

THE ROBERT WEILER COMPANY EST. 1938

# BRAND NEW COMMERCIAL SPACES FOR LEASE

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

## LAWRENCE SQUARE

Delivery Spring 2026



Appraisal Brokerage Consulting Development

**SE Corner of Avery Road and Riggins Road**  
**19,306 +/- SF Available**  
**5155 Raglan Street, Columbus, OH 43026**

## BRAND NEW COMMERCIAL SPACES FOR LEASE!

Brand new mixed use building with commercial spaces ranging from 1,030 +/- SF up to 9,737 +/- SF contiguous on the first level. Great opportunity for smaller tenants. Three stories of 362 apartments above. Adjacent to two major apartment developments, The Kensington (324 units) and The Charles (318 units).

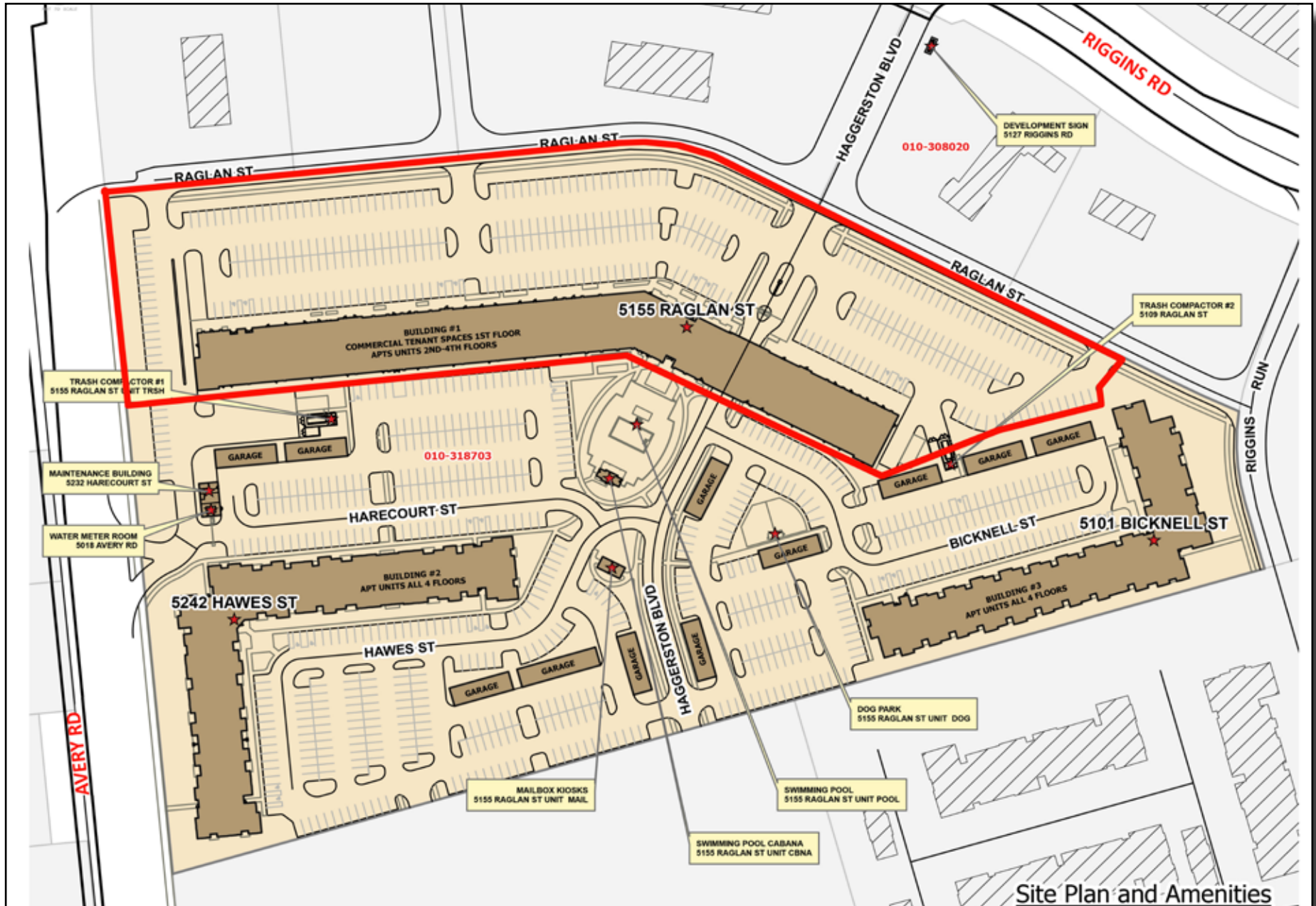
Located 10 minutes from Downtown Hilliard. **Delivery Spring 2026.**



