

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

Julie Cohen • jcohen@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.123 • www.rweiler.com

**32, 844 +/- SF Office Building on 1.23 +/- ac**



**16,499 +/- SF Available For Lease**



Appraisal Brokerage Consulting Development

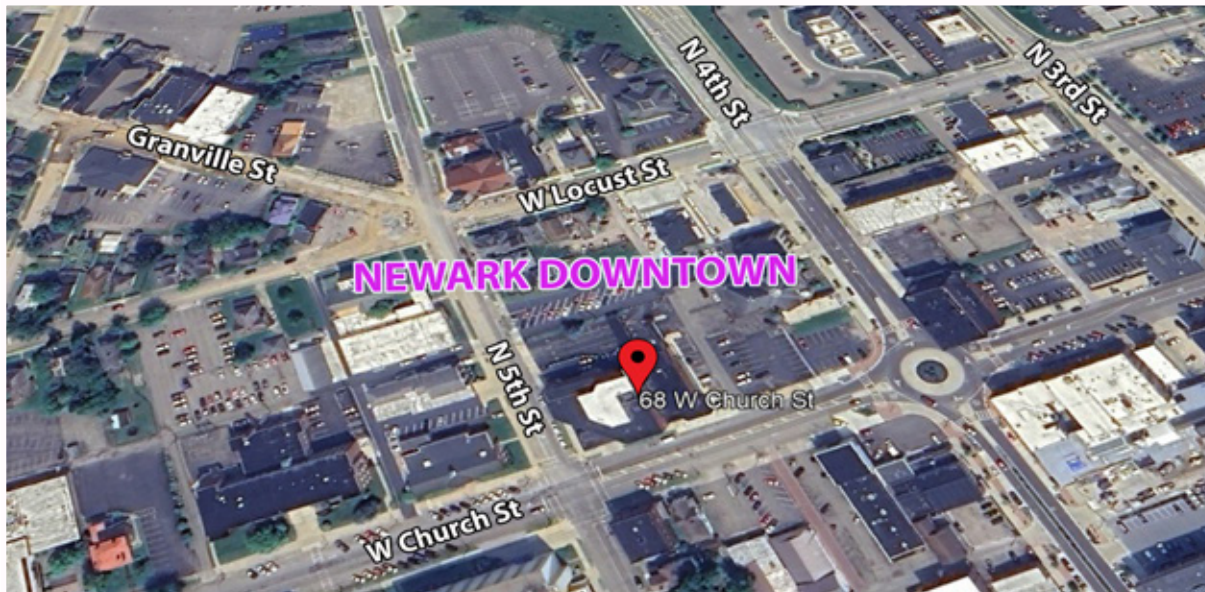
**OFFICE BUILDING FOR SALE AND FOR LEASE**

**68 West Church Street, Newark, OH 43055**

## GREAT DOWNTOWN NEWARK LOCATION!

32,844 +/- SF office building for sale. Currently 21,179 +/- SF office space available for lease on 2 floors. Great for small office users. ADA compliant restroom on the 1st floor. Plenty of parking spaces and off-street parking.

Great accessibility to Downtown Newark.



### List of renovations:

- new natural gas boilers (2022)
- painting exterior (2023)
- removal of old bank drive thru (2023)
- new concrete sidewalk (2020)
- updated bathrooms on all levels (2020)
- ADA BA renovation on the 1st floor (2020)
- new carpet and paint on 2nd floor (2023)
- LVP flooring in common hallways (2020)
- new rubber roof (2014)
- updated interior LED lighting in common hallways (2020)
- updated LED lighting on exterior (2021)
- new natural gas service installed to building (2021), was all electric previously
- building access control system (2024)
- 1st floor kitchenette renovation (2019)

