

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

SINGLE WAREHOUSE SUITE FOR LEASE

3494 Millikin Ct, Columbus, OH 43228

SINGLE WAREHOUSE SUITE FOR LEASE!

2,240 +/- SF, 30' wide and 74.68' deep, single warehouse suite. It has 2 overhead doors. One is 8' x 8' and the second is 14' x 14' with an electric operator. There is also a security gate, a 100 AMP- 3-phase electrical service and a hanging unit heater. It is a fully insulated unit with a clear interior height of 16' to 18'. This lease does not include any utilities, so the tenant pays for their own gas, electricity, phone, and water, and takes care of their own interior maintenance.



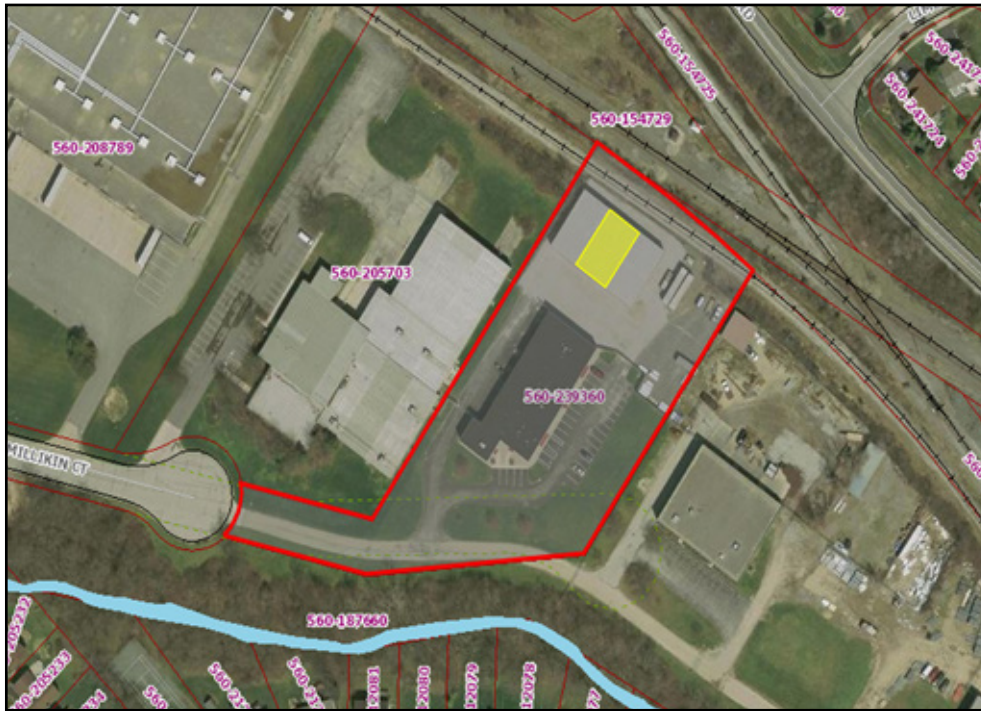
Property Highlights

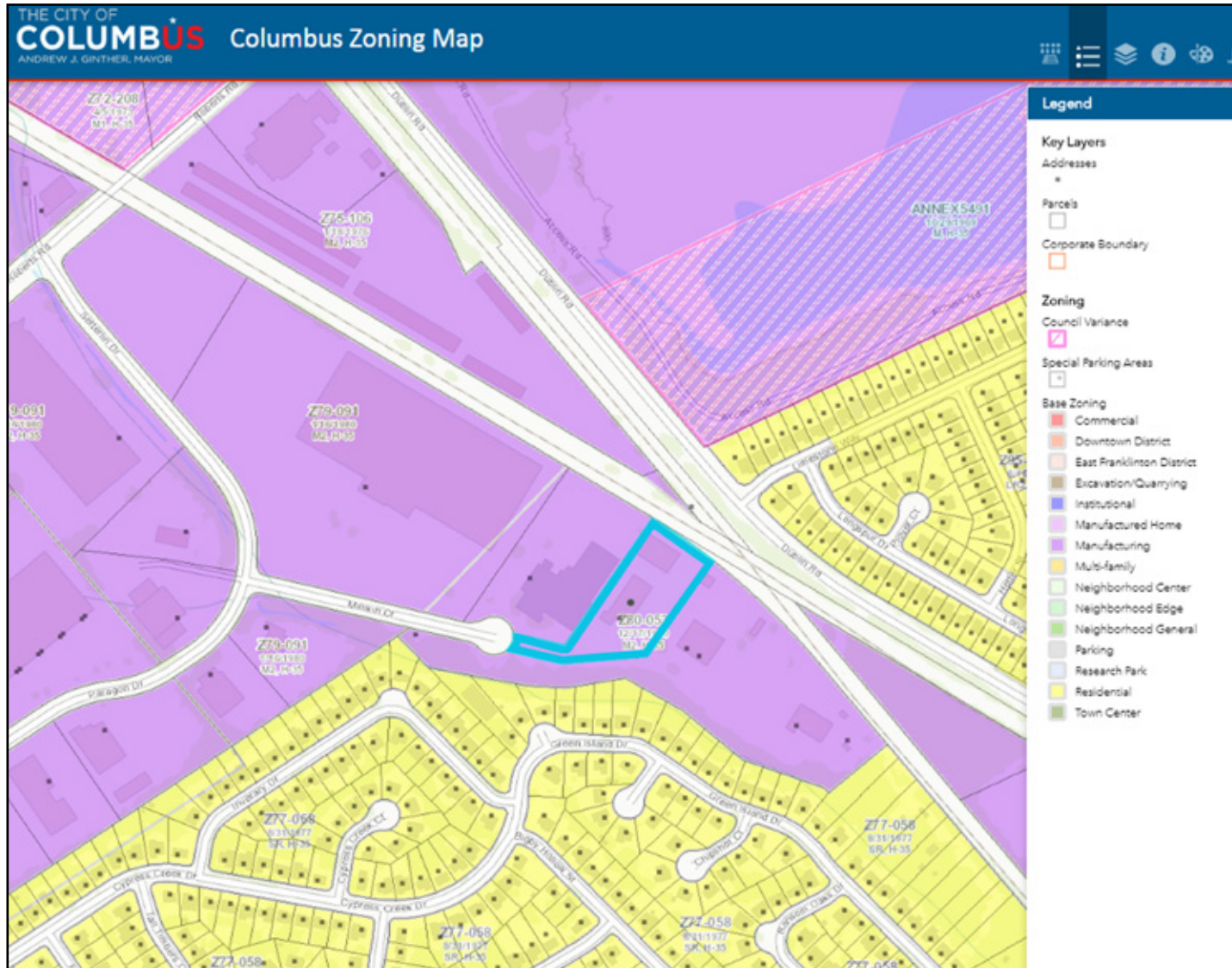
Address:	3494 Millikin Ct, Columbus, OH 43228
County:	Franklin
PID:	560-239360-00
Location:	Near I-270 & Roberts Rd
Space available:	2,240 +/- SF
Lease Rate:	\$2,175.00/month Gross
Tenant Pays:	Water, Gas, Electric, Phone, Janitorial
Zoning:	M-2 Manufacturing

Features:

