

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

6,000 +/- SF WAREHOUSE/OFFICE SPACE
989 Old Henderson Road, Columbus, OH 43220

WAREHOUSE/OFFICE SPACE WITH 2 DRIVE-IN DOORS!

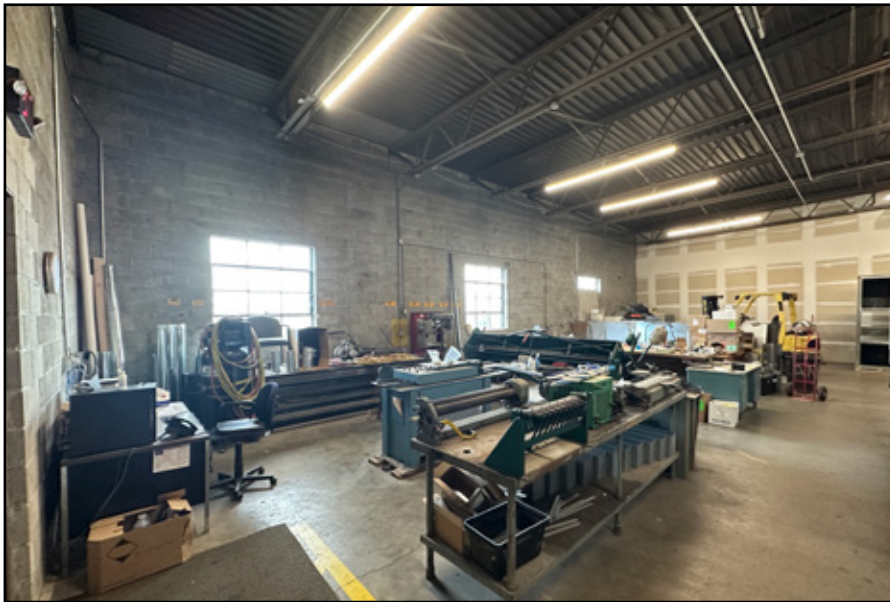
6,000 +/- SF of well-maintained warehouse/office space available with two drive-in doors. Quick access to SR 315, Grandview, Arlington, Dublin, Worthington, and Downtown Columbus. 7 parking spaces available in front of space. Max ceiling height 14' 9", (2) drive-in doors 12'. Signage Available. Move-in date: July 1, 2024.

Please do not disturb the Tenant!

