

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com

3,248 +/- SF Building on 0.6188 +/- acre



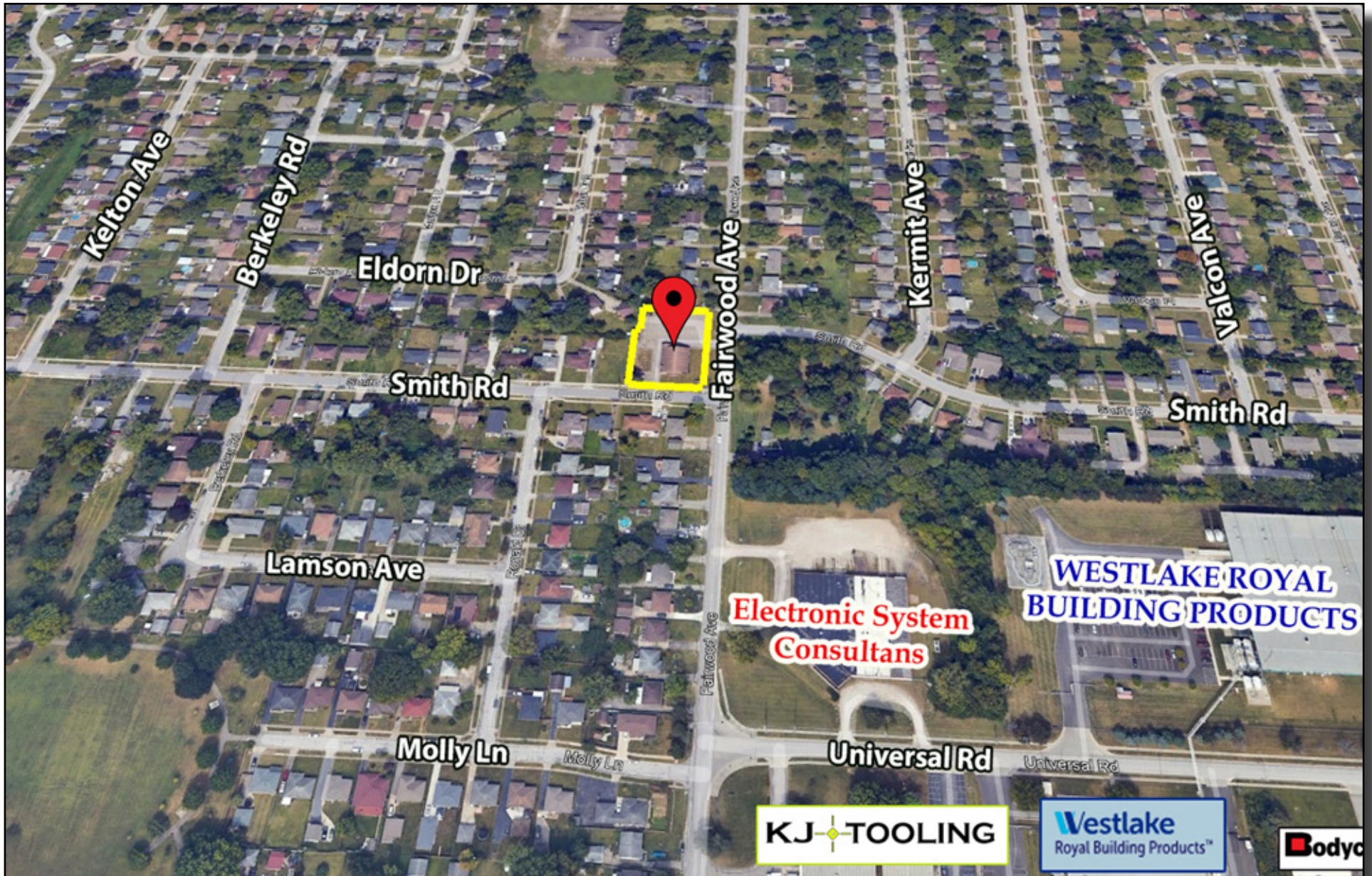
CHURCH BUILDING FOR SALE!