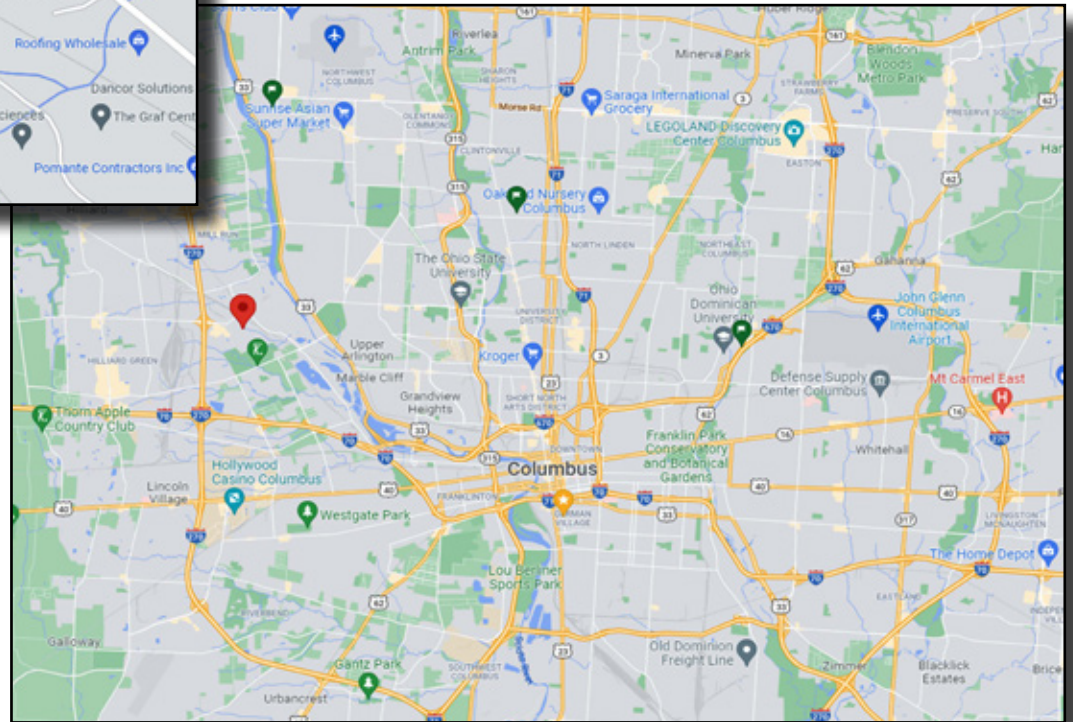
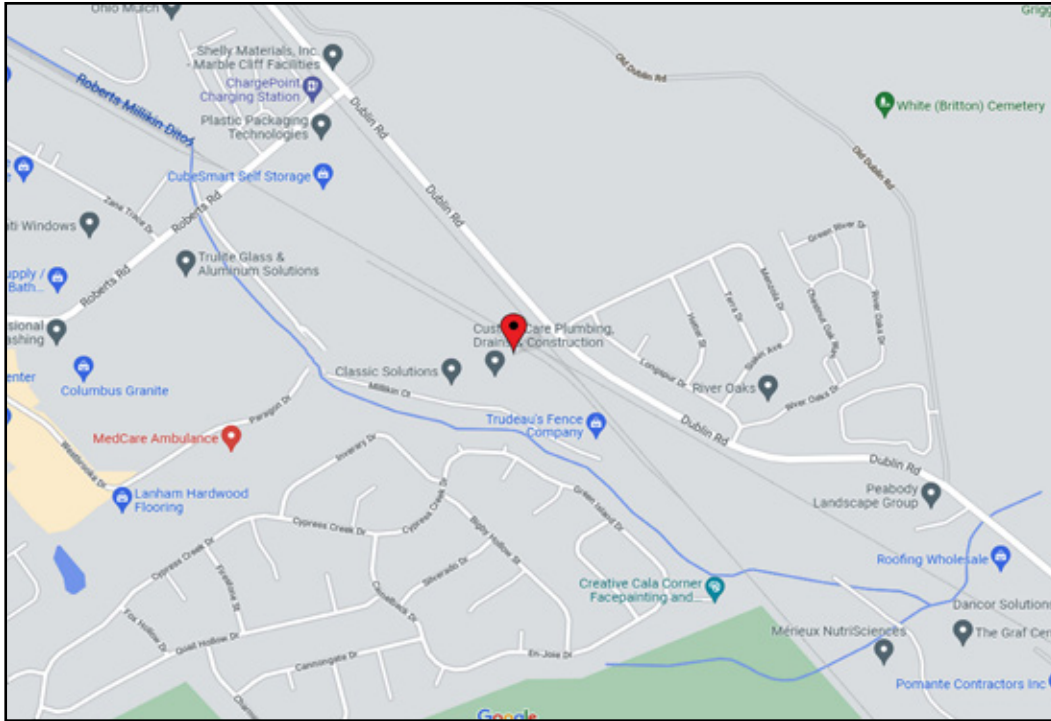
- 100 % warehouse
- 1 restroom
- 2 drive-in doors
- 3 Phase 100 AMP electric service
- 16 to 18 foot clear height
- Heated
- Security gated







