

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

Julie Cohen • jcohen@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.123 • www.rweiler.com

8,400 +/- SF Retail Space Available



Appraisal Brokerage Consulting Development

RETAIL SPACE FOR LEASE
8269 Market Exchange Drive, Columbus, OH 43081

8,400 +/- SF Retail Space

8269 Market Exchange Dr, Columbus, OH 43081

Property Description

PRIME POLARIS/WESTERVILLE/COLUMBUS RETAIL SPACE AVAILABLE!

8,400 +/- SF End Cap space within the Lazelle Marketplace Shopping Center near the corner of Sancus and Lazelle in the Polaris area. Former fitness use of the space allows for an open floor plan with 2 restrooms with shower in each. Surrounded by new apartment developments.

Available IMMEDIATELY!



Property Highlights

Address: 8269 Market Exchange Drive, Columbus, OH 43081

County: Franklin

PID: 610-295562-00

Location: North of I-270 west of I-71

Building Size: 28,000 +/- SF

Year Built: 2004

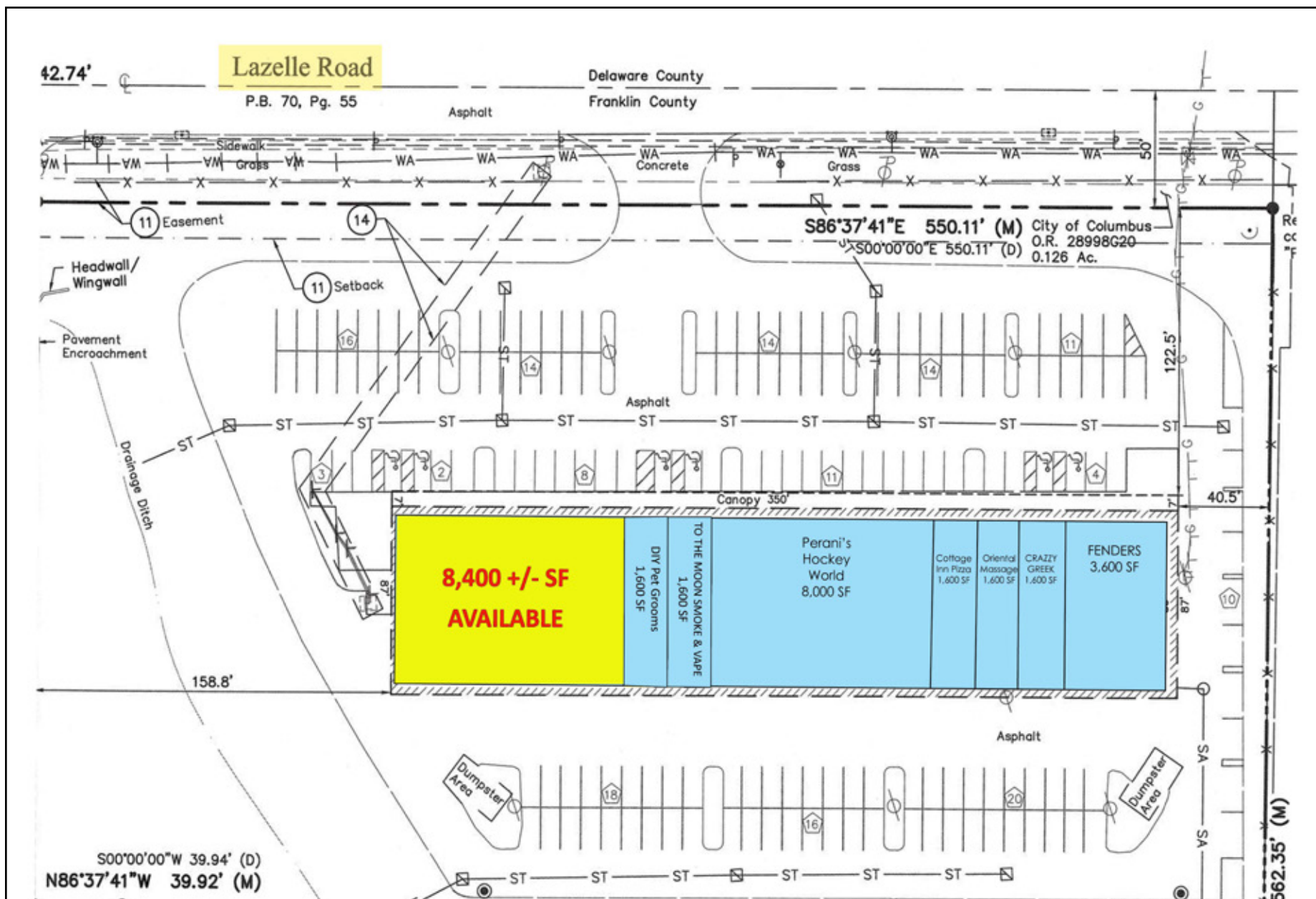
Space Available: 8,400 +/- SF

Lease Rate: \$12.75/SF NNN

CAM: \$9.00/SF

Zoning: L-C-3 Limited Commercial District

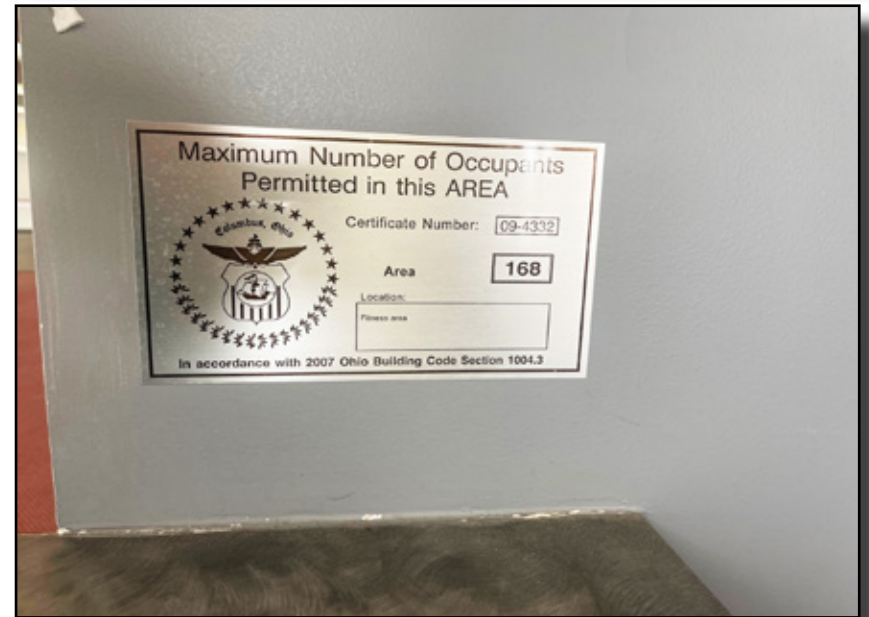
*Owner is licensed real estate Agent in the State of Ohio



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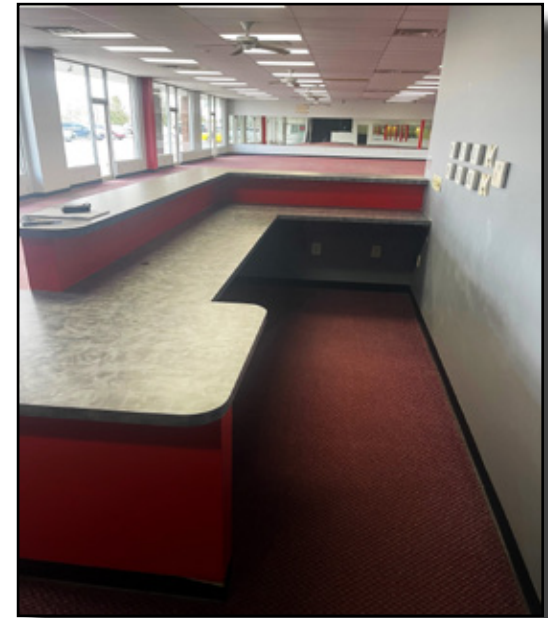
Interior Photos