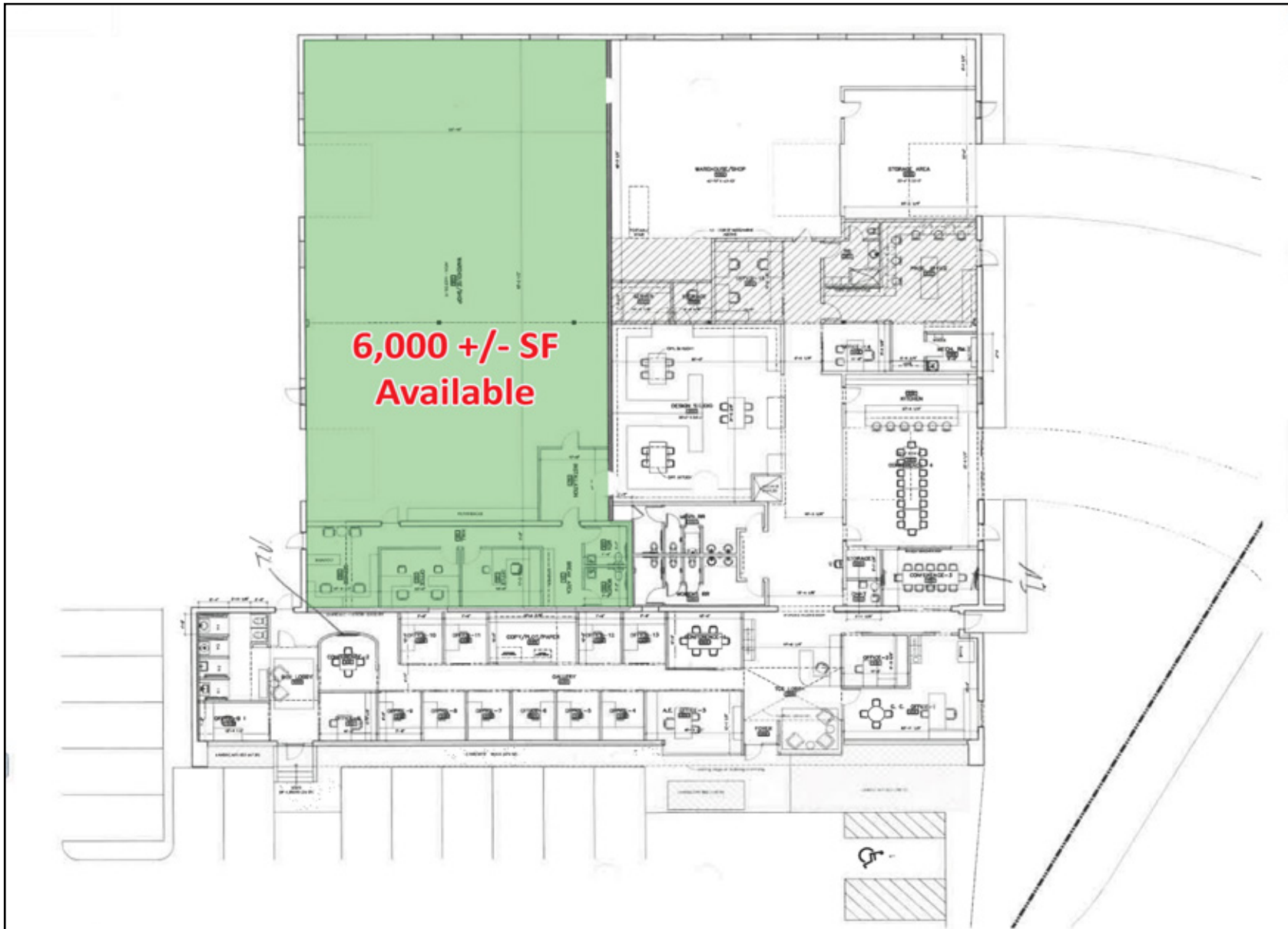


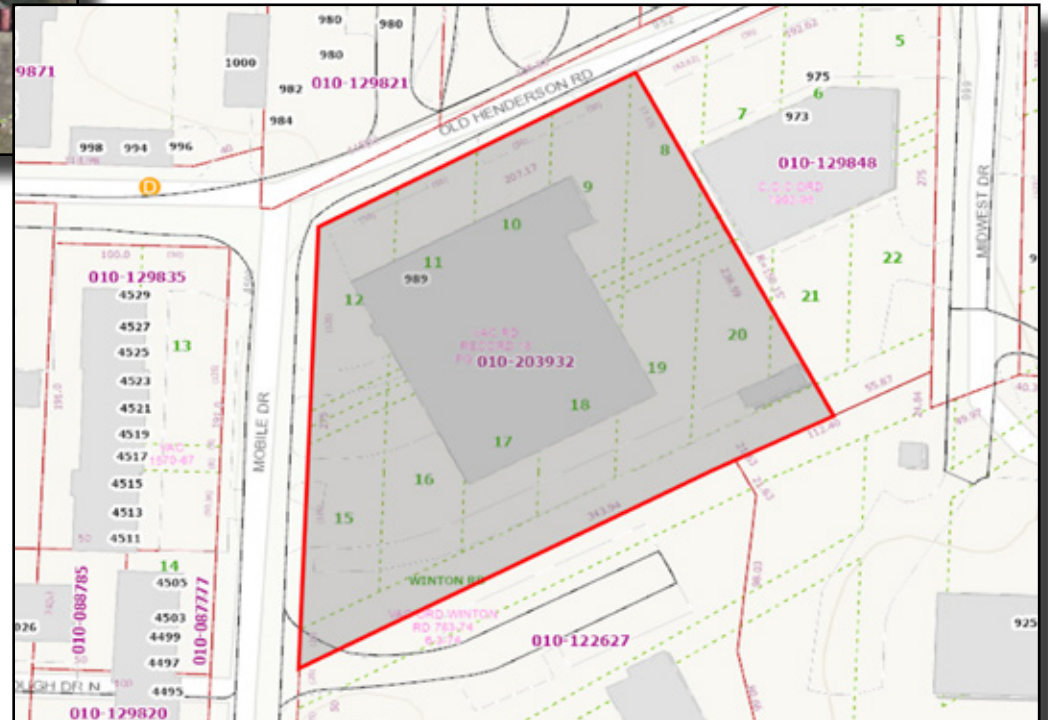
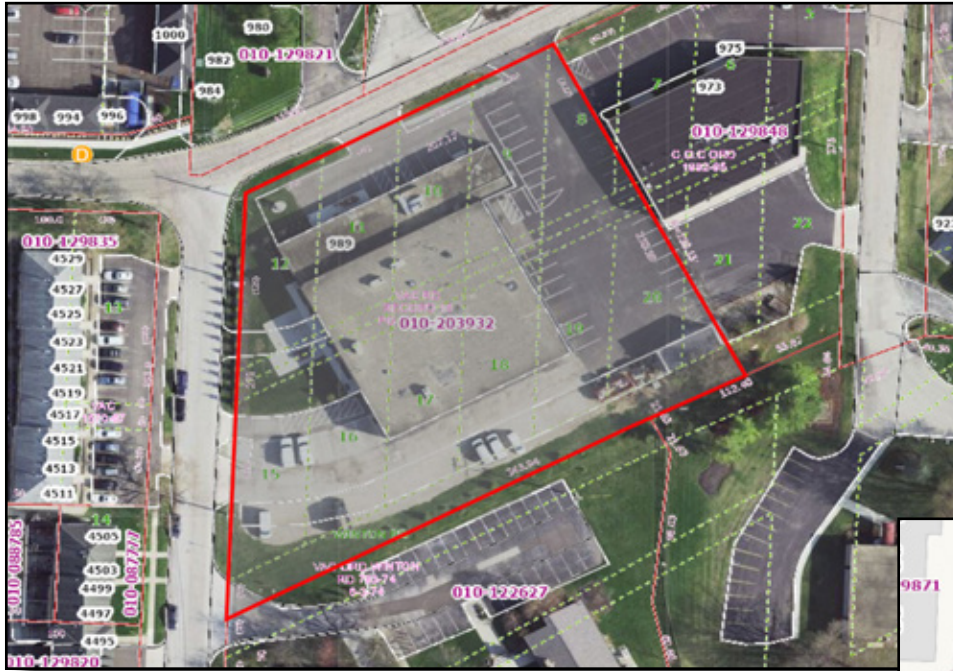
Property Highlights