### Property Highlights

Location:	SEC of Avery Rd and Riggins Rd
Address:	5155 Raglan Street Columbus, Ohio 43026
County:	Franklin
Submarket:	Columbus/Dublin/Hilliard
PID:	010-318703-00
Space Available:	19,306 +/- SF
Lease Rate:	\$36/SF - \$42/SF* NNN *(excludes end cap)
Est. Op. Exp.:	\$9.00/SF
TI:	\$40/SF
Delivery condition:	Cold Dark Shell
Zoning:	CPD - Commercial Planned Development District



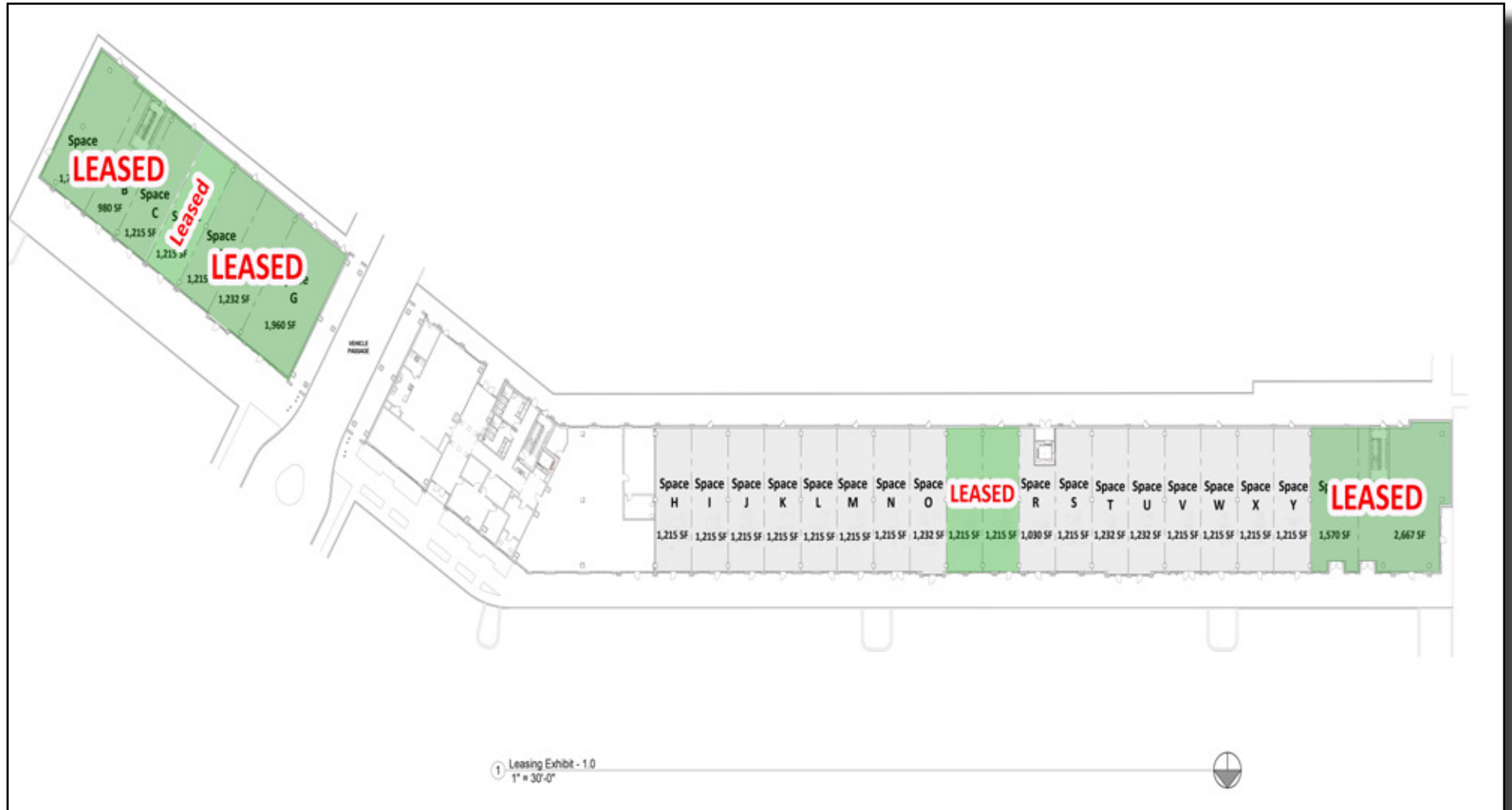


Site Plan and Amenities



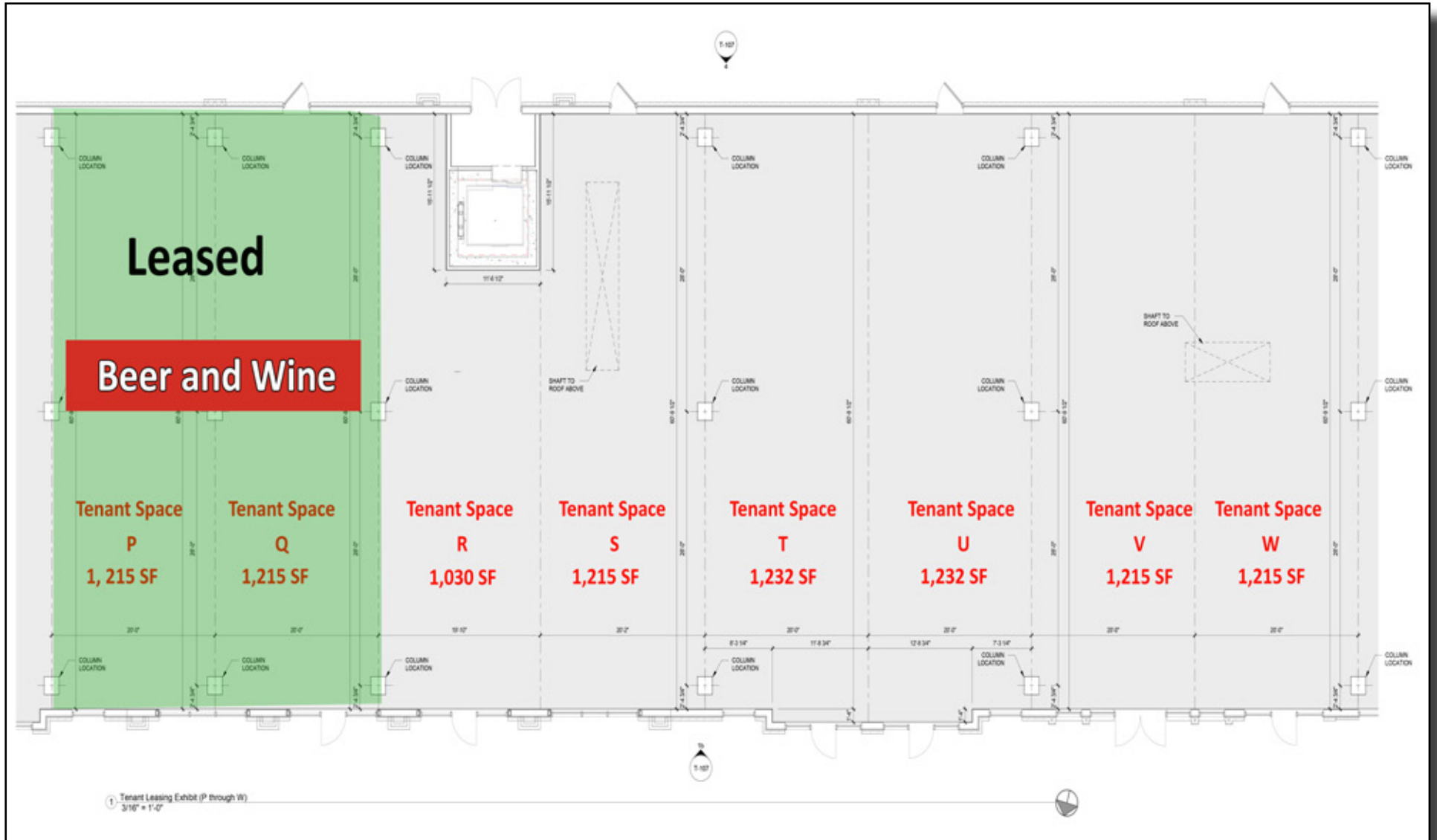
Appraisal Brokerage Consulting Development















