

# OFFICE SUITE FOR SALE

**3140 E Broad Street  
Columbus, Ohio 43209**



**2,140 +/- SF Available**



Appraisal Brokerage Consulting Development

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# Property Description

## 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.

**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:

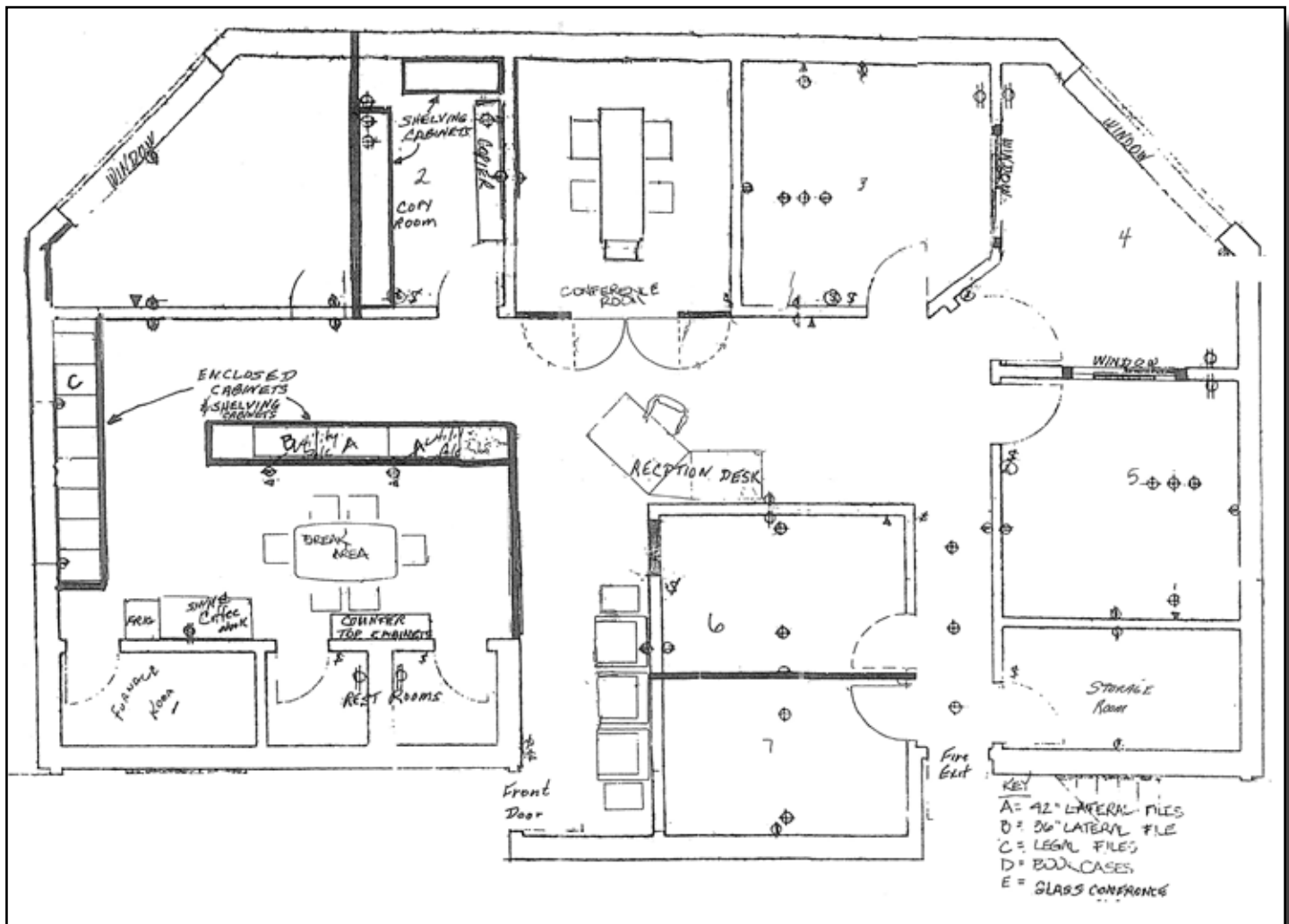
- Furnace installed April, 2011
- Roof replaced ~3 years ago (40y warranty)
- Utilities separately metered
- CAT 5 wiring
- New 2 year lease tenant effective February 2021