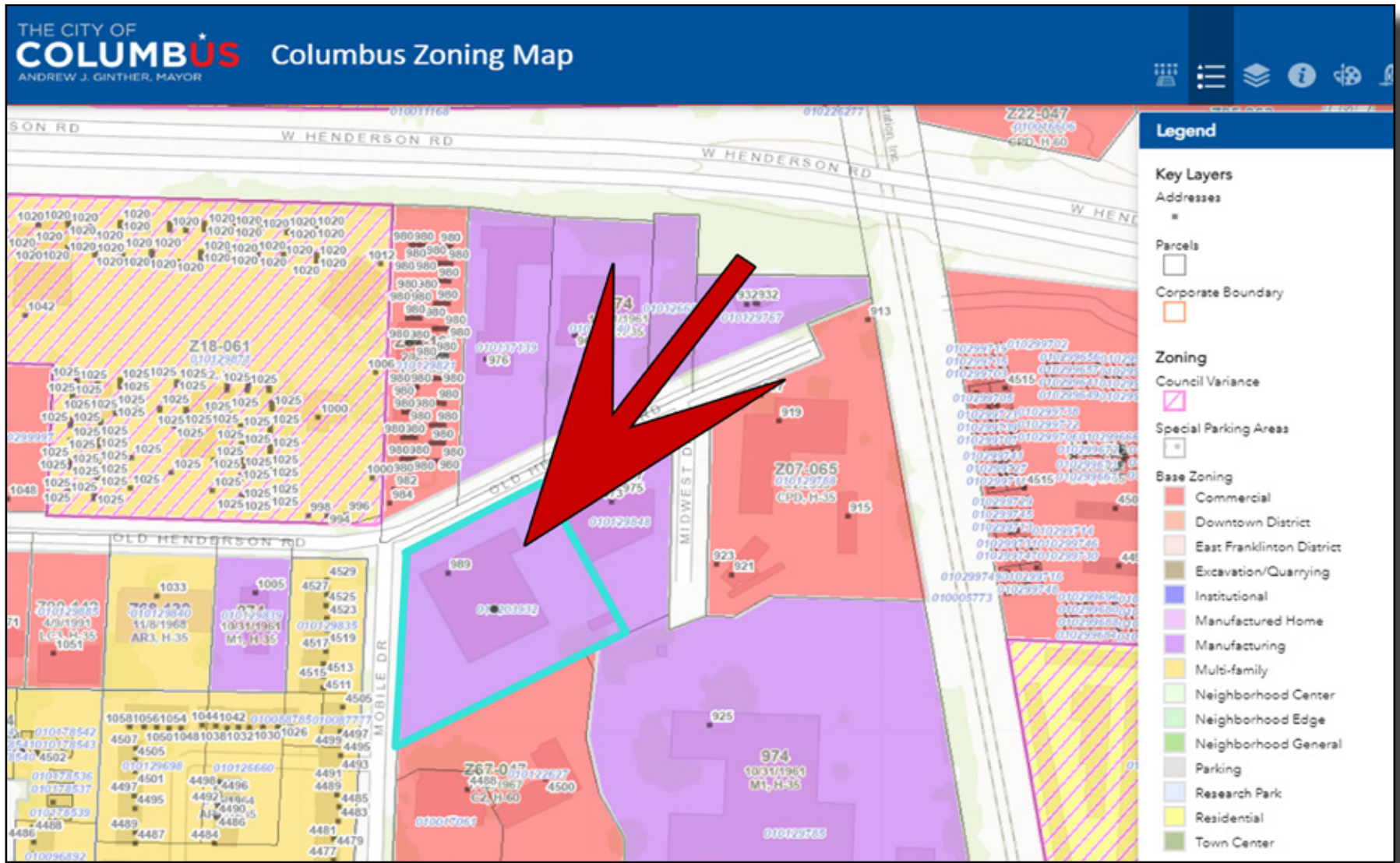
Address:	989 Old Henderson Road Columbus, Ohio 43220
County:	Franklin
PID:	010-203932-00
Location:	SEC of Old Henderson Rd and Mobile Dr
Year Built:	1957
Year Remodeled:	1980
Building SF:	17,356 +/- SF
Space Available:	
Warehouse space:	5,000 +/- SF
Office:	1,000 +/- SF
Lease Rate:	\$13.75/SF NNN (3% annual increases)
Op. exp.:	\$2.26/SF (water & trash included)
Zoning:	M-1 Manufacturing District
Features:	<ul style="list-style-type: none">• 2 drive-in doors 12'• max ceiling height 14'9"• 7 parking spaces