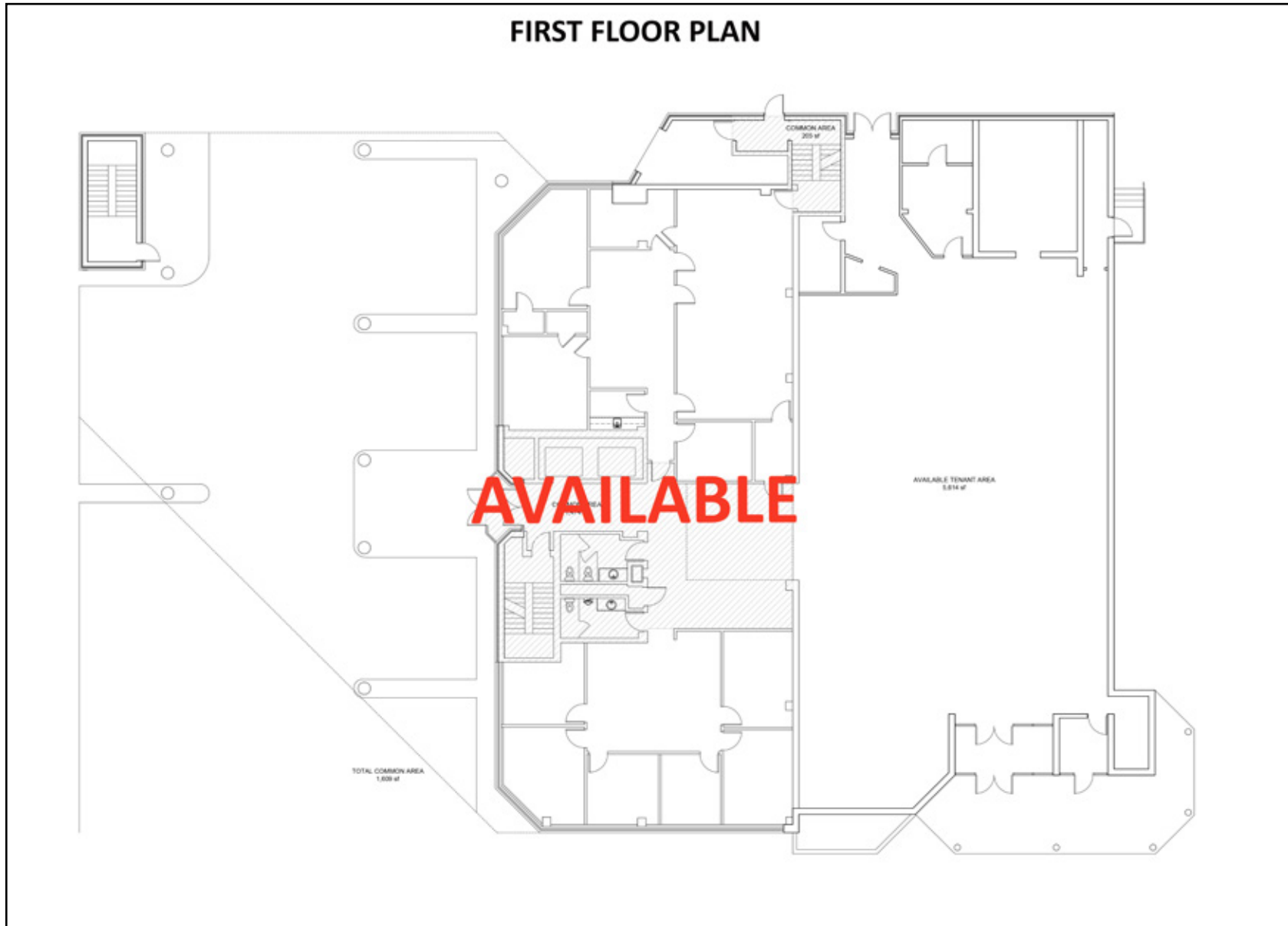
### Property Highlights

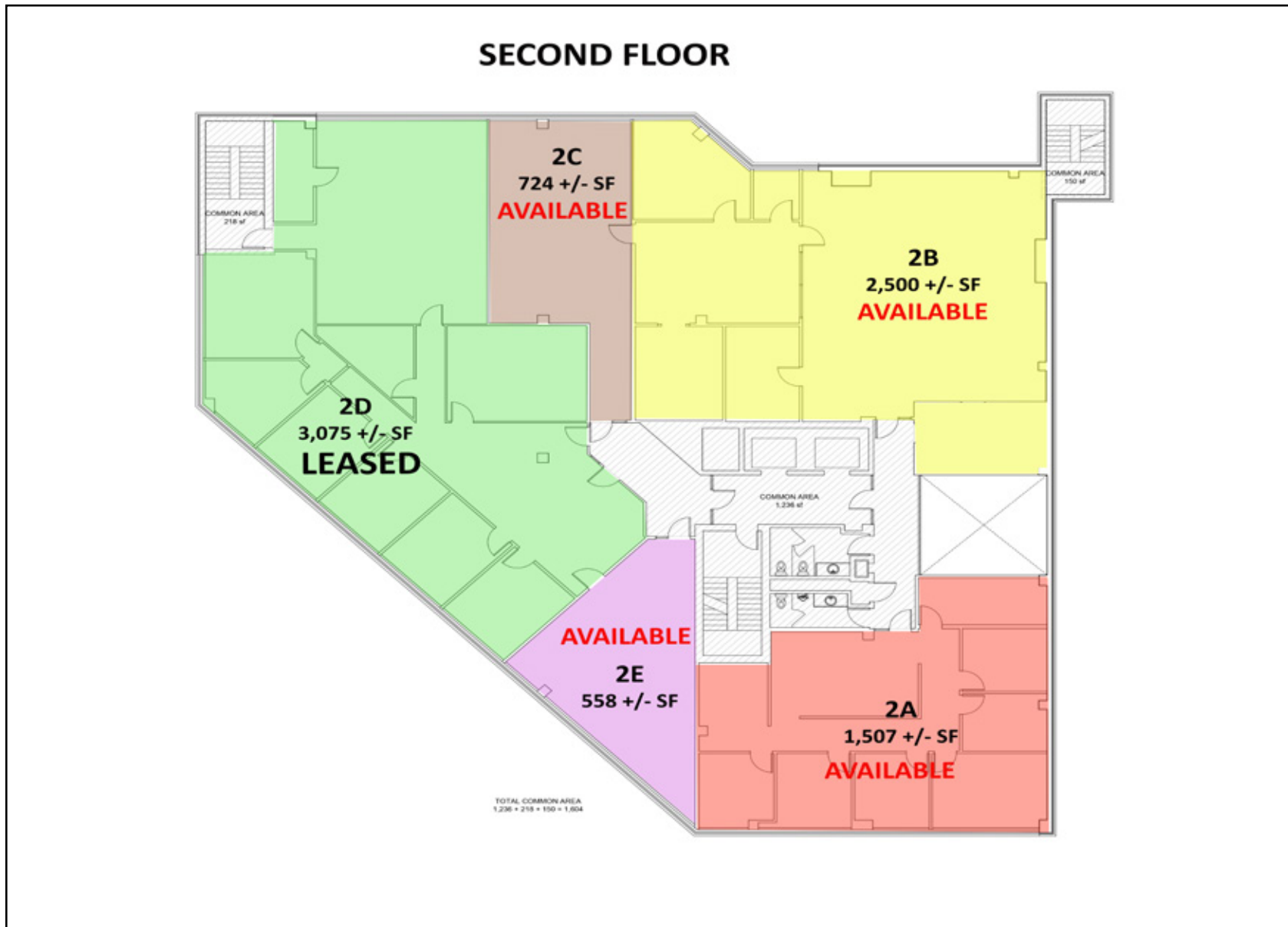
Address:	68 W Church Street Newark, OH 43055
County:	Licking
PID:	054-259530-00.000 054-201648-00.000 054-263868-00.000
Location:	Downtown Newark between N 4th Street and N 5th Street
Acreage:	1.23 +/- ac
Year Built:	1960
Levels:	3 floors
Total Size:	32,844 +/- SF
Sale Price:	\$1,000,000
<b>Space Available For Lease:</b>	
1st Floor:	11,209 +/- SF
2nd Floor:	9,970 +/- SF
<b>Lease Rate:</b>	
1st Floor:	\$18/SF NNN
2nd Floor:	\$11.50/SF NNN
CAM:	\$5.90/SF
Zoning:	DC - Downtown District

