

REDEVELOPMENT OPPORTUNITY

**1330 Atcheson Street
Columbus, Ohio 43203
NEAR EAST SIDE AREA**



14,152 +/- SF Building on 0.723 +/- Acre



Appraisal Brokerage Consulting Development

Ty Patillo
tpatillo@rweiler.com
10 N. High St. Suite 401
Columbus, Ohio 43215
440-339-6001
www.rweiler.com

Property Description

REDEVELOPMENT OPPORTUNITY NEAR EAST SIDE AREA!

14,152 +/- SF, two story brick building includes 10 potential offices, kitchen area and 2 restrooms. Contiguous with Saunders Park. Building and lot can be redeveloped and/or retrofitted for a medical use, senior/assisted living, school or offices.

Address: 1330 Atcheson Street
Columbus, OH 43203

County: Franklin

PID: 010-069609-00

Location: Near East Side. SEC of
Fairfield Ave & Atcheson St

Building Size: 14,152+/- SF

Year Built: 1962

**Year
Remodeled:** 1991

Levels: 2

Acreage: 0.723 +/- ac

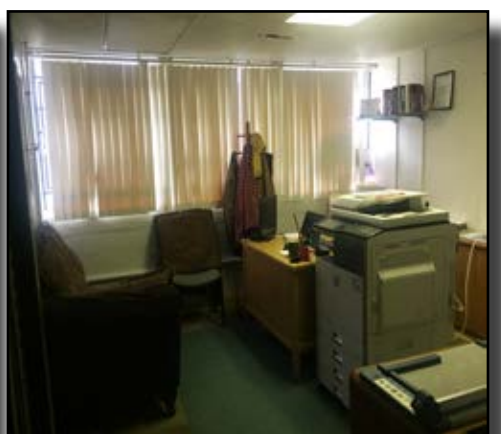
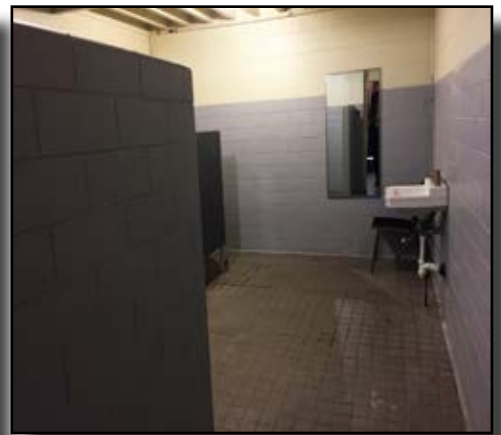
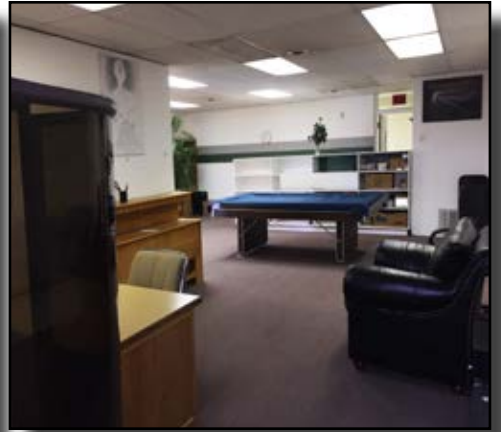
Sale Price: \$499,000