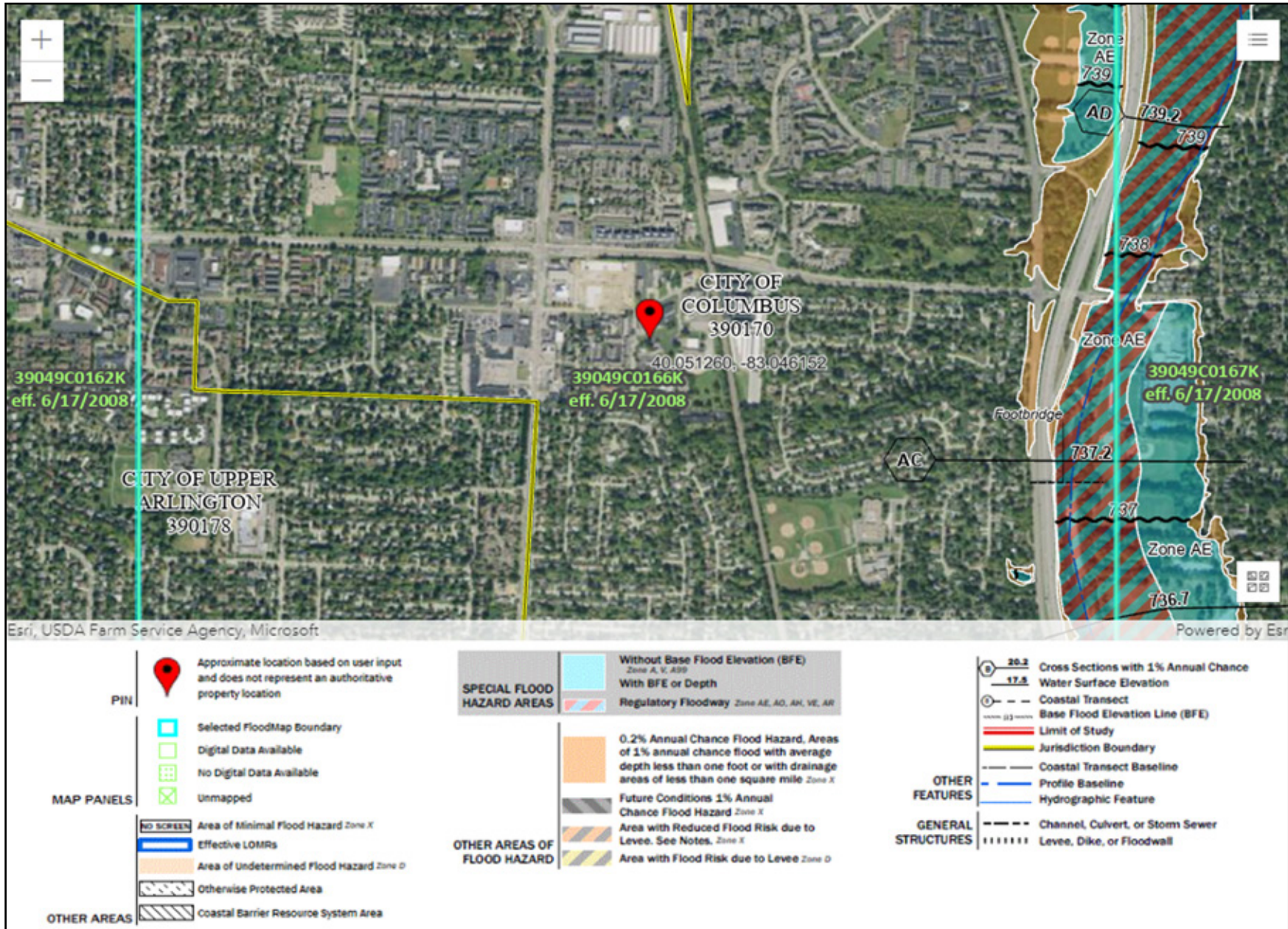






