THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Alex Marsh • amarsh@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.118 • www.rweiler.com
Hobie Hondros • hobie@hondros-co.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.306.8834 • www.rweiler.com

46,480 +/- SF Medical Building on 5.915 +/- acres For Sale
4,019 +/- SF and 8,581 +/- SF For Lease

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Appraisal Brokerage Consulting Development

MEDICAL CENTER FOR SALE AND 2 SPACES FOR LEASE

6455 W Campus Oval, New Albany, OH 43054

Property Description

RARE OPPORTUNITY TO LEASE/PURCHASE PREMIUM OFFICE SPACE IN NEW ALBANY!

This is a unique chance to lease/purchase brand-new, Class A office space in the rapidly expanding New Albany area. Ideal for medical or general office use, this building offers a prime location with excellent visibility and high foot traffic, making it an excellent headquarters for a variety of businesses.

Key Features:

- **Prime Location:** Situated in the heart of the growing New Albany area with easy access and excellent signage opportunities;
- **Flexible Use:** Perfect for medical offices, general office spaces, or other professional services;
- **Class A Finishes:** High-end finishes throughout, offering a modern, professional atmosphere;
- **Building Amenities:** Includes an elevator and well-maintained common bathrooms for convenience;
- **Ownership Flexibility:** The property owner is also open to a sale, offering an attractive option for businesses interested in long-term investment.

Property Highlights

Address:	**6455 W Campus Oval New Albany, OH 43054**
County:	**Franklin**
PID:	**222-003104-00**
Location:	**SWC of E New Albany Rd and Central College Rd**
Acreage:	**5.915 +/- acres**
Building Size:	**46,480 +/- SF**
Year Built:	**2022**
Sale Price:	**Negotiable**
Net Annual Tax:	**$66,706**

Available For Lease on the 2nd Floor - Divisible

Suite A:	**4,019 +/- SF**
Suite C:	**8,581 +/- SF**
Lease Rate:	**Negotiable**
Zoning:	**OCD Office Campus District**

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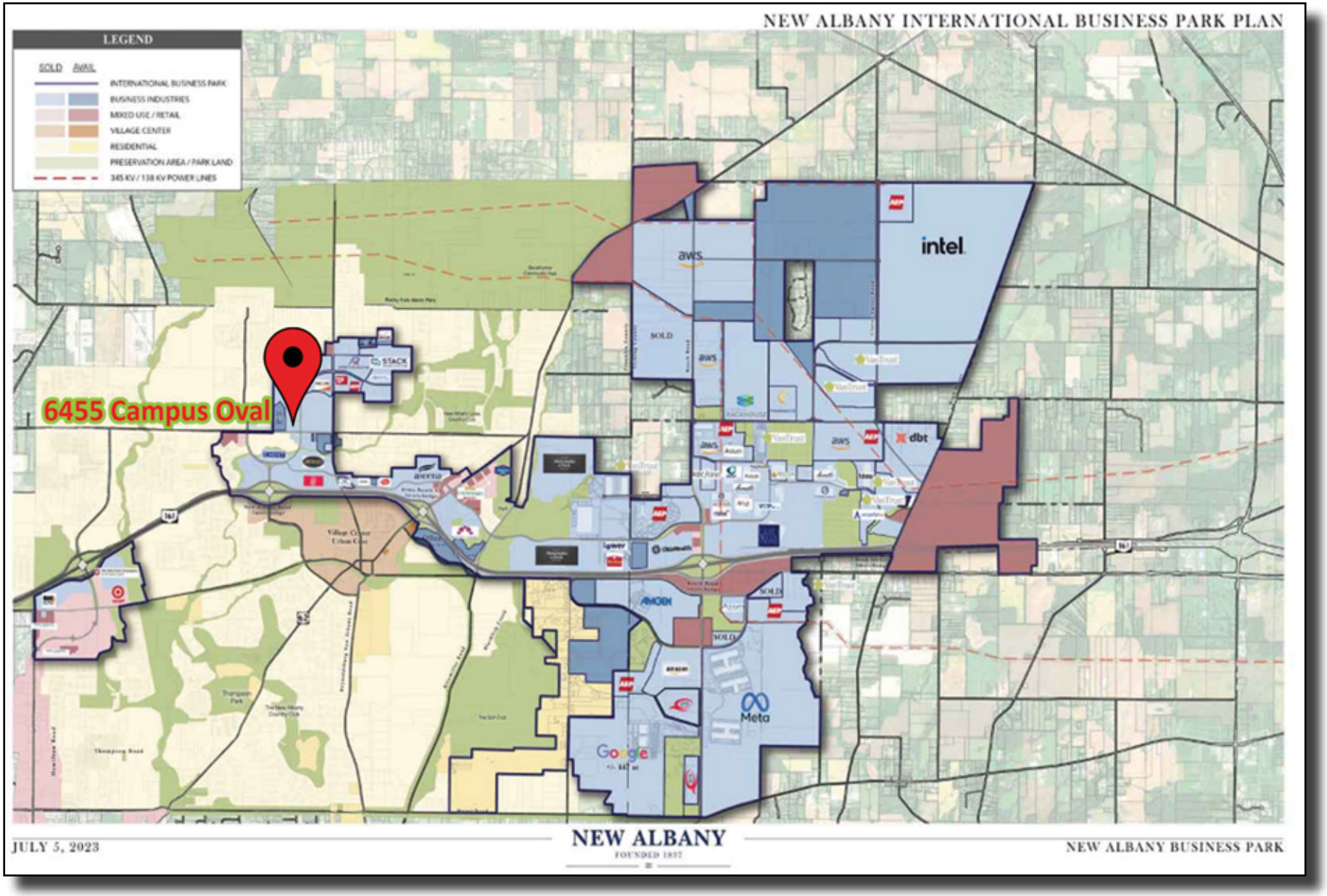
2nd Foor Plan

