

THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



**2,188 +/- SF to 4,710 +/- SF Available For Lease**  
**7,323 +/- SF Building For Sale**



Appraisal Brokerage Consulting Development

**OFFICE/RETAIL BUILDING**  
**3126 - 3134 North High Street, Columbus, OH 43202**

## OFFICE/RETAIL BUILDING IN CLINTONVILLE AREA!

7,323+/- SF multi-tenant building located right on N High Street!

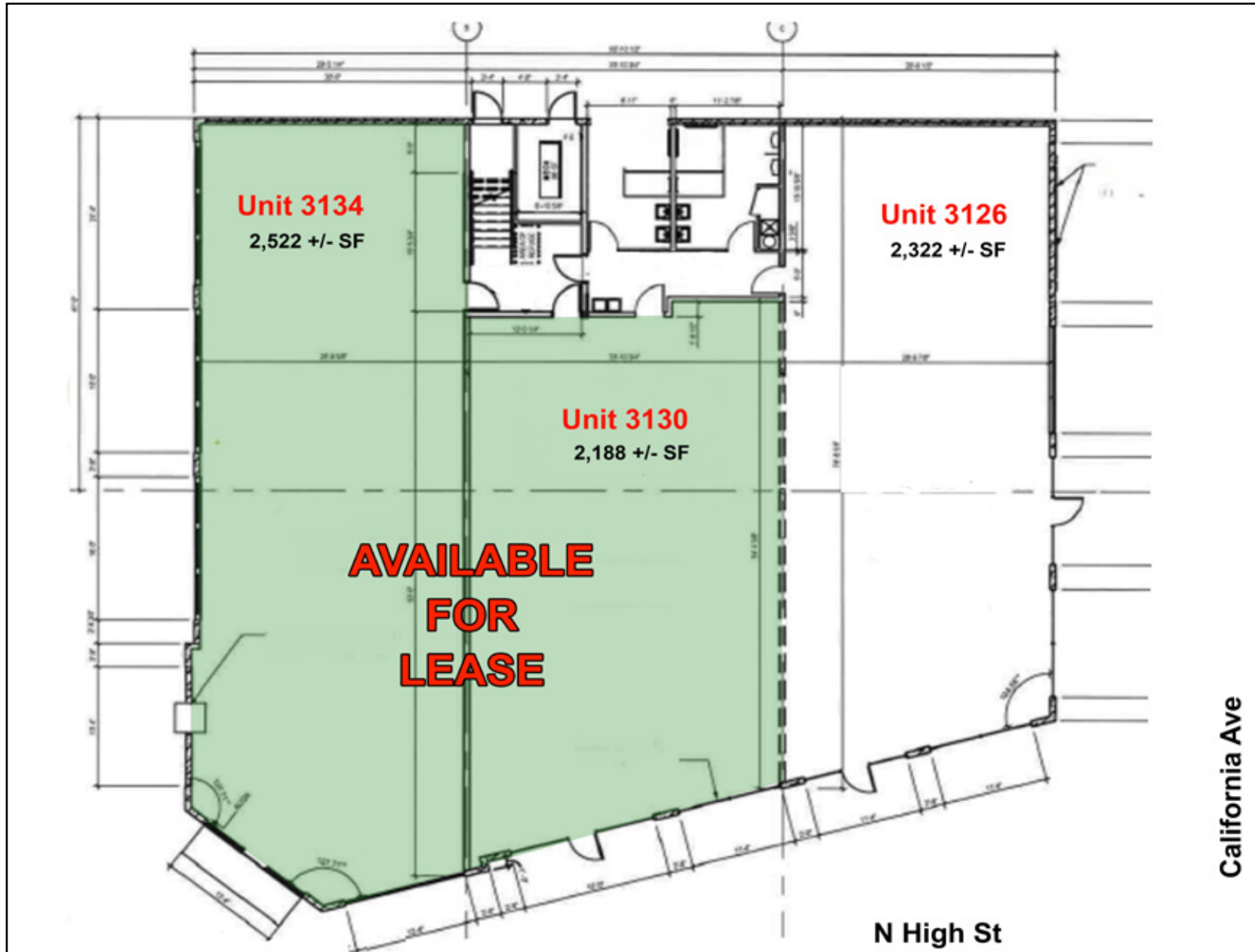
Location, location, location! From 2,188+/- SF to 4,710+/- SF available for lease.

