

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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5,000 +/- SF on 0.51 +/- Ac



Appraisal Brokerage Consulting Development

Office Building For Sale
3050 Delta Marine Drive, Reynoldsburg, OH 43068

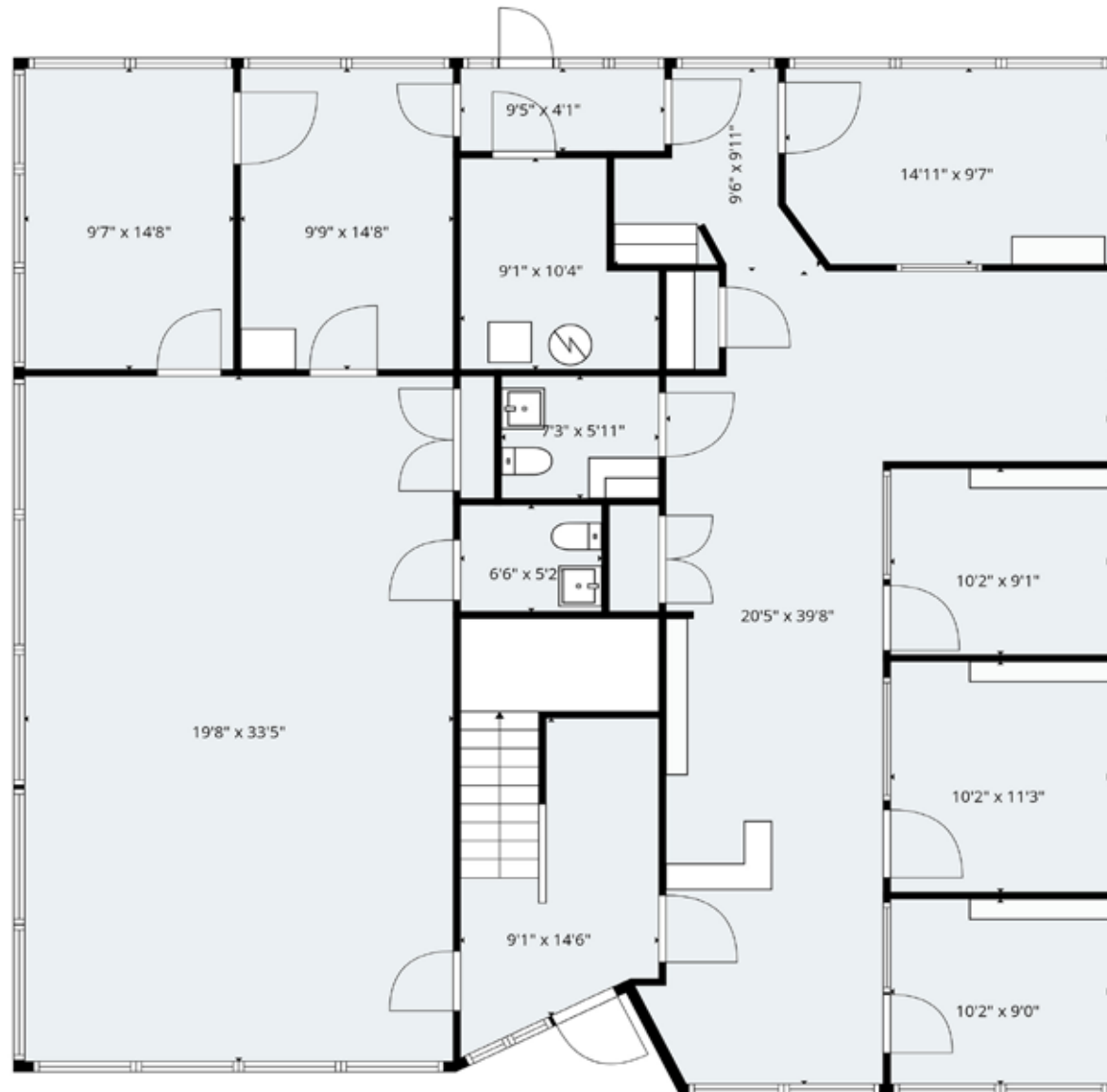
OFFICE BUILDING FOR SALE

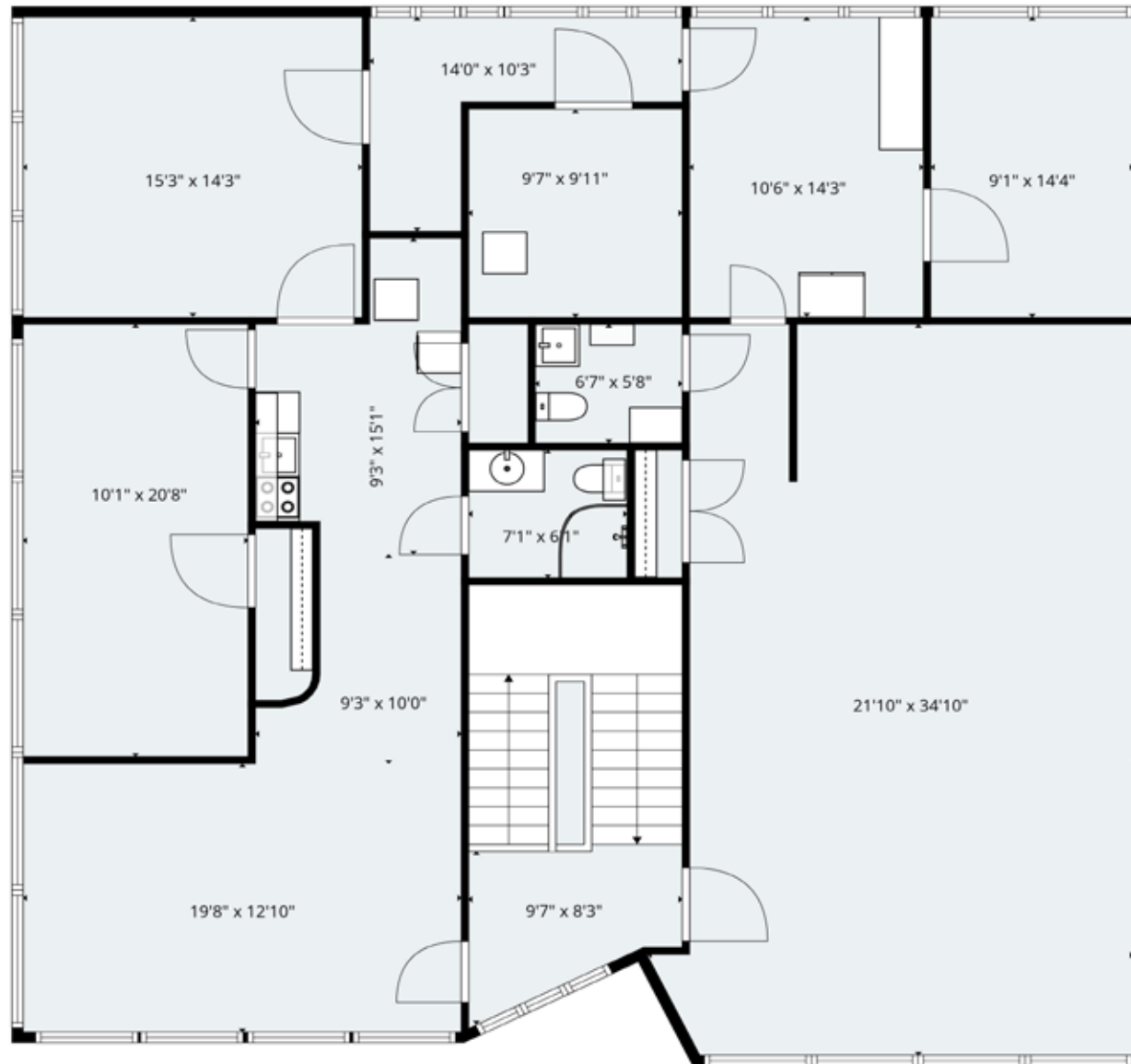
Now available in Reynoldsburg, this 5,000 +/- SF office building at 3050 Delta Marine Drive is a practical option for a business owner looking to secure their own space and invest in their future. Owning this property provides stability, long-term cost control, and the freedom to tailor the building to fit your needs – a smart alternative to continue to lease. The location offers quick access to I-70 and I-270, making it a convenient base for day-to-day operations. While best suited for an owner-occupant, the property also carries potential for an investor seeking to reposition it as a multi-tenant office in the Reynoldsburg market.

