

# RETAIL SPACE FOR LEASE

**5701 Parkville Street  
Columbus, Ohio 43229**



**2,100 +/- SF Retail Space Available**



**THE ROBERT  
WEILER  
COMPANY**

Appraisal Brokerage Consulting Development

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# Property Description

## USER READY RETAIL SPACE!

2,100 +/-SF of retail space in two-tenant building. Great visibility the section of E. Dublin Granville Road and Parkville Street. Plenty of space for parking to be configured. Minutes from I-71.

Zoned Planned Commercial Development District.

**Address:** 5701 Parkville Street  
Columbus, OH 43229

**County:** Franklin

**PID:** 010-143760-00

**Location:** South of SR 161 between  
Karl Rd and Cleveland Ave

**Building Size:** 4,480 +/- SF

**Year Built:** 2008

**Levels:** 1 Story

**Space Available:** 2,100 +/- SF

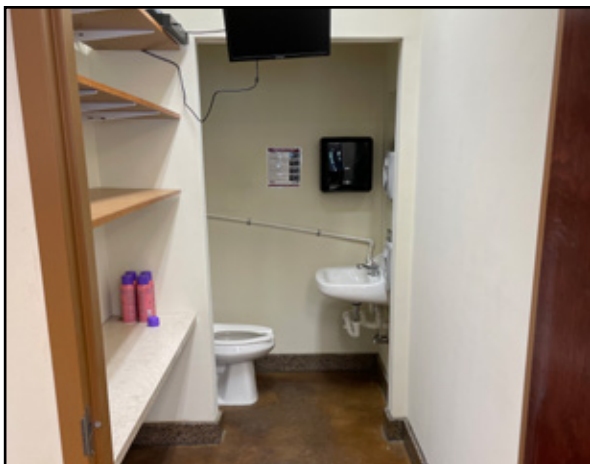
**Lease Rate:** \$15.00/SF NNN

**Zoning:** CPD - Planned Commercial  
Development District





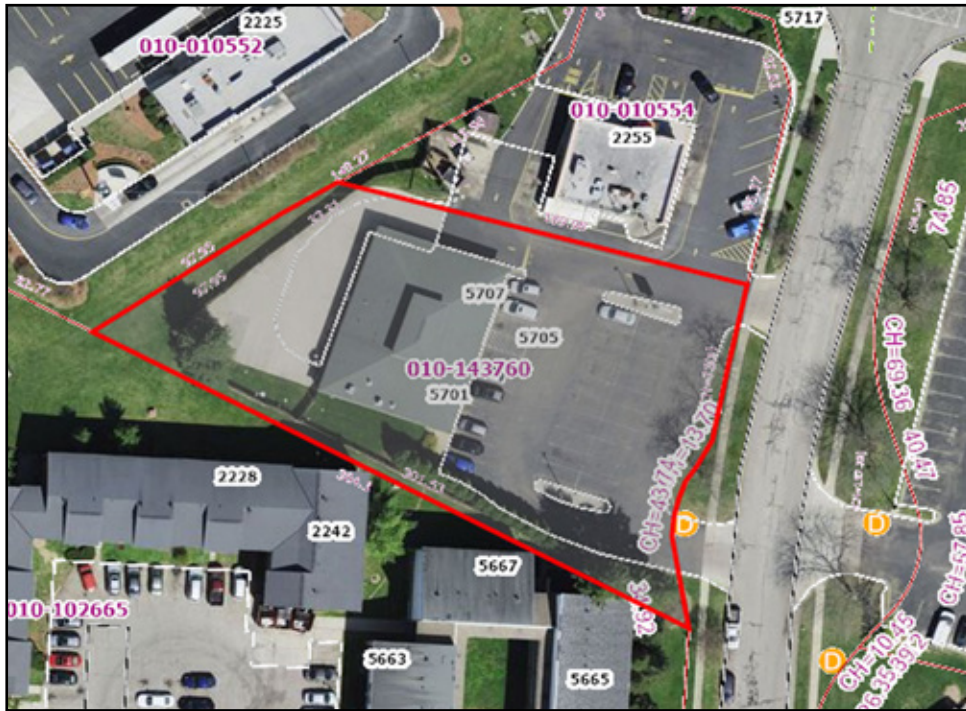
# Photos



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# Aerial & Plat Maps

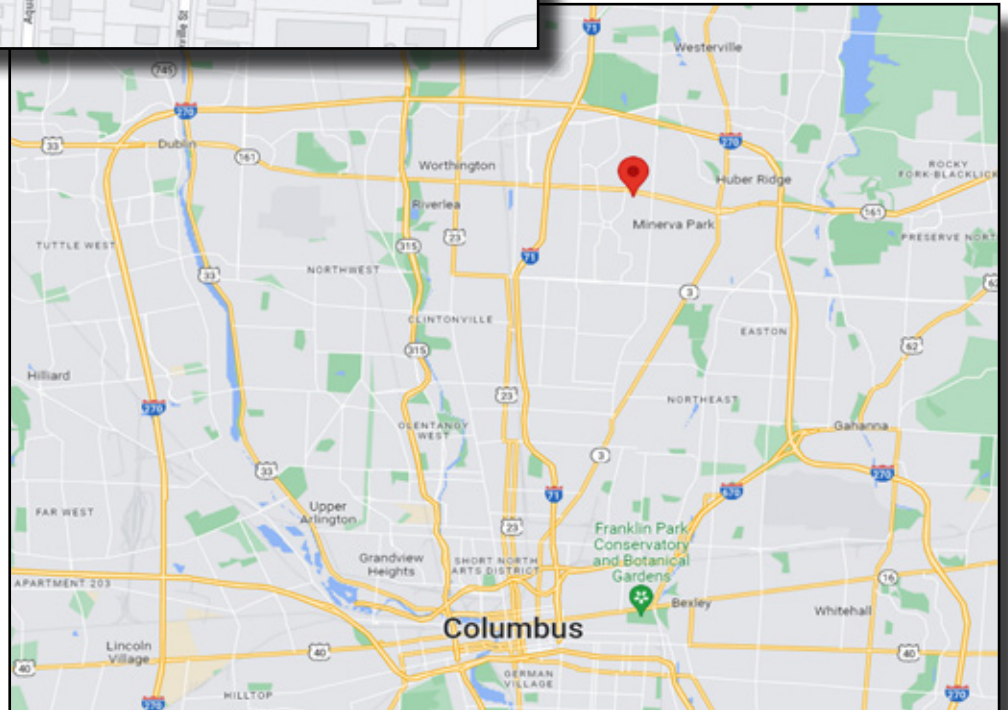
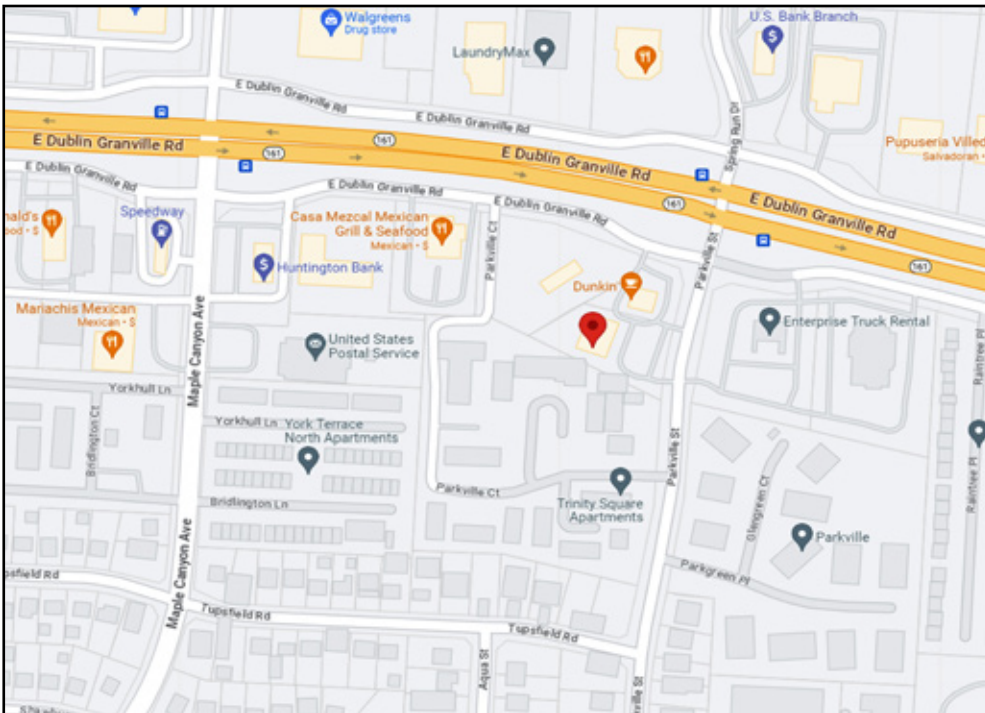


