

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

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**OPPORTUNITY ZONE**



Appraisal Brokerage Consulting Development

**OFFICE BUILDING AVAILABLE**

**1144 Dublin Road, Columbus, OH 43215**

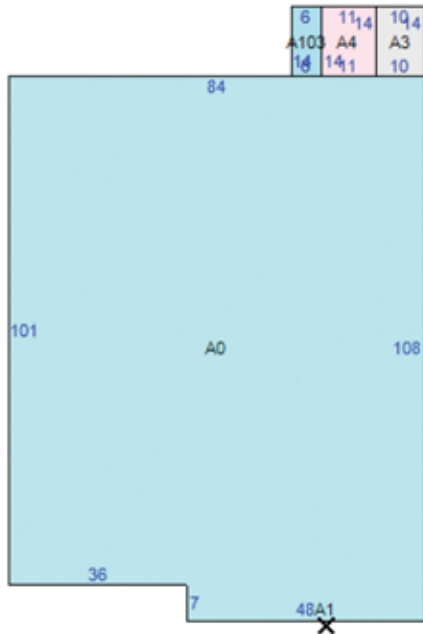
## FREESTANDING OFFICE BUILDING FOR SALE OR LEASE!

18,088 +/- SF freestanding office building on Dublin Road located steps from Grandview Crossing, Starbucks and the many other amenities in Downtown Grandview. Minutes from downtown and close access to I-670 provide for a great location for traditional office or medical users. The property sits on nearly an acre (.89 +/-) and features significant free parking (approx. 70 spaces) with great visibility and access. The property features two floors with an elevator providing for multiple tenants or a single user. Located in an opportunity zone, this site offers potential investors opportunity zone tax benefit options. Available both for lease or sale.



