

# REDEVELOPMENT OPPORTUNITY DOWNTOWN FRANKLINTON

**373-375 West Rich Street  
Columbus, Ohio 43215**



**0.51 +/- Acre Site with 2 Commercial Buildings**



**THE ROBERT  
WEILER  
COMPANY**

Appraisal Brokerage Consulting Development

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# Property Description

## EXCELLENT REDEVELOPMENT OPPORTUNITY IN FRANKLINTON!

Rare opportunity to purchase a redevelopment site in the vibrant Franklinton Downtown submarket. Surrounded by billions of dollars in new real estate development, this property presents unlimited potential. Buyers can elect to salvage the buildings or build new on the over half acre site. Mixed use projects surround the property and walkable entertainment destinations provide great amenities for the neighborhood. Located in an opportunity zone, this site offers potential investors opportunity zone tax benefit options.

**Address:** 373-375 W Rich Street  
Columbus, OH 43215

**County:** Franklin

**PID:** 010-057699-00  
010-056609-00  
010-299419-00

**Location:** East of SR 315 between Lucas St and Starling St

**Acreage:** 0.51 +/- ac

**Building Size:**  
373 Rich St; 3,388 +/- SF (retail)  
375 Rich St: 4,280 +/- SF (warehouse)

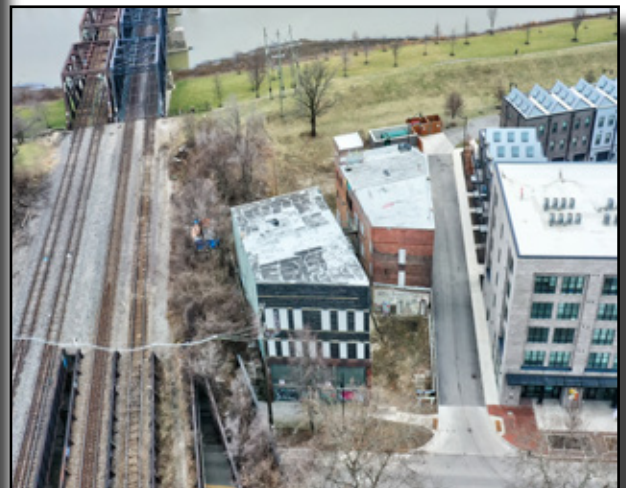
**Year Built:** 1920

**Levels:** 3 Story

**Sale Price:** Negotiable

**2022 Taxes:** \$2,783.72

**Zoning:** East Franklinton District



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# Photos

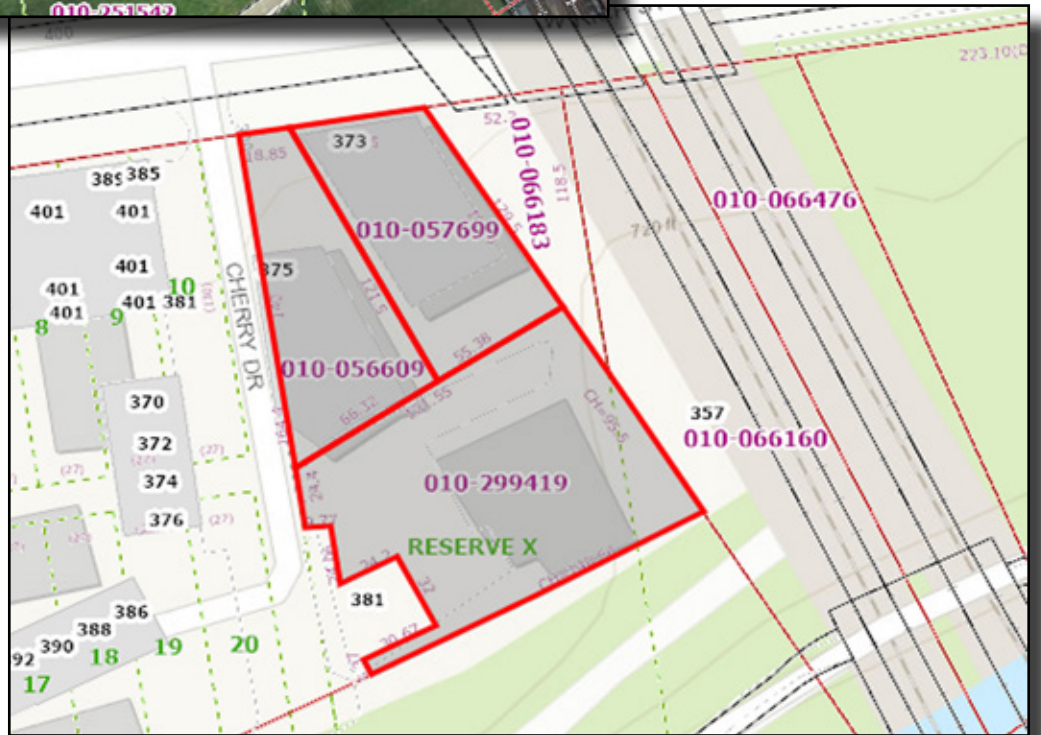


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# Aerial & Plat Maps



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# Aerial View

## FRANKLINTON ARTS DISTRICT

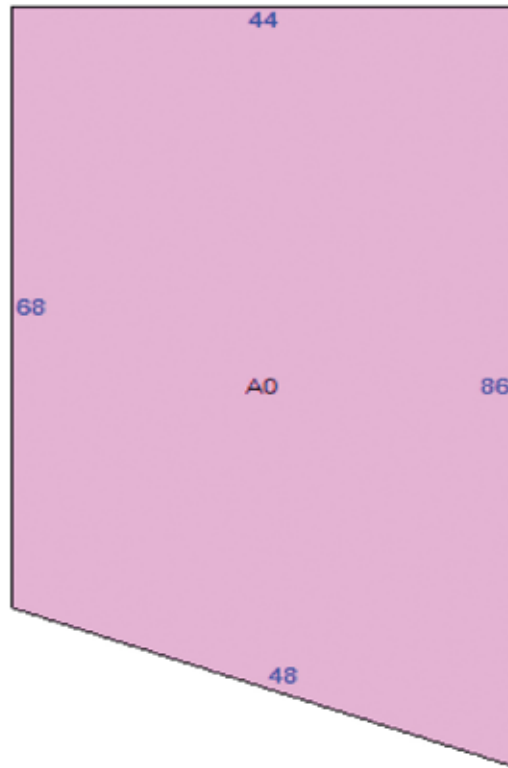
<http://www.franklintonartsdistrict.com/aboutus.html>



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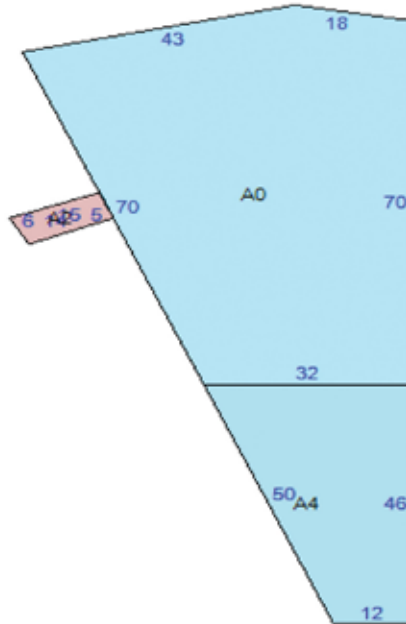
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# Sketch - 373 W Rich St



Item	Area
- 101:UNF BSMT	3388
TBV - TBV:TOTAL BLDG VALUE	23800
TX PRT - TXP:TAXABLE PART	20700
A0 - 084:MULTI USE STORAGE	3388
- 086:SUPPORT AREA	3388
TIF PRT - TIF:TIF PART	3100