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# Street Maps

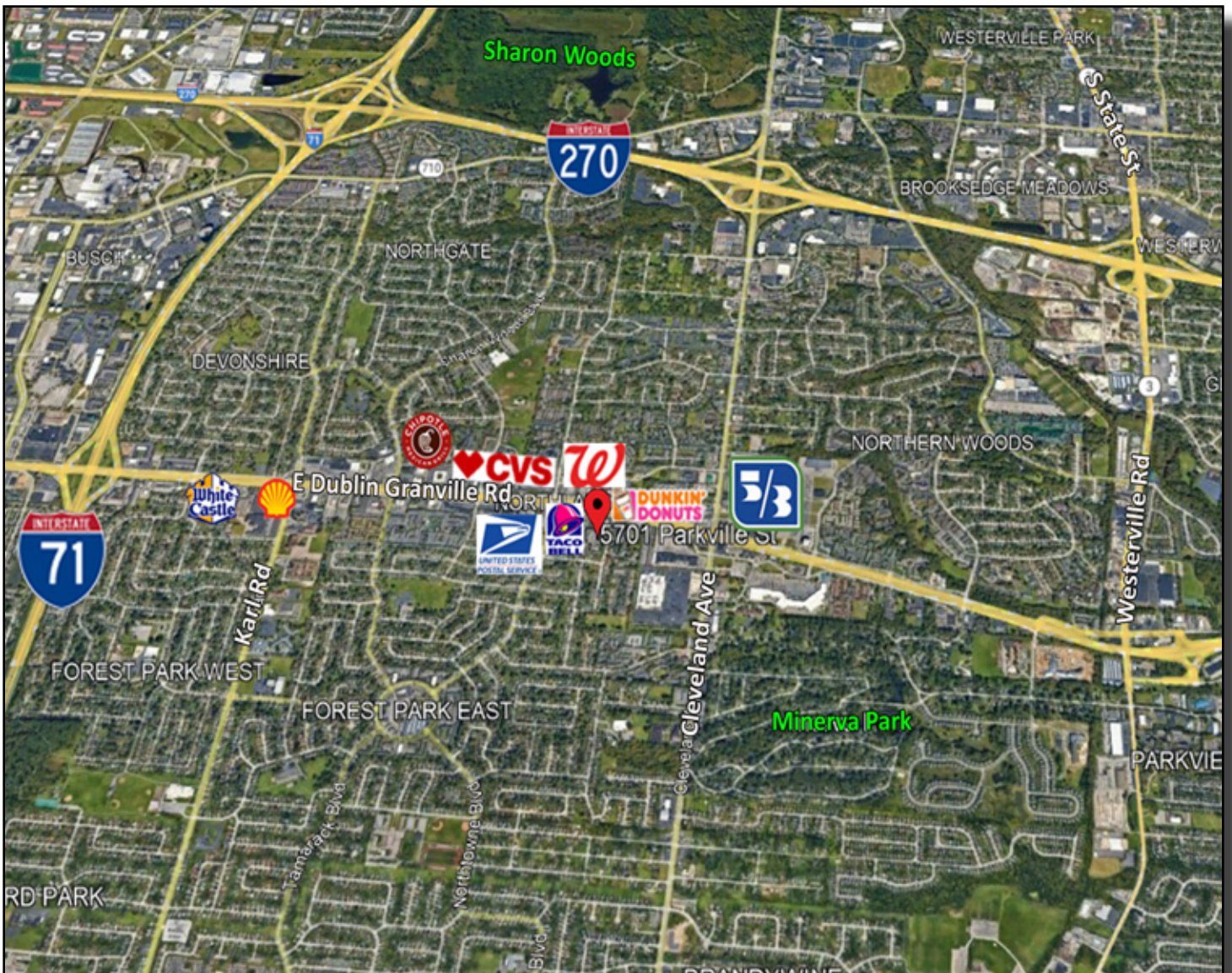


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# Location Map



## Great Location!

Easy access to major roads  
15 minutes to John Glenn International Airport  
20 minutes to Downtown Columbus