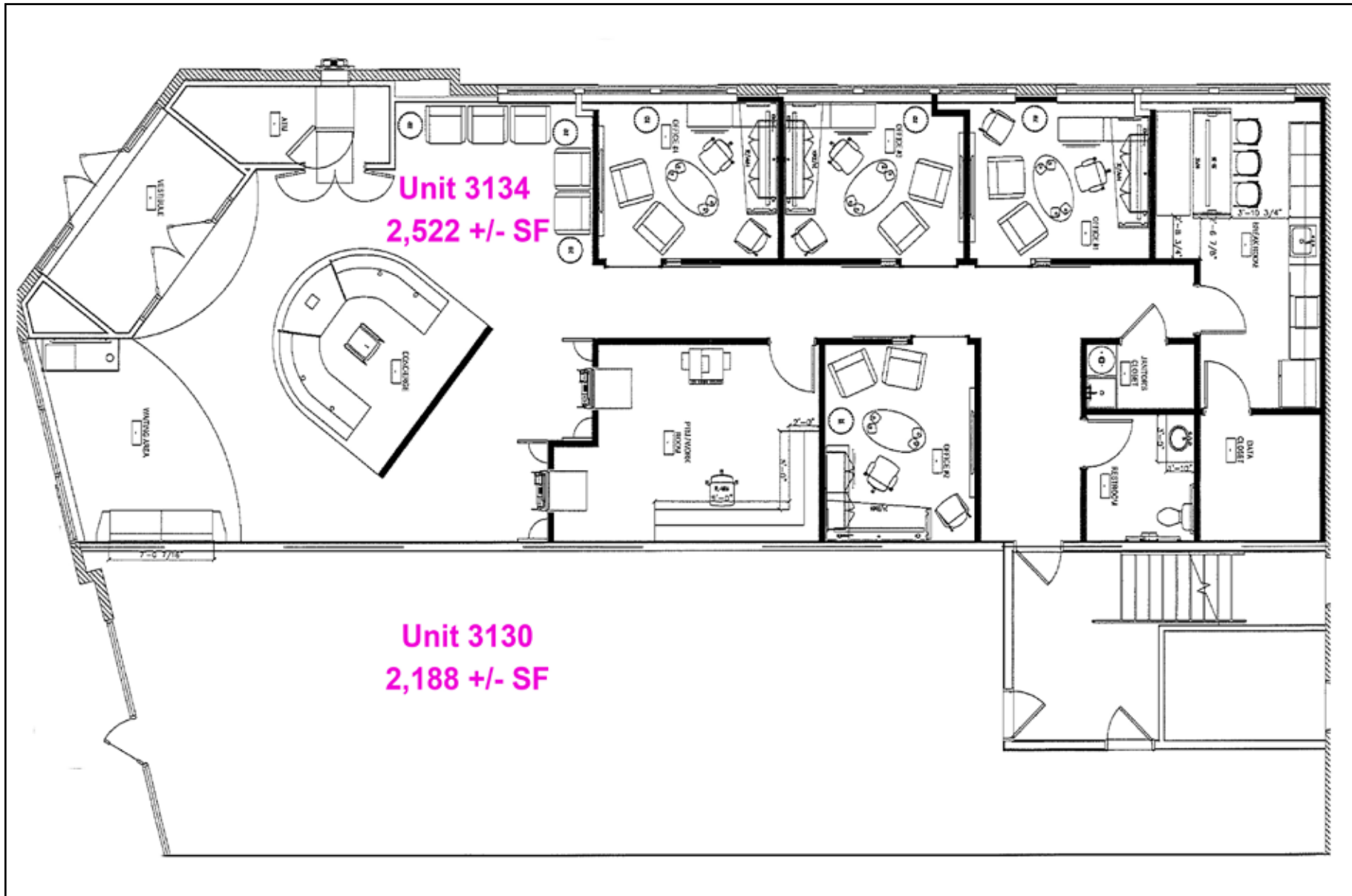
High traffic, high visibility area. Zoned C-4 providing opportunities for all types of commercial users. Excellent owner user or investment opportunity!



### Property Highlights

Address:	3126 -3134 N High Street Columbus, Ohio 43202
County:	Franklin
PID:	010-022262-00
Location:	NEC Of E California Ave and North High St
Year Built:	2014
Acreage:	0.5411 +/- ac
Building Size:	7,323 +/- SF
<u>Lease Rate:</u>	
Unit 3130 (2,188 +/- SF)	- \$28.50/SF NNN
Unit 3134 (2,522 +/- SF)	- \$39.60/SF NNN
<u>CAM:</u>	
Taxes/Insurance:	\$7.88/SF
Op. Ex.:	\$7.36/SF
Sale Price:	\$2,725,000
Taxes 2023:	\$47,071
Zoning:	C4 - Regional Scale Commercial District



