

THE ROBERT WEILER COMPANY EST. 1938 OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

Two-Story Office Building For Sale

158 North High Street, Gahanna, OH 43230

ADDITIONAL OFFICE OWNERSHIP OPPORTUNITY IN DOWNTOWN GAHANNA

Along with 132 N High Street, the seller also offers 158 N High Street — a well-positioned office property providing added flexibility along Downtown Gahanna’s High Street corridor. The property consists of approximately 2,928 +/- square feet and features an attached garage, offering a functional storage component rarely available in a downtown office setting.

158 N High Street is ideally suited for owner-users seeking a smaller standalone building, supplemental office space, or secure storage capacity. The properties may be acquired together or separately, offering prospective buyers the ability to tailor an acquisition strategy aligned with their operational needs, investment objectives, or long-term growth plans. The opportunity to control multiple assets within Downtown Gahanna’s Creekside District, an area benefiting from significant public and private redevelopment, is rare.

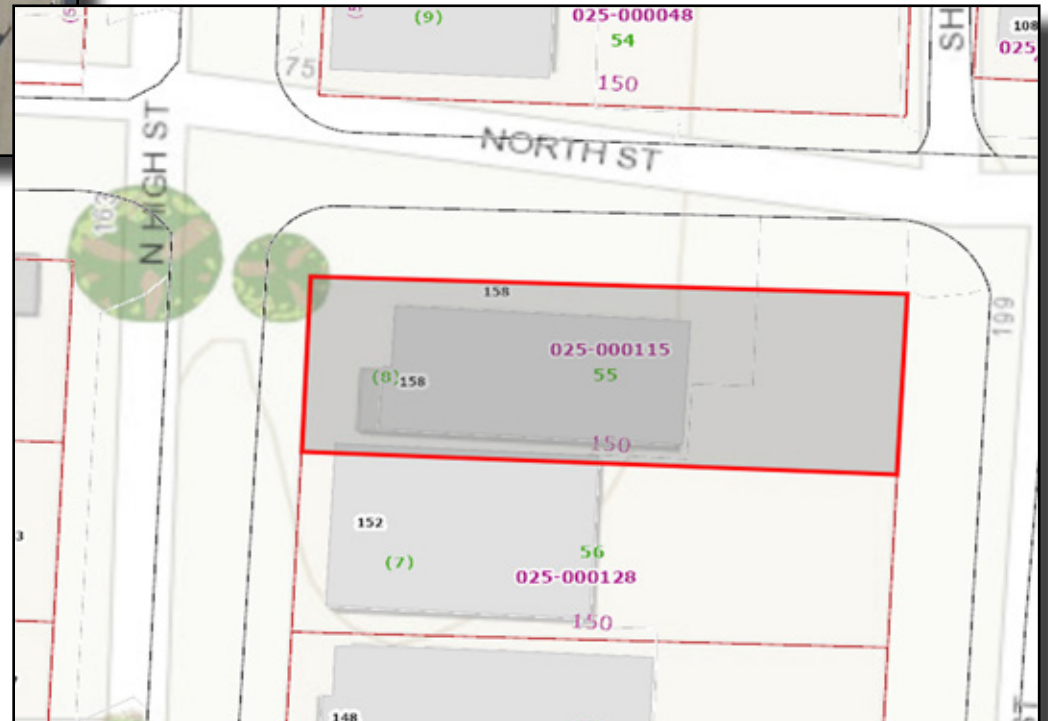
Property Highlights

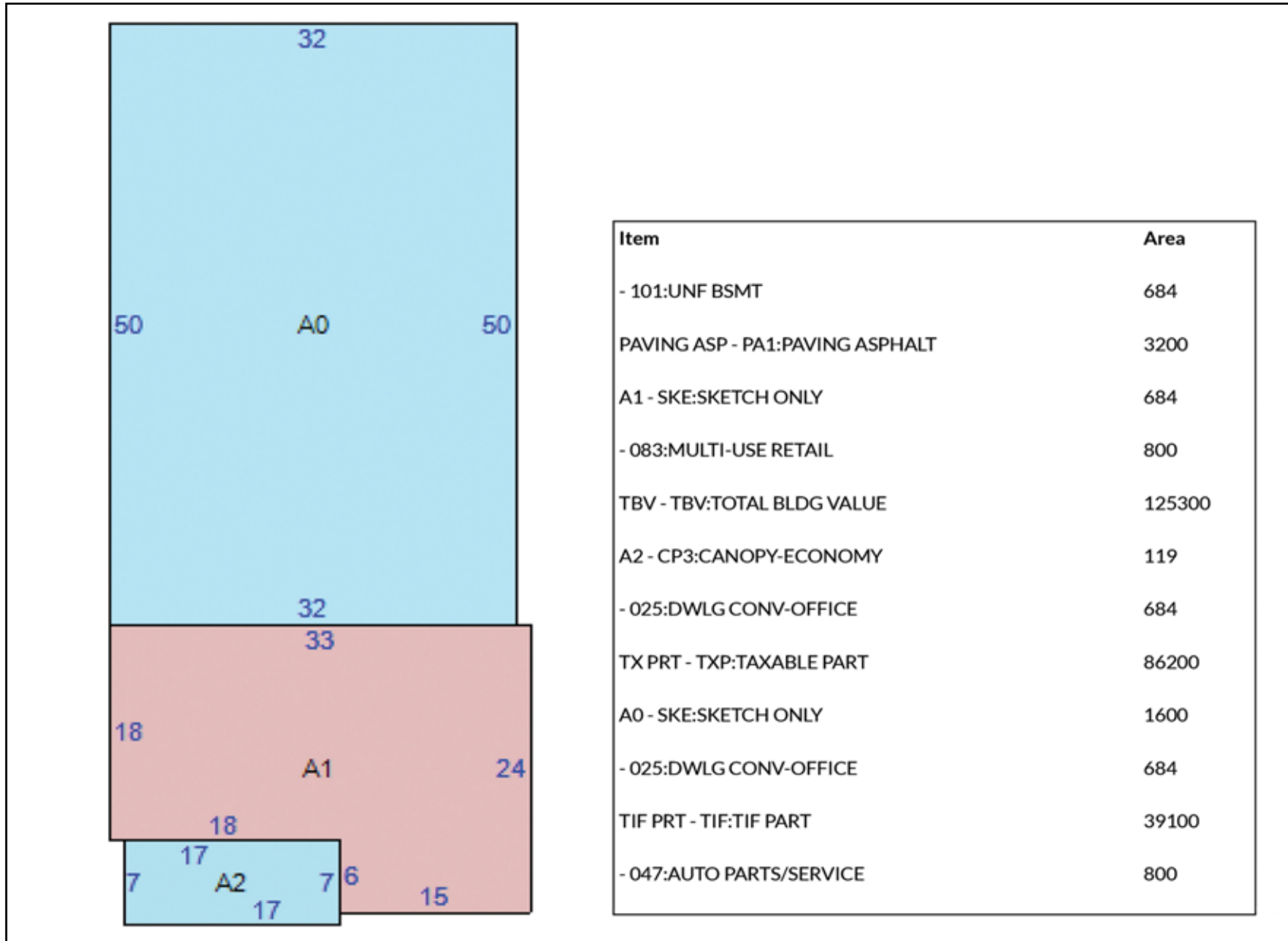
- Located in Downtown Gahanna/Creekside District
- Year Built 1930, Remodeled in 2001
- 2,928 +/- SF Office Building
- Attached Garage
- Functional Layout for multiple uses
- Available for purchase individually or combined with 132 N High Street



