

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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6,020 +/- SF with Outdoor Storage



Appraisal Brokerage Consulting Development

WAREHOUSE/OFFICE SPACE FOR LEASE

2755 Johnstown Road, Columbus, OH 43219

WAREHOUSE AND OFFICE SPACE NEAR AIRPORT!

4,500 +/- SF warehouse and 1,520 +/- SF office space for lease. 3 phases of power available. The warehouse includes 2 overhead doors; 1 large 14' high and 1 smaller. Zoned Limited Industrial. Large fenced gravel lot.

Located near John Glenn Columbus International Airport, the property provides convenient access to nearby travel routes including I-670 and I-270.

Lease term and rate are negotiable.



Property Highlights

Address: 2755 Johnstown Road
Columbus, OH 43219

County: Franklin

PID: 190-000393-00

Location: West off Columbus
International Airport
between Stelzer Rd
and I-670

Space For Lease:

Warehouse Space: 4,500 +/- SF

Office Space: 1,520 +/- SF

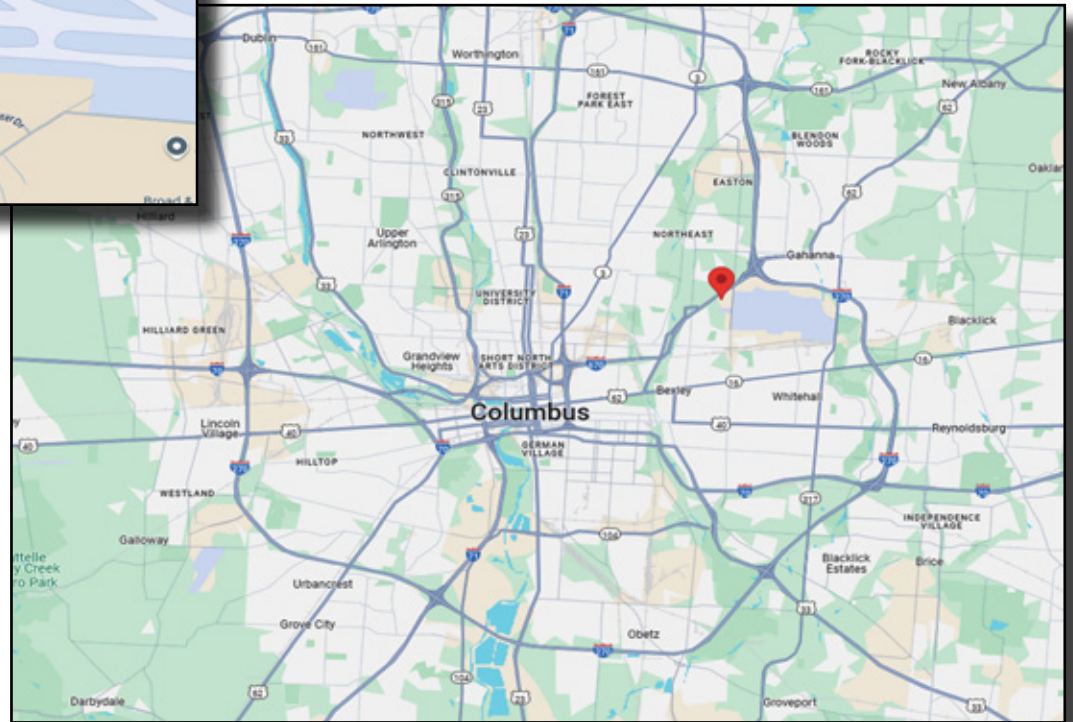
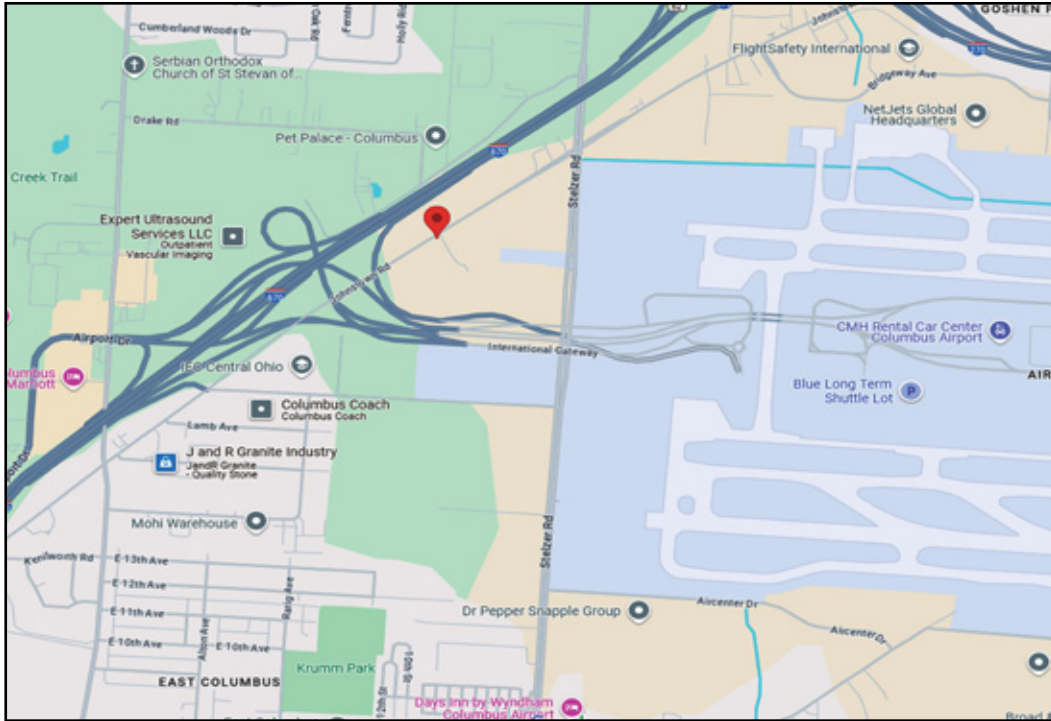
Lease Rate: Negotiable