3,248+/- SF church building on 0.6188+/- acre corner lot at Fairwood Ave and Smith Rd. Includes large, paved parking lot to the north of the building with dual access off Smith Rd and Fairborn Ave and 3 handicap spaces off Smith Rd. Double door front entrance with 4 other access doors. Large, open "sanctuary" space and office with restroom. (2) HVAC units (2019). Property is being sold as-is.



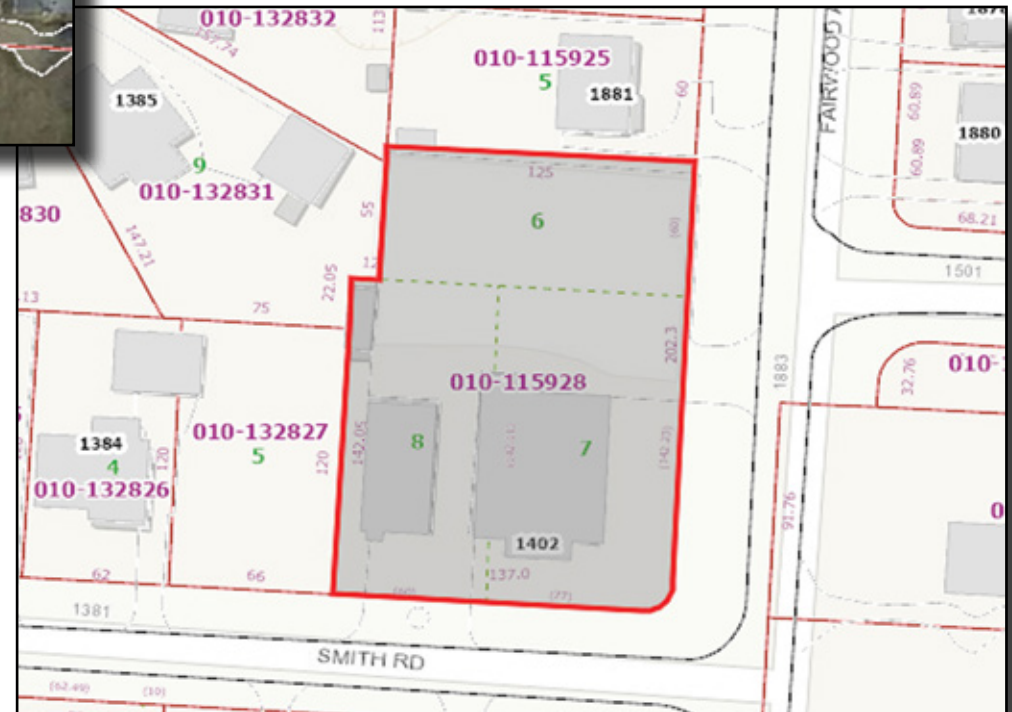
Property Highlights

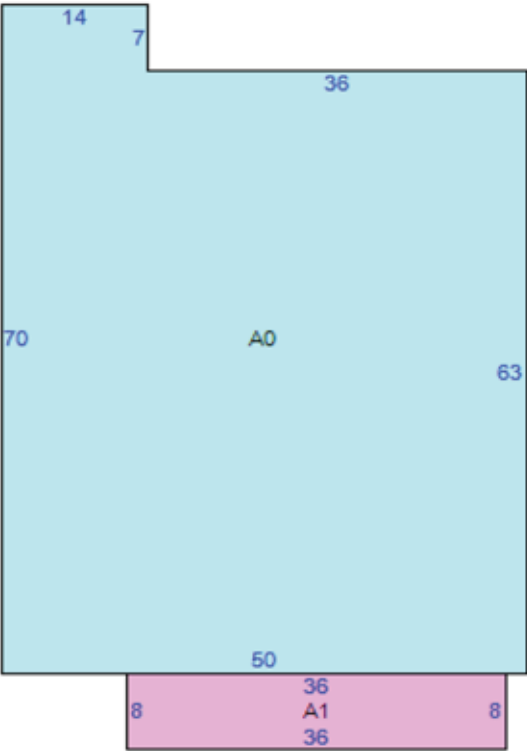
Address:	1402 Smith Road Columbus, OH 43207
County:	Franklin
PID:	010-115928-00
Location:	South of I-70 between Lockbourne Rd and Fairwood Avenue
Year Built:	1984
Buildings Size:	3,248 +/- SF
Stories:	1 Story
Acreage:	0.6188 +/- ac
Sale Price:	\$420,000
Zoning:	R-2 Residential