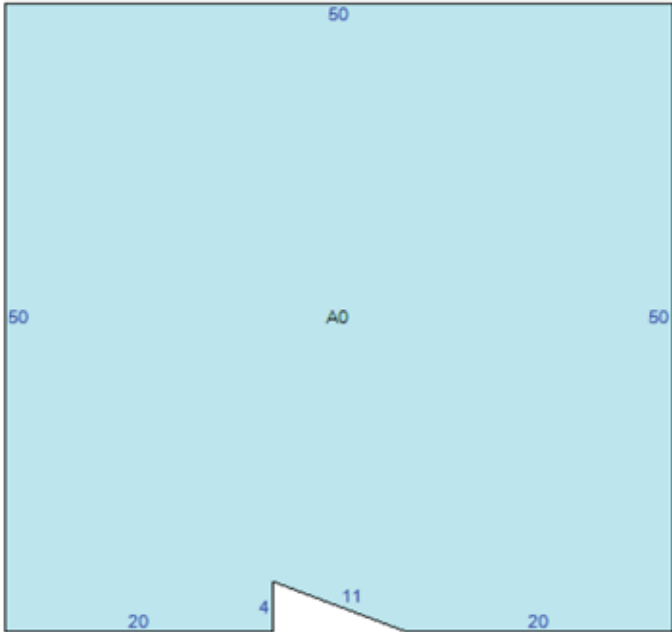


Property Highlights

Address:	3050 Delta Marine Drive, Reynoldsburg, Ohio 43068
County:	Franklin
PID:	530-244972-00
Location:	South of I-70 between Gender Rd and Brice Rd
Acreage:	0.51 +/- acres
Building Size:	5,000 +/- SF
Stories:	2 story
Year Built:	1999
List Price:	\$595,000
Zoning:	LC 4 - Commercial







Item	Area
PAVING ASP - PA1:PAVING ASPHALT	8000
A0 - 053:OFFICES	2480
- 053:OFFICES	2480
TBV - TBV:TOTAL BLDG VALUE	397100
TX PRT - TXP:TAXABLE PART	278400
TIF PRT - TIF:TIF PART	118700