1 Tenant Leasing Exhibit Front Elevation (A Through G)  
1/8" = 1'-0"



2 Leasing Exhibit - A-G Side - Color  
1/8" = 1'-0"



3 Leasing Exhibit - A-G Rear - Color  
1/8" = 1'-0"



1 Tenant Leasing Exhibit Front Elevation (H Through O)  
1/8" = 1'-0"



2 Tenant Leasing Exhibit Rear Elevation (H Through O)  
1/8" = 1'-0"



① Tenant Leasing Exhibit Front Elevation (P Through W)  
1/8" = 1'-0"



② Tenant Leasing Exhibit Rear Elevation (P Through W)  
1/8" = 1'-0"



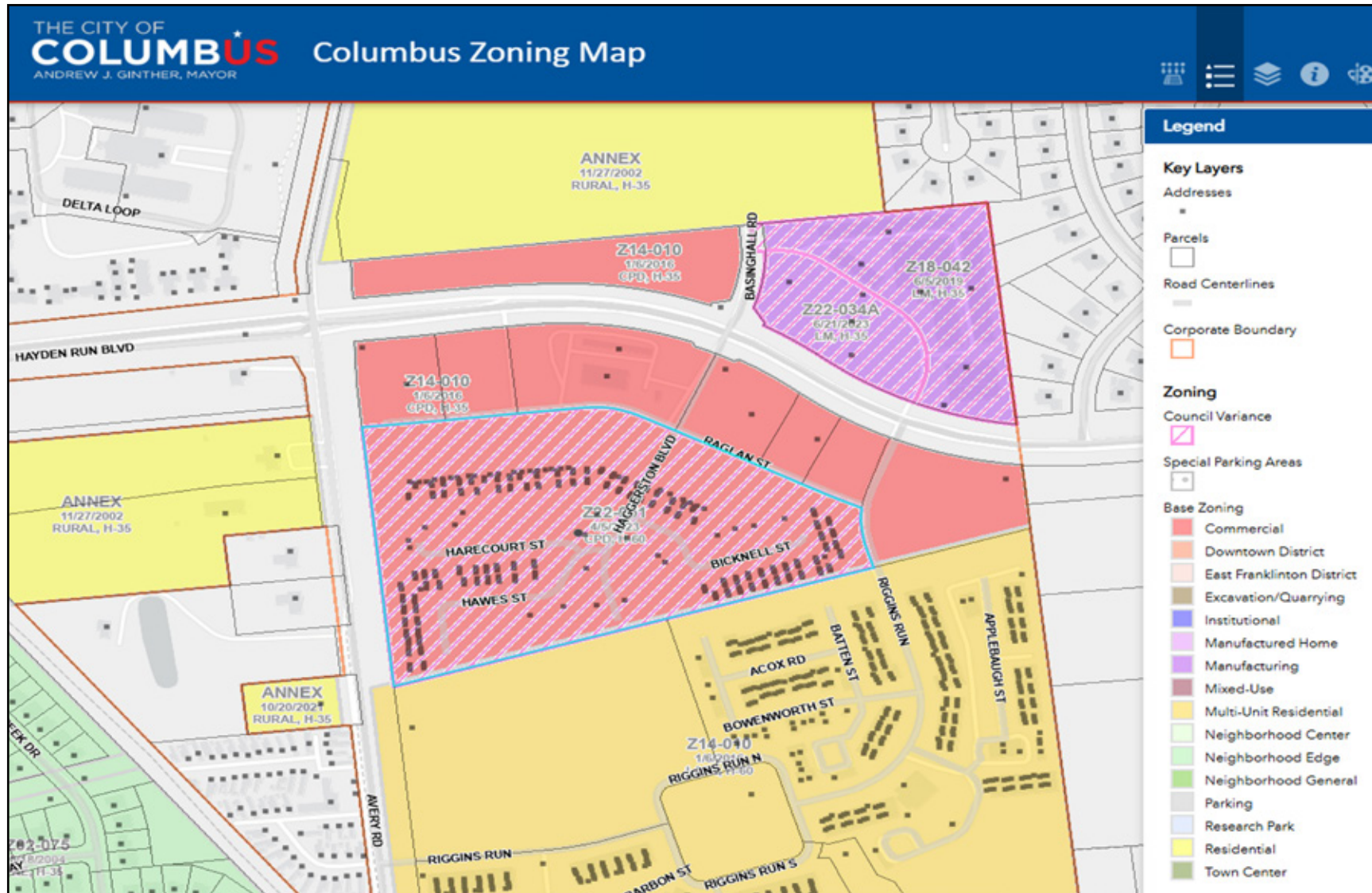
① Tenant Leasing Exhibit Front Elevation (X Through AA)  
1/8" = 1'-0"



