

OFFICE/WAREHOUSE BUILDING FOR LEASE

**855 & 861 Camden Avenue
Columbus, Ohio 43201**



4,461 +/- SF Building on 0.20 +/- Acres



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

Skip Weiler

skip@rweiler.com

10 N. High St. Suite 401

Columbus, Ohio 43215,

614-221-4286

www.rweiler.com

Property Description

OFFICE/WAREHOUSE BUILDING FOR LEASE!

Building contains 1,400 +/- SF finished office space & 3,061 +/- SF warehouse space. Located north of I-670 and east of I-71 with easy access to Cleveland Ave. Office space includes 4 private offices with closet space, reception area, central meeting area, bathroom, kitchen area and conference room with additional storage. All the warehouse space is heated. There is also off-street parking and dock plate with ramp. Zoned C-4.

Address: 855 & 861 Camden Avenue
Columbus, OH 43201

County: Franklin

PID: 010-028471-00
010-028472-00

Location: North of I-670 east of I-71
between Cleveland Ave
and St Clair Ave

Office: 1,400 +/- SF

Warehouse: 3,061 +/- SF

Building Size: 4,461 +/- SF

Year Built: 1943/1966

Acreage: 0.20 +/- acres

Lease Rate: \$6.00/SF NNN

Parking: Surface & on street spaces

Zoning: C-4 Regional Scale
Commercial District



FEATURES:

- 4 private offices with closet space
- reception area
- central meeting area
- bathroom
- kitchen area
- conference room with additional storage above
- security system with two separate panels for warehouse and offices
- off street parking
- dock plate with ramp

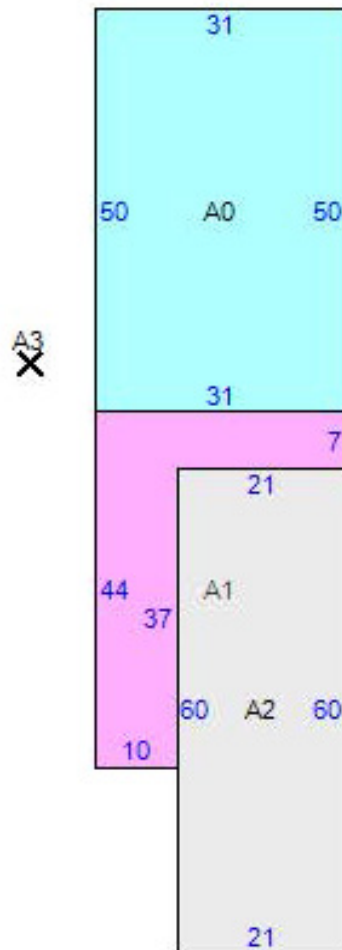
Photos



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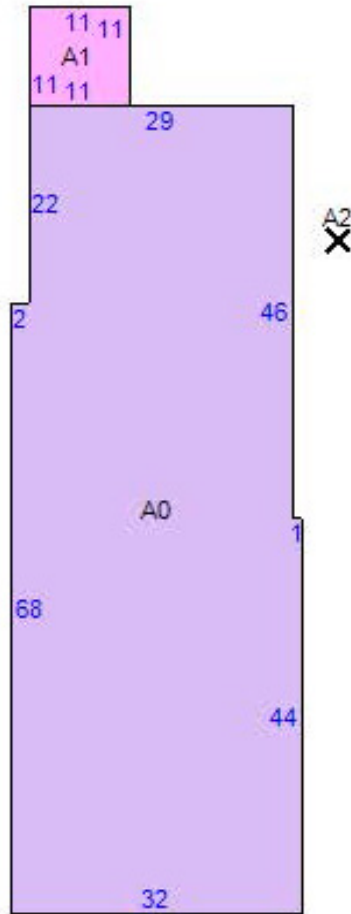
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Sketch - 855 Camden Ave



Item	Area
A0 - 045: WAREHOUSE	1550
A1 - LD1: LOADING DOCK CONC OR STL	587
A2 - LD4: TRUCK WELL	1260
A3 - SKE: SKETCH ONLY	

Sketch - 861 Camden Ave



Item	Area
- 045: WAREHOUSE	2911
A1 - SKE: SKETCH ONLY	121
A2 - SKE: SKETCH ONLY	
- EN2: ENCLOSURE FO OFC	200
A0 - SKE: SKETCH ONLY	2790



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Aerial & Plat Maps



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Aerial Map



Great Location!