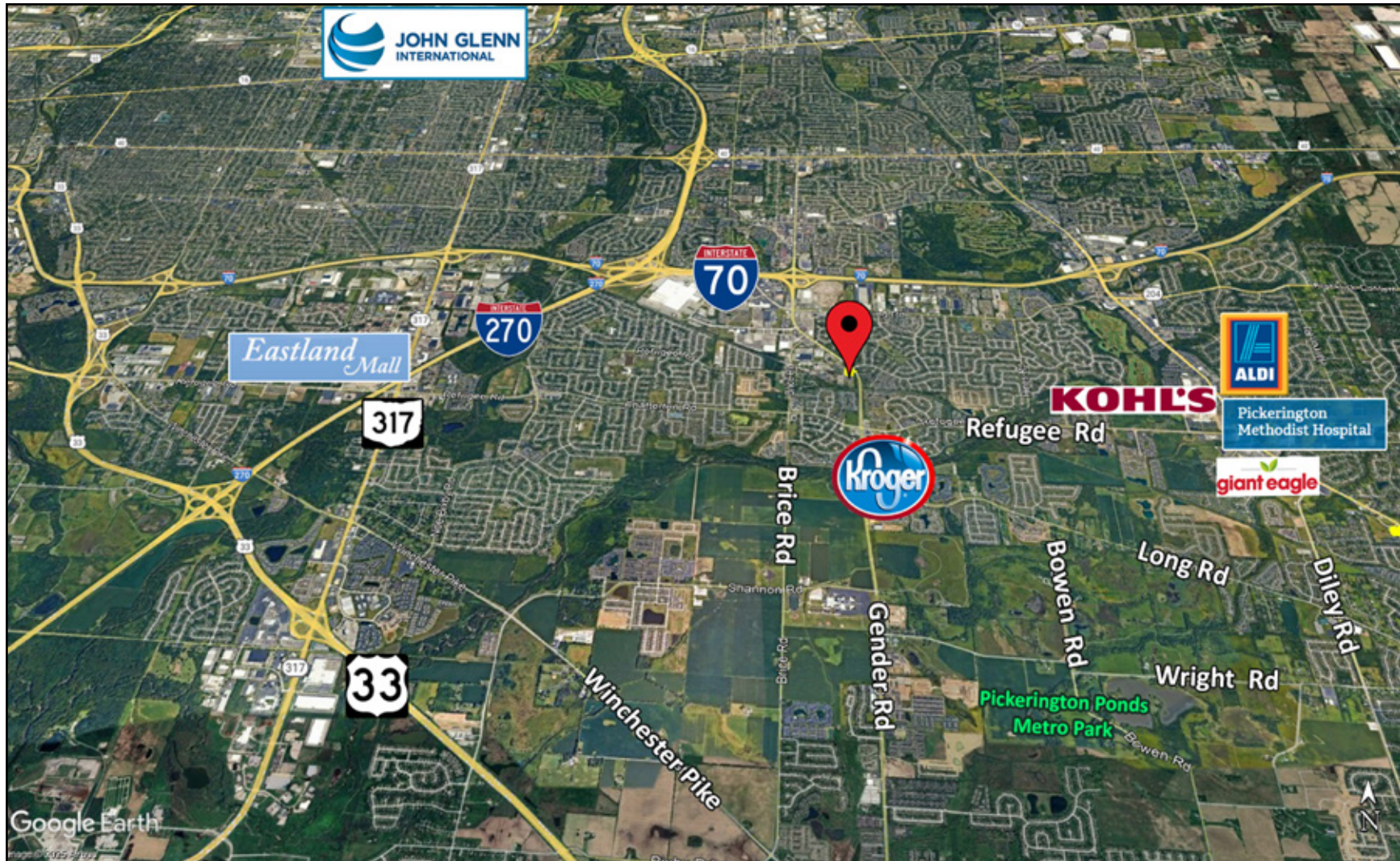