[Click here to see zoning text](#)




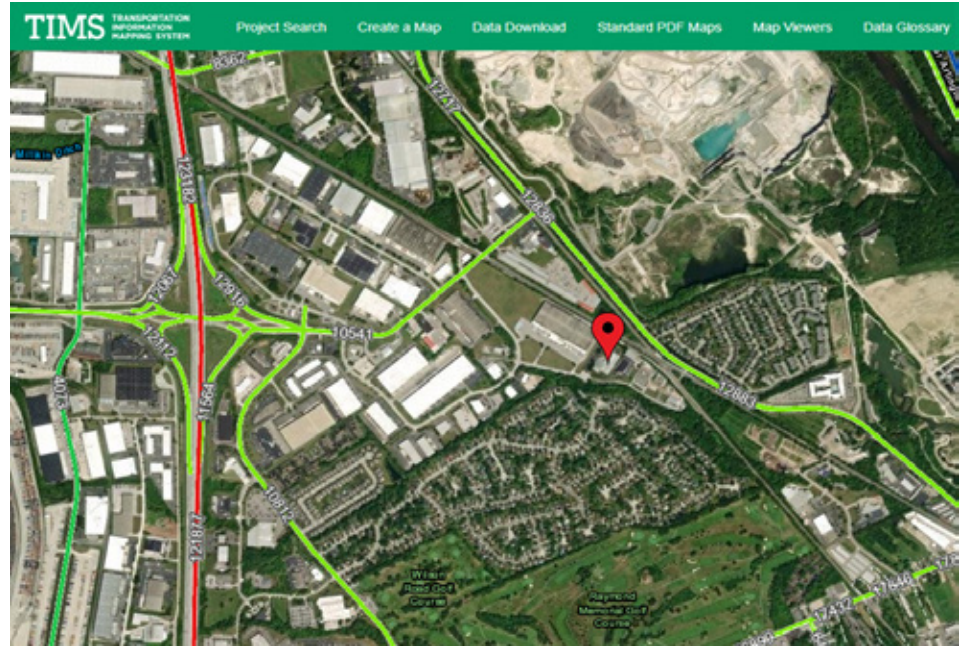
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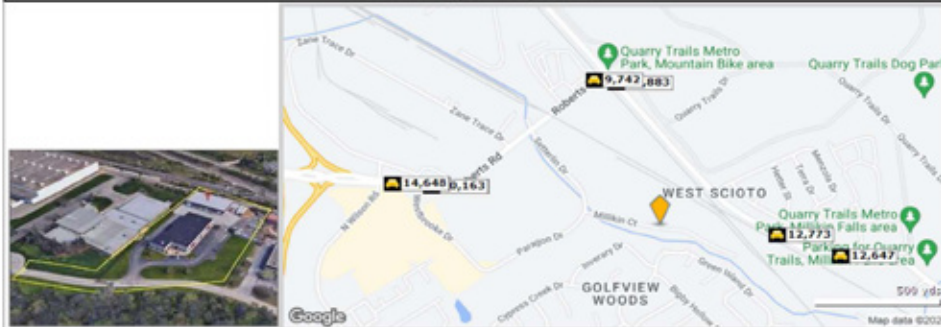
Great Location!
Minutes to I-270 & I-70
10 Minutes to Downtown Columbus
20 Minutes to John Glenn Columbus Airport
25-30 Minutes to Polaris and Easton