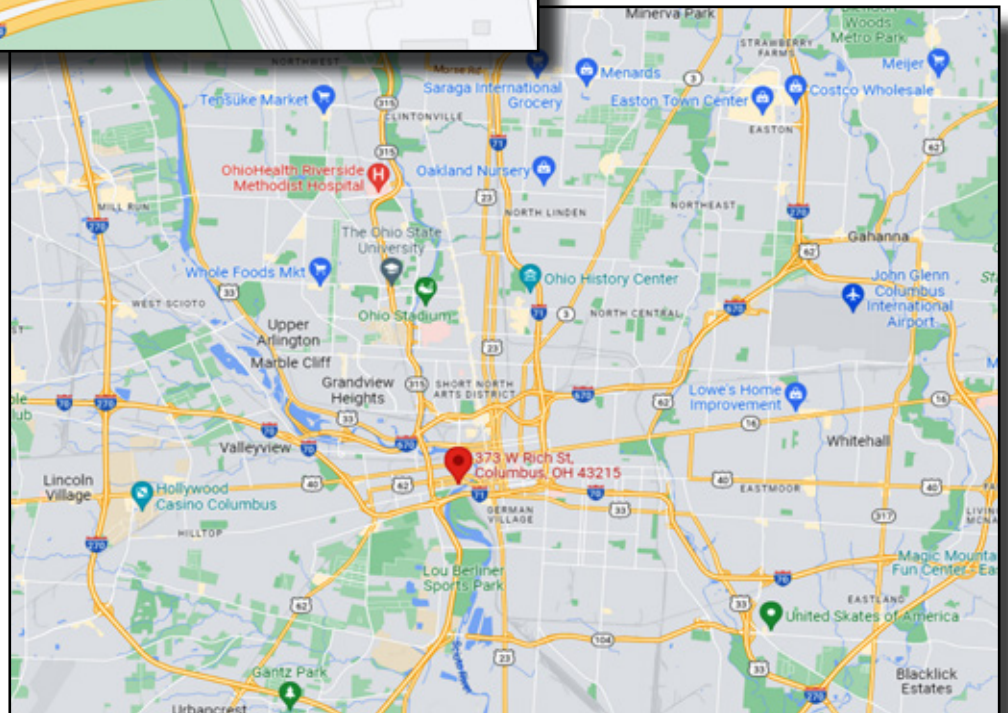
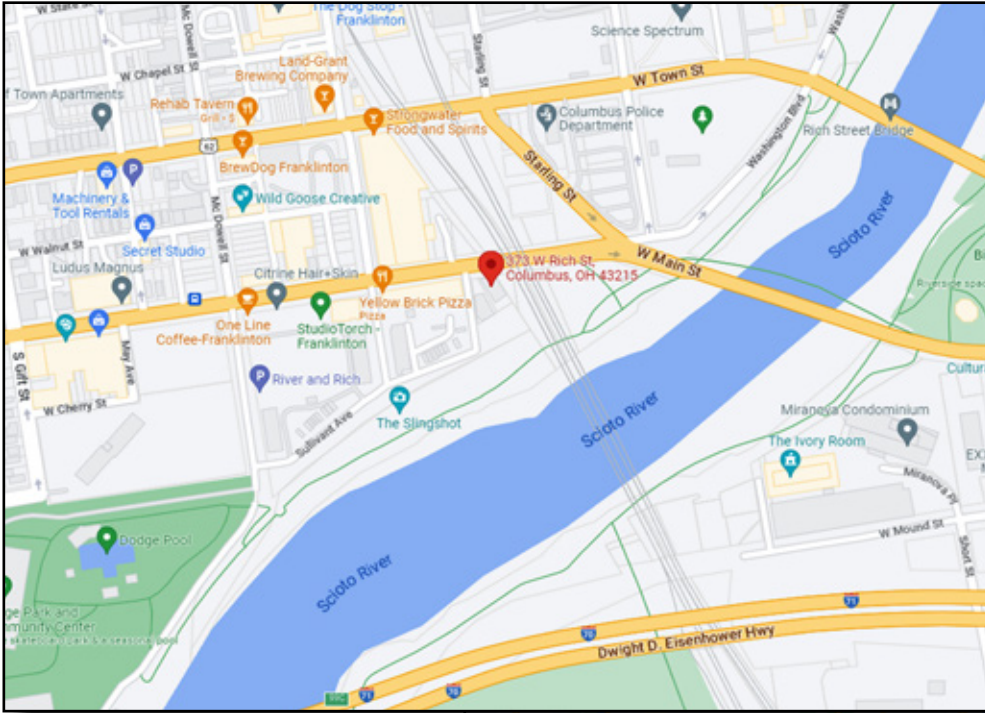
# Sketch - 375 W Rich St



Item	Area
- 101:UNF BSMT	4280
- EL4:ELEVATOR HYDRAULIC PASNGR	150000
TBV - TBV:TOTAL BLDG VALUE	25100
- 084:MULTI USE STORAGE	1156
TX PRT - TXP:TAXABLE PART	21800
A2 - BAF:FR BALCONY	80
- 084:MULTI USE STORAGE	3124
TIF PRT - TIF:TIF PART	3300
- 086:SUPPORT AREA	3124
A4 - SKE:SKETCH ONLY	1012
A0 - SKE:SKETCH ONLY	3268
- PH3:PNTHSE MECH-FR	120