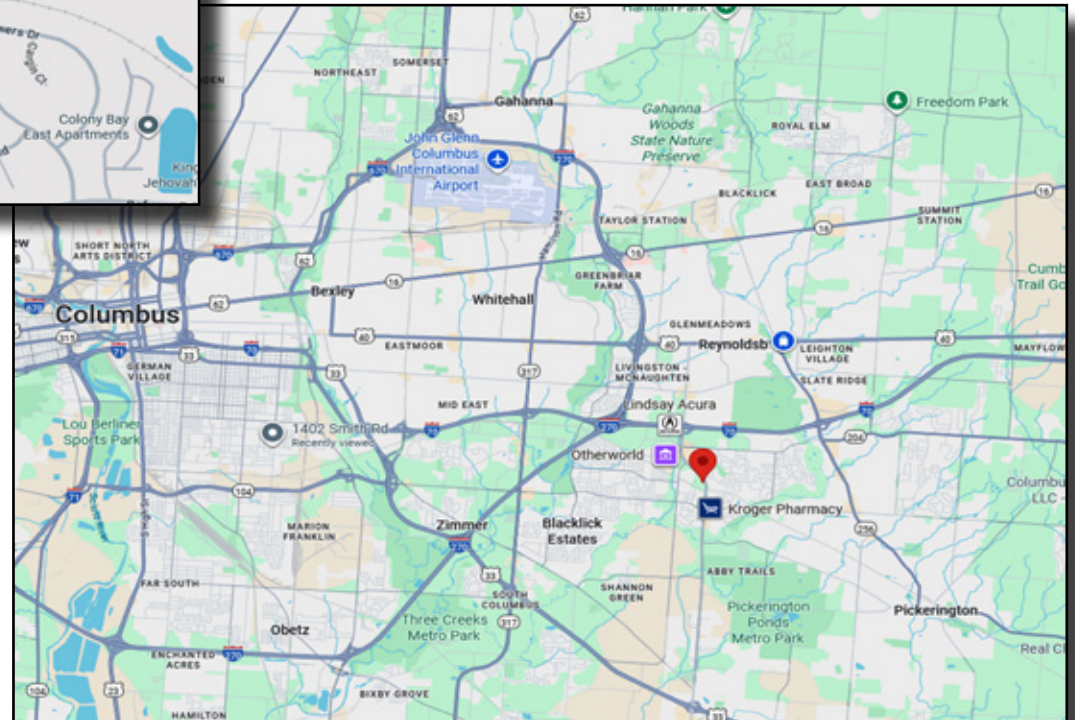
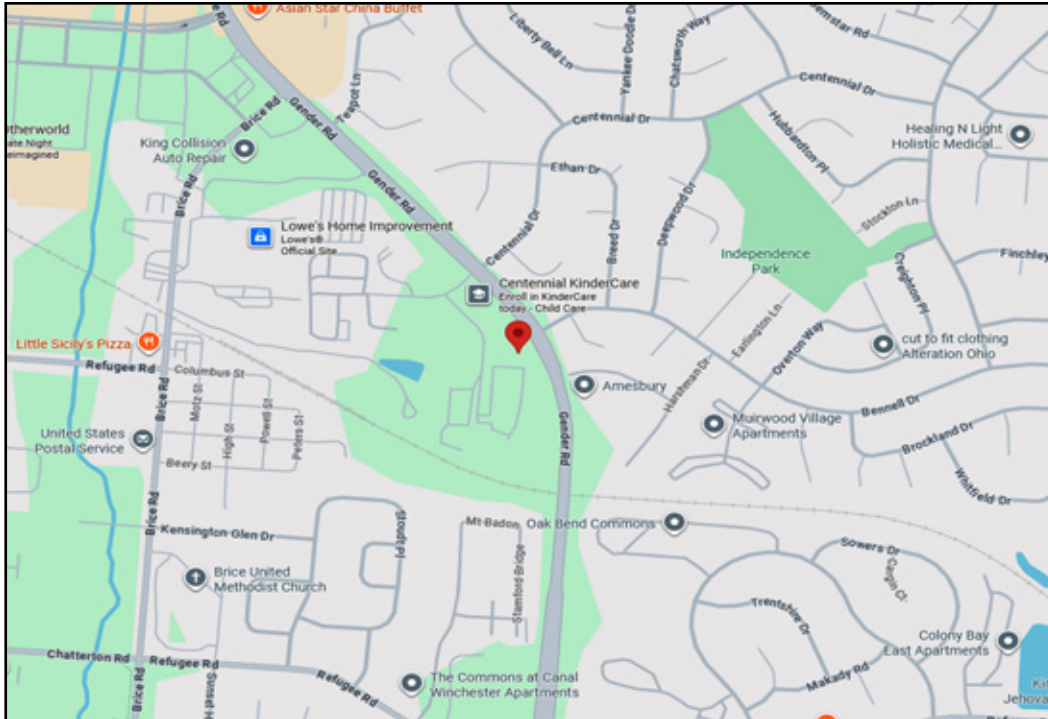


