

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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7,500 +/- SF Building For Sale - 3,750 +/- SF Event Space For Lease



Appraisal Brokerage Consulting Development

COMMERCIAL/RETAIL SPACE - FOR SALE/LEASE
17 Brickel Street, Columbus, Ohio 43215

COMMERCIAL/RETAIL SPACE FOR SALE/LEASE!

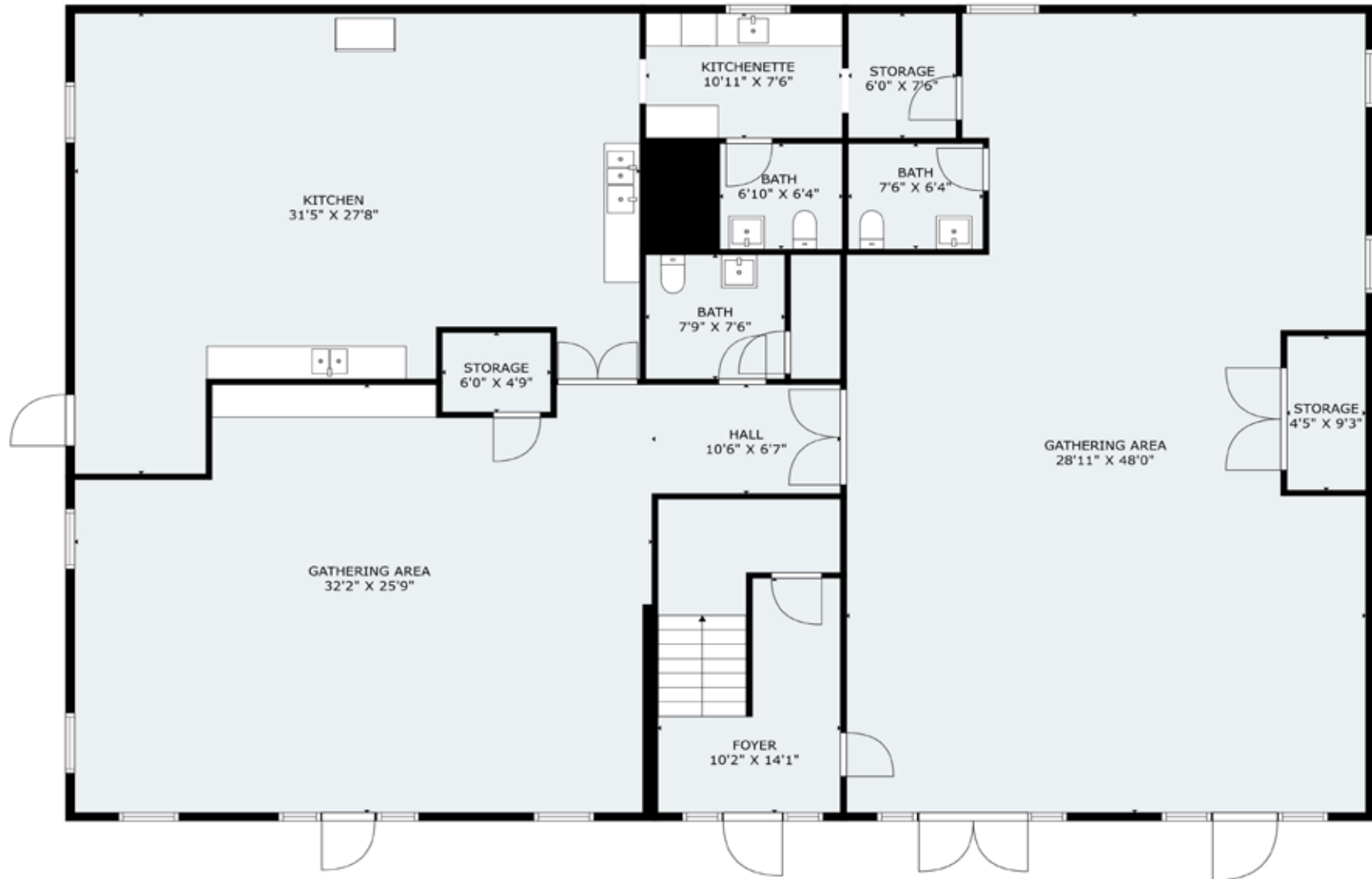
Rare Opportunity to own a piece of one of Columbus' most vibrant and walkable neighborhoods, just north of downtown with easy access to major highways. Stunning 7,500 +/- SF two-story building, tastefully updated and well-suited for a wedding venue or similar event venue. Leasing availability will be for the 1st floor only. The 1st floor features approximately 3,750 +/- SF of modern event space available for lease.

