

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

Paul Kunzen • paulkunzen@gmail.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.325.8613 • www.rweiler.com



THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

OFFICE BUILDING FOR SALE/LEASE

790 Windmill Drive, Pickerington, OH 43147

PICKERINGTON OFFICE BUILDING FOR SALE/LEASE!

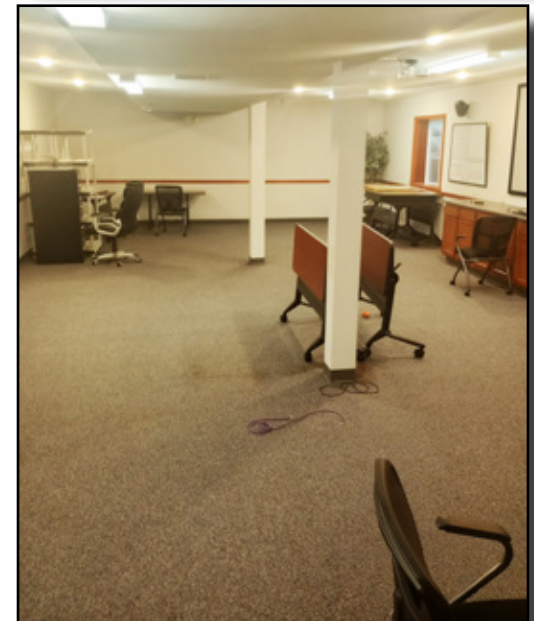
9,964 +/- SF office building just off Refugee Rd. 4,300 +/- office space is available for lease. 20 hard-wall offices with 6 panel doors. Each office has a desk, chair and credenza. Conference room and kitchenette on first floor as well as a large conference room in lower level. Backup generator on-site. There is a tenant in part of the building, but if there was an interested party that wanted to lease the entire building, the other tenant would be able to vacate the space. Excellent location near Hill Rd N and Refugee Rd intersection, and minutes away from Windmill Square, Planet Fitness, Giant Eagle, and more!

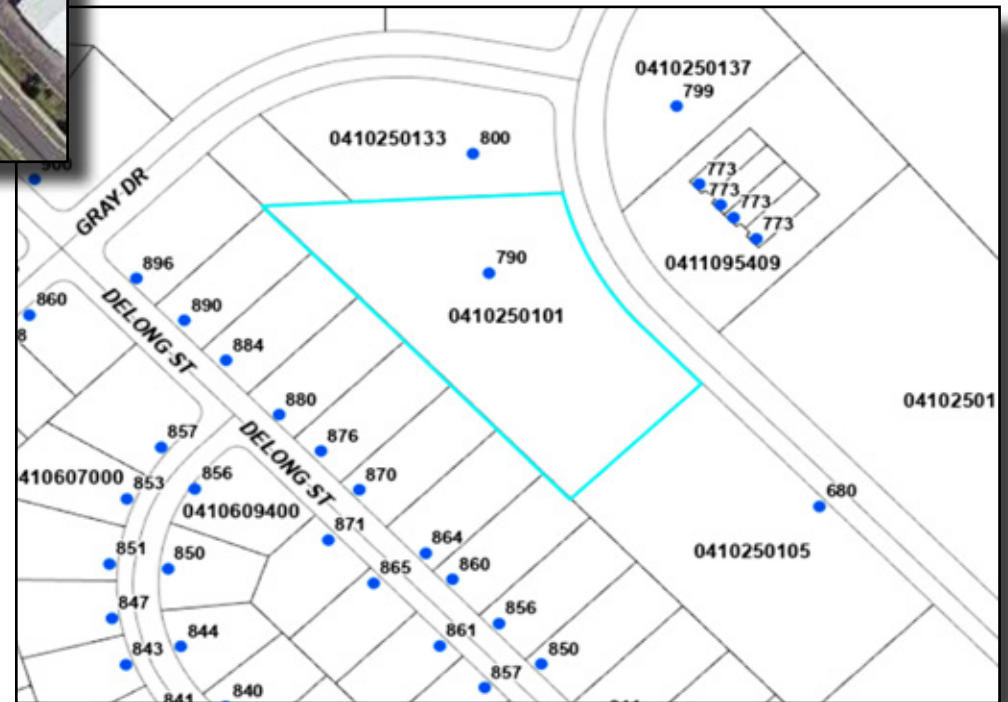


Property Highlights

Address:	790 Windmill Drive Pickerington, Ohio 43147
County:	Fairfield
Township:	Violet
PID:	0410250101
Location:	SWC of Refugee Rd and Hill Rd N
Year Built:	2009
Acreage:	2.04 +/- ac
Building Size:	9,964 +/- SF
Taxes 2023:	\$39,074.60
Sale Price:	\$2,000,000
Space for Lease:	4,300 +/- SF
Lease Rate:	\$14/SF NNN
Zoning:	C3 - Community Commercial District