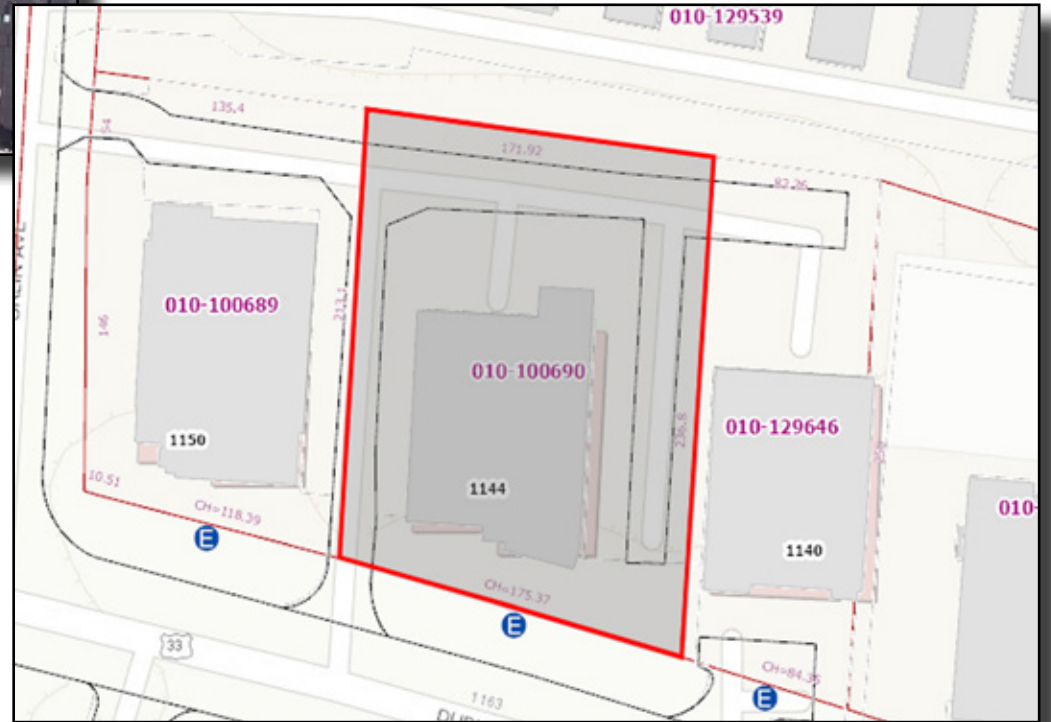
### Property Highlights

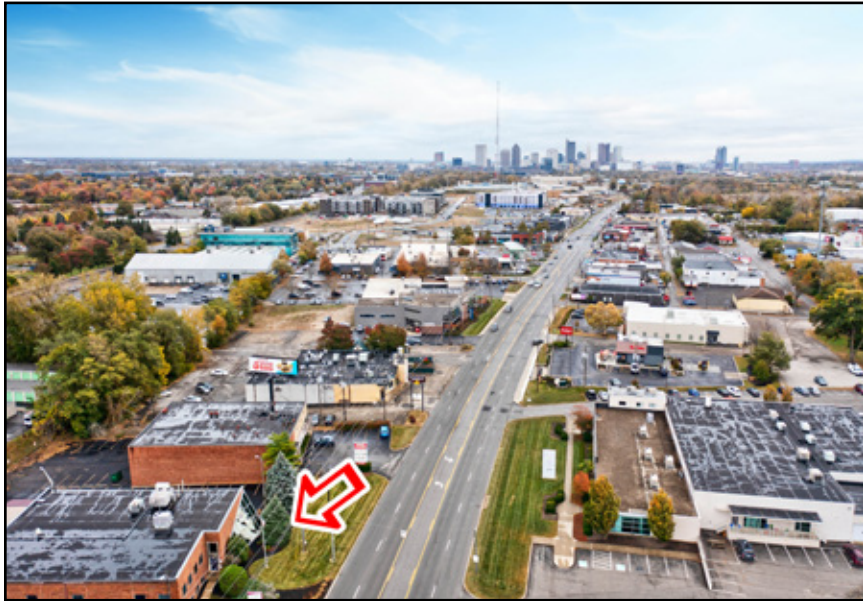
Address:	1144 Dublin Road Columbus, OH 43215
County:	Franklin
PID:	010-100690-00
Location:	North of Dublin Rd between Grandview Ave and Urlin Ave
Year Built:	1969
Year Remodeled:	2004
Levels:	2 Story
Acreage:	0.89 +/- ac
Building Size:	18,088 +/- SF
Sale Price:	\$1,900,000
Sale Price/SF:	\$105.04/SF
Lease Rate:	\$18/SF NNN
Annual Taxes:	\$54,441.74
Zoning:	Manufacturing



Item	Area
PAVING ASP - PA1:PAVING ASPHALT	20000
A0 - 053:OFFICES	8820
A1 - EEY:ENCLOSED ENTRY	233
- 053:OFFICES	8820
- EL2:ELEVATOR ELECTRIC PASNGR	250000
A3 - 084:MULTI USE STORAGE	294
A103 - CP4:CANOPY-AVERAGE	84
A4 - 084:MULTI USE STORAGE	154