\* Owner is a licensed real estate agent in the State of Ohio

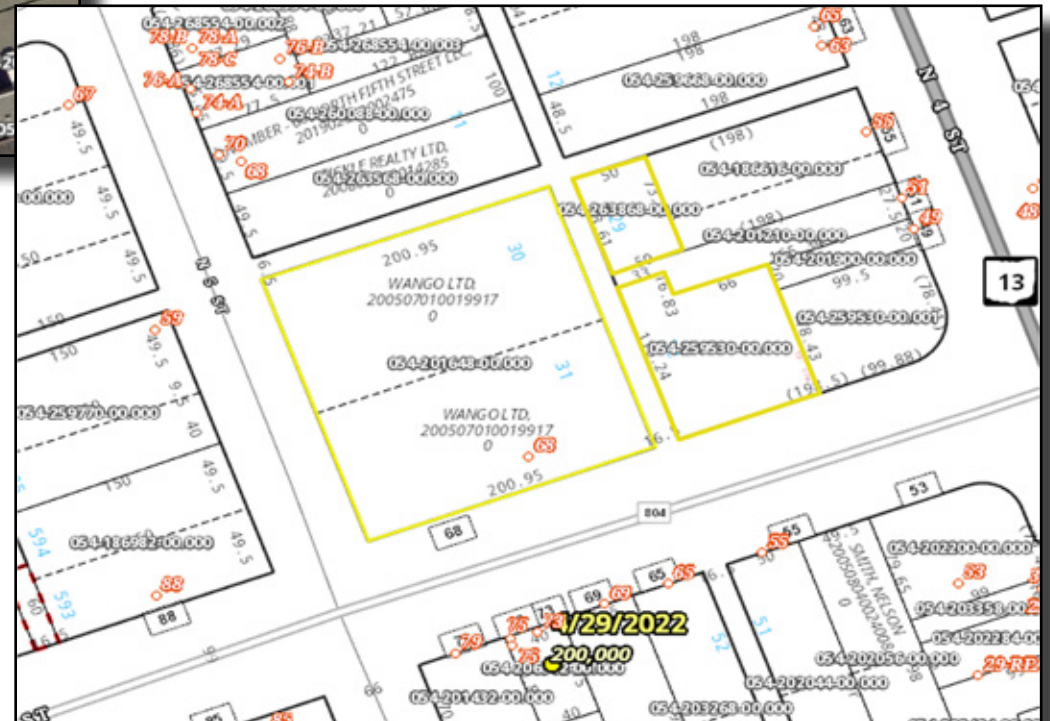








