

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

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**WILBRIDGE OFFICE CONDOMINIUM**



Appraisal Brokerage Consulting Development

**OFFICE CONDO BUILDING**

**73 East Wilson Bridge Road, Worthington, OH 43085**

**PERFECT OFFICE BUILDING FOR SALE! EXCELLENT INVESTMENT!**

6 suites that offer 3,452 +/- SF of office space on the 1st floor and 3,452 +/- SF of office space on the 2nd floor. Free on-site parking. Located less than 1,000 feet from I-270 and major transportation corridors. Worthington offers a unique location capturing both daily neighborhood life and regional destination shopping. Located just east from The Shops at Worthington Place, a 20-acre mixed use development with 195,000 square feet of retail, restaurant, and office space, anchored by Kroger 1.75 million SF of office space within a one-mile radius. 35,000 office workers within a two-mile radius and 3,548 hotel rooms within 5 miles of the site. 1.1 million annual visits to The Shops at Worthington Place.

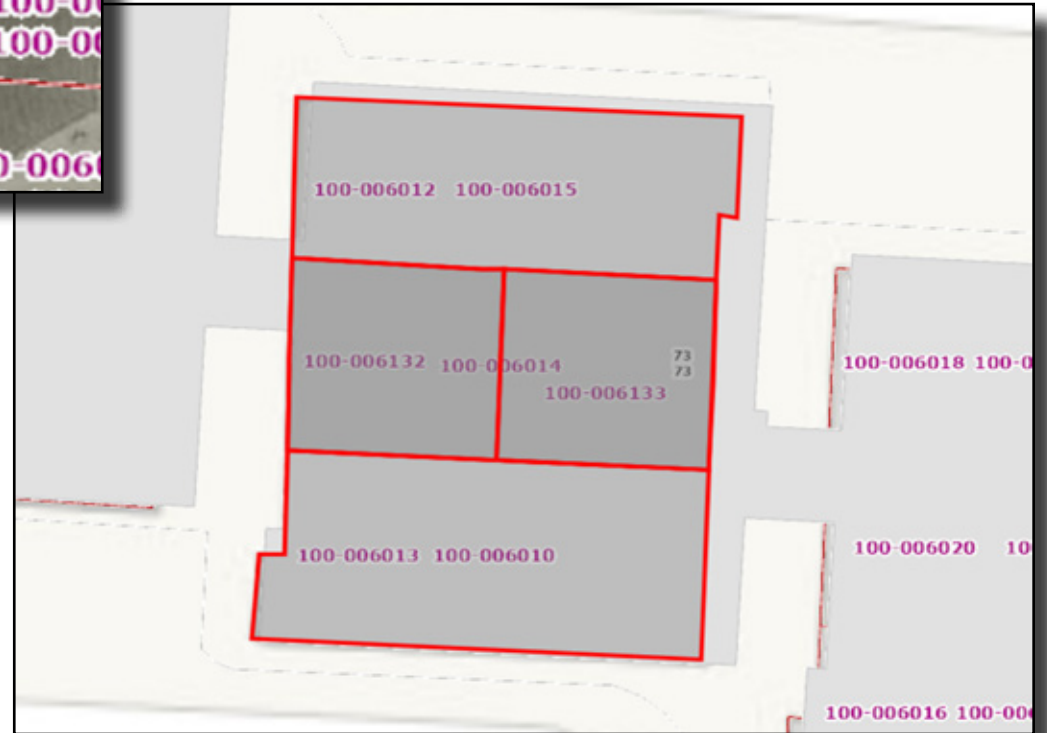


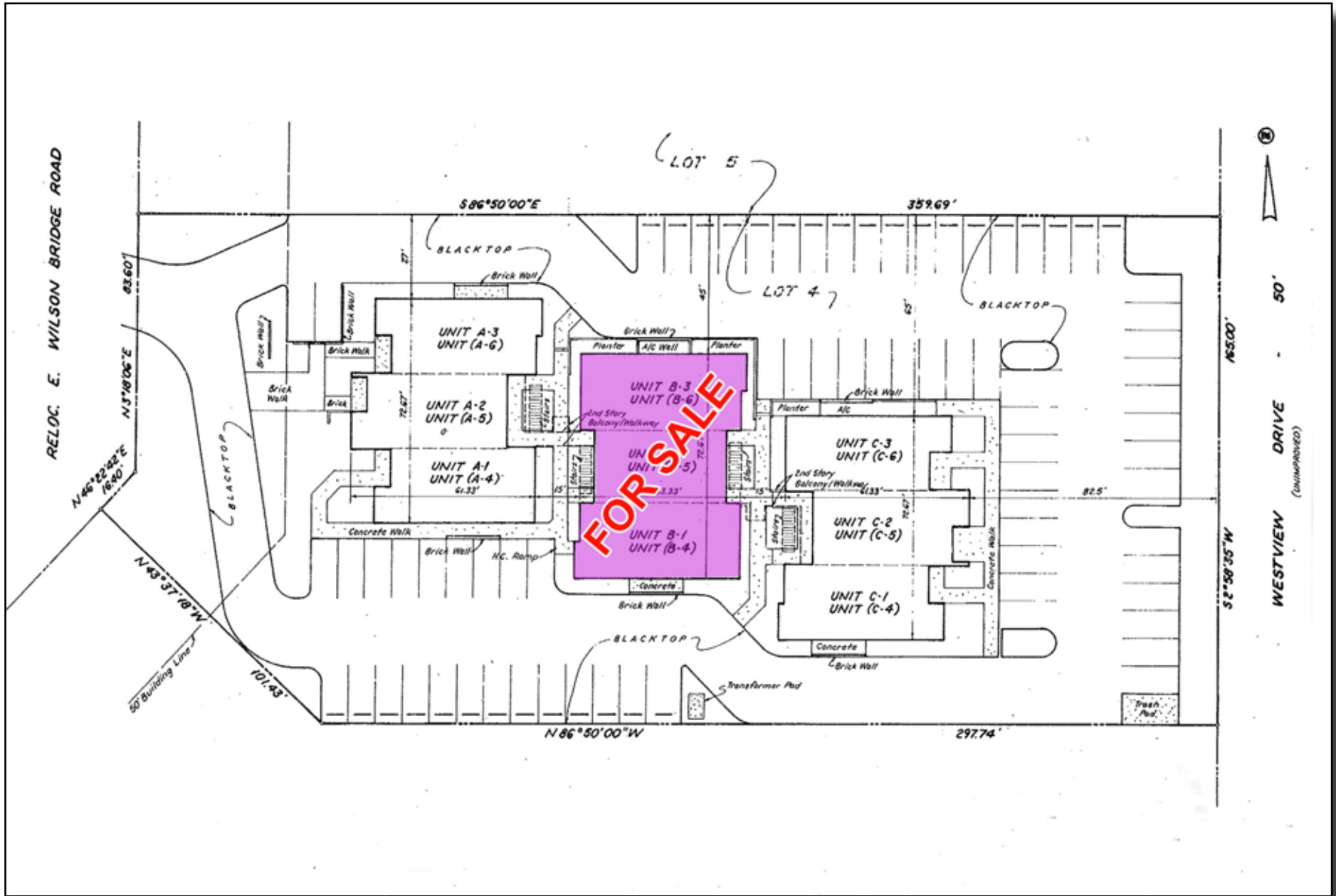
**Improvements:**

- office remodel was completed in 2012
- includes all nonremovable furniture such as office desks, shelving units, and conference room desks
- existing networking/telephone equipment/hardware, teleconferencing system **negotiable**
- ADA compliant bathrooms in 2015
- new HVAC system installed in 2012

