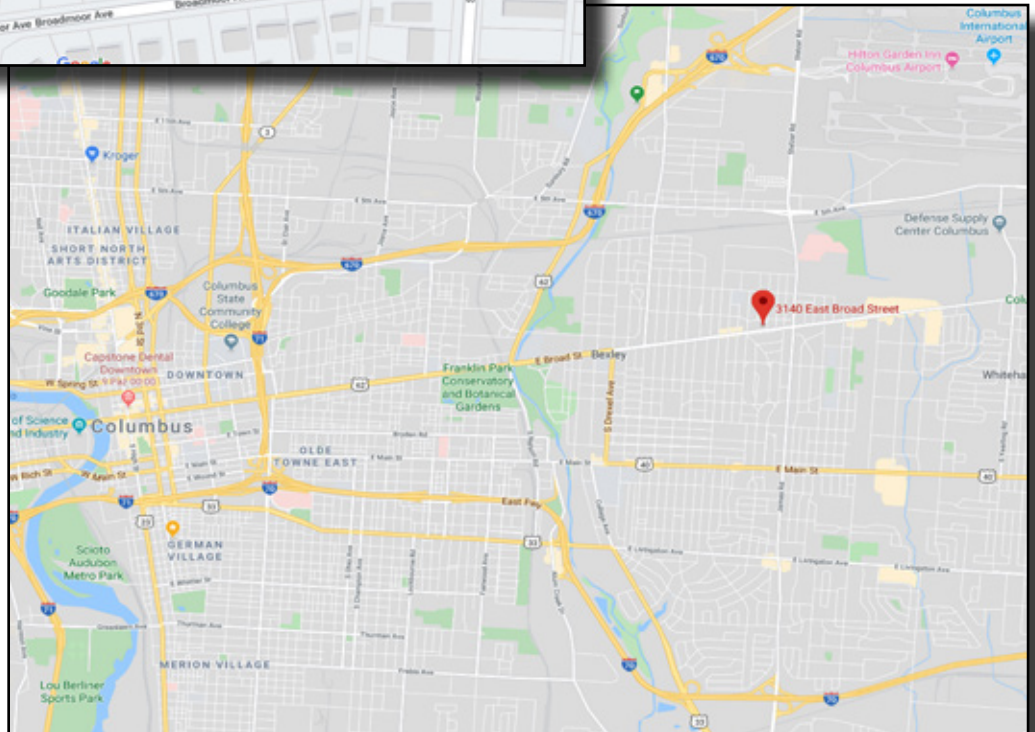
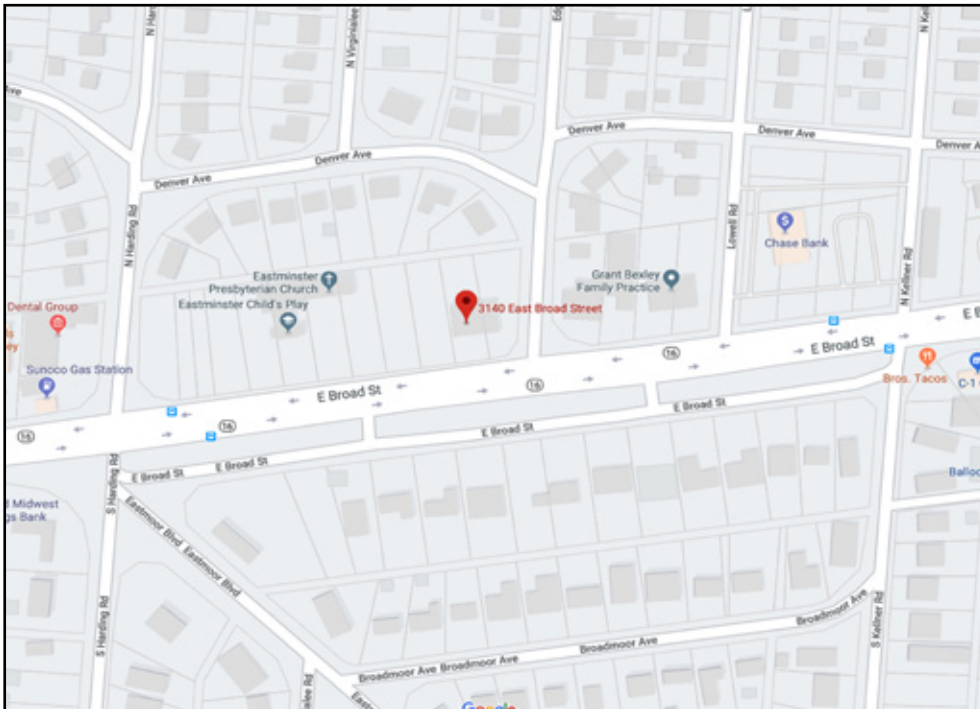
Aerial & Plat Maps