Zoning: Limited Industrial





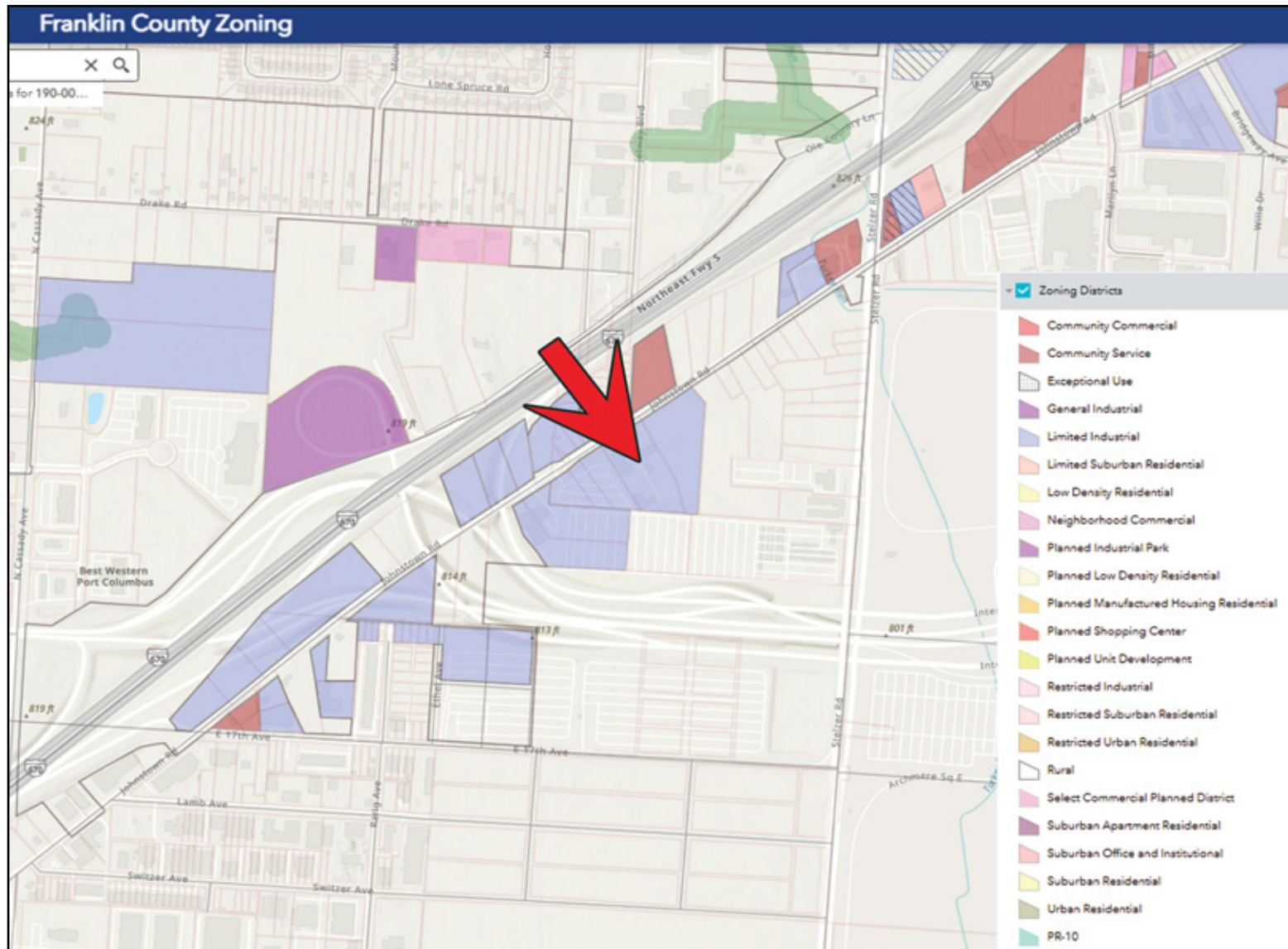




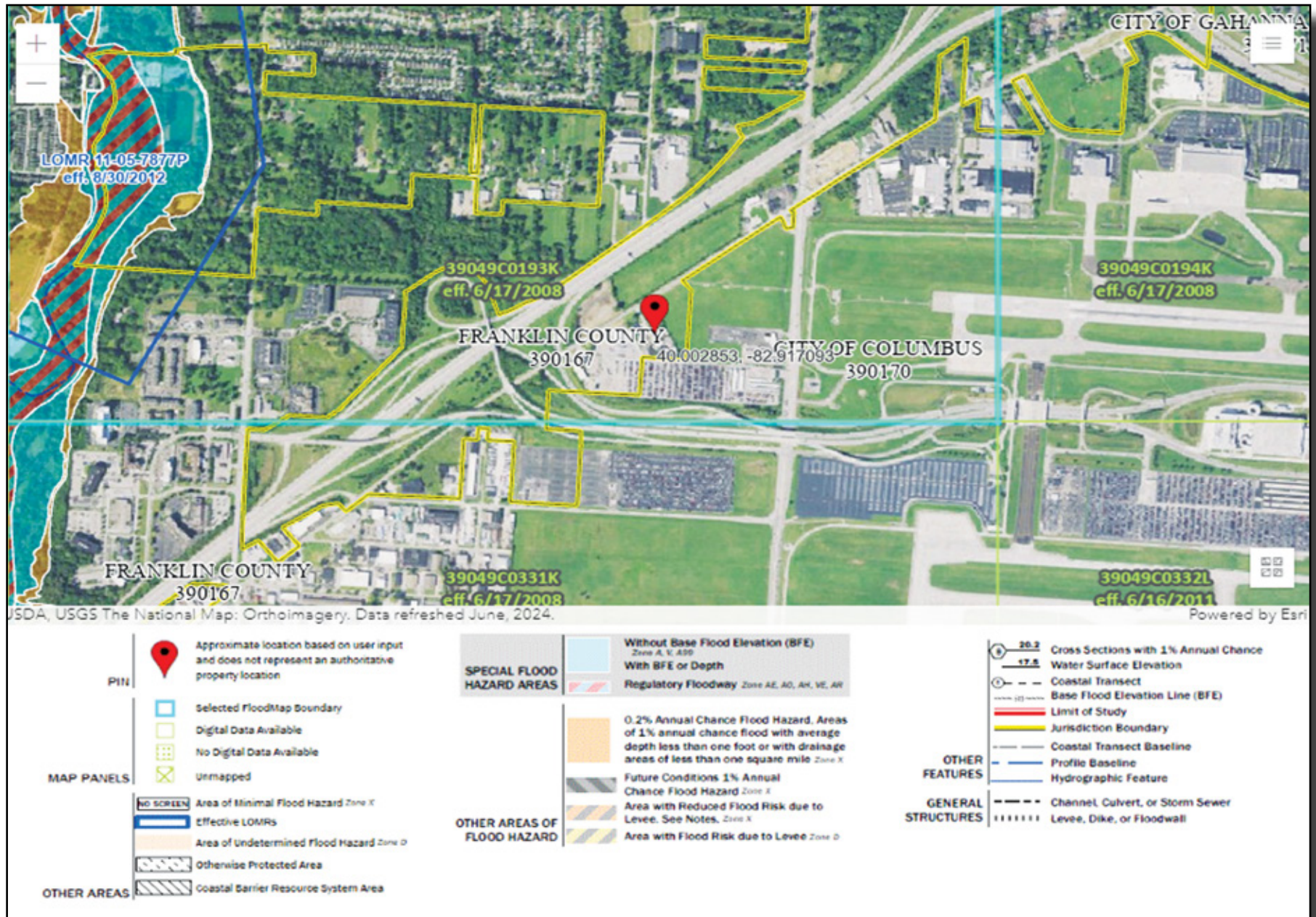


Great Location!


Easy access to major roads
Minutes to John Glenn International Airport
10 Minutes to Downtown Columbus