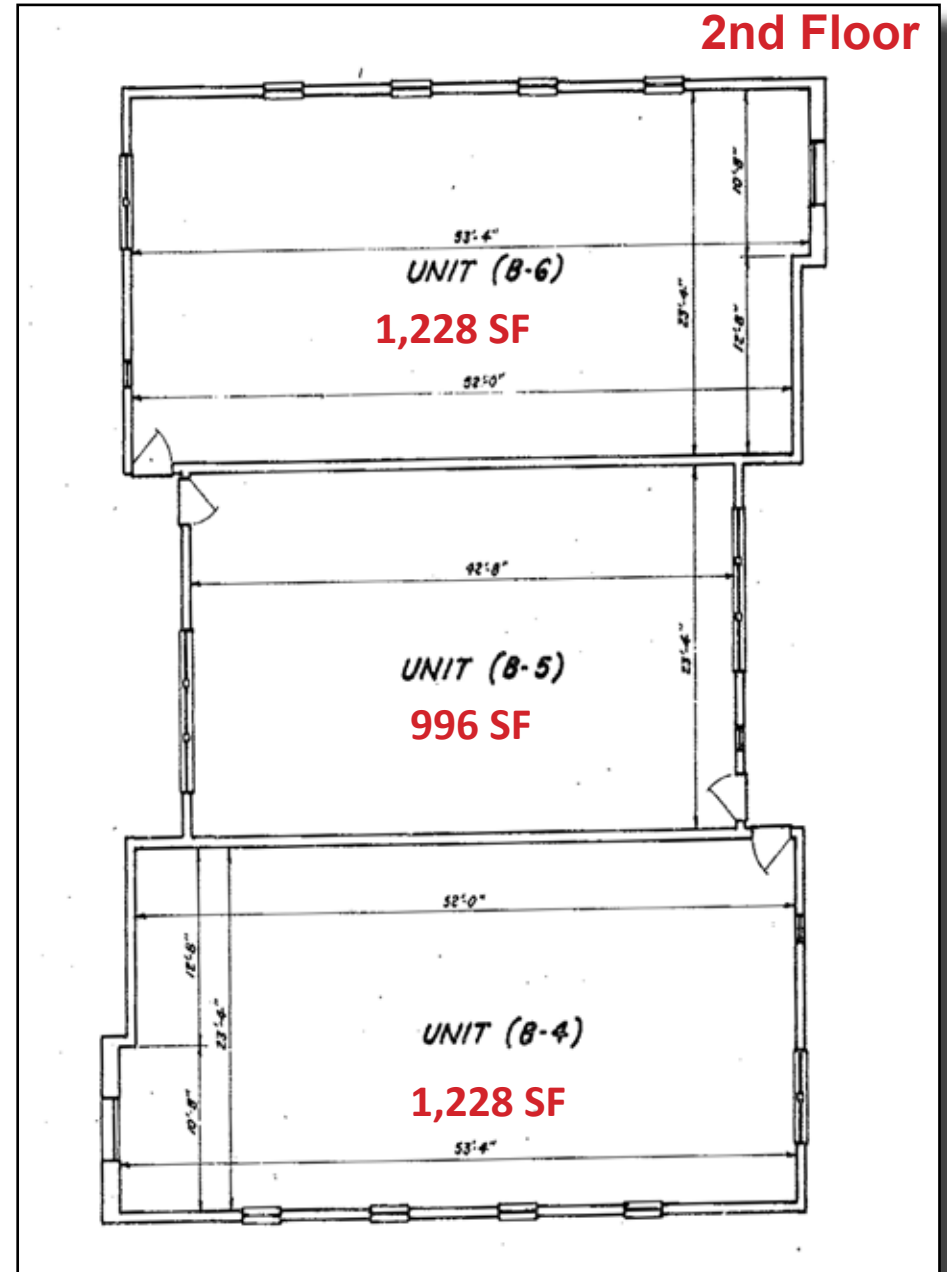