# Floor Plan

2,140 +/- SF Unit Available



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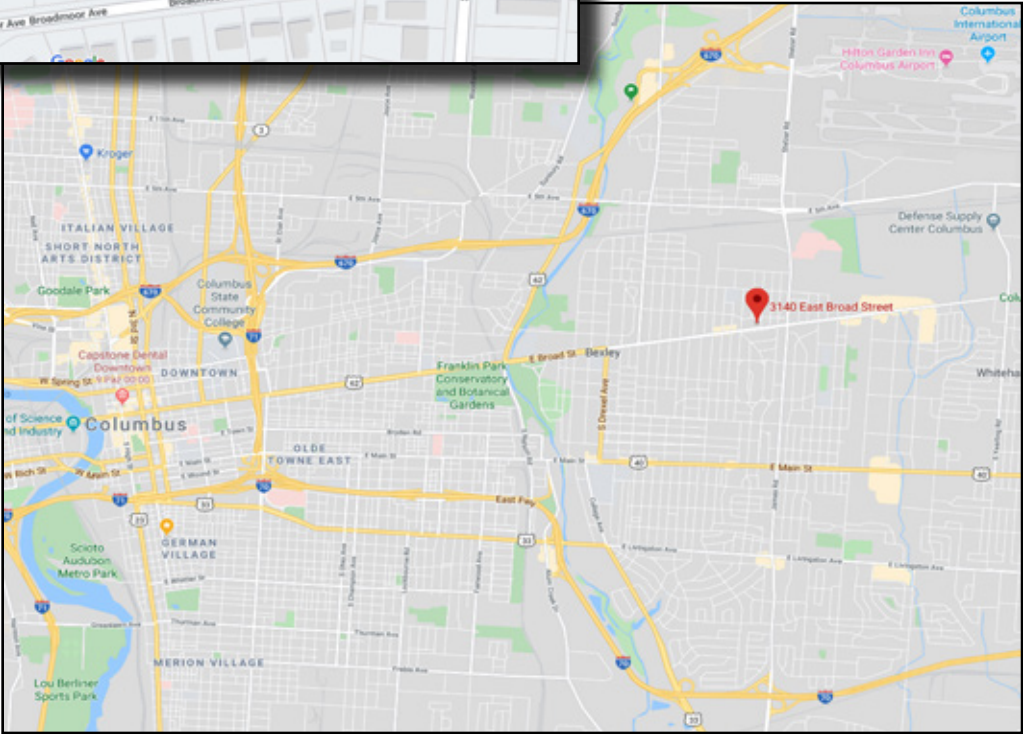
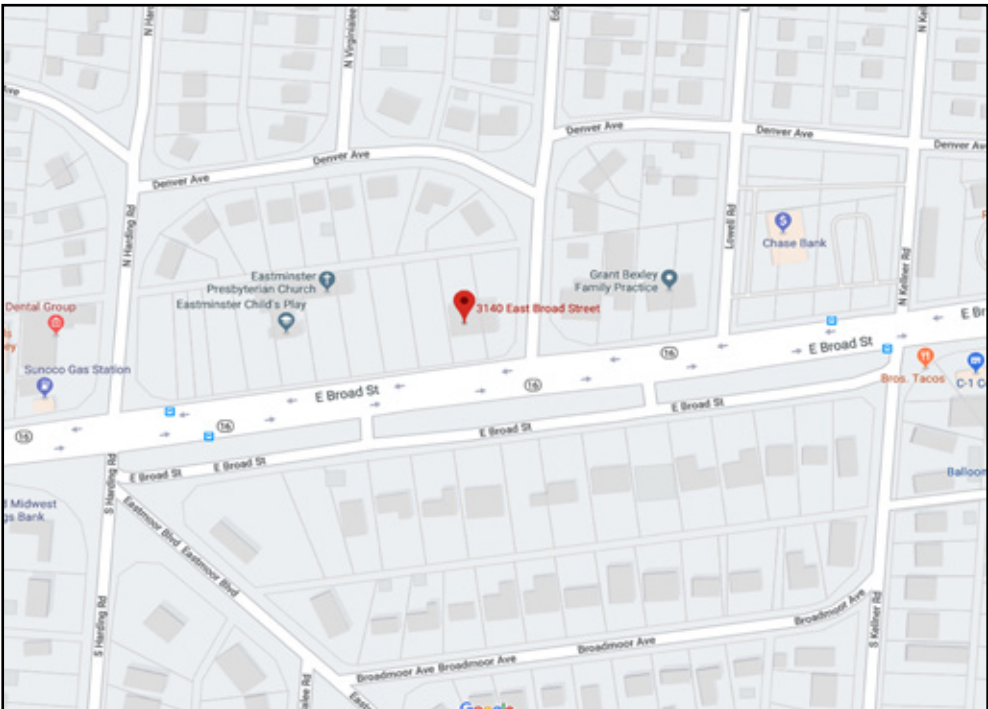
# Aerial & Plat Maps



