

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

3 OFFICE CONDO UNITS FOR SALE

114 East Lazelle Road, Columbus, OH 43235

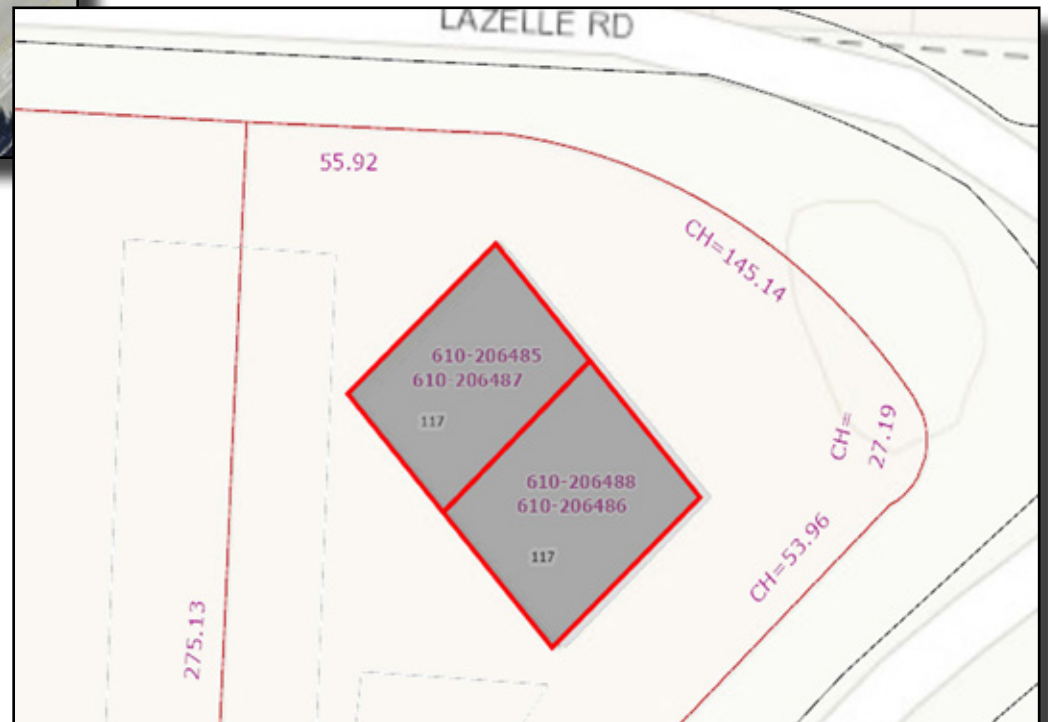
THREE OFFICE CONDO UNITS FOR SALE!

Former dental offices off Rt 23 in Worthington. First floor unit "A" is ADA-compliant and can be sold separately. Units "C" and "D" are for sale together. Excellent location and great visibility at 7,000 vehicles per day. Two miles west of Polaris. Property has an easement that has additional parking right across the street for employees at The Residence at Remington Woods.