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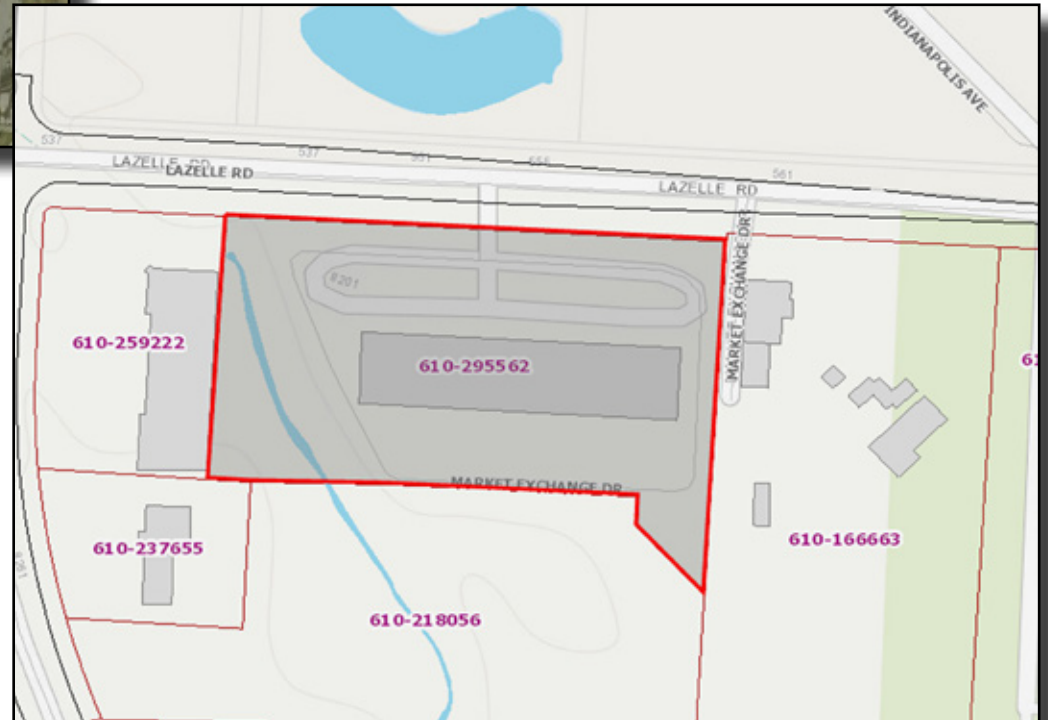
Interior Photos



