

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

Ty Patillo • tpatillo@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 440.339.6001 • www.rweiler.com

Mike Doss • mdoss@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.132 • www.rweiler.com



Appraisal Brokerage Consulting Development

OFFICE SUITE FOR SALE
3140 East Broad Street, Columbus, OH 43209

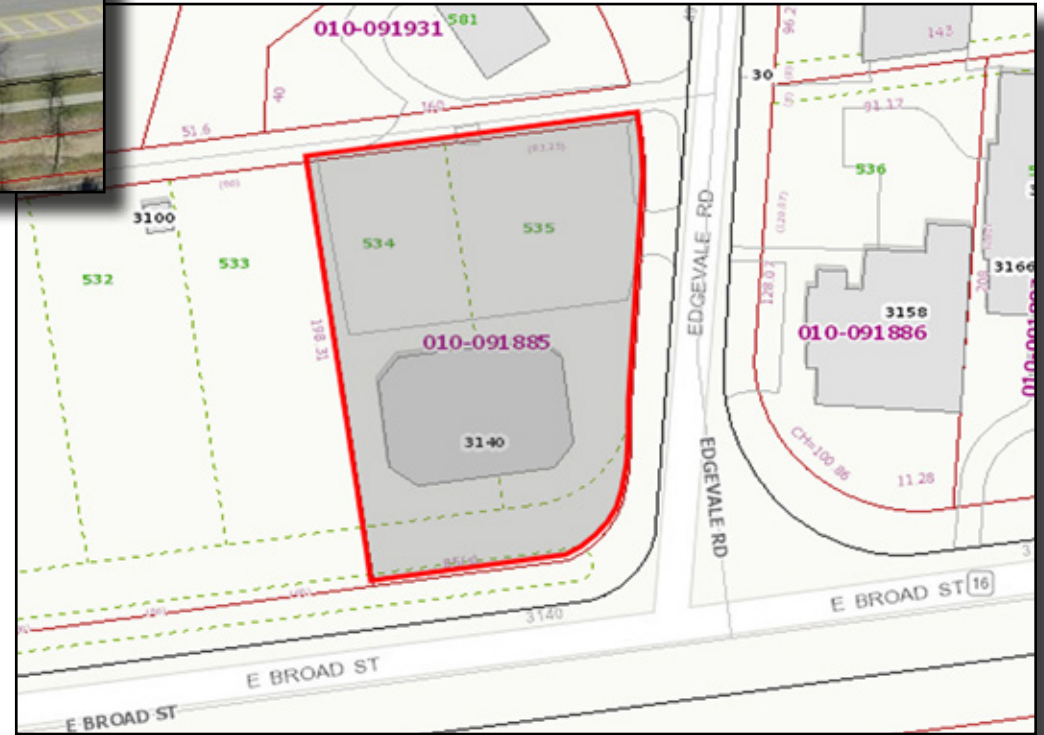
BEXLEY OFFICE SUITE FOR SALE!

2,140 +/- SF office space fully leased, includes conference room with five offices, reception area, 2 restrooms, storage room, and kitchenette. Off street parking included. New roof with 40 years warranty. Purchasing 1/4 interest in property. No dues/owner associations. Utilities separately metered. CAT 5 wiring. CAM is paid to partnership. In-suite janitorial is tenant responsibility.