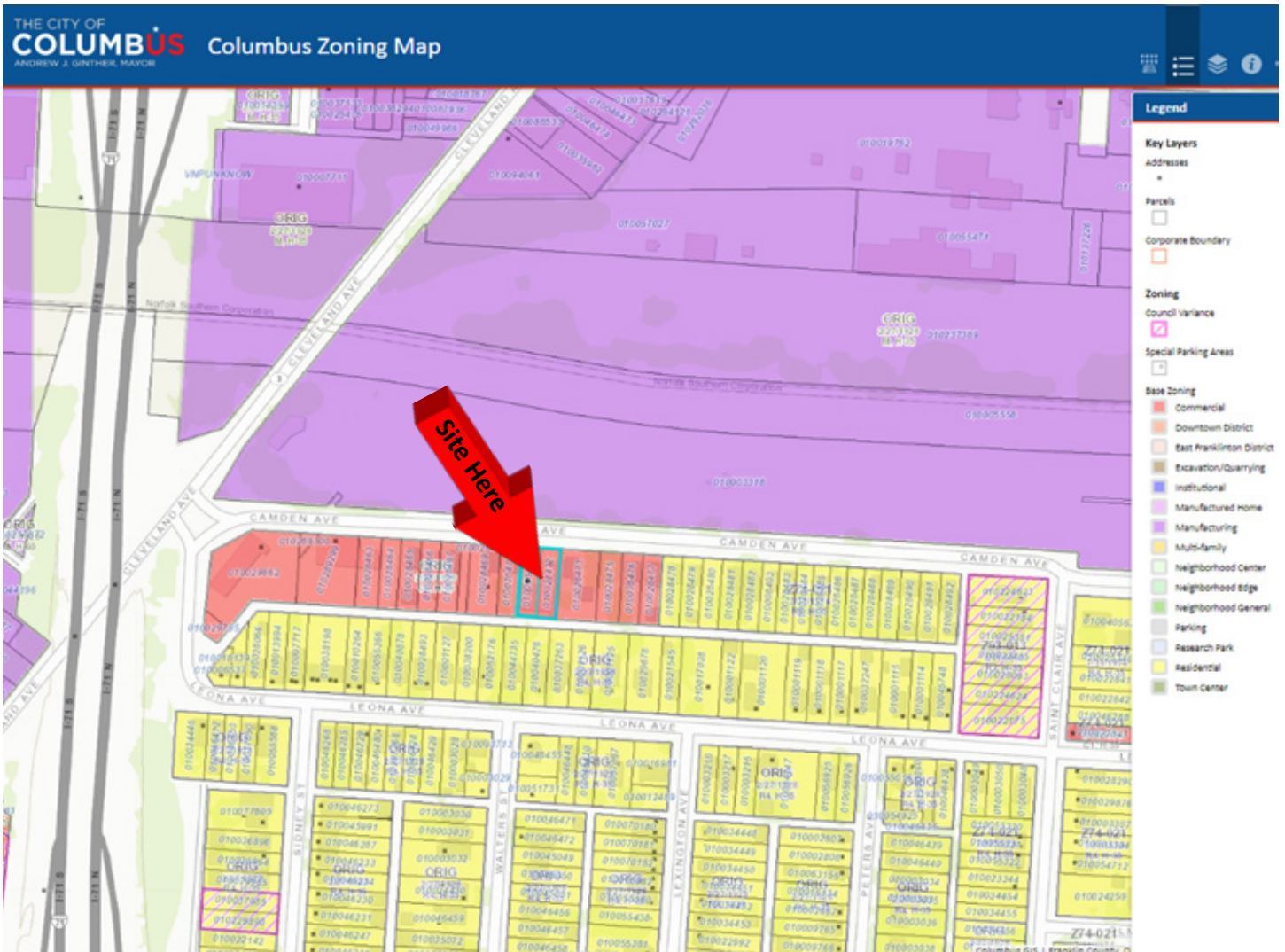
- Easy access to major arteries
- Minutes to Downtown
- 10 minutes to Columbus Airport
- Surrounded by commercial & industrial businesses



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Zoning Map



Chapter 3356 - C-4 REGIONAL SCALE COMMERCIAL DISTRICT

3356.01 - Purpose.