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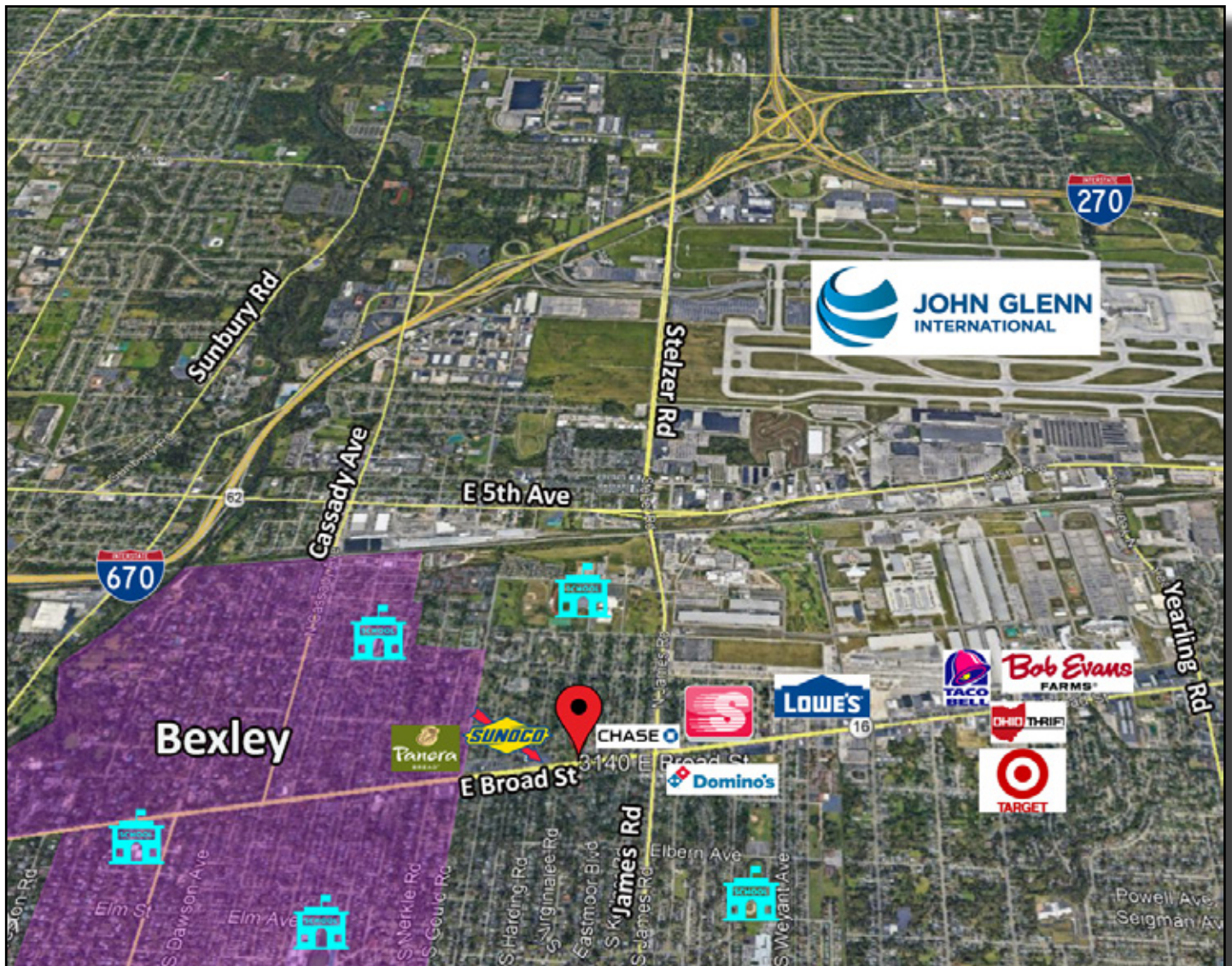
Street Maps



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Property Location



Great Location!

