

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



**5,098 +/- SF Building**

5,096 +/- SF of Warehouse space

1198 Old Henderson Rd, Columbus, OH 43220

## Property Description

### WAREHOUSE SPACE FOR LEASE!

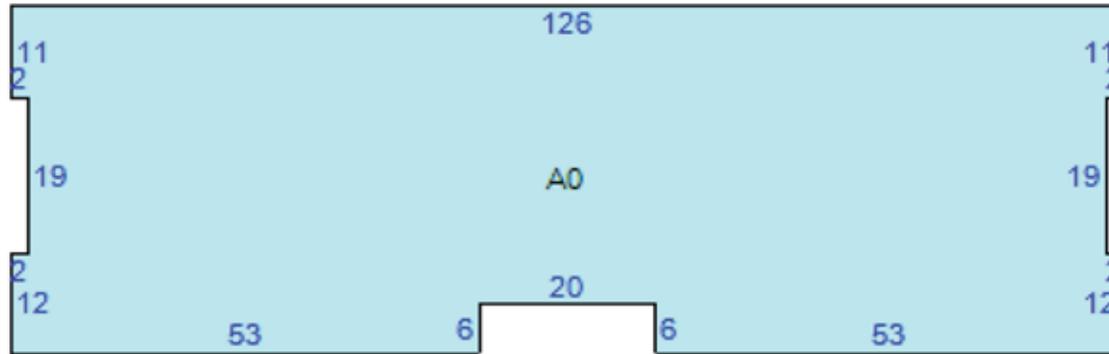
5,096 +/- SF of open-concept Warehouse space for lease. The site comes with 6 parking spots out front, 12 parking spots on the side, and monument signage opportunity fronting Old Henderson Road. Inside you will find one restroom, one small counter with sink, standard overhead garage door, and 3 separate front and side door access. Quick access to 315, Grandview, Arlington, Dublin, Worthington, and Downtown Columbus. Ideal for any users looking for indoor storage options for their products and/or equipment (i.e. contractors, landscapers, furniture, masonry, roofers, construction, etc.). Motivated landlord, open to shorter initial lease terms between 1-3 years.



### Property Highlights

<b>Address:</b>	<b>1198 Old Henderson Road Columbus, OH 43220</b>
<b>County:</b>	<b>Franklin</b>
<b>PID:</b>	<b>010-129867-00</b>
<b>Location:</b>	<b>South of Henderson Rd between Kenny Road and Reed Road</b>
<b>Year Built:</b>	<b>1972</b>
<b>Building Size:</b>	<b>5,096 +/- SF</b>
<b>Base Rent:</b>	<b>\$4.95/SF</b>
<b>Parking:</b>	<b>18 spots</b>
<b>Zoning:</b>	<b>CAC - Community Activity Center</b>