# Street Maps



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# Property Location



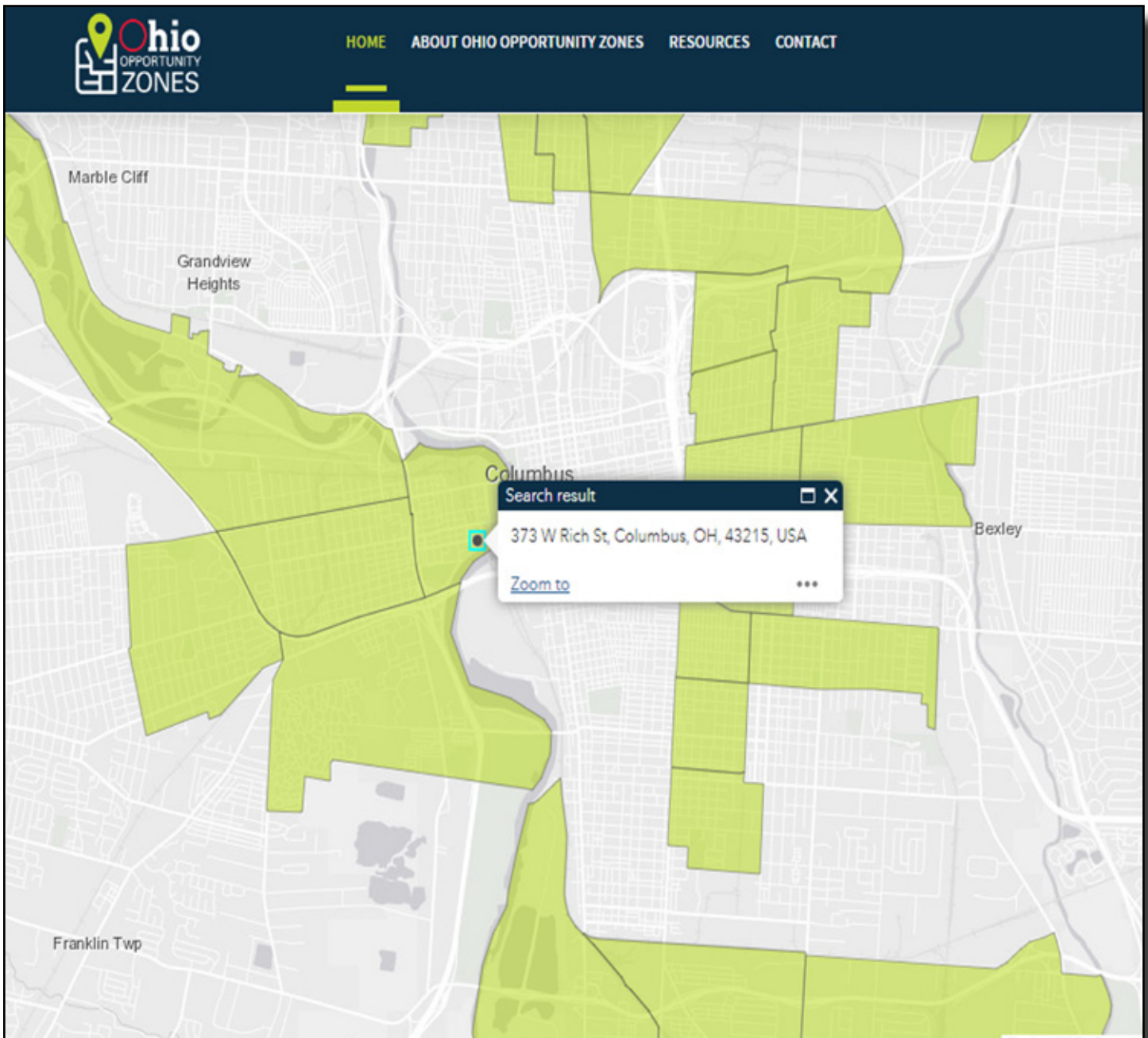
## Great Location!

Franklinton Arts District  
Easy access to major roads  
Minutes to Downtown Columbus