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# Street Maps

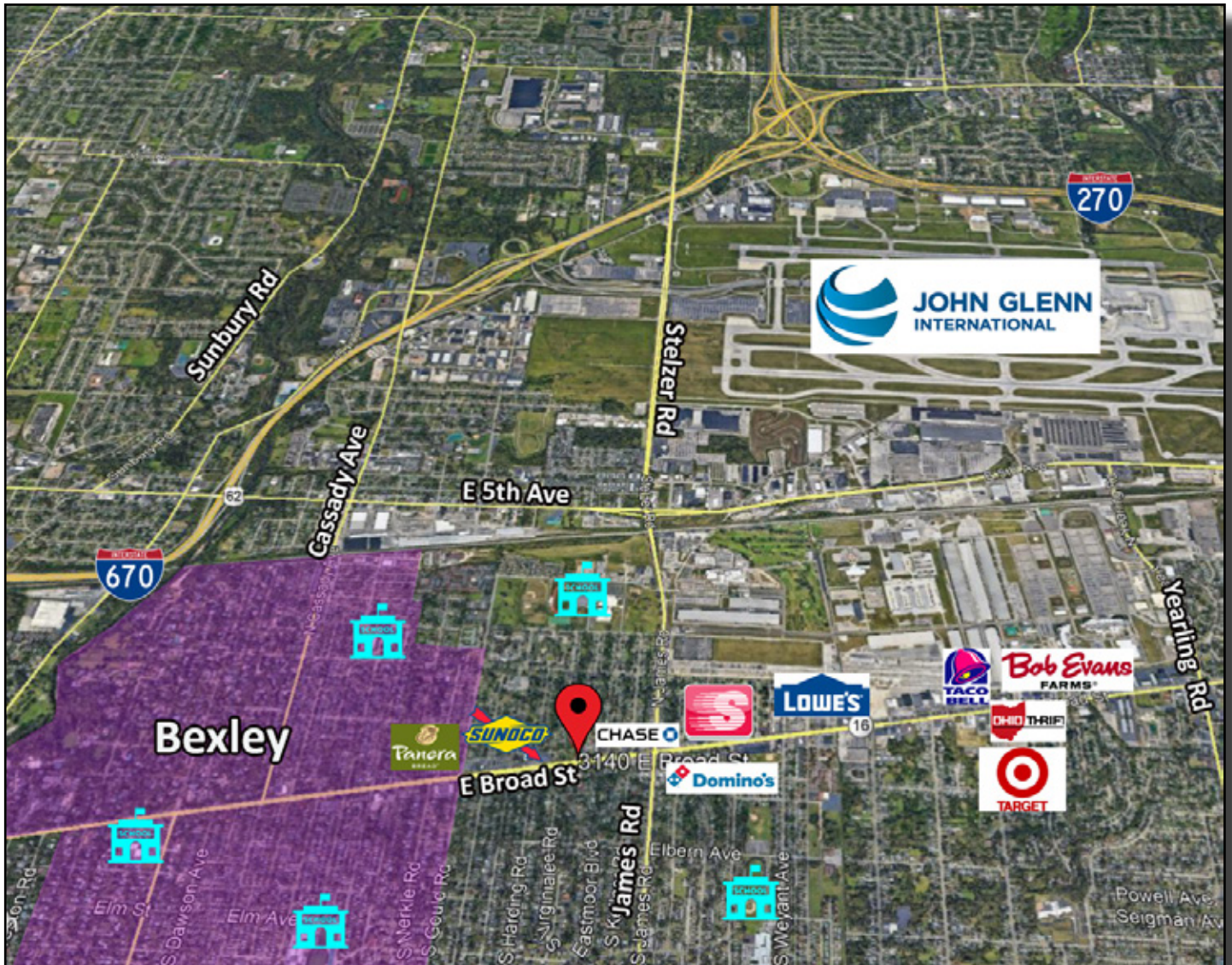


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# Property Location



**Great Location!**

East of Bexley

5 minutes to John Glenn Airport

15 minutes to Downtown

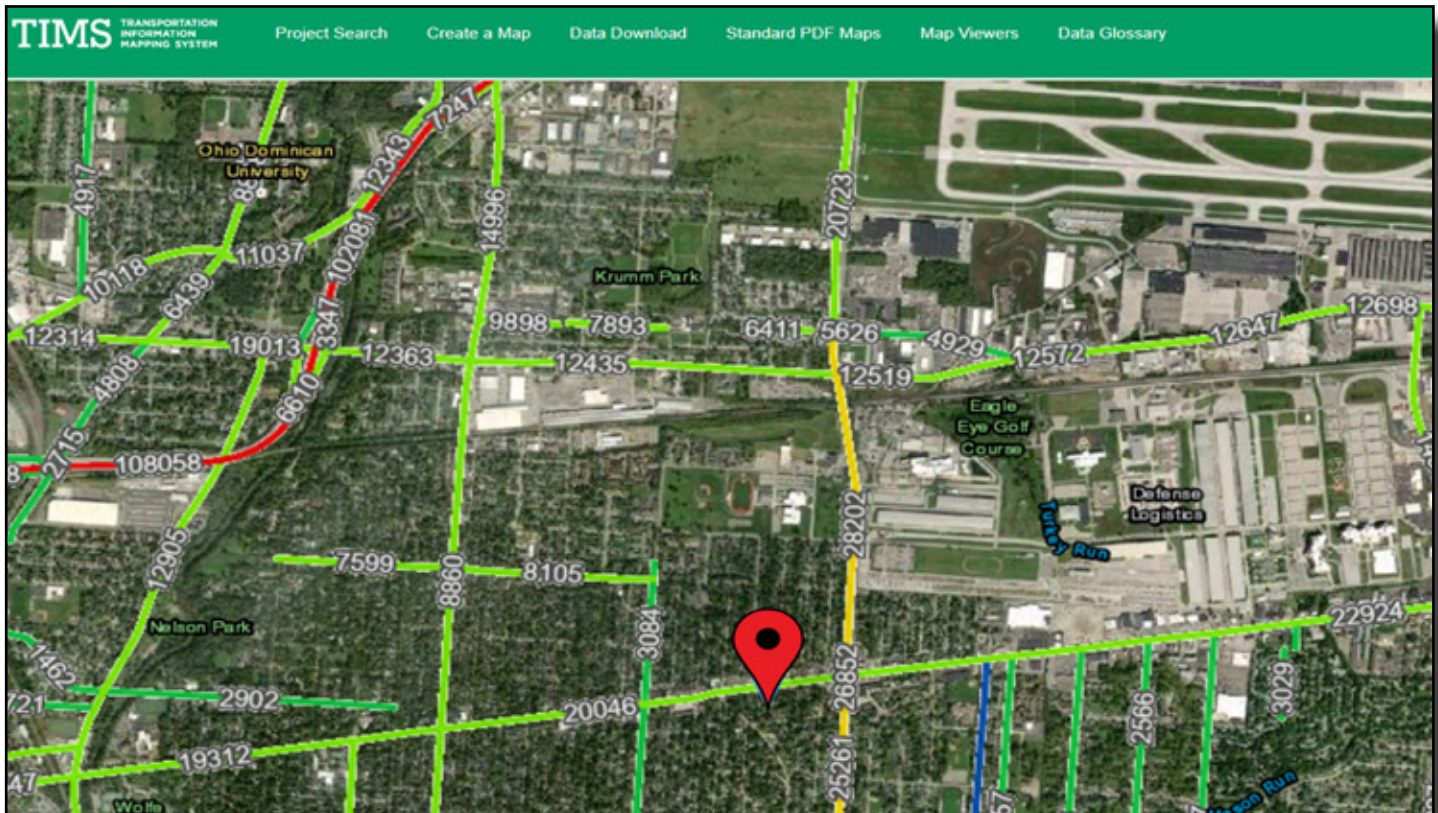


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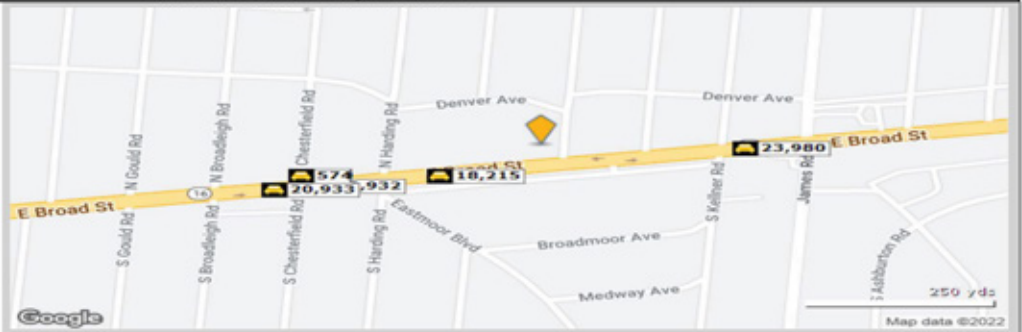