The purpose of the C-4, Commercial District is to provide a zoning district which promotes a range of uses from office and community-scale retail uses through regional-scale uses where a mix of business, profession and service may be conducted.

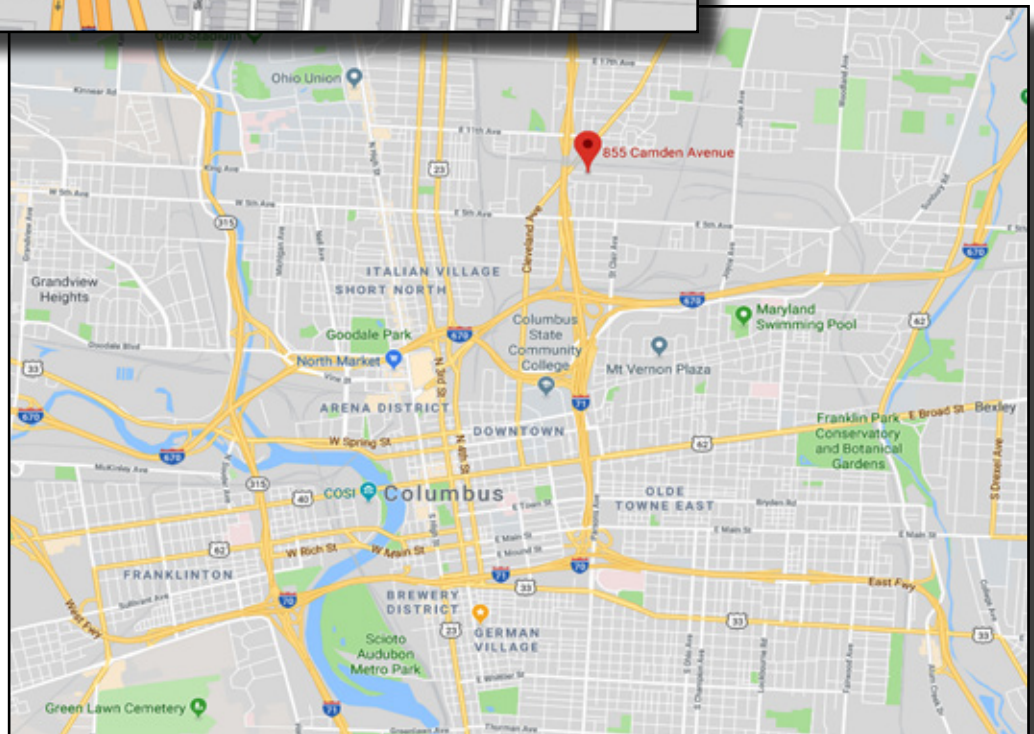
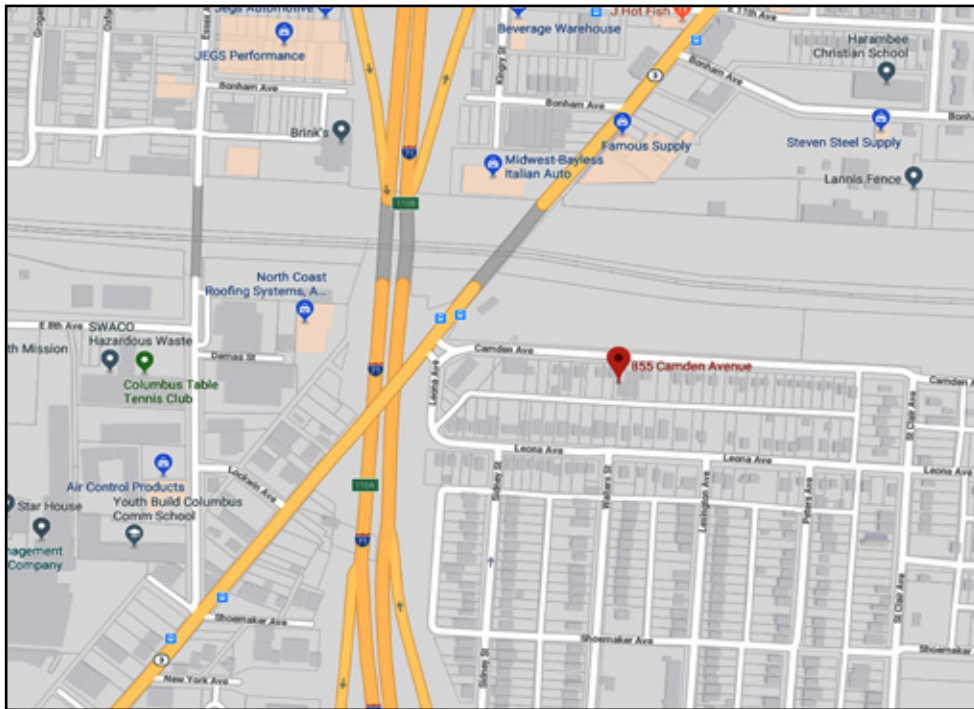
(Ord. 236-03 § 4.)