This open-concept area is flooded with natural light through expansive front-facing windows and is perfectly suited for private events, pop-ups, corporate gatherings, and more. It includes a prep-friendly kitchen equipped with refrigeration and clean-up sinks, offering excellent flexibility for outside catering. The 2nd floor encompasses an additional 3750 +/- SF and is the perfect happy hour spot for any occasion. Showcasing rich character with exposed brick, timber beams, vaulted ceilings, and designer finishes, the upper level features a stylish lounge-like setting with multiple seating areas, a built-in bar, wine cellar, and open ceilings—ideal for an owner-user, creative office, private event venue, or studio.



Property Highlights

Address:	17 Brickel Street Columbus, OH 43215
County:	Franklin
PID:	010-206582-00
Location:	North of I-670, SWC of N Pearl Street and Brickel Street
Building Size:	7,500 +/- SF
Year Built:	1920
Year Remodeled:	2024-2025
Levels:	2 Story
Sale Price:	\$3,500,000
Space For Lease:	3,750 +/- SF (1st Floor)
Base Lease Rate:	\$20/SF
OpEx:	\$5.34/SF
Zoning:	UCR - Urban Core



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

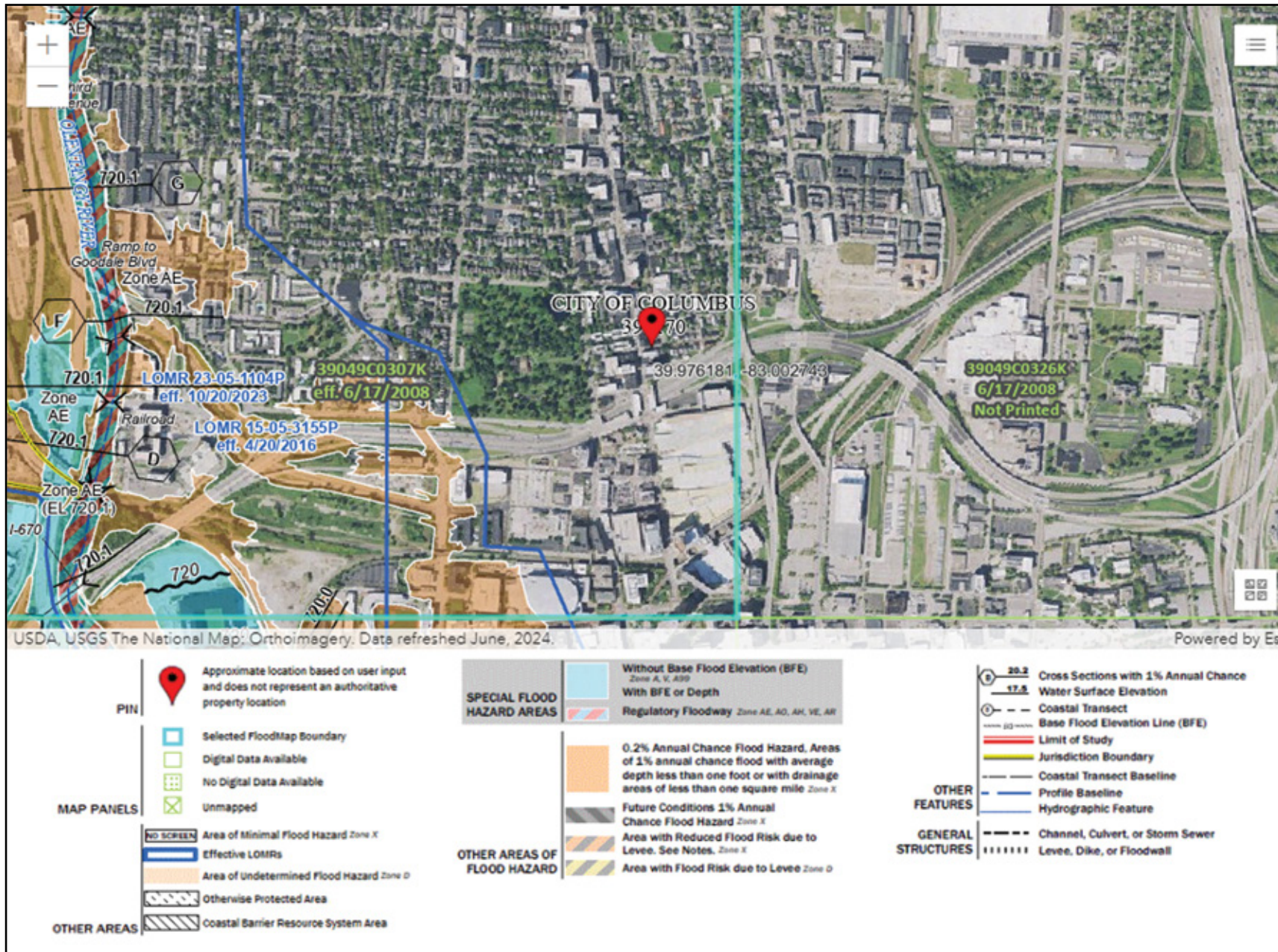


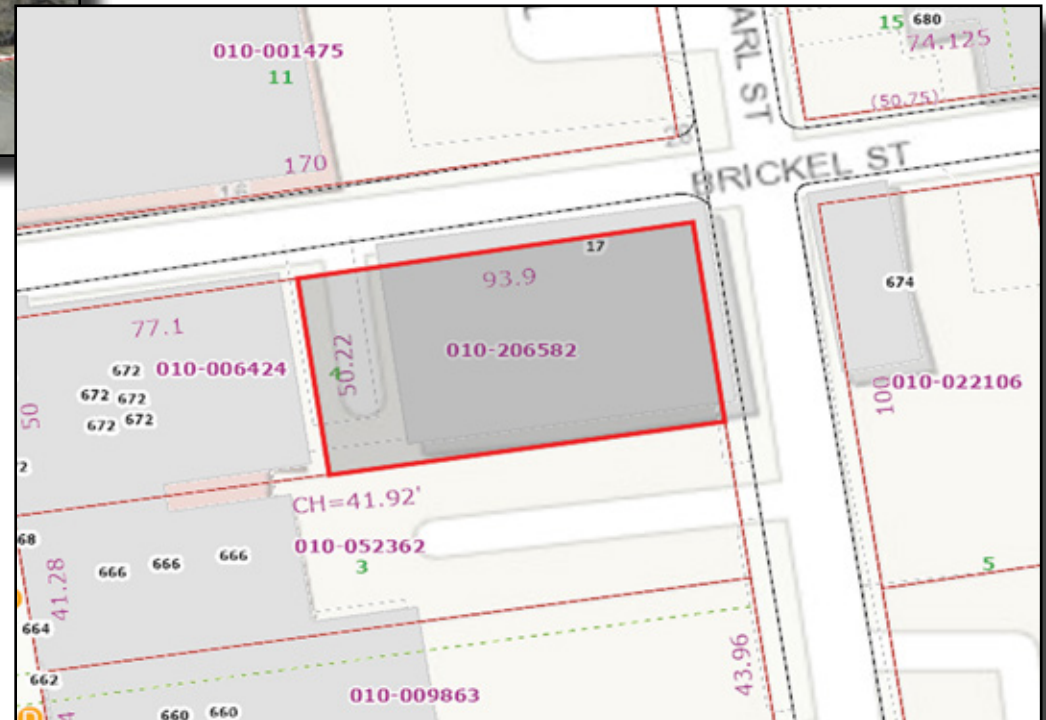


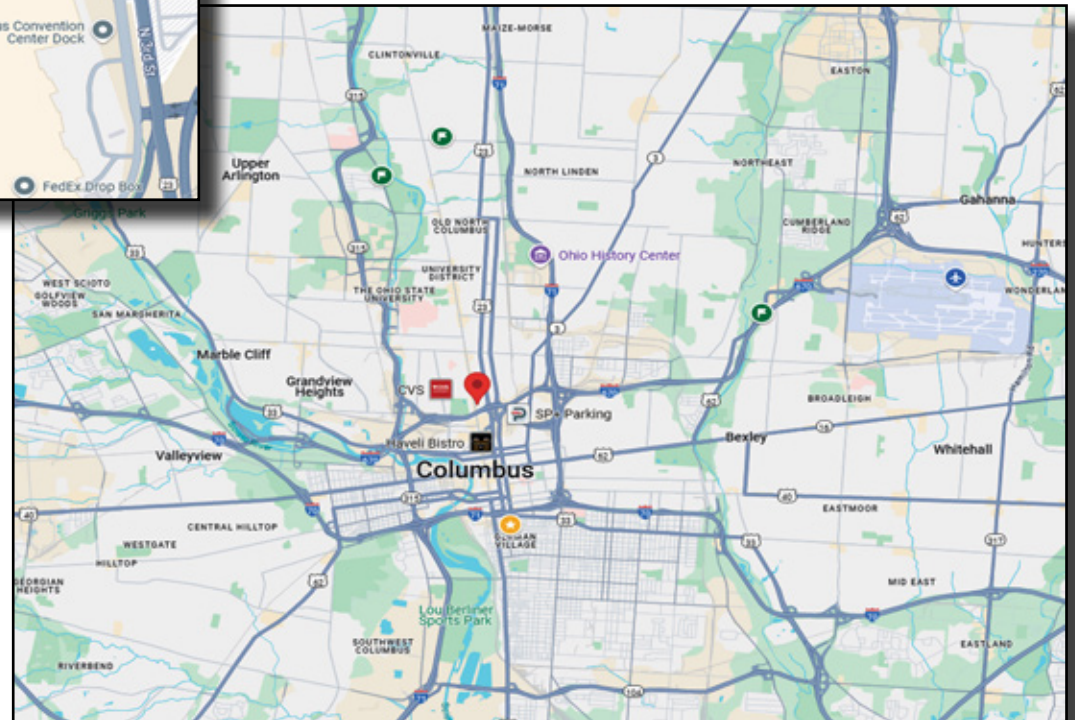