East of Bexley

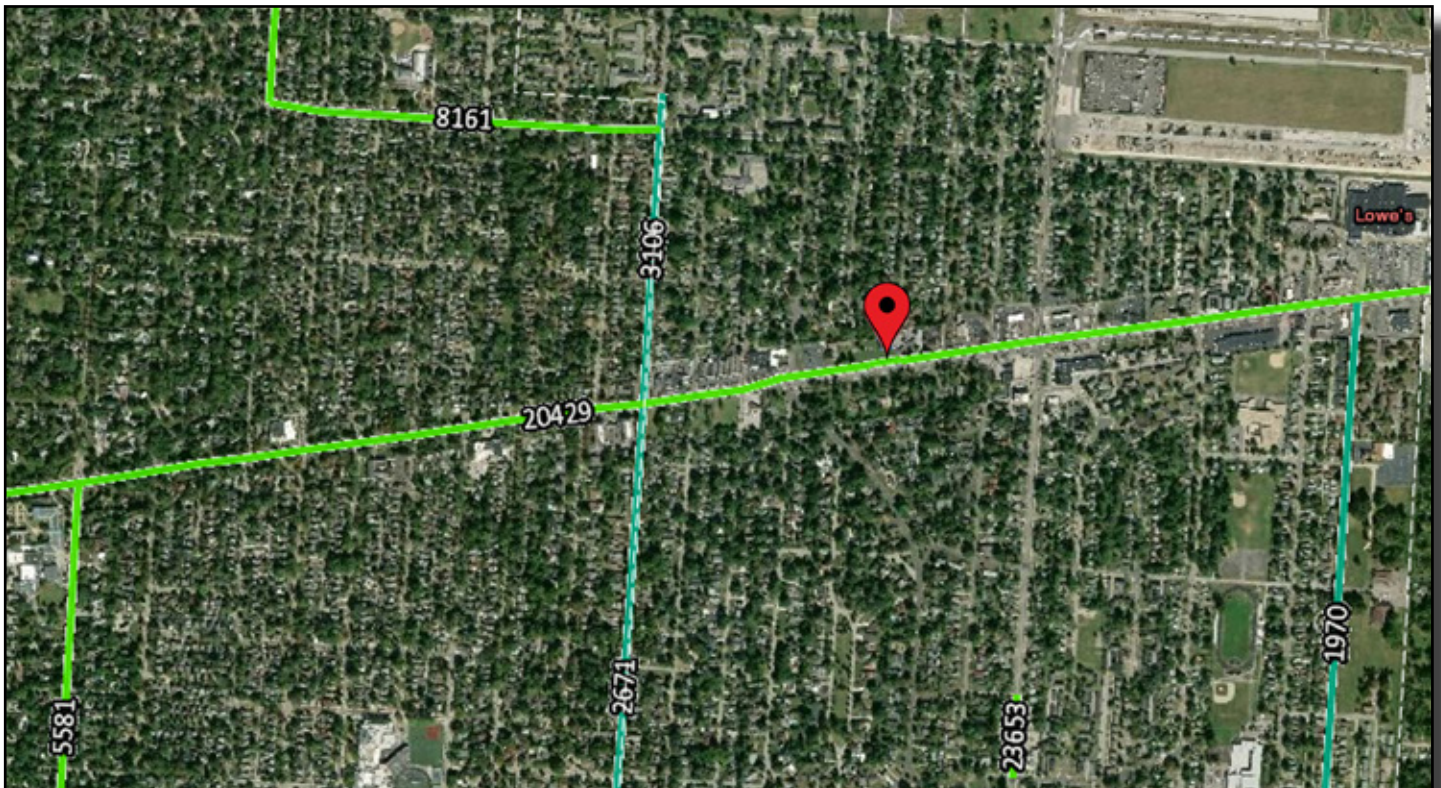
5 minutes to John Glenn Airport

15 minutes to Downtown

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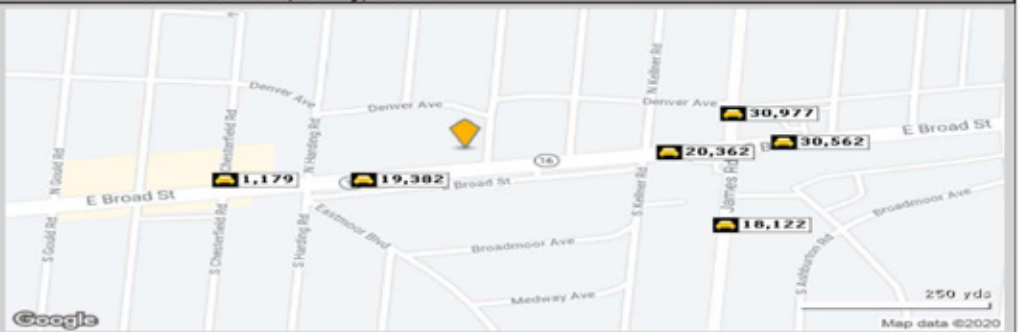
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Traffic Map