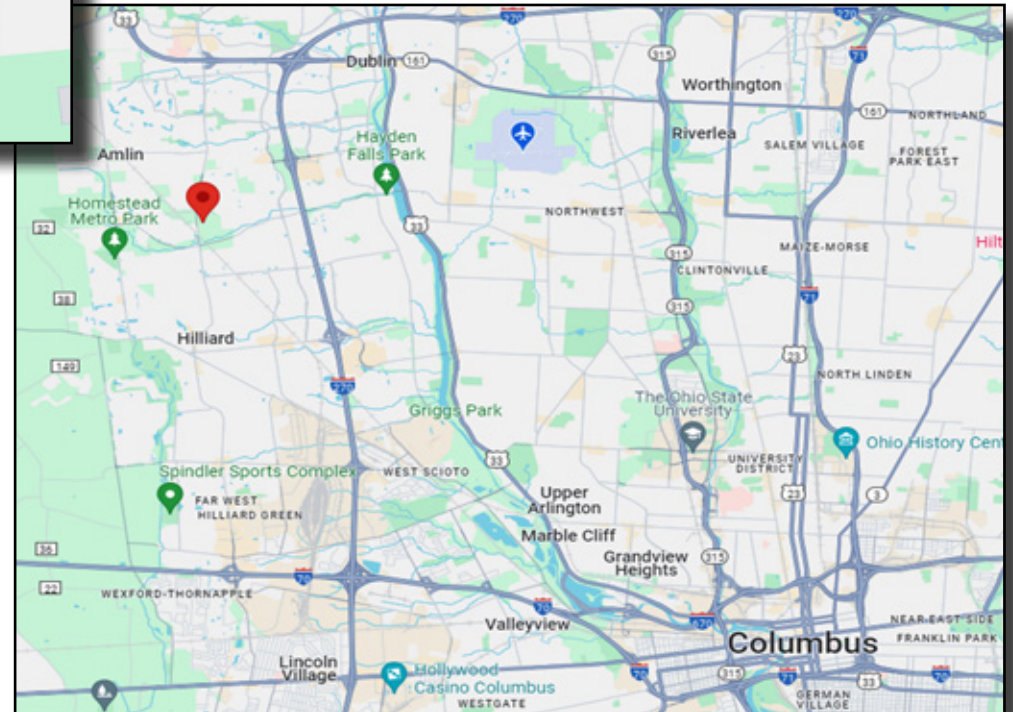
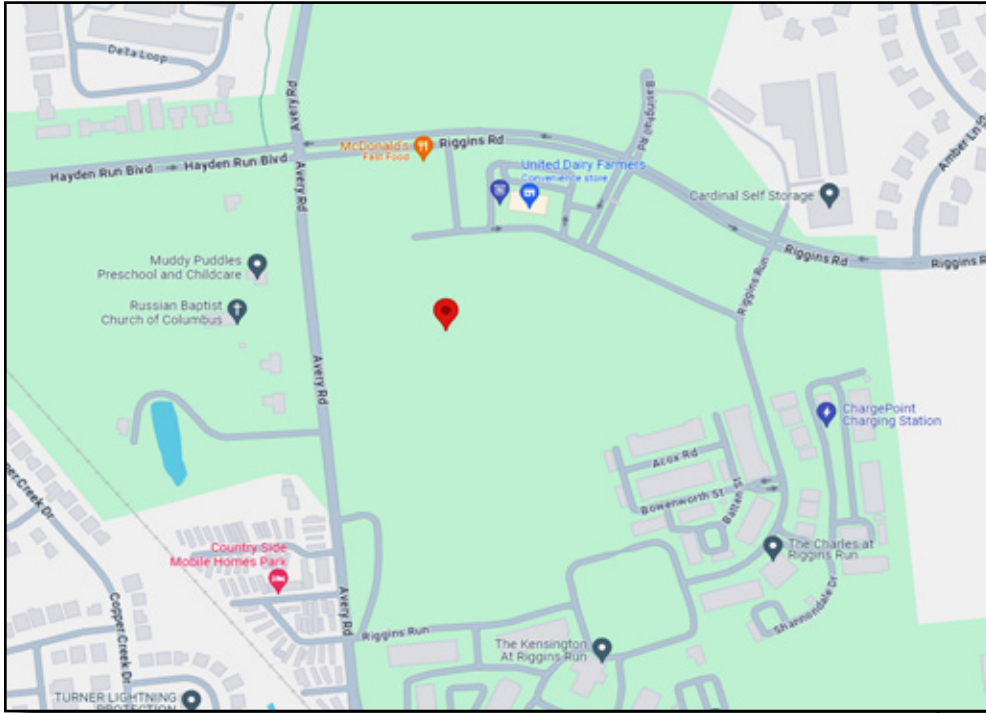
② Tenant Leasing Exhibit West Side Elevation (X Through AA)  
1/8" = 1'-0"