# Traffic Map



## Traffic Count Report

3140 E Broad St, Bexley, OH 43209



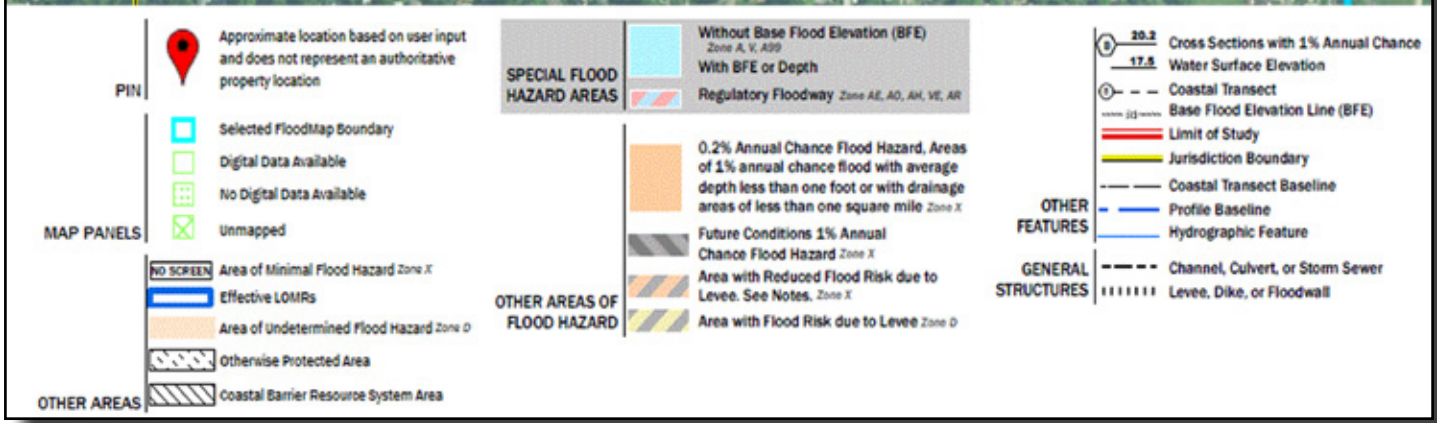
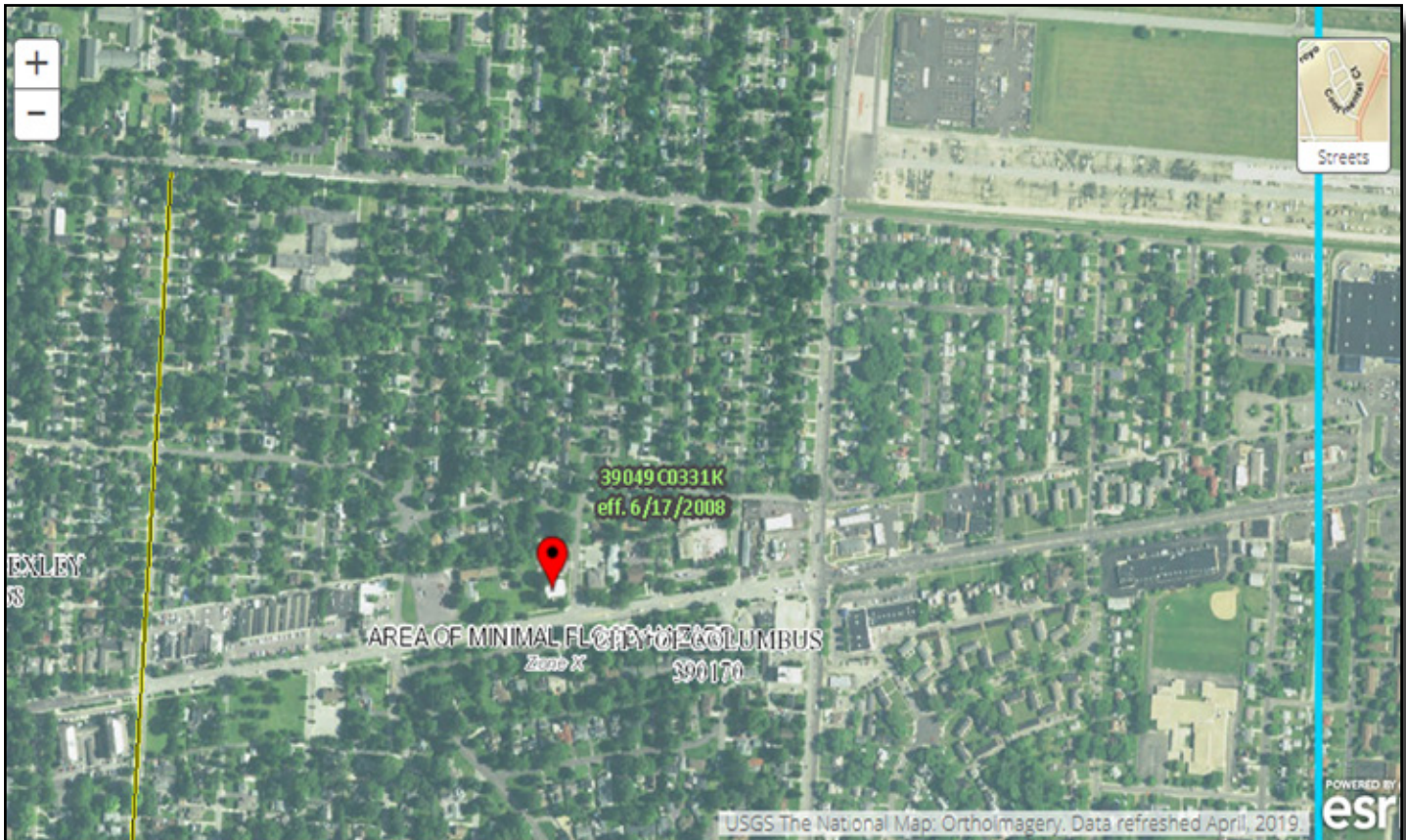
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Broad St	N Harding Rd	0.04 W	2020	20,110	MPSI	.08
2 E Broad St	N Harding Rd	0.04 W	2022	18,215	MPSI	.08
3 E Broad St	S Kellner Rd	0.02 W	2015	21,707	MPSI	.16
4 E Broad St	N Kellner Rd	0.02 W	2022	20,610	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