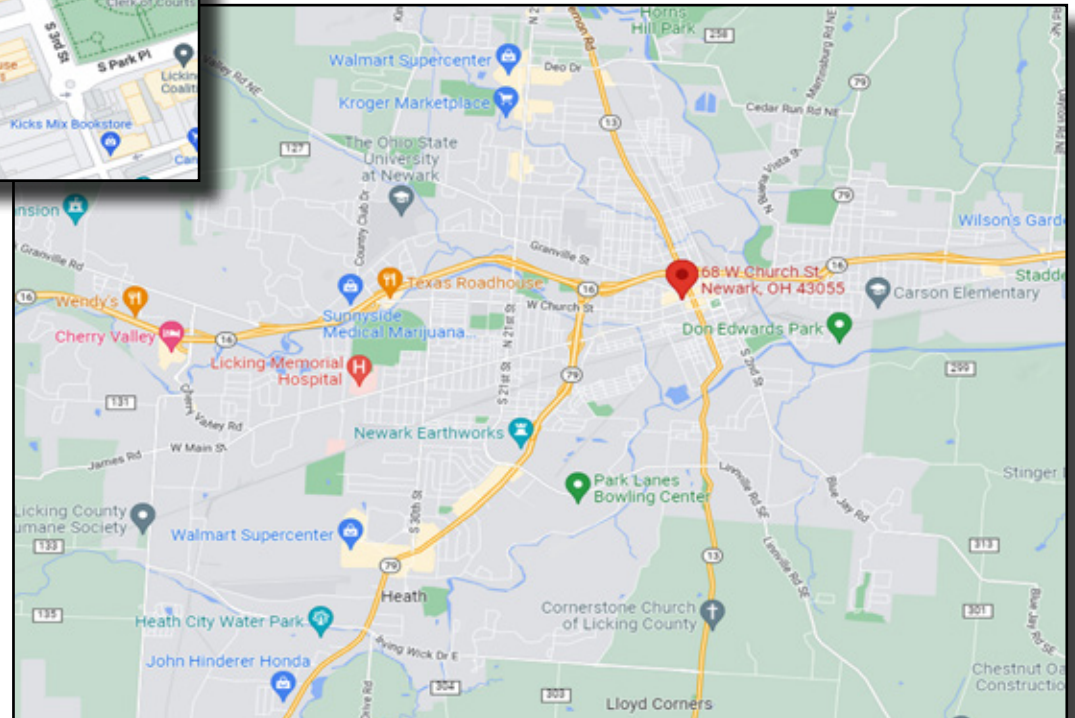
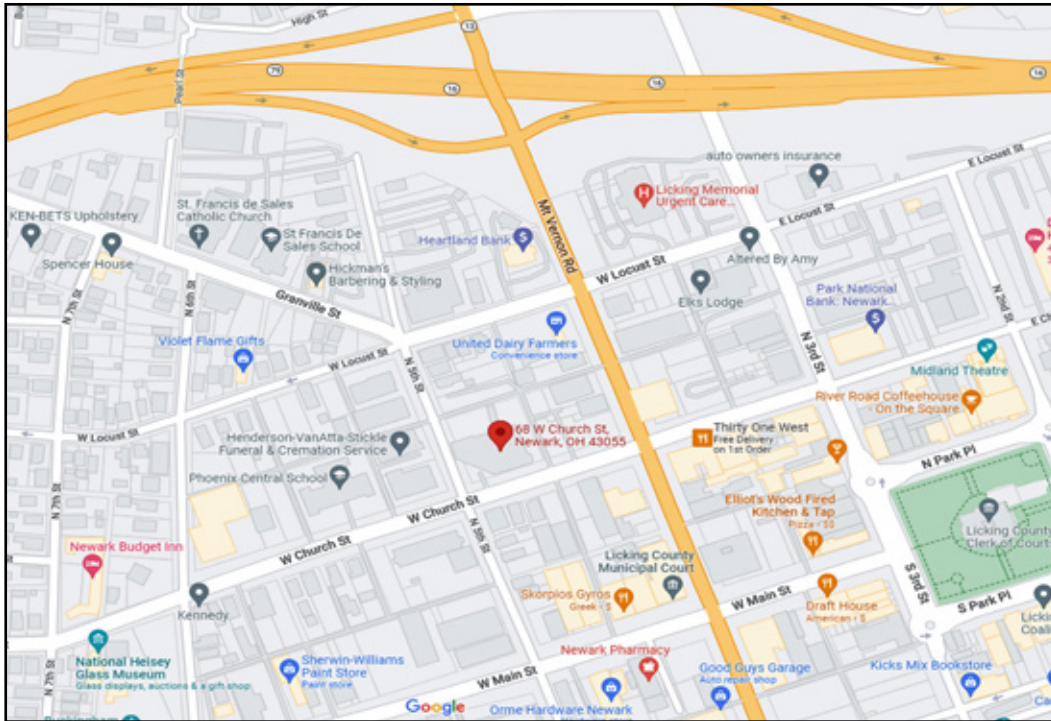






