

THE ROBERT WEILER COMPANY EST. 1938

BRAND NEW COMMERCIAL SPACES FOR LEASE

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LAWRENCE SQUARE

Delivery Spring 2026



Appraisal Brokerage Consulting Development

SE Corner of Avery Road and Riggins Road
21,736 +/- SF Available
5155 Raglan Street, Columbus, OH 43026

BRAND NEW COMMERCIAL SPACES FOR LEASE!

Brand new mixed use building with commercial spaces ranging from 1,030 +/- SF up to 19,272 +/- SF contiguous on the first level. Great opportunity for smaller tenants. Three stories of 362 apartments above. Adjacent to two major apartment developments, The Kensington (324 units) and The Charles (318 units).

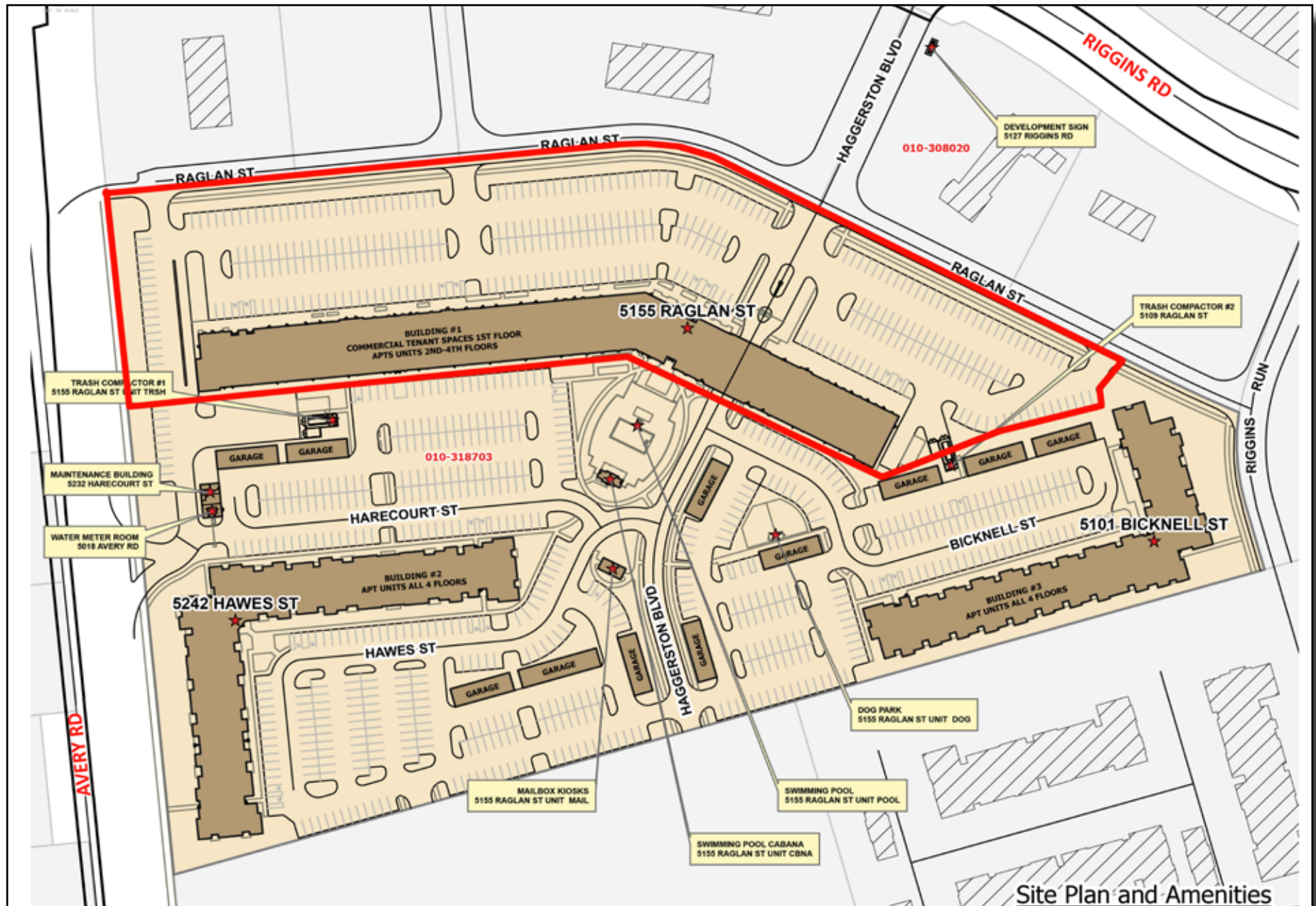
Located 10 minutes from Downtown Hilliard. **Delivery Spring 2026.**