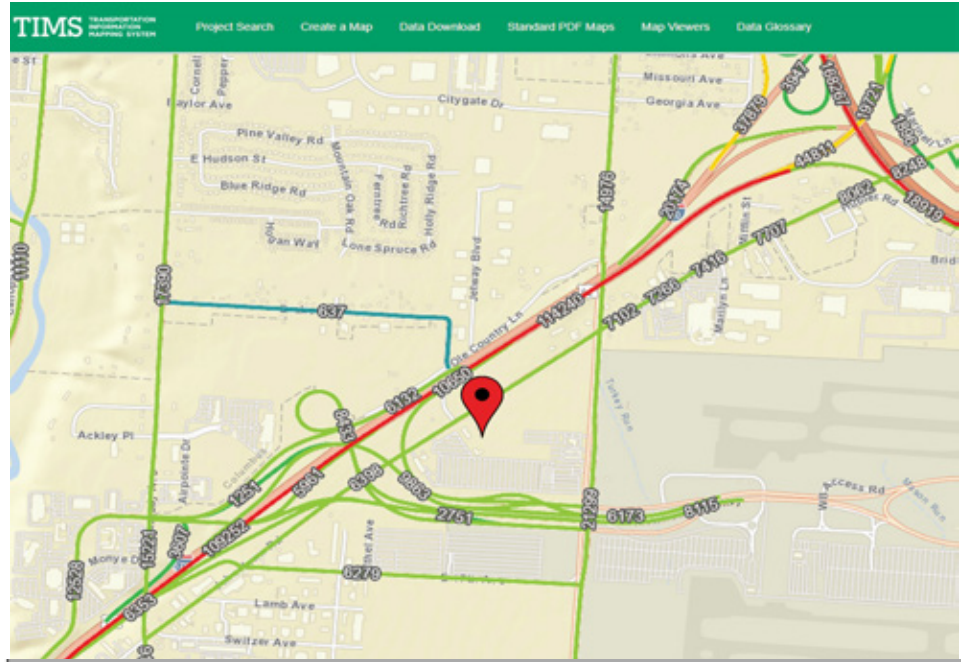


Click [here](#) to view zoning regulations



Demographic Summary Report

2755 Johnstown Rd, Columbus, OH 43219			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	3,067	84,589	323,124
2024 Estimate	3,021	84,136	320,937
2020 Census	2,806	82,519	312,610
Growth 2024 - 2029	1.52%	0.54%	0.68%
Growth 2020 - 2024	7.66%	1.96%	2.66%
2024 Population by Hispanic Origin			
2024 Population	3,021	84,136	320,937
White	795 26.32%	30,065 35.73%	140,895 43.90%
Black	1,740 57.60%	40,256 47.85%	125,163 39.00%
Am. Indian & Alaskan	7 0.23%	358 0.43%	1,418 0.44%
Asian	96 3.18%	2,161 2.57%	11,389 3.55%
Hawaiian & Pacific Island	0 0.00%	38 0.05%	139 0.04%
Other	383 12.68%	11,258 13.38%	41,932 13.07%
U.S. Armed Forces	0	51	249
Households			
2029 Projection	1,144	32,846	131,715
2024 Estimate	1,121	32,662	130,734
2020 Census	1,014	31,964	126,710
Growth 2024 - 2029	2.05%	0.56%	0.75%
Growth 2020 - 2024	10.55%	2.18%	3.18%
Owner Occupied	584 52.10%	15,052 46.08%	53,698 41.07%
Renter Occupied	537 47.90%	17,610 53.92%	77,035 58.92%
2024 Households by HH Income			
Income: <\$25,000	280 25.00%	8,739 26.76%	32,612 24.95%
Income: \$25,000 - \$50,000	225 20.09%	7,599 23.27%	32,059 24.52%
Income: \$50,000 - \$75,000	193 17.23%	5,365 16.43%	22,478 17.19%
Income: \$75,000 - \$100,000	162 14.46%	3,754 11.49%	14,941 11.43%
Income: \$100,000 - \$125,000	174 15.54%	2,728 8.35%	10,354 7.92%
Income: \$125,000 - \$150,000	45 4.02%	1,590 4.87%	6,246 4.78%
Income: \$150,000 - \$200,000	8 0.71%	1,343 4.11%	6,384 4.88%
Income: \$200,000+	33 2.95%	1,543 4.72%	5,661 4.33%
2024 Avg Household Income	\$68,044	\$70,252	\$70,394
2024 Med Household Income	\$58,461	\$49,968	\$50,667