Traffic Count Report

3140 E Broad St, Bexley, OH 43209

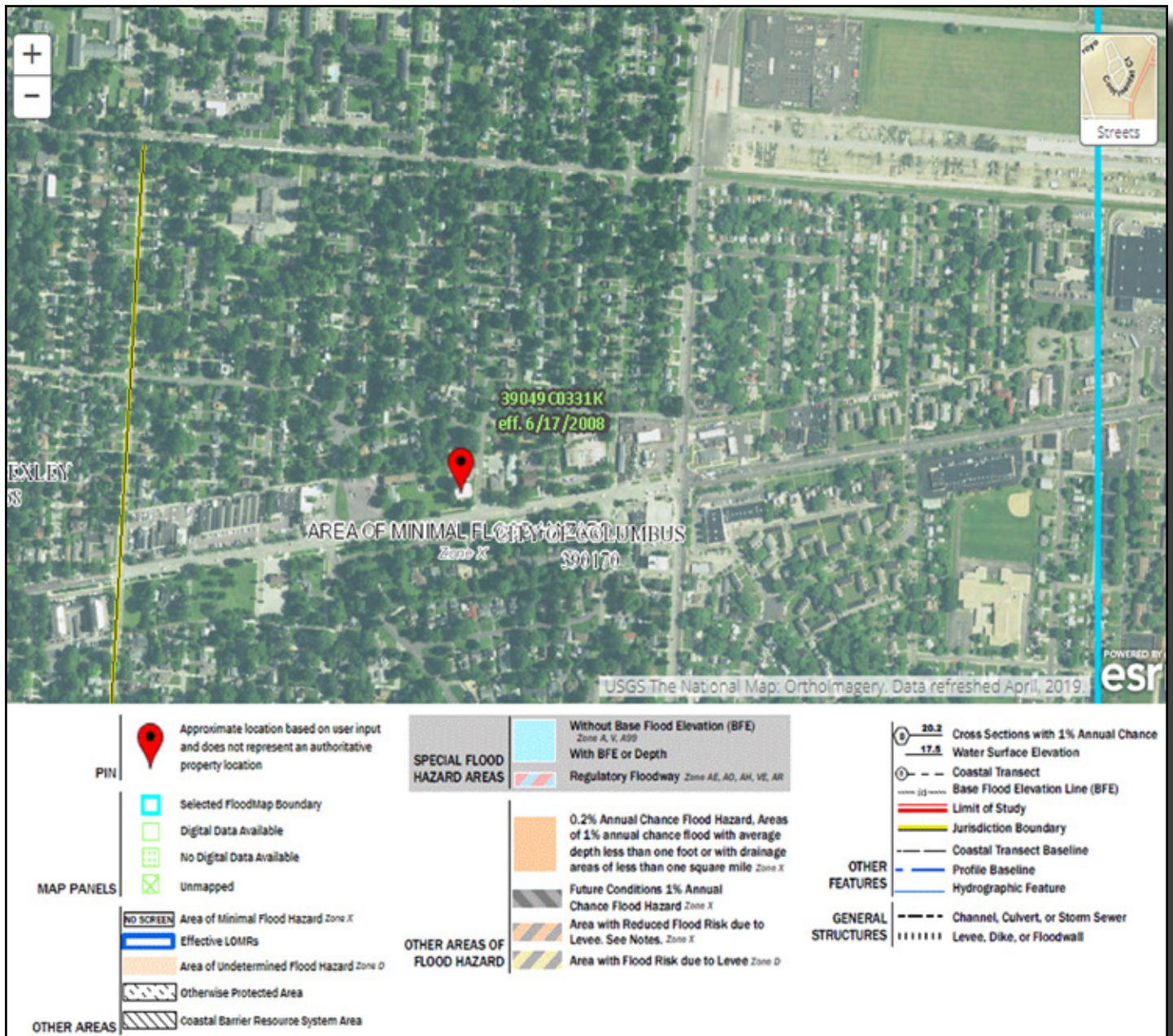


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Broad St	S Harding Rd	0.04 W	2015	18,015	MPSI	.08
2 E Broad St	N Harding Rd	0.04 W	2018	19,382	MPSI	.08
3 E Broad St	S Kellner Rd	0.02 W	2015	21,707	MPSI	.16
4 E Broad St	N Kellner Rd	0.02 W	2018	20,362	MPSI	.16
5 N Chesterfield Rd	E Broad St	0.01 S	2018	607	MPSI	.18
6 N Chesterfield Rd	Denver Ave	0.12 N	2015	1,179	MPSI	.18
7 N James Rd	Denver Ave	0.01 N	2018	30,977	MPSI	.21
8 S James Rd	E Broad St	0.10 N	2015	19,983	MPSI	.22
9 S James Rd	Elbern Ave	0.19 S	2018	18,122	MPSI	.22
10 E Broad St	N Ashburton Rd	0.04 E	2018	30,562	MPSI	.25