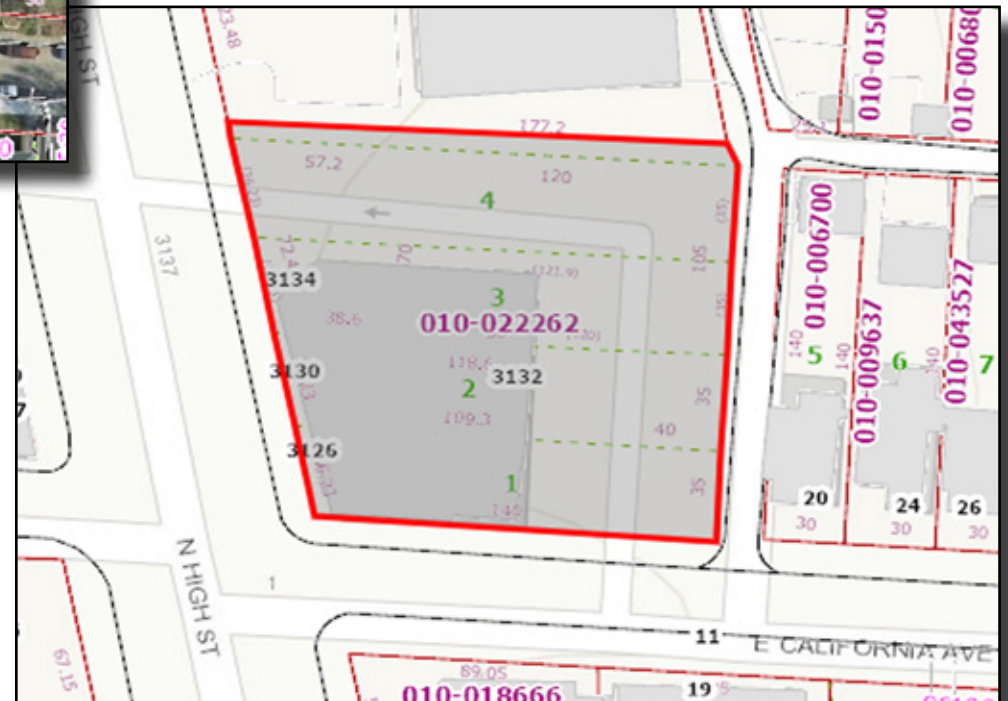


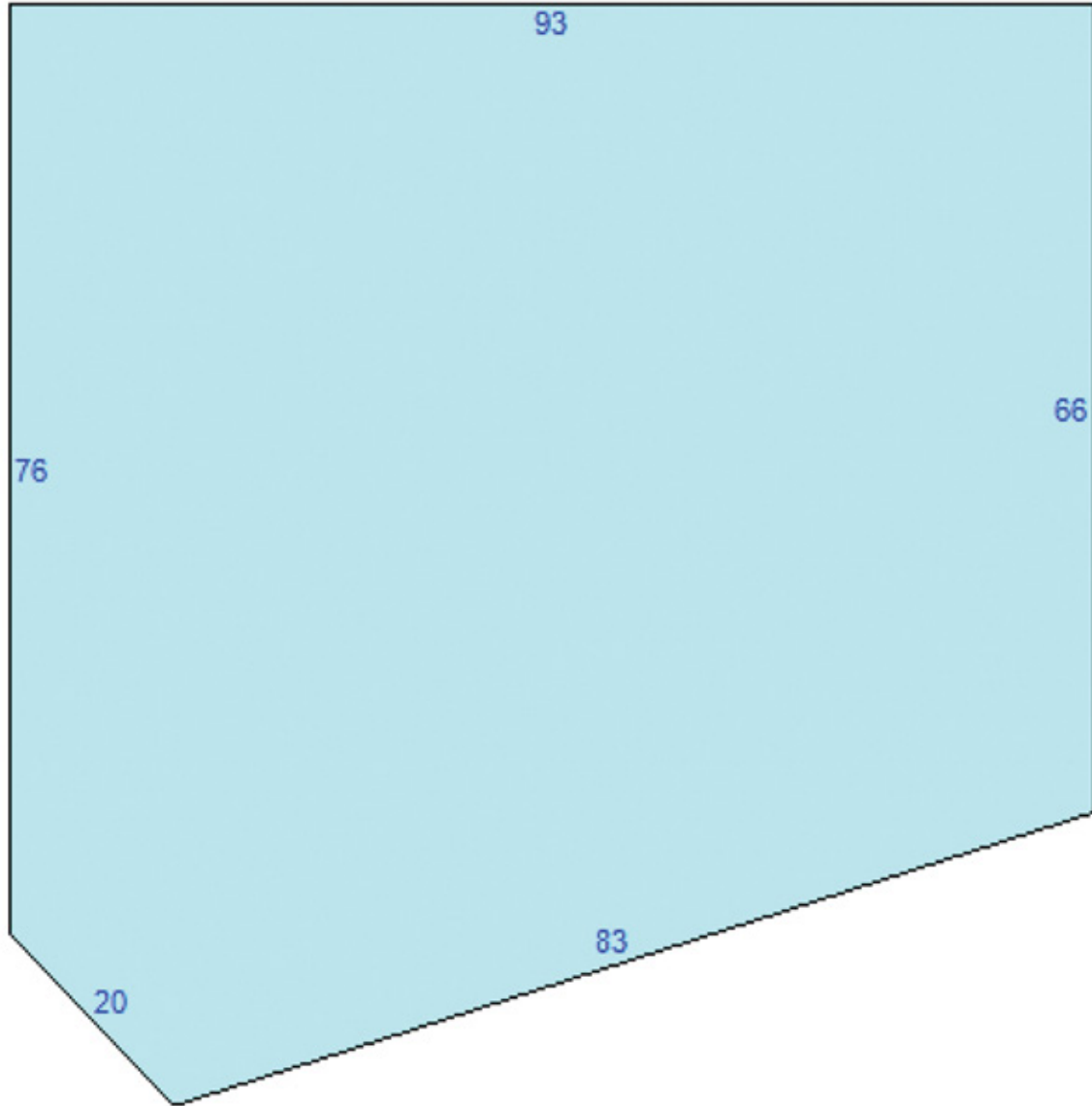
**3126-3140 N. High St.  
2-Year NOI Summary**

	2022	2023
<b>Income</b>		
Rental Income	218,800	212,000
CAM Income	128,600	111,600
Miscellaneous Income	7,300	7,500
<b>Total Income</b>	<b>354,700</b>	<b>331,100</b>
<b>Expenses</b>		
Repairs & Maintenance	15,400	14,400
Grounds	6,400	6,200
General & Administrative	200	500
Utilities	14,400	20,500
Management Fees	11,000	13,300
Taxes & Insurance	79,800	57,700
<b>Total Expenses</b>	<b>127,200</b>	<b>112,600</b>
<b>Net Operating Income</b>	<b>227,500</b>	<b>218,500</b>