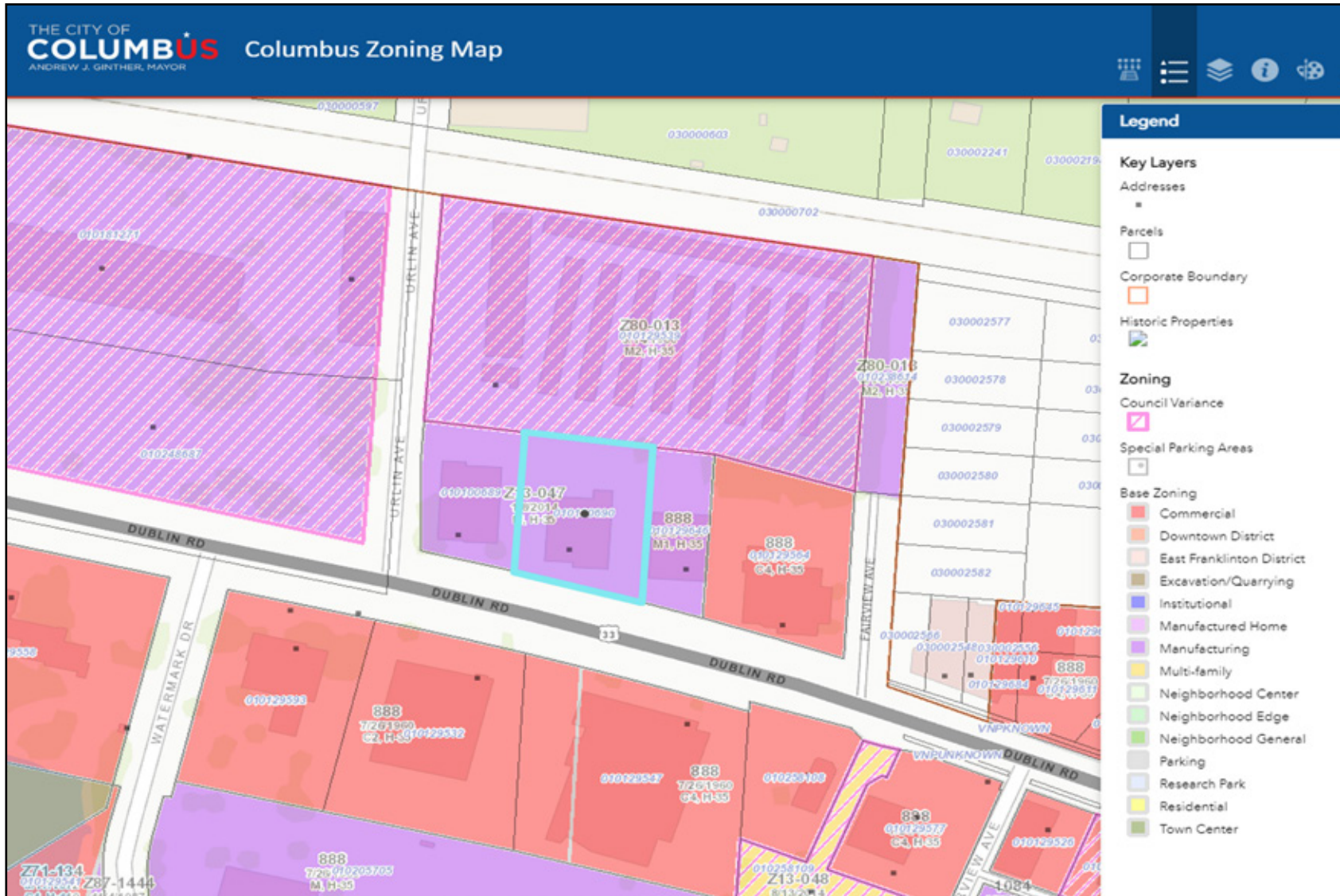