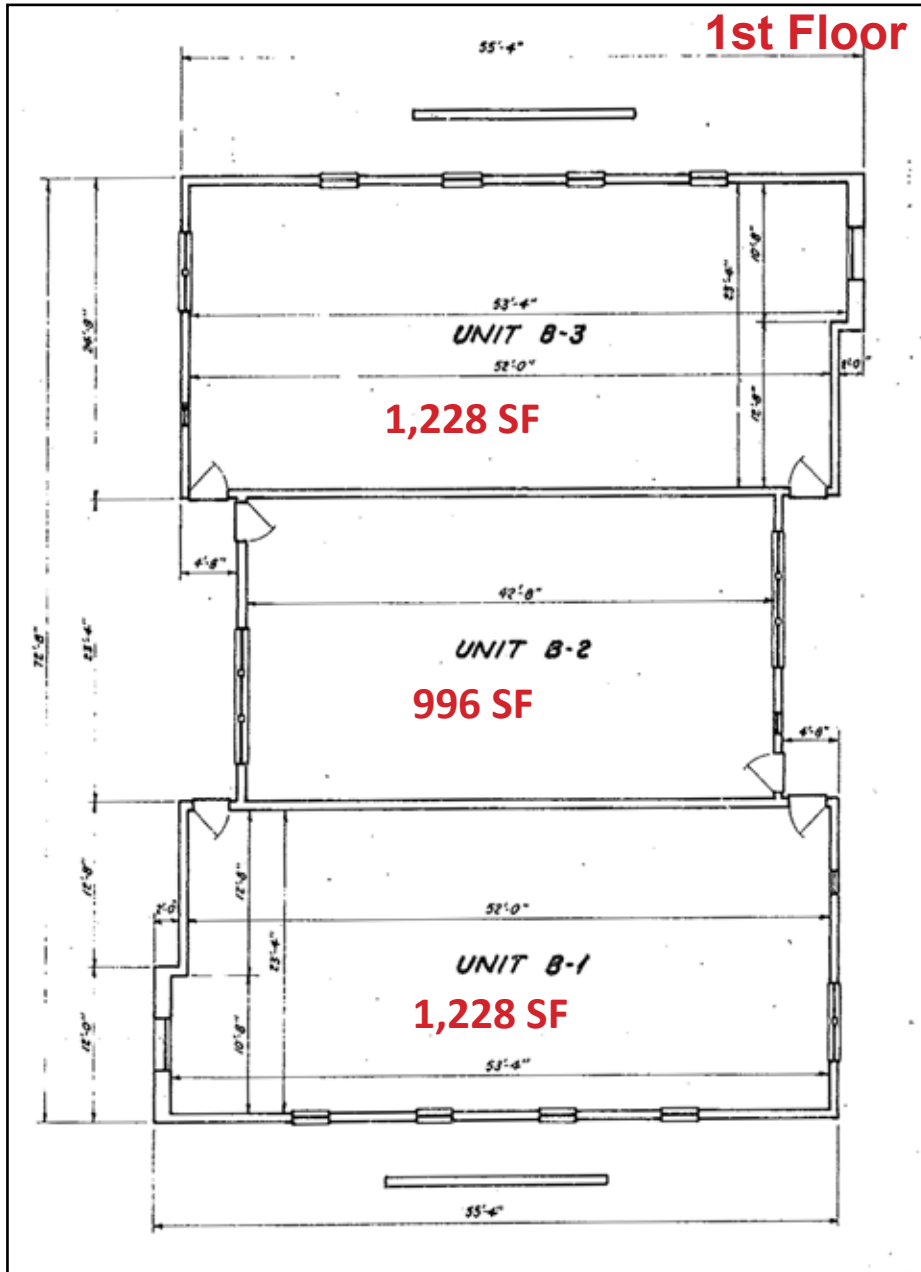
Property Highlights