New Albany International Business Park Map



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Building Photos

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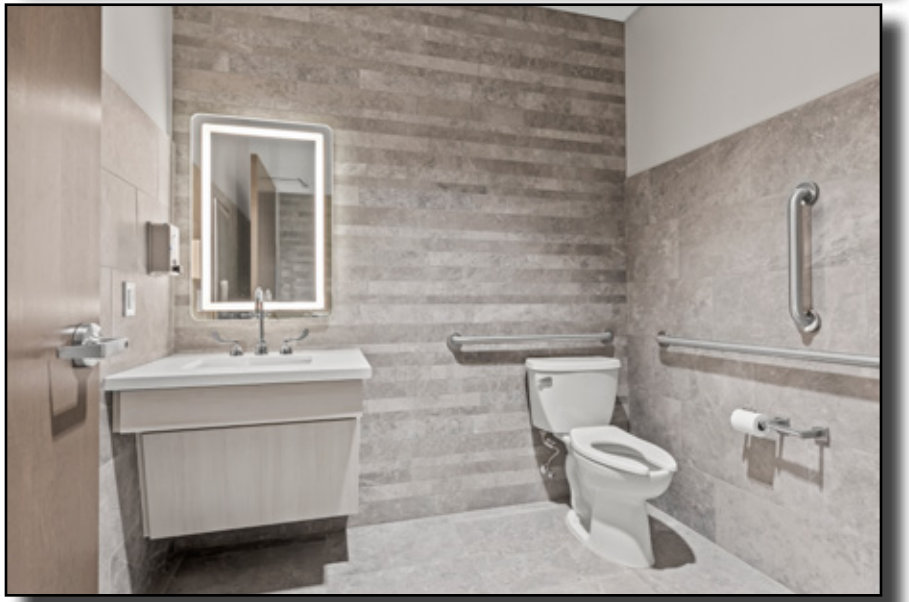
Interior Photos



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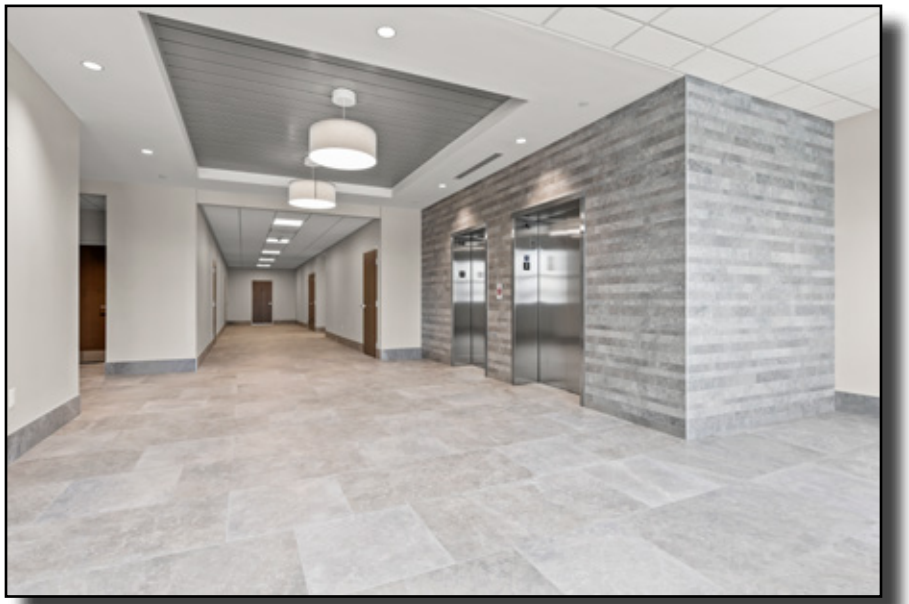