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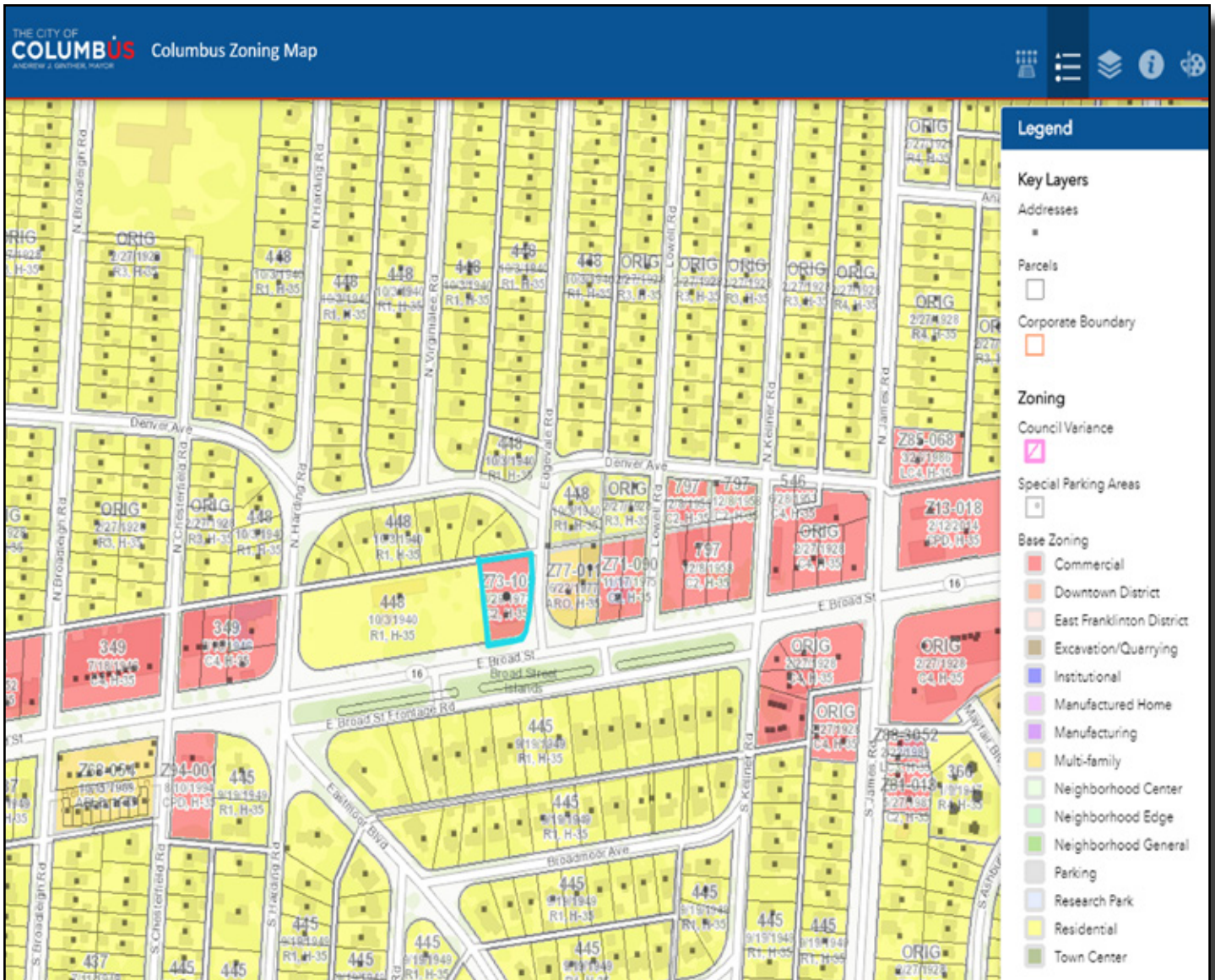