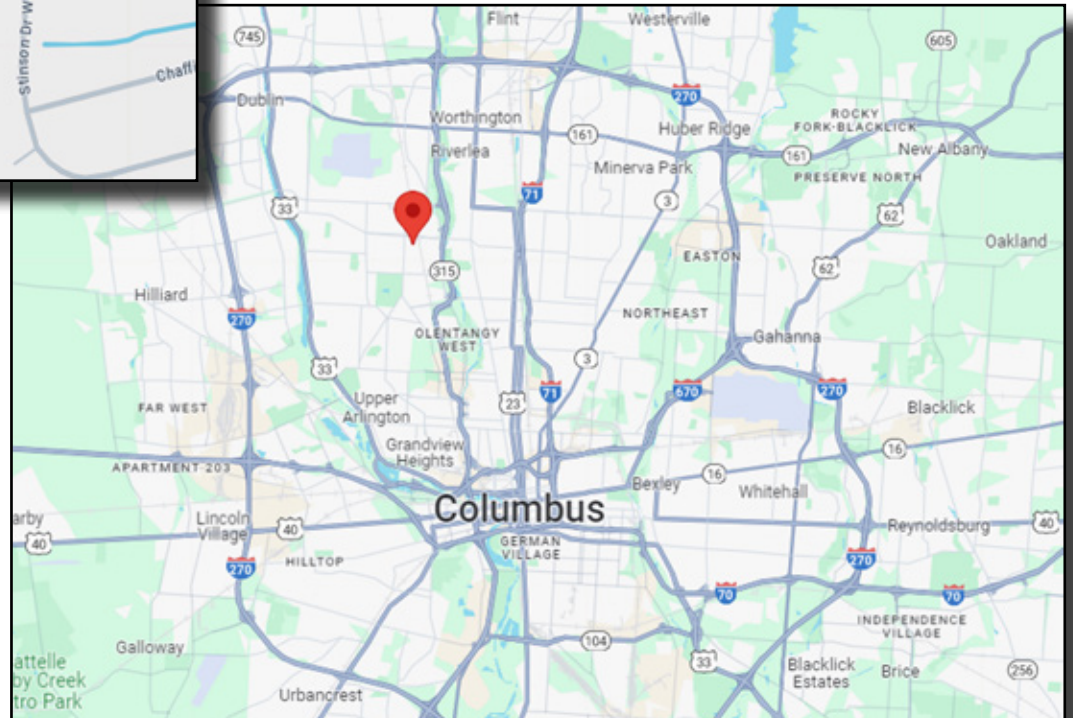
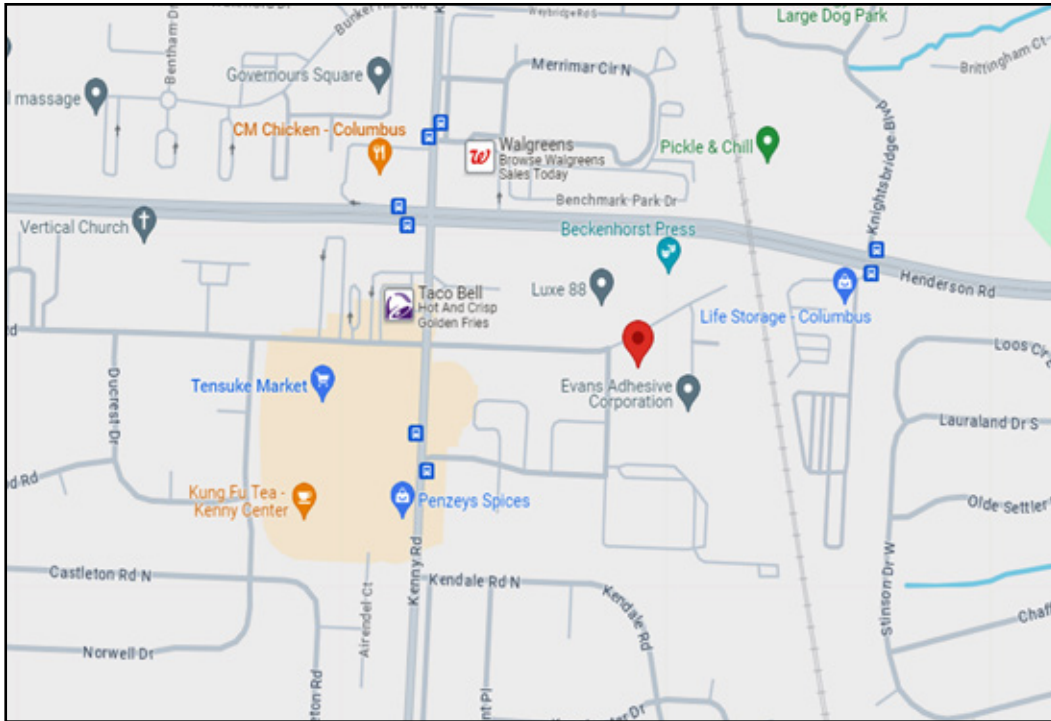