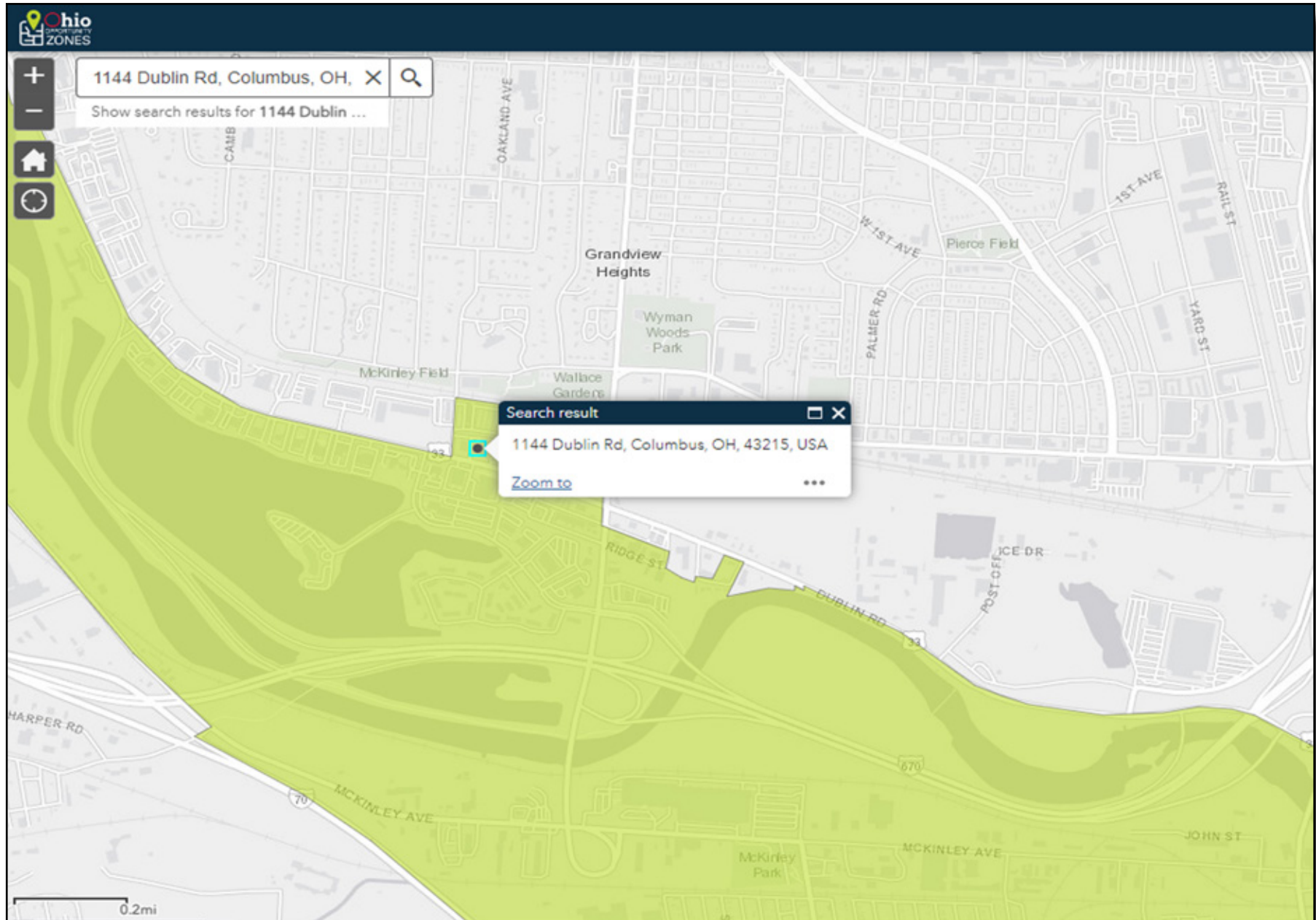


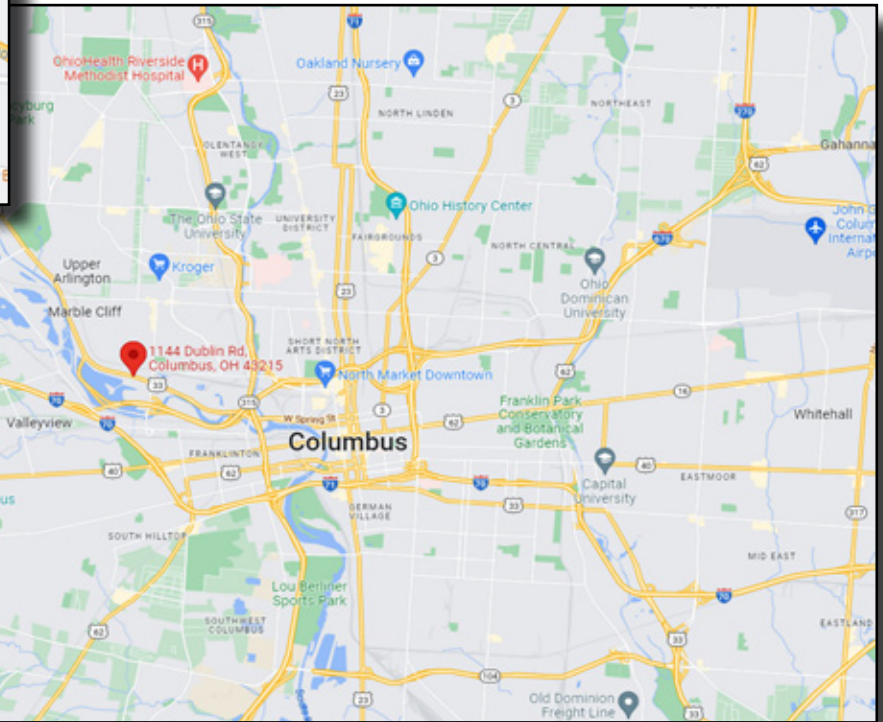