[Click here to see zoning text](#)



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Street Maps




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Demographics & Traffic

Demographic Summary Report

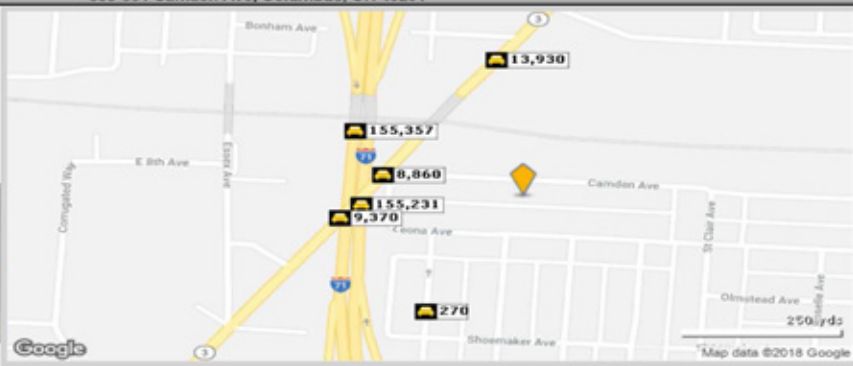

855-861 Camden Ave, Columbus, OH 43201



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	11,242	168,591	376,693
2018 Estimate	10,575	159,272	355,686
2010 Census	9,346	142,257	319,867
Growth 2018 - 2023	6.31%	5.85%	5.01%
Growth 2010 - 2018	13.15%	11.96%	11.20%
2018 Population by Hispanic Origin			
2018 Population	10,575	159,272	355,686
White	2,326 22.00%	87,056 54.66%	207,937 58.46%
Black	7,611 71.97%	59,705 37.40%	120,294 33.82%
Am. Indian & Alaskan	49 0.46%	533 0.33%	1,281 0.36%
Asian	177 1.67%	6,899 4.33%	14,474 4.07%
Hawaiian & Pacific Island	54 0.51%	143 0.09%	226 0.06%
Other	357 3.38%	4,936 3.10%	11,473 3.23%
U.S. Armed Forces	0	45	89
Households			
2023 Projection	4,381	70,615	159,291
2018 Estimate	4,128	66,506	150,284
2010 Census	3,681	59,274	135,478
Growth 2018 - 2023	6.18%	6.18%	5.99%
Growth 2010 - 2018	12.09%	12.20%	10.93%
Owner Occupied	1,061 25.71%	21,769 32.73%	63,450 42.22%
Renter Occupied	3,065 74.29%	44,737 67.27%	86,833 57.78%
2018 Households by HH Income			
Income: <\$25,000	4,126 2,153 52.18%	66,506 24,434 36.74%	150,282 47,454 31.58%
Income: \$25,000 - \$50,000	1,073 26.01%	15,609 23.47%	35,417 23.57%
Income: \$50,000 - \$75,000	442 10.71%	10,474 15.75%	25,317 16.85%
Income: \$75,000 - \$100,000	238 5.77%	5,747 8.64%	13,827 9.20%
Income: \$100,000 - \$125,000	60 1.94%	3,788 5.70%	10,246 6.82%
Income: \$125,000 - \$150,000	7 0.17%	1,693 2.55%	5,105 3.40%
Income: \$150,000 - \$200,000	102 2.47%	2,088 3.14%	5,864 3.90%
Income: \$200,000+	31 0.75%	2,673 4.02%	7,052 4.69%
2018 Avg Household Income	\$36,111	\$58,104	\$64,750
2018 Med Household Income	\$23,431	\$37,693	\$43,569