3126-3140 N. High St.  
 5-Year Pro Forma

	2024	2025	2026	2027	2028
<b>Income</b>					
Rental Income	222,600	233,800	245,500	257,800	270,700
CAM Income	117,200	123,000	129,200	135,700	142,500
Miscellaneous Income	7,900	8,300	8,700	9,100	9,600
<b>Total Income</b>	<b>347,700</b>	<b>365,100</b>	<b>383,400</b>	<b>402,600</b>	<b>422,800</b>
<b>Expenses</b>					
Repairs & Maintenance	15,000	15,600	16,200	16,800	17,500
Grounds	6,500	6,800	7,100	7,400	7,700
General & Administrative	500	500	500	500	500
Utilities	21,300	22,200	23,100	24,000	25,000
Management Fees	13,900	14,500	15,100	15,700	16,300
Taxes & Insurance	60,000	62,400	64,900	67,500	70,200
<b>Total Expenses</b>	<b>117,200</b>	<b>122,000</b>	<b>126,900</b>	<b>131,900</b>	<b>137,200</b>
<b>Net Operating Income</b>	<b>230,500</b>	<b>243,100</b>	<b>256,500</b>	<b>270,700</b>	<b>285,600</b>



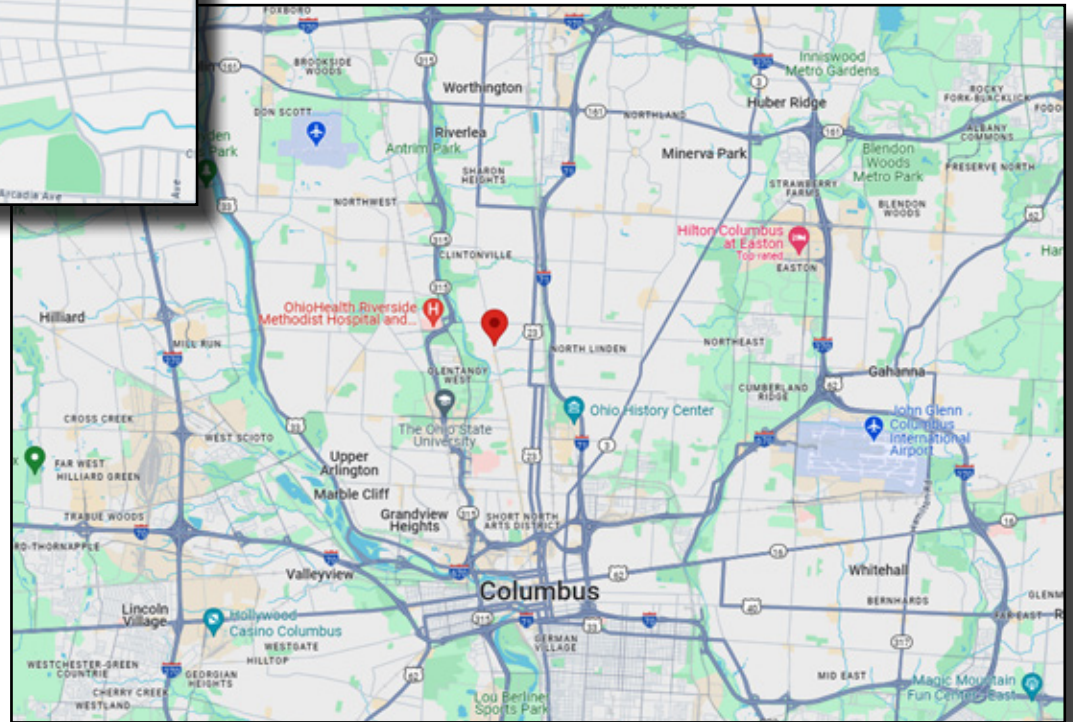
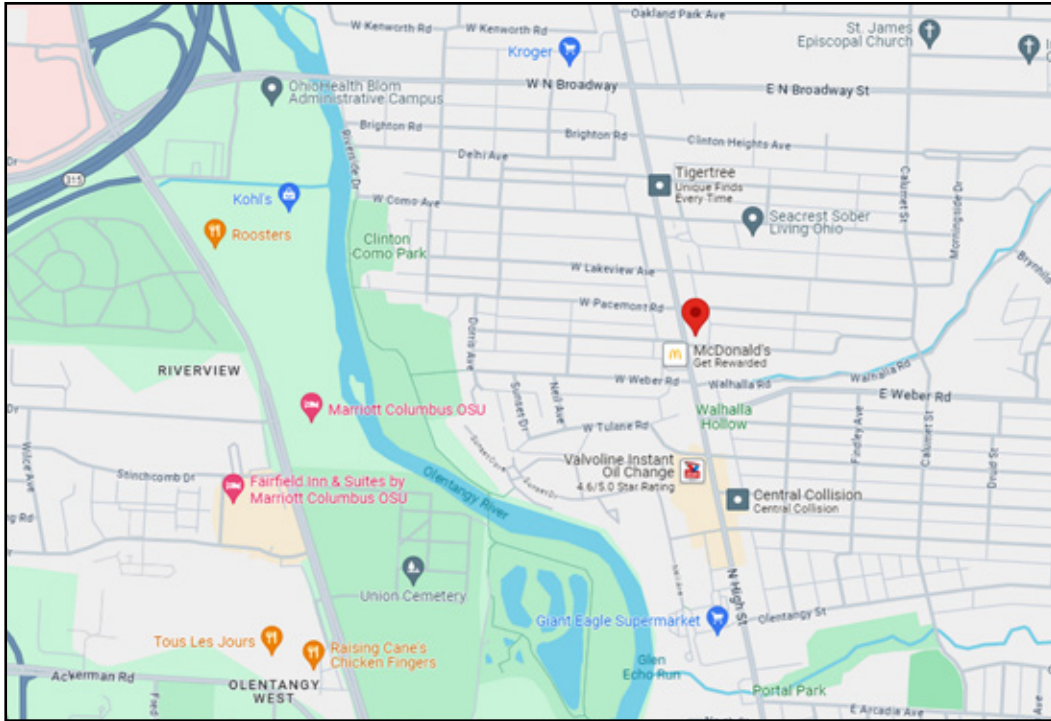