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Aerial & Plat Map



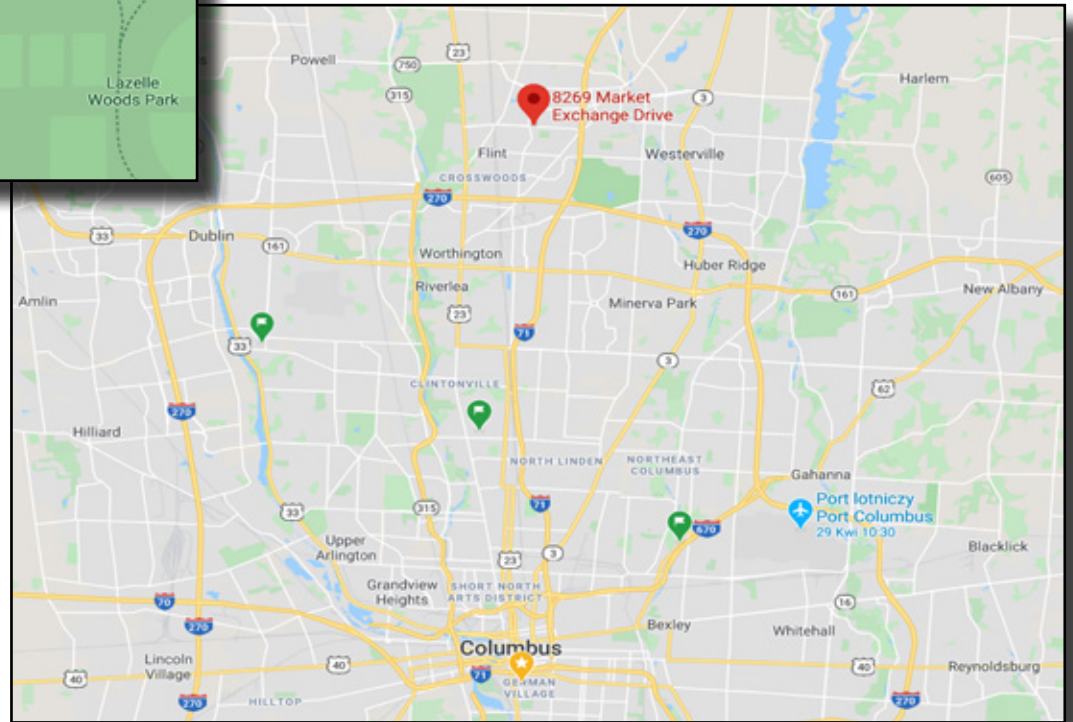
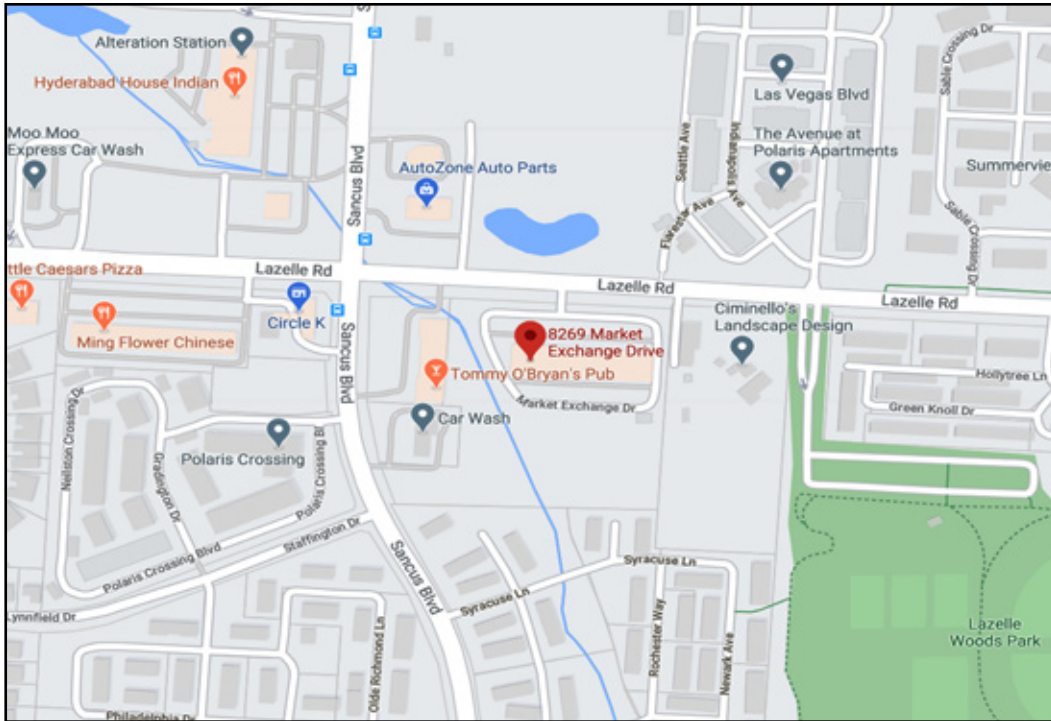
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Street Maps