Item	Area
- CP3:CANOPY-ECONOMY	1512
PAVING ASP - PA1:PAVING ASPHALT	7500
A0 - 053:OFFICES	5096

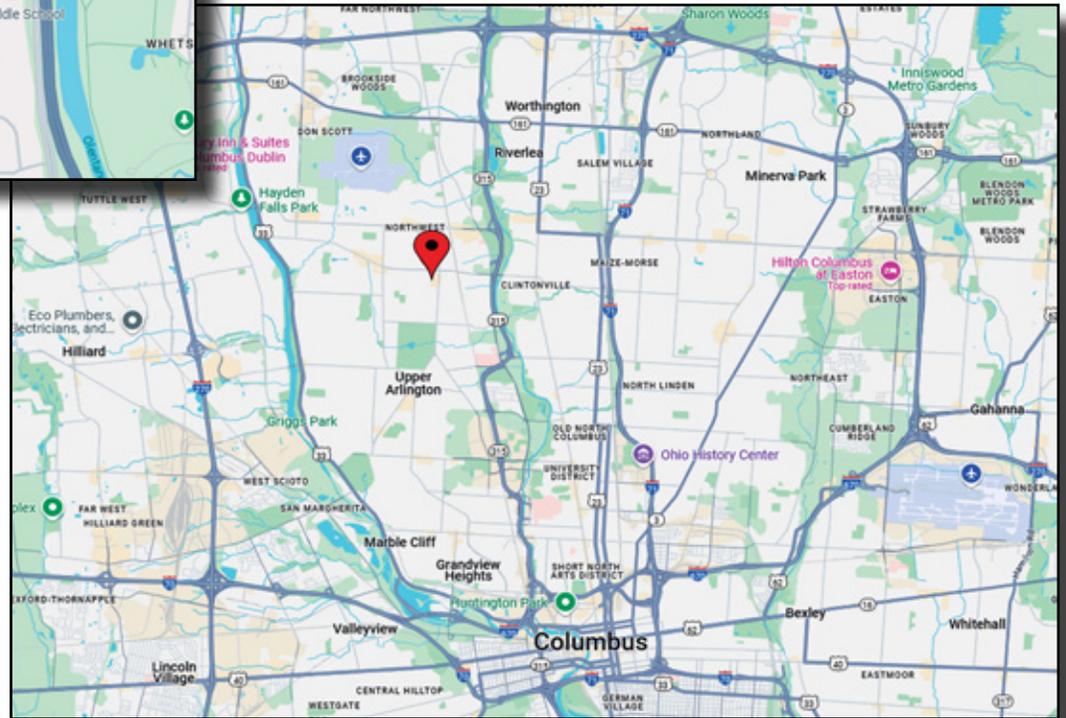
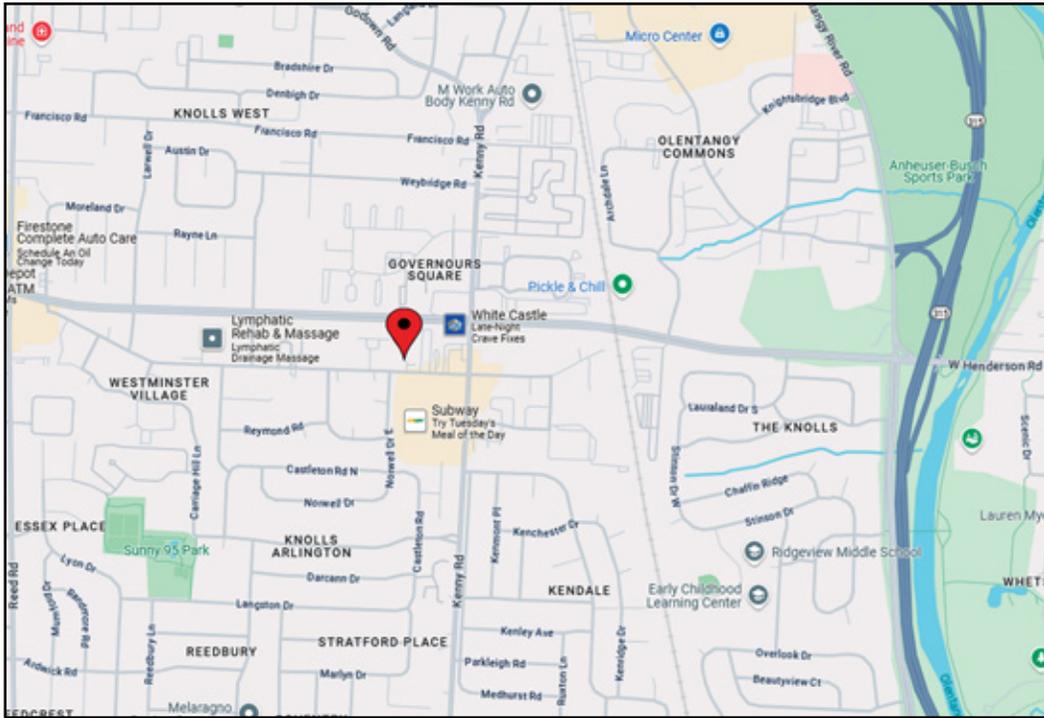