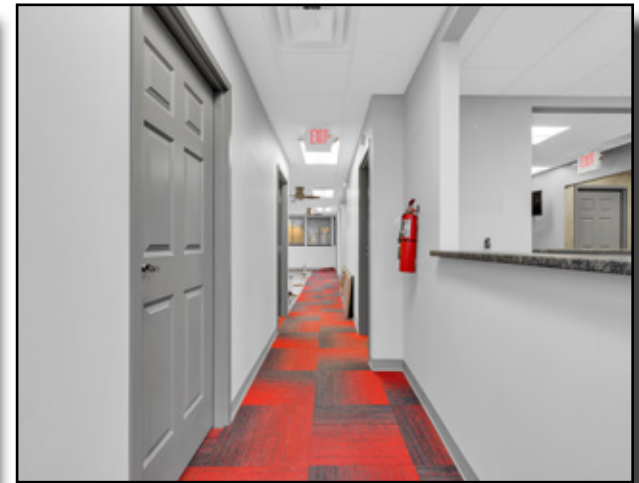


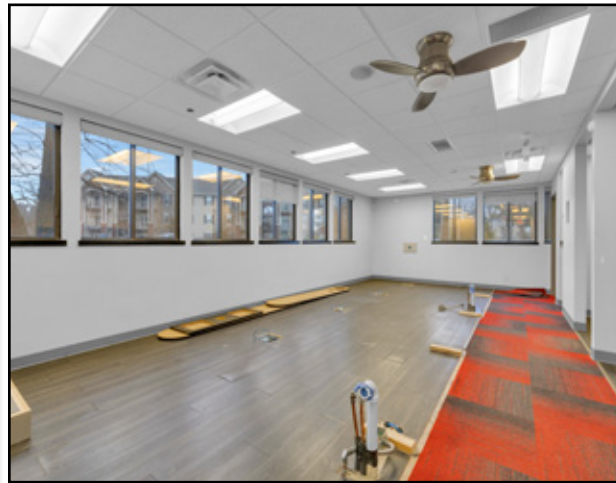
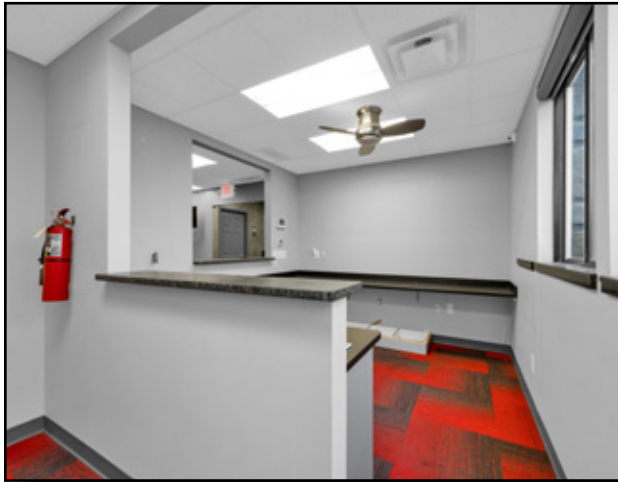
Property Highlights

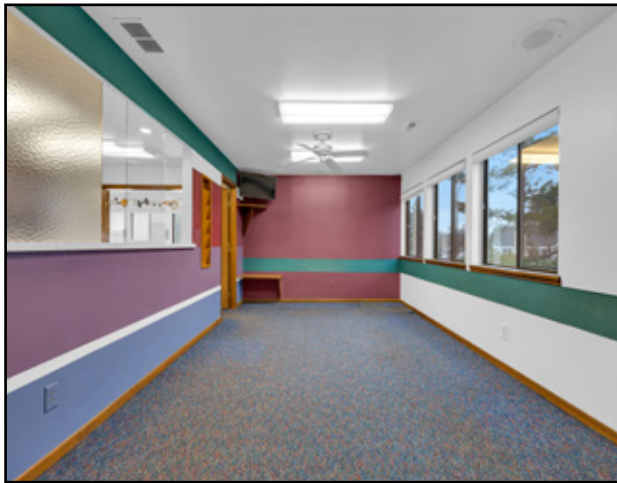
Address:	117 East Lazelle Road Columbus, OH 43235
County:	Franklin
PID:	610-206485 - Unit A 610-206487 } Unit C and D 610-206488 }
Level:	2 Story
Location:	Between N High Street & Flint Rd
Year Built:	1986
Building Size:	7,140 +/- SF
<u>Units For Sale:</u>	
Unit A	1,785 +/- SF
Unit C	1,785 +/- SF
Unit D	1,785 +/- SF } 3,570 +/- SF
<u>Sale Price:</u>	
Unit A:	\$189,000
Unit C and D:	\$360,000
<u>Annual Taxes:</u>	
Unit A	\$ 7,610
Unit C & D	\$15,220
Zoning:	CPD - Commercial Planned Development