Property Highlights

Location:	SEC of Avery Rd and Riggins Rd
Address:	5155 Raglan Street Columbus, Ohio 43026
County:	Franklin
Submarket:	Columbus/Dublin/Hilliard
PID:	010-318703-00
Space Available:	21,736 +/- SF
Lease Rate:	\$36/SF - \$42/SF* NNN *(excludes end cap)
Est. Op. Exp.:	\$8.50/SF
TI:	\$40/SF
Delivery condition:	Cold Dark Shell
Zoning:	CPD - Commercial Planned Development District





Site Plan and Amenities

















① Tenant Leasing Exhibit Front Elevation (H Through O)
1/8" = 1'-0"



② Tenant Leasing Exhibit Rear Elevation (H Through O)
1/8" = 1'-0"



① Tenant Leasing Exhibit Front Elevation (P Through W)
1/8" = 1'-0"



② Tenant Leasing Exhibit Rear Elevation (P Through W)
1/8" = 1'-0"



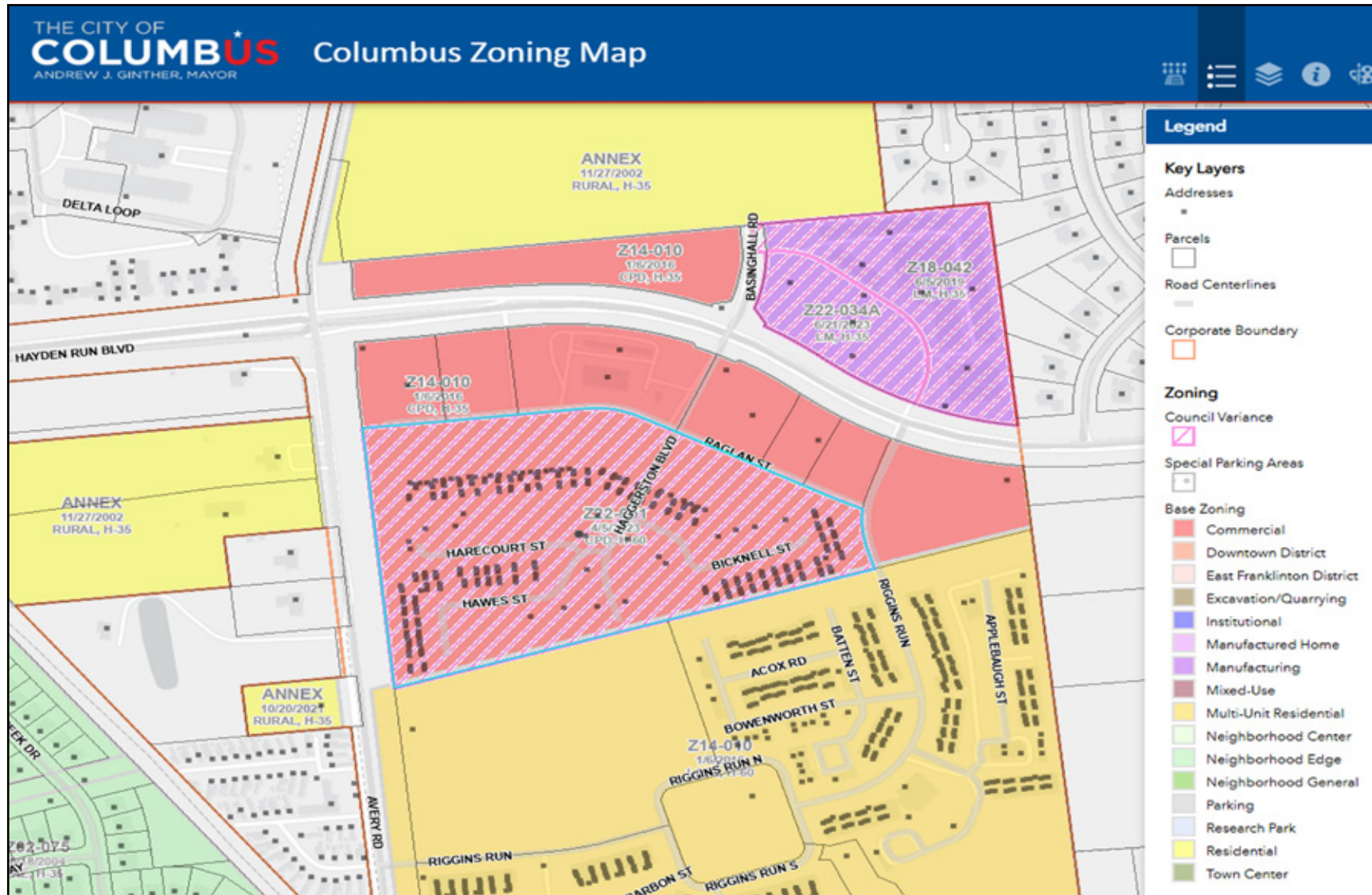
① Tenant Leasing Exhibit Front Elevation (X Through AA)
1/8" = 1'-0"