Address:	73 E Wilson Bridge Rd Worthington, OH 43085
County:	Franklin
Township:	Sharon
PID:	100-006010, 100-006012 100-006013, 100-006014 100-006015, 100-006132 100-006133
Level:	2 Story
Location:	Between N High St & Westview Dr
Year Built:	1985
Building Size:	6,904 +/- SF
Sale Price:	\$760,000
Oper. Exp.	\$12.21/SF
Zoning:	C-3 Institutions and Offices









Office Building

73 E Wilson Ridge Rd, Worthington, OH 43085



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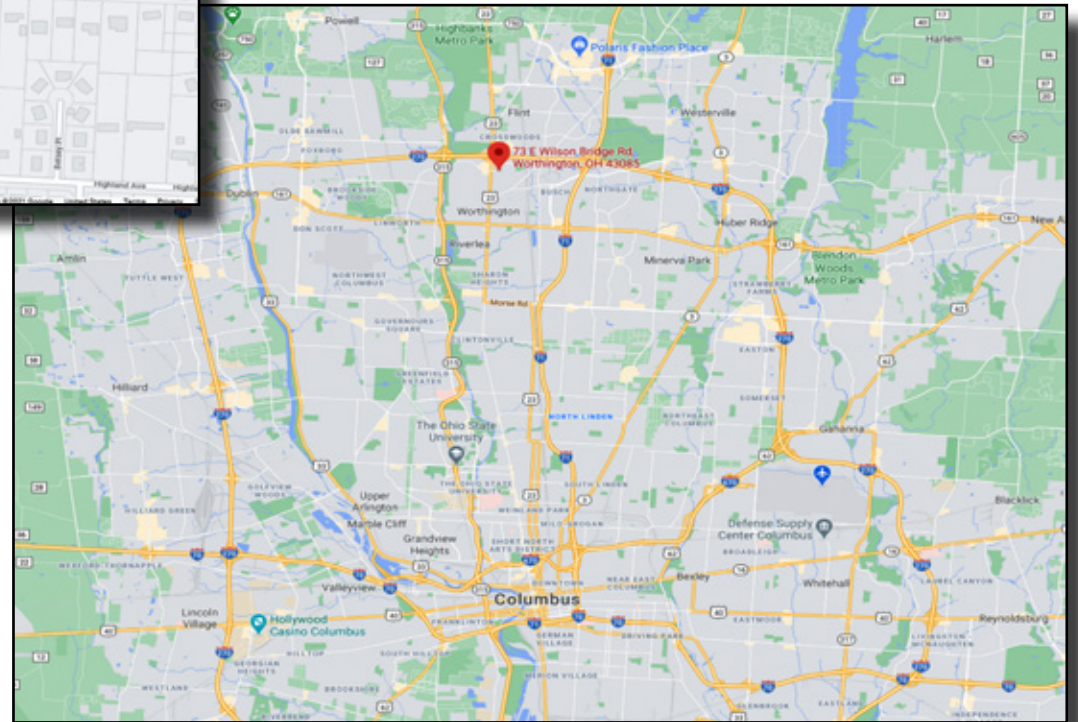
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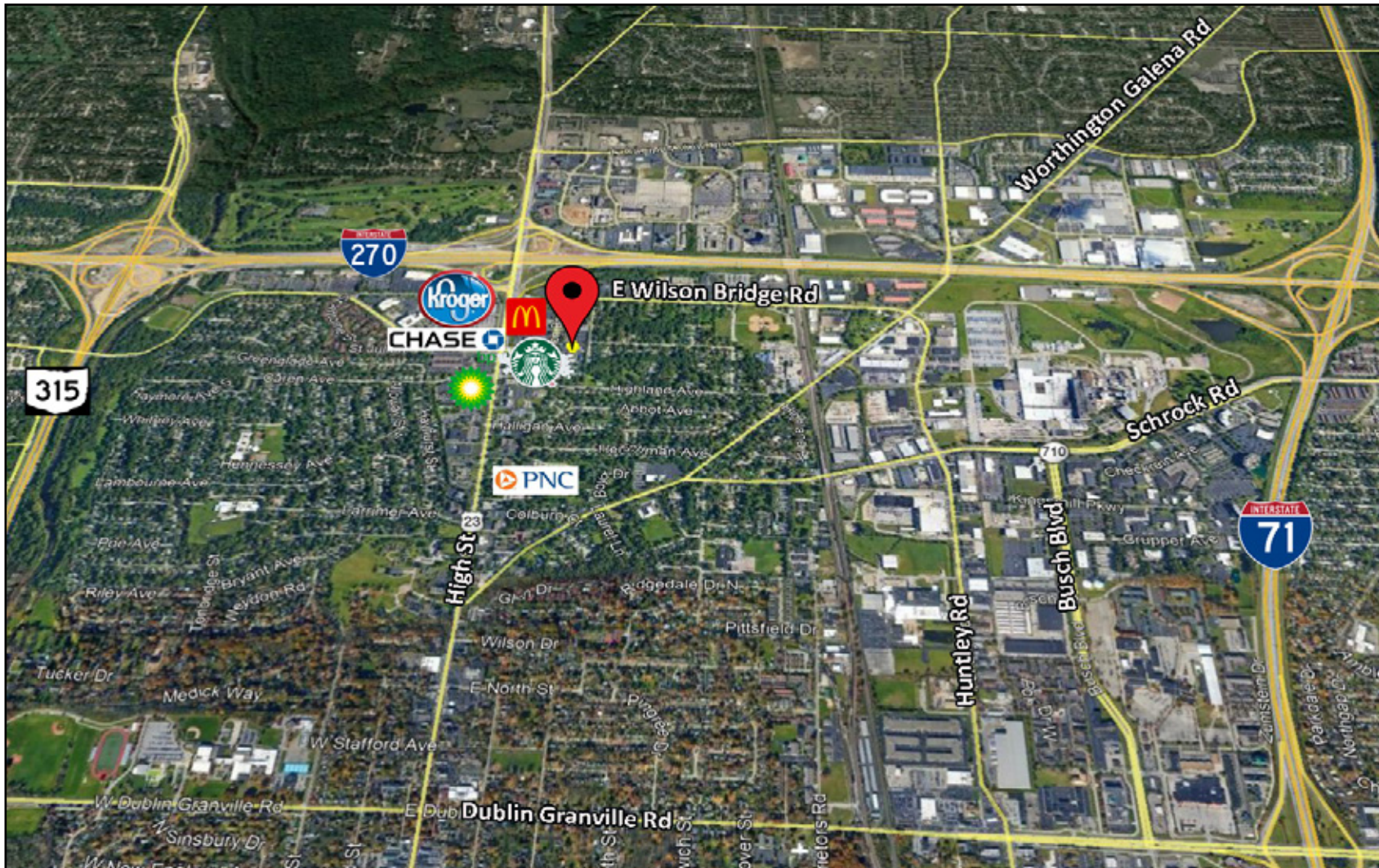