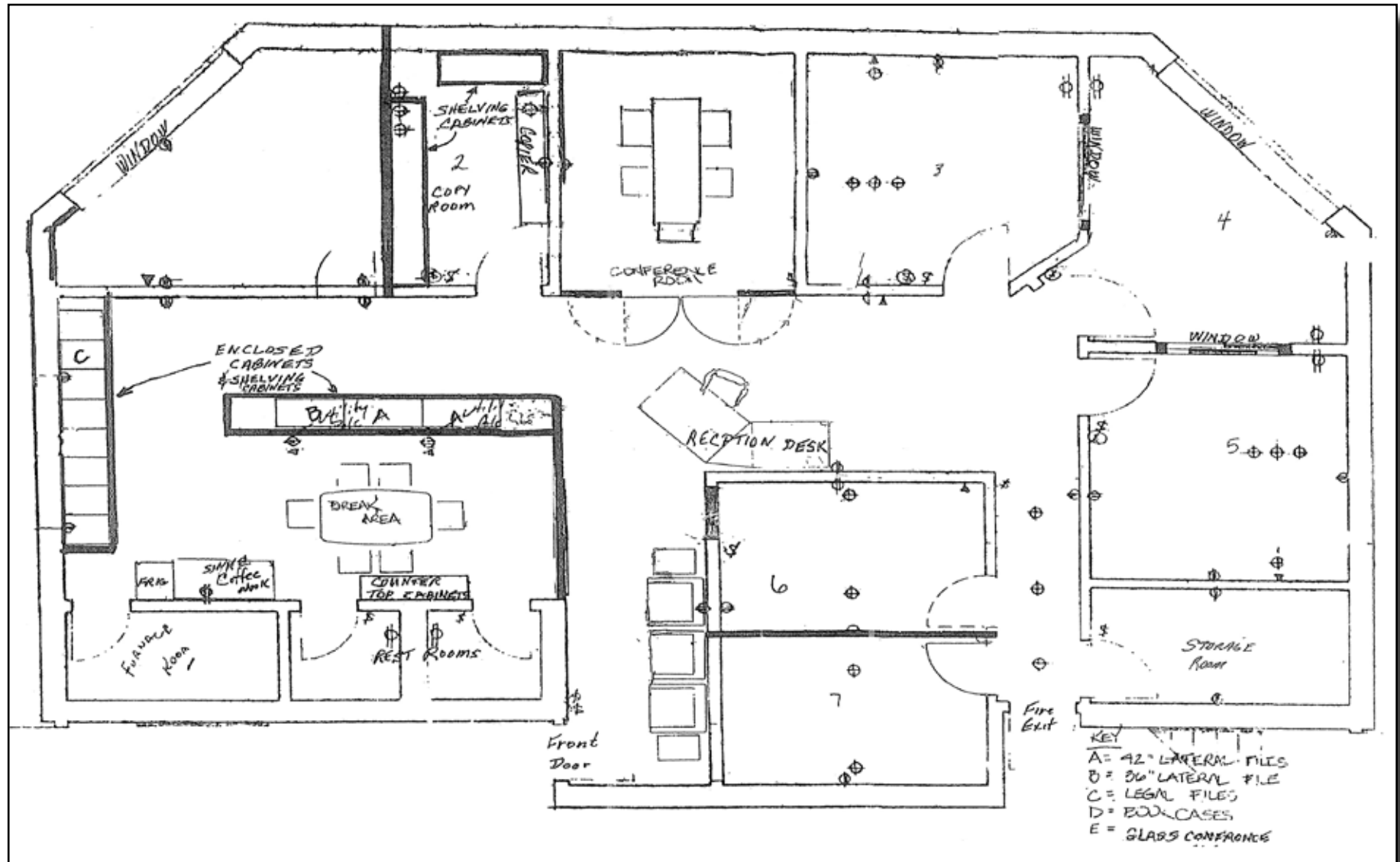


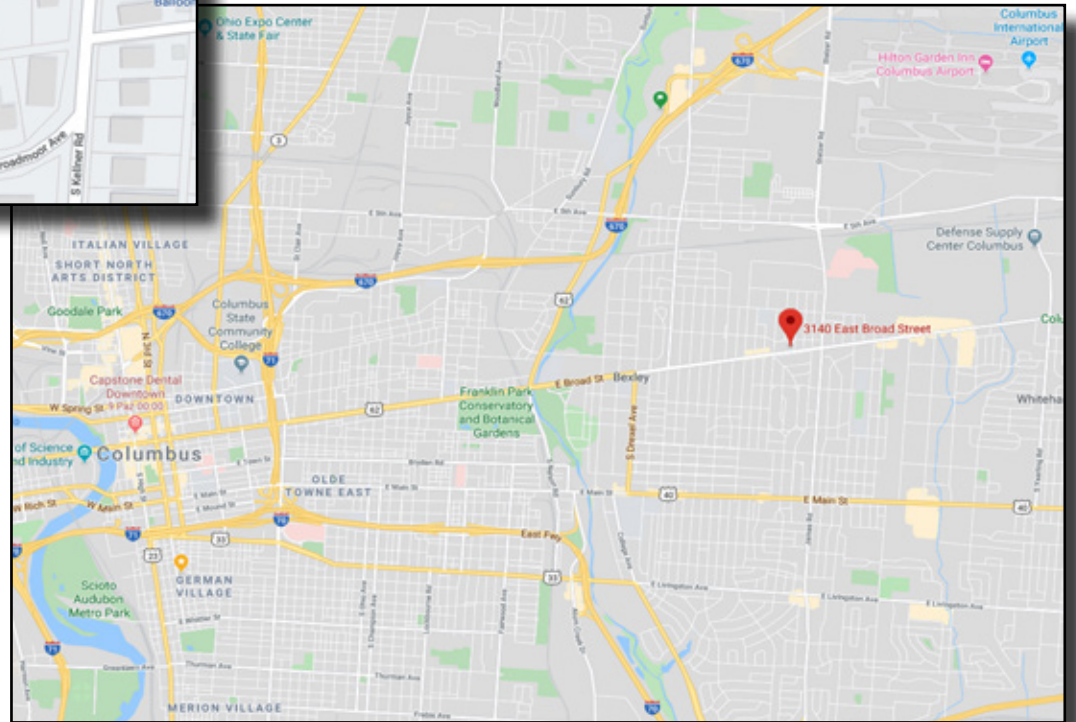
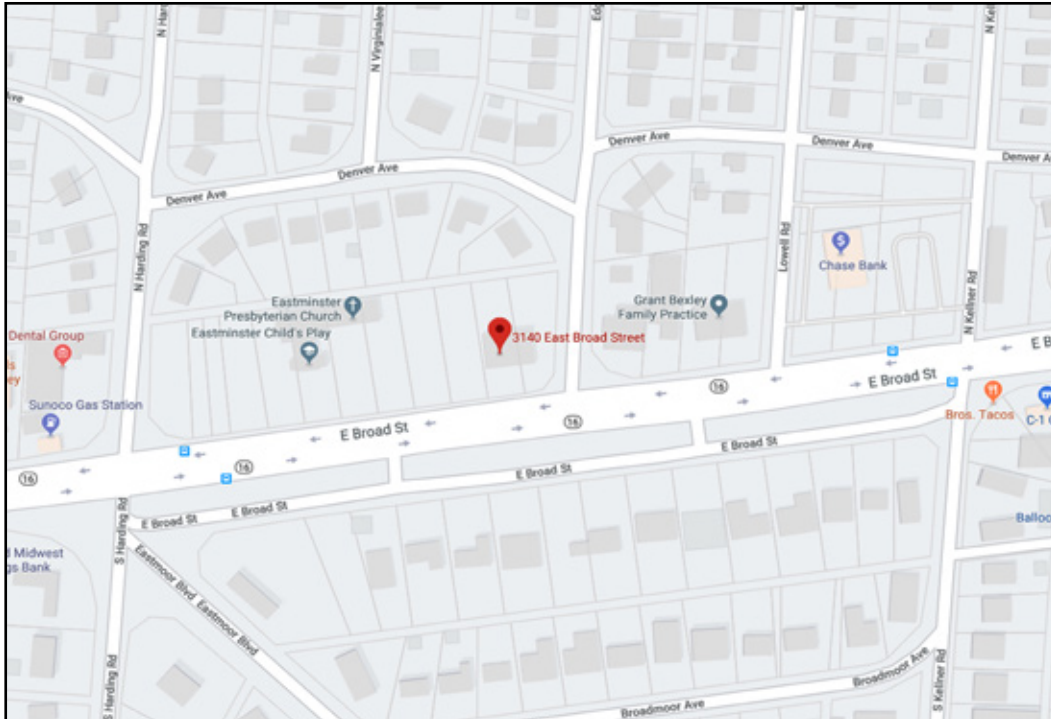
Property Highlights

Address:	3140 E Broad Street Columbus, OH 43209
County:	Franklin
PID:	010-091885-00
Location:	East of Bexley between James Rd and Cassady Ave
Year Built:	1978
Suite Size:	2,140 +/- SF
Sale Price:	\$300,000
Zoning:	C-2 Office Commercial District
Features:	<ul style="list-style-type: none">• Furnace installed April, 2011• Roof replaced ~3 years ago (40y warranty)• Utilities separately metered• CAT 5 wiring• The tenant is on a month to month lease