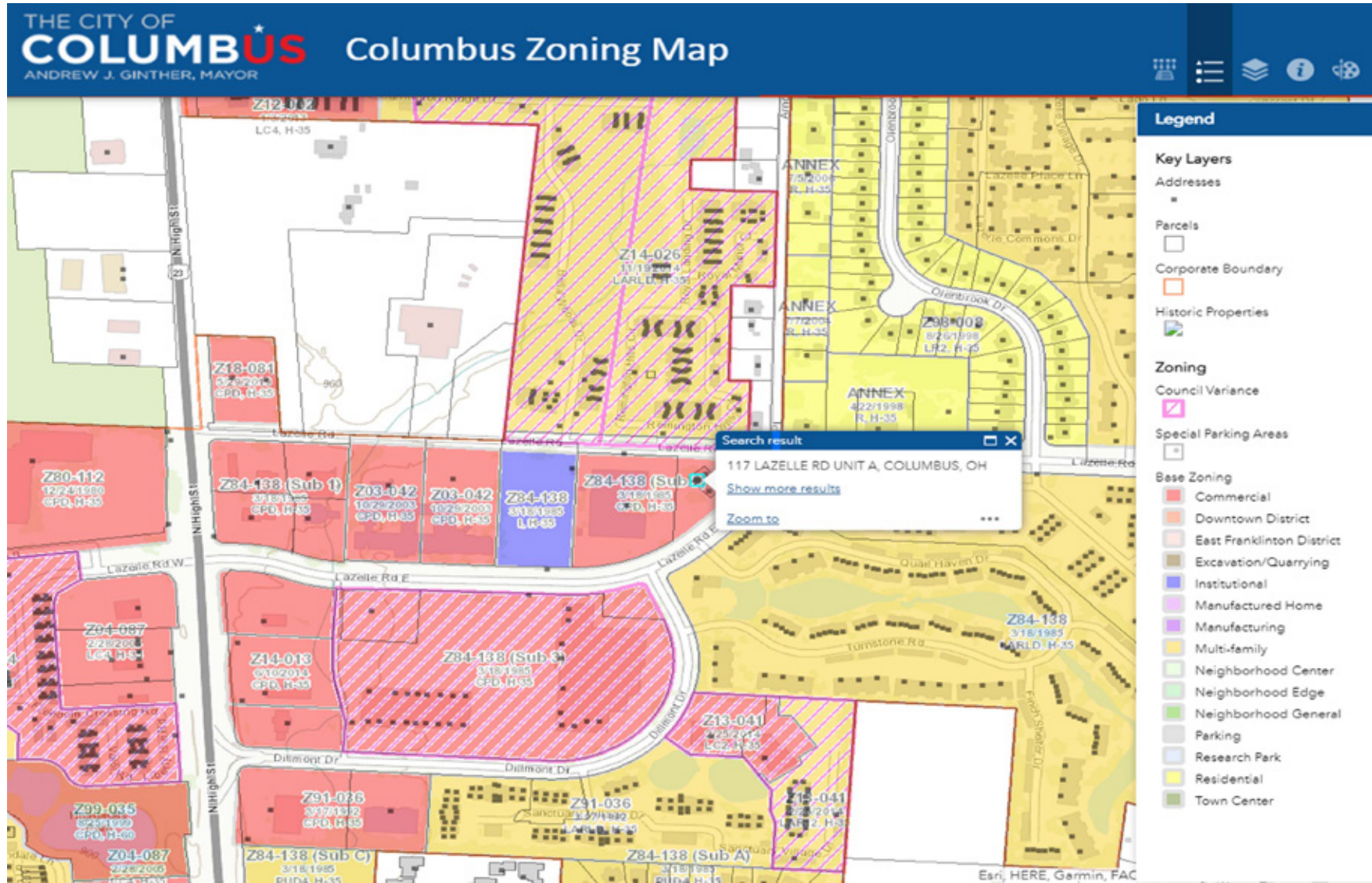