Demographic Summary Report

3494 Millikin Ct, Columbus, OH 43228			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	4,922	75,658	309,141
2023 Estimate	4,849	75,280	306,730
2010 Census	4,091	67,977	270,855
Growth 2023 - 2028	1.51%	0.50%	0.79%
Growth 2010 - 2023	18.53%	10.74%	13.25%
2023 Population by Hispanic Origin	339	4,556	23,013
2023 Population	4,849	75,280	306,730
White	3,809 78.55%	63,573 84.45%	238,873 77.88%
Black	404 8.33%	3,982 5.29%	29,660 9.67%
Am. Indian & Alaskan	10 0.21%	166 0.22%	1,169 0.38%
Asian	474 9.78%	5,456 7.25%	26,537 8.65%
Hawaiian & Pacific Island	3 0.06%	45 0.06%	182 0.06%
Other	148 3.05%	2,057 2.73%	10,309 3.36%
U.S. Armed Forces	14	71	159
Households			
2028 Projection	2,171	32,012	126,063
2023 Estimate	2,143	31,887	125,117
2010 Census	1,834	29,038	111,265
Growth 2023 - 2028	1.31%	0.39%	0.76%
Growth 2010 - 2023	16.85%	9.82%	12.45%
Owner Occupied	1,245 58.10%	20,673 64.83%	63,919 51.09%
Renter Occupied	898 41.90%	11,215 35.17%	61,198 48.91%
2023 Households by HH Income	2,143	31,887	125,117
Income: <\$25,000	224 10.45%	2,878 9.03%	20,473 16.36%
Income: \$25,000 - \$50,000	166 7.75%	4,448 13.95%	23,120 18.48%
Income: \$50,000 - \$75,000	588 27.44%	4,799 15.05%	22,656 18.11%
Income: \$75,000 - \$100,000	240 11.20%	4,087 12.82%	14,364 11.48%
Income: \$100,000 - \$125,000	451 21.05%	4,500 14.11%	14,157 11.32%
Income: \$125,000 - \$150,000	81 3.78%	2,663 8.35%	8,308 6.64%
Income: \$150,000 - \$200,000	172 8.03%	3,586 11.25%	10,992 8.79%
Income: \$200,000+	221 10.31%	4,926 15.45%	11,047 8.83%
2023 Avg Household Income	\$108,708	\$122,179	\$95,101
2023 Med Household Income	\$84,739	\$98,357	\$70,617