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# Street Maps



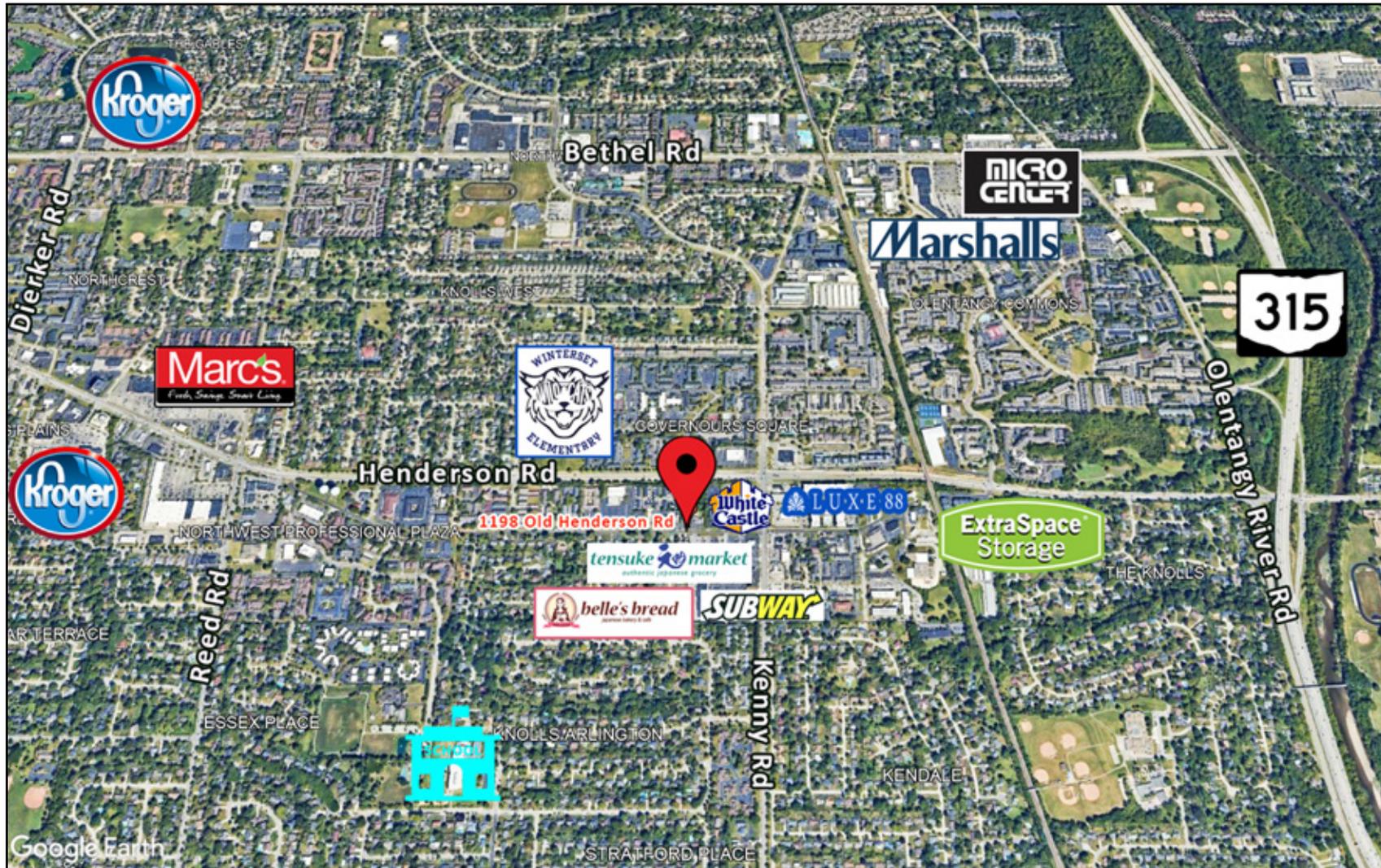
Appraisal Brokerage Consulting Development

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## Location Map



## Great Location!

Easy access to major roads

15 minutes to Downtown Columbus



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Phase One Mixed-Use Districts

Search 1198 OLD ...

Search result  
Zoom to  
1198 OLD HENDERSON RD, COLUMBUS, OH

Legend  
Neighborhoods  
Map Layers  
Print

Mixed-Use Districts

- Urban General 1
- Urban General 2
- Urban Center
- Urban Core
- Urban Core Restricted
- Community Activity Center
- Regional Activity Center