Click [here](#) to view zoning regulations



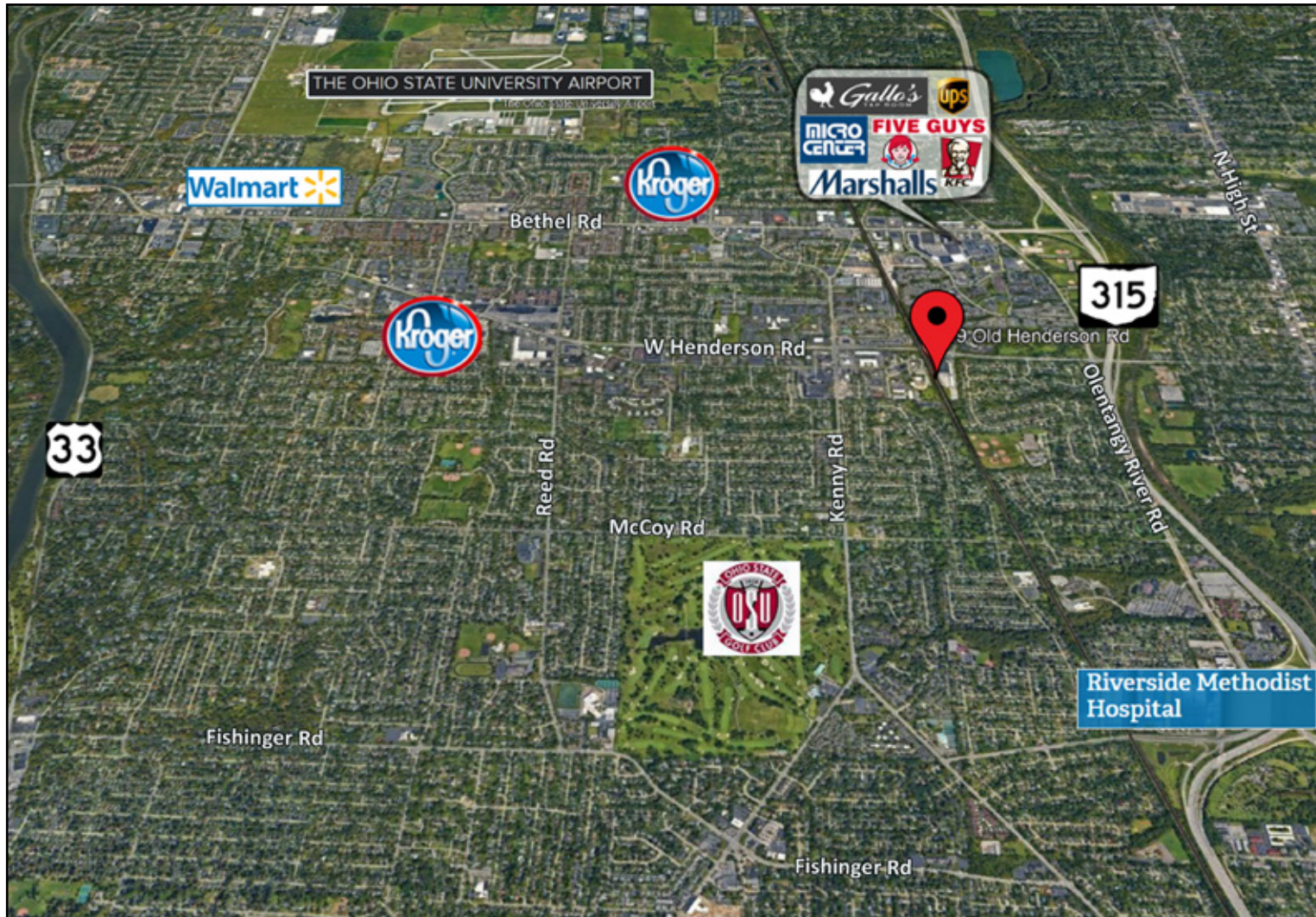
6,000 +/- SF Warehouse/Office Space
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Street Maps