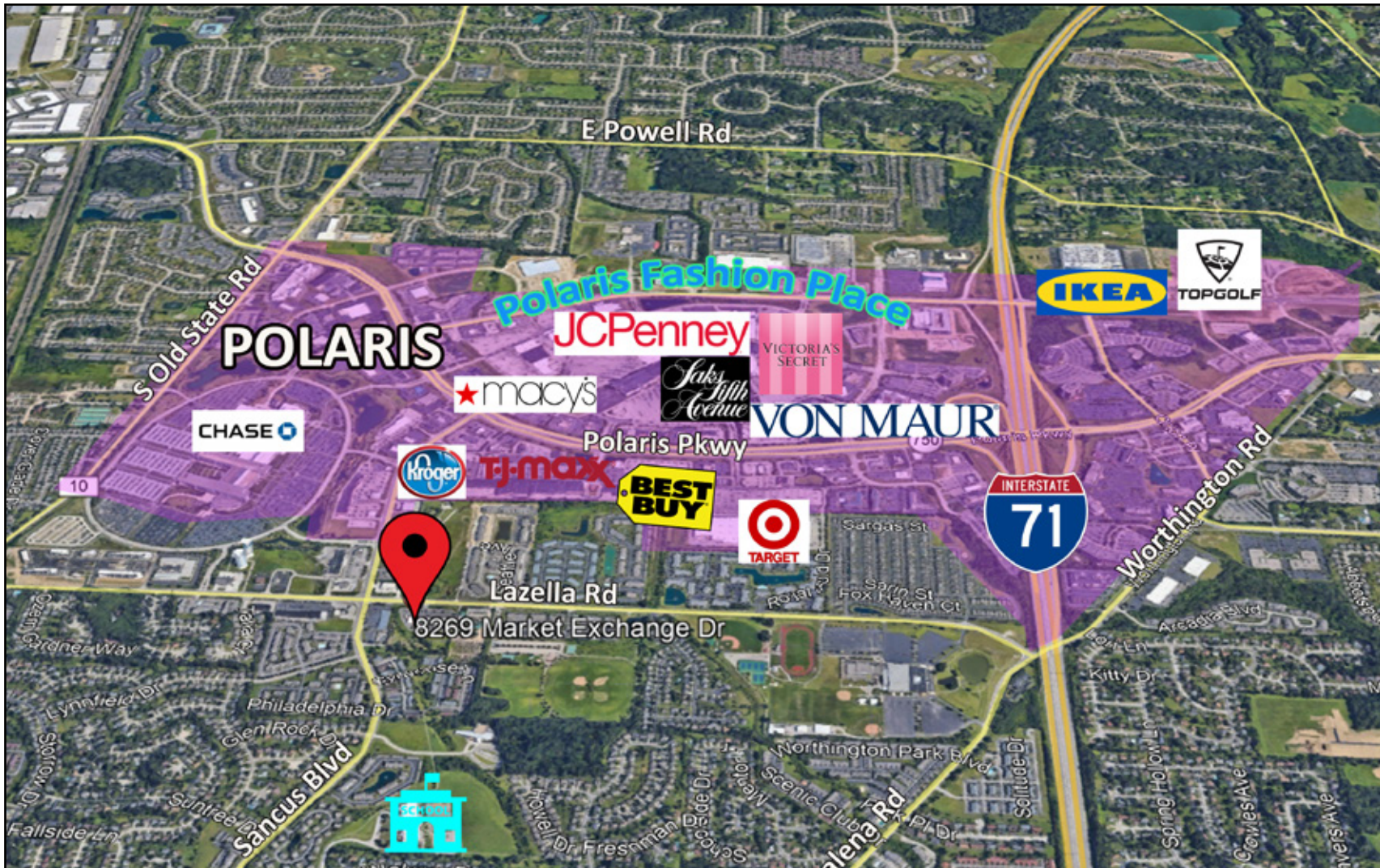
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Location Map



Great Location!