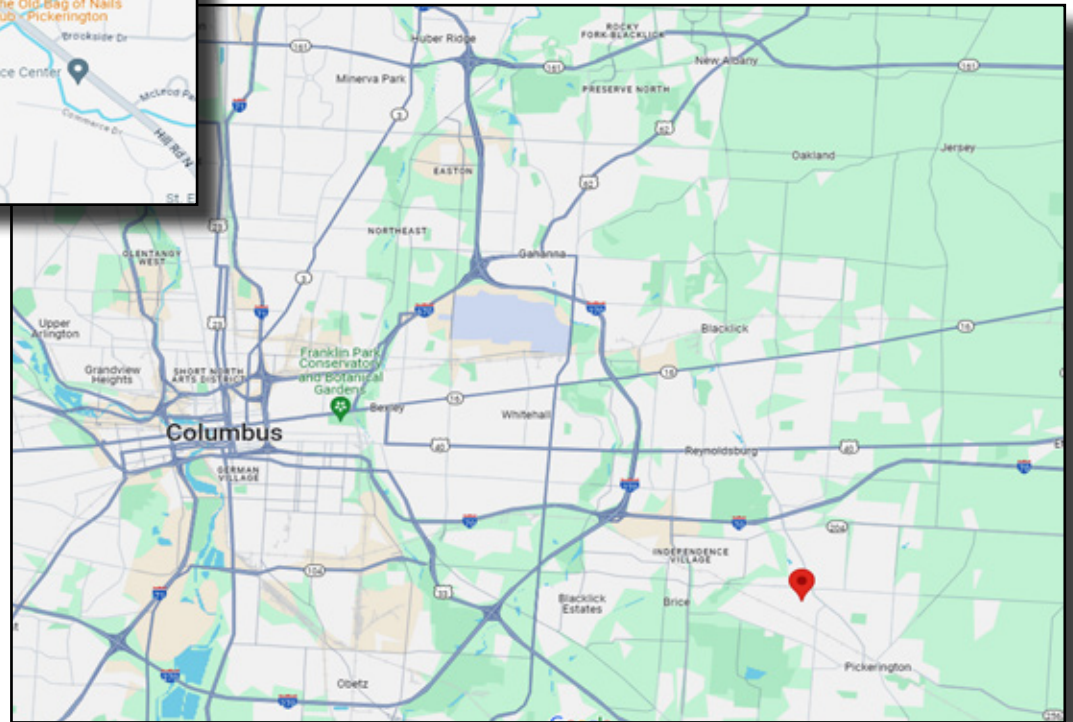
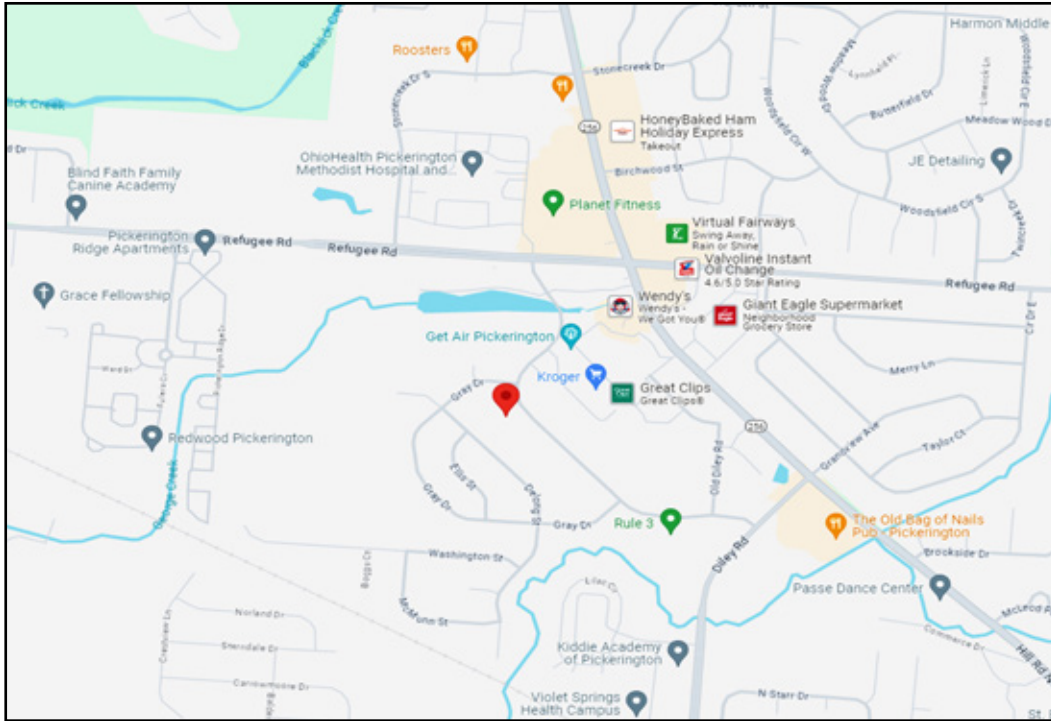