Zoning: R3 - Residential

Future Use: www.eastpact.org



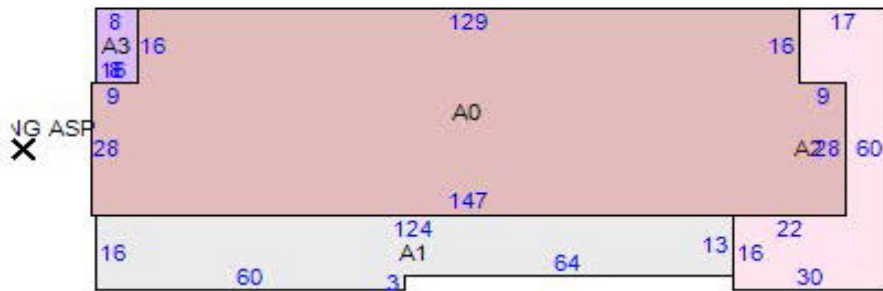
Photos



THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

Sketch



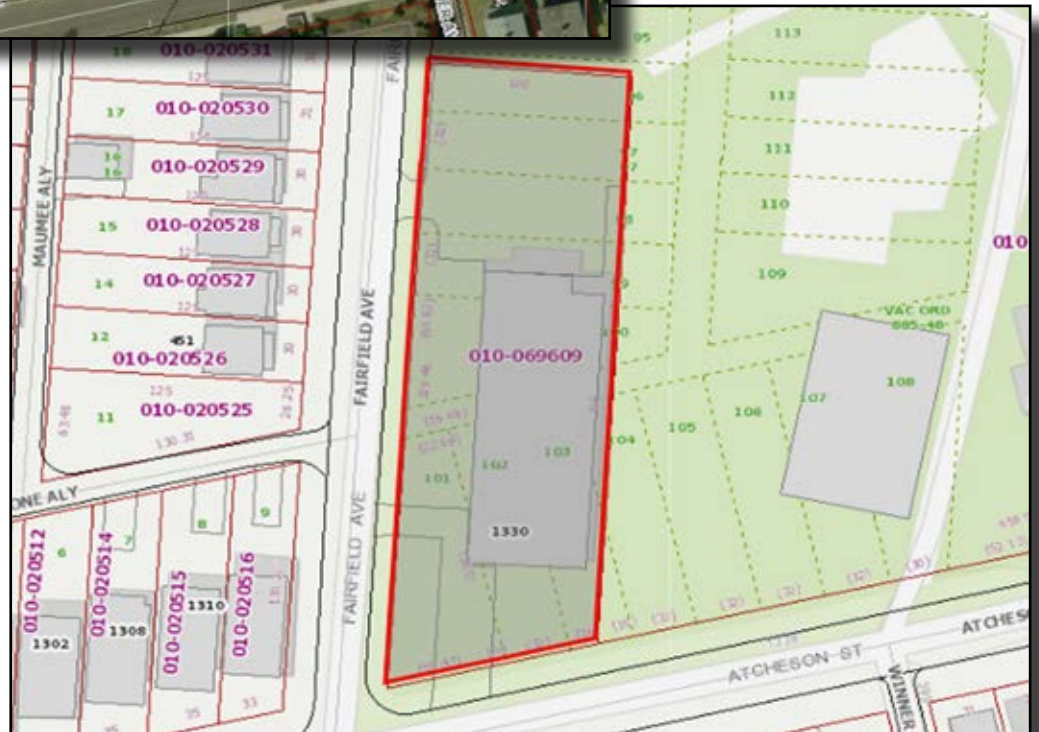
Item	Area
- 055: SCHOOL	7972
PAVING ASP - PA1: PAVING ASPHALT	10000
A1 - SKE: SKETCH ONLY	1792
FR SHED - CS 1: COM FR SHED	72
- 055: SCHOOL	6180
A2 - CP2: CANOPY-WD, ROOF/SLAB	976
FENCE CL 6 - FN1: FENCE CHAIN LINK LF -6	200
A3 - CP2: CANOPY-WD, ROOF/SLAB	128
A0 - SKE: SKETCH ONLY	6180