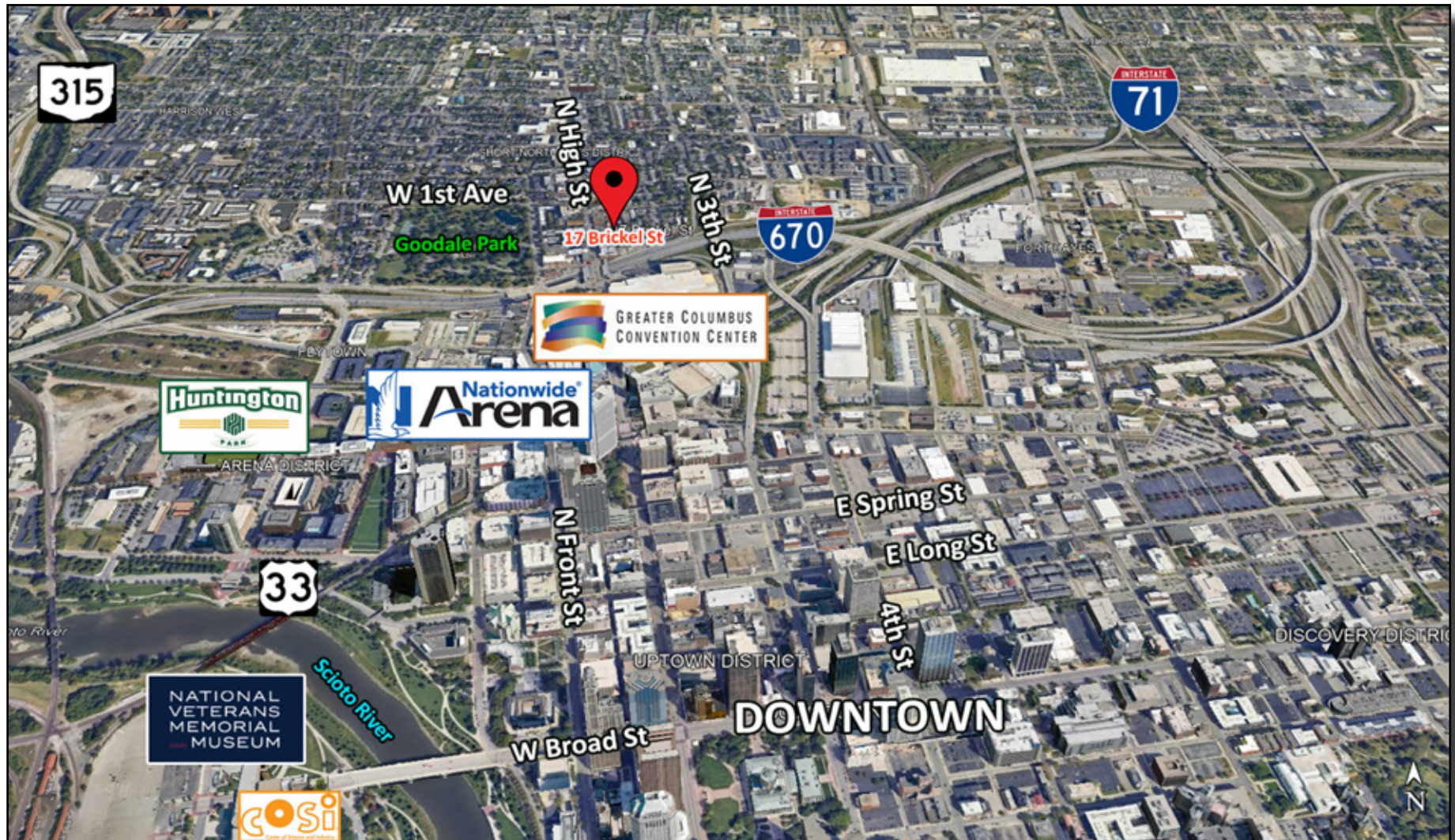






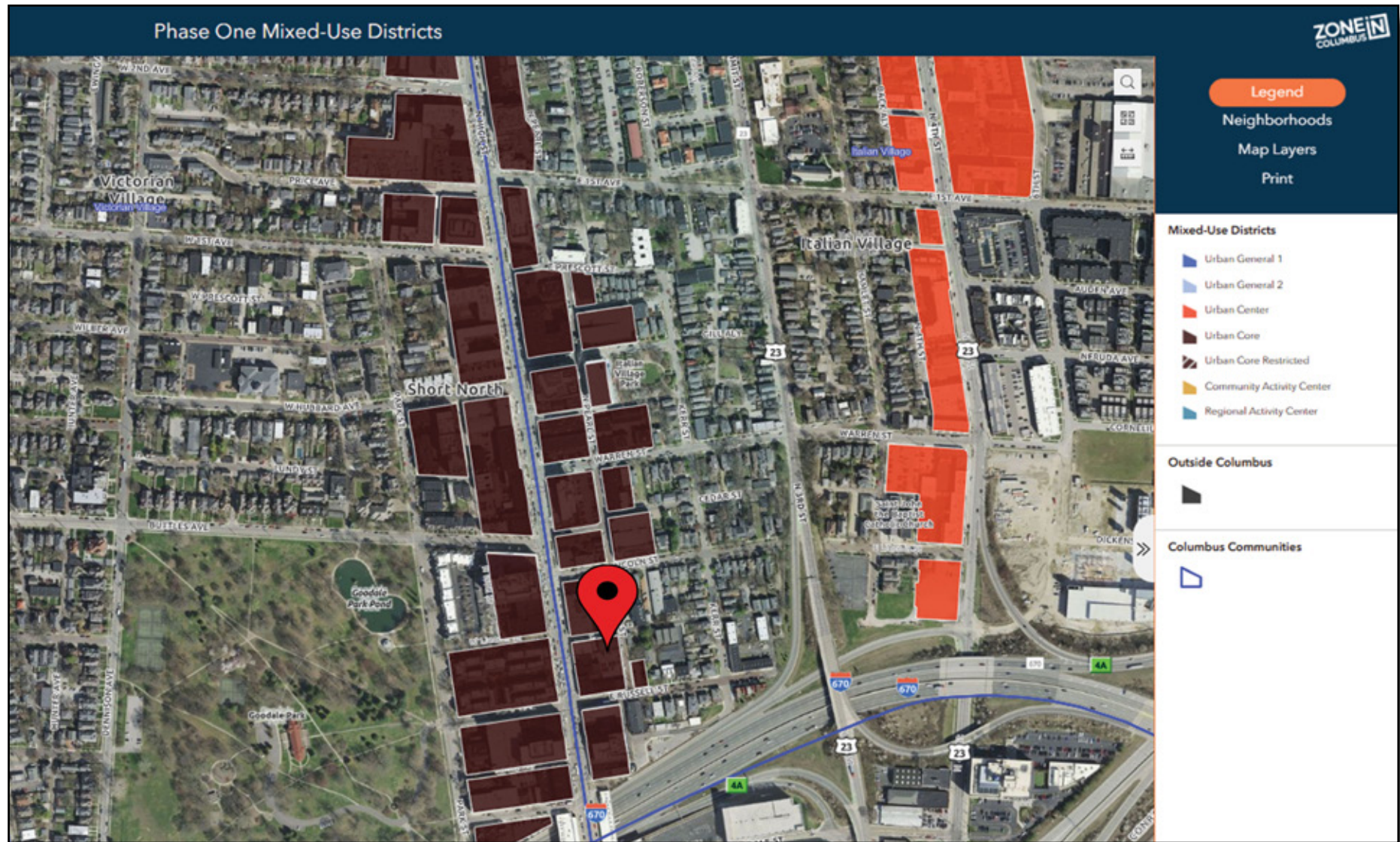







Great Location!

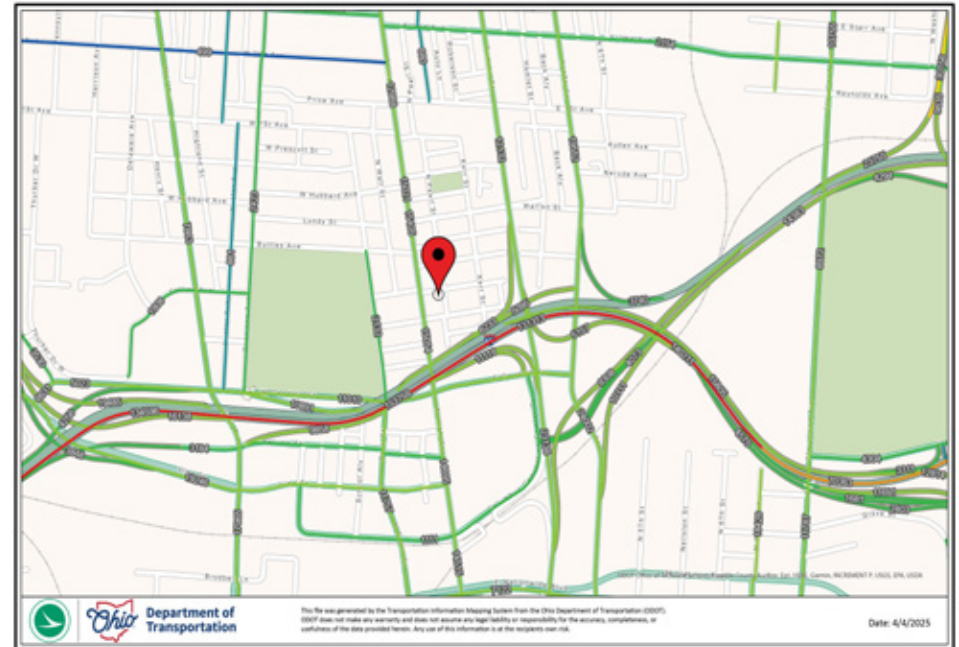
Easy access to major roads
Minutes to Downtown Columbus




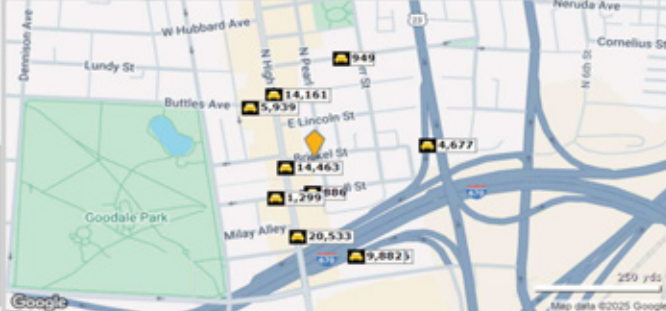
UCR - Urban Core
Click [here](#) to see zoning text