9,964 +/- SF Office Building on 2.04 +/- ac
790 Windmill Drive, Pickerington, OH 43147

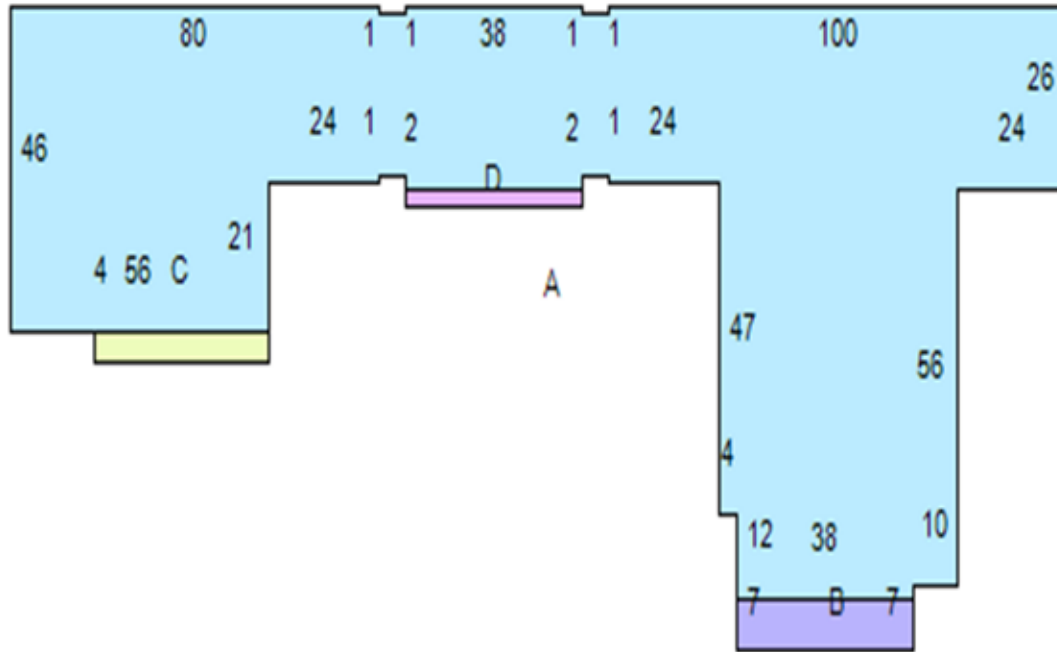
Street Maps

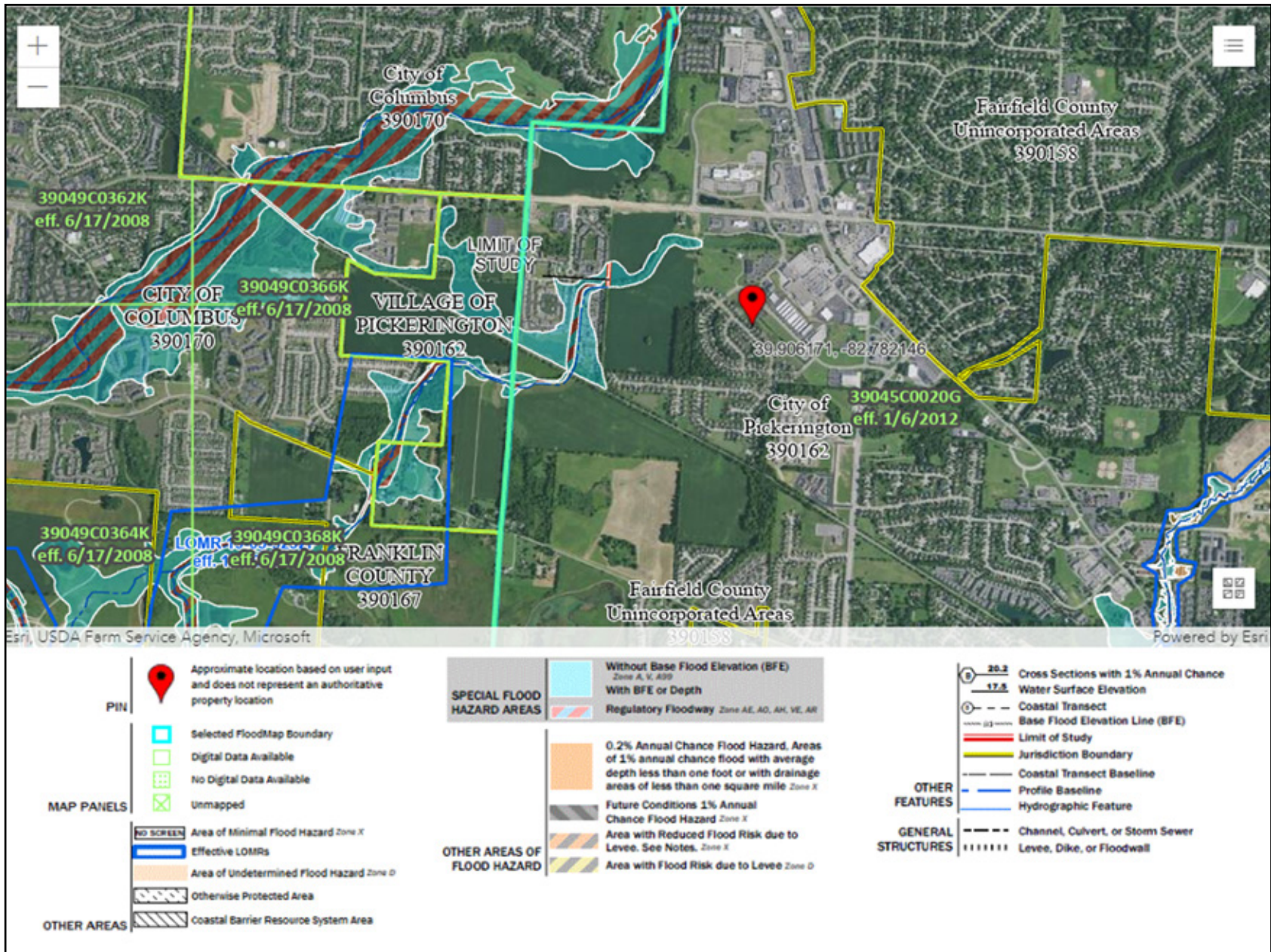


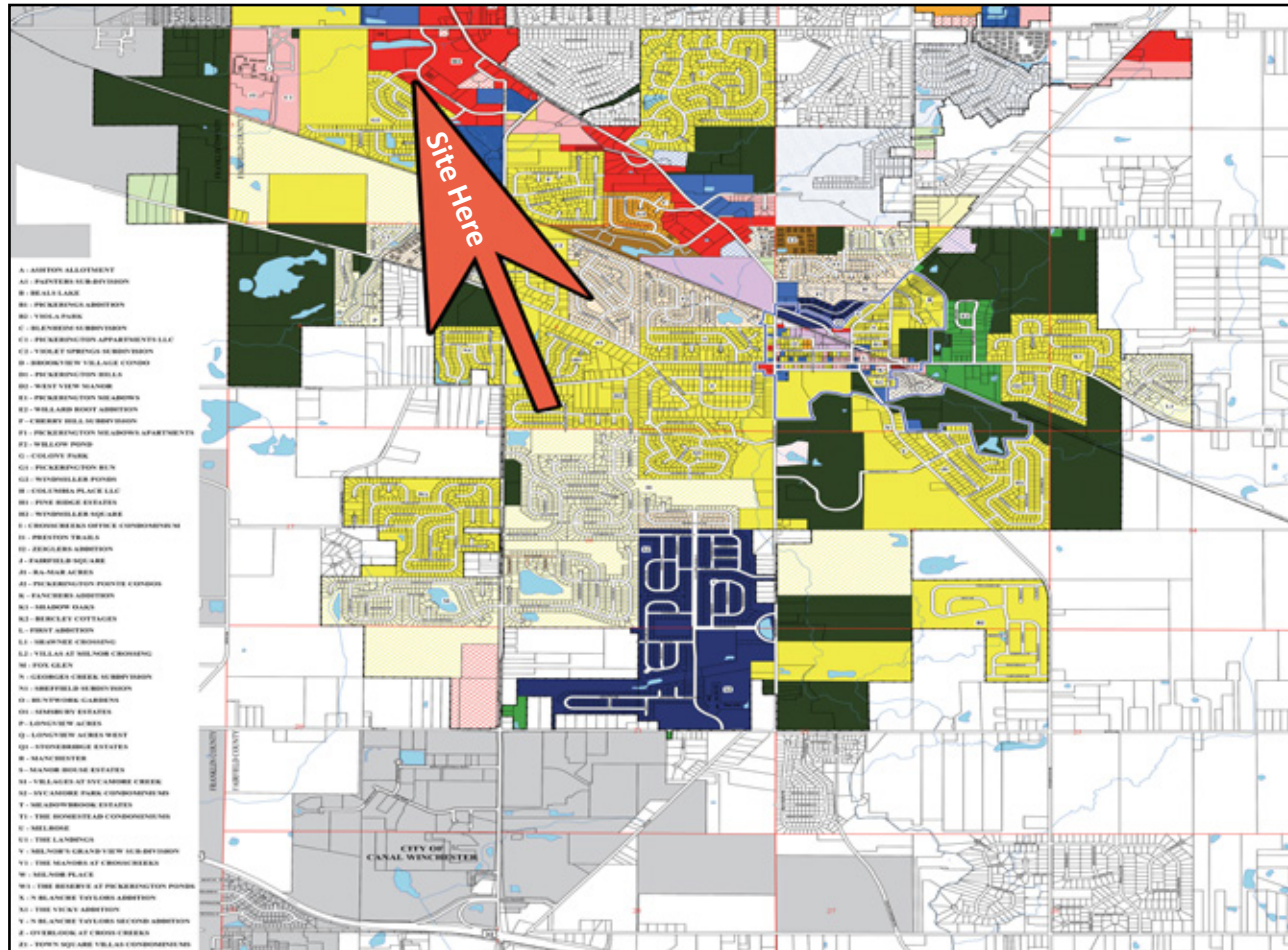
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Room Type	Area
A OFFICES	9964
B PORCH, OPEN	266
C PORCH, OPEN	152
D PORCH, OPEN	76







- A - ADDITION ALLOTMENT
- AD - PARKWAY SUBDIVISION
- B - BELLVILLE
- BL - PICKERINGTON ADDITION
- BU - VILLAGE PARK
- C - BELLEVUE SUBDIVISION
- CA - PICKERINGTON APARTMENTS/ROW
- CB - VILLAGE SPRINGS SUBDIVISION
- CC - BROADWAY VILLAGE CONDO
- CD - PICKERINGTON VILLAGES
- CE - WEST VIEW VILLAGE