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# Opportunity Zone Map




Click [here](#) to see Opportunity Zone Program in Columbus

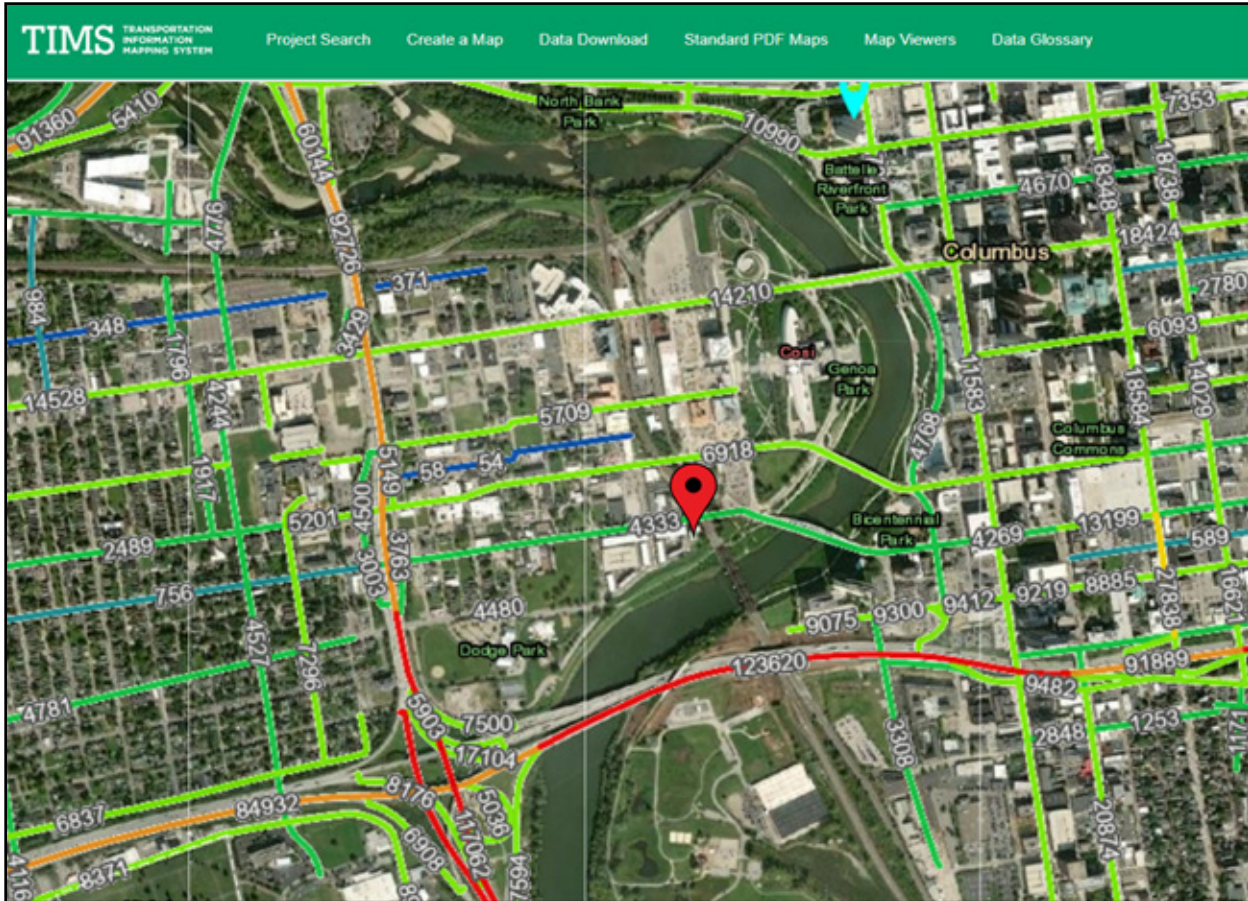


# Demographics

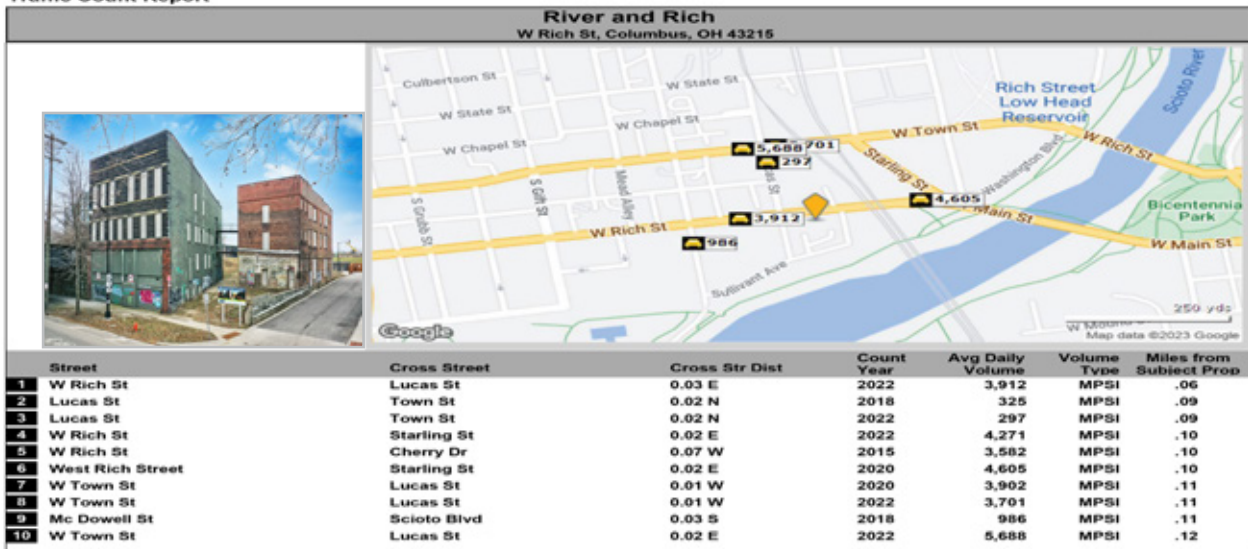
## Demographic Summary Report

River and Rich						
W Rich St, Columbus, OH 43215						
						
Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	14,436		170,153		386,441	
2022 Estimate	13,361		160,101		367,161	
2010 Census	9,124		123,575		307,536	
Growth 2022 - 2027	8.05%		6.28%		5.25%	
Growth 2010 - 2022	46.44%		29.56%		19.39%	
<b>2022 Population by Hispanic Origin</b>	475		7,705		18,761	
<b>2022 Population</b>	13,361		160,101		367,161	
White	8,559	64.06%	93,637	58.49%	225,932	61.53%
Black	3,751	28.07%	53,040	33.13%	109,196	29.74%
Am. Indian & Alaskan	47	0.35%	665	0.42%	1,489	0.41%
Asian	432	3.23%	6,498	4.06%	17,046	4.64%
Hawaiian & Pacific Island	5	0.04%	108	0.07%	259	0.07%
Other	567	4.24%	6,153	3.84%	13,240	3.61%
U.S. Armed Forces	0		17		64	
<b>Households</b>						