Minutes to Polaris, Worthington, Westerville

Easy access to I-270 & I-71



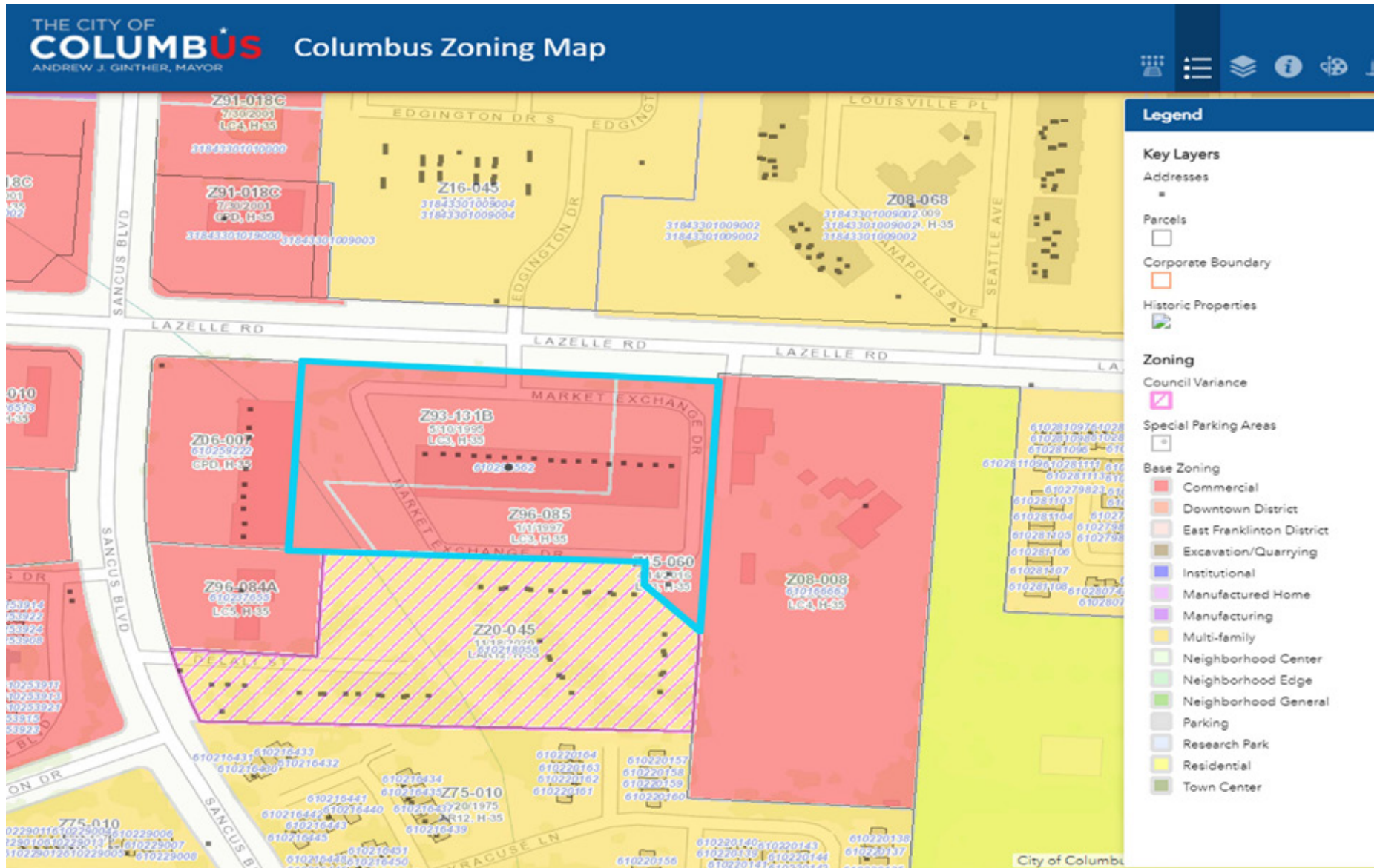
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Zoning Map




Click here to [view](#) zoning text

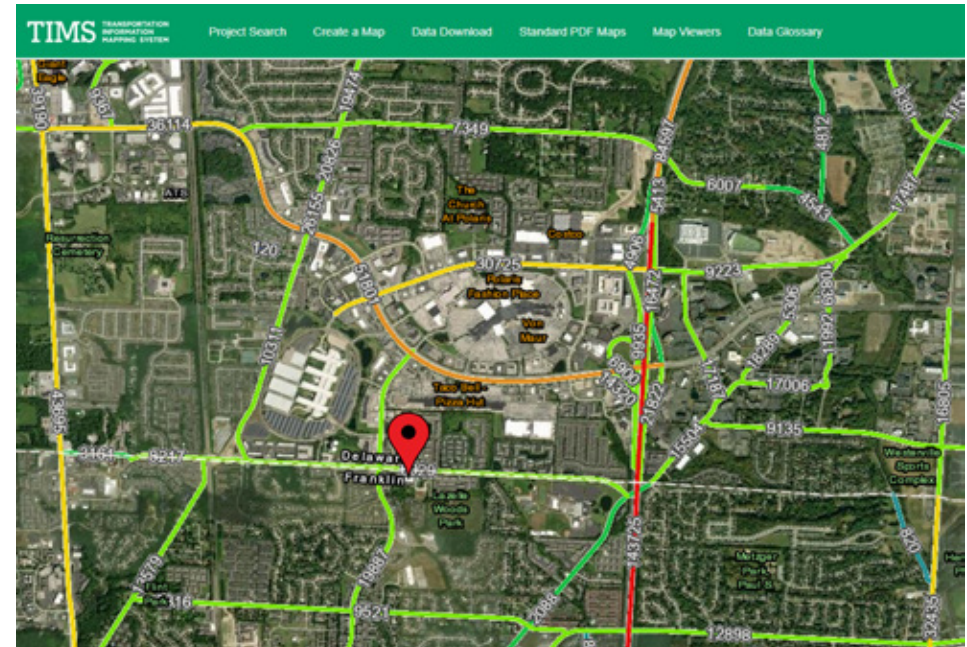
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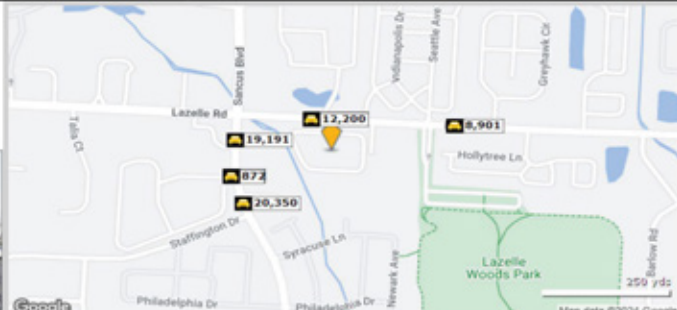
Demographics & Traffic