Traffic Count Report

855-861 Camden Ave, Columbus, OH 43201

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Cleveland Ave	Leona Ave	0.00	2015	9,244	MPSI	.13
2 Leona Ave	Cleveland Ave	0.00	2017	8,860	MPSI	.13
3 I-71	Demas St	0.01 N	2011	155,231	MPSI	.14
4 Sidney Ave		0.00	2011	391	MPSI	.16
5 Sidney Ave	Shoemaker Ave	0.03 S	2017	270	MPSI	.16
6 Cleveland Ave	Bonham Ave	0.03 NE	2017	13,930	MPSI	.16
7 Cleveland Ave	Leona Ave	0.06 NE	2011	9,388	MPSI	.17
8 Cleveland Ave	I-71	0.01 NE	2017	9,370	MPSI	.17
9 I-71	Demas St	0.07 S	2011	158,337	MPSI	.17
10 I-71	Demas St	0.07 S	2017	155,357	MPSI	.17



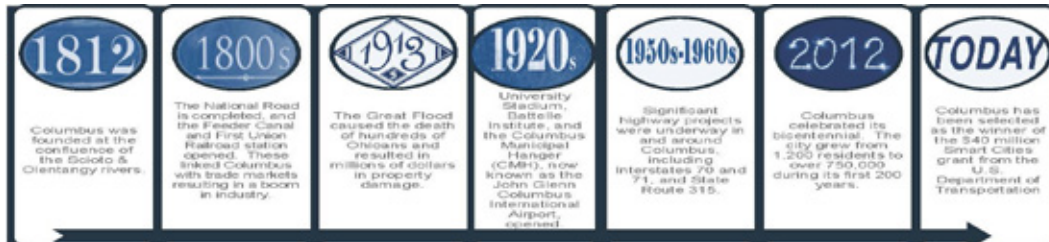
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City Highlights

Welcome to Columbus

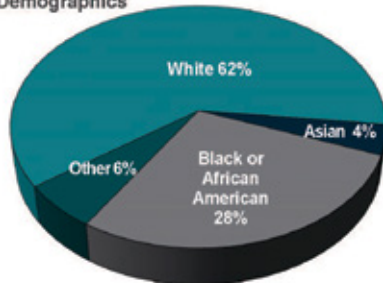
Columbus was founded in 1812 and has been the capital of the State of Ohio for 200 years. As the 15th largest populated city in the United States, covering 228 square miles, the city is recognized nationwide for its historic neighborhoods, booming downtown arts and sporting district, open attitude, and notably affordable quality of life. The city's economy is very diverse and the community prides itself on being at the forefront of education reform, fiscal responsibility, and public safety. Economic investments in the future of Columbus have created jobs and spurred major initiatives focused on improving neighborhoods, community health, and the environment.



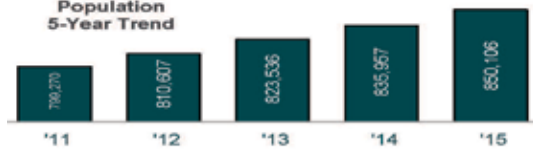
Demographic

The population of Columbus is diverse, young, and has a growth rate double the national average. The city's population is well educated, with over 33 percent having earned a bachelor or advanced degree compared to the national average of 29 percent. City Observatory ranked Columbus 11th nationwide for increase in college educated young adults by percentage of population.