# Flood Map





# Zoning Map



**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](#)**



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# Demographics

## Demographic Summary Report

3140 E Broad St, Bexley, OH 43209



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	17,486		113,059		334,752	
2022 Estimate	16,729		107,829		317,957	
2010 Census	14,886		93,873		268,719	
Growth 2022 - 2027	4.53%		4.85%		5.28%	
Growth 2010 - 2022	12.38%		14.87%		18.32%	
<b>2022 Population by Hispanic Origin</b>						
2022 Population	1,484		7,470		18,160	
White	9,261	55.36%	41,388	38.38%	134,362	42.26%
Black	6,467	38.66%	59,742	55.40%	161,942	50.93%
Am. Indian & Alaskan	56	0.33%	439	0.41%	1,175	0.37%
Asian	279	1.67%	2,057	1.91%	8,178	2.57%
Hawaiian & Pacific Island	14	0.08%	49	0.05%	217	0.07%
Other	653	3.90%	4,154	3.85%	12,083	3.80%
U.S. Armed Forces	0		20		90	
<b>Households</b>						
2027 Projection	7,245		46,937		141,877	
2022 Estimate	6,937		44,809		134,727	
2010 Census	6,221		39,304		113,761	
Growth 2022 - 2027	4.44%		4.75%		5.31%	
Growth 2010 - 2022	11.51%		14.01%		18.43%	
Owner Occupied	3,433	49.49%	21,612	48.23%	57,796	42.90%
Renter Occupied	3,505	50.53%	23,196	51.77%	76,930	57.10%
<b>2022 Households by HH Income</b>						
Income: <\$25,000	1,896	27.34%	12,216	27.26%	36,379	27.00%
Income: \$25,000 - \$50,000	1,641	23.66%	12,025	26.84%	33,530	24.89%
Income: \$50,000 - \$75,000	902	13.00%	8,075	18.02%	24,370	18.09%
Income: \$75,000 - \$100,000	620	8.94%	4,141	9.24%	14,408	10.69%
Income: \$100,000 - \$125,000	388	5.59%	2,837	6.33%	9,182	6.82%
Income: \$125,000 - \$150,000	306	4.41%	1,539	3.43%	5,561	4.13%
Income: \$150,000 - \$200,000	569	8.20%	1,935	4.32%	5,935	4.41%
Income: \$200,000+	614	8.85%	2,042	4.56%	5,363	3.98%
2022 Avg Household Income	\$82,524		\$66,409		\$66,838	
2022 Med Household Income	\$48,184		\$44,855		\$47,492	



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# Regional Overview

## REGIONAL OVERVIEW

### THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). The information and data in this document cover the 11-county region with City of Columbus highlights. Some data is only available at the MSA level and is identified as such in the text, title or source.

- **Eleven-county** region located in Central Ohio
- Population of **2.2 million** people
- Population growth rate of 10 percent since 2010
- Ten-county Columbus MSA, **fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- Over **forty-nine** college and university campuses
- Nearly **132,000** college students
- Home to **15** Fortune 1000 headquarters

