

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

**18,026 +/- Flex Building on 0.81 +/- acre**



Appraisal Brokerage Consulting Development

**FLEX BUILDING FOR SALE/LEASE**

**620 East Weber Road, Columbus, OH 43224**

## RARE FLEX BUILDING OPPORTUNITY FOR SALE/LEASE!

Located just minutes from Downtown and Clintonville, this flex building offers an exceptional investment or owner-occupant opportunity. Situated along I-71 and on a rail line. Priced well below replacement costs, this building combines functionality and value, making it an attractive option for businesses or investors looking for a versatile property. Don't miss out on this chance to acquire a strategically located and well-equipped building!



### Property Highlights

Address:	620 East Weber Road Columbus, Ohio 43224
County:	Franklin
PID:	010-077114-00
Location:	Between I-71 and Indianola Avenue
Acreage:	0.81 +/- acres
Building Size:	18,026 +/- SF
Year Built:	1957
Year Remodeled:	1981
Sale Price:	\$1,900,000
Sale Price/SF:	\$105.40
Lease Rate:	\$8.95/SF NNN
Zoning:	M - Manufacturing District

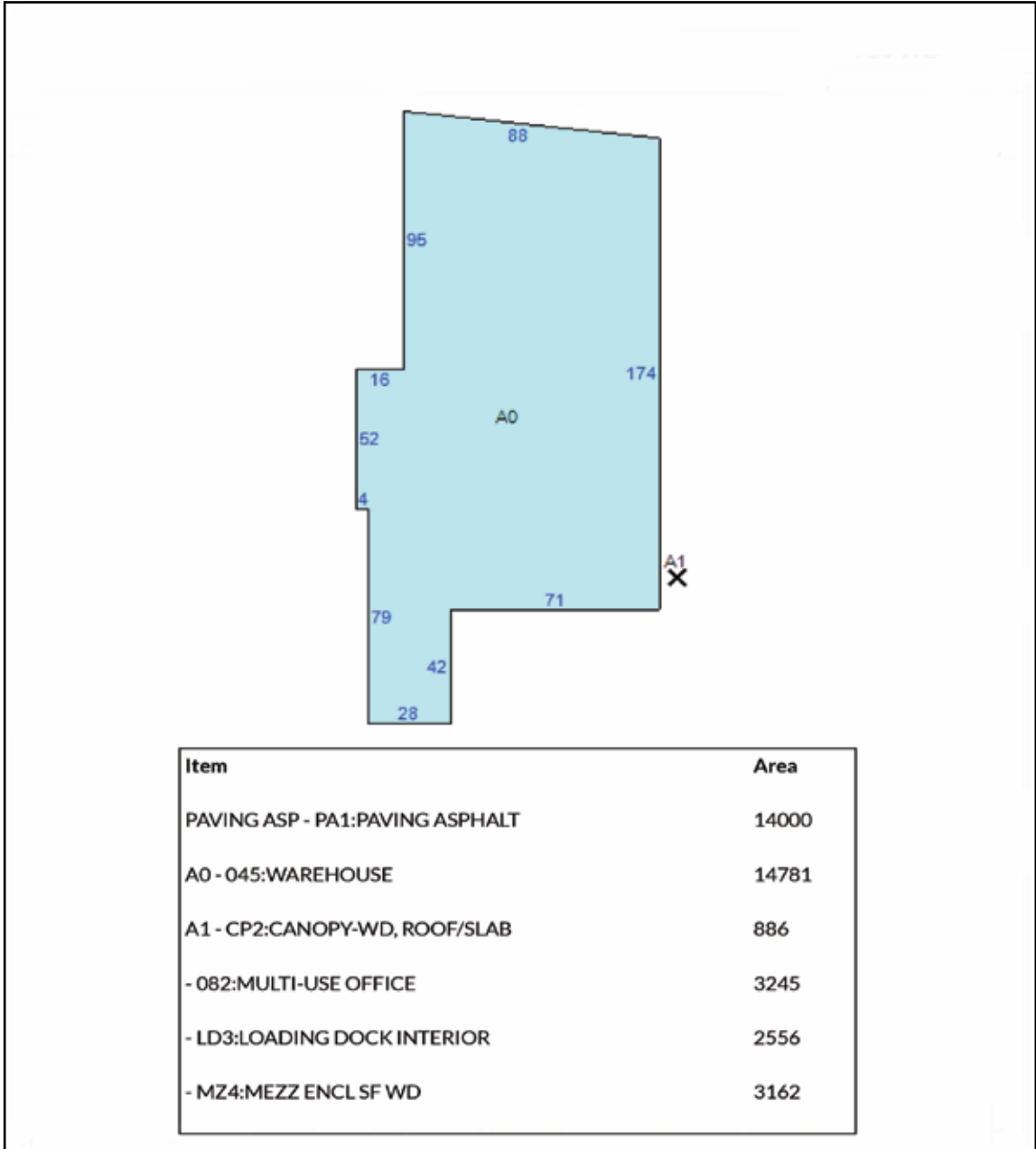
#### Features:

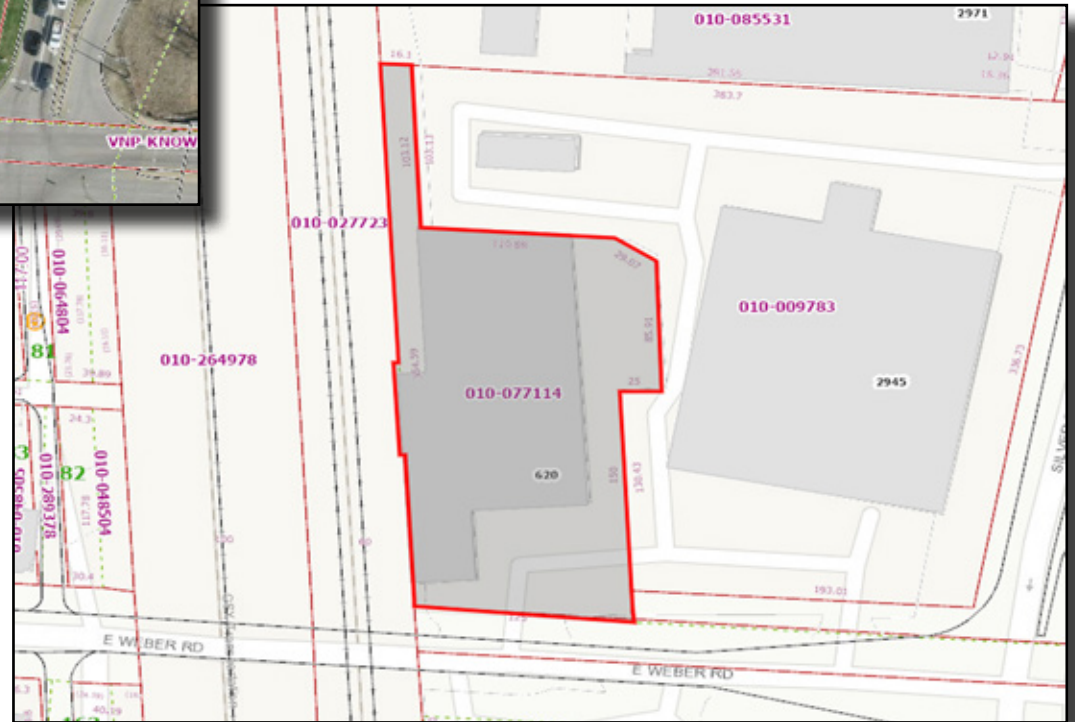
- dock doors and drive-in doors
- small office space
- retail showroom
- warehouse with newer lighting