Demographic Summary Report

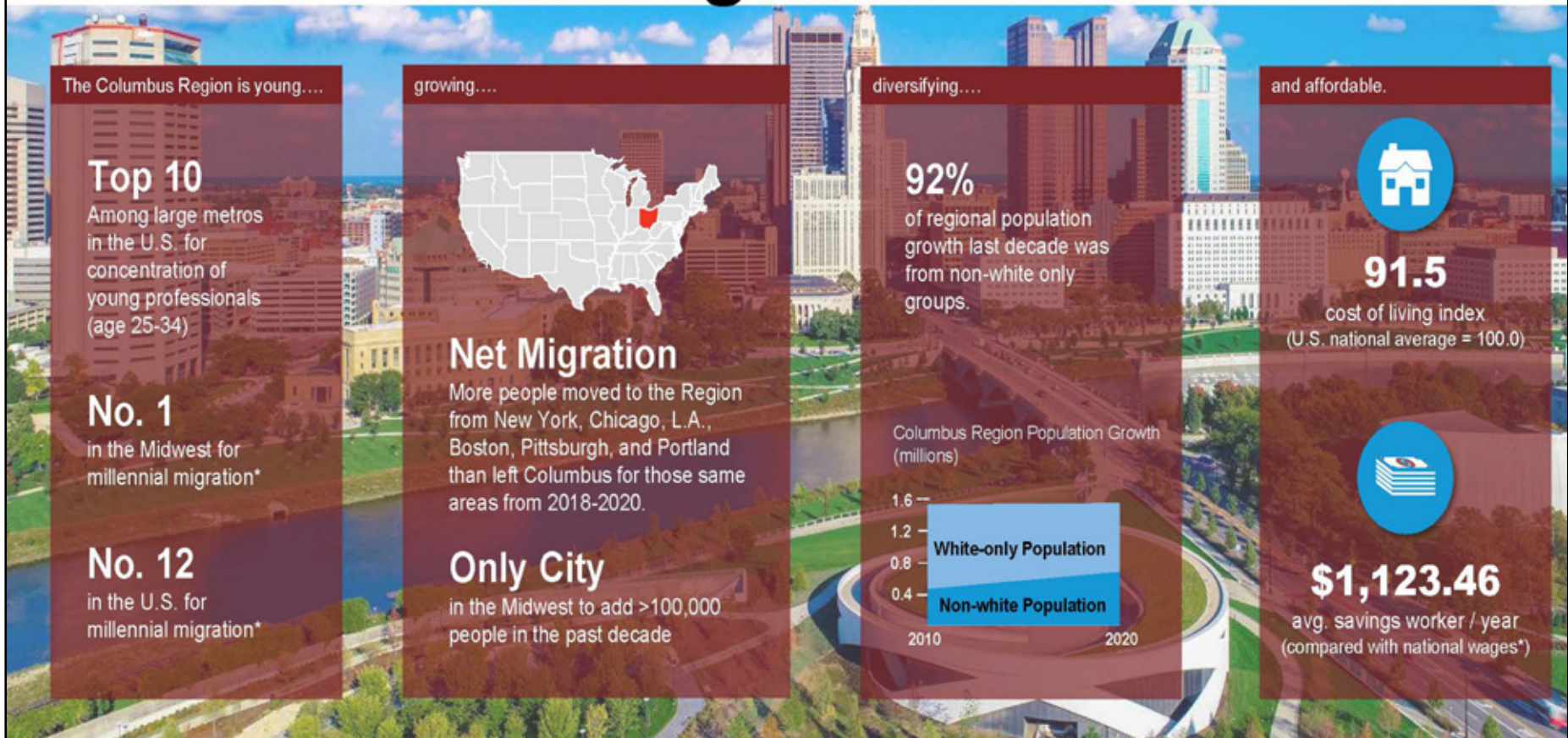
17 E Brickel St 17 E Brickel St, Columbus, OH 43215				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	23,531	172,541	374,800	
2024 Estimate	23,043	169,880	370,280	
2020 Census	20,712	157,889	350,399	
Growth 2024 - 2029	2.12%	1.57%	1.22%	
Growth 2020 - 2024	11.25%	7.59%	5.67%	
2024 Population by Hispanic Origin	1,203	8,272	22,841	
2024 Population	23,043	169,880	370,280	
White	17,139 74.38%	104,083 61.27%	217,956 58.86%	
Black	2,414 10.48%	39,772 23.41%	92,058 24.86%	
Am. Indian & Alaskan	70 0.30%	523 0.31%	1,574 0.43%	
Asian	1,076 4.67%	7,402 4.36%	13,441 3.63%	
Hawaiian & Pacific Island	6 0.03%	109 0.06%	190 0.05%	
Other	2,337 10.14%	17,992 10.59%	45,061 12.17%	
U.S. Armed Forces	11	129	168	
Households				
2029 Projection	13,947	79,366	161,394	
2024 Estimate	13,676	78,144	159,449	
2020 Census	12,398	72,465	150,688	
Growth 2024 - 2029	1.98%	1.56%	1.22%	
Growth 2020 - 2024	10.31%	7.84%	5.81%	
Owner Occupied	3,303 24.15%	19,468 24.91%	61,190 38.38%	
Renter Occupied	10,372 75.84%	58,676 75.09%	98,259 61.62%	
2024 Households by HH Income	13,676	78,144	159,449	
Income: <\$25,000	1,928 14.10%	21,696 27.76%	39,350 24.68%	
Income: \$25,000 - \$50,000	1,831 13.39%	16,124 20.63%	34,626 21.72%	
Income: \$50,000 - \$75,000	2,255 16.49%	12,744 16.31%	27,275 17.11%	
Income: \$75,000 - \$100,000	2,105 15.39%	8,533 10.92%	17,850 11.19%	
Income: \$100,000 - \$125,000	1,701 12.44%	5,696 7.29%	12,177 7.64%	
Income: \$125,000 - \$150,000	1,251 9.15%	3,987 5.10%	8,045 5.05%	
Income: \$150,000 - \$200,000	1,120 8.19%	5,037 6.45%	9,542 5.98%	
Income: \$200,000+	1,485 10.86%	4,327 5.54%	10,584 6.64%	
2024 Avg Household Income	\$105,122	\$74,397	\$78,237	
2024 Med Household Income	\$84,786	\$52,143	\$54,801	