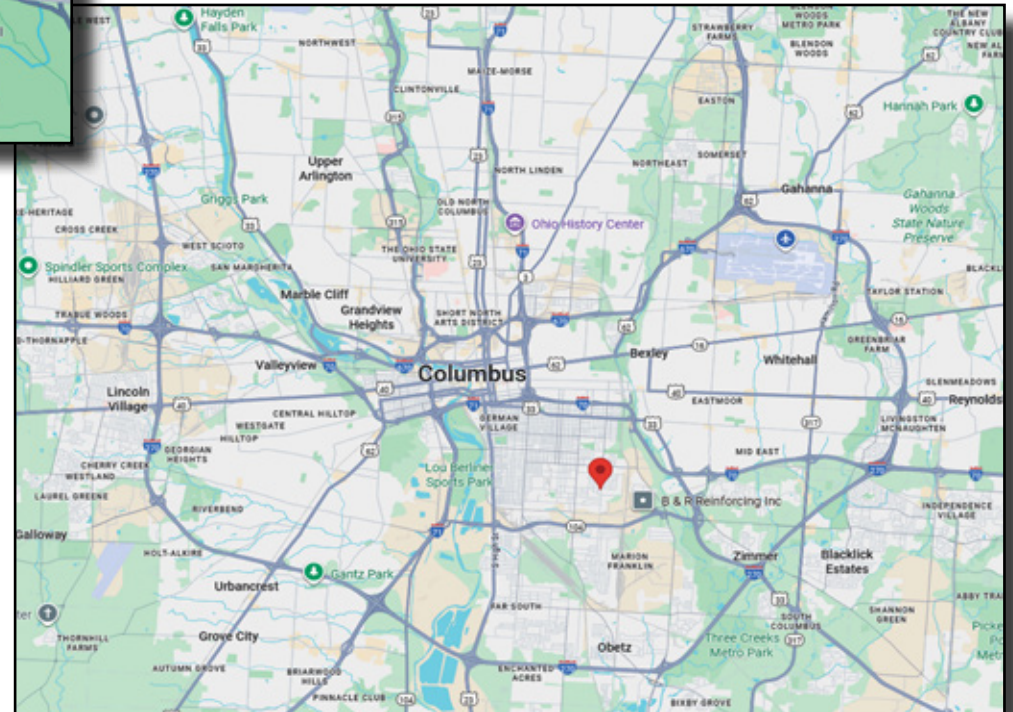
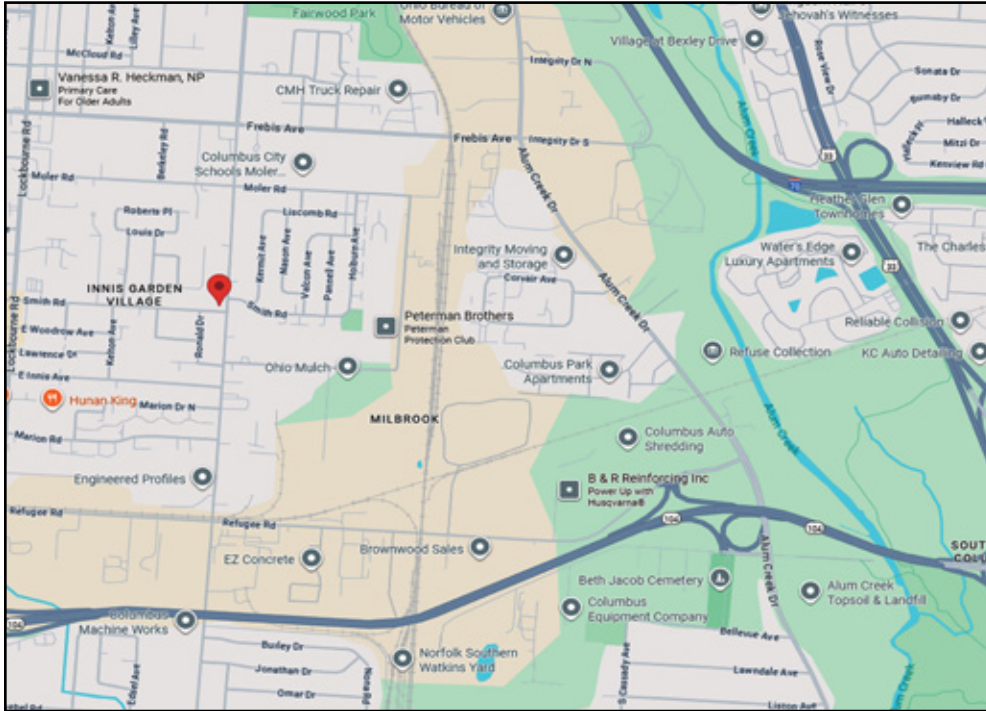