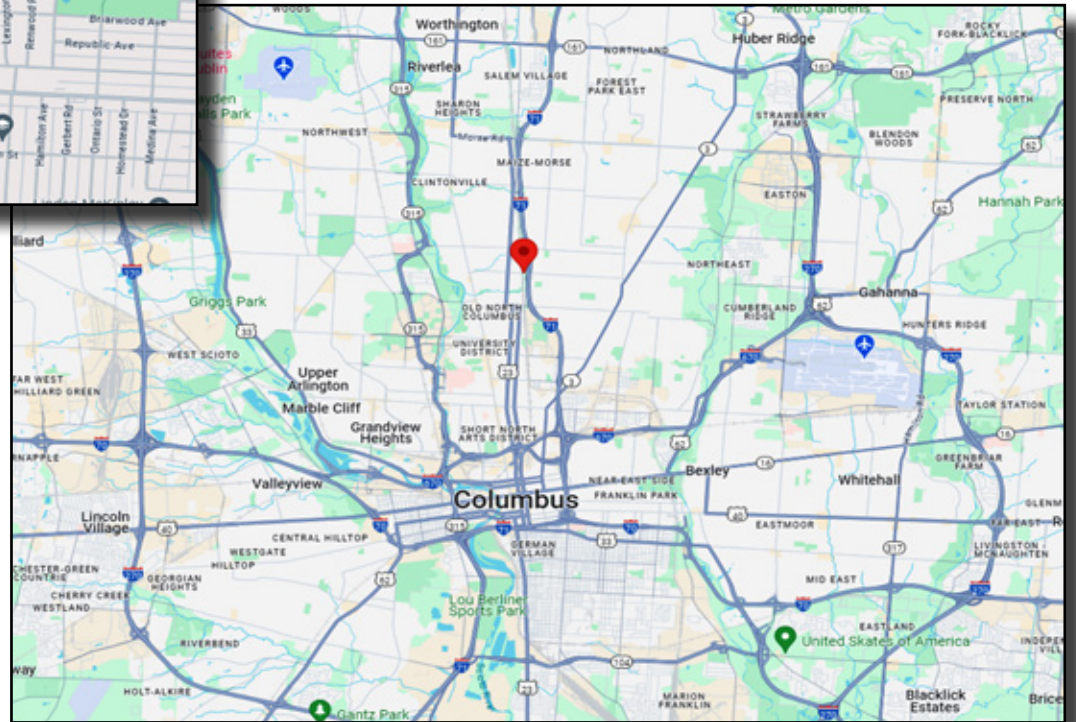
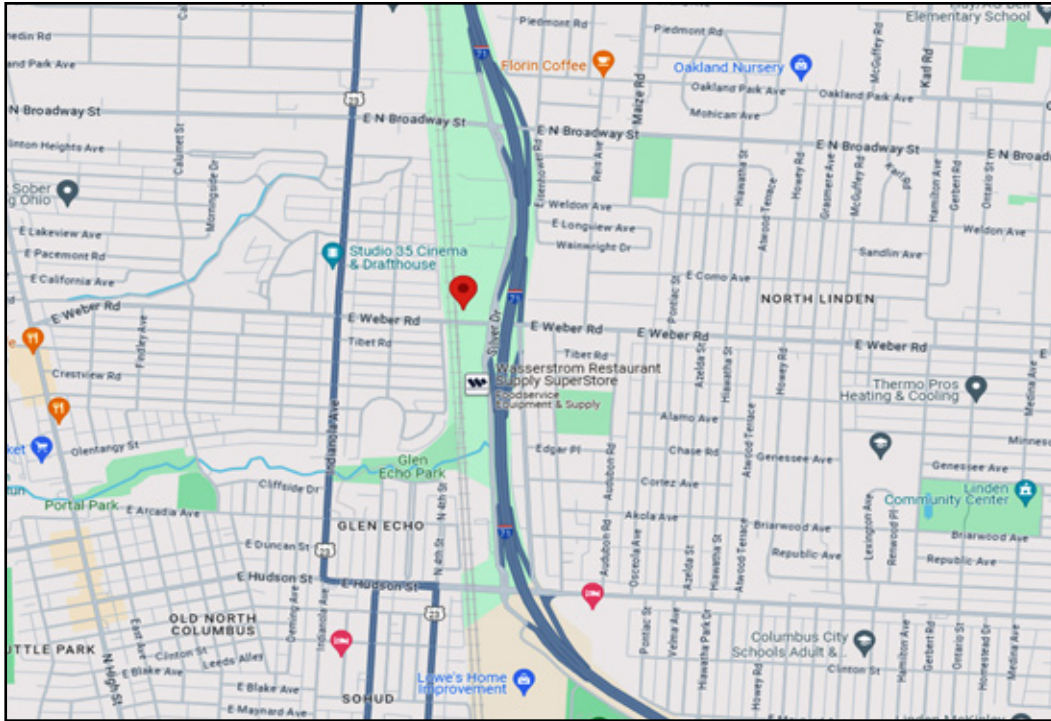