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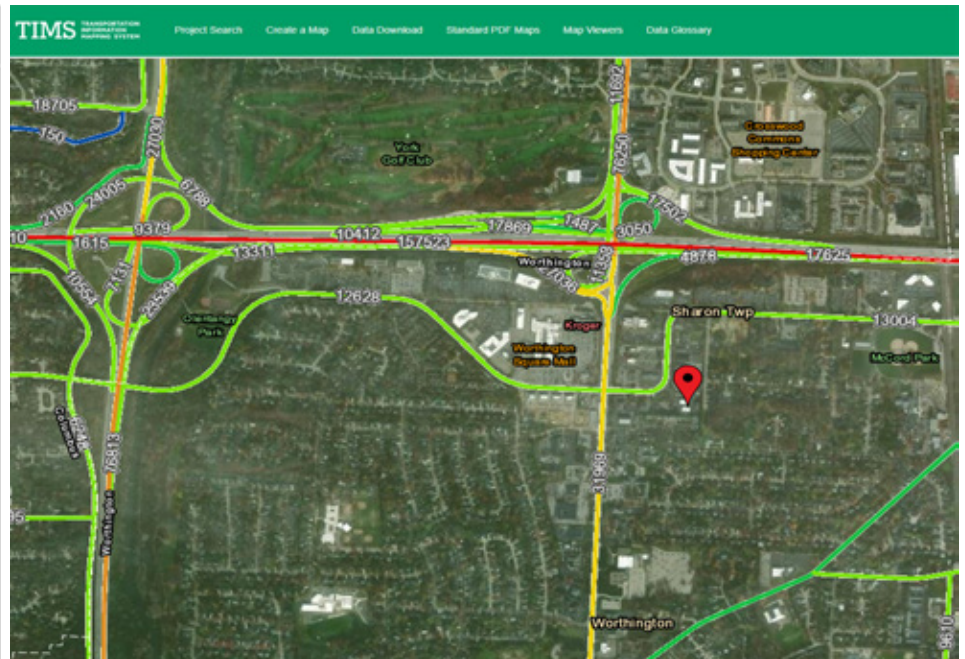
## Great Location!

Excellent access to major highways  
15 minutes to Downtown  
20 minutes to John Glenn Airport