Outside Columbus

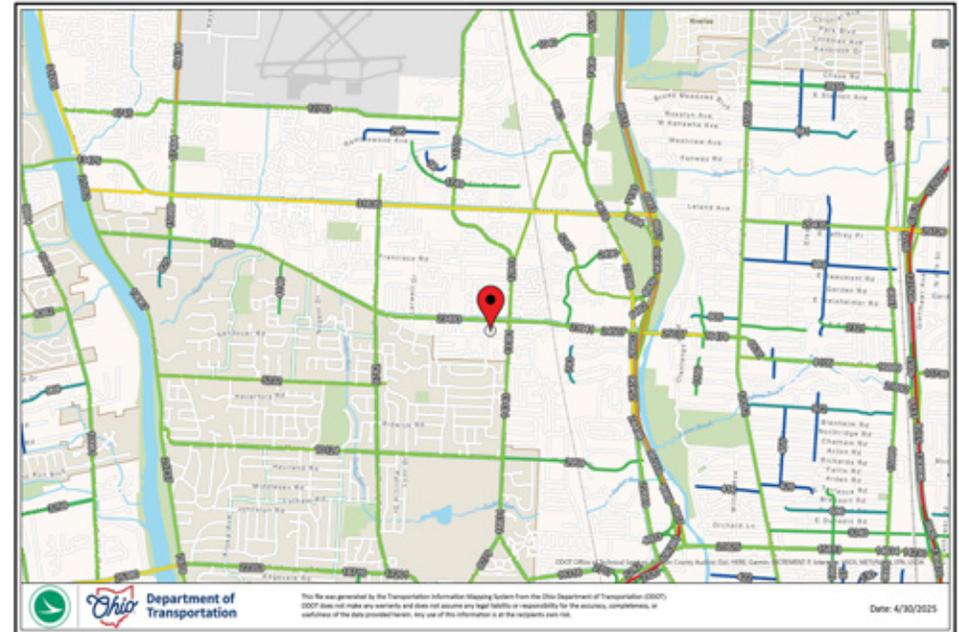
Columbus Communities

Parcels

Click [here](#) to see zoning text

Demographic Summary Report

1198 Old Henderson Rd, Columbus, OH 43220				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	16,232	96,696	329,161	
2024 Estimate	16,229	97,020	329,628	
2020 Census	16,363	99,584	335,324	
Growth 2024 - 2029	0.02%	-0.33%	-0.14%	
Growth 2020 - 2024	-0.82%	-2.57%	-1.70%	
<b>2024 Population by Hispanic Origin</b>	723	3,628	17,999	
<b>2024 Population</b>	16,229	97,020	329,628	
White	11,566 71.27%	74,755 77.05%	229,804 69.72%	
Black	983 6.06%	4,244 4.37%	36,057 10.94%	
Am. Indian & Alaskan	58 0.36%	276 0.28%	1,187 0.36%	
Asian	2,107 12.98%	8,887 9.16%	26,889 8.16%	
Hawaiian & Pacific Island	3 0.02%	18 0.02%	124 0.04%	
Other	1,512 9.32%	8,841 9.11%	35,567 10.79%	
U.S. Armed Forces	0	27	146	
<b>Households</b>				
2029 Projection	7,902	44,646	140,791	
2024 Estimate	7,888	44,772	141,025	
2020 Census	7,888	45,827	143,431	
Growth 2024 - 2029	0.18%	-0.28%	-0.17%	
Growth 2020 - 2024	0.00%	-2.30%	-1.68%	
Owner Occupied	3,103 39.34%	25,071 56.00%	65,172 46.21%	
Renter Occupied	4,785 60.66%	19,700 44.00%	75,853 53.79%	
<b>2024 Households by HH Income</b>	7,888	44,772	141,025	
Income: <\$25,000	1,095 13.88%	5,187 11.59%	22,937 16.26%	
Income: \$25,000 - \$50,000	1,553 19.69%	8,296 18.53%	27,857 19.75%	
Income: \$50,000 - \$75,000	1,468 18.61%	7,575 16.92%	24,846 17.62%	
Income: \$75,000 - \$100,000	1,116 14.15%	5,478 12.24%	17,381 12.32%	
Income: \$100,000 - \$125,000	845 10.71%	4,763 10.64%	14,001 9.93%	
Income: \$125,000 - \$150,000	683 8.66%	3,431 7.66%	9,237 6.55%	
Income: \$150,000 - \$200,000	679 8.61%	4,520 10.10%	11,733 8.32%	
Income: \$200,000+	449 5.69%	5,522 12.33%	13,033 9.24%	
<b>2024 Avg Household Income</b>	\$90,057	\$108,197	\$94,664	
<b>2024 Med Household Income</b>	\$72,110	\$81,060	\$69,428	