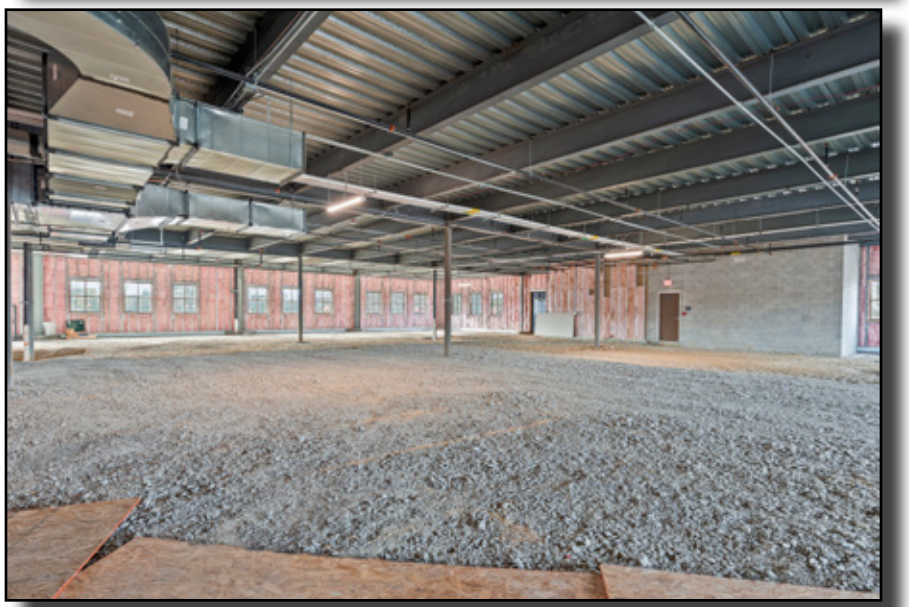

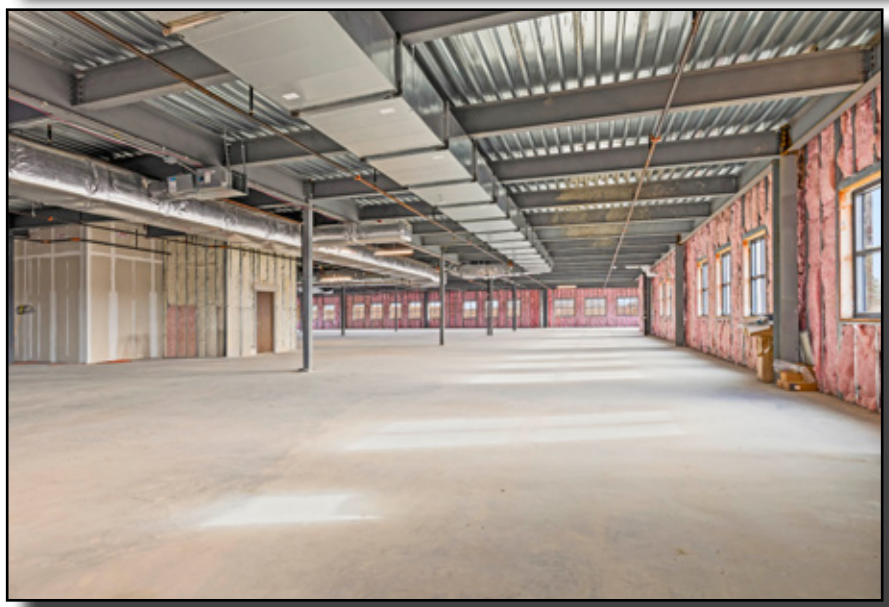

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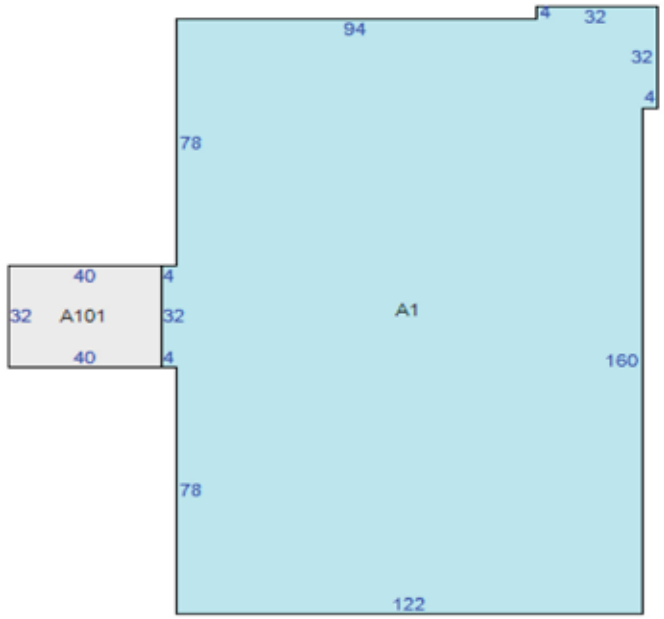
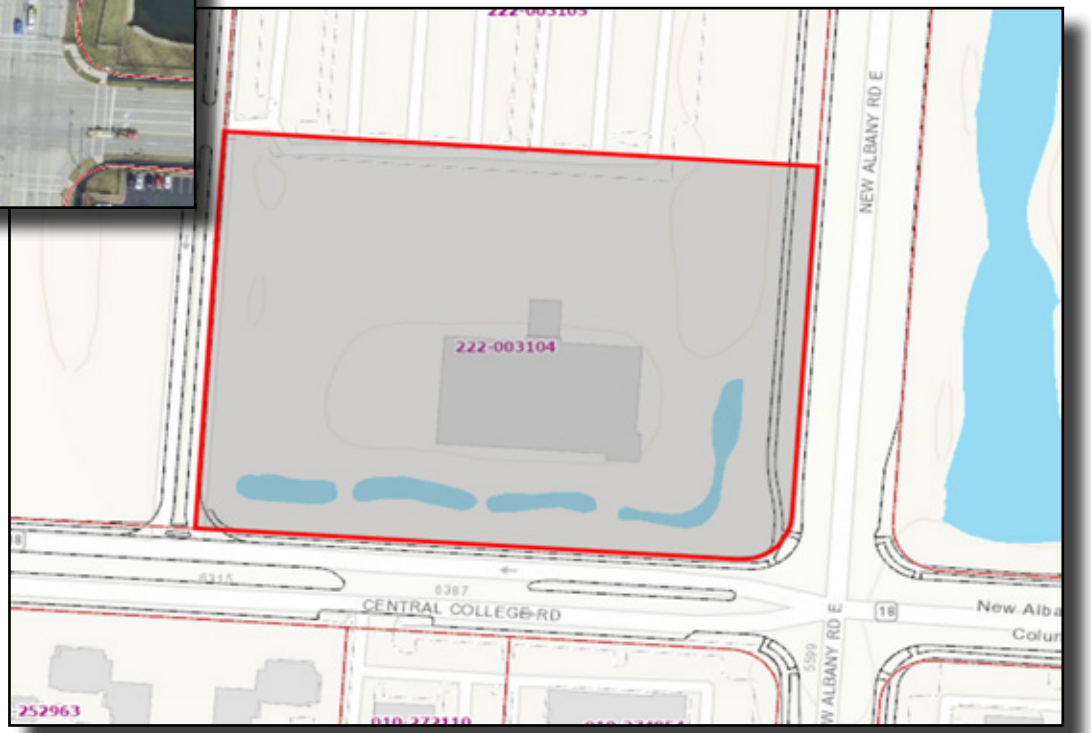
Sketch



Item	Area
PAVING ASP - PA1:PAVING ASPHALT	84000
A1 - 059:SURGERY CENTER	23304
A101 - CP6:CANOPY-VG	1280
- 059:SURGERY CENTER	23176
- SS3:SPRINKLER W/S FD & FO	23176
- SS3:SPRINKLER W/S FD & FO	23304
- EL4:ELEVATOR HYDRAULIC PASNGR	400000