6,000 +/- SF Warehouse/Office Space
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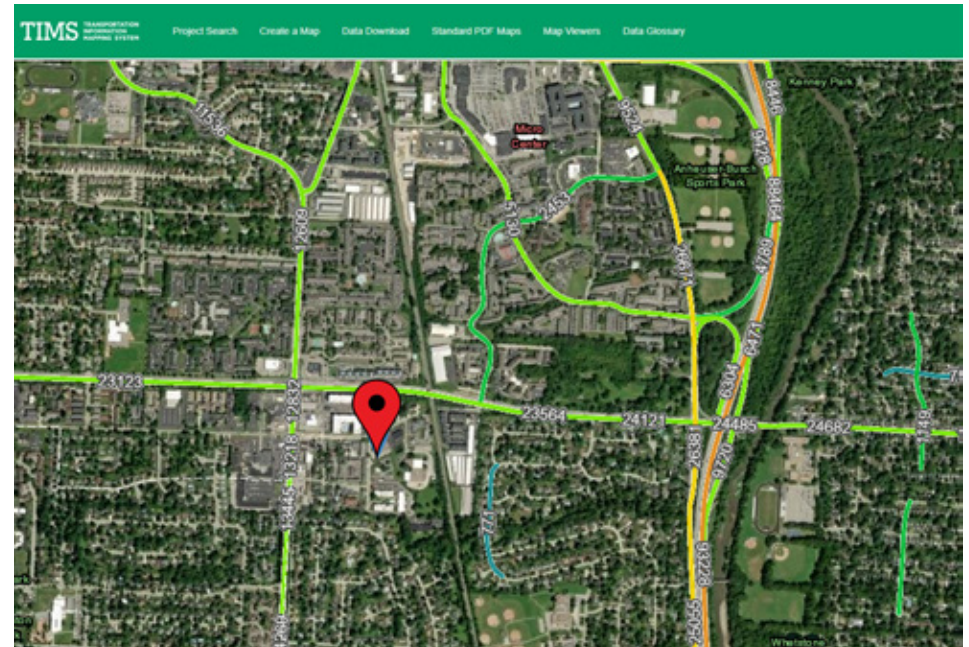
Location Map



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

Demographic Summary Report

989 W Old Henderson Rd, Columbus, OH 43220				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	14,649	99,465	348,095	
2023 Estimate	14,512	99,607	345,890	
2010 Census	12,732	93,696	308,560	
Growth 2023 - 2028	0.94%	-0.14%	0.64%	
Growth 2010 - 2023	13.98%	6.31%	12.10%	
2023 Population by Hispanic Origin				
2023 Population	14,512	99,607	345,890	
White	11,307 77.91%	80,888 81.21%	252,381 72.97%	
Black	884 6.09%	5,238 5.26%	51,593 14.92%	
Am. Indian & Alaskan	20 0.14%	173 0.17%	875 0.25%	
Asian	1,814 12.50%	10,381 10.42%	30,019 8.68%	
Hawaiian & Pacific Island	6 0.04%	26 0.03%	119 0.03%	
Other	481 3.31%	2,902 2.91%	10,903 3.15%	
U.S. Armed Forces	32	63	215	
Households				
2028 Projection	7,247	46,874	149,313	
2023 Estimate	7,180	47,014	148,476	
2010 Census	6,315	44,694	133,703	
Growth 2023 - 2028	0.93%	-0.30%	0.56%	
Growth 2010 - 2023	13.70%	5.19%	11.05%	
Owner Occupied	2,950 41.09%	27,482 58.45%	72,812 49.04%	
Renter Occupied	4,231 58.93%	19,533 41.55%	75,664 50.96%	
2023 Households by HH Income				
Income: <\$25,000	953 13.27%	5,774 12.28%	26,393 17.78%	
Income: \$25,000 - \$50,000	1,401 19.51%	8,115 17.26%	28,863 19.44%	
Income: \$50,000 - \$75,000	1,307 18.20%	8,009 17.04%	25,696 17.31%	
Income: \$75,000 - \$100,000	886 12.34%	5,015 10.67%	16,746 11.28%	
Income: \$100,000 - \$125,000	702 9.78%	5,279 11.23%	15,320 10.32%	
Income: \$125,000 - \$150,000	562 7.83%	4,113 8.75%	9,531 6.42%	
Income: \$150,000 - \$200,000	837 11.66%	5,085 10.82%	12,248 8.25%	
Income: \$200,000+	533 7.42%	5,624 11.96%	13,680 9.21%	
2023 Avg Household Income	\$96,526	\$108,869	\$93,885	
2023 Med Household Income	\$73,671	\$83,021	\$68,206	