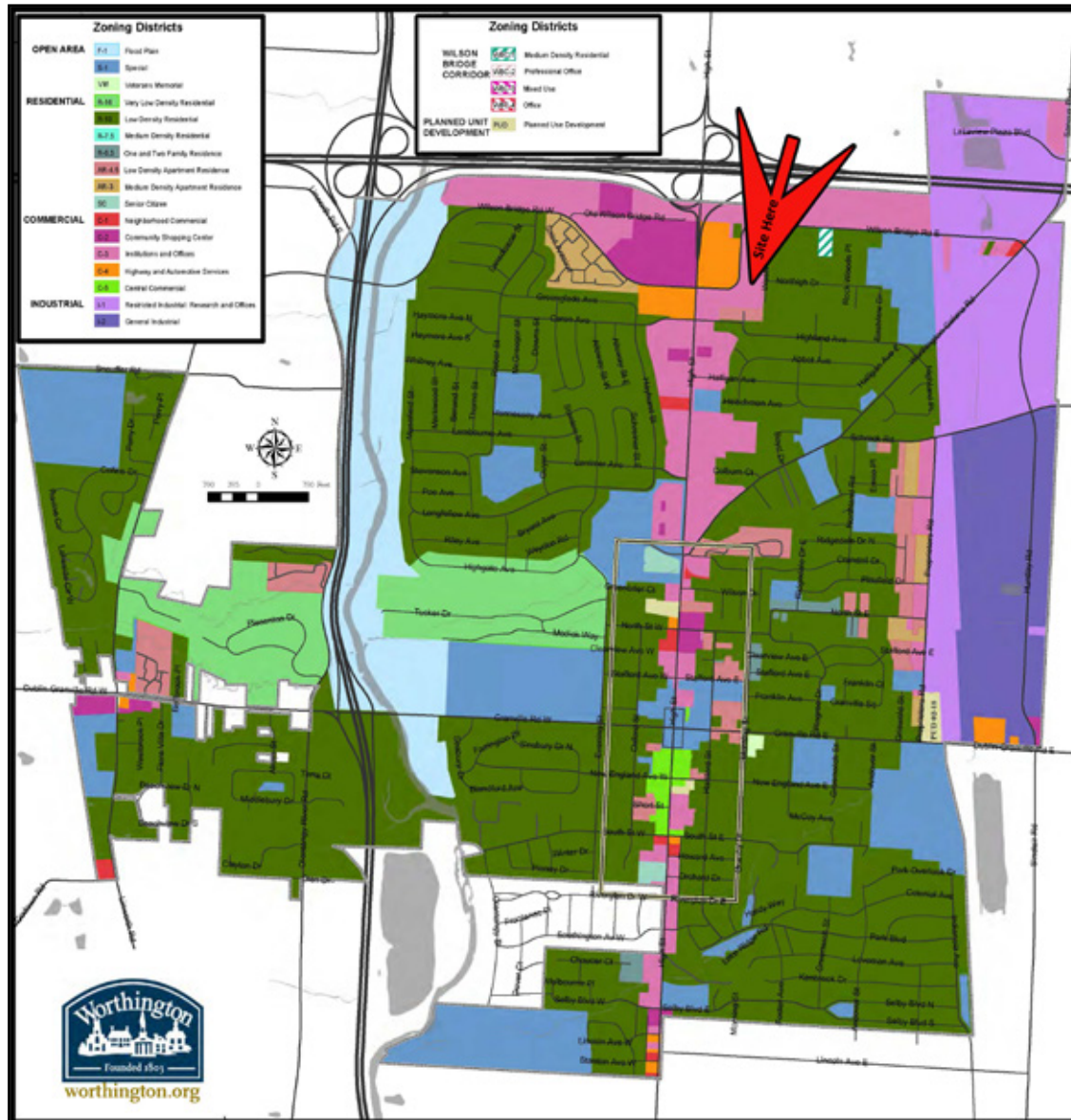


Demographic Summary Report

Wilbridge Office Condo				
73 E Wilson Bridge Rd, Worthington, OH 43085				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2028 Projection	8,597	101,723	291,608	
2023 Estimate	8,394	100,513	286,995	
2010 Census	6,639	88,843	251,987	
Growth 2023 - 2028	2.42%	1.20%	1.61%	
Growth 2010 - 2023	26.43%	13.14%	13.89%	
<b>2023 Population by Hispanic Origin</b>				
2023 Population	8,394	100,513	286,995	
White	7,296 86.92%	72,473 72.10%	199,002 69.34%	
Black	376 4.48%	15,232 15.15%	49,840 17.37%	
Am. Indian & Alaskan	10 0.12%	254 0.25%	801 0.28%	
Asian	526 6.27%	9,193 9.15%	27,554 9.60%	
Hawaiian & Pacific Island	0 0.00%	45 0.04%	141 0.05%	
Other	186 2.22%	3,317 3.30%	9,657 3.36%	
U.S. Armed Forces	6	35	131	
<b>Households</b>				
2028 Projection	3,665	43,217	122,520	
2023 Estimate	3,567	42,782	120,881	
2010 Census	2,757	38,318	107,505	
Growth 2023 - 2028	2.75%	1.02%	1.36%	
Growth 2010 - 2023	29.38%	11.65%	12.44%	
Owner Occupied	2,590 72.61%	24,453 57.16%	68,105 56.34%	
Renter Occupied	977 27.39%	18,329 42.84%	52,775 43.66%	
<b>2023 Households by HH Income</b>				
Income: <\$25,000	279 7.82%	4,566 10.67%	14,872 12.30%	
Income: \$25,000 - \$50,000	593 16.62%	7,226 16.89%	22,605 18.70%	
Income: \$50,000 - \$75,000	612 17.16%	8,040 18.79%	22,056 18.25%	
Income: \$75,000 - \$100,000	421 11.80%	5,951 13.91%	15,202 12.58%	
Income: \$100,000 - \$125,000	483 13.54%	5,391 12.60%	14,895 12.32%	
Income: \$125,000 - \$150,000	412 11.55%	3,254 7.61%	8,839 7.31%	
Income: \$150,000 - \$200,000	304 8.52%	3,826 8.94%	11,207 9.27%	
Income: \$200,000+	463 12.98%	4,528 10.58%	11,204 9.27%	
<b>2023 Avg Household Income</b>	\$114,849	\$104,879	\$100,139	
<b>2023 Med Household Income</b>	\$92,784	\$81,549	\$76,492	