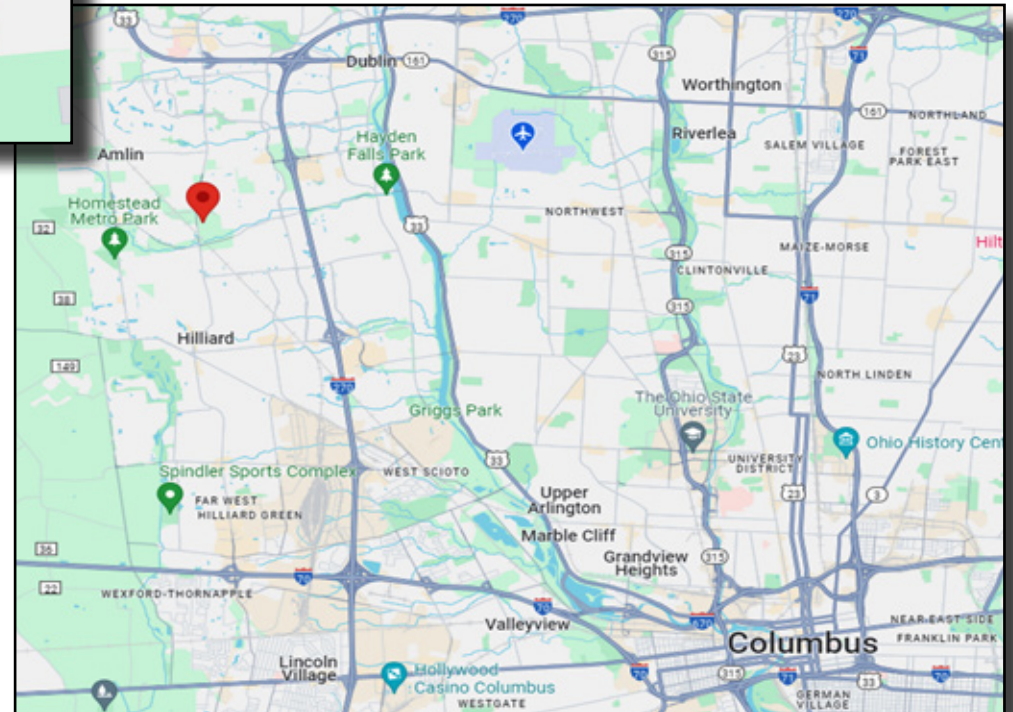
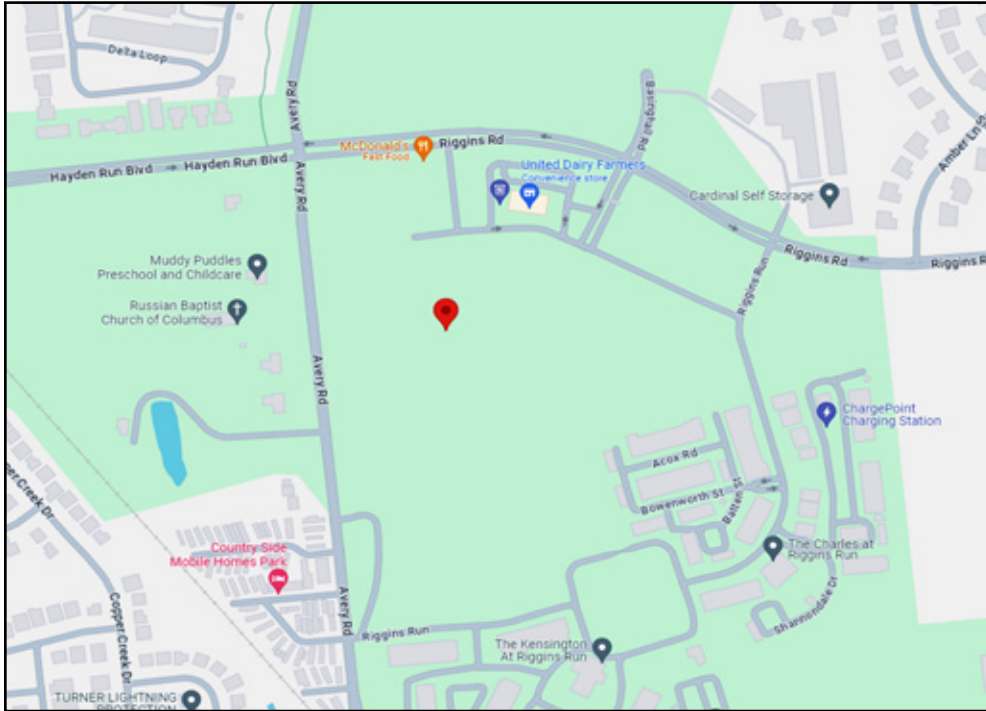
② Tenant Leasing Exhibit West Side Elevation (X Through AA)
1/8" = 1'-0"