Racial Demographics



Population 5-Year Trend



Columbus Housing

The City of Columbus' housing market is booming with trendy and desirable neighborhoods, affordable housing options, and a thriving local economy. In Nationwide's Health of Housing Markets 2016 Q2 report, the Columbus housing market was ranked 35th nationwide. Columbus is known for its vibrant, unique neighborhoods. Throughout the city, there are a variety of living options with many neighborhoods consisting of smaller communities within its borders. Residents are able to live in areas that range from historically preserved German Village, to the popular Short

Columbus Employment

Columbus serves as headquarters to major national and multinational corporations, including Nationwide Mutual Insurance, L Brands, Huntington Bancshares, American Electric Power (AEP), and Big Lots. In recent years, the healthcare industry has emerged as a growth sector, with the city boasting four nationally recognized health system employers; each employ thousands of healthcare workers and contribute billions of dollars to the local economy.

Employer Name	Central Ohio Employees
The Ohio State University	30,963
State of Ohio	23,859
OhioHealth Corp	19,936
JPMorgan Chase & Co.	19,200
Nationwide Mutual Insurance Co.	12,200
Kroger Co.	10,242
Mount Carmel Health System	8,818
Nationwide Children's Hospital	8,508
City of Columbus	8,254
Honda North America, Inc.	7,800
Franklin County	6,959
Columbus City Schools	6,488
L Brands, Inc.	6,090
Huntington Bancshares, Inc.	4,681
Cardinal health, Inc.	4,635

Source: Columbus 2015, OSU 2015 Statistical Summary

Downtown Development

Downtown remains essential to the overall economic health of the city. With only 1 percent of the city's land area, downtown employers house over 17 percent of all jobs in Columbus. As a business location, the city is booming with office vacancy rates near historic lows. A critical part of the city's efforts to ensure downtown remains the premier employment center in the region is to invest in and grow the residential population. Investments in public amenities are also critical to the