Aerial and Plat Maps



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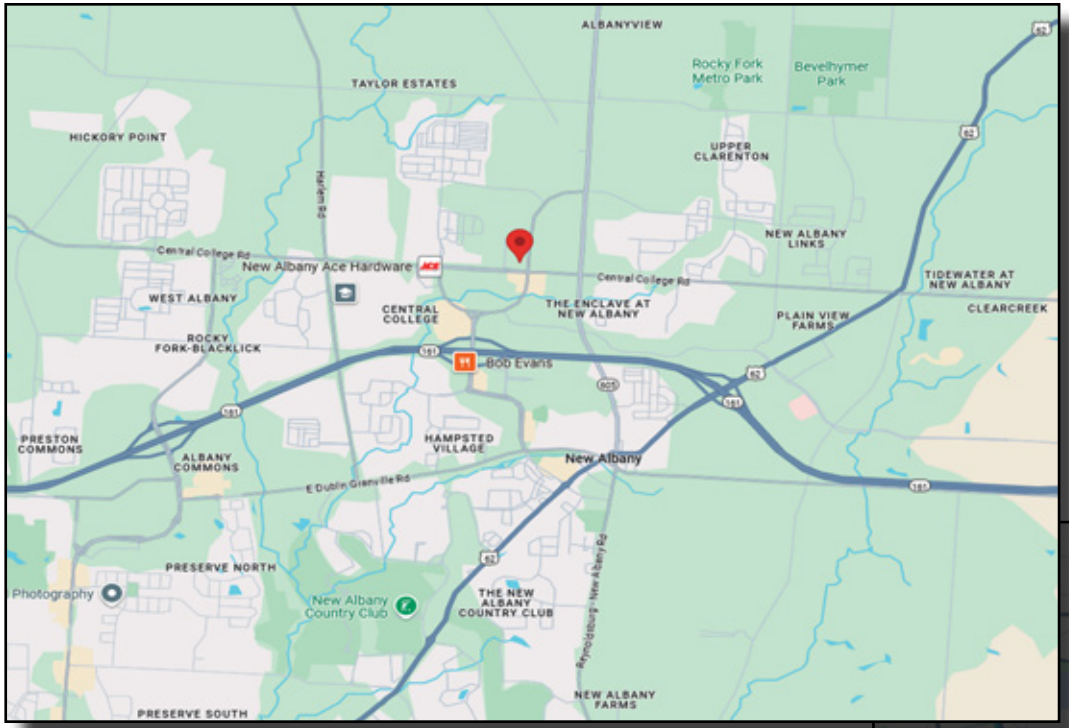
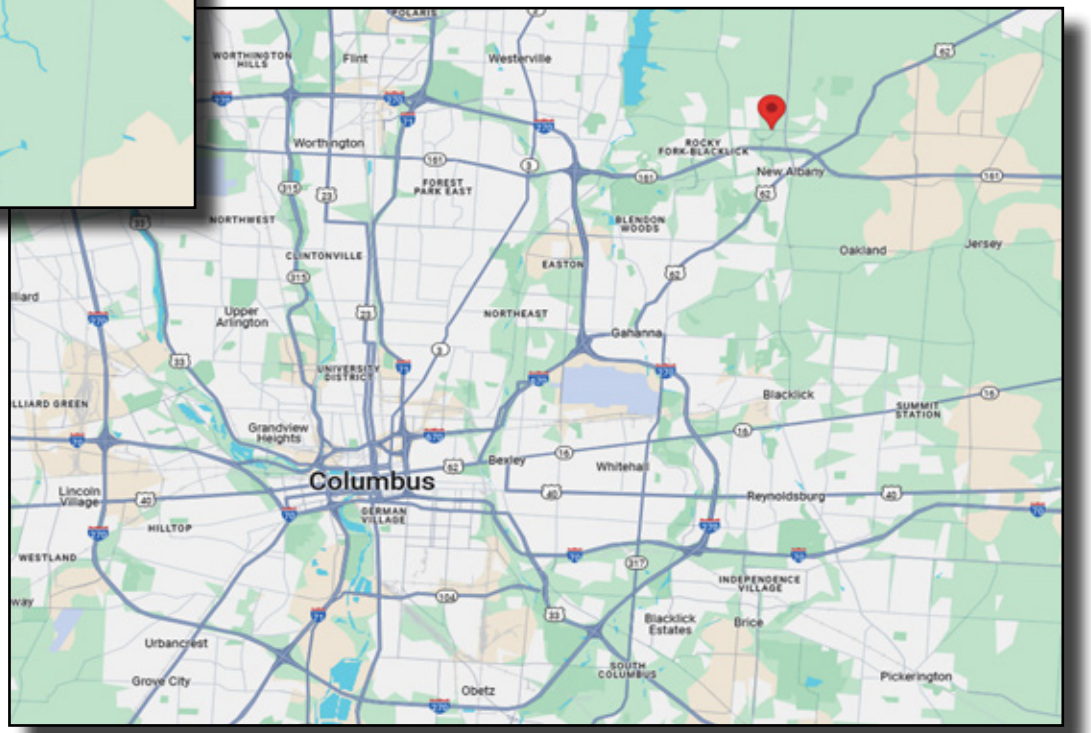
Street Maps