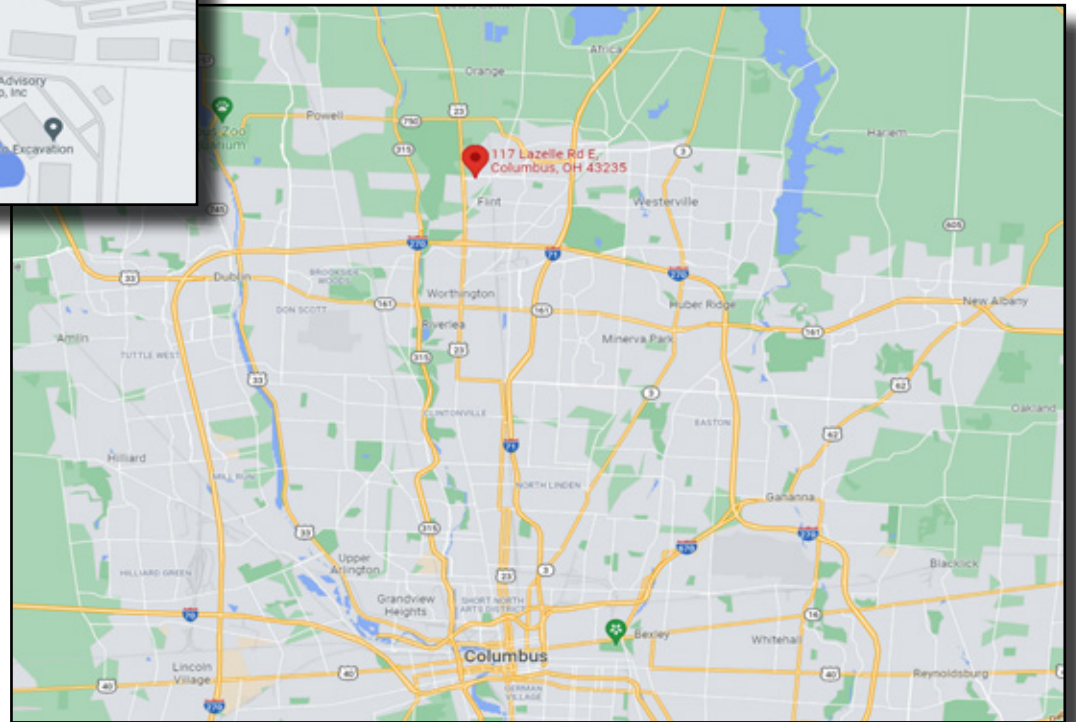
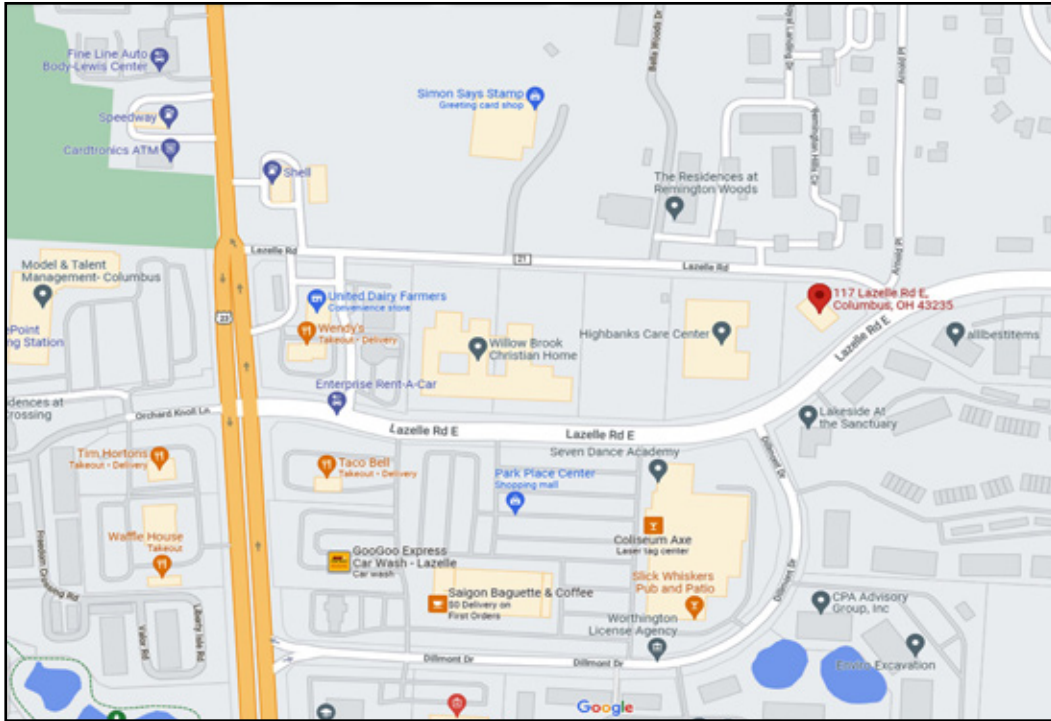