2,140 +/- SF Unit Available

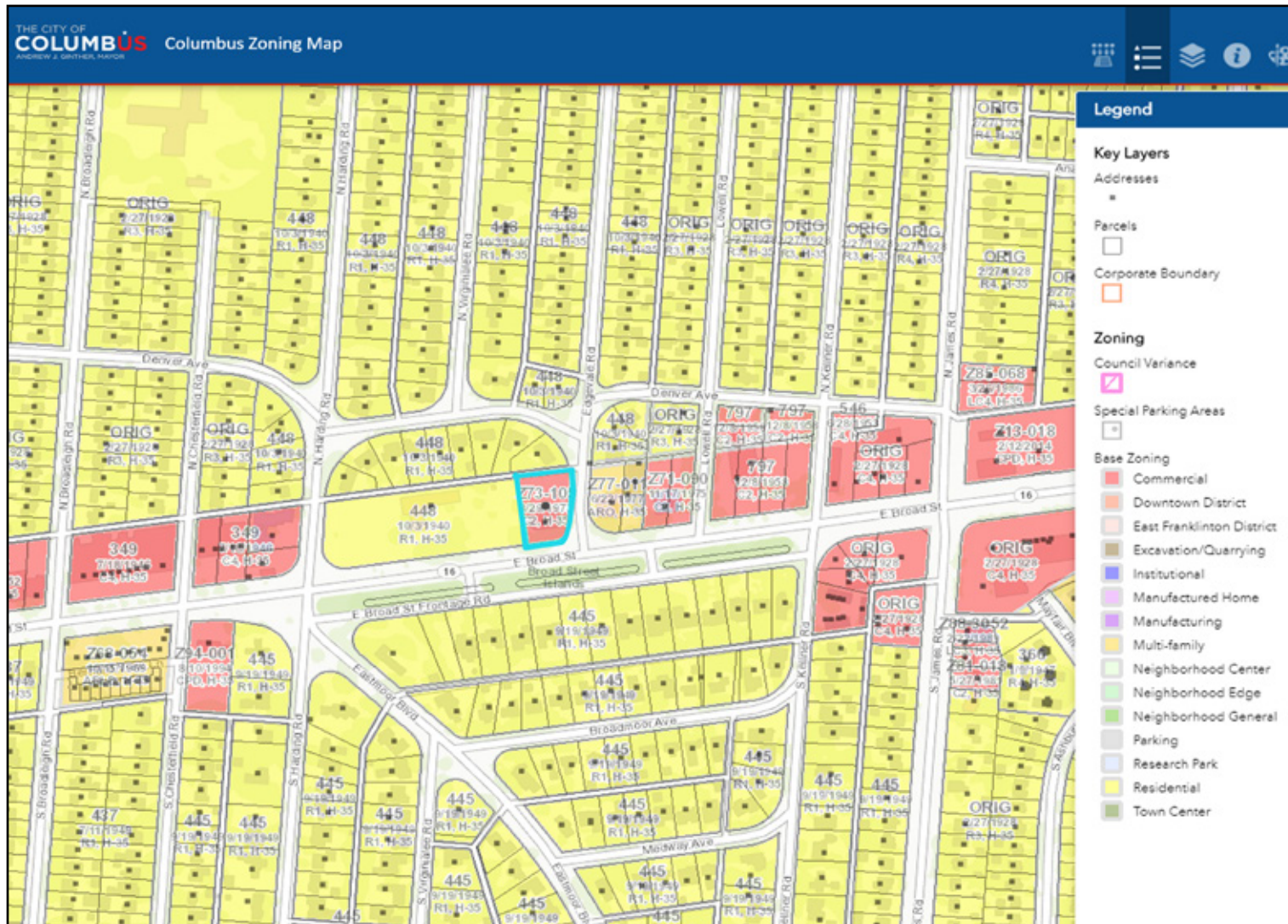