- CF - PICKERINGTON VILLAGES
- CG - WILLOW RIDGE ADDITION
- CH - HERVEY HILL SUBDIVISION
- CI - PICKERINGTON VILLAGES APARTMENTS
- CJ - WILLOW PARK
- CK - PICKERINGTON BLVD
- CL - WINDMILLER PARKS
- CM - COLUMBIA PLACE LLC
- CN - FIVE RIDGE ESTATES
- CO - WINDMILLER HIGHLAND
- CP - CROSSBREEKS OFFICE COMPLEX/ROW
- CQ - PRESTON VILLAGES
- CR - BUCKLEBERRY ADDITION
- CS - HARBOR SQUARE
- CT - RAINBOW ACRES
- CU - PICKERINGTON POWER CORPUS
- CV - LANEWOOD ADDITION
- CW - HARBOR BLVD
- CX - BUCKLEY COTTAGES
- CY - FIRST ADDITION
- CZ - GREENWAY CROSSING
- D - VILLAGES AT MILLCREEK CROSSING
- E - FOX GREEN
- F - GEORGE CREEK SUBDIVISION
- G - HARBORFIELD SUBDIVISION
- H - BOUNTYFIELD GARDENS
- I - HERVEY ESTATES
- J - LONGVIEW AT RIVER
- K - LONGVIEW ACRES WEST
- L - EVERGREEN ESTATES
- M - MANTON HOLLOW
- N - MANOR HOUSE ESTATES
- O - VILLAGES AT AVONDALE CREEK
- P - COLUMBIA PARK CONDOMINIUMS
- Q - WINDMILLER ESTATES
- R - THE BOWNEFIELD CONDOMINIUMS
- S - MELBROOK
- T - THE LAURENCE
- U - MILLCREEK GREENVIEW SUBDIVISION
- V - THE MANORS AT CROSSBREEKS
- W - MILLCREEK PLACE
- X - THE RESERVE AT PICKERINGTON PARKS
- Y - WINDMILLER VILLAGES ADDITION
- Z - THE VILLAGES ADDITION
- AA - WINDMILLER VILLAGES SECOND ADDITION
- AB - OVERLOOKING AT CROSSBREEKS
- AC - BROWN SQUARE VILLAGES CONDOMINIUMS