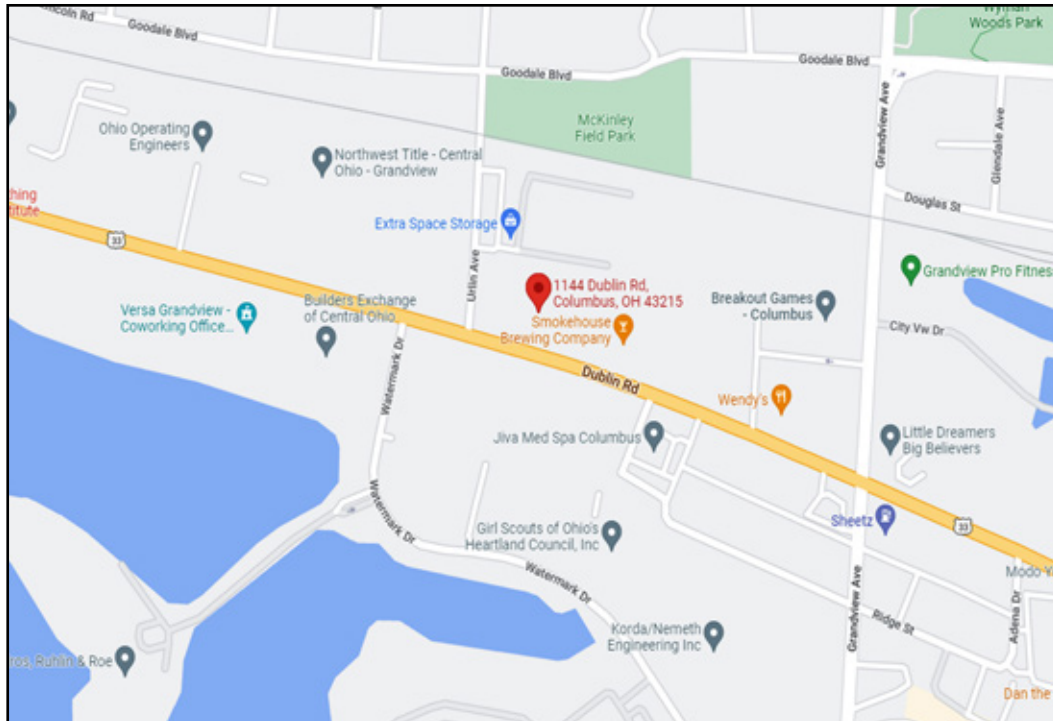