Click [here](#) to view zoning regulations

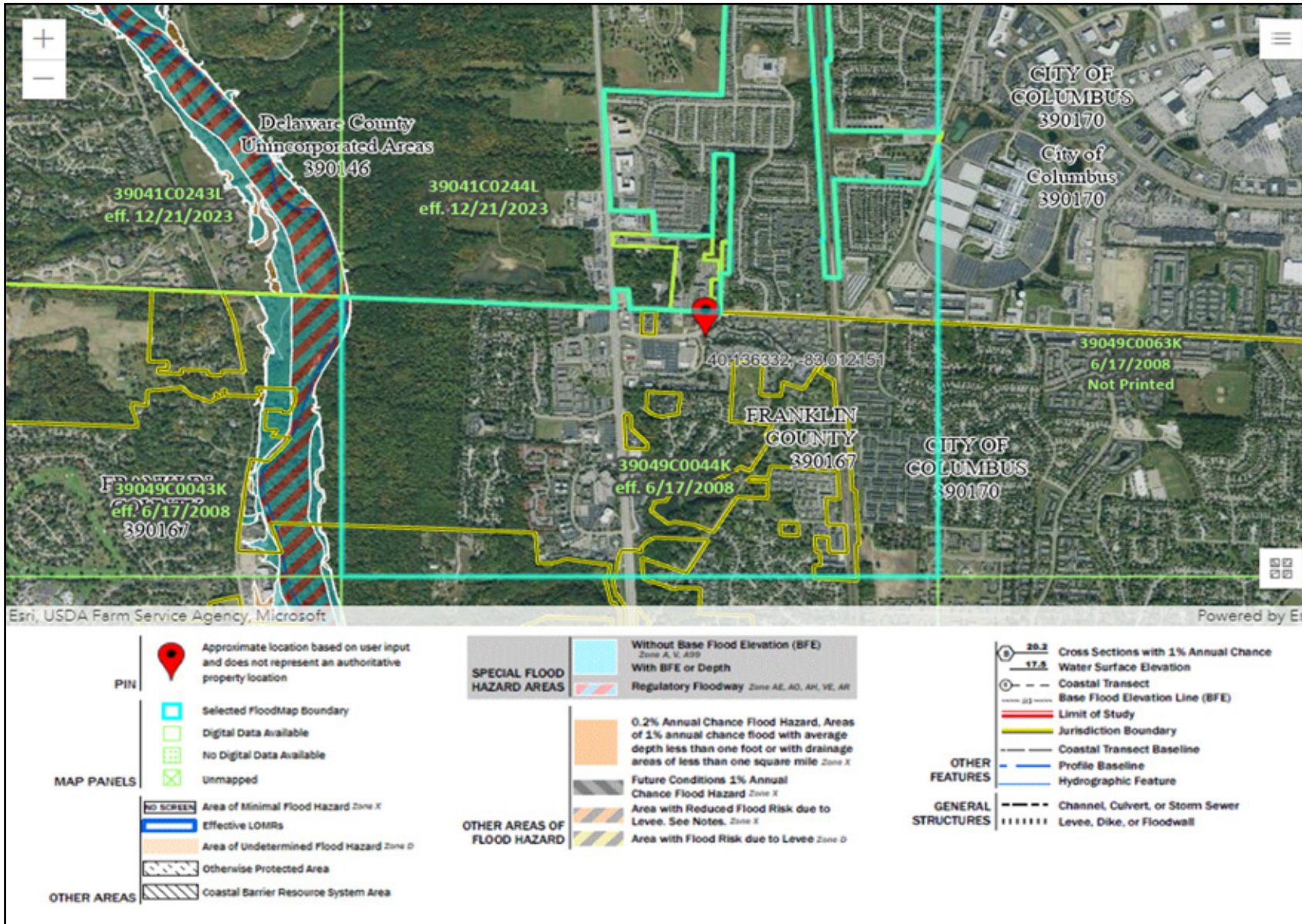
3 Vacant Office Condo Units
117 E Lazelle Road, Columbus, OH 43235