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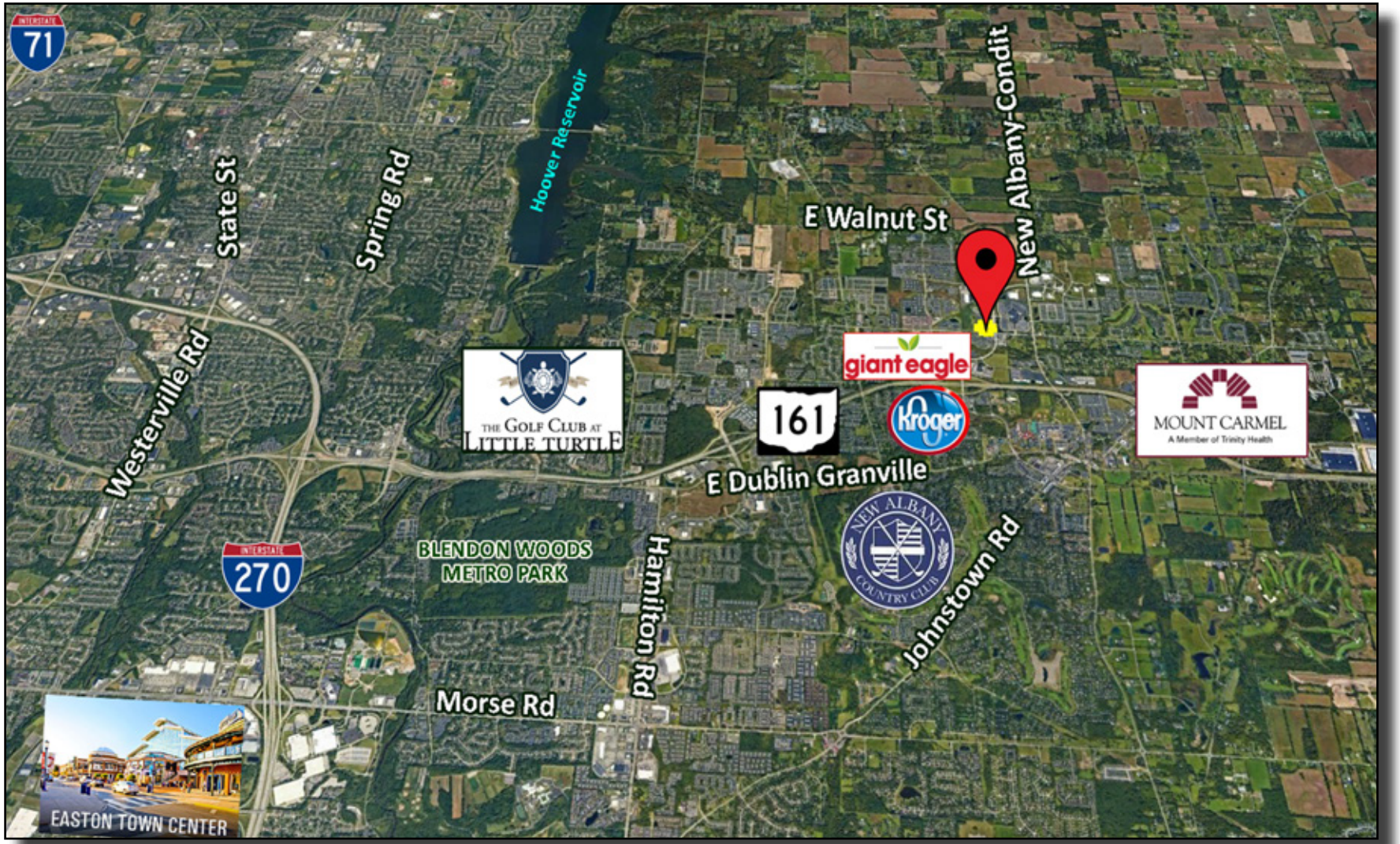
Location Map



Great Location!

Easy access to major roads
10 minutes to Downtown Columbus
13 minutes to Intel
15 minutes to John Glenn International Airport

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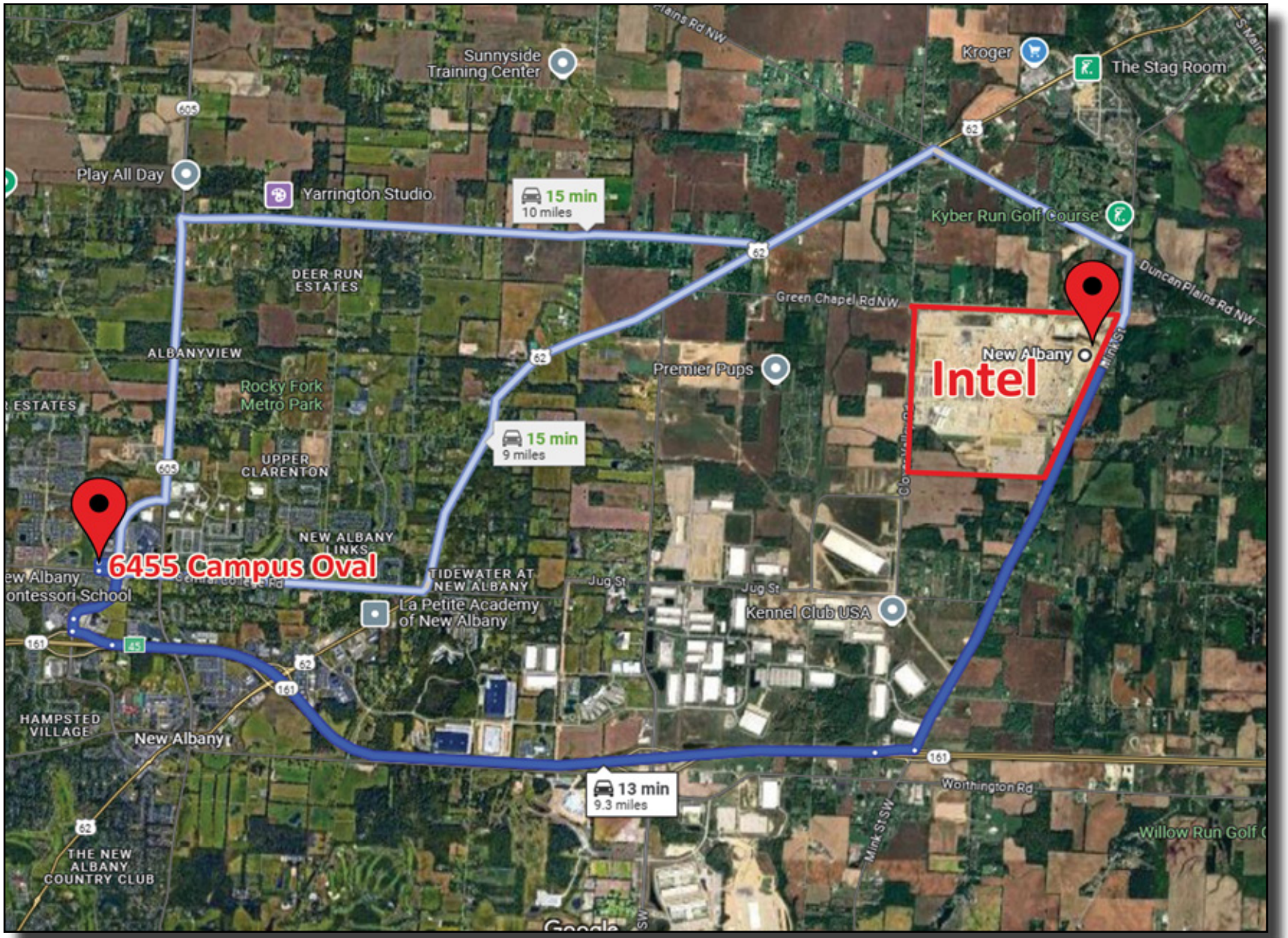
Distance to Intel