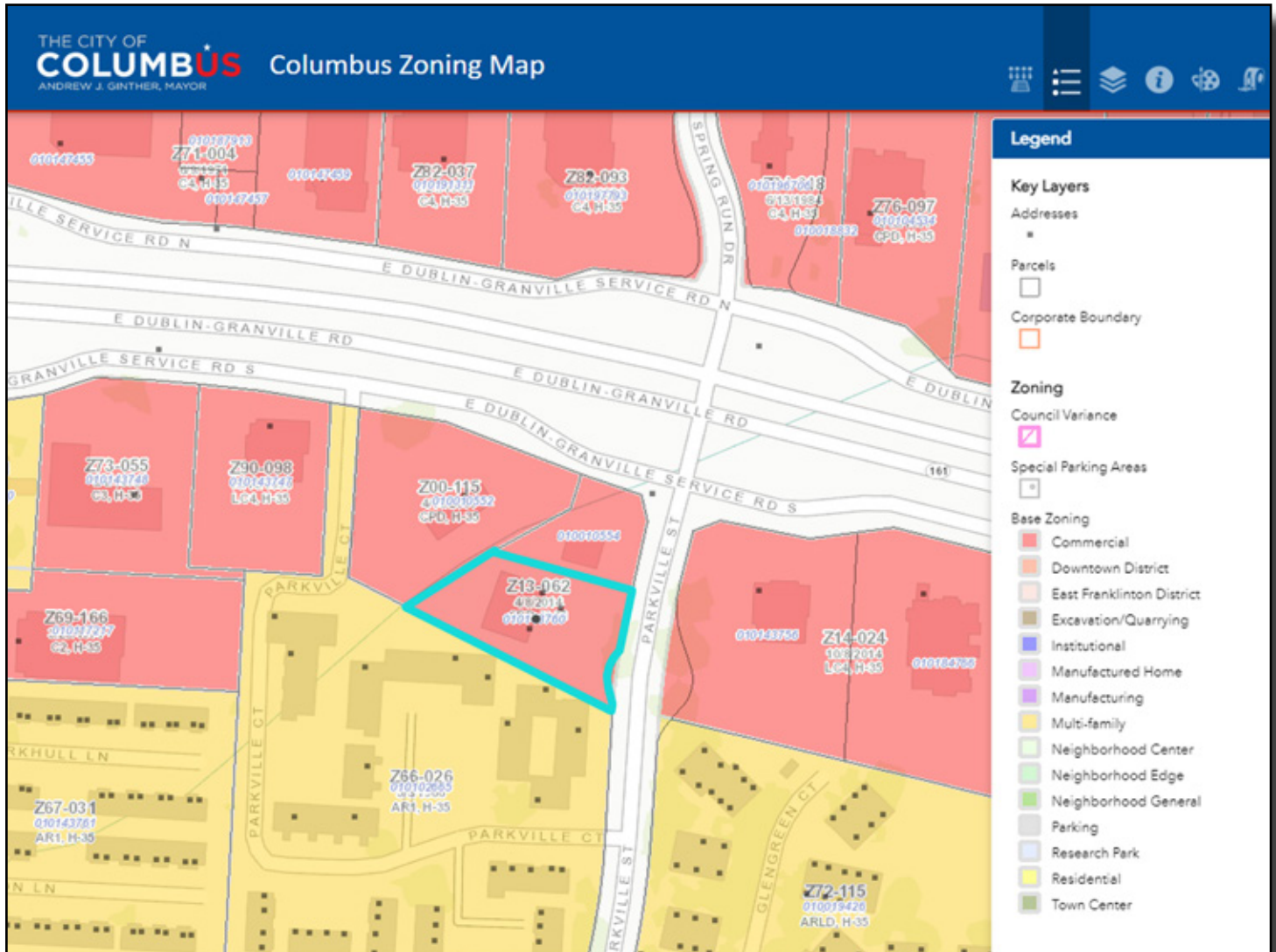


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# Zoning Map



Click [here](#) to see zoning text



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# Demographics

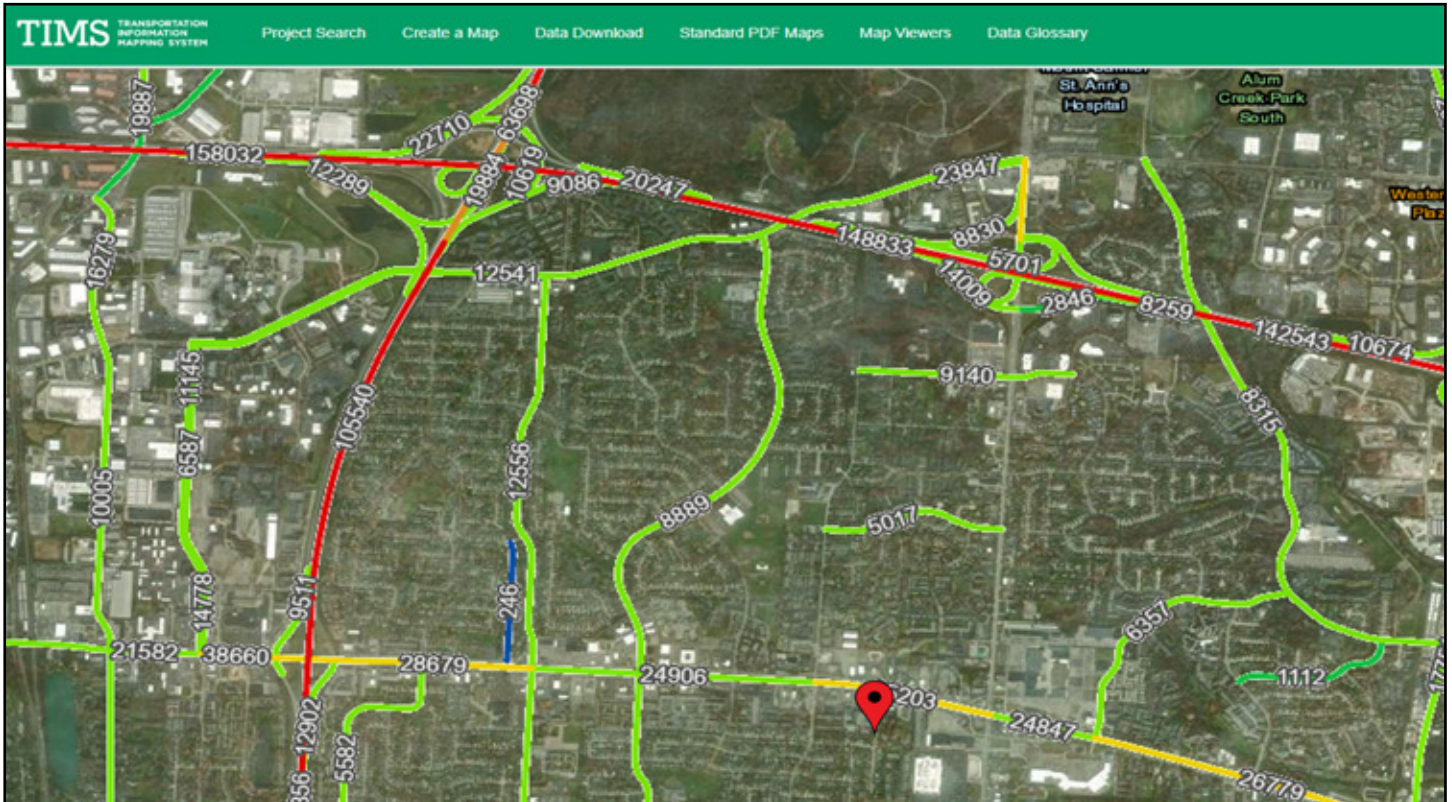
5701 Parkville St, Columbus, OH 43229



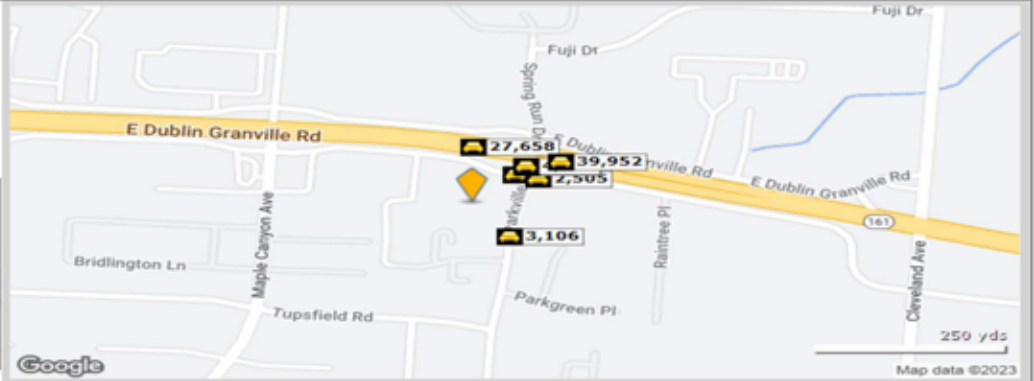
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	21,575	123,195	301,091
2023 Estimate	21,611	123,322	298,663
2010 Census	20,360	115,740	269,612
Growth 2023 - 2028	-0.17%	-0.10%	0.81%
Growth 2010 - 2023	6.14%	6.55%	10.78%
<b>2023 Population by Hispanic Origin</b>			
2023 Population	2,949	12,445	19,721
White	9,700 44.88%	68,182 55.29%	187,709 62.85%
Black	10,187 47.14%	44,873 36.39%	82,802 27.72%
Am. Indian & Alaskan	95 0.44%	554 0.45%	916 0.31%
Asian	690 3.19%	4,475 3.63%	16,275 5.45%
Hawaiian & Pacific Island	38 0.18%	79 0.06%	137 0.05%