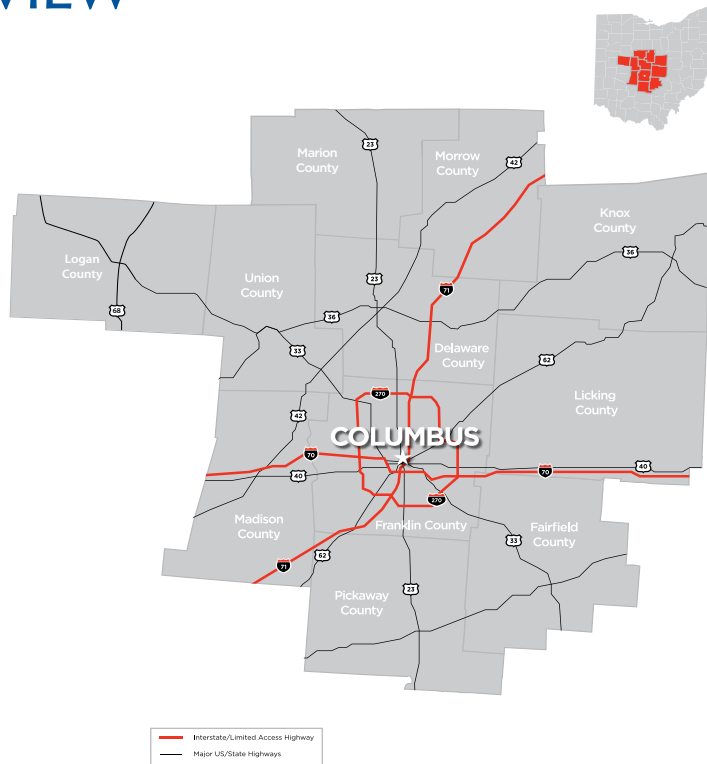
#### COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **Fourteenth largest city** in the U.S.

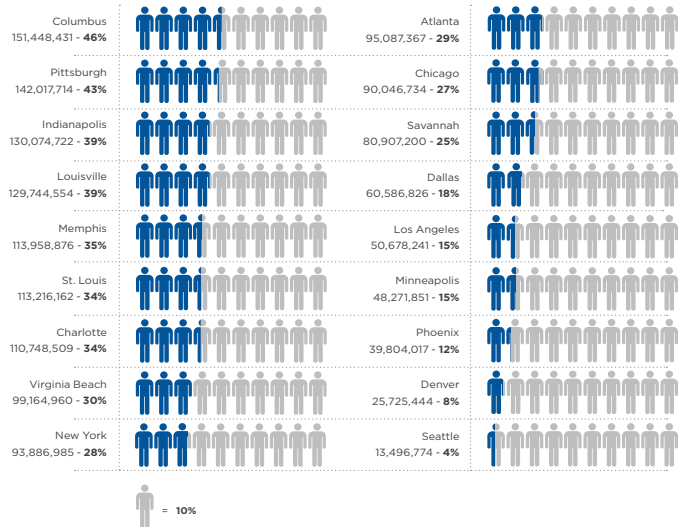
#### COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- John Glenn Columbus International Airport: Over **160** daily flights to more than **40** destinations
- Enhanced freight rail connections to East Coast ports in Norfolk, VA; Baltimore, MD; and Wilmington, NC
- Columbus is within a 10-hour drive of **151 million** people in the U.S., higher than other major distribution centers in the U.S.

Sources: ESRI Business Analyst 2018; 600 minute (10-hour) drive time from city center, U.S. Census, 2018 Population Estimates; Columbus 2020