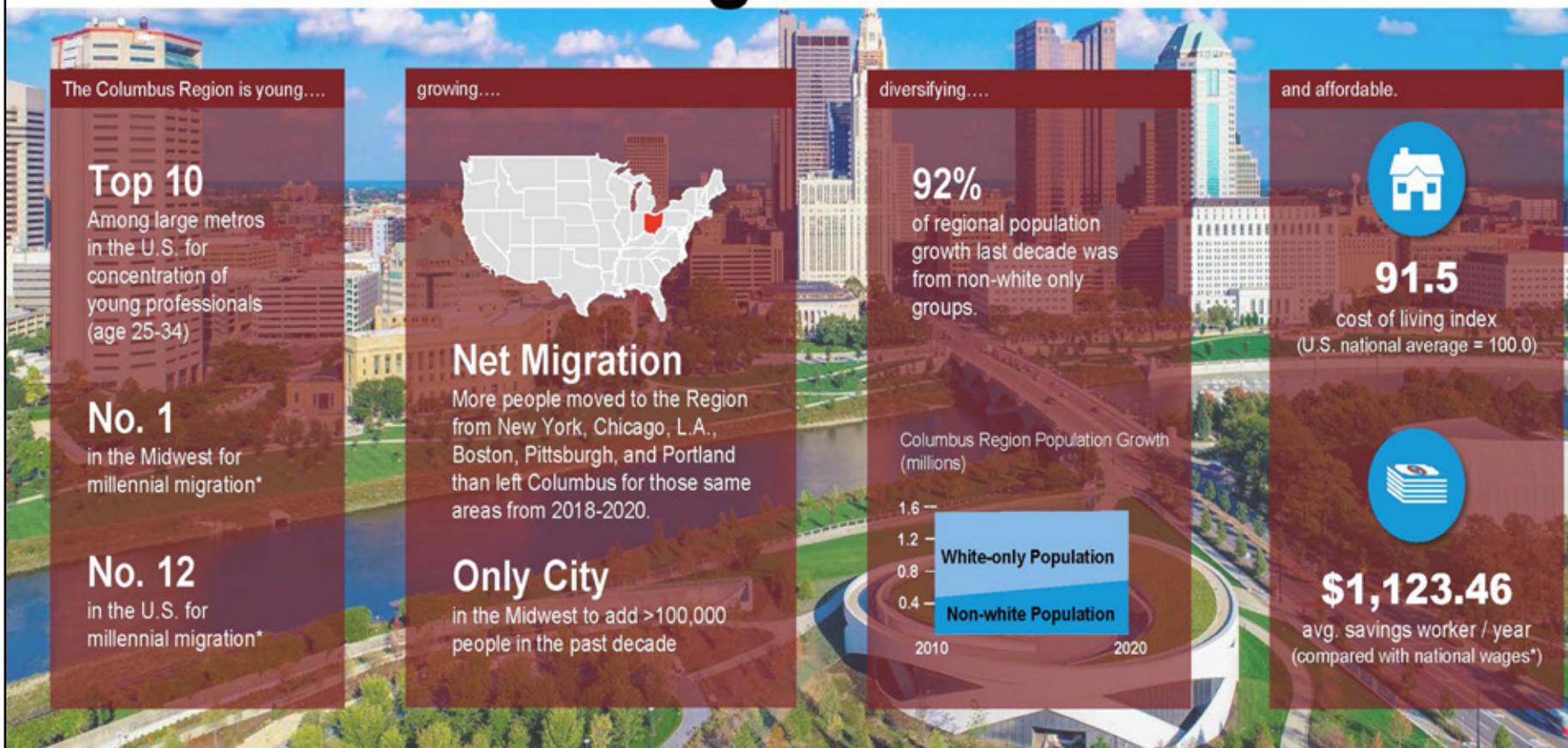


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Henderson Rd	Kenny Rd	0.08 E	2023	24,885	MPSI	.07
2 West Henderson Road	Kenny Rd	0.08 E	2025	24,889	MPSI	.07
3 W HENDERSON RD	Kenny Rd	0.08 E	2024	24,847	MPSI	.09
4 Old Henderson Rd	Kenny Rd	0.04 E	2025	4,384	MPSI	.10
5 Old Henderson Road	Kenny Rd	0.04 E	2024	3,855	MPSI	.10
6 Old Henderson Road	Kenny Rd	0.04 E	2025	3,839	MPSI	.10
7 Kenny Rd	Old Henderson Rd	0.02 S	2025	19,163	MPSI	.13
8 Kenny Road	Old Henderson Rd	0.02 S	2025	22,504	MPSI	.13
9 Kenny Road	Kenny Centre Mall	0.01 S	2025	21,399	MPSI	.14
10 Kenny Rd	Kenny Centre Mall	0.01 N	2025	20,214	MPSI	.15



Appraisal Brokerage Consulting Development

# What's Driving Investment?



# Notable Projects YTD



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

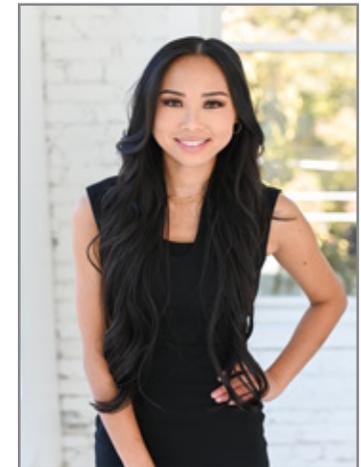
Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

## THE ROBERT WEILER COMPANY EST. 1938



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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.



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

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