Item	Area
- 034:RETAIL STORE	4833
PAVING ASP - PA1:PAVING ASPHALT	13000
- 051:BANK/SAVINGS INST	2490
- DDW:DEMISING WALL DW	2432



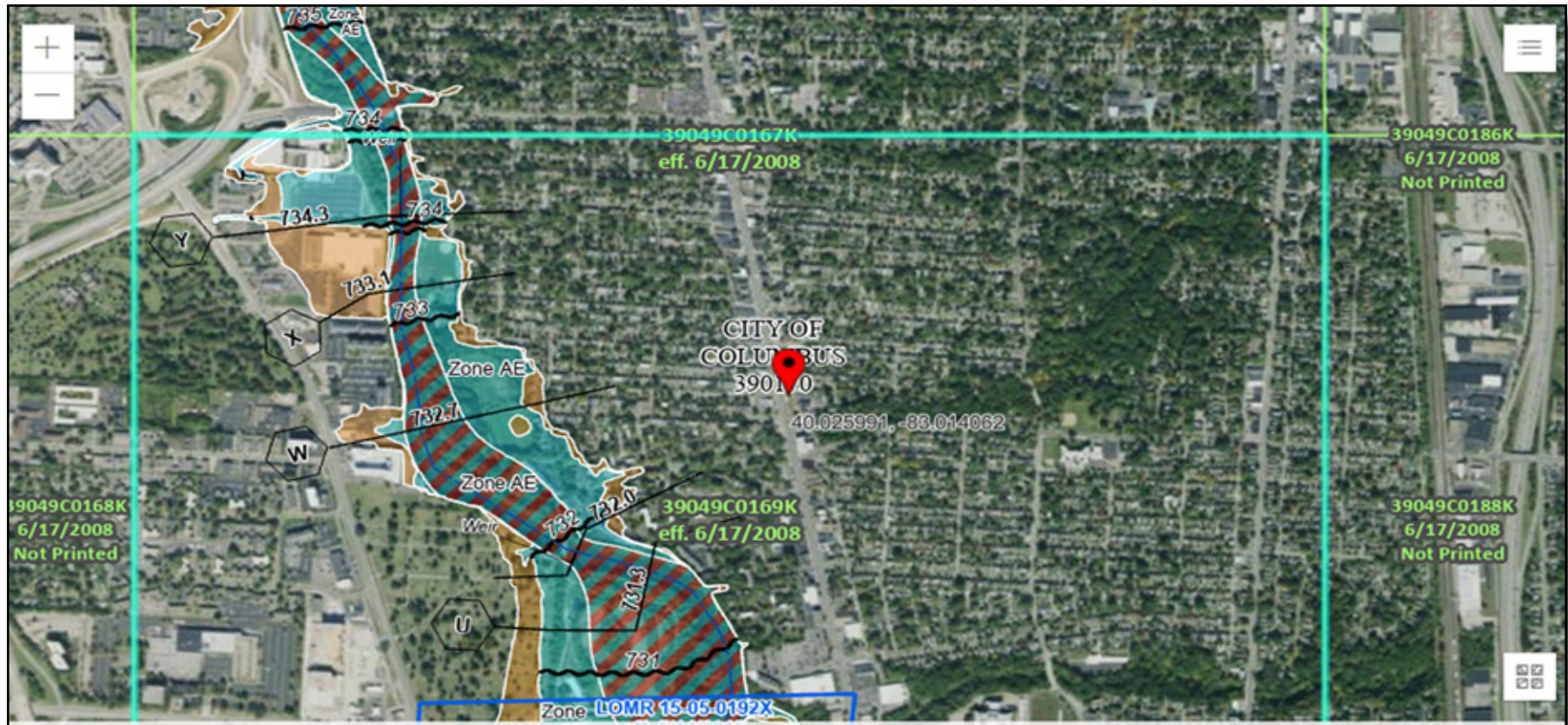
7,323 +/- SF Office/Retail Building on 0.5411 +/- ac  
3126-3134 N High St, Columbus, OH 43202