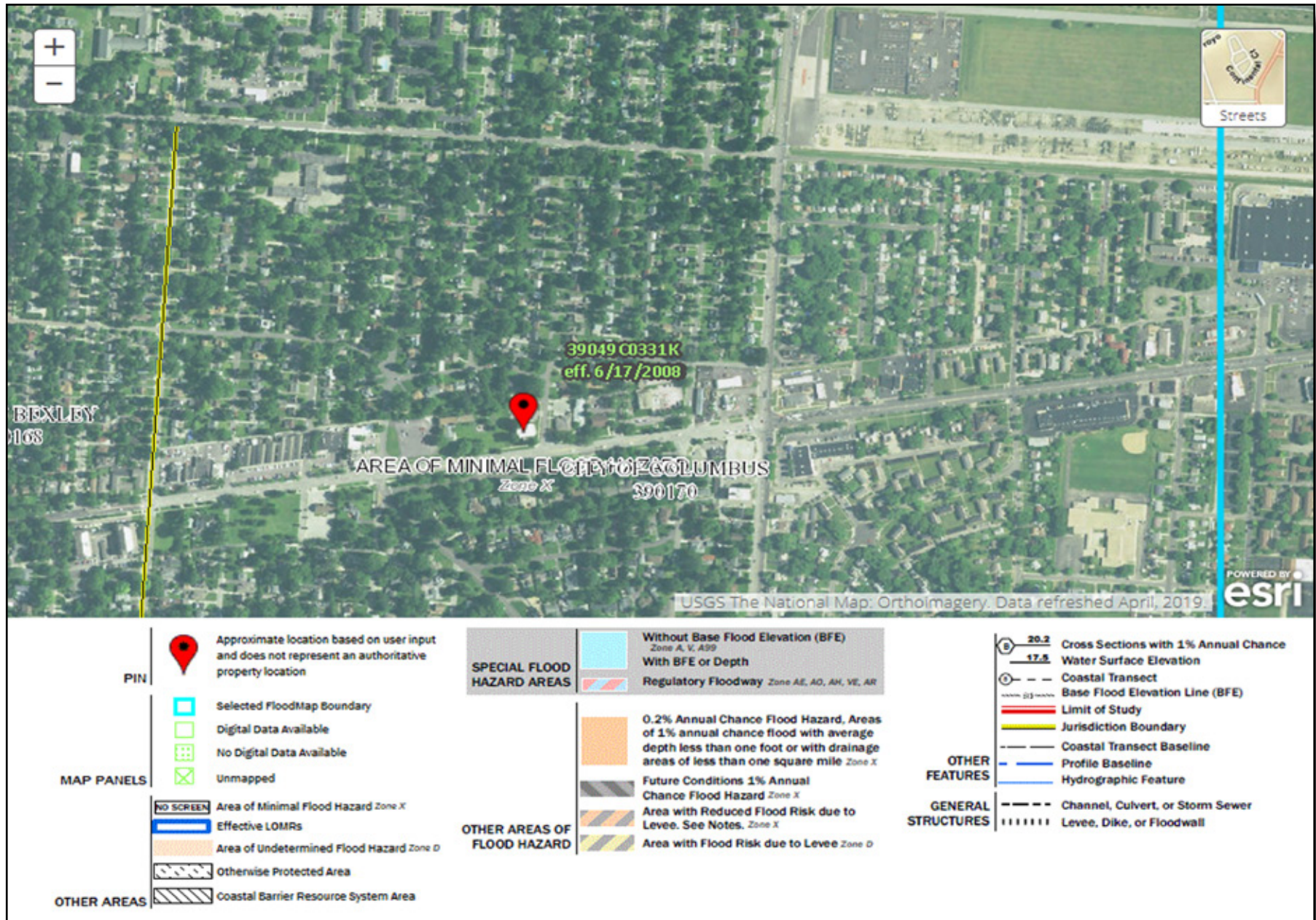


Great Location!