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

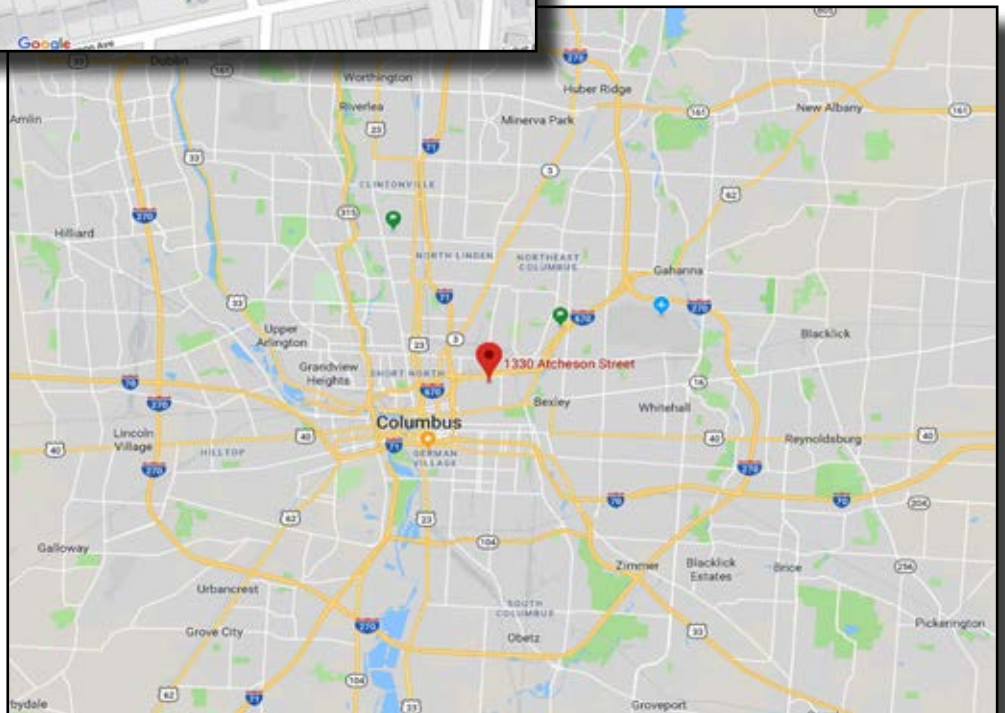
Aerial & Plat Maps



THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

Street Maps



THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

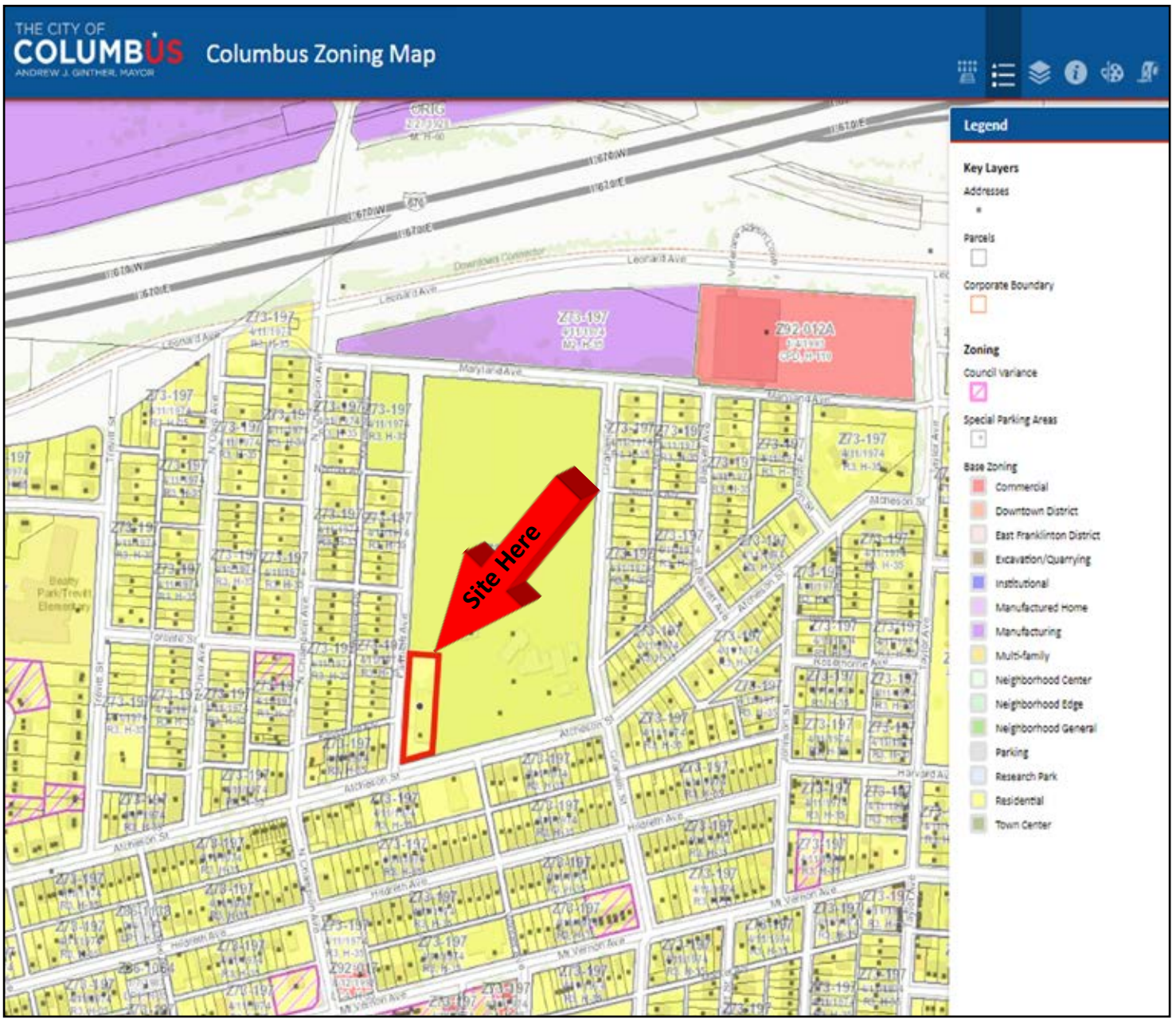
Property Location



Great Location!

Easy access to I-670 & I-71
10 minutes to Columbus Airport & Downtown
20 minutes to Easton Town Center


Zoning Map




Click [here](#) to see zoning text

Demographics & Traffic

Demographic Summary Report

1330 Atcheson St, Columbus, OH 43203						
						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	15,586		168,280		367,746	
2018 Estimate	14,491		159,032		347,480	
2010 Census	11,682		142,048		311,180	
Growth 2018 - 2023	7.56%		5.82%		5.83%	
Growth 2010 - 2018	24.05%		11.96%		11.67%	
2018 Population by Hispanic Origin	345		6,507		15,574	
2018 Population	14,491		159,032		347,480	
White	2,107	14.54%	78,906	49.62%	188,135	54.14%
Black	11,520	79.50%	69,531	43.72%	133,356	38.38%
Am. Indian & Alaskan	70	0.48%	585	0.37%	1,297	0.37%
Asian	136	0.94%	4,782	3.01%	12,999	3.74%