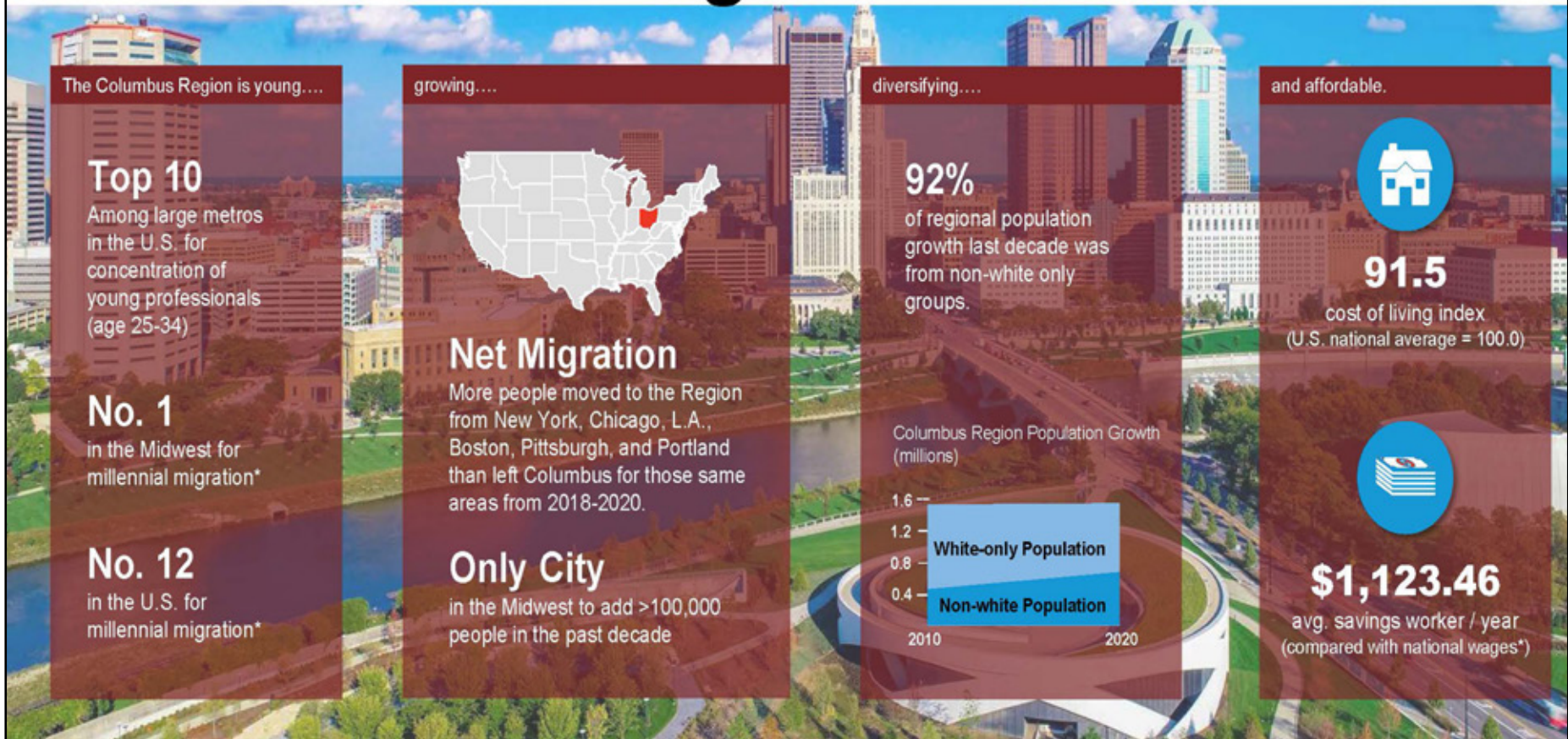


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Old Henderson Road	Kenny Rd	0.05 W	2022	2,030	MPSI	.13
2 Old Henderson Rd	Kenny Rd	0.05 W	2022	3,118	MPSI	.13
3 W Henderson Rd	Kenny Rd	0.11 W	2022	34,723	MPSI	.14
4 W Henderson Rd	Kenny Rd	0.11 W	2021	35,073	MPSI	.14
5 Kenny Road	Old Henderson Rd	0.02 S	2022	22,157	MPSI	.19
6 Kenny Road	Kenny Centre Mall	0.01 S	2022	21,068	MPSI	.19
7 Kenny Rd	Old Henderson Rd	0.02 S	2022	17,935	MPSI	.19
8 Kenny Rd	Kenny Centre Mall	0.01 N	2022	18,919	MPSI	.19
9 Old Henderson Road	Kenny Rd	0.04 E	2020	3,942	MPSI	.23
10 Old Henderson Road	Kenny Rd	0.04 E	2022	3,740	MPSI	.23



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

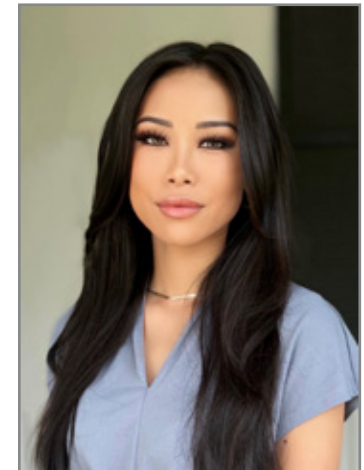
Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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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/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.

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