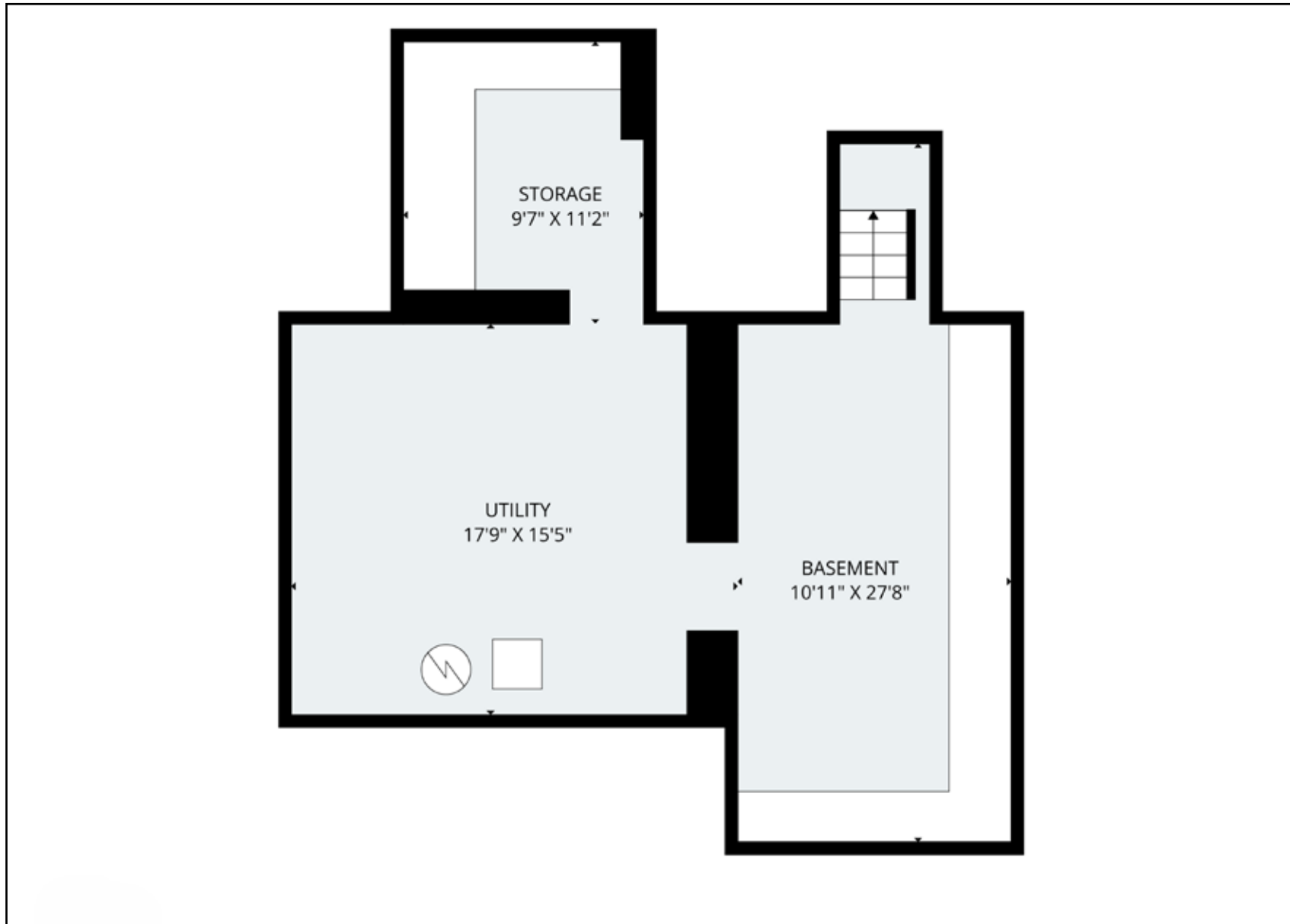
Property Highlights

Address:	158 N High Street Gahanna, OH 43230
County:	Franklin
PID:	025-000115-00
Location:	SEC of N High Street and North Street
Acreage:	0.17 +/- acre
Building Size:	2,928 +/- SF
Stories:	Two Stories
Year Built:	1930
Year Remodeled:	2001
Asking Price:	\$447,984
Asking Price/SF:	\$153.00
Taxes 2025:	\$6,518.66
Zoning:	CMU - Creekside Mixed-Use

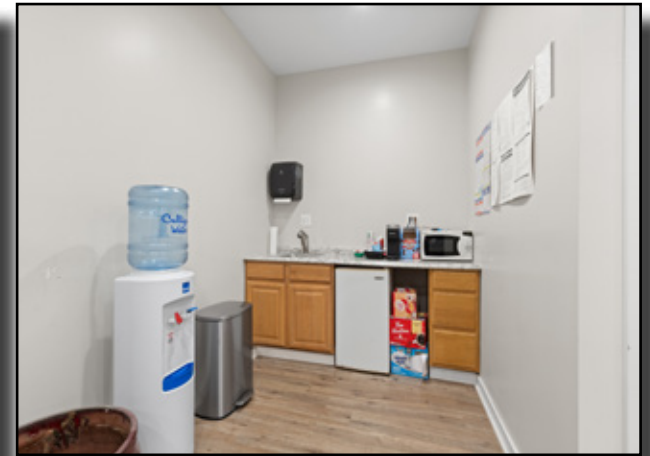
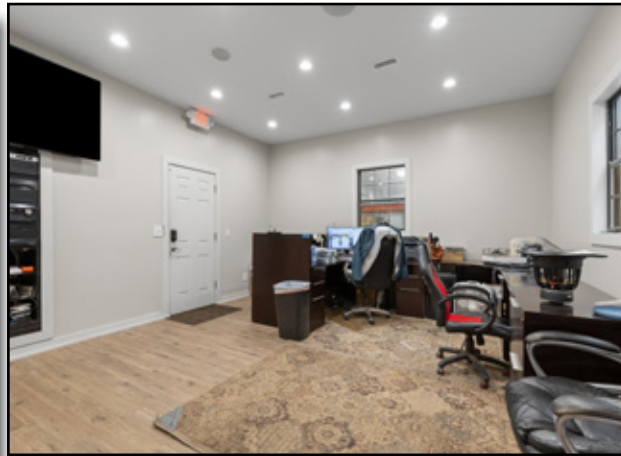
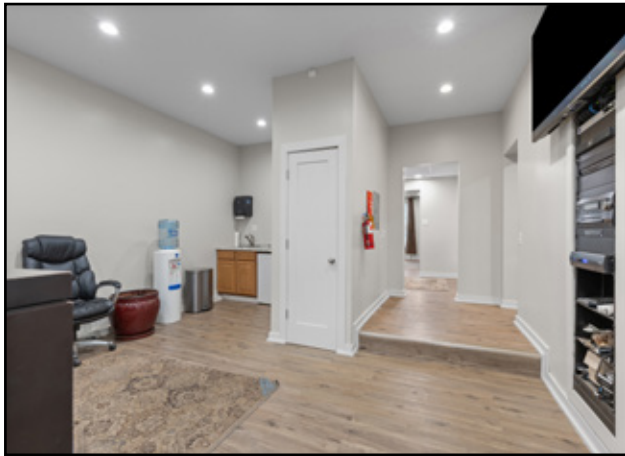