Hawaiian & Pacific Island	74	0.51%	149	0.09%	226	0.07%
Other	583	4.02%	5,079	3.19%	11,466	3.30%
U.S. Armed Forces	3		56		84	
Households						
2023 Projection	6,659		70,187		154,509	
2018 Estimate	6,224		66,210		145,855	
2010 Census	5,218		59,098		130,817	
Growth 2018 - 2023	6.99%		6.01%		5.93%	
Growth 2010 - 2018	19.28%		12.03%		11.50%	
Owner Occupied	1,815	29.16%	23,805	35.95%	58,602	40.18%
Renter Occupied	4,409	70.84%	42,404	64.04%	87,253	59.82%
2018 Households by HH Income	6,224		66,213		145,855	
Income: <\$25,000	2,977	47.83%	23,436	35.39%	48,819	33.47%
Income: \$25,000 - \$50,000	1,600	25.71%	15,635	23.61%	36,065	24.73%
Income: \$50,000 - \$75,000	647	10.40%	10,061	15.19%	24,901	17.07%
Income: \$75,000 - \$100,000	377	6.06%	5,436	8.21%	12,953	8.88%
Income: \$100,000 - \$125,000	239	3.84%	3,807	5.75%	9,069	6.22%
Income: \$125,000 - \$150,000	161	2.59%	2,012	3.04%	4,069	2.79%
Income: \$150,000 - \$200,000	115	1.85%	2,434	3.68%	4,613	3.16%
Income: \$200,000+	108	1.74%	3,392	5.12%	5,366	3.68%
2018 Avg Household Income	\$42,554		\$62,392		\$59,372	
2018 Med Household Income	\$27,109		\$39,148		\$40,672	