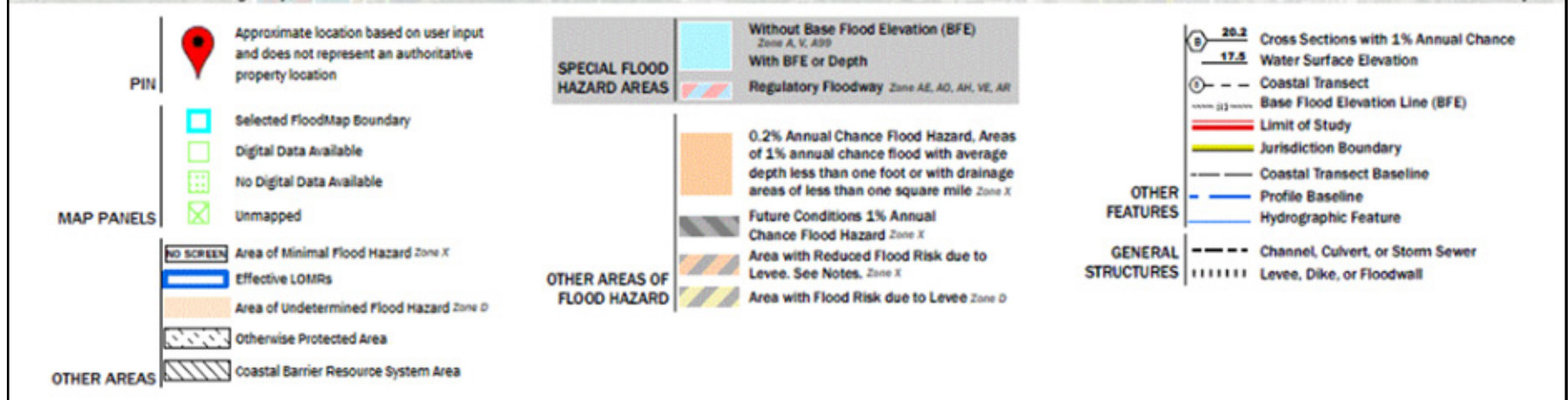
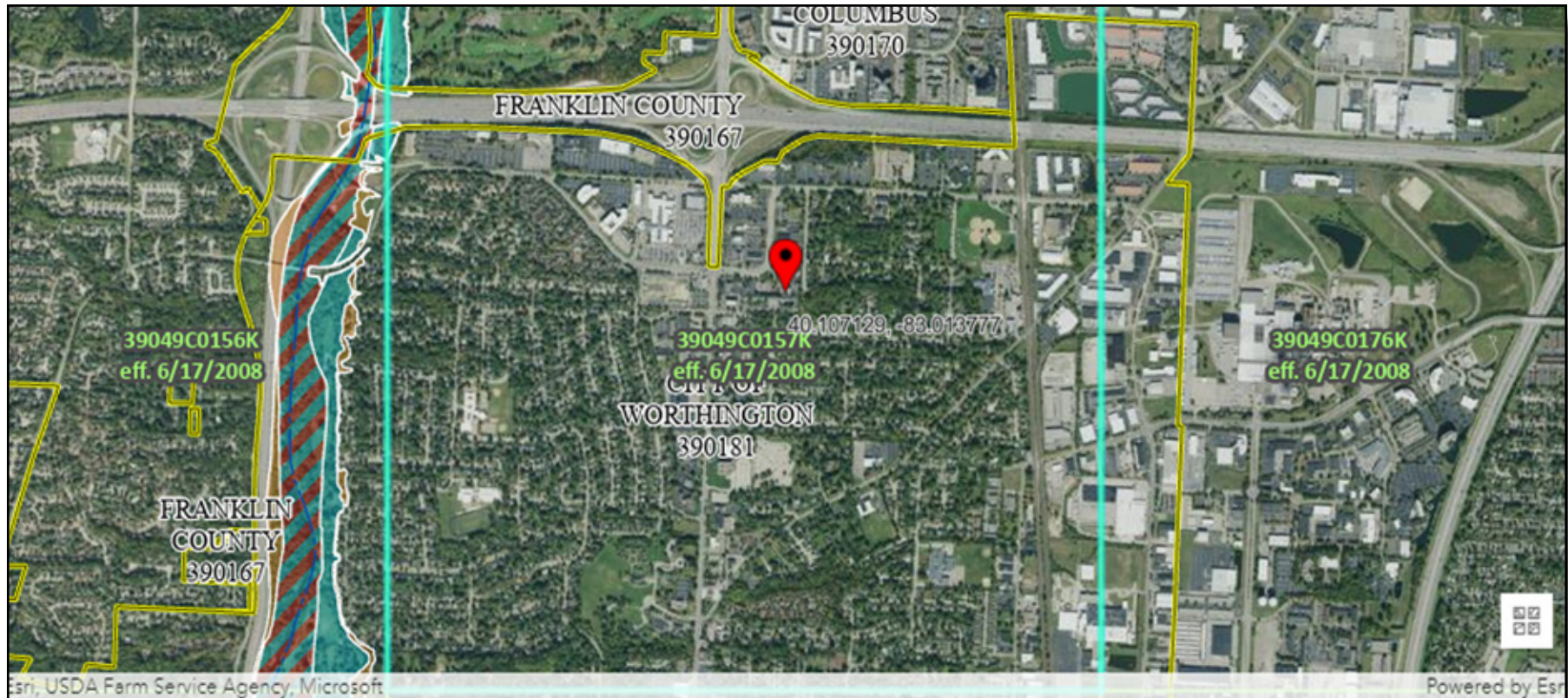