③ Leasing Exhibit - X-AA Rear - Color  
1/8" = 1'-0"



Click [here](#) to view Columbus Zoning Resolution




THE ROBERT WEILER COMPANY  
Appraisal Brokerage Consulting Development

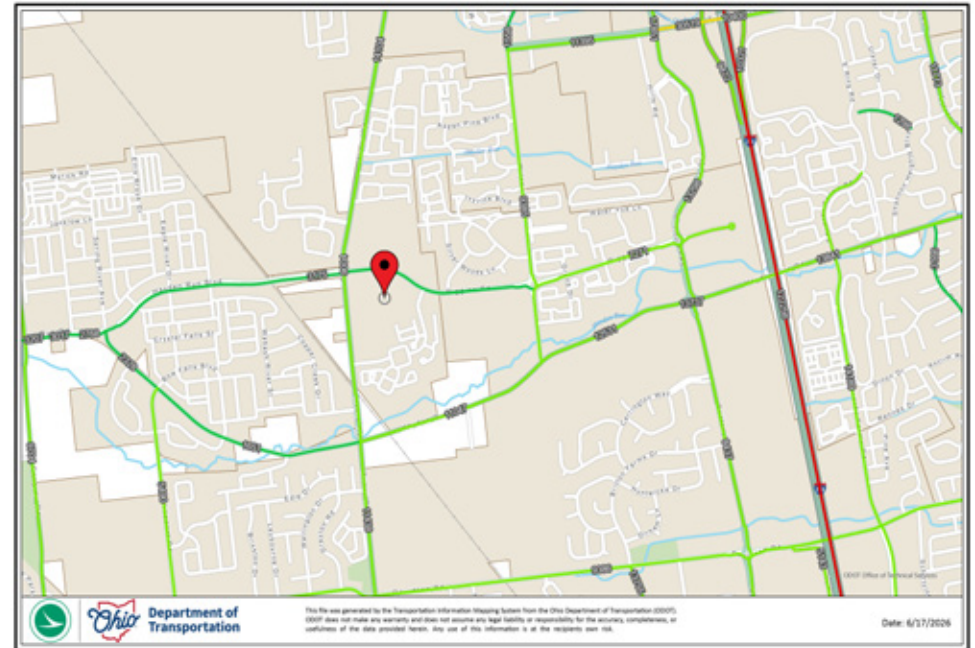


## Great Location!

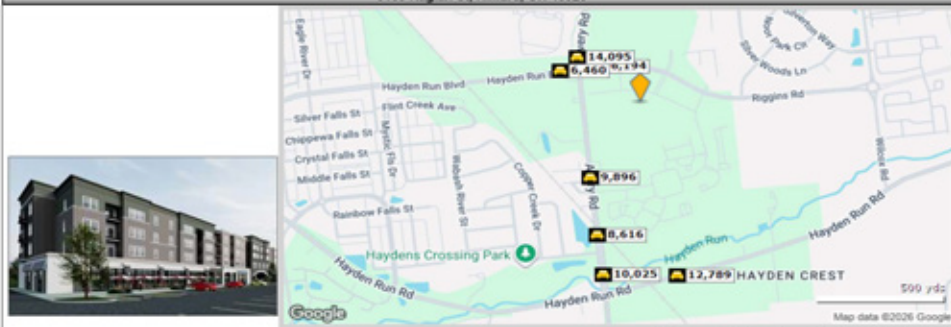
Easy access to major roads  
20 minutes to Downtown Columbus

Demographic Summary Report

Lawrence Square				
5155 Raglan St, Hilliard, OH 43026				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2030 Projection	14,453	67,157	172,002	
2025 Estimate	13,995	65,335	167,439	
2020 Census	13,459	64,278	166,311	
Growth 2025 - 2030	3.27%	2.79%	2.73%	
Growth 2020 - 2025	3.98%	1.64%	0.68%	
<b>2025 Population by Hispanic Origin</b>				
2025 Population	818	3,496	9,717	
2025 Population	13,995	65,335	167,439	
White	8,623 61.61%	47,415 72.57%	120,498 71.97%	
Black	904 6.46%	3,030 4.64%	8,563 5.11%	
Am. Indian & Alaskan	19 0.14%	82 0.13%	279 0.17%	
Asian	3,106 22.19%	8,661 13.26%	21,427 12.80%	
Hawaiian & Pacific Island	3 0.02%	10 0.02%	41 0.02%	