Traffic Count Report

1330 Atcheson St, Columbus, OH 43203						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop.
1 Fairfield Ave	Atcheson St	0.07 S	2017	207	MPSI	.03
2 Atcheson St	Graham St	0.02 E	2013	1,163	Converte	.09
3 Graham St	Atcheson St	0.01 S	2017	376	MPSI	.11
4 Graham St	Atcheson St	0.01 N	2017	396	MPSI	.12
5 Atcheson St	Graham St	0.03 SW	2013	1,328	Converte	.13
6 Mount Vernon Ave	Phillips St	0.02 W	2015	3,726	AADT	.15
7 N Champion Ave	Hildreth Ave	0.03 N	2015	4,583	AADT	.15
8 Mount Vernon Ave	N Champion Ave	0.04 W	2015	4,091	AADT	.16
9 Mount Vernon Ave	Winner Ave	0.04 W	2015	3,686	AADT	.16
10 Winner Ave	Market Aly	0.01 S	2017	134	MPSI	.17

City Highlights

Welcome to Columbus

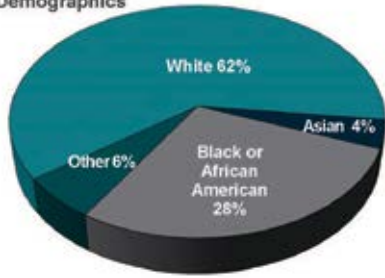
Columbus was founded in 1812 and has been the capital of the State of Ohio for 200 years. As the 15th largest populated city in the United States, covering 228 square miles, the city is recognized nationwide for its historic neighborhoods, booming downtown arts and sporting district, open attitude, and 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 North, or newly developed downtown condominiums.

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.	4,661
Cardinal health, Inc.	4,635

Source: Columbus 2020, 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 long-term health of downtown.