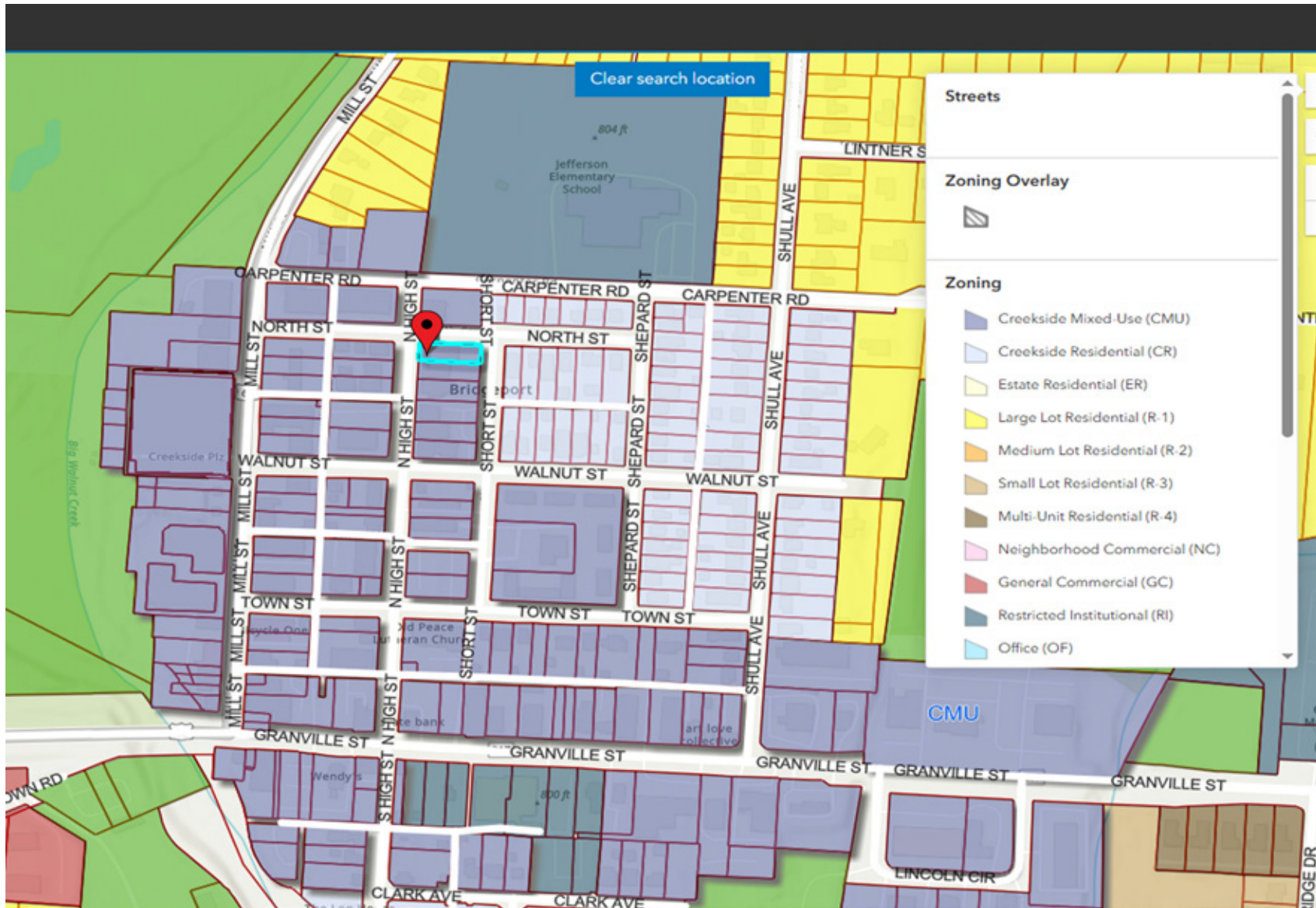




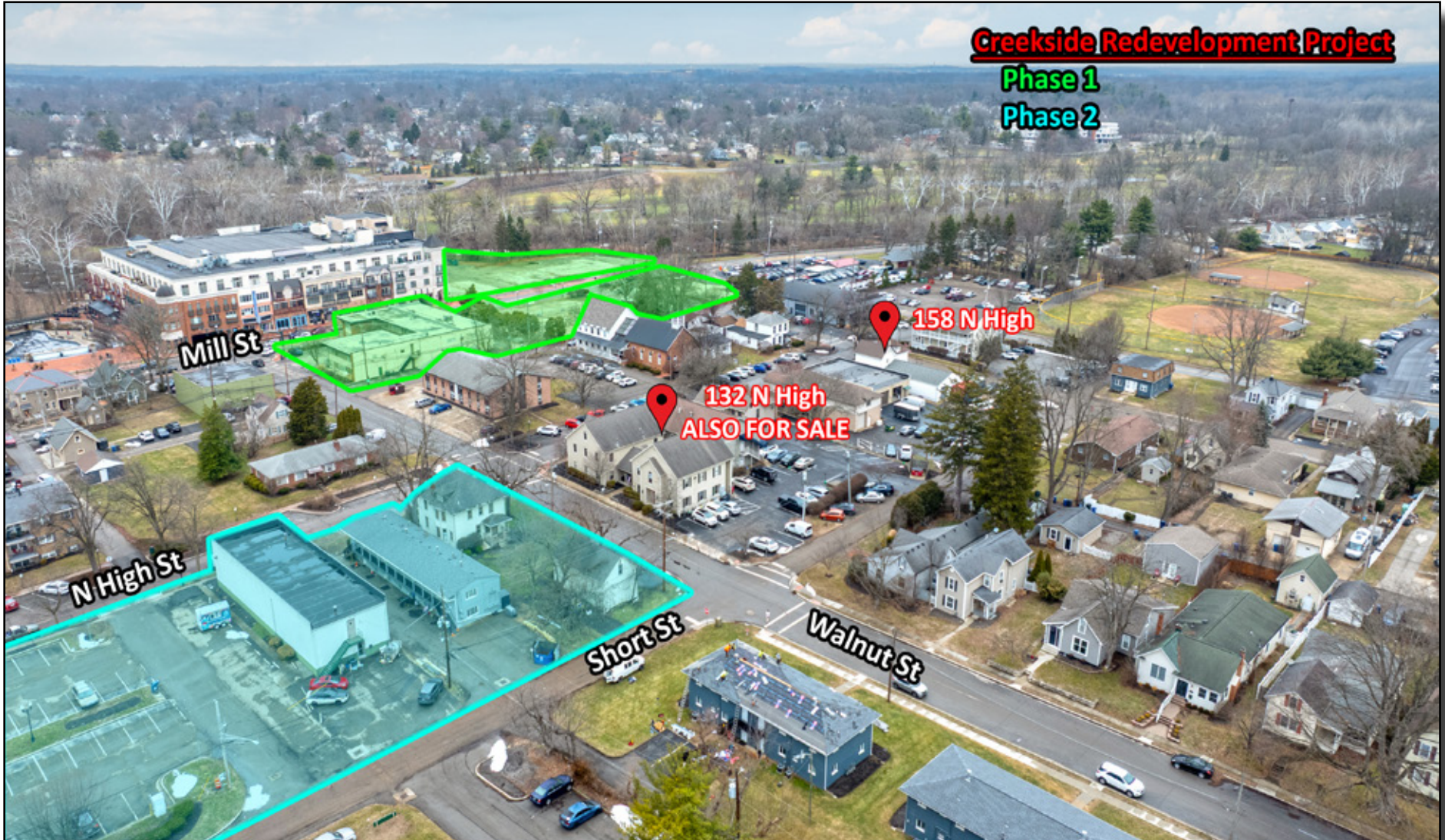