Other	1,339 9.57%	6,137 9.39%	16,631 9.93%	
U.S. Armed Forces	10	53	133	
<b>Households</b>				
2030 Projection	6,471	28,669	70,554	
2025 Estimate	6,269	27,892	68,635	
2020 Census	6,073	27,576	68,180	
Growth 2025 - 2030	3.22%	2.79%	2.80%	
Growth 2020 - 2025	3.23%	1.15%	0.67%	
Owner Occupied	2,638 42.08%	14,868 53.31%	39,335 57.31%	
Renter Occupied	3,631 57.92%	13,024 46.69%	29,300 42.69%	
<b>2025 Households by HH Income</b>				
Income: <\$25,000	465 7.42%	2,161 7.75%	5,846 8.52%	
Income: \$25,000 - \$50,000	1,006 16.05%	3,440 12.33%	9,276 13.51%	
Income: \$50,000 - \$75,000	1,048 16.72%	3,990 14.30%	9,823 14.31%	
Income: \$75,000 - \$100,000	1,204 19.21%	3,780 13.55%	8,361 12.18%	
Income: \$100,000 - \$125,000	985 15.71%	3,893 13.96%	8,140 11.86%	
Income: \$125,000 - \$150,000	400 6.38%	2,592 9.29%	5,933 8.64%	
Income: \$150,000 - \$200,000	515 8.22%	3,415 12.24%	8,320 12.12%	
Income: \$200,000+	646 10.30%	4,622 16.57%	12,936 18.85%	
2025 Avg Household Income	\$107,100	\$127,955	\$130,754	
2025 Med Household Income	\$87,780	\$103,696	\$103,106	