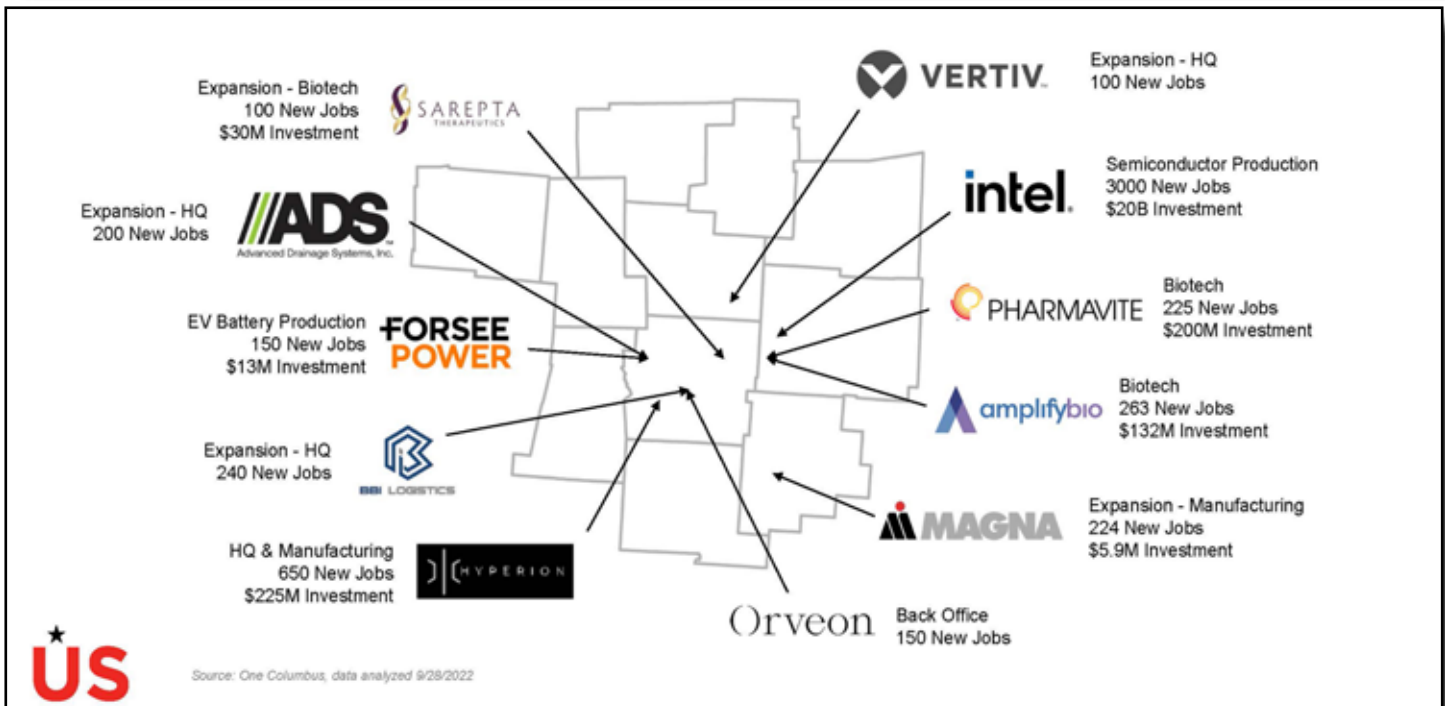
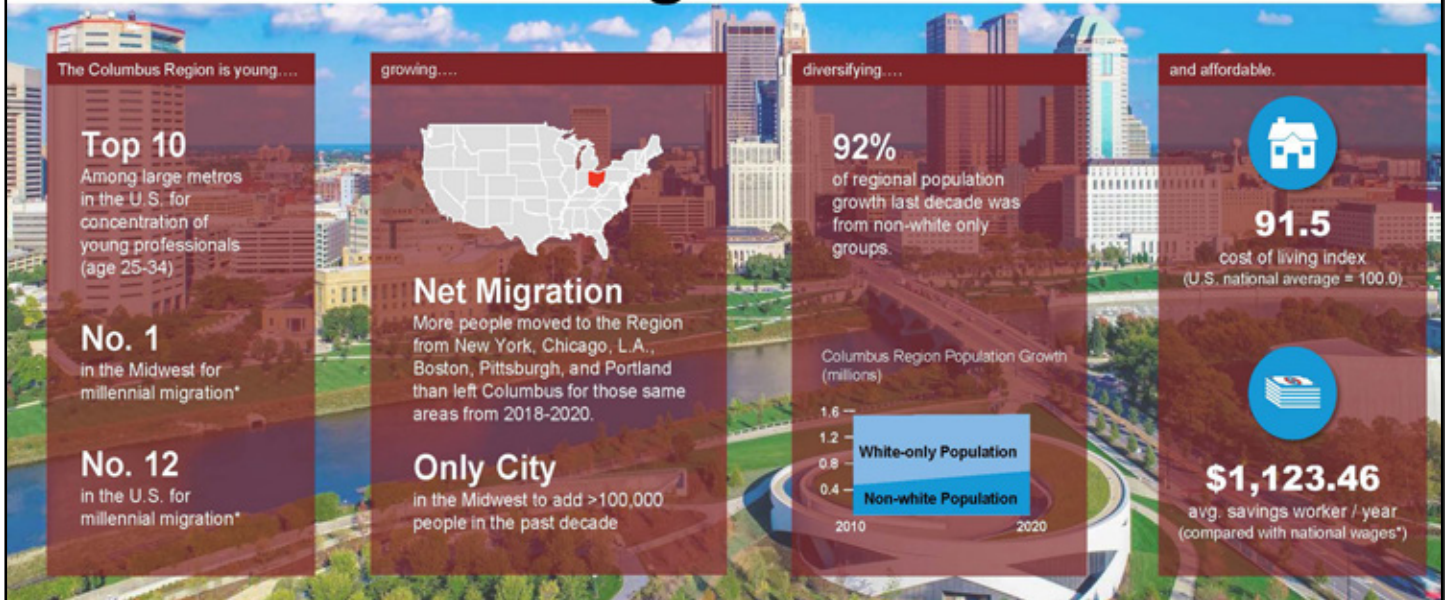


#### U.S. population within 10-hour drive



# Region Highlights

## What's Driving Investment?





# County Highlights

## FRANKLIN COUNTY

### DEMOGRAPHICS

 1,264,597  
RESIDENTS

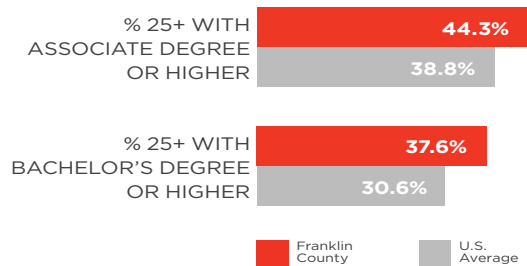
 33.8  
MEDIAN AGE

 480,946  
HOUSEHOLDS

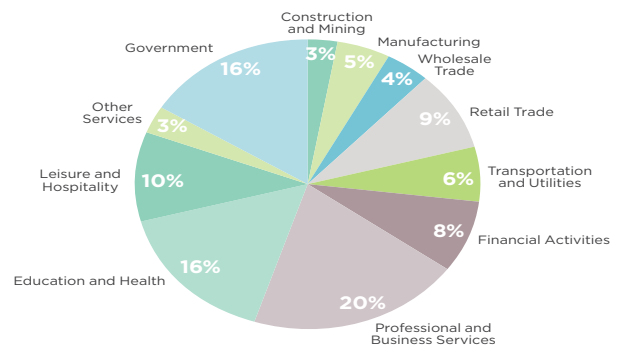
 \$52,341  
MEDIAN HOUSEHOLD INCOME

### WORKFORCE

4.1% UNEMPLOYMENT RATE



### EMPLOYMENT BY INDUSTRY



### LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

# Offering Memorandum

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 to you 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. All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers 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 Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser 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. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase 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, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.



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