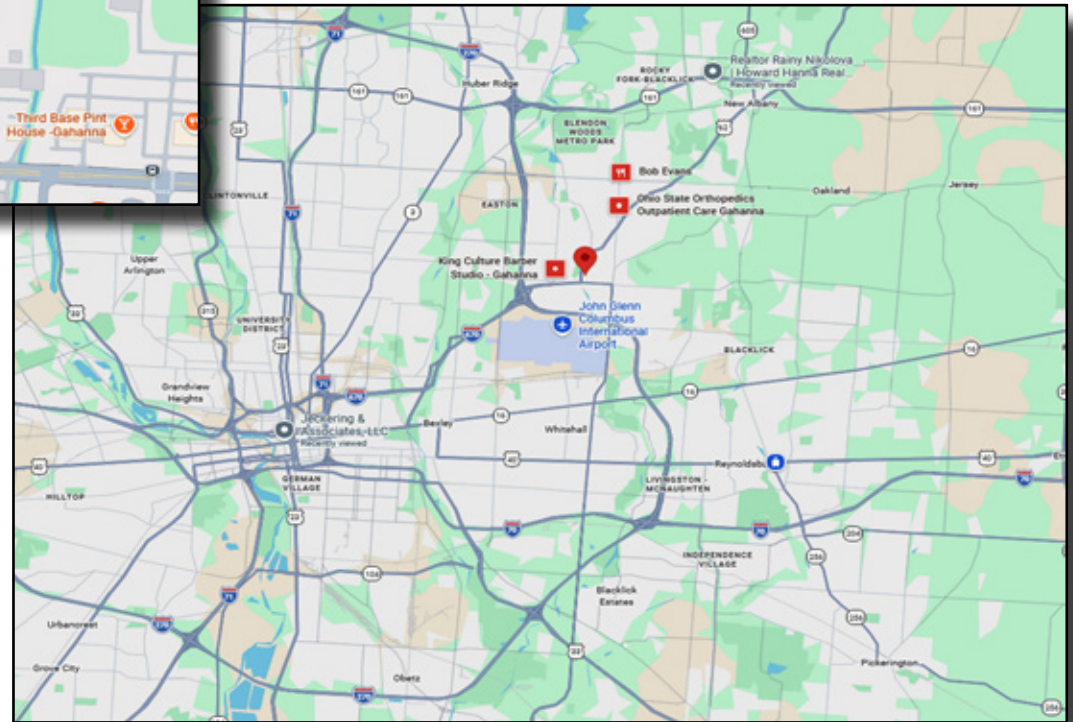
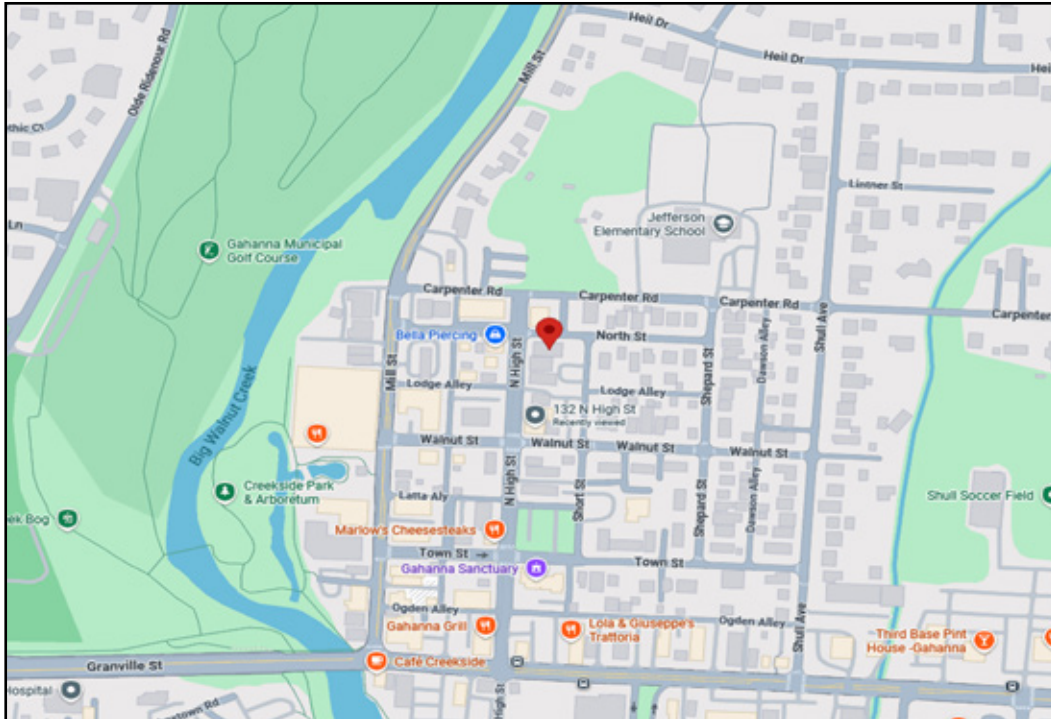