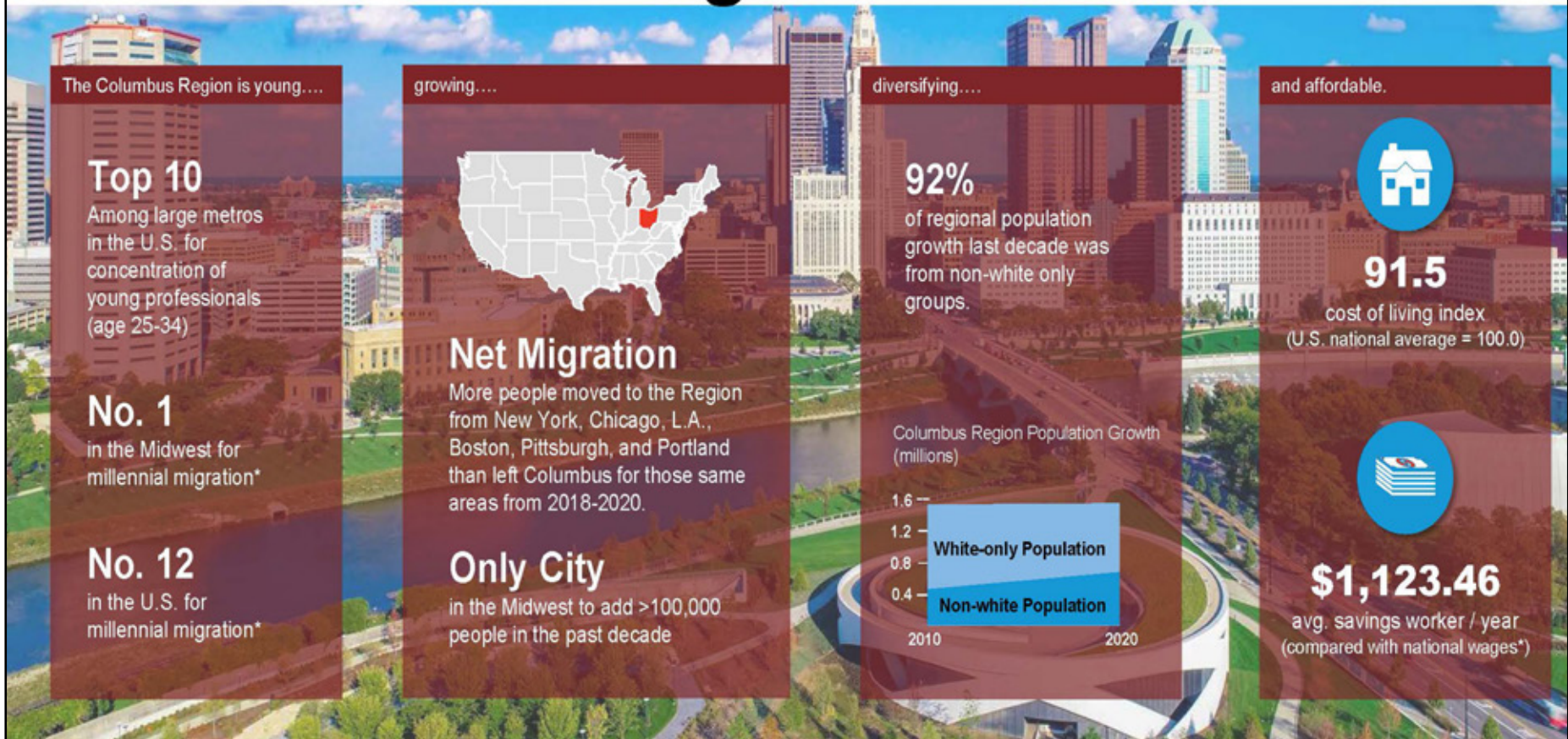
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# What's Driving Investment?





# 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



Learn more about us at  
[www.rweiler.com](http://www.rweiler.com)

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 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 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.

A prospective Buyer/Tenant 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/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease 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/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.