2027 Projection	7,789		73,110		160,255	
2022 Estimate	7,156		68,530		152,052	
2010 Census	4,560		52,340		127,603	
Growth 2022 - 2027	8.85%		6.68%		5.39%	
Growth 2010 - 2022	56.93%		30.93%		19.16%	
Owner Occupied	1,968	27.50%	21,834	31.86%	62,062	40.82%
Renter Occupied	5,188	72.50%	46,696	68.14%	89,990	59.18%
<b>2022 Households by HH Income</b>	7,155		68,532		152,053	
Income: <\$25,000	2,153	30.09%	19,322	28.19%	40,868	26.88%
Income: \$25,000 - \$50,000	977	13.65%	14,216	20.74%	33,340	21.93%
Income: \$50,000 - \$75,000	1,043	14.58%	11,339	16.55%	27,428	18.04%
Income: \$75,000 - \$100,000	721	10.08%	7,309	10.67%	15,880	10.44%
Income: \$100,000 - \$125,000	626	8.75%	5,113	7.46%	11,008	7.24%
Income: \$125,000 - \$150,000	434	6.07%	3,509	5.12%	6,833	4.49%
Income: \$150,000 - \$200,000	470	6.57%	3,876	5.66%	7,766	5.11%
Income: \$200,000+	731	10.22%	3,848	5.61%	8,930	5.87%
<b>2022 Avg Household Income</b>	\$88,129		\$73,560		\$73,394	
<b>2022 Med Household Income</b>	\$62,472		\$51,442		\$51,458	