East of Bexley
5 minutes to John Glenn Airport
15 minutes to Downtown

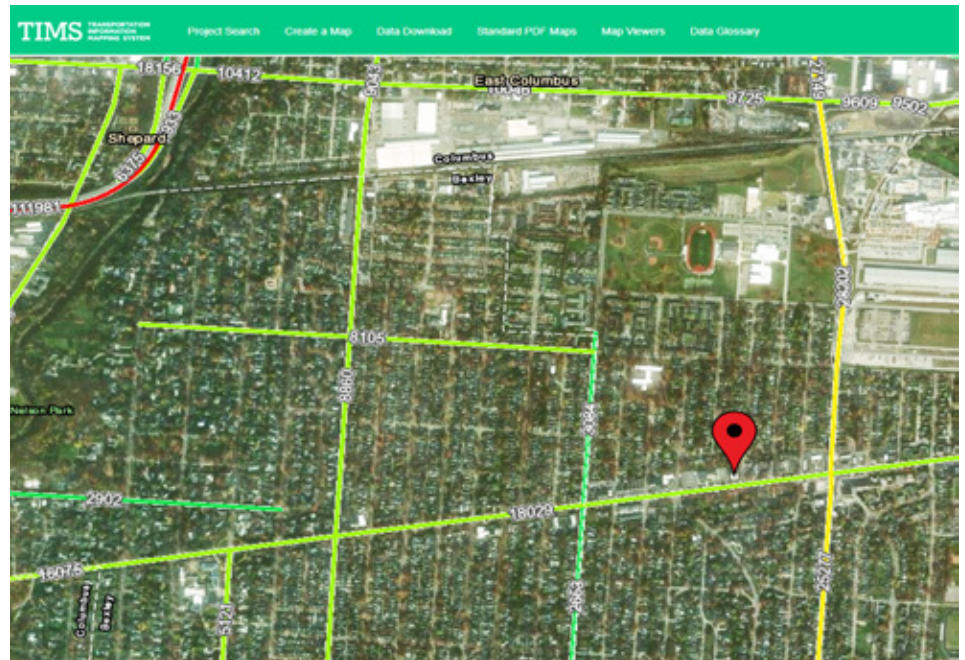


Zoning C-2 - click [here](#) to see zoning text
The site is subject to the standards of the community commercial overlay
3372.701 to 3372.710



Demographic Summary Report

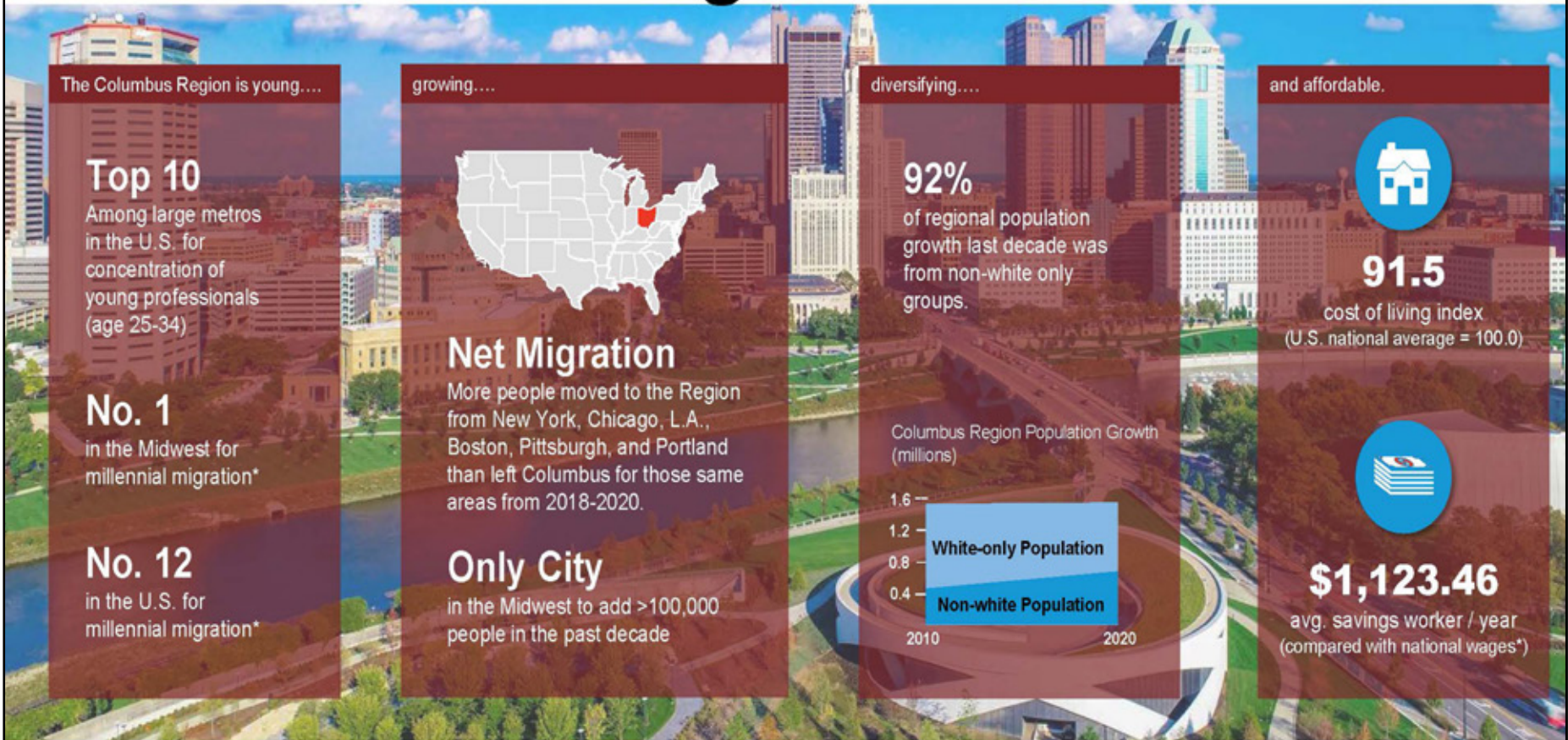
3140 E Broad St, Bexley, OH 43209				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	15,095	106,494	316,976	
2023 Estimate	15,244	105,645	312,998	
2010 Census	15,083	93,548	268,647	
Growth 2023 - 2028	-0.98%	0.80%	1.27%	
Growth 2010 - 2023	1.07%	12.93%	16.51%	
2023 Population by Hispanic Origin				
2023 Population	1,453	7,528	18,580	
2023 Population	15,244	105,645	312,998	
White	8,152 53.48%	39,970 37.83%	130,941 41.83%	
Black	6,159 40.40%	59,025 55.87%	160,649 51.33%	
Am. Indian & Alaskan	52 0.34%	440 0.42%	1,170 0.37%	
Asian	249 1.63%	1,951 1.85%	7,849 2.51%	
Hawaiian & Pacific Island	13 0.09%	44 0.04%	200 0.06%	
Other	619 4.06%	4,215 3.99%	12,189 3.89%	
U.S. Armed Forces	0	51	172	
Households				
2028 Projection	6,392	44,138	134,953	
2023 Estimate	6,441	43,836	133,144	
2010 Census	6,295	39,122	113,672	
Growth 2023 - 2028	-0.76%	0.69%	1.36%	
Growth 2010 - 2023	2.32%	12.05%	17.13%	
Owner Occupied	3,126 48.53%	20,585 46.96%	55,925 42.00%	
Renter Occupied	3,314 51.45%	23,251 53.04%	77,219 58.00%	
2023 Households by HH Income				
Income: <\$25,000	1,878 29.16%	11,752 26.81%	36,135 27.14%	
Income: \$25,000 - \$50,000	1,308 20.31%	11,164 25.47%	32,211 24.19%	
Income: \$50,000 - \$75,000	817 12.69%	7,627 17.40%	23,475 17.63%	