Other	901 4.17%	5,159 4.18%	10,824 3.62%
U.S. Armed Forces	0	37	93
<b>Households</b>			
2028 Projection	8,962	50,613	125,265
2023 Estimate	8,986	50,745	124,472
2010 Census	8,536	48,151	113,716
Growth 2023 - 2028	-0.27%	-0.26%	0.64%
Growth 2010 - 2023	5.27%	5.39%	9.46%
Owner Occupied	3,462 38.53%	25,132 49.53%	70,138 56.35%
Renter Occupied	5,523 61.46%	25,613 50.47%	54,335 43.65%
<b>2023 Households by HH Income</b>			
Income: <\$25,000	1,837 20.45%	9,499 18.72%	19,746 15.86%
Income: \$25,000 - \$50,000	2,538 28.25%	12,688 25.00%	24,853 19.97%
Income: \$50,000 - \$75,000	2,192 24.40%	11,044 21.76%	23,960 19.25%
Income: \$75,000 - \$100,000	1,010 11.24%	5,990 11.80%	16,392 13.17%
Income: \$100,000 - \$125,000	1,002 11.15%	5,248 10.34%	13,694 11.00%
Income: \$125,000 - \$150,000	244 2.72%	2,292 4.52%	8,408 6.75%
Income: \$150,000 - \$200,000	128 1.42%	2,531 4.99%	9,909 7.96%
Income: \$200,000+	33 0.37%	1,452 2.86%	7,509 6.03%