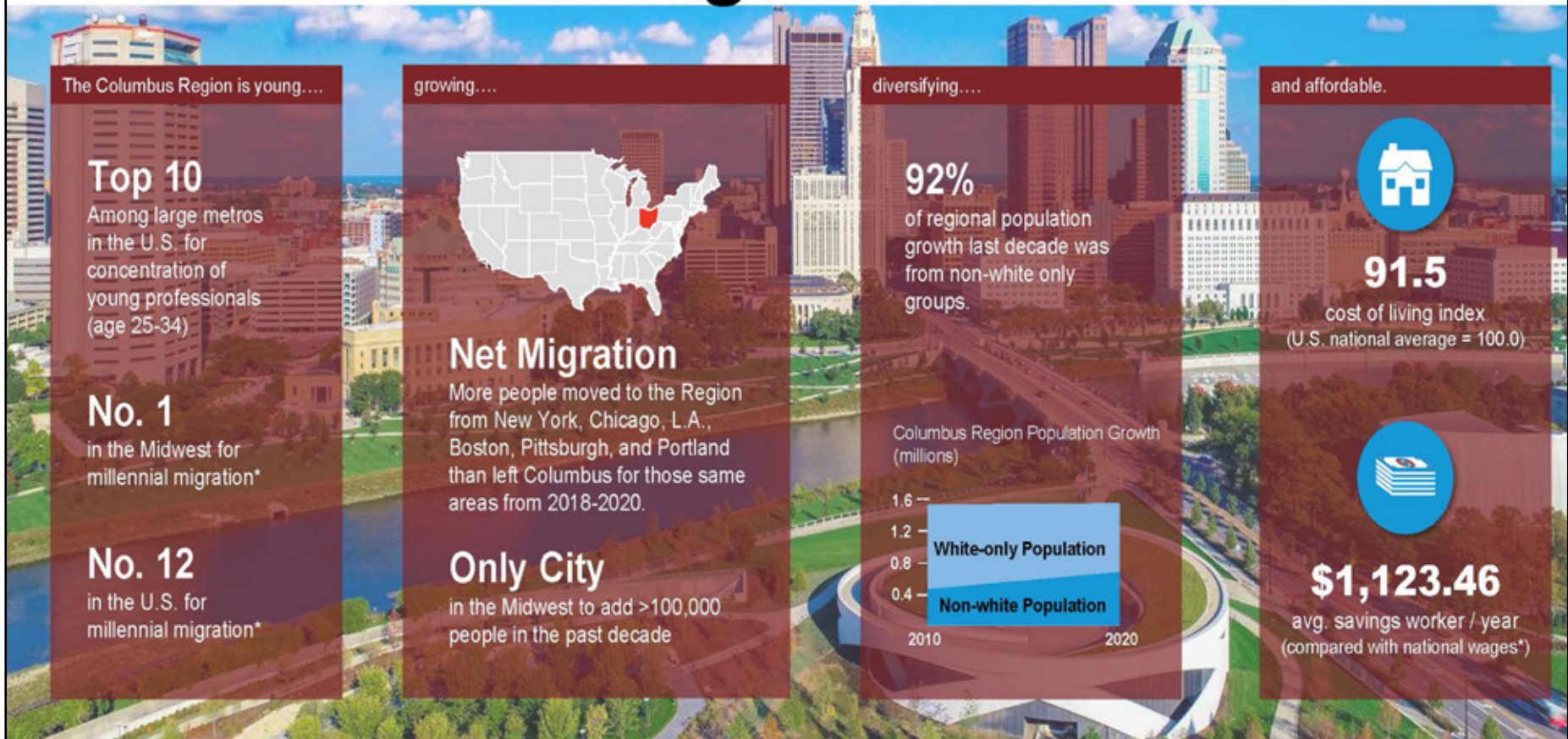
Traffic Count Report

Lawrence Square						
5155 Raglan St, Hilliard, OH 43026						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Riggins Road	Avery Oak Dr	0.23 N	2025	6,194	MPSI	.13
2 Avery Road	Avery Oak Dr	0.20 N	2025	14,095	MPSI	.18
3 Hayden Run Boulevard	Avery Oak Dr	0.25 N	2025	6,460	MPSI	.20
4 Avery Rd	Winters Run Rd	0.19 S	2022	9,568	MPSI	.22
5 Avery Rd	Winters Run Rd	0.19 S	2025	9,896	MPSI	.22
6 Avery Road	Winters Run Rd	0.04 S	2023	8,616	MPSI	.35
7 AVERY RD	Winters Run Rd	0.04 S	2024	8,622	MPSI	.35
8 Avery Road	Winters Run Rd	0.04 S	2025	8,616	MPSI	.35
9 Avery Road	Hayden Run Rd	0.05 S	2025	10,025	MPSI	.44
10 Hayden Run Road	Avery Rd	0.10 W	2025	12,789	MPSI	.44



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

## 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 88 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](mailto:skip@rweiler.com)

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



Appraisal Brokerage Consulting Development

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.



Appraisal Brokerage Consulting Development

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