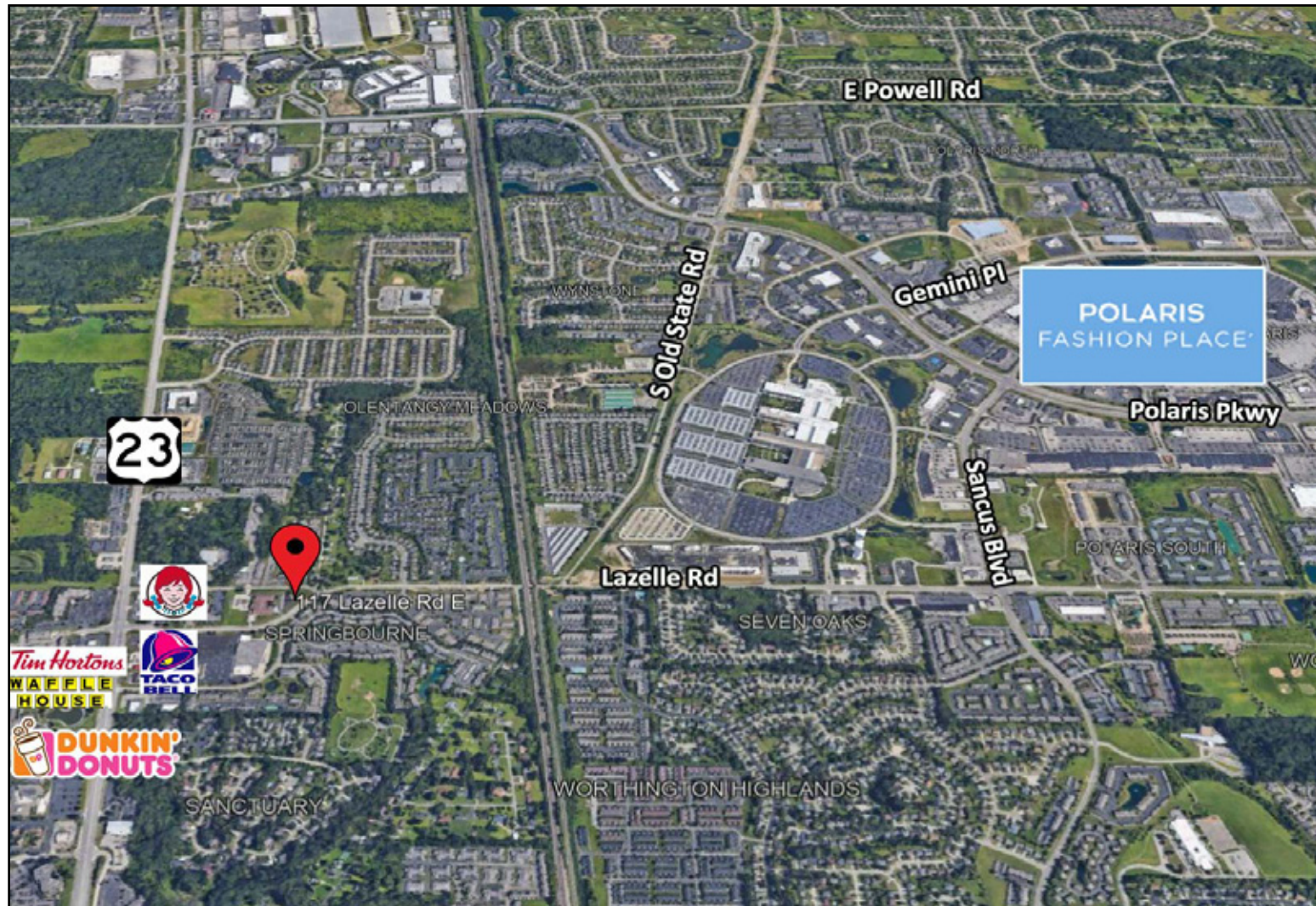
Street Maps



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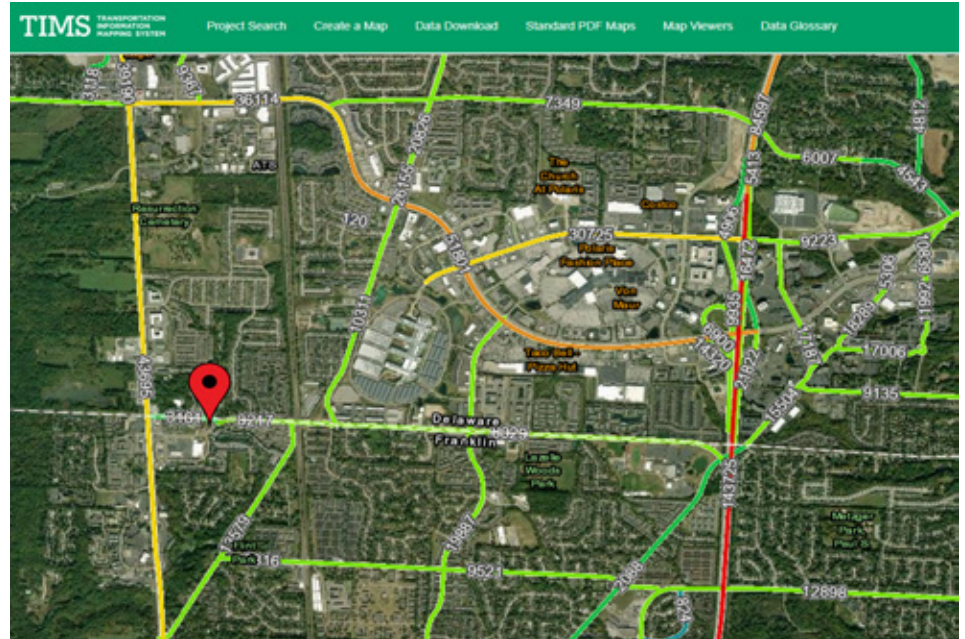