Traffic Count Report

17 E Brickel St 17 E Brickel St, Columbus, OH 43215						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N High St	Brickel St	0.01 N	2022	14,463	MPSI	.03
2 E Russell St	N Pearl St	0.02 E	2018	886	MPSI	.04
3 W Russell St	N High St	0.02 E	2018	1,299	MPSI	.06
4 N High St	Buttles Ave	0.02 S	2022	14,161	MPSI	.09
5 Buttles Ave	N Wall St	0.01 W	2018	5,939	MPSI	.10
6 N High St	W Poplar Ave	0.02 S	2018	20,533	MPSI	.10
7 E Goodale St	Kerr St	0.05 SE	2022	10,756	MPSI	.13
8 RAMP FROM IR670 EB TO THIRD &	Kerr St	0.05 SE	2020	9,882	AADT	.13
9 RAMP FROM US23 DA SB TO IR670 WB	Henrietta St	0.01 W	2020	4,677	AADT	.13
10 Warren St	Kerr St	0.02 E	2018	949	MPSI	.13

What's Driving Investment?



Notable Projects YTD



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

Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

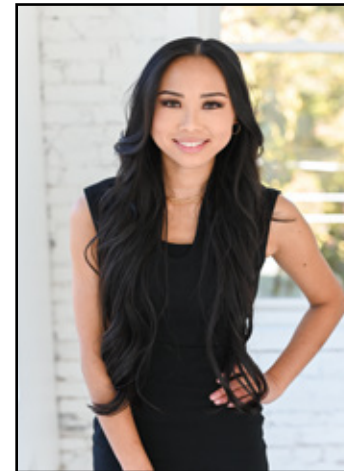
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Learn more about us at
www.rweiler.com

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 87 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.



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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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