Item	Area
PAVING ASP - PA1:PAVING ASPHALT	14400
A1 - OFP:OPEN FRAME PORCH	288
A0 - 063:RELIGIOUS INST	3248

3,248 +/- SF Church Building For Sale
1402 Smith Rd, Columbus, OH 43207

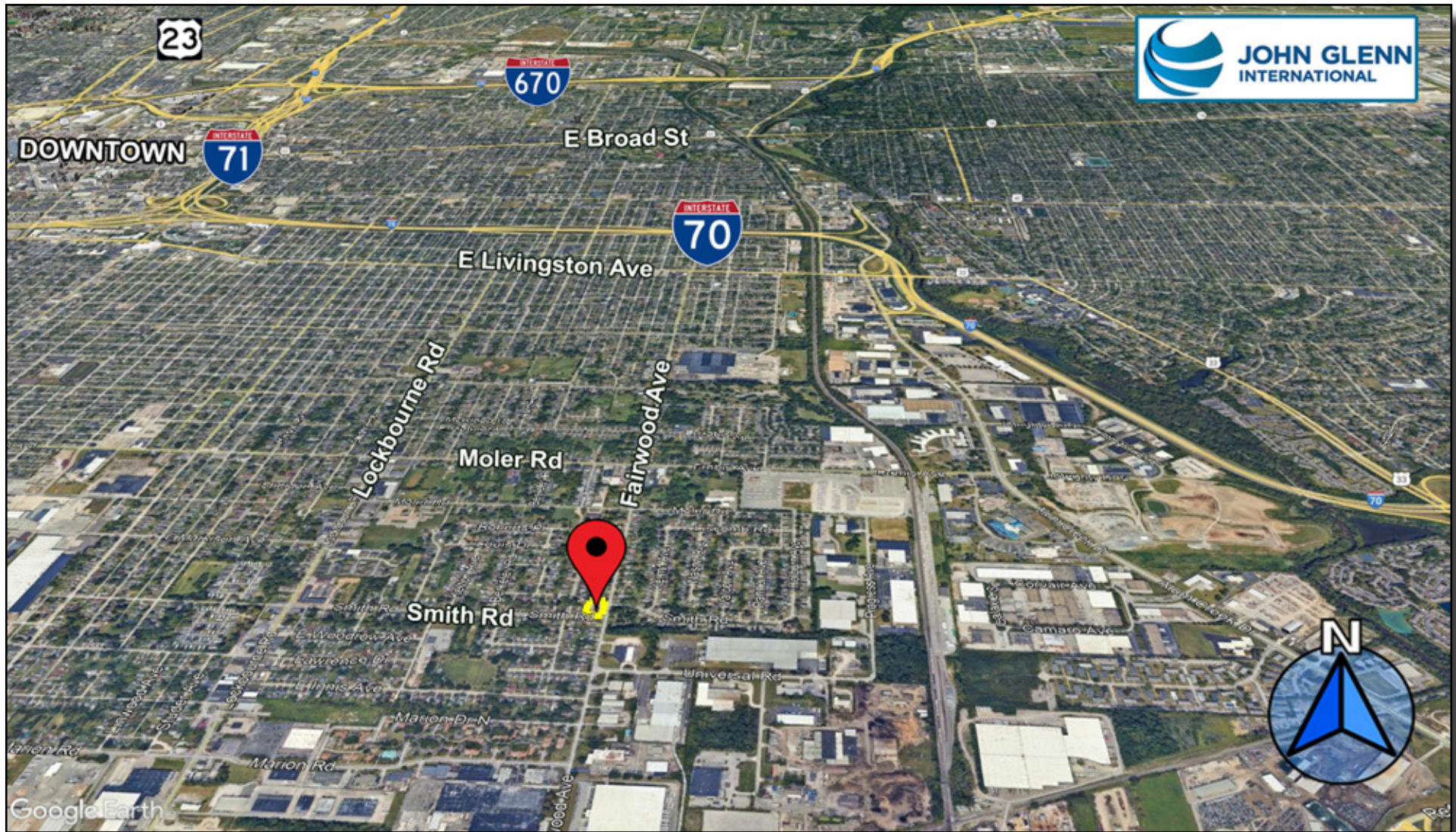
Street Maps



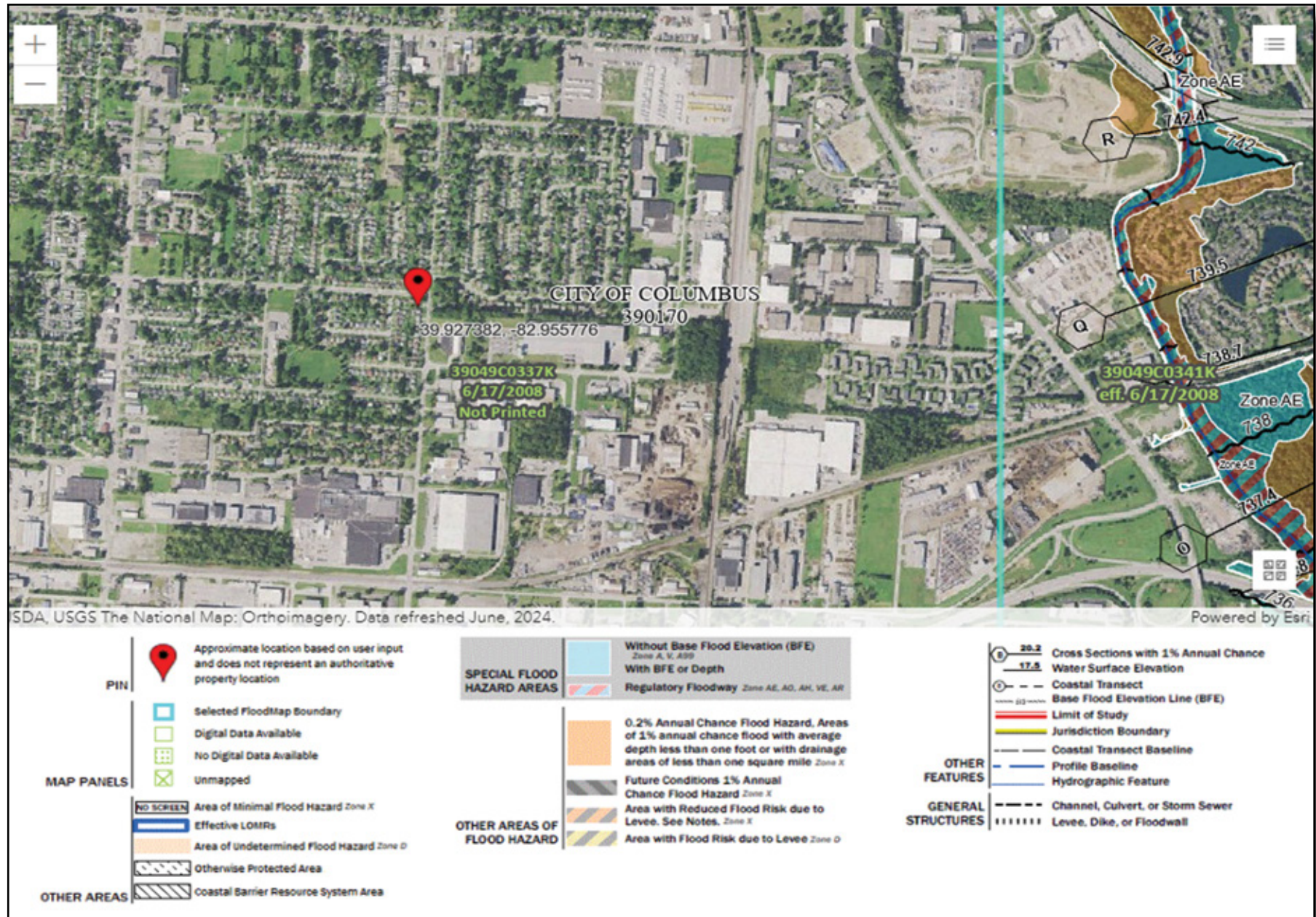
Appraisal Brokerage Consulting Development