③ Leasing Exhibit - X-AA Rear - Color
1/8" = 1'-0"



Click [here](#) to view Columbus Zoning Resolution



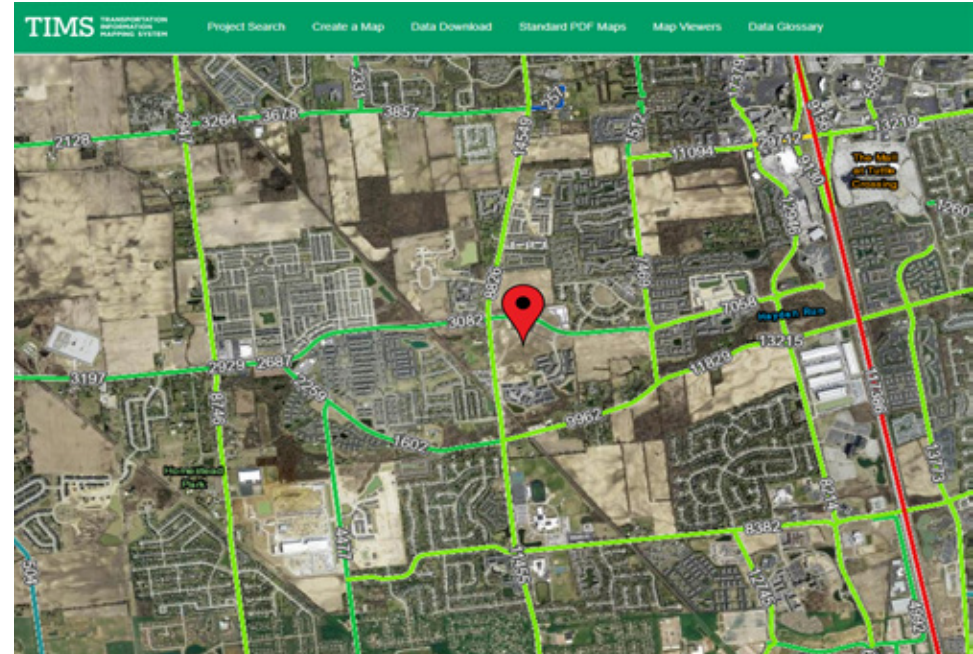


Great Location!