Click [here](#) to view zoning regulations



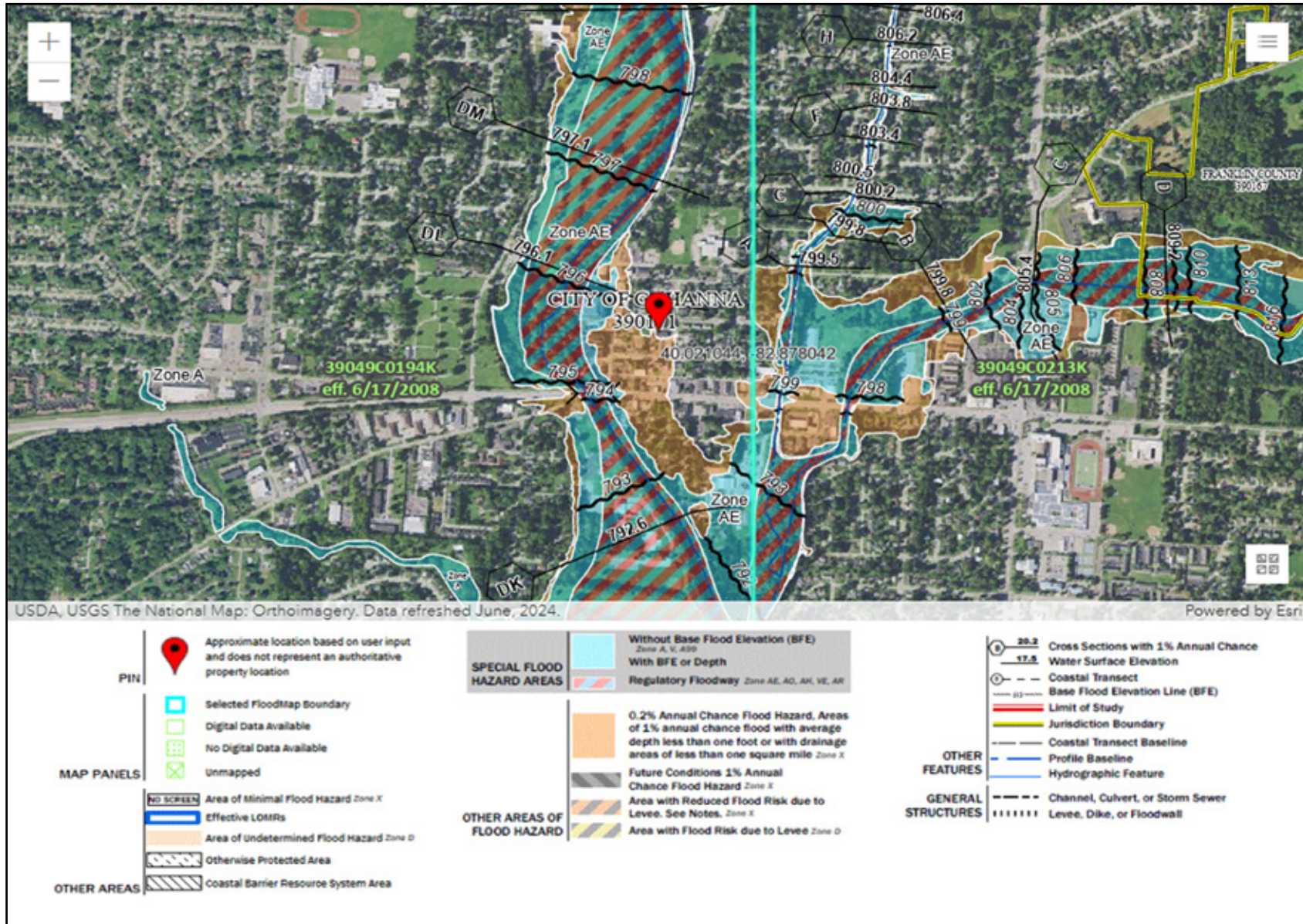


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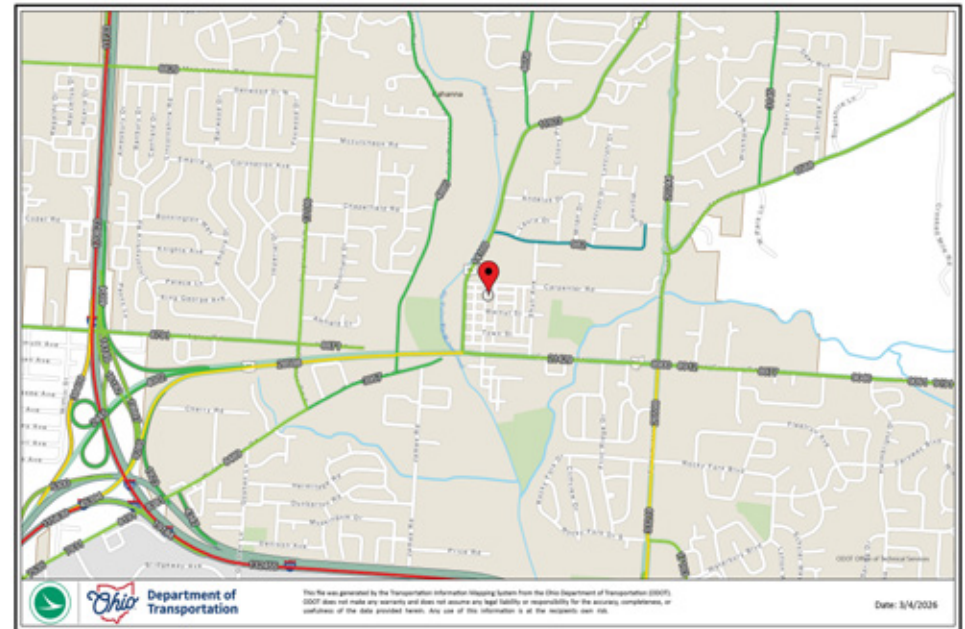
Great Location!

Excellent access to major roadways
Minutes from John Glenn International Airport
Just 15 minutes to Downtown Columbus