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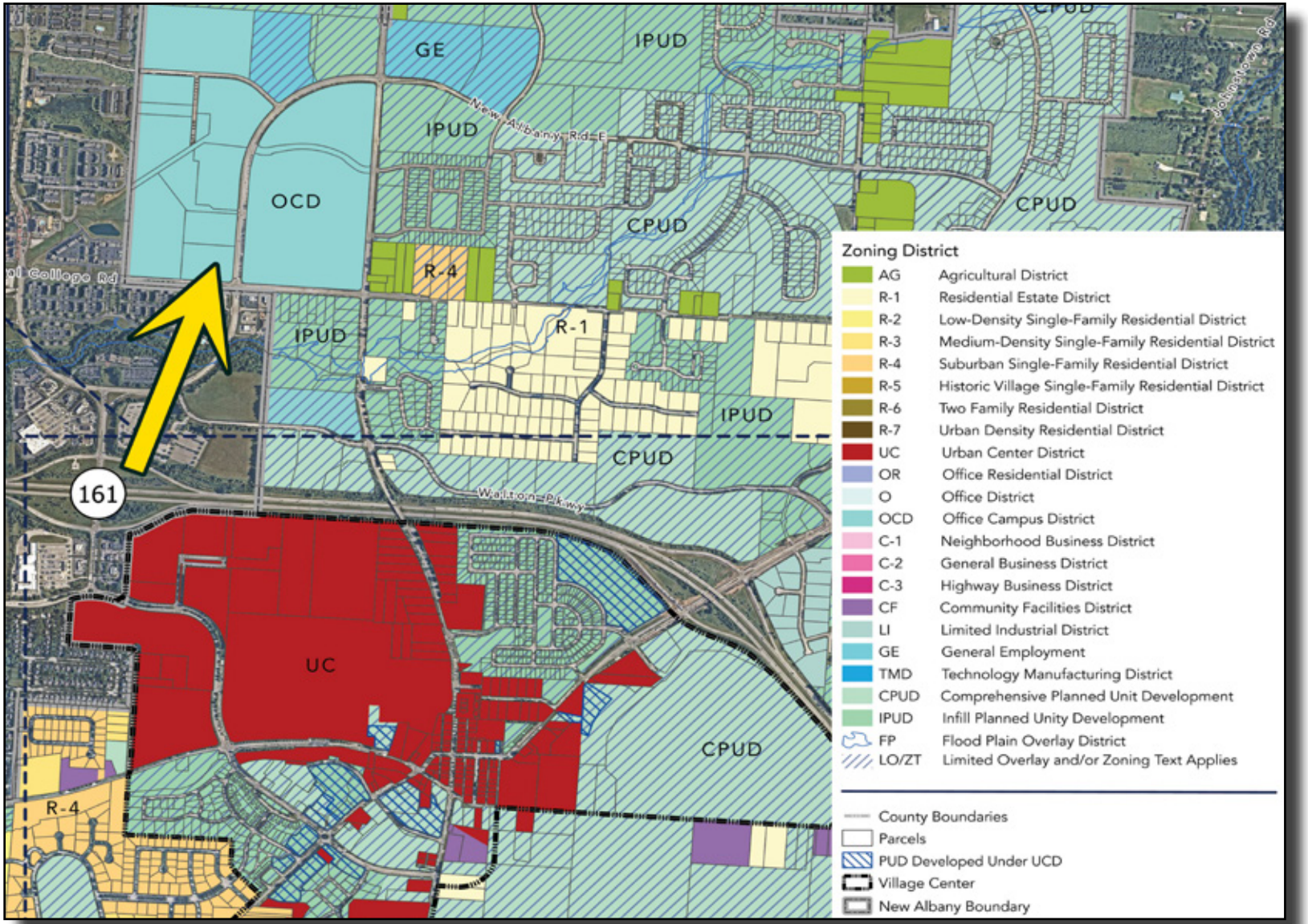
Zoning Map



Click *here* to view zoning text

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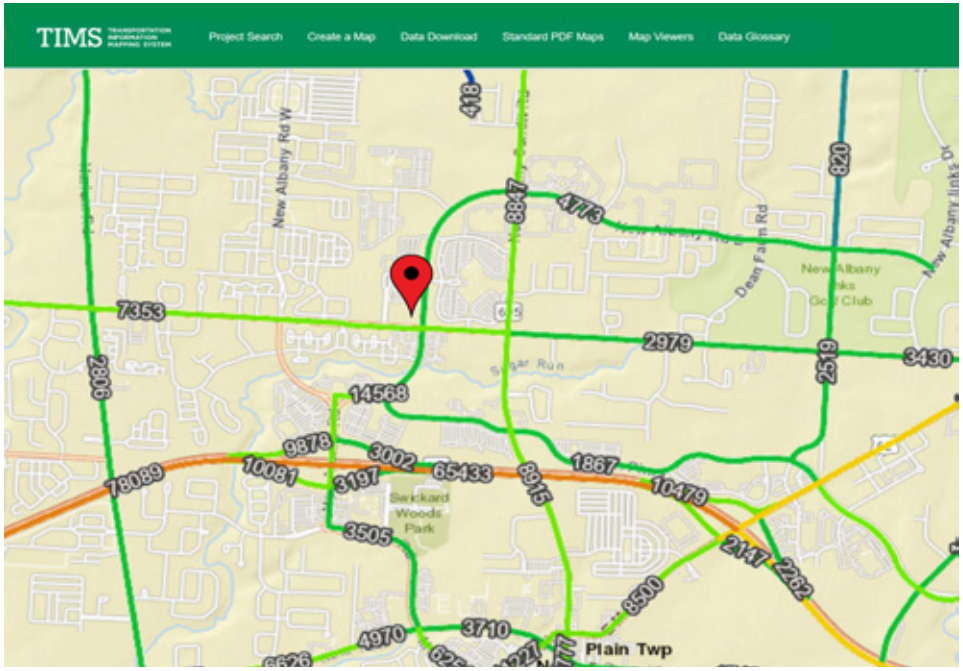
Demographics & Traffic