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# Street Maps



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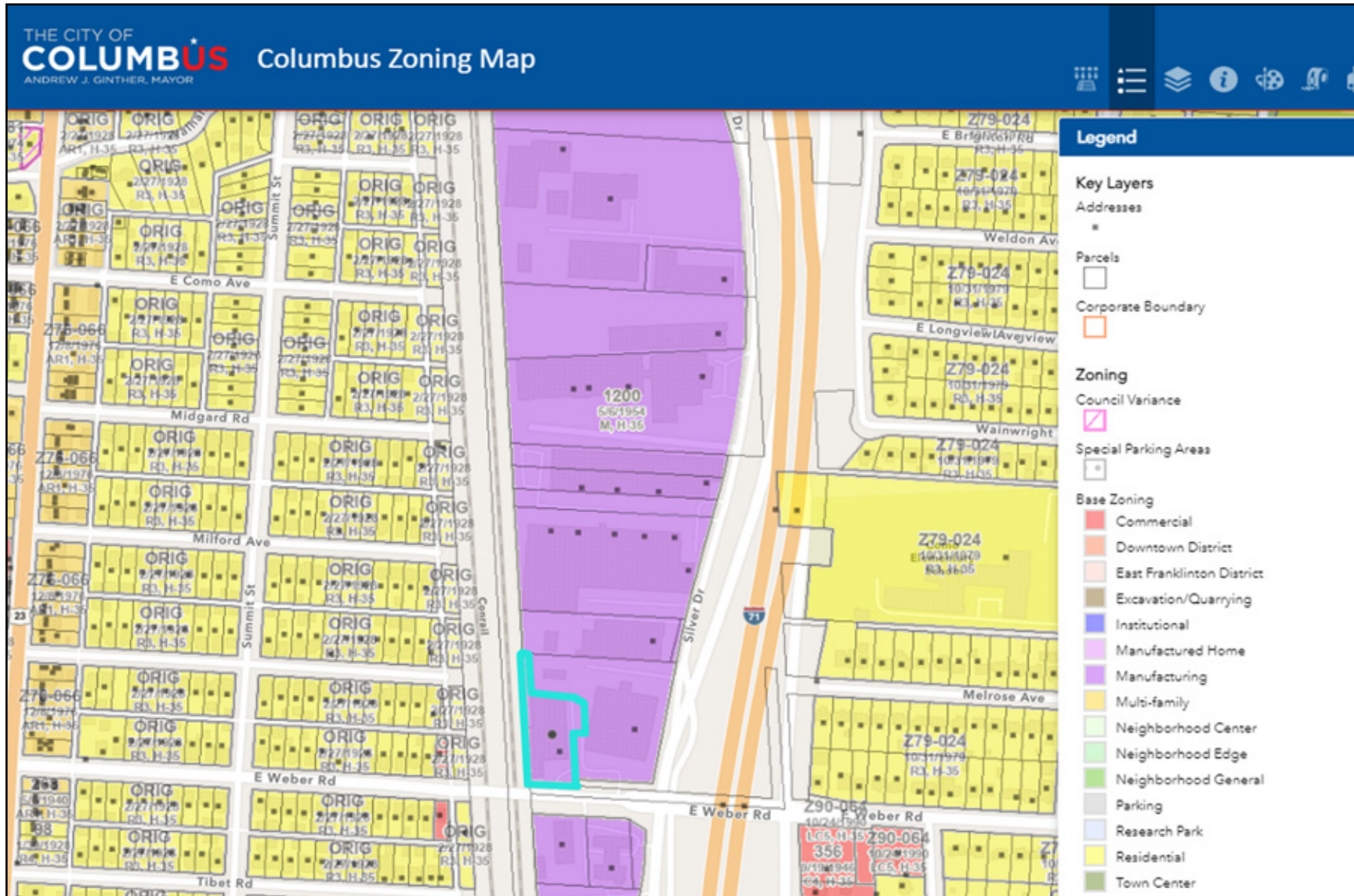