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Great Location!
Easy access to major roads
13 minutes to Downtown Columbus



Demographic Summary Report

1402 Smith Rd, Columbus, OH 43207



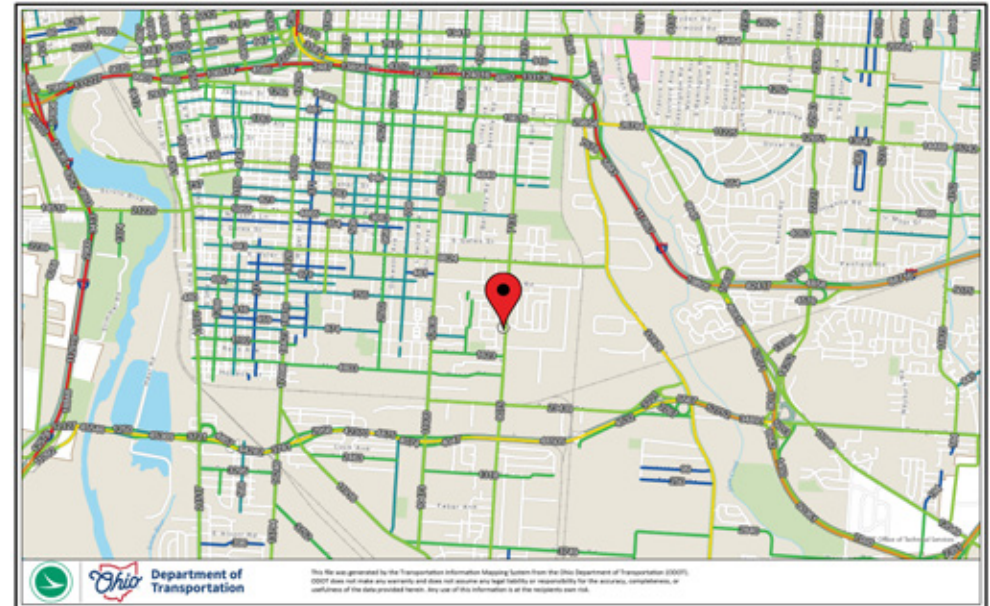
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	9,349	104,586	255,508
2024 Estimate	9,186	103,057	252,403
2020 Census	8,422	96,039	238,504
Growth 2024 - 2029	1.77%	1.48%	1.23%
Growth 2020 - 2024	9.07%	7.31%	5.83%
2024 Population by Hispanic Origin			
2024 Population	9,186	103,057	252,403
White	2,335 25.42%	48,337 46.90%	120,004 47.54%
Black	5,114 55.67%	40,721 39.51%	93,179 36.92%
Am. Indian & Alaskan	73 0.79%	417 0.40%	1,110 0.44%
Asian	269 2.93%	1,674 1.62%	4,930 1.95%
Hawaiian & Pacific Island	3 0.03%	56 0.05%	114 0.05%
Other	1,392 15.15%	11,852 11.50%	33,066 13.10%
U.S. Armed Forces	0	116	150