COLUMBUS COMMUNITY PROFILE



Appraisal Brokerage Consulting Development

Market Highlights

COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

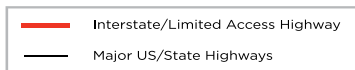
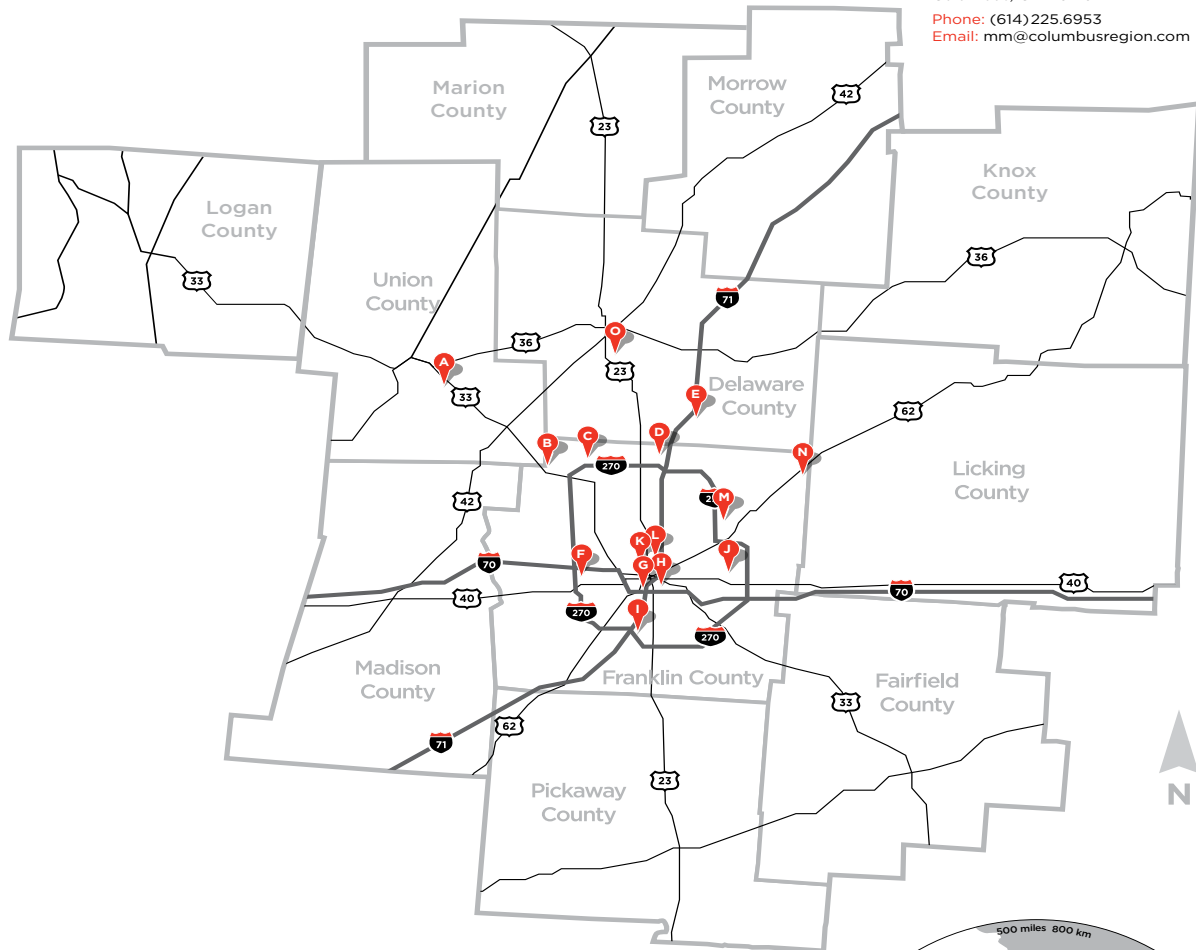
THE COLUMBUS REGION

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 | |



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

County Highlights

FRANKLIN COUNTY

DEMOGRAPHICS

 1,264,597
RESIDENTS

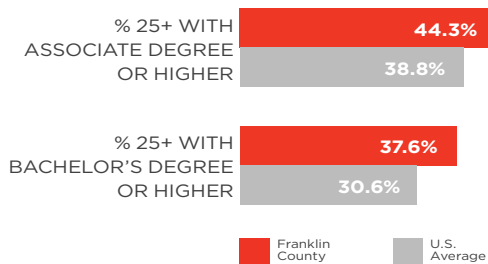
 33.8
MEDIAN AGE

 480,946
HOUSEHOLDS

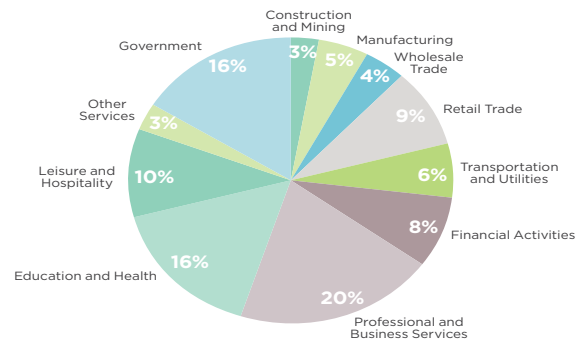
 \$52,341
MEDIAN HOUSEHOLD INCOME

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)

Offering Memorandum

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 of 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 of 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.



Appraisal Brokerage Consulting Development