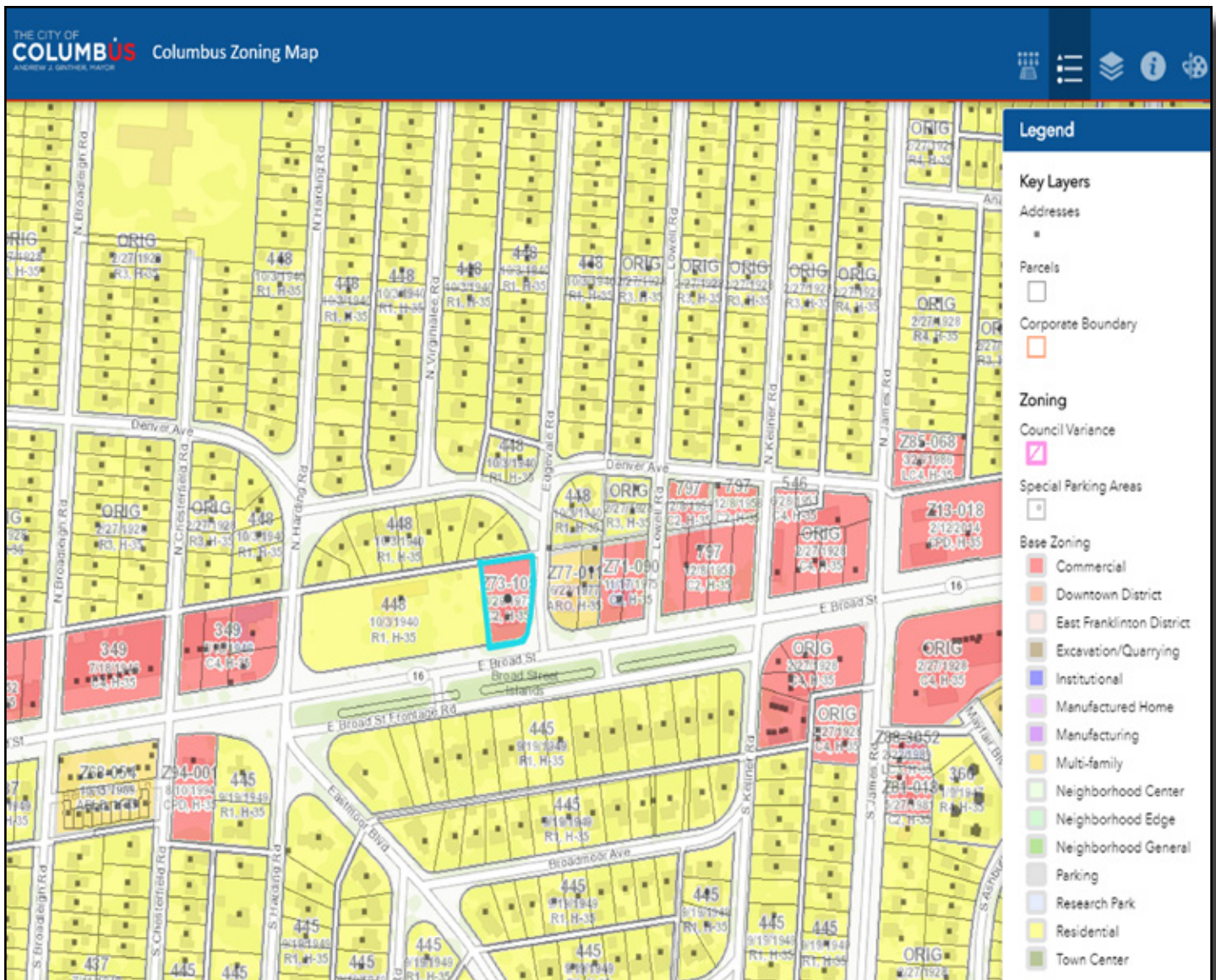


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Flood Map



Zoning Map



Zoning C-2 - click [here](#) to see zoning text

**The site is subject to the standards of the community commercial overlay
[3372.701 to 3372.710](#)**



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Demographics

Demographic Summary Report

3140 E Broad St, Bexley, OH 43209



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	16,221		122,555		346,521	
2019 Estimate	15,333		114,535		323,501	
2010 Census	13,899		95,906		268,807	
Growth 2019 - 2024	5.79%		7.00%		7.12%	
Growth 2010 - 2019	10.32%		19.42%		20.35%	
2019 Population by Hispanic Origin						
2019 Population	1,029		7,106		16,536	
	15,333		114,535		323,501	
White	8,841	57.66%	45,399	39.64%	143,812	44.45%
Black	5,634	36.74%	62,227	54.33%	158,608	49.03%
Am. Indian & Alaskan	43	0.28%	449	0.39%	1,180	0.36%
Asian	240	1.57%	2,235	1.95%	7,981	2.47%
Hawaiian & Pacific Island	14	0.09%	64	0.06%	222	0.07%
Other	561	3.66%	4,160	3.63%	11,697	3.62%
U.S. Armed Forces	8		27		79	
Households						
2024 Projection	6,741		50,900		147,447	
2019 Estimate	6,377		47,589		137,546	
2010 Census	5,834		40,057		113,870	
Growth 2019 - 2024	5.71%		6.96%		7.20%	
Growth 2010 - 2019	9.31%		18.80%		20.79%	
Owner Occupied	3,233	50.70%	22,365	47.00%	58,346	42.42%
Renter Occupied	3,144	49.30%	25,224	53.00%	79,200	57.58%
2019 Households by HH Income						