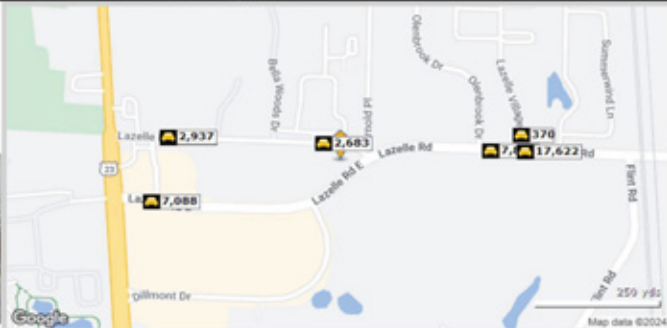
Great Location!
Excellent access to major roads
Minutes to Polaris
20 minutes to Downtown Columbus

Demographic Summary Report

117 E Lazelle Rd, Worthington, OH 43235				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	15,944	89,441	230,777	
2023 Estimate	15,044	85,804	224,478	
2010 Census	10,248	67,342	191,186	
Growth 2023 - 2028	5.98%	4.24%	2.81%	
Growth 2010 - 2023	46.80%	27.42%	17.41%	
2023 Population by Hispanic Origin	781	4,846	13,564	
2023 Population	15,044	85,804	224,478	
White	10,330 68.67%	63,696 74.23%	164,467 73.27%	
Black	1,279 8.50%	7,700 8.97%	29,264 13.04%	
Am. Indian & Alaskan	50 0.33%	181 0.21%	544 0.24%	
Asian	2,945 19.58%	11,734 13.68%	23,345 10.40%	
Hawaiian & Pacific Island	4 0.03%	36 0.04%	111 0.05%	
Other	437 2.90%	2,455 2.86%	6,747 3.01%	
U.S. Armed Forces	0	21	100	
Households				
2028 Projection	6,776	35,564	92,207	
2023 Estimate	6,433	34,197	89,941	
2010 Census	4,593	27,191	77,486	
Growth 2023 - 2028	5.33%	4.00%	2.52%	
Growth 2010 - 2023	40.06%	25.77%	16.07%	
Owner Occupied	3,048 47.38%	21,975 64.26%	56,730 63.07%	
Renter Occupied	3,385 52.62%	12,222 35.74%	33,210 36.92%	
2023 Households by HH Income	6,434	34,197	89,940	
Income: <\$25,000	392 6.09%	2,402 7.02%	8,340 9.27%	
Income: \$25,000 - \$50,000	887 13.79%	4,333 12.67%	14,359 15.97%	
Income: \$50,000 - \$75,000	1,201 18.67%	5,637 16.48%	15,008 16.69%	
Income: \$75,000 - \$100,000	1,186 18.43%	4,764 13.93%	11,191 12.44%	
Income: \$100,000 - \$125,000	1,065 16.55%	5,005 14.64%	11,666 12.97%	
Income: \$125,000 - \$150,000	517 8.04%	3,259 9.53%	7,474 8.31%	
Income: \$150,000 - \$200,000	619 9.62%	4,103 12.00%	9,720 10.81%	
Income: \$200,000+	567 8.81%	4,694 13.73%	12,182 13.54%	
2023 Avg Household Income	\$107,760	\$121,474	\$115,617	
2023 Med Household Income	\$90,535	\$99,802	\$91,224	