# Traffic Map



## Traffic Count Report



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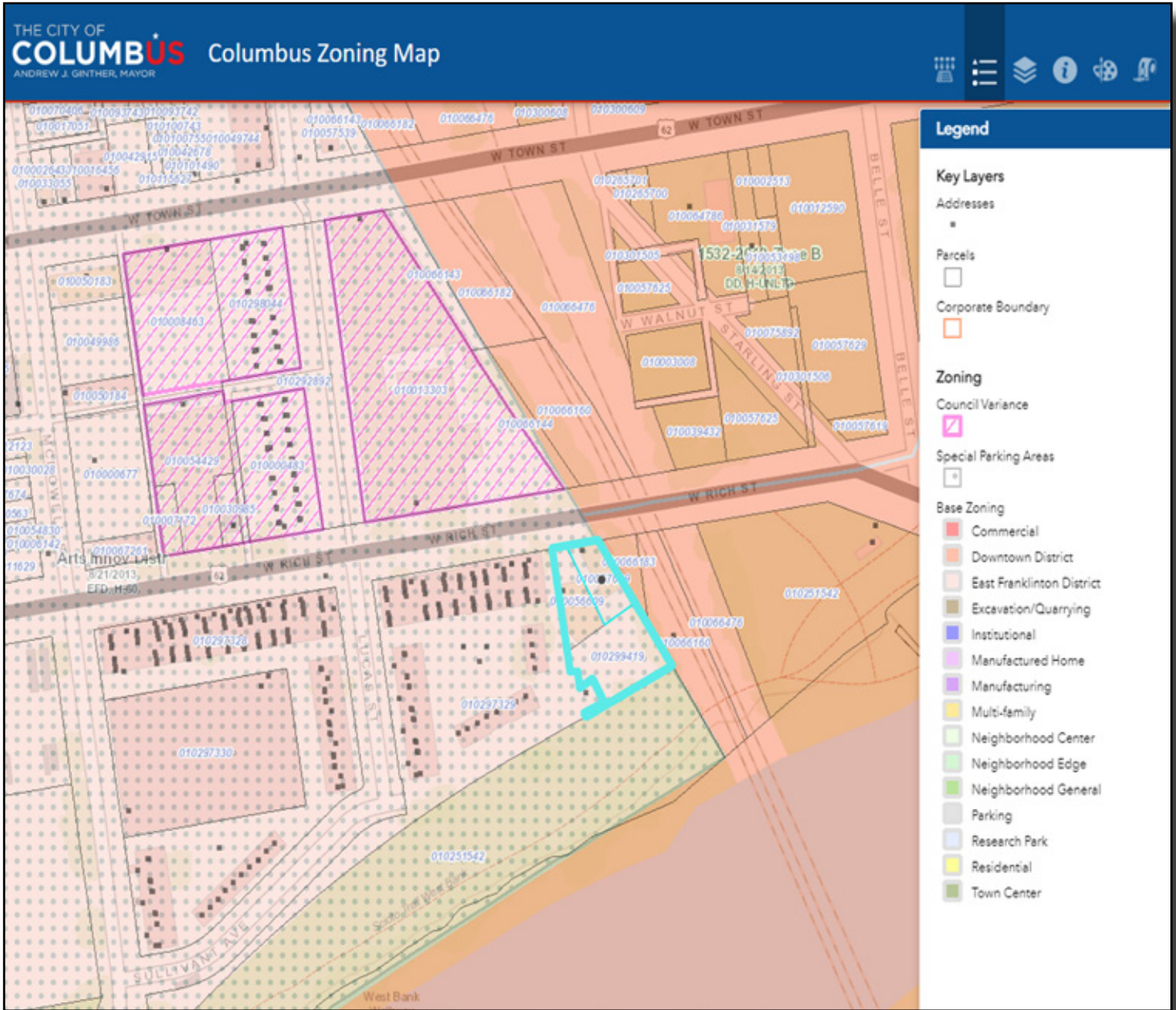