CITY OF PICKERINGTON

Official Zoning District Map

Adopted by the City of Pickerington, Village Township, Fairfield County, Ohio as part of Ordinance 99-04, passed on November 5, 1999

Updated July 10, 2018

LEGEND

<ul style="list-style-type: none"> AG - RURAL DISTRICT R-1 - RESIDENTIAL R-2 - RESIDENTIAL R-3 - RESIDENTIAL R-4 - RESIDENTIAL PR-4 - RESIDENTIAL R-4 - RESIDENTIAL PR-6 - RESIDENTIAL PR-8 - RESIDENTIAL PR-10 - CONDOMINIUM/APARTMENT PR-12 - PLANNED MEDIUM DENSITY RESIDENTIAL C-1 - NEIGHBORHOOD COMMERCIAL PC-1 - NEIGHBORHOOD COMMERCIAL C-2 - CENTRAL BUSINESS-MIXED USE PC-2 - CENTRAL BUSINESS-MIXED USE 	<ul style="list-style-type: none"> C-3 - COMMUNITY COMMERCIAL PC-3 - COMMUNITY COMMERCIAL C-4 - HIGHWAY COMMERCIAL PC-4 - HIGHWAY COMMERCIAL O - SUBURBAN OFFICE PO - GENERAL INDUSTRIAL PM - GENERAL INDUSTRIAL MI-1 - RESTRICTED INDUSTRIAL PM-1 - RESTRICTED INDUSTRIAL MU-PUD - MIXED USE PLANNED DEV. PD - PLANNED DEVELOPMENT R-2 - SINGLE FAMILY RESIDENTIAL (TWP) C-2 - LIMITED COMMERCIAL (TWP) PD - PLANNED RESIDENTIAL DISTRICT (TWP) 	<ul style="list-style-type: none"> OLDE DOWNTOWN PICKERINGTON VILLAGE DISTRICT (ORDINANCE 94-46, ADOPTED AUGUST 4, 1994) (ORDINANCE 95-15, REVISED MARCH 21, 1995) OLDE PICKERINGTON VILLAGE DISTRICT & PORTABLE SIGN REGULATION AREA -- Village District -- (ORDINANCE 2012-09, ADOPTED MAY 3, 2012) -- Sign Regulation Area -- (ORDINANCE 2004-18, ADOPTED JUNE 3, 2004) (ORDINANCE 2012-30, ADOPTED JULY 19, 2012)
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Jon A. Stator, Jr.
 FAIRFIELD COUNTY AUDITOR

GIS DEPARTMENT
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DISCLAIMER

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Produced and Maintained by the Fairfield County Auditor GIS Department