Demographic Summary Report

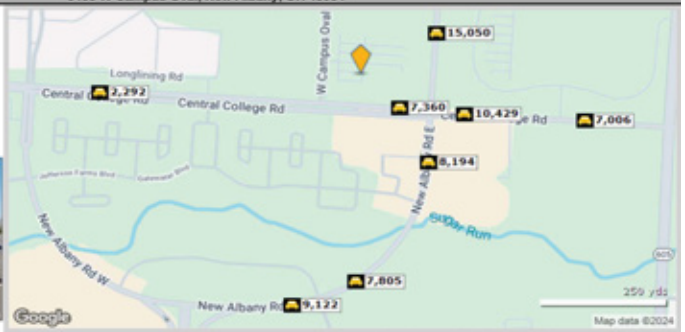
The Medical Center at New Albany
6455 W Campus Oval, New Albany, OH 43054

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	8,684		40,606		97,906	
2024 Estimate	8,738		40,166		96,631	
2020 Census	9,093		39,259		95,234	
Growth 2024 - 2029	-0.62%		1.10%		1.32%	
Growth 2020 - 2024	-3.90%		2.31%		1.47%	
2024 Population by Hispanic Origin	371		1,525		3,536	
2024 Population	8,738		40,166		96,631	
White	6,450	73.82%	29,297	72.94%	70,730	73.20%
Black	786	9.00%	3,737	9.30%	10,753	11.13%
Am. Indian & Alaskan	16	0.18%	63	0.16%	188	0.19%
Asian	599	6.86%	3,189	7.94%	5,797	6.00%
Hawaiian & Pacific Island	1	0.01%	9	0.02%	25	0.03%
Other	887	10.15%	3,871	9.64%	9,138	9.46%
U.S. Armed Forces	0		4		43	
Households						
2029 Projection	4,259		17,555		41,347	
2024 Estimate	4,292		17,399		40,892	
2020 Census	4,502		17,119		40,540	
Growth 2024 - 2029	-0.77%		0.90%		1.11%	
Growth 2020 - 2024	-4.66%		1.64%		0.87%	
Owner Occupied	1,948	45.39%	10,332	59.38%	25,788	63.06%
Renter Occupied	2,344	54.61%	7,067	40.62%	15,104	36.94%
2024 Households by HH Income	4,292		17,400		40,893	
Income: <$25,000	158	3.68%	912	5.24%	2,704	6.61%
Income: $25,000 - $50,000	363	8.46%	2,021	11.61%	5,173	12.65%
Income: $50,000 - $75,000	917	21.37%	3,166	18.20%	7,599	18.58%
Income: $75,000 - $100,000	425	9.90%	1,803	10.36%	4,699	11.49%
Income: $100,000 - $125,000	838	19.52%	2,339	13.44%	5,139	12.57%
Income: $125,000 - $150,000	492	11.46%	1,730	9.94%	4,116	10.07%
Income: $150,000 - $200,000	315	7.34%	1,638	9.41%	4,351	10.64%
Income: $200,000+	784	18.27%	3,791	21.79%	7,112	17.39%
2024 Avg Household Income	$133,552		$138,868		$127,948	
2024 Med Household Income	$108,442		$108,529		$101,321	



Traffic Count Report

The Medical Center at New Albany
6455 W Campus Oval, New Albany, OH 43054



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Central College Road	New Albany Rd E	0.04 E	2022	7,360	MPSI	.06
2	New Albany Rd E	W Campus Oval	0.07 N	2020	7,863	MPSI	.10
3	New Albany Rd E	W Campus Oval	0.07 N	2022	15,050	MPSI	.10
4	Central College Road	New Albany Rd E	0.04 W	2022	10,429	MPSI	.13
5	NEW ALBANY RD E	Jefferson Farms Blvd	0.06 S	2020	4,483	AADT	.13
6	New Albany Road East	Jefferson Farms Blvd	0.06 S	2022	8,194	MPSI	.13
7	New Albany Rd E	Walton Pkwy	0.04 SW	2022	7,805	MPSI	.26
8	Central College Rd	New Albany Condit Rd	0.10 E	2022	7,006	MPSI	.26
9	New Albany Rd E	Walton Pkwy	0.03 NE	2022	9,122	MPSI	.30
10	Central College Rd	New Albany Rd W	0.08 W	2022	2,292	MPSI	.30

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Flood Map

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What's Driving Investment?

The Columbus Region is young....

Top 10
Among large metros in the U.S. for concentration of young professionals (age 25-34)

No. 1
in the Midwest for millennial migration*

No. 12
in the U.S. for millennial migration*

growing....

Net Migration
More people moved to the Region from New York, Chicago, L.A., Boston, Pittsburgh, and Portland than left Columbus for those same areas from 2018-2020.

Only City
in the Midwest to add >100,000 people in the past decade

diversifying....

92%
of regional population growth last decade was from non-white only groups.