COLUMBUS COMMUNITY PROFILE



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County Highlights

FRANKLIN COUNTY

DEMOGRAPHICS



1,264,597
RESIDENTS



33.8
MEDIAN AGE



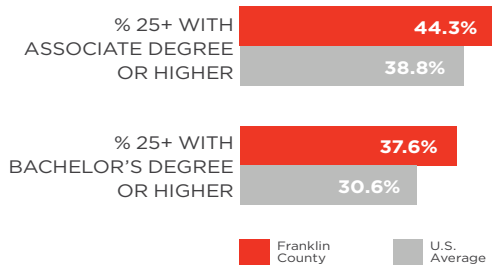
480,946
HOUSEHOLDS



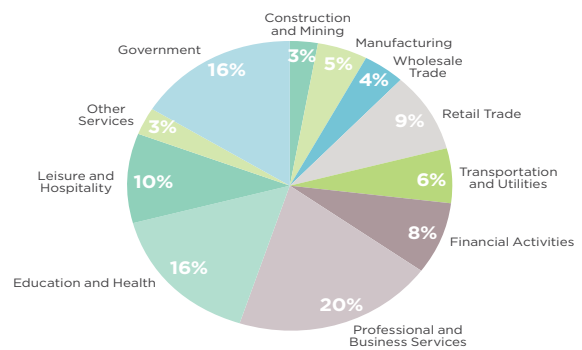
\$52,341
MEDIAN HOUSEHOLD INCOME

WORKFORCE

4.1% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

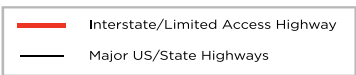
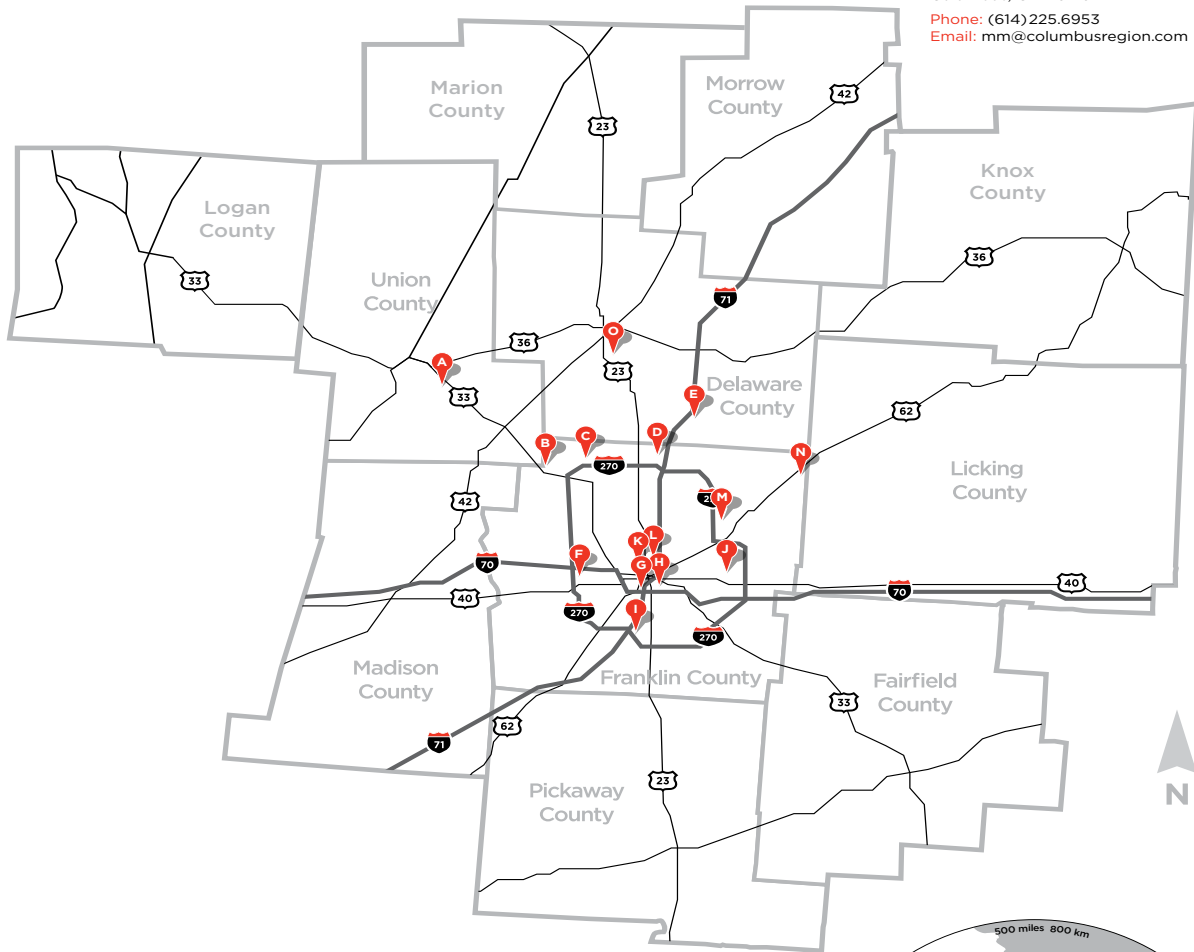
Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

City Highlights

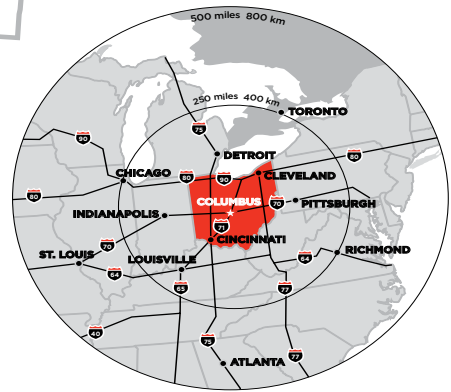
COLUMBUS ECONOMIC MARKET
FORTUNE 1000 HEADQUARTERS

THE COLUMBUS REGION

MATT McCOLLISTER
 Vice President, Economic Development
 150 South Front ST, Suite 200
 Columbus, OH 43215
 Phone: (614) 225.6953
 Email: mm@columbusregion.com



- | | |
|--|-----------------------------|
| A - Scotts Miracle-Gro Co. | I - Bob Evans Farms |
| B - Pacer | J - Retail Ventures Inc. |
| C - Cardinal Health | K - American Electric Power |
| D - Worthington Industries | L - Nationwide |
| E - Mettler-Toledo International, Inc. | M - Limited Brands |
| F - Big Lots | N - Abercrombie & Fitch |
| G - Huntington Bancshares | O - Greif |
| H - Hexion Specialty Chemicals/Momentive Performance Materials | |



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