Income: \$75,000 - \$100,000	606 9.41%	4,464 10.18%	14,334 10.77%	
Income: \$100,000 - \$125,000	536 8.32%	3,051 6.96%	9,801 7.36%	
Income: \$125,000 - \$150,000	309 4.80%	1,791 4.09%	5,507 4.14%	
Income: \$150,000 - \$200,000	418 6.49%	1,867 4.26%	5,980 4.49%	
Income: \$200,000+	568 8.82%	2,121 4.84%	5,702 4.28%	
2023 Avg Household Income	\$82,280	\$68,730	\$67,999	
2023 Med Household Income	\$50,919	\$47,230	\$48,241	



Traffic Count Report

3140 E Broad St, Bexley, OH 43209						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Broad St	N Harding Rd	0.04 W	2020	20,110	MPSI	.08
2 E Broad St	N Harding Rd	0.04 W	2022	18,215	MPSI	.08
3 E Broad St	S Kellner Rd	0.02 W	2015	21,707	MPSI	.16
4 E Broad St	N Kellner Rd	0.02 W	2022	20,610	MPSI	.16
5 E Broad St	N Kellner Rd	0.02 W	2021	20,720	MPSI	.16
6 East Broad Street	N Kellner Rd	0.02 W	2022	23,980	MPSI	.16
7 E Broad St	N Chesterfield Rd	0.02 W	2022	18,932	MPSI	.17
8 N Chesterfield Rd	E Broad St	0.01 S	2020	689	MPSI	.18
9 N Chesterfield Rd	E Broad St	0.01 S	2022	574	MPSI	.18
10 E Broad St	N Chesterfield Rd	0.02 E	2022	20,933	MPSI	.21

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



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 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.



Mike Doss
Sales & Leasing Assoc.
614-915-2624
mdoss@rweiler.com



Ty Patillo
Sales & Leasing Assoc.
440-339-6001
tpatillo@rweiler.com

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 sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. 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/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.