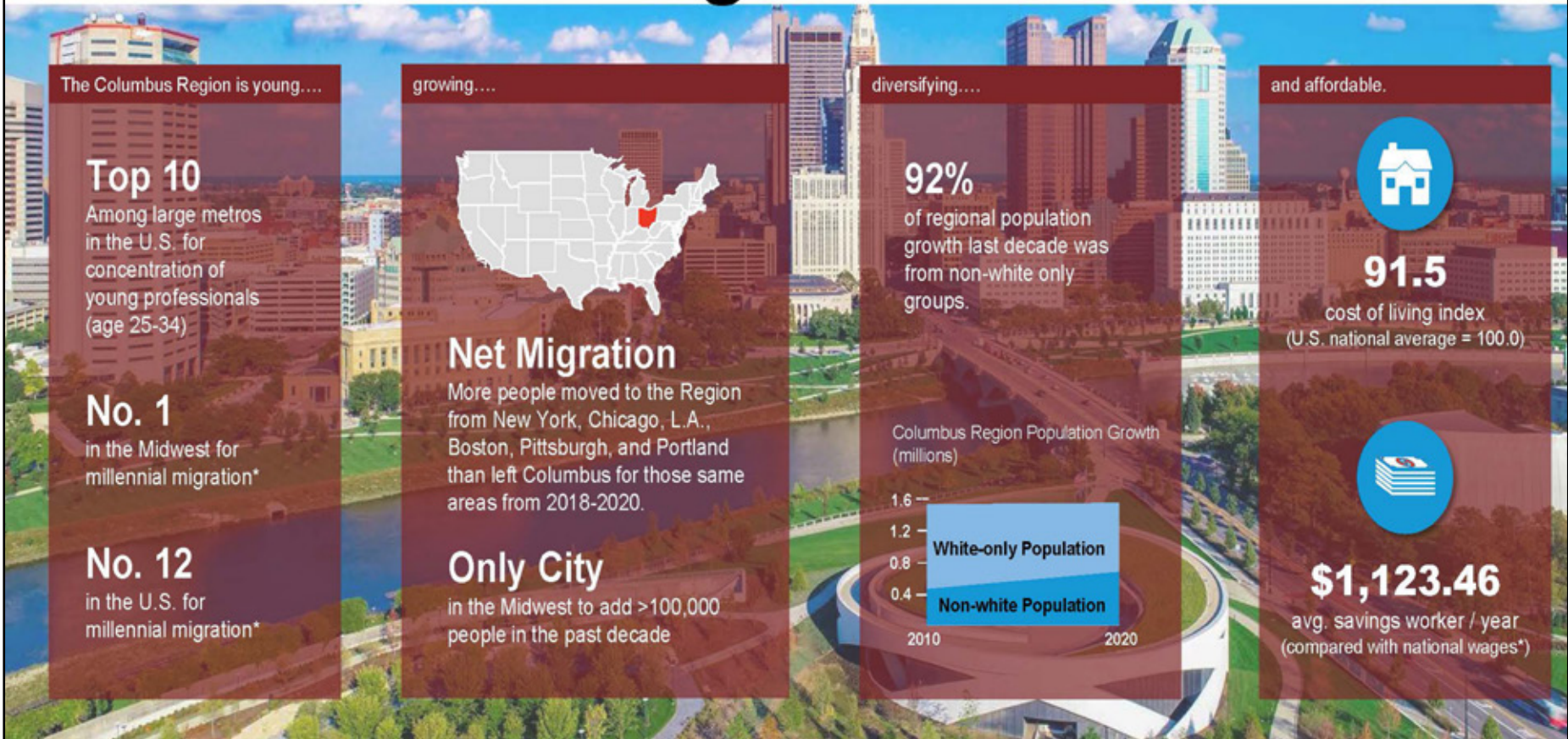
Traffic Count Report

117 E Lazelle Rd, Worthington, OH 43235						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Lazelle Rd	Arnold Pk	0.05 E	2018	2,276	MPSI	.03
2 Lazelle Rd	Lazelle Rd E	0.05 SE	2015	3,564	MPSI	.03
3 Lazelle Rd	Arnold Pk	0.05 E	2022	2,683	MPSI	.03
4 Lazelle Rd	Olenbrook Dr	0.01 W	2022	7,802	MPSI	.18
5 Lazelle Road	N High St	0.07 W	2022	3,195	MPSI	.20
6 Lazelle Rd	N High St	0.07 W	2022	2,937	MPSI	.20
7 Lazelle Village Dr	Lazelle Rd	0.02 S	2022	370	MPSI	.21
8 Lazelle Road	Summerwind Ln	0.04 NE	2022	16,541	MPSI	.21
9 Lazelle Road	Summerwind Ln	0.04 NE	2020	17,622	MPSI	.21
10 Lazelle Rd E	N High St	0.04 W	2022	7,088	MPSI	.22



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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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.