# Street Maps



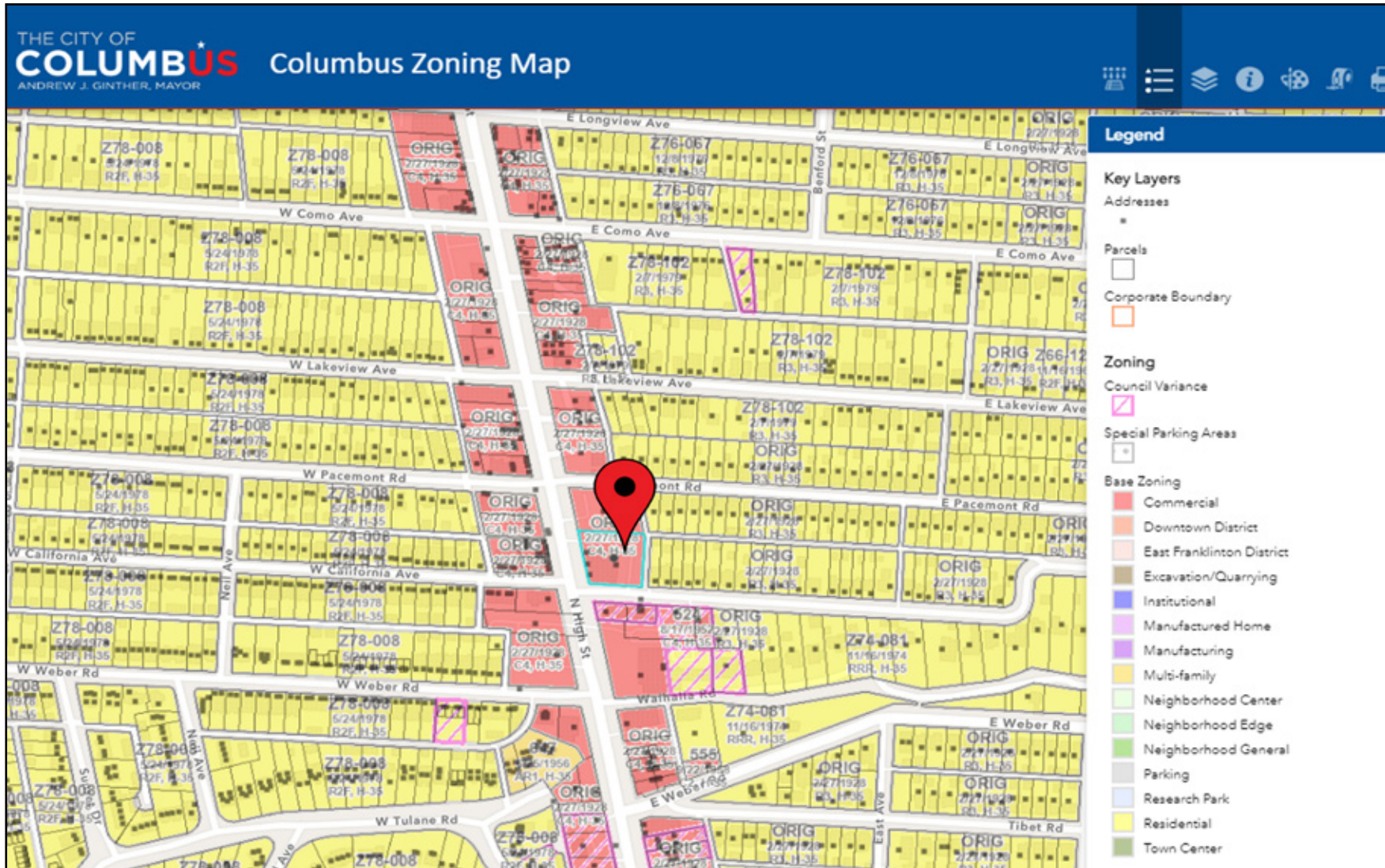
THE ROBERT WEILER COMPANY  
Appraisal Brokerage Consulting Development

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



Esri, USDA Farm Service Agency, Microsoft Powered by Esri

<p><b>PIN</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> </ul> <p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li> Selected FloodMap Boundary</li> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul> <p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li> Area of Minimal Flood Hazard Zone X</li> <li> Effective LOMRs</li> <li> Area of Undetermined Flood Hazard Zone D</li> <li> Otherwise Protected Area</li> <li> Coastal Barrier Resource System Area</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li> With BFE or Depth</li> <li> Regulatory Floodway Zone AE, AO, AH, VE, AR</li> </ul> <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li> Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li> Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li> Area with Flood Risk due to Levee Zone D</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li> Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li> Coastal Transect Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul> <p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>
--	---	---