## Great Location!

Easy access to major roads


10 minutes to Downtown Columbus

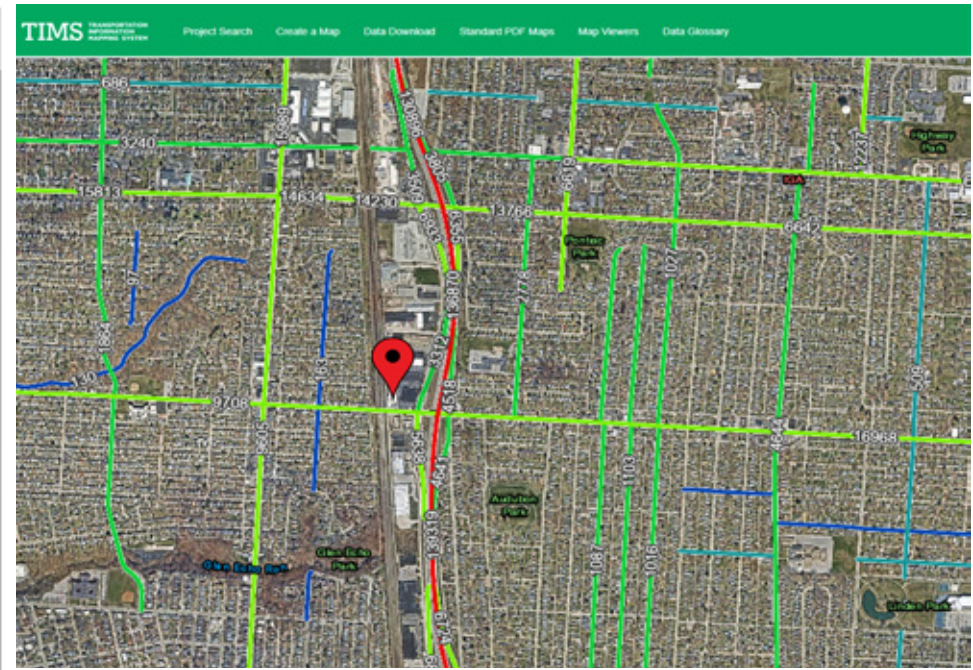
15 minutes to John Glenn International Airport



Click [here](#) to view zoning text

Demographic Summary Report

620 E Weber Rd, Columbus, OH 43211			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	20,983	163,665	380,310
2024 Estimate	20,985	162,798	378,524
2010 Census	21,181	160,082	372,935
Growth 2024 - 2029	-0.01%	0.53%	0.47%
Growth 2010 - 2024	-0.93%	1.70%	1.50%
<b>2024 Population by Hispanic Origin</b>			
2024 Population	20,985	162,798	378,524
White	14,817 70.61%	93,359 57.35%	213,553 56.42%
Black	2,895 13.80%	39,991 24.56%	97,127 25.66%
Am. Indian & Alaskan	91 0.43%	673 0.41%	1,481 0.39%
Asian	512 2.44%	9,654 5.93%	23,410 6.18%
Hawaiian & Pacific Island	12 0.06%	82 0.05%	148 0.04%
Other	2,658 12.67%	19,039 11.69%	42,804 11.31%
U.S. Armed Forces	9	42	189
<b>Households</b>			
2029 Projection	9,308	66,266	164,647
2024 Estimate	9,314	65,922	163,780
2010 Census	9,418	64,700	160,667
Growth 2024 - 2029	-0.06%	0.52%	0.53%
Growth 2010 - 2024	-1.10%	1.89%	1.94%
Owner Occupied	4,441 47.68%	24,251 36.79%	64,863 39.60%
Renter Occupied	4,873 52.32%	41,671 63.21%	98,917 60.40%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	1,706 18.32%	17,586 26.68%	35,719 21.81%
Income: \$25,000 - \$50,000	2,018 21.67%	16,320 24.76%	35,591 21.73%
Income: \$50,000 - \$75,000	1,832 19.67%	10,850 16.46%	28,273 17.26%
Income: \$75,000 - \$100,000	1,260 13.53%	7,216 10.95%	19,187 11.71%
Income: \$100,000 - \$125,000	840 9.02%	4,714 7.15%	13,801 8.43%
Income: \$125,000 - \$150,000	538 5.78%	2,956 4.48%	8,944 5.46%
Income: \$150,000 - \$200,000	758 8.14%	3,569 5.41%	10,626 6.49%
Income: \$200,000+	362 3.89%	2,709 4.11%	11,641 7.11%
<b>2024 Avg Household Income</b>	\$79,086	\$68,580	\$82,247
<b>2024 Med Household Income</b>	\$61,126	\$48,142	\$58,167