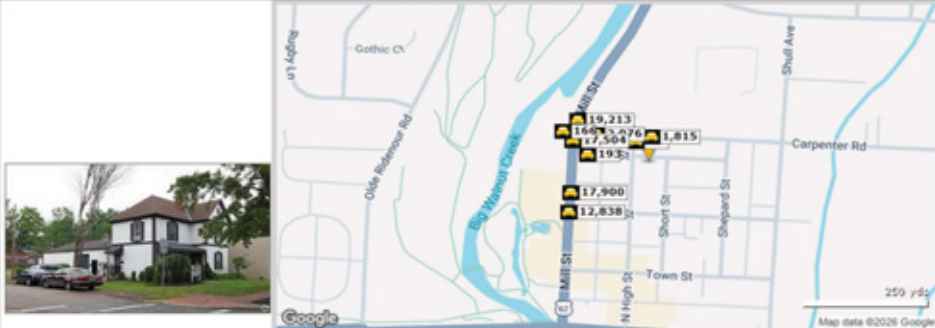


Demographic Summary Report

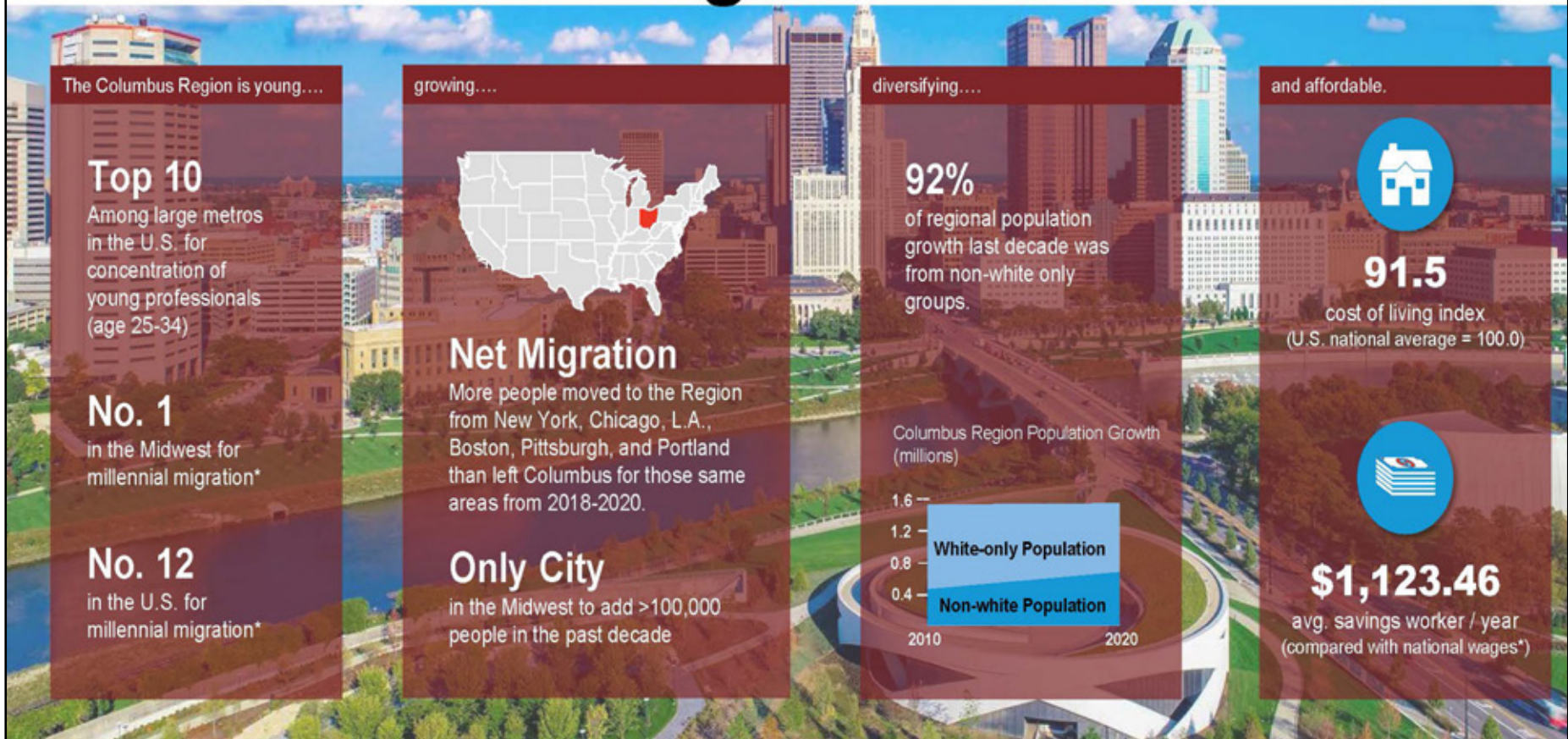
158 N High St, Gahanna, OH 43230				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	9,235	60,295	229,167	
2024 Estimate	9,227	60,500	228,908	
2020 Census	9,270	62,104	229,584	
Growth 2024 - 2029	0.09%	-0.34%	0.11%	
Growth 2020 - 2024	-0.46%	-2.58%	-0.29%	
2024 Population by Hispanic Origin				
2024 Population	9,227	60,500	228,908	
White	7,066 76.58%	34,087 56.34%	106,705 46.61%	
Black	1,030 11.16%	17,049 28.18%	80,286 35.07%	
Am. Indian & Alaskan	24 0.26%	167 0.28%	914 0.40%	
Asian	167 1.81%	3,170 5.24%	11,964 5.23%	
Hawaiian & Pacific Island	10 0.11%	27 0.04%	84 0.04%	
Other	930 10.08%	5,999 9.92%	28,955 12.65%	
U.S. Armed Forces	2	68	164	
Households				
2029 Projection	3,829	24,559	91,027	
2024 Estimate	3,826	24,656	90,951	
2020 Census	3,842	25,360	91,297	
Growth 2024 - 2029	0.08%	-0.39%	0.08%	
Growth 2020 - 2024	-0.42%	-2.78%	-0.38%	
Owner Occupied	2,564 67.02%	13,992 56.75%	47,302 52.01%	
Renter Occupied	1,263 33.01%	10,664 43.25%	43,649 47.99%	
2024 Households by HH Income				
Income: <\$25,000	452 11.81%	3,058 12.40%	14,983 16.47%	
Income: \$25,000 - \$50,000	596 15.57%	4,098 16.62%	19,454 21.39%	
Income: \$50,000 - \$75,000	548 14.32%	4,501 18.26%	17,707 19.47%	
Income: \$75,000 - \$100,000	657 17.17%	3,338 13.54%	10,774 11.85%	