<b>2023 Avg Household Income</b>	<b>\$58,291</b>	<b>\$71,522</b>	<b>\$87,699</b>
<b>2023 Med Household Income</b>	<b>\$51,159</b>	<b>\$56,787</b>	<b>\$68,110</b>



# Traffic Map



5701 Parkville St, Columbus, OH 43229



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Parkville St	Parkville Ct	0.03 S	2022	2,645	MPSI	.04
2 Parkville St	Parkville Ct	0.03 S	2020	3,106	MPSI	.05
3 Parkville St	Spring Run Dr	0.02 NE	2020	2,285	MPSI	.05
4 East Dublin Granville Road	Spring Run Dr	0.02 NE	2022	2,041	MPSI	.05
5 Parkville St	Spring Run Dr	0.02 N	2020	3,108	MPSI	.06
6 East Dublin Granville Road	Spring Run Dr	0.02 N	2022	2,505	MPSI	.06
7 Parkville St	Spring Run Dr	0.01 N	2020	5,222	MPSI	.06
8 Parkville St	Spring Run Dr	0.01 N	2022	4,606	MPSI	.06
9 E Dublin Granville Rd	Parkville Ct	0.04 W	2020	27,658	MPSI	.06
10 E Dublin Granville Rd	Parkville St	0.02 W	2015	39,952	MPSI	.08