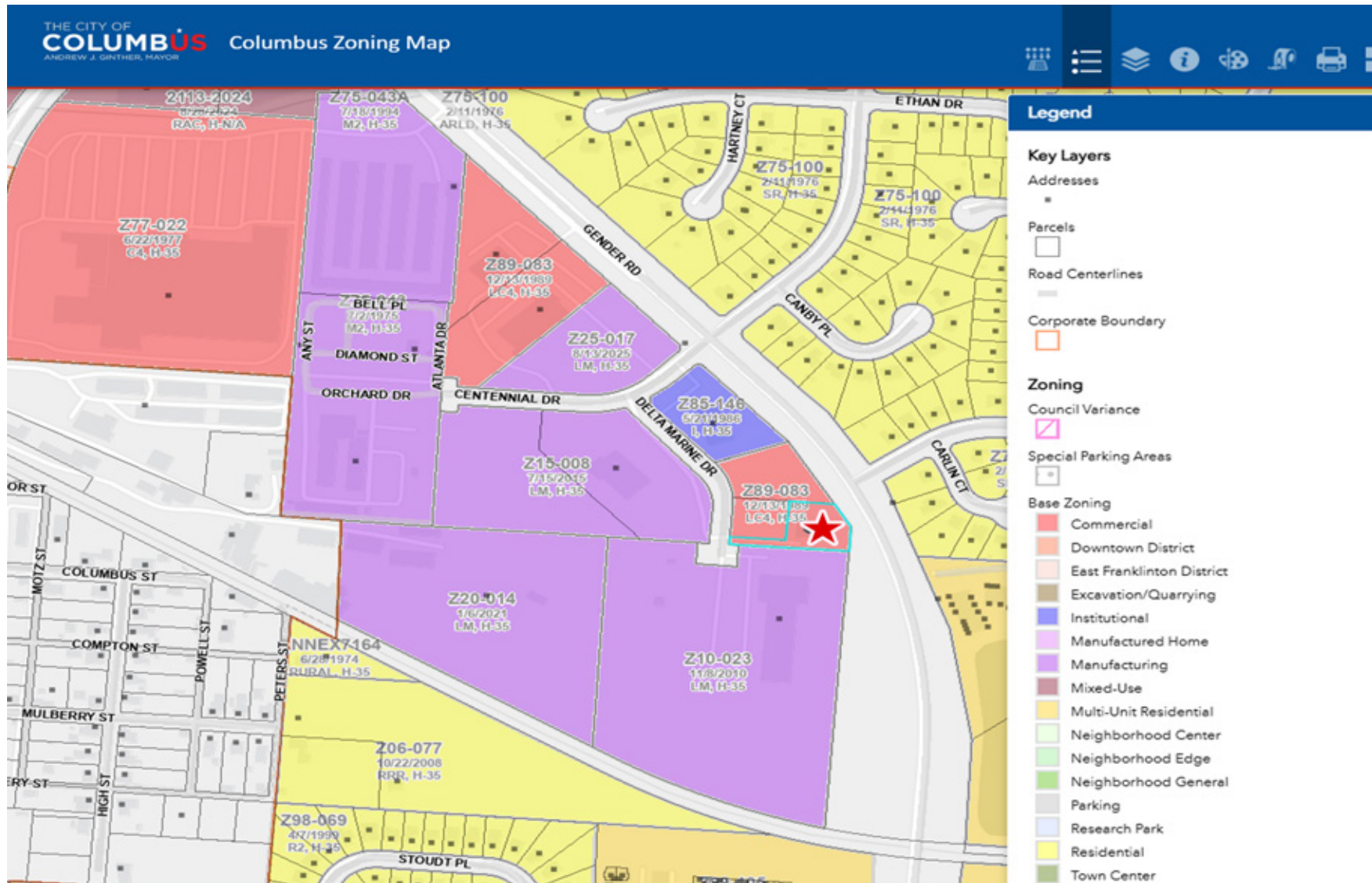




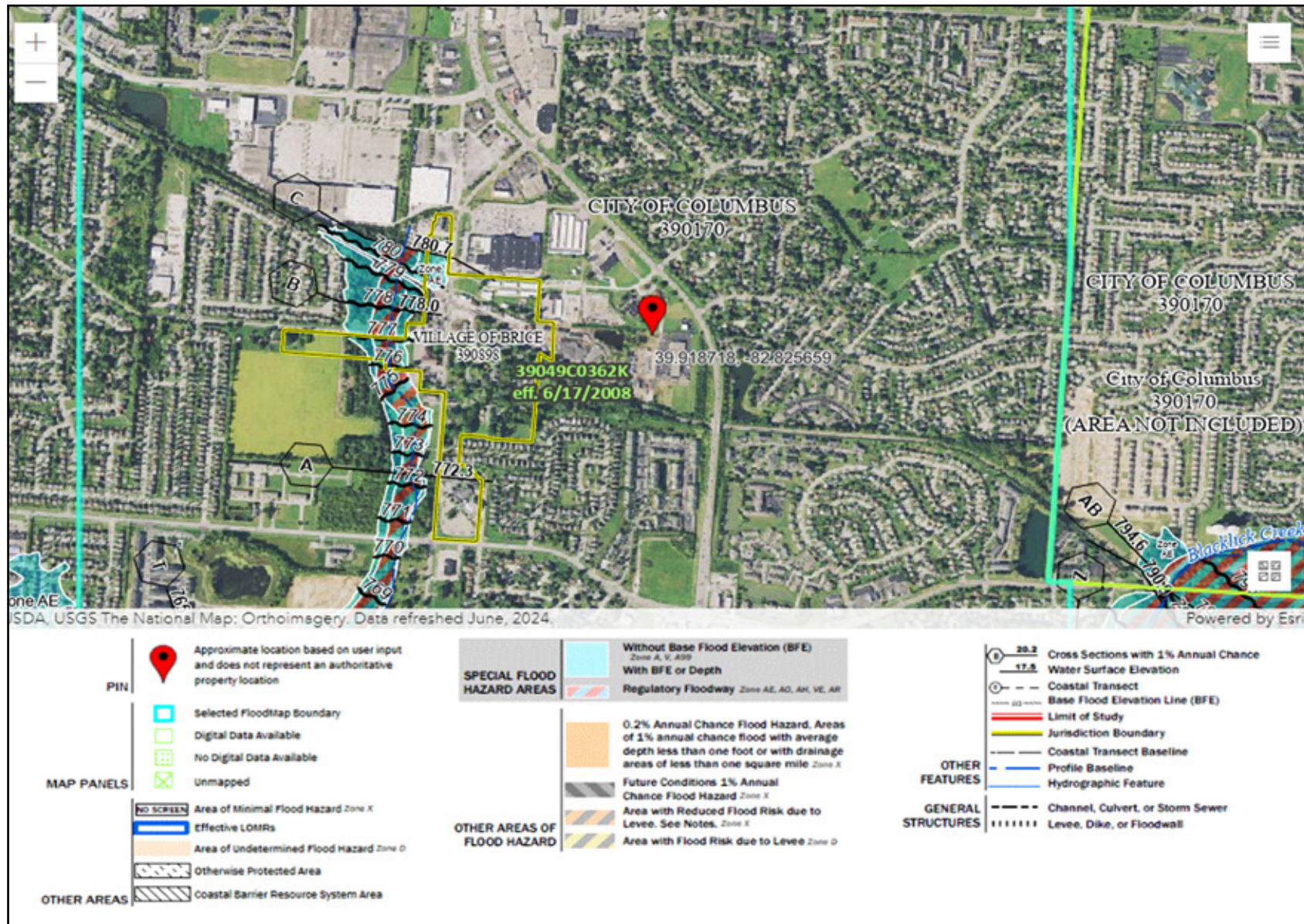
Great Location!

Excellent access to major roads
15 minutes to Downtown Columbus
20 minutes to John Glenn International Airport