Income: \$100,000 - \$125,000	561 14.66%	3,359 13.62%	9,369 10.30%	
Income: \$125,000 - \$150,000	370 9.67%	2,015 8.17%	6,040 6.64%	
Income: \$150,000 - \$200,000	342 8.94%	2,155 8.74%	5,784 6.36%	
Income: \$200,000+	301 7.87%	2,132 8.65%	6,841 7.52%	
2024 Avg Household Income	\$101,576	\$99,900	\$87,762	
2024 Med Household Income	\$87,081	\$80,025	\$64,229	



Traffic Count Report

158 N High St, Gahanna, OH 43230						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 High Street	Carpenter Rd	0.01 N	2025	907	MPSI	.03
2 Carpenter Road	Short St	0.02 E	2025	1,815	MPSI	.03
3 Carpenter Road	Wilson Aly	0.01 E	2025	2,076	MPSI	.07
4 North Street	Mill St	0.02 W	2025	193	MPSI	.07
5 Walnut Street	Walnut St	0.00	2025	833	MPSI	.09
6 Mill Street	Carpenter Rd	0.01 N	2025	17,504	MPSI	.09
7 Walnut Street	Walnut St	0.00	2025	17,900	MPSI	.10
8 Mill Street	Carpenter Rd	0.02 S	2025	19,213	MPSI	.10
9 Mill Street	Mill St	0.01 E	2025	166	MPSI	.11
10 Mill St	Walnut St	0.00	2025	12,838	MPSI	.11

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



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 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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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.

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.