Demographic Summary Report

Lazelle Market Place				
8269 Market Exchange Dr, Columbus, OH 43081				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	18,261	89,078	240,172	
2023 Estimate	17,641	85,342	234,593	
2010 Census	13,872	66,172	205,252	
Growth 2023 - 2028	3.51%	4.38%	2.38%	
Growth 2010 - 2023	27.17%	28.97%	14.30%	
2023 Population by Hispanic Origin				
2023 Population	1,276	5,059	14,015	
2023 Population				
White	11,655 66.07%	61,249 71.77%	168,872 71.99%	
Black	1,899 10.76%	10,151 11.89%	36,941 15.75%	
Am. Indian & Alaskan	45 0.26%	200 0.23%	582 0.25%	
Asian	3,431 19.45%	11,139 13.05%	20,764 8.85%	
Hawaiian & Pacific Island	8 0.05%	35 0.04%	113 0.05%	
Other	602 3.41%	2,569 3.01%	7,321 3.12%	
U.S. Armed Forces	0	12	108	
Households				
2028 Projection	7,893	35,865	94,580	
2023 Estimate	7,635	34,462	92,630	
2010 Census	6,089	27,181	81,903	
Growth 2023 - 2028	3.38%	4.07%	2.11%	
Growth 2010 - 2023	25.39%	26.79%	13.10%	
Owner Occupied	3,332 43.64%	20,783 60.31%	60,253 65.05%	
Renter Occupied	4,302 56.35%	13,679 39.69%	32,378 34.95%	
2023 Households by HH Income				
Income: <\$25,000	428 5.61%	2,924 8.48%	9,431 10.18%	
Income: \$25,000 - \$50,000	857 11.22%	4,986 14.47%	15,060 16.26%	
Income: \$50,000 - \$75,000	1,522 19.93%	5,997 17.40%	15,899 17.16%	
Income: \$75,000 - \$100,000	1,291 16.91%	4,938 14.33%	12,221 13.19%	
Income: \$100,000 - \$125,000	1,143 14.97%	5,023 14.57%	11,990 12.94%	
Income: \$125,000 - \$150,000	811 10.62%	3,080 8.94%	7,452 8.04%	
Income: \$150,000 - \$200,000	952 12.47%	3,831 11.12%	9,695 10.47%	
Income: \$200,000+	631 8.26%	3,686 10.69%	10,883 11.75%	
2023 Avg Household Income	\$111,165	\$111,463	\$110,241	
2023 Med Household Income	\$94,567	\$91,836	\$87,121	