0 400 1,200 2,400 Feet
 1 inch equals 1200 feet


Click [here](#) to view zoning regulations

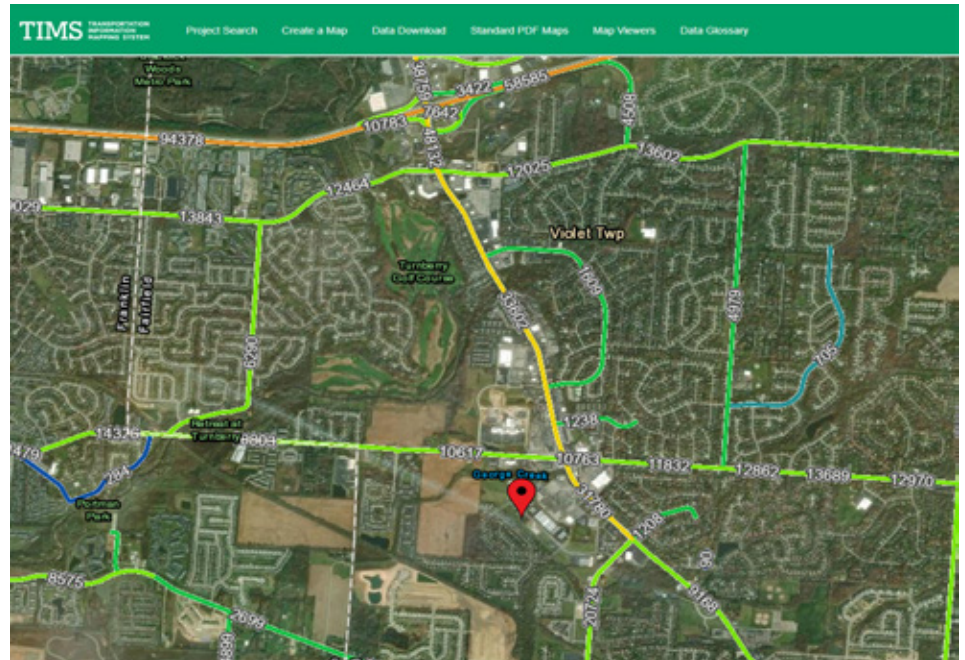


Great Location

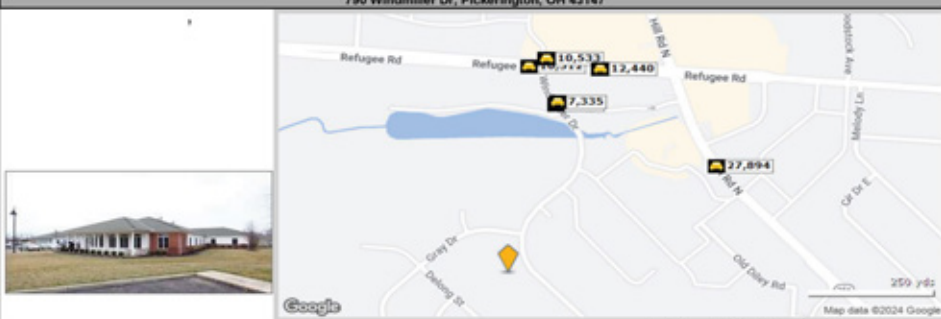
Easy access to major roads
10 minutes to Downtown Columbus
20 minutes to John Glenn International Airport

Demographic Summary Report

790 Windmill Dr, Pickerington, OH 43147				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	7,762	73,343	168,499	
2023 Estimate	7,482	71,181	165,072	
2010 Census	6,434	60,882	143,716	
Growth 2023 - 2028	3.74%	3.04%	2.08%	
Growth 2010 - 2023	16.29%	16.92%	14.86%	
2023 Population by Hispanic Origin				
2023 Population	7,482	71,181	165,072	
White	5,102 68.19%	43,073 60.51%	97,109 58.83%	
Black	1,641 21.93%	21,885 30.75%	54,871 33.24%	
Am. Indian & Alaskan	14 0.19%	191 0.27%	478 0.29%	
Asian	467 6.24%	3,229 4.54%	5,931 3.59%	
Hawaiian & Pacific Island	4 0.05%	49 0.07%	106 0.06%	
Other	256 3.42%	2,754 3.87%	6,578 3.98%	
U.S. Armed Forces	15	130	180	
Households				
2028 Projection	2,860	27,423	64,775	
2023 Estimate	2,750	26,621	63,516	
2010 Census	2,319	22,677	55,364	
Growth 2023 - 2028	4.00%	3.01%	1.98%	
Growth 2010 - 2023	18.59%	17.39%	14.72%	
Owner Occupied	1,972 71.71%	17,371 65.25%	40,272 63.40%	
Renter Occupied	778 28.29%	9,250 34.75%	23,244 36.60%	
2023 Households by HH Income				
Income: <\$25,000	202 7.35%	2,706 10.16%	7,790 12.26%	
Income: \$25,000 - \$50,000	392 14.25%	5,040 18.93%	14,149 22.28%	
Income: \$50,000 - \$75,000	450 16.36%	5,070 19.05%	12,818 20.18%	
Income: \$75,000 - \$100,000	404 14.69%	3,397 12.76%	8,271 13.02%	
Income: \$100,000 - \$125,000	538 19.56%	4,347 16.33%	8,187 12.89%	
Income: \$125,000 - \$150,000	364 13.24%	2,080 7.81%	4,464 7.03%	
Income: \$150,000 - \$200,000	253 9.20%	2,091 7.85%	4,306 6.78%	
Income: \$200,000+	147 5.35%	1,890 7.10%	3,531 5.56%	
2023 Avg Household Income	\$102,379	\$96,671	\$87,482	
2023 Med Household Income	\$95,482	\$78,639	\$68,660	