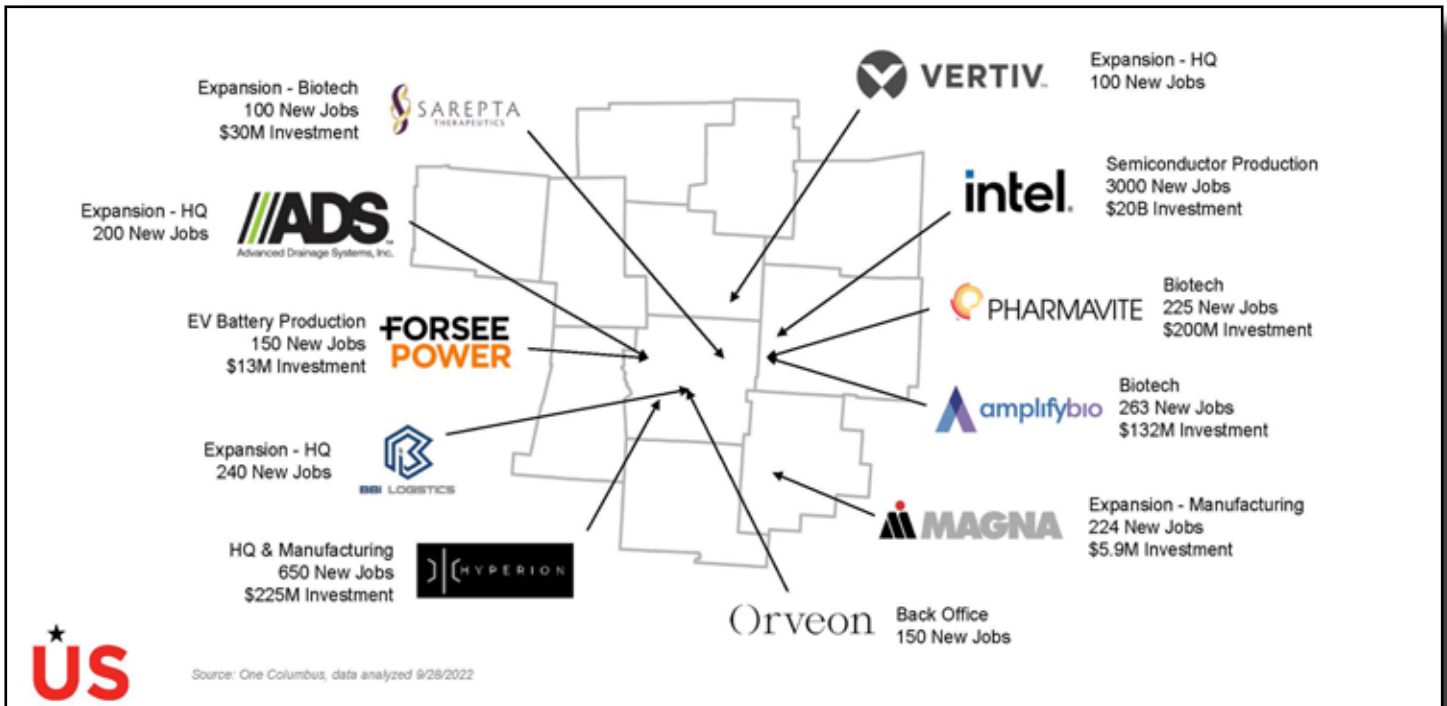
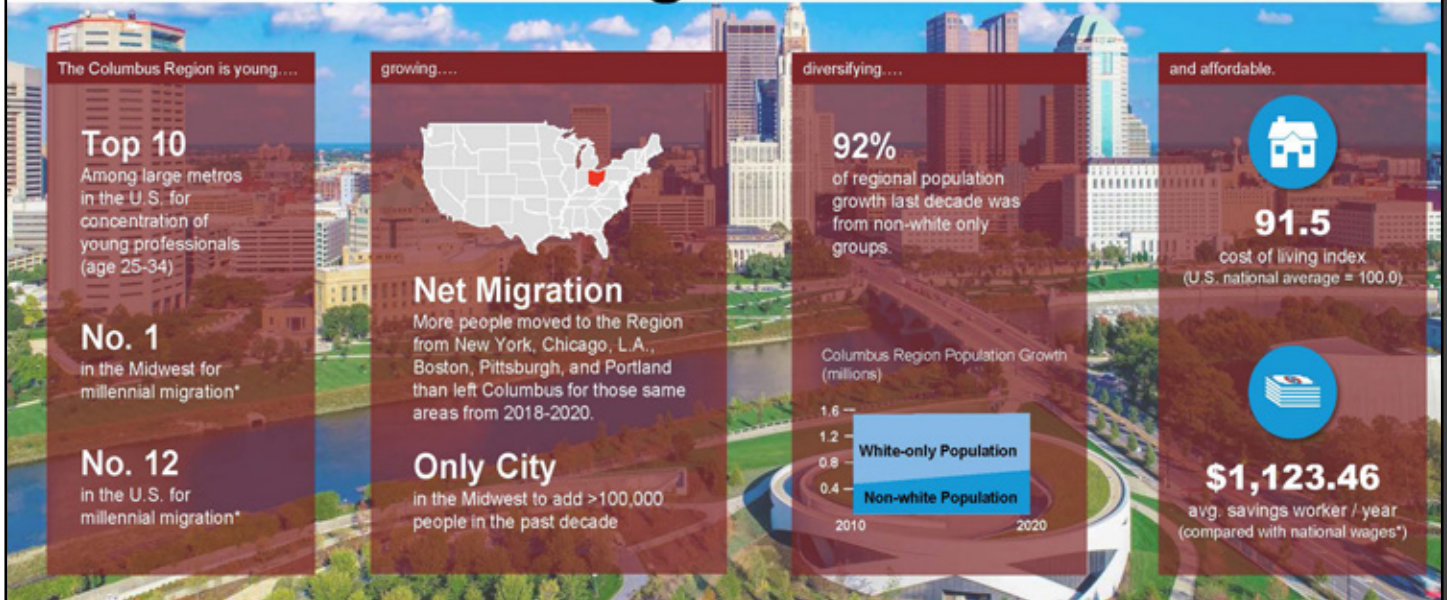