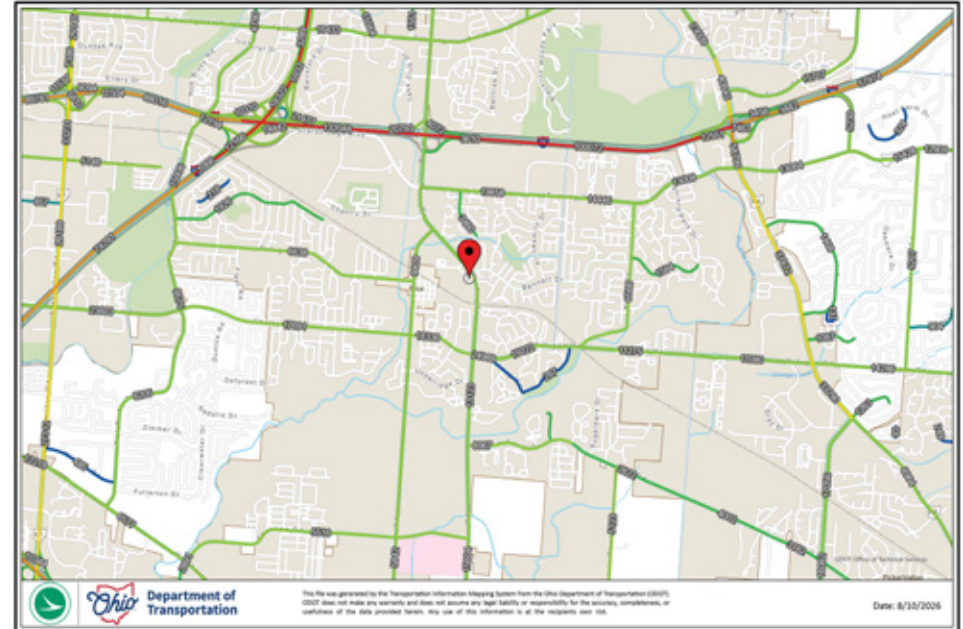


Click [here](#) to view zoning regulations

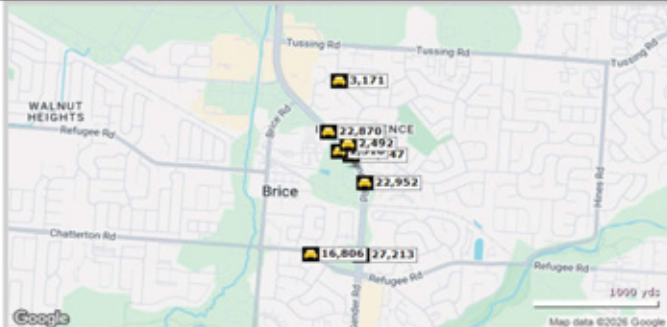


Demographic Summary Report

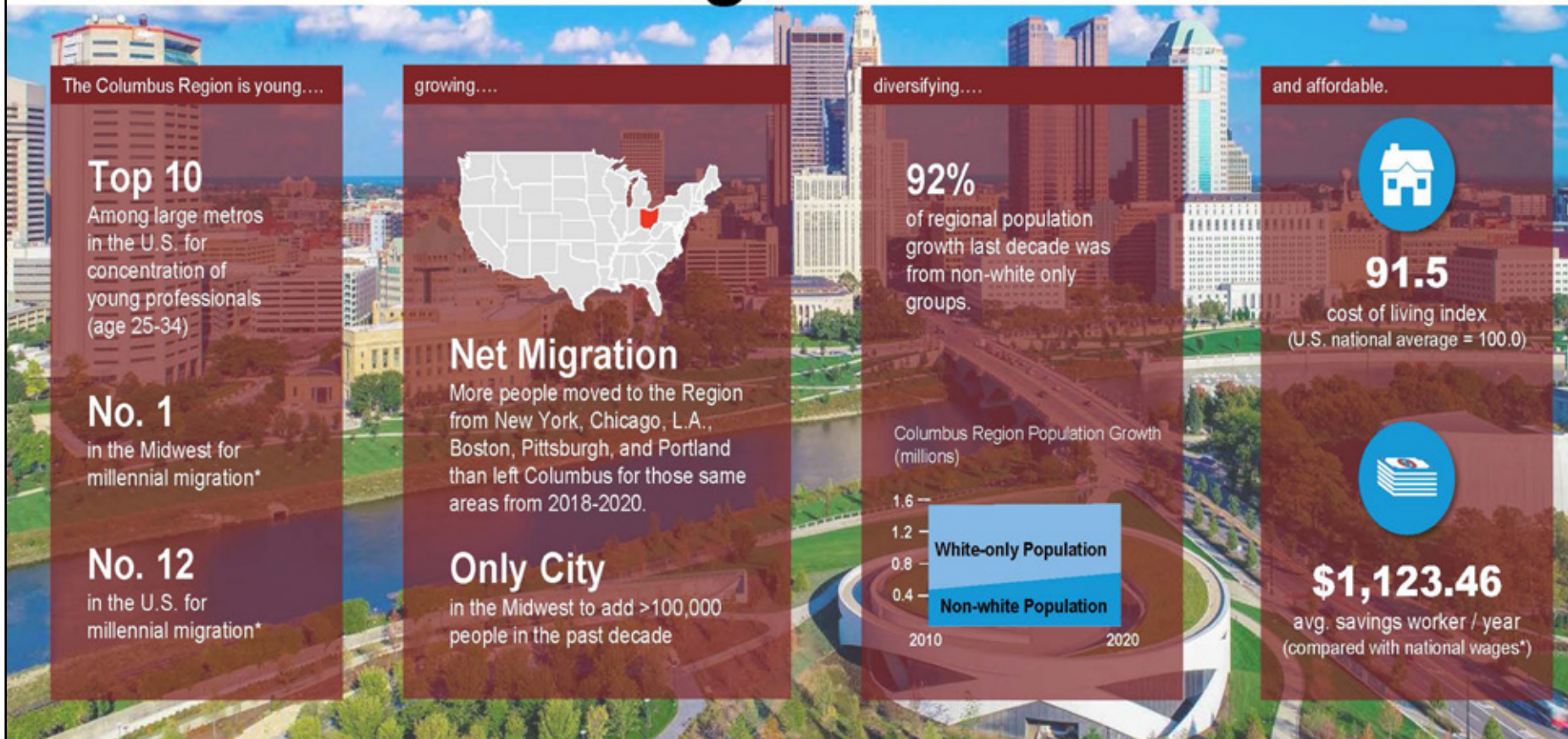
3050 Delta Marine Dr, Columbus, OH 43068				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	15,793	100,664	240,381	
2025 Estimate	15,310	97,413	232,763	
2020 Census	14,923	94,413	226,036	
Growth 2025 - 2030	3.15%	3.34%	3.27%	
Growth 2020 - 2025	2.59%	3.18%	2.98%	
2025 Population by Hispanic Origin				
2025 Population	1,107	6,935	17,416	
White	15,310	97,413	232,763	
Black	3,989 26.05%	35,295 36.23%	96,795 41.59%	
Am. Indian & Alaskan	8,704 56.85%	46,308 47.54%	96,089 41.28%	
Asian	59 0.39%	320 0.33%	743 0.32%	
Hawaiian & Pacific Island	668 4.36%	4,210 4.32%	11,752 5.05%	
Other	2 0.01%	41 0.04%	97 0.04%	
U.S. Armed Forces	1,887 12.33%	11,240 11.54%	27,287 11.72%	
	10	154	310	
Households				
2030 Projection	5,882	39,948	93,823	