Columbus Region Population Growth (millions)

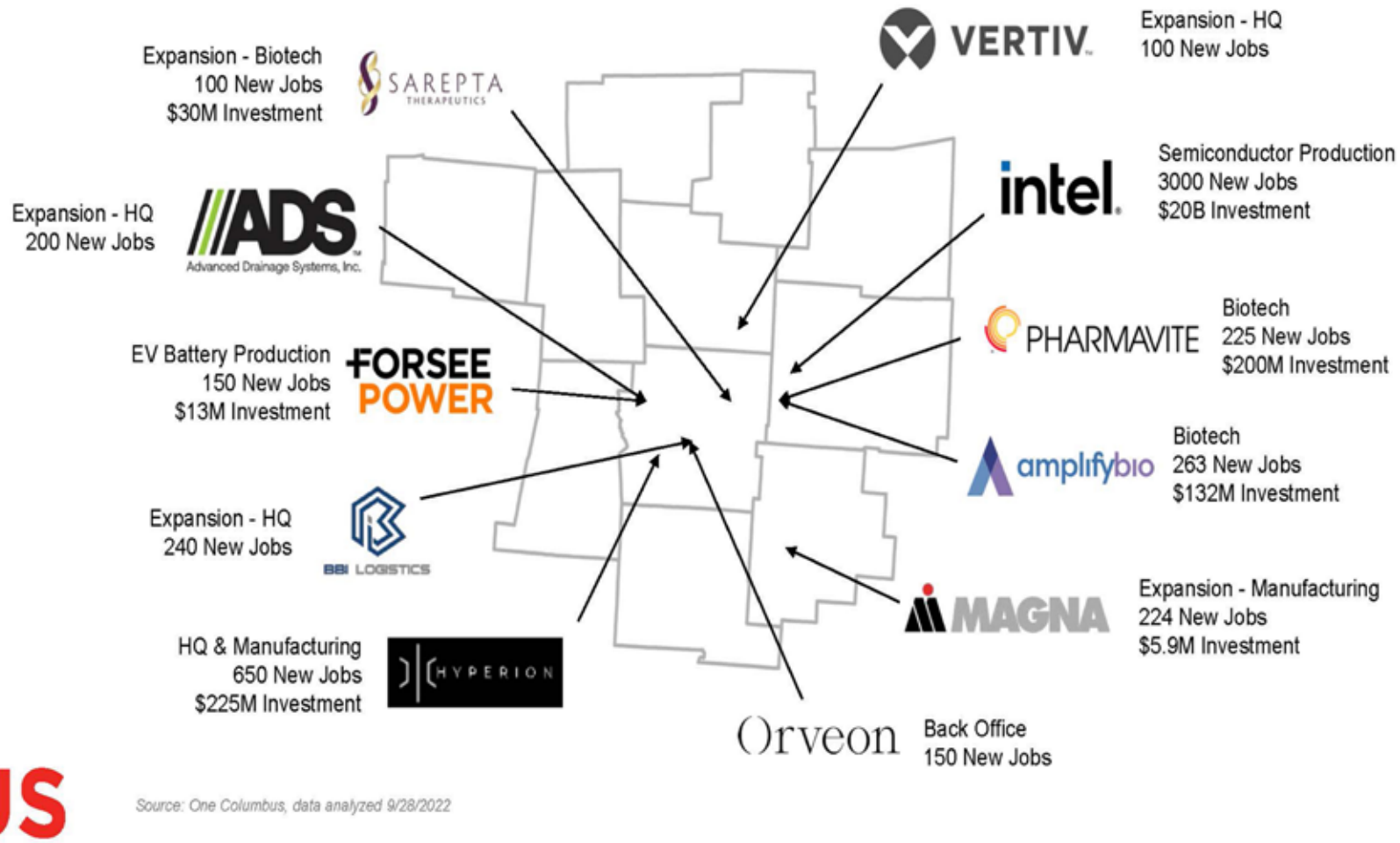
and affordable.

91.5
cost of living index
(U.S. national average = 100.0)

$1,123.46
avg. savings worker / year
(compared with national wages*)

US

Notable Projects YTD



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

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

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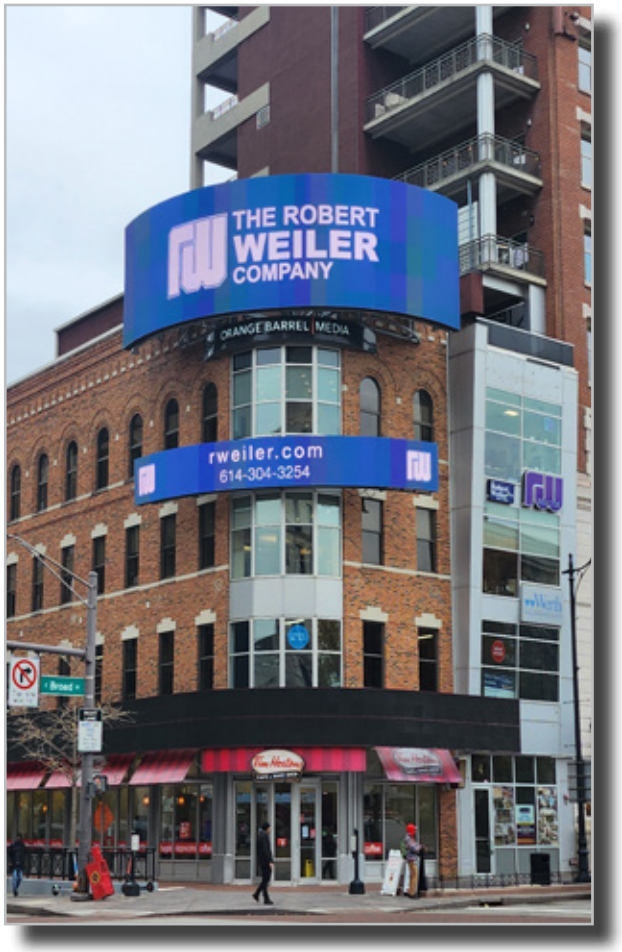

The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 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.

Learn more about us at
www.rweiler.com

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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 purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. 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 for your needs.

All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers 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 Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser 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. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase 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, approved by Seller, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk.

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