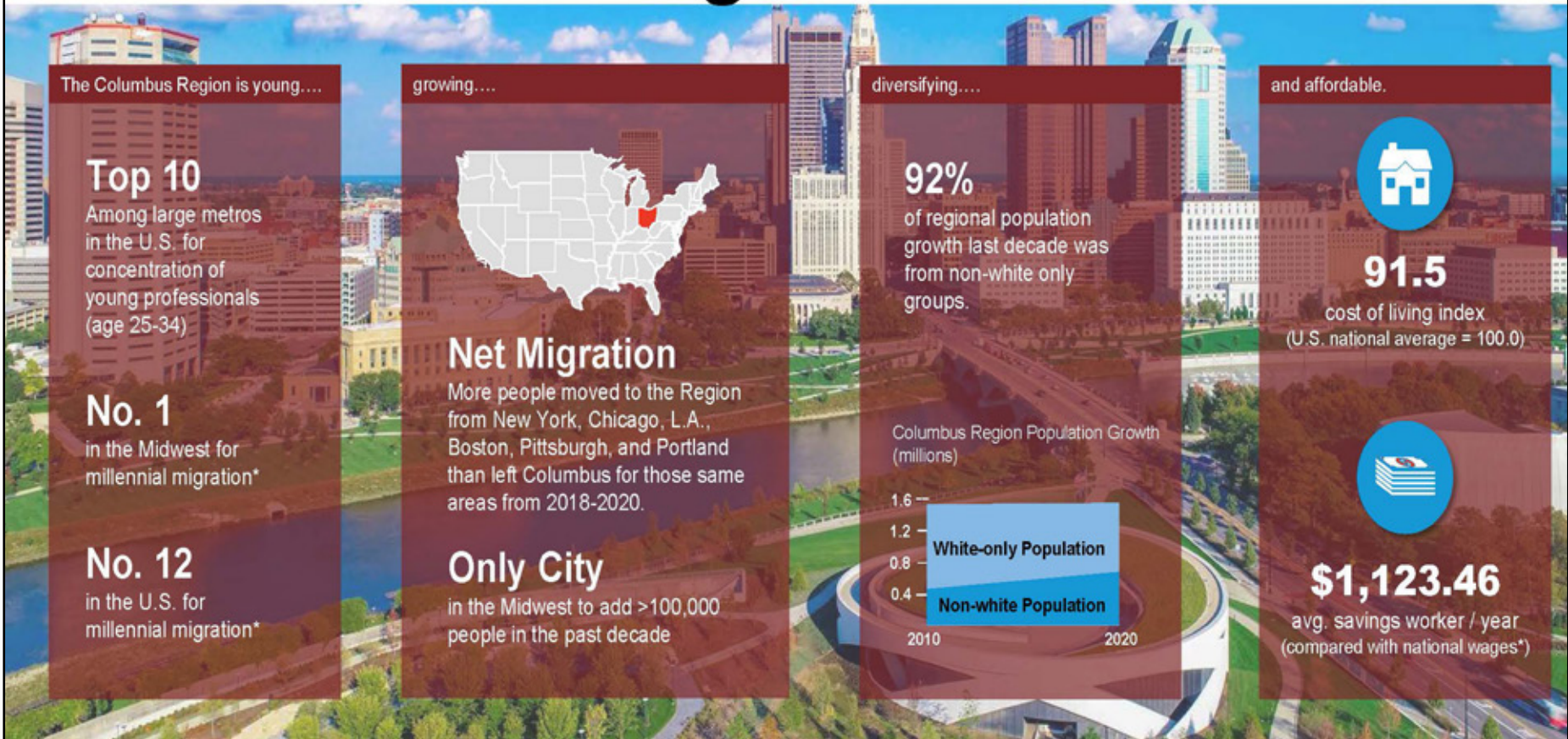
Traffic Count Report

3494 Millikin Ct, Columbus, OH 43228						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Dublin Rd	Siskin Ave	0.07 SE	2022	12,773	MPSI	.27
2 Dublin Road	Roberts Rd	0.04 NW	2020	16,616	MPSI	.37
3 Dublin Road	Roberts Rd	0.04 NW	2022	15,883	MPSI	.37
4 Roberts Road	Dublin Rd	0.03 NE	2022	9,955	MPSI	.39
5 ROBERTS RD	Dublin Rd	0.03 NE	2020	9,742	AADT	.39
6 Dublin Rd	Siskin Ave	0.09 W	2022	12,647	MPSI	.42
7 Roberts Rd	Old Roberts Rd	0.03 W	2020	11,316	MPSI	.53
8 Roberts Rd	Old Roberts Rd	0.03 W	2022	10,163	MPSI	.53
9 Roberts Road	Wilson Rd	0.03 W	2020	15,324	MPSI	.62
10 Roberts Road	Wilson Rd	0.03 W	2022	14,648	MPSI	.62



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 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 or completeness of the Memorandum.

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