# Flood Map





# Zoning Map

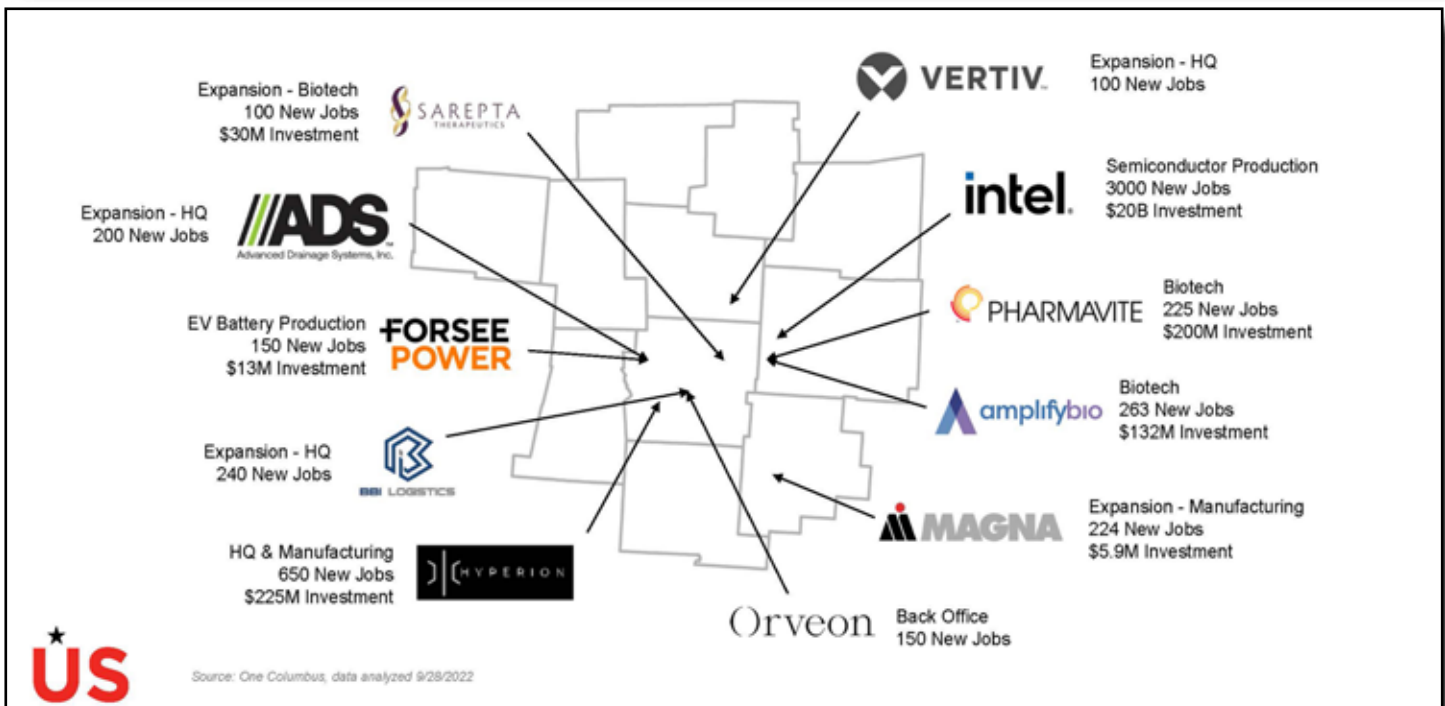
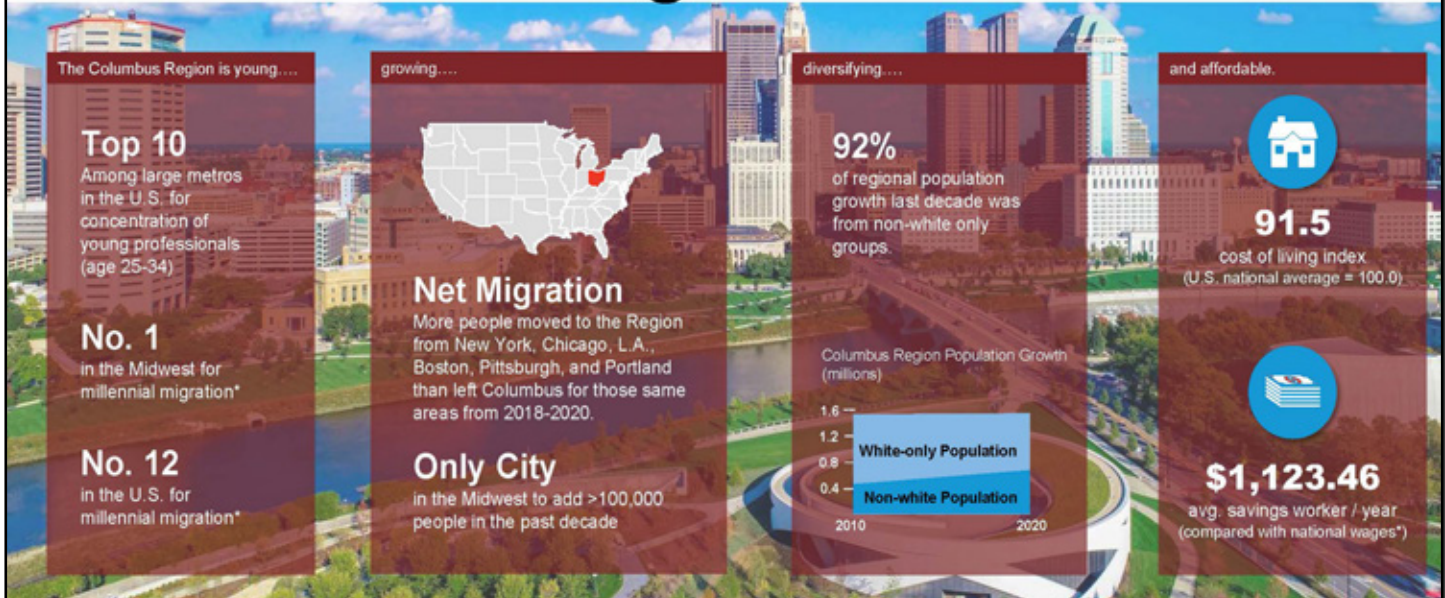


Click [here](#) to see zoning text



# Region Highlights

## What's Driving Investment?



# 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 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.



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