2025 Estimate	5,702	38,629	90,776	
2020 Census	5,580	37,459	88,165	
Growth 2025 - 2030	3.16%	3.42%	3.36%	
Growth 2020 - 2025	2.19%	3.12%	2.96%	
Owner Occupied	2,747 48.18%	17,905 46.35%	48,415 53.33%	
Renter Occupied	2,955 51.82%	20,722 53.65%	42,360 46.66%	
2025 Households by HH Income				
Income: <\$25,000	5,703	38,629	90,774	
Income: \$25,000 - \$50,000	645 11.31%	5,339 13.82%	13,304 14.66%	
Income: \$50,000 - \$75,000	1,667 29.23%	9,640 24.96%	19,834 21.85%	
Income: \$75,000 - \$100,000	1,202 21.08%	8,325 21.55%	17,199 18.95%	
Income: \$100,000 - \$125,000	845 14.82%	5,511 14.27%	12,893 14.20%	
Income: \$125,000 - \$150,000	748 13.12%	3,402 8.81%	8,458 9.32%	
Income: \$150,000 - \$200,000	226 3.96%	2,418 6.26%	6,477 7.14%	
Income: \$200,000+	209 3.66%	2,408 6.23%	6,579 7.25%	
Income: \$200,000+	161 2.82%	1,586 4.11%	6,030 6.64%	
2025 Avg Household Income	\$73,883	\$79,124	\$87,824	
2025 Med Household Income	\$59,006	\$60,017	\$66,162	