Income: <\$25,000	1,711	26.83%	14,939	31.39%	43,003	31.26%
Income: \$25,000 - \$50,000	1,671	26.20%	13,318	27.99%	35,996	26.17%
Income: \$50,000 - \$75,000	840	13.17%	8,395	17.64%	24,384	17.73%
Income: \$75,000 - \$100,000	529	8.29%	3,985	8.37%	13,068	9.50%
Income: \$100,000 - \$125,000	463	7.26%	2,504	5.26%	8,241	5.99%
Income: \$125,000 - \$150,000	243	3.81%	1,751	3.68%	4,298	3.12%
Income: \$150,000 - \$200,000	390	6.11%	1,162	2.44%	4,077	2.96%
Income: \$200,000+	531	8.33%	1,535	3.23%	4,479	3.26%
2019 Avg Household Income						
	\$78,803		\$57,862		\$59,073	
2019 Med Household Income						
	\$46,566		\$40,502		\$41,658	

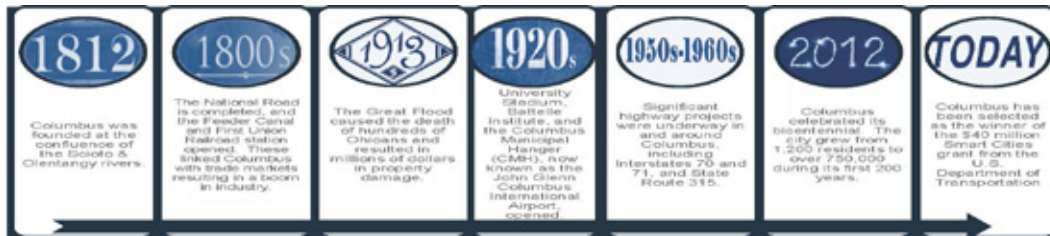


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City Highlights

Welcome to Columbus

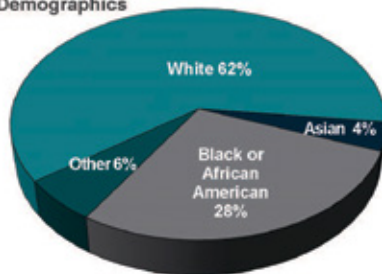
Columbus was founded in 1812 and has been the capital of the State of Ohio for 200 years. As the 15th largest populated city in the United States, covering 228 square miles, the city is recognized nationwide for its historic neighborhoods, booming downtown arts and sporting district, open attitude, and notably affordable quality of life. The city's economy is very diverse and the community prides itself on being at the forefront of education reform, fiscal responsibility, and public safety. Economic investments in the future of Columbus have created jobs and spurred major initiatives focused on improving neighborhoods, community health, and the environment.