Click [here](#) to view zoning regulations




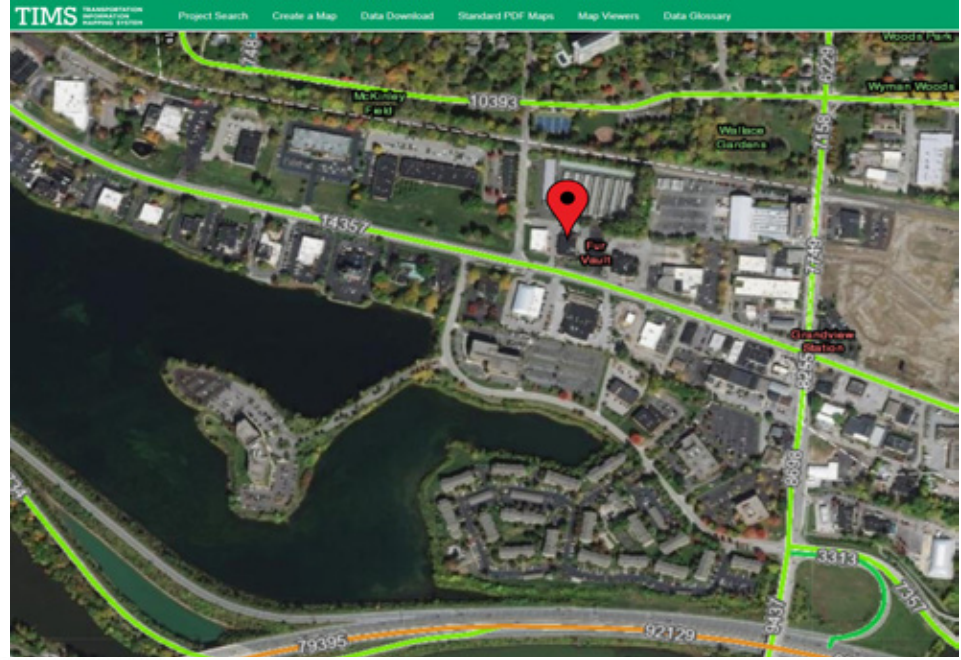





**Great Location!**  
Easy access to main roads  
Minutes to Downtown Columbus  
10 minutes to John Glenn Columbus Airport