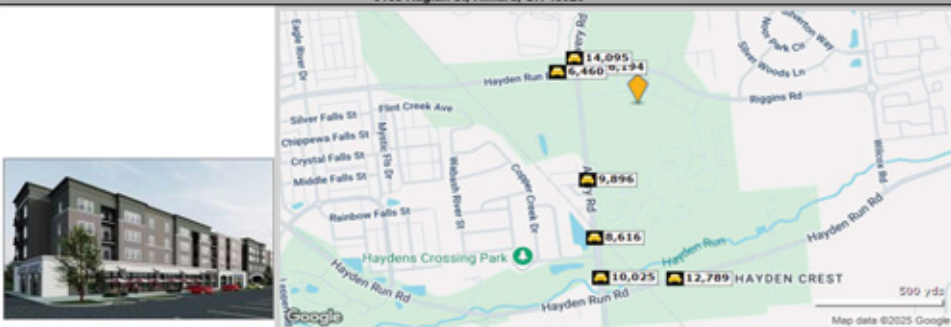
Easy access to major roads
20 minutes to Downtown Columbus

Demographic Summary Report

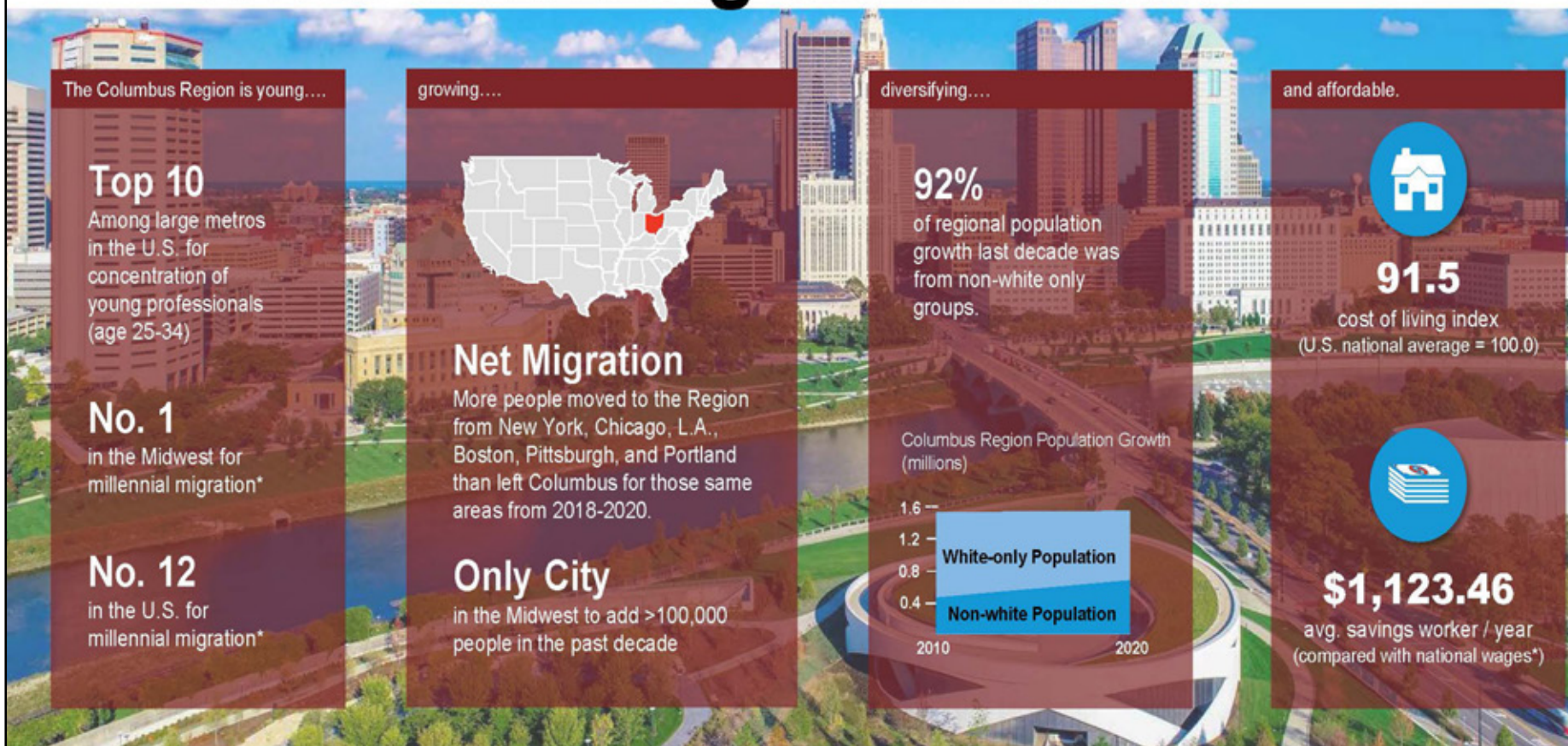
Lawrence Square 5155 Raglan St, Hilliard, OH 43026				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	13,228	63,349	162,278	
2024 Estimate	13,387	64,232	163,379	
2020 Census	13,946	67,216	168,855	
Growth 2024 - 2029	-1.19%	-1.37%	-0.67%	
Growth 2020 - 2024	-4.01%	-4.44%	-3.24%	
2024 Population by Hispanic Origin				
2024 Population	13,387	64,232	163,379	
White	8,415 62.86%	47,039 73.23%	118,108 72.29%	
Black	734 5.48%	2,474 3.85%	7,171 4.39%	
Am. Indian & Alaskan	30 0.22%	129 0.20%	402 0.25%	
Asian	2,918 21.80%	8,412 13.10%	21,008 12.86%	
Hawaiian & Pacific Island	3 0.02%	11 0.02%	40 0.02%	
Other	1,287 9.61%	6,168 9.60%	16,651 10.19%	
U.S. Armed Forces	11	70	126	
Households				
2029 Projection	5,859	26,934	66,389	
2024 Estimate	5,941	27,342	66,898	
2020 Census	6,221	28,705	69,160	
Growth 2024 - 2029	-1.38%	-1.49%	-0.76%	
Growth 2020 - 2024	-4.50%	-4.75%	-3.27%	
Owner Occupied	2,619 44.08%	14,948 54.67%	38,718 57.88%	
Renter Occupied	3,322 55.92%	12,394 45.33%	28,180 42.12%	
2024 Households by HH Income				
Income: <\$25,000	712 11.98%	2,192 8.02%	5,524 8.26%	
Income: \$25,000 - \$50,000	943 15.87%	3,671 13.43%	9,756 14.58%	
Income: \$50,000 - \$75,000	1,273 21.42%	4,800 17.56%	10,654 15.93%	