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# Region Highlights

## What's Driving Investment?





# 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

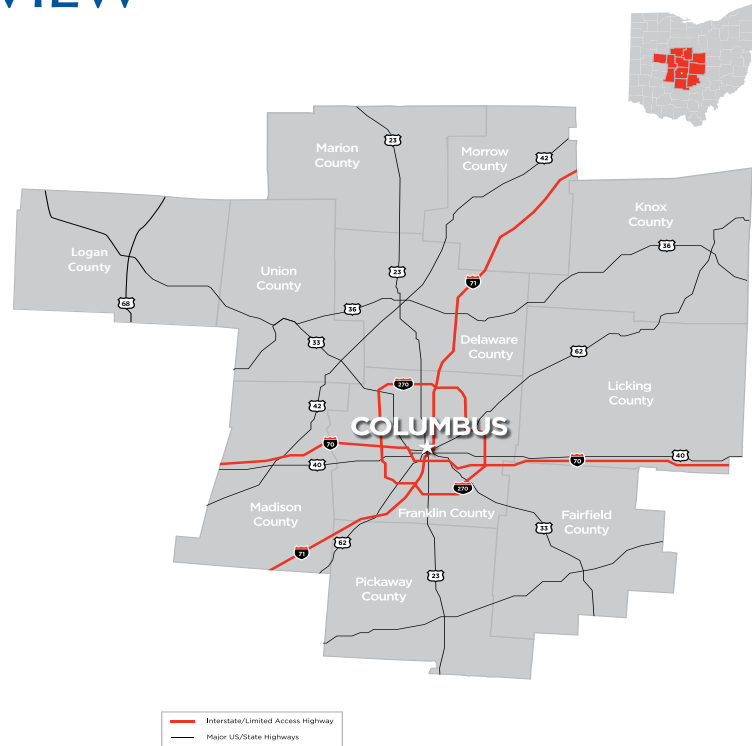
#### COLUMBUS AND FRANKLIN COUNTY

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

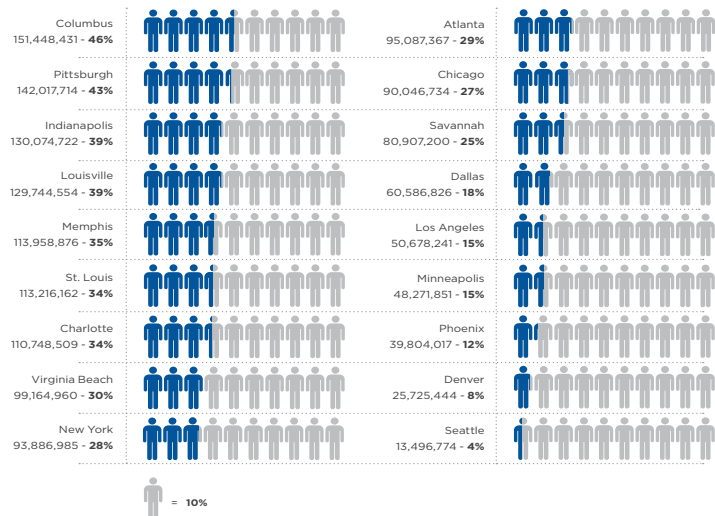
#### COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- 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



# 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 lease of the subject property/space. 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/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 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/space for your needs. All potential tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Landlord 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 Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective 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 Landlord. The Landlord expressly reserves the right, at its sole discretion, to reject any offer to lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Lease, approved by Landlord, shall bind the property. Each prospective Tenant and/or Broker proceeds at its own risk.



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