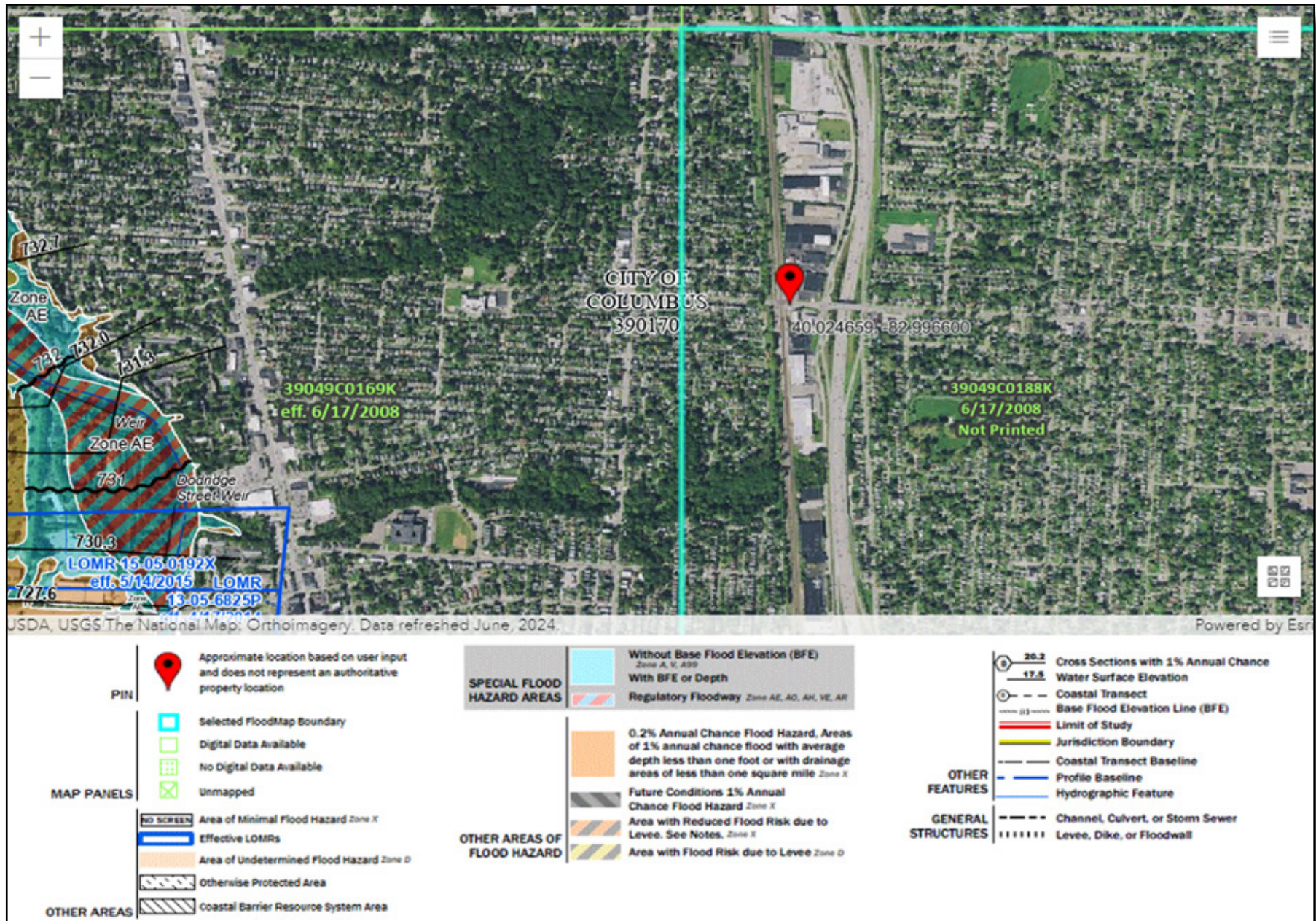
Traffic Count Report



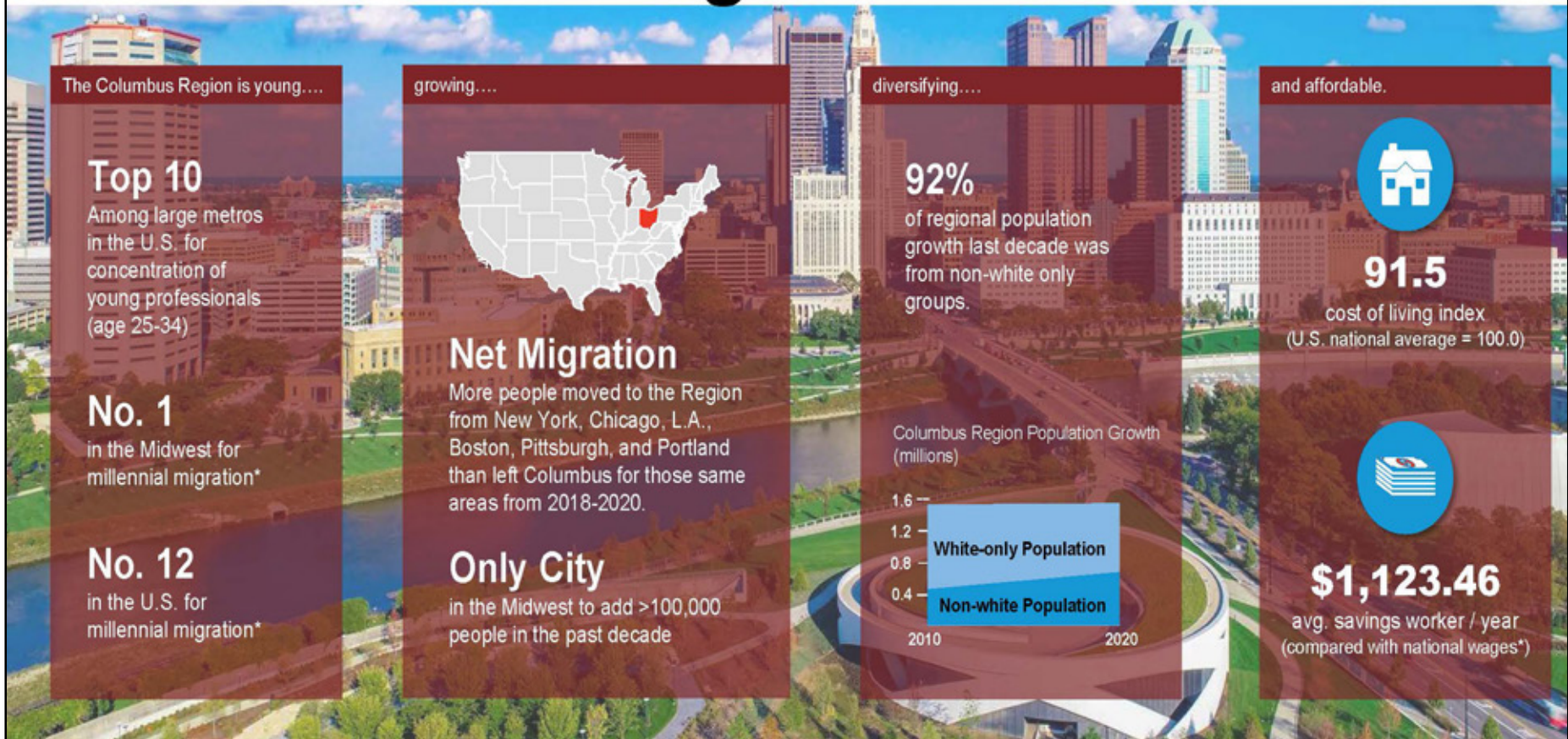
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume T/vpe	Miles from Subject Prop
1 E Weber Rd	Silver Dr	0.08 E	2020	11,574	MPSI	.04
2 E Weber Rd	Silver Dr	0.08 E	2022	10,484	MPSI	.04
3 Silver Dr	E Weber Rd	0.02 S	2022	4,317	MPSI	.06
4 E Weber Rd	I-71	0.01 E	2018	15,991	MPSI	.09
5 E Weber Rd	I-71	0.01 E	2020	15,774	MPSI	.09
6 E Weber Rd	I-71	0.01 E	2022	14,576	MPSI	.09
7 Silver Dr	E Weber Rd	0.11 S	2022	3,260	MPSI	.11
8 RAMP FROM IR71 SB TO WEBER RD	E Weber Rd	0.11 S	2020	2,972	AADT	.11
9 RAMP FROM WEBER RD TO IR71 NB	E Weber Rd	0.03 SW	2020	3,964	AADT	.12
10 E Weber Rd	Beulah Rd	0.02 W	2022	16,363	MPSI	.14



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# What's Driving Investment?



# Notable Projects YTD



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

Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

## THE ROBERT WEILER COMPANY EST. 1938



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 86 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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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.

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