Traffic Count Report

3050 Delta Marine Dr, Columbus, OH 43068						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Gender Rd	Centennial Dr	0.05 NW	2024	24,167	MPSI	.07
2 Gender Rd	Centennial Dr	0.05 NW	2026	24,247	MPSI	.07
3 Gender Rd	Bennell Dr	0.10 N	2026	22,952	MPSI	.09
4 Centennial Dr	Delta Marine Dr	0.02 SW	2026	2,518	MPSI	.11
5 Centennial Dr	Canby Pl	0.02 NE	2025	2,488	MPSI	.12
6 Centennial Dr	Canby Pl	0.02 NE	2026	2,492	MPSI	.12
7 Gender Rd	Centennial Dr	0.11 SE	2026	22,870	MPSI	.22
8 Gender Rd	Refugee Rd	0.10 S	2026	27,213	MPSI	.43
9 FREEDOM TRL	Teapot Ln	0.03 N	2026	3,171	MPSI	.43
10 Refugee Rd	Woodmore Hollow Dr	0.02 SE	2026	16,806	MPSI	.46

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

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The Robert Weiler Company is a full-service commercial real estate and appraisal firm, but what truly sets us apart is our commitment to relationships, integrity, and results.

For nearly nine decades, we have helped clients navigate the complexities of commercial real estate by taking the time to understand their unique goals and delivering solutions tailored to their needs.

Our experienced team combines deep market knowledge, strategic insight, and a client-first approach to create opportunities and maximize value.

Having been around since 1938, we offer a competitive advantage built on local expertise, long-standing relationships, and a reputation for excellence. This legacy allows us to deliver a level of service and market intelligence that clients will not find from any other commercial real estate firm in Columbus, Central Ohio, or beyond.



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Learn more about us at
www.rweiler.com

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