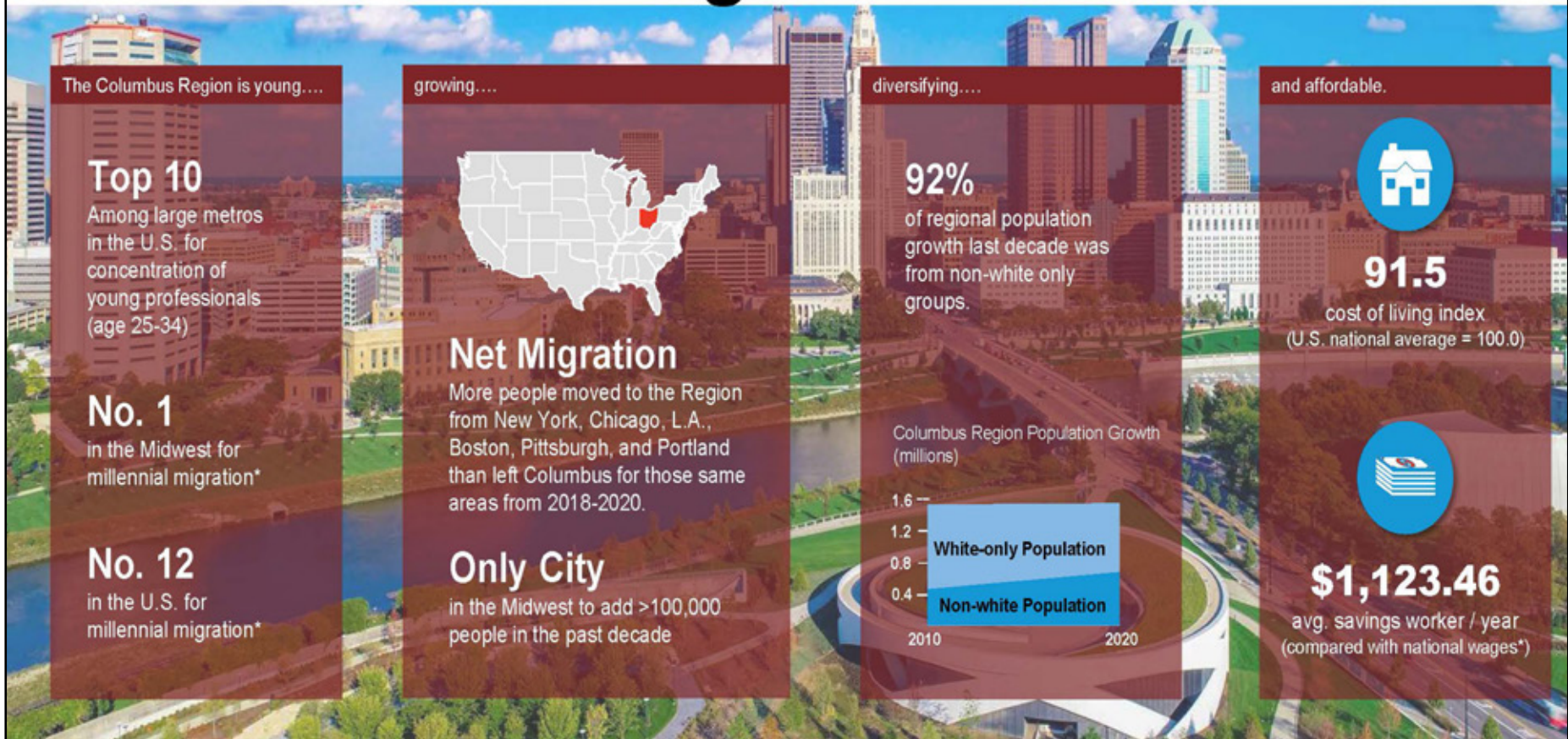
Traffic Count Report

790 Windmill Dr, Pickerington, OH 43147							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Windmill Dr	Refugee Rd	0.05 N	2022	6,493	MPSI	.23	
2 Windmill Dr	Refugee Rd	0.05 N	2018	7,335	MPSI	.23	
3 Refugee Rd	Windmill Dr	0.02 E	2022	10,479	MPSI	.27	
4 Refugee Rd	Windmill Dr	0.02 E	2021	10,512	MPSI	.27	
5 Hill Road North	Grandview Ave	0.03 SE	2020	28,695	MPSI	.28	
6 Hill Road North	Grandview Ave	0.03 SE	2022	27,894	MPSI	.28	
7 Refugee Rd	Windmill Dr	0.01 S	2022	9,312	MPSI	.29	
8 Refugee Rd	Windmill Dr	0.06 W	2020	10,533	MPSI	.29	
9 Refugee Rd	Windmill Dr	0.06 W	2022	11,061	MPSI	.29	
10 Refugee Rd	Windmill Dr	0.06 W	2020	12,440	MPSI	.29	



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

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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

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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.

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