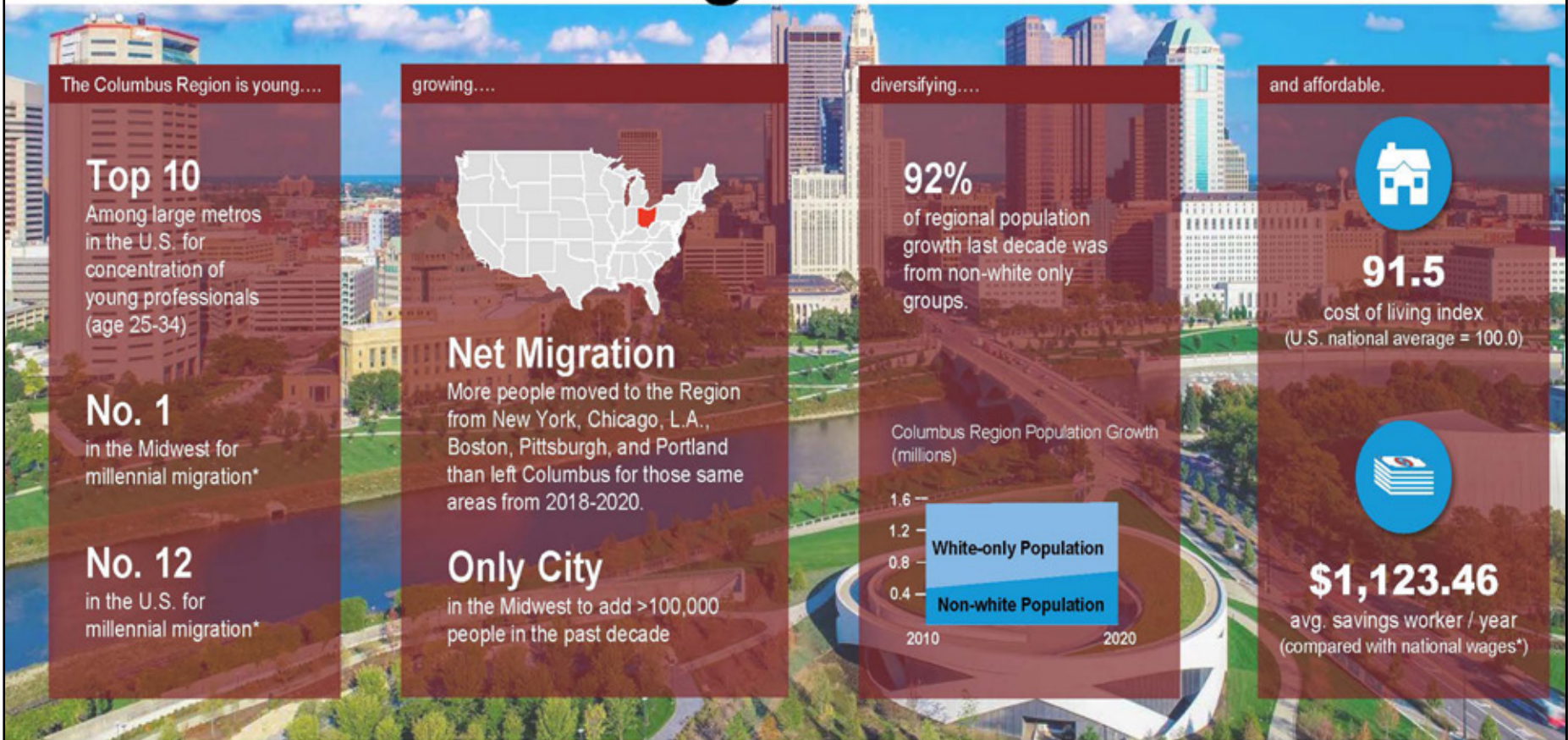
Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Lazelle Rd	Sancus Blvd	0.08 W	2022	11,433	MPSI	.05
2 Lazelle Road	Sancus Blvd	0.08 W	2020	12,200	MPSI	.05
3 Sancus Blvd	Lazelle Rd	0.03 N	2020	21,022	MPSI	.11
4 Sancus Blvd	Lazelle Rd	0.03 N	2022	19,191	MPSI	.11
5 Cameron Crossing Dr	Sancus Blvd	0.01 NE	2020	942	MPSI	.11
6 Cameron Crossing Dr	Sancus Blvd	0.01 NE	2018	943	MPSI	.12
7 Cameron Crossing Dr	Sancus Blvd	0.01 NE	2022	872	MPSI	.12
8 Sancus Blvd	Staffington Dr	0.02 S	2022	20,199	MPSI	.12
9 Sancus Blvd	Staffington Dr	0.02 S	2021	20,350	MPSI	.12
10 Lazelle Rd	Sable Crossing Dr	0.05 E	2022	8,901	MPSI	.15



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What's Driving Investment?



Notable Projects YTD



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

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About Us

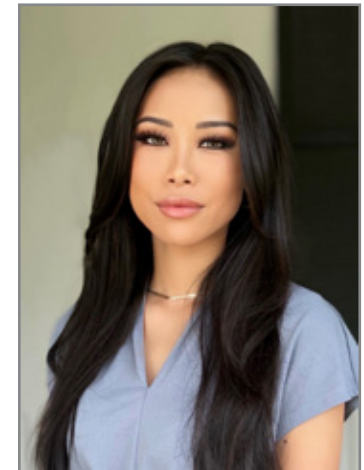
Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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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.



Julie Cohen
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Learn more about us at
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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 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/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.

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