Demographic Summary Report

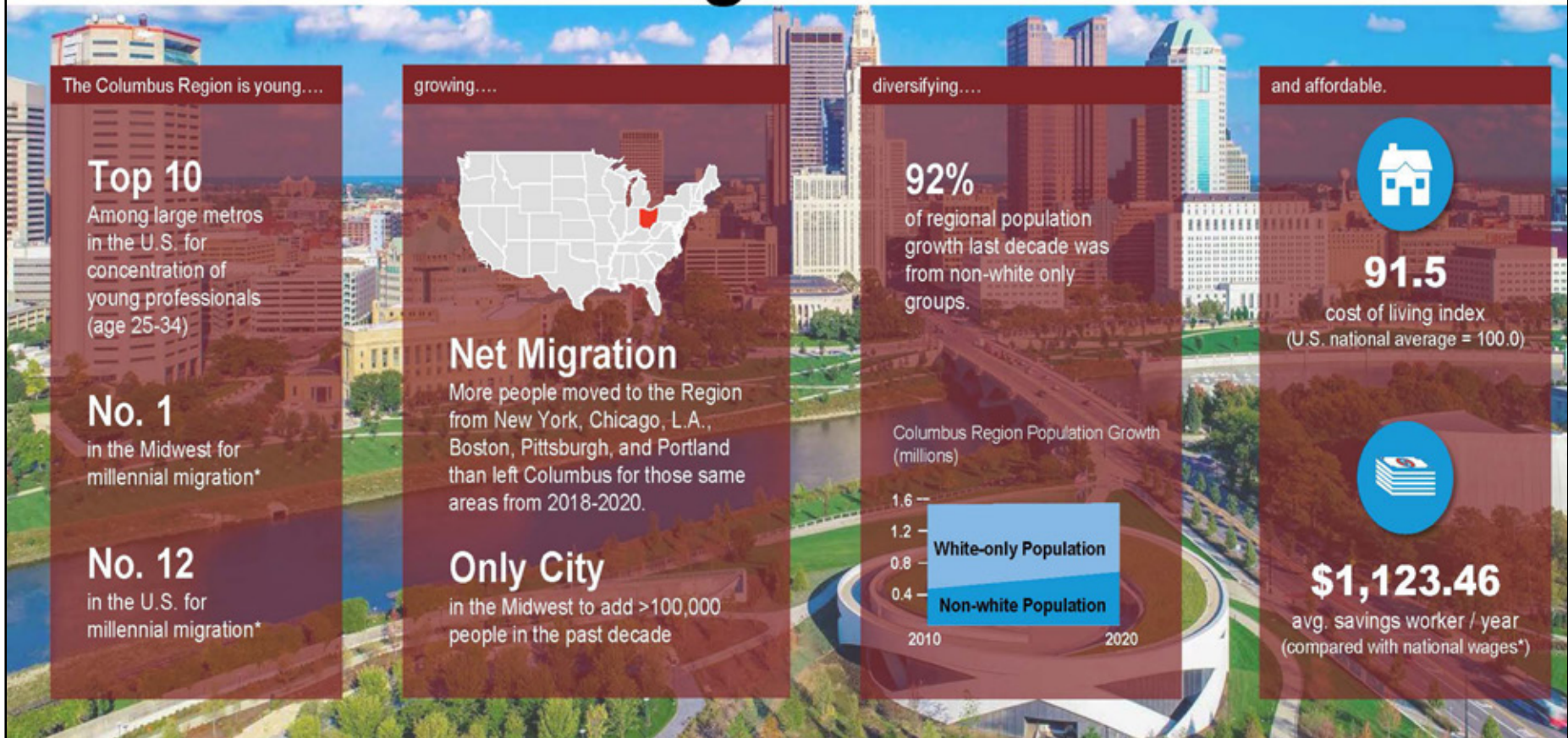
1144 Dublin Rd, Columbus, OH 43215			
			
<b>Radius</b>	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	10,111	161,102	376,393
2022 Estimate	9,555	152,581	357,832
2010 Census	7,776	122,821	300,952
Growth 2022 - 2027	5.82%	5.58%	5.19%
Growth 2010 - 2022	22.88%	24.23%	18.90%
<b>2022 Population by Hispanic Origin</b>			
2022 Population	9,555	152,581	357,832
White	8,773 91.82%	115,929 75.98%	245,643 68.65%
Black	291 3.05%	21,042 13.79%	78,320 21.89%
Am. Indian & Alaskan	18 0.19%	640 0.42%	1,496 0.42%
Asian	239 2.50%	9,554 6.26%	19,508 5.45%
Hawaiian & Pacific Island	3 0.03%	68 0.04%	285 0.08%
Other	229 2.40%	5,349 3.51%	12,581 3.52%
U.S. Armed Forces	0	33	123
<b>Households</b>			
2027 Projection	4,810	67,127	156,747
2022 Estimate	4,562	63,283	148,832
2010 Census	3,825	50,598	125,564
Growth 2022 - 2027	5.44%	6.07%	5.32%
Growth 2010 - 2022	19.27%	25.07%	18.53%
Owner Occupied	2,290 50.20%	23,658 37.38%	63,302 42.53%
Renter Occupied	2,272 49.80%	39,624 62.61%	85,531 57.47%
<b>2022 Households by HH Income</b>			
Income: <\$25,000	314 6.88%	15,216 24.04%	36,370 24.44%
Income: \$25,000 - \$50,000	636 13.94%	11,780 18.62%	29,384 19.74%
Income: \$50,000 - \$75,000	962 21.09%	11,049 17.46%	27,061 18.18%
Income: \$75,000 - \$100,000	494 10.83%	7,043 11.13%	16,560 11.13%
Income: \$100,000 - \$125,000	567 12.43%	5,647 8.92%	12,366 8.31%
Income: \$125,000 - \$150,000	330 7.24%	2,983 4.71%	7,908 5.31%
Income: \$150,000 - \$200,000	657 14.40%	4,114 6.50%	9,078 6.10%
Income: \$200,000+	601 13.18%	5,450 8.61%	10,106 6.79%
2022 Avg Household Income	\$118,751	\$85,161	\$79,919
2022 Med Household Income	\$93,648	\$59,658	\$57,186



Traffic Count Report

1144 Dublin Rd, Columbus, OH 43215					
					
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Miles from Subject Prop
1 Dublin Rd	Urtin Ave	0.05 W	2022	13,382	.03
2 Urtin Ave	Dublin Rd	0.08 S	2020	1,693	.08
3 Urtin Ave	Dublin Rd	0.08 S	2022	1,511	.08
4 Dublin Rd	Watermark Dr	0.04 E	2022	14,815	.13
5 Dublin Rd	Watermark Dr	0.04 E	2020	16,544	.13
6 Dublin Rd	Richwood Ave	0.02 NW	2018	19,655	.19
7 Dublin Rd	Richwood Ave	0.02 NW	2022	16,400	.19
8 Grandview Ave	Douglas St	0.07 N	2018	14,942	.23
9 Grandview Ave	Douglas St	0.07 N	2022	14,333	.23
10 Goodale Blvd	Broadview Ave	0.04 W	2018	6,823	.25

# What's Driving Investment?



# Notable Projects YTD



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



Celebrating **85** 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 85 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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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 purchase of the subject property. 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. 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 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.

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.