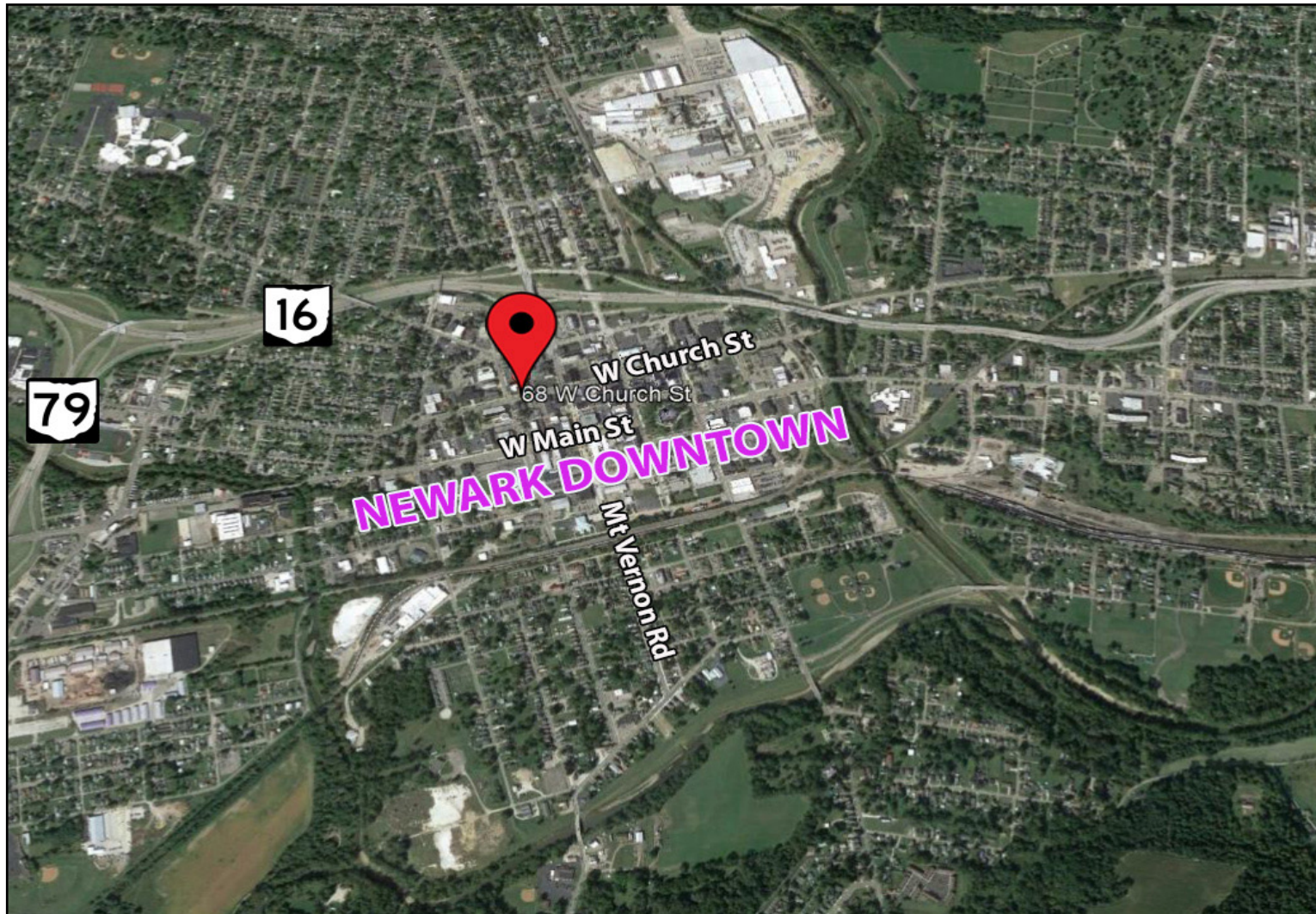
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68 W Church St, Newark, OH 43055

# Street Maps




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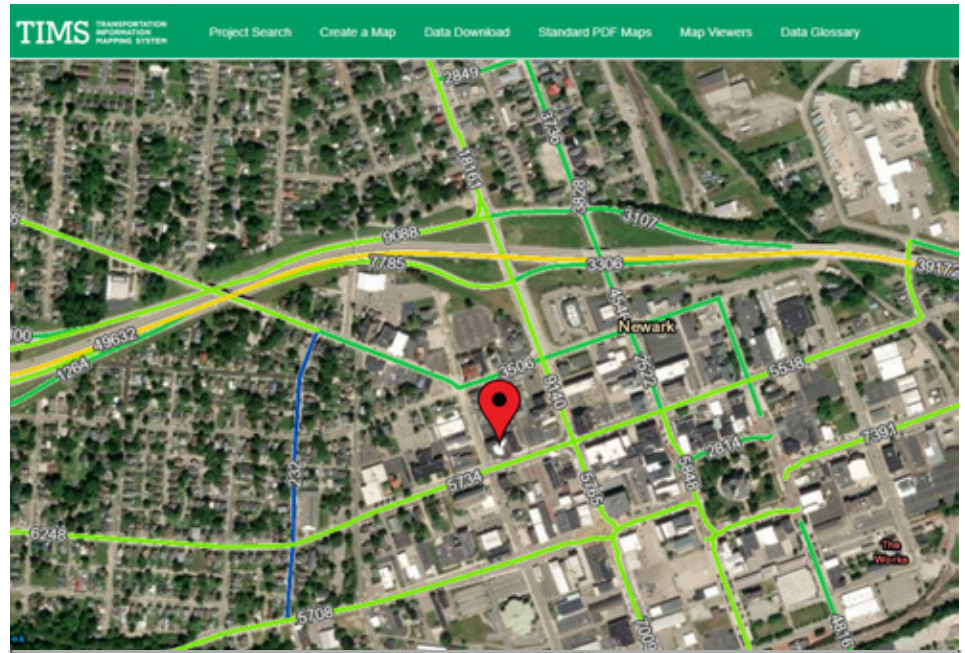
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**Great Location!**  
DOWNTOWN NEWARK  
Off SR - 16 and SR - 79