Households

2029 Projection	3,780	46,520	111,854
2024 Estimate	3,711	45,806	110,380
2020 Census	3,384	42,470	103,660
Growth 2024 - 2029	1.86%	1.56%	1.34%
Growth 2020 - 2024	9.66%	7.85%	6.48%
Owner Occupied	1,719 46.32%	20,443 44.63%	44,686 40.48%
Renter Occupied	1,992 53.68%	25,363 55.37%	65,693 59.52%

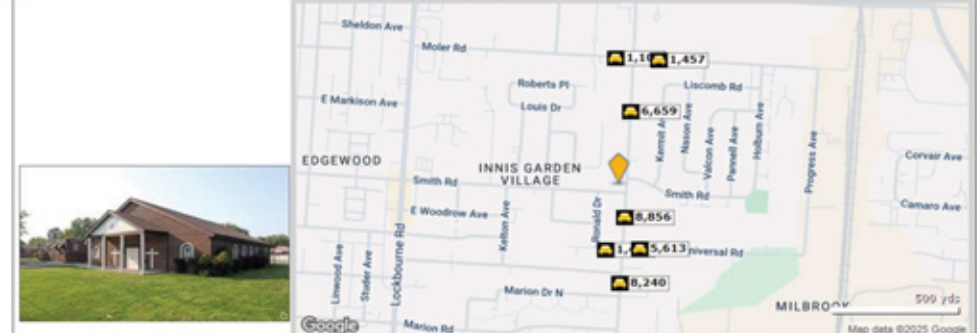
2024 Households by HH Income

Income: <\$25,000	1,091 29.39%	10,996 24.01%	27,630 25.03%
Income: \$25,000 - \$50,000	1,319 35.53%	10,844 23.67%	25,199 22.83%
Income: \$50,000 - \$75,000	726 19.56%	7,772 16.97%	19,137 17.34%
Income: \$75,000 - \$100,000	261 7.03%	5,786 12.63%	14,135 12.81%
Income: \$100,000 - \$125,000	206 5.55%	3,523 7.69%	8,469 7.67%
Income: \$125,000 - \$150,000	23 0.62%	2,148 4.69%	5,419 4.91%
Income: \$150,000 - \$200,000	64 1.72%	2,436 5.32%	5,102 4.62%
Income: \$200,000+	22 0.59%	2,302 5.03%	5,288 4.79%
2024 Avg Household Income	\$47,022	\$73,721	\$72,033
2024 Med Household Income	\$38,693	\$53,091	\$52,847