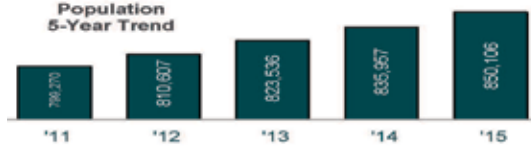
Demographic

The population of Columbus is diverse, young, and has a growth rate double the national average. The city's population is well educated, with over 33 percent having earned a bachelor or advanced degree compared to the national average of 29 percent. City Observatory ranked Columbus 11th nationwide for increase in college educated young adults by percentage of population.

Racial Demographics



Population 5-Year Trend



Columbus Housing

The City of Columbus' housing market is booming with trendy and desirable neighborhoods, affordable housing options, and a thriving local economy. In Nationwide's Health of Housing Markets 2016 Q2 report, the Columbus housing market was ranked 35th nationwide.

Columbus is known for its vibrant, unique neighborhoods. Throughout the city, there are a variety of living options with many neighborhoods consisting of smaller communities within its borders. Residents are able to live in areas that range from historically preserved German Village, to the popular Short North, or newly developed downtown condominiums.

Columbus Employment

Columbus serves as headquarters to major national and multinational corporations, including Nationwide Mutual Insurance, L Brands, Huntington Bancshares, American Electric Power (AEP), and Big Lots. In recent years, the healthcare industry has emerged as a growth sector, with the city boasting four nationally recognized health system employers; each employ thousands of healthcare workers and contribute billions of dollars to the local economy.

Employer Name	Central Ohio Employees
The Ohio State University	30,963
State of Ohio	23,859
OhioHealth Corp	19,936
JPMorgan Chase & Co.	19,200
Nationwide Mutual Insurance Co.	12,200
Kroger Co.	10,242
Mount Carmel Health System	8,818
Nationwide Children's Hospital	8,508
City of Columbus	8,254
Honda North America, Inc.	7,800
Franklin County	6,959
Columbus City Schools	6,488
L Brands, Inc.	6,090
Huntington Bancshares, Inc.	4,661
Cardinal Health, Inc.	4,635

Source: Columbus 2020, OSU 2015 Statistical Summary

Downtown Development

Downtown remains essential to the overall economic health of the city. With only 1 percent of the city's land area, downtown employers house over 17 percent of all jobs in Columbus. As a business location, the city is booming with office vacancy rates near historic lows.

A critical part of the city's efforts to ensure downtown remains the premier employment center in the region is to invest in and grow the residential population. Investments in public amenities are also critical to the long-term health of downtown.