Demographic Summary Report

National City Bank 68 W Church St, Newark, OH 43055				
				
<b>Radius</b>	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2028 Projection	11,891	51,331	73,627	
2023 Estimate	11,638	50,469	72,198	
2010 Census	10,848	48,357	68,087	
Growth 2023 - 2028	2.17%	1.71%	1.98%	
Growth 2010 - 2023	7.28%	4.37%	6.04%	
<b>2023 Population by Hispanic Origin</b>				
2023 Population	11,638	50,469	72,198	
White	10,080 86.61%	44,852 88.87%	64,562 89.42%	
Black	721 6.20%	2,262 4.48%	2,802 3.88%	
Am. Indian & Alaskan	68 0.58%	204 0.40%	281 0.39%	
Asian	153 1.31%	1,300 2.58%	2,193 3.04%	
Hawaiian & Pacific Island	5 0.04%	27 0.05%	35 0.05%	
Other	610 5.24%	1,823 3.61%	2,325 3.22%	
U.S. Armed Forces	0	0	9	
<b>Households</b>				
2028 Projection	4,694	21,169	29,877	
2023 Estimate	4,595	20,821	29,307	
2010 Census	4,290	19,992	27,695	
Growth 2023 - 2028	2.15%	1.67%	1.94%	
Growth 2010 - 2023	7.11%	4.15%	5.82%	
Owner Occupied	1,975 42.98%	11,959 57.44%	18,313 62.49%	
Renter Occupied	2,620 57.02%	8,861 42.56%	10,995 37.52%	
<b>2023 Households by HH Income</b>				
Income: <\$25,000	1,728 37.59%	5,859 28.14%	7,117 24.28%	
Income: \$25,000 - \$50,000	1,132 24.62%	4,989 23.96%	6,554 22.36%	
Income: \$50,000 - \$75,000	1,065 23.17%	4,236 20.35%	5,893 20.11%	
Income: \$75,000 - \$100,000	258 5.61%	1,946 9.35%	2,974 10.15%	
Income: \$100,000 - \$125,000	227 4.94%	1,393 6.69%	2,299 7.84%	
Income: \$125,000 - \$150,000	121 2.63%	911 4.38%	1,584 5.40%	
Income: \$150,000 - \$200,000	36 0.78%	776 3.73%	1,387 4.73%	
Income: \$200,000+	30 0.65%	709 3.41%	1,500 5.12%	
<b>2023 Avg Household Income</b>	\$45,265	\$63,925	\$73,262	
<b>2023 Med Household Income</b>	\$33,361	\$47,345	\$53,406	