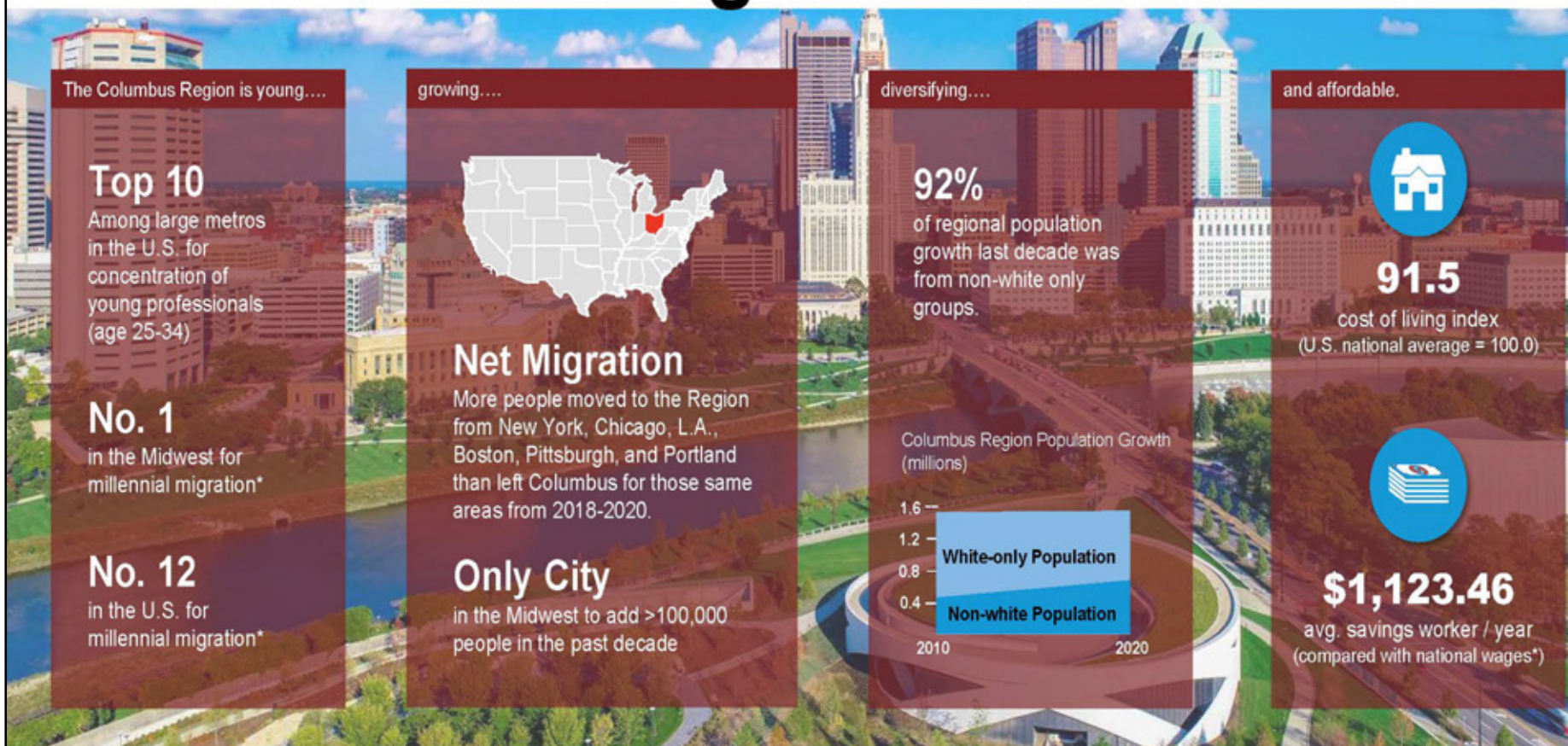
Traffic Count Report

1402 Smith Rd, Columbus, OH 43207



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 FAIRWOOD AVE	Smith Rd	0.06 N	2025	8,440	MPSt	.08
2 Fairwood Avenue	Smith Rd	0.06 N	2020	8,856	MPSt	.08
3 Molly Ln	Ronald Dr	0.02 W	2018	1,440	MPSt	.16
4 Universal Rd	Fairwood Ave	0.04 W	2024	5,669	MPSt	.16
5 Universal Rd	Fairwood Ave	0.04 W	2025	5,613	MPSt	.16
6 Fairwood Ave	Moler Rd	0.13 N	2025	6,659	MPSt	.18
7 Fairwood Ave	E Innis Ave	0.02 N	2025	8,240	MPSt	.23
8 Moler Rd	Fairwood Ave	0.04 E	2022	1,030	MPSt	.31
9 Moler Rd	Fairwood Ave	0.04 E	2025	1,104	MPSt	.31
10 Moler Rd	Fairwood Ave	0.06 W	2022	1,457	MPSt	.31

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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With 87 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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