Click [here](#) to view zoning regulations

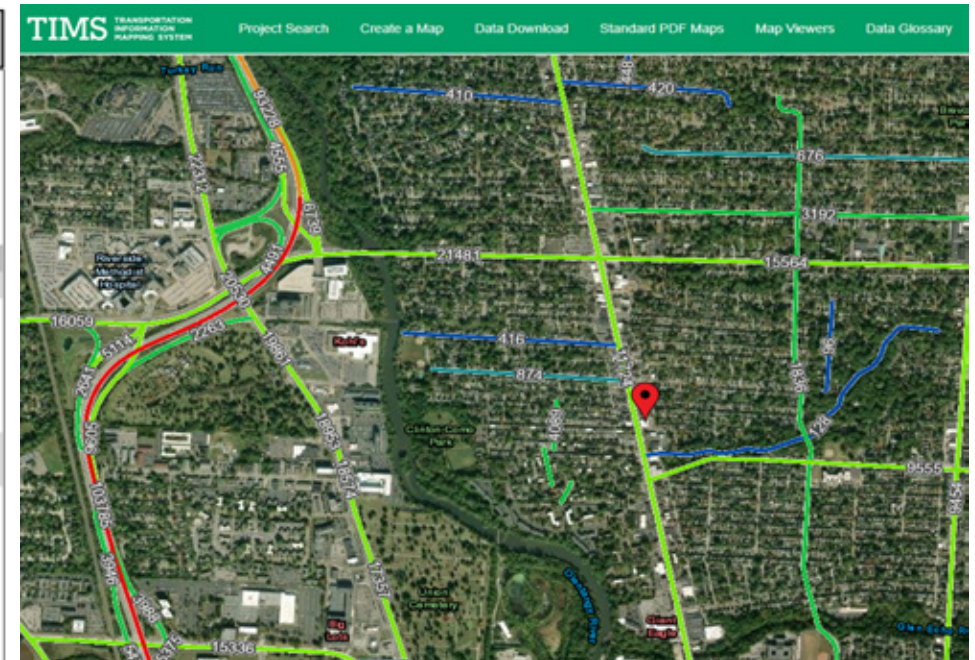


## Great Location

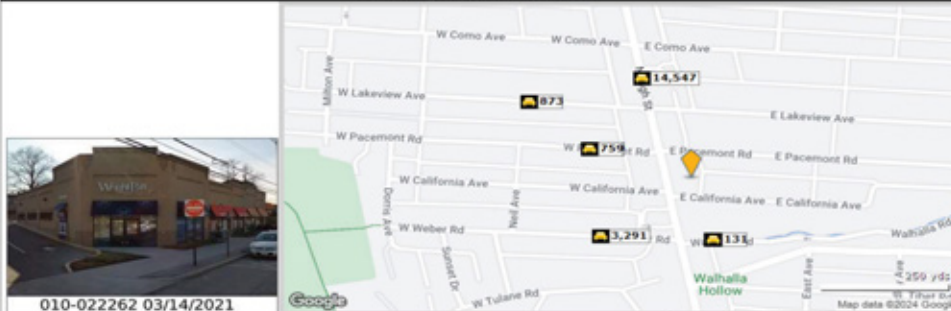
Easy access to major roads  
10 minutes to Downtown Columbus  
20 minutes to John Glenn International Airport

Demographic Summary Report

3130 N High St, Columbus, OH 43202				
				
<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	
<b>Population</b>				
2028 Projection	21,174	171,670	369,920	
2023 Estimate	21,184	170,539	366,665	
2010 Census	19,807	151,328	321,826	
Growth 2023 - 2028	-0.05%	0.66%	0.89%	
Growth 2010 - 2023	6.95%	12.69%	13.93%	
<b>2023 Population by Hispanic Origin</b>	<b>813</b>	<b>8,180</b>	<b>20,723</b>	
<b>2023 Population</b>	<b>21,184</b>	<b>170,539</b>	<b>366,665</b>	
White	16,859 79.58%	117,307 68.79%	227,965 62.17%	
Black	903 4.26%	33,596 19.70%	102,042 27.83%	
Am. Indian & Alaskan	64 0.30%	434 0.25%	1,139 0.31%	
Asian	2,666 12.58%	13,879 8.14%	23,014 6.28%	
Hawaiian & Pacific Island	4 0.02%	73 0.04%	202 0.06%	
Other	689 3.25%	5,250 3.08%	12,303 3.36%	
U.S. Armed Forces	19	87	240	
<b>Households</b>				
2028 Projection	10,251	71,910	160,961	
2023 Estimate	10,279	71,484	159,430	
2010 Census	9,760	64,249	139,850	
Growth 2023 - 2028	-0.27%	0.60%	0.96%	
Growth 2010 - 2023	5.32%	11.26%	14.00%	
Owner Occupied	4,340 42.22%	28,945 40.49%	69,092 43.34%	
Renter Occupied	5,939 57.78%	42,539 59.51%	90,338 56.66%	
<b>2023 Households by HH Income</b>	<b>10,281</b>	<b>71,483</b>	<b>159,429</b>	
Income: <\$25,000	1,921 18.68%	17,877 25.01%	36,733 23.04%	
Income: \$25,000 - \$50,000	1,817 17.67%	15,571 21.78%	33,476 21.00%	
Income: \$50,000 - \$75,000	1,960 19.06%	12,503 17.49%	27,952 17.53%	
Income: \$75,000 - \$100,000	1,027 9.99%	6,632 9.28%	16,659 10.45%	
Income: \$100,000 - \$125,000	1,008 9.80%	5,750 8.04%	13,599 8.53%	
Income: \$125,000 - \$150,000	838 8.15%	3,963 5.54%	8,661 5.43%	
Income: \$150,000 - \$200,000	1,003 9.76%	4,908 6.87%	10,615 6.66%	
Income: \$200,000+	707 6.88%	4,279 5.99%	11,734 7.36%	
<b>2023 Avg Household Income</b>	<b>\$90,116</b>	<b>\$77,679</b>	<b>\$82,479</b>	
<b>2023 Med Household Income</b>	<b>\$66,440</b>	<b>\$54,080</b>	<b>\$57,732</b>	