COLUMBUS COMMUNITY PROFILE

Market Highlights

COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

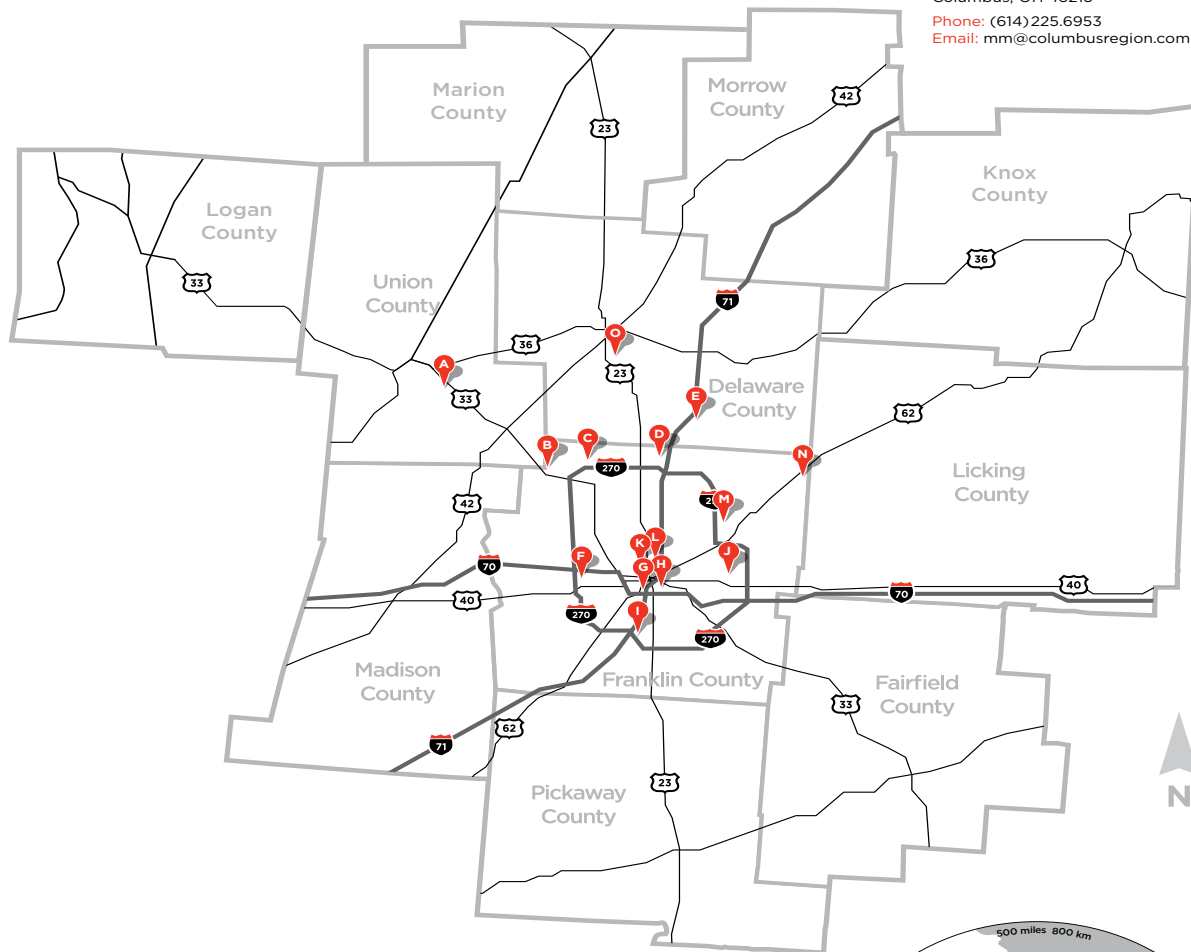
THE COLUMBUS[★] REGION

MATT McCOLLISTER

Vice President, Economic Development
150 South Front ST, Suite 200
Columbus, OH 43215

Phone: (614) 225.6953

Email: mm@columbusregion.com



— Interstate/Limited Access Highway
— Major US/State Highways

A - Scotts Miracle-Gro Co.
B - Pacer
C - Cardinal Health
D - Worthington Industries
E - Mettler-Toledo International, Inc.
F - Big Lots
G - Huntington Bancshares
H - Hexion Specialty Chemicals/Momentive Performance Materials

I - Bob Evans Farms
J - Retail Ventures Inc.
K - American Electric Power
L - Nationwide
M - Limited Brands
N - Abercrombie & Fitch
O - Greif



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County Highlights

FRANKLIN COUNTY

DEMOGRAPHICS



1,264,597
RESIDENTS



33.8
MEDIAN AGE



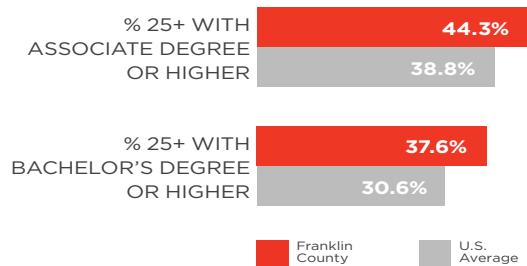
480,946
HOUSEHOLDS



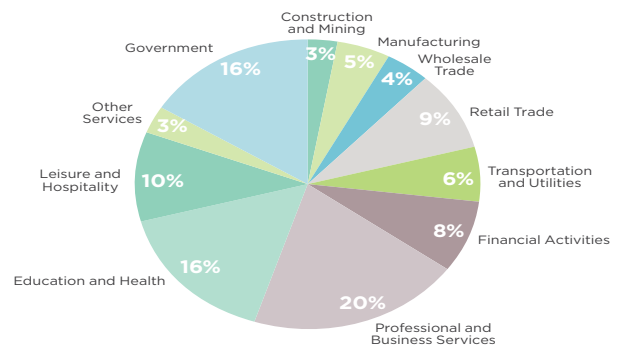
\$52,341
MEDIAN HOUSEHOLD INCOME

WORKFORCE

4.1% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

Offering Memorandum

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 to you 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 of 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.



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