Income: \$75,000 - \$100,000	933 15.70%	4,276 15.64%	9,375 14.01%	
Income: \$100,000 - \$125,000	862 14.51%	3,848 14.08%	9,037 13.51%	
Income: \$125,000 - \$150,000	567 9.54%	2,733 10.00%	6,177 9.23%	
Income: \$150,000 - \$200,000	332 5.59%	3,132 11.46%	7,651 11.44%	
Income: \$200,000+	320 5.39%	2,687 9.83%	8,726 13.04%	
2024 Avg Household Income	\$91,466	\$111,280	\$117,408	
2024 Med Household Income	\$76,152	\$92,577	\$95,042	



Traffic Count Report

Lawrence Square 5155 Raglan St, Hilliard, OH 43026				
				
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume
1 Riggins Road	Avery Oak Dr	0.23 N	2025	6,194
2 Avery Road	Avery Oak Dr	0.20 N	2025	14,095
3 Hayden Run Boulevard	Avery Oak Dr	0.25 N	2025	6,460
4 Avery Rd	Winters Run Rd	0.19 S	2022	9,568
5 Avery Rd	Winters Run Rd	0.19 S	2025	9,896
6 Avery Road	Winters Run Rd	0.04 S	2023	8,616
7 AVERY RD	Winters Run Rd	0.04 S	2024	8,622
8 Avery Road	Winters Run Rd	0.04 S	2025	8,616
9 Avery Road	Hayden Run Rd	0.05 S	2025	10,025
10 Hayden Run Road	Avery Rd	0.10 W	2025	12,789

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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With 87 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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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.

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