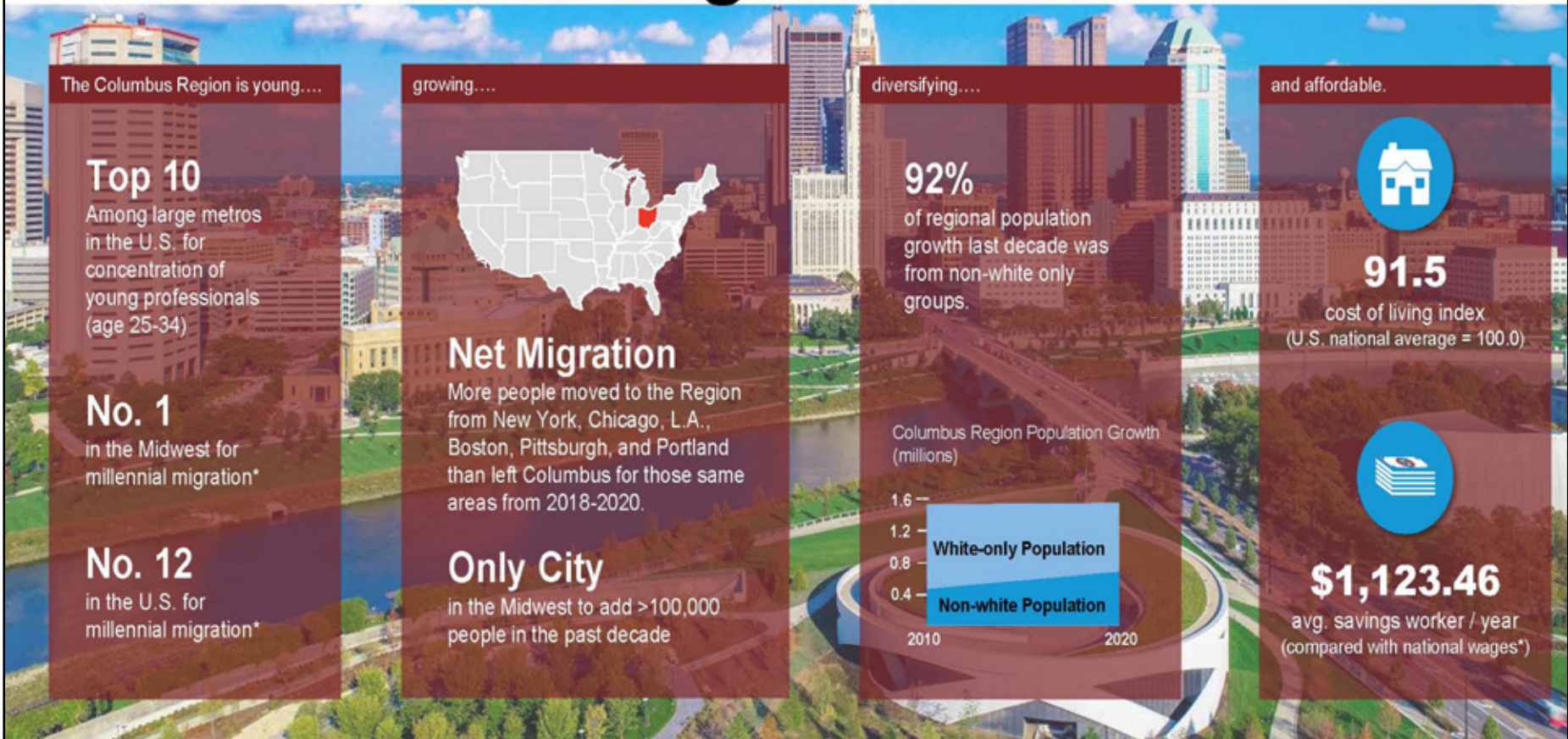
Traffic Count Report

3130 N High St, Columbus, OH 43202						
						
<b>Street</b>	<b>Cross Street</b>	<b>Cross Str Dist</b>	<b>Count Year</b>	<b>Avg Daily Volume</b>	<b>Volume Type</b>	<b>Miles from Subject Prop</b>
1 Walhalla Rd	N High St	0.04 W	2022	121	MPSI	.08
2 Walhalla Road	N High St	0.04 W	2020	131	MPSI	.08
3 W Pacemont Rd	N High St	0.08 E	2018	804	MPSI	.12
4 W Pacemont Rd	N High St	0.08 E	2020	830	MPSI	.12
5 W Pacemont Rd	N High St	0.08 E	2022	759	MPSI	.12
6 W Weber Rd	Neil Ave	0.10 W	2022	3,009	MPSI	.12
7 W Weber Rd	Neil Ave	0.10 W	2018	4,249	MPSI	.12
8 W Weber Rd	Neil Ave	0.10 W	2020	3,291	MPSI	.12
9 N High St	W Lakeview Ave	0.04 S	2022	14,547	MPSI	.14
10 East Lakeview Avenue	N High St	0.14 E	2020	873	MPSI	.21



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

## THE ROBERT WEILER COMPANY EST. 1938



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.



Skip Weiler  
President/Broker  
614-221-4286 x102  
[skip@rweiler.com](mailto:skip@rweiler.com)

Learn more about us at  
[www.rweiler.com](http://www.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.