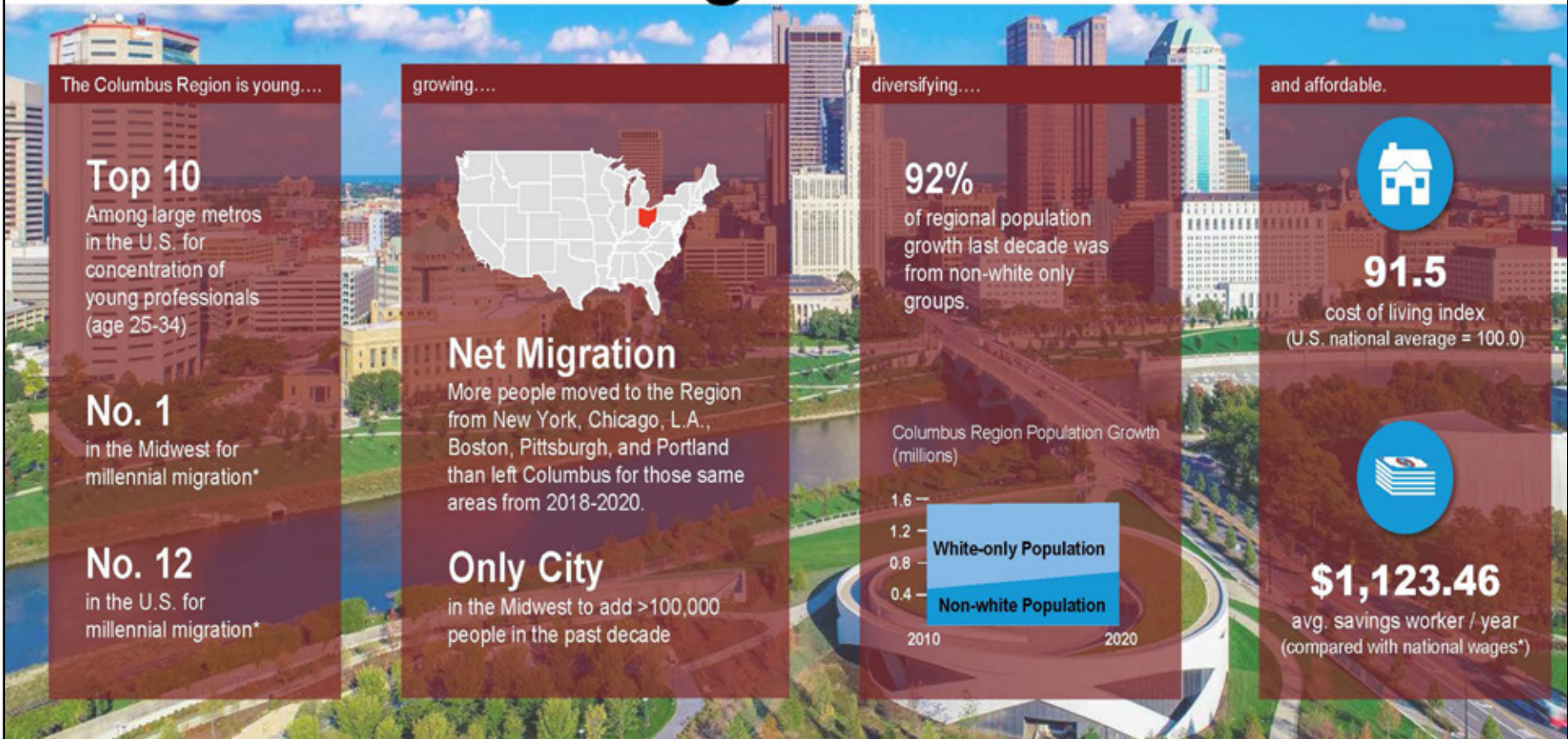


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N 4th St	W Church St	0.07 SE	2022	10,187	MPSI	.08
2 N 4th St	W Locust St	0.03 NW	2015	10,066	MPSI	.08
3 North 4th Street	W Church St	0.07 SE	2020	11,061	MPSI	.08
4 4TH ST N	W Church St	0.07 SE	2020	10,910	AADT	.08
5 W Church St	Arc Annex	0.02 NE	2022	4,633	MPSI	.10
6 West Church Street	Arc Annex	0.02 NE	2020	5,379	MPSI	.10
7 CHURCH ST W	Arc Annex	0.02 NE	2020	3,847	AADT	.10
8 N 4th St	W Main St	0.05 S	2015	10,270	MPSI	.11
9 N 4th St	W Church St	0.06 N	2022	9,384	MPSI	.11
10 4TH ST N	W Church St	0.06 N	2020	8,592	AADT	.11



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.



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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 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.

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