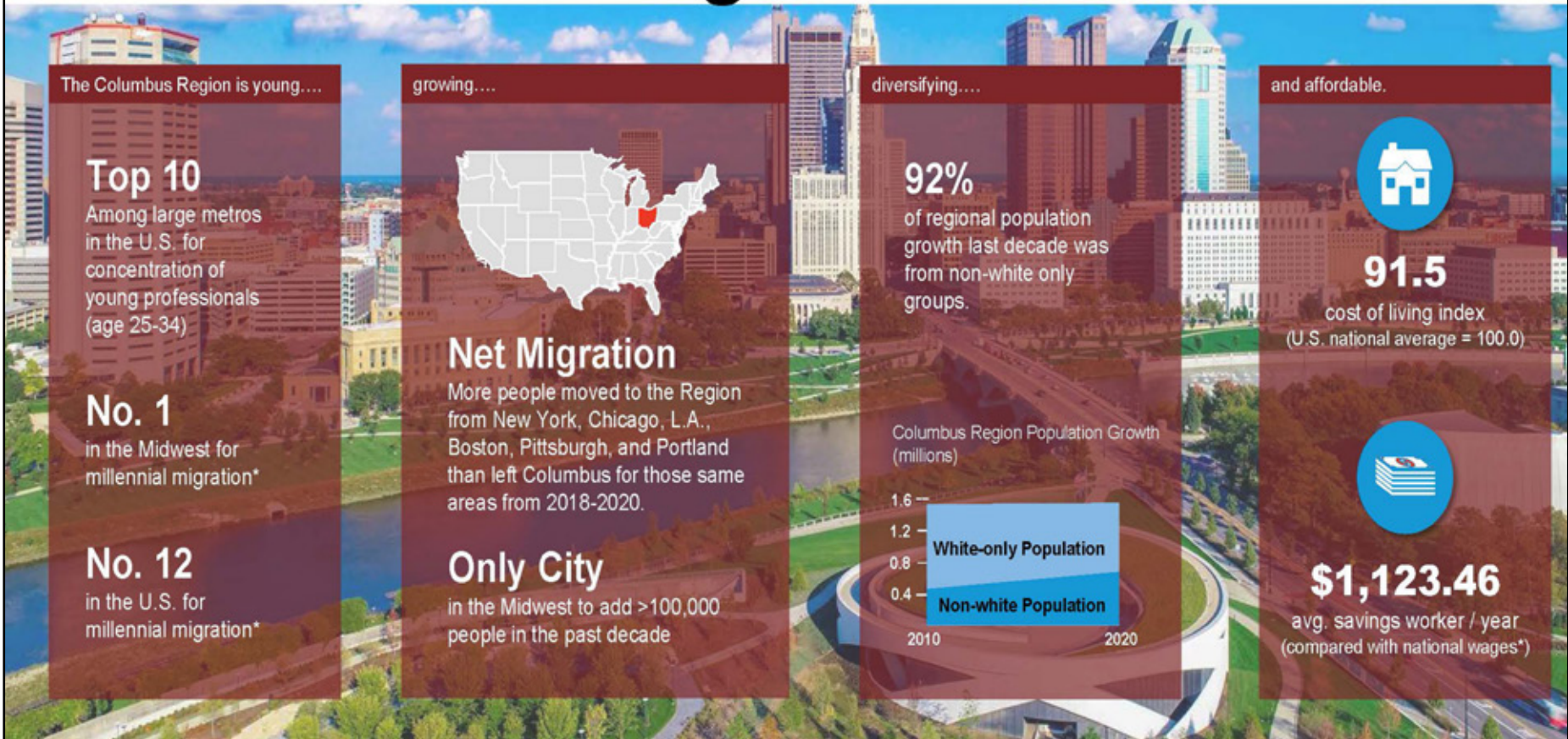


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 I-670	Stelzer Rd	0.35 NE	2022	108,593	MPSI	.13
2 Sterling Ave	W Johnstown Rd	0.03 S	2022	9,685	MPSI	.16
3 RAMP	W Johnstown Rd	0.03 S	2020	9,533	AADT	.16
4 I-670	Stelzer Rd	0.27 NE	2020	90,189	AADT	.18
5 Northeast Freeway	Stelzer Rd	0.27 NE	2020	113,046	MPSI	.18
6 I-670	Stelzer Rd	0.27 NE	2022	99,300	MPSI	.18
7 Stelzer Rd	International Gateway	0.16 E	2022	6,075	MPSI	.20
8 RAMP	International Gateway	0.16 E	2020	5,650	AADT	.20
9 JOHNSTOWN RD	Stelzer Rd	0.13 NE	2020	7,037	AADT	.20
10 W Johnstown Rd	Stelzer Rd	0.13 NE	2022	6,452	MPSI	.20



Appraisal Brokerage Consulting Development

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

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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 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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Learn more about us at
www.rweiler.com

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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.

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