

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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95-UNIT LUXE BELLE APARTMENT DEVELOPMENT
1,200 +/- SF Retail Space on the Ground Floor



Appraisal Brokerage Consulting Development

RETAIL SPACE FOR LEASE
1533 North High Street, Columbus, OH 43201

PRIME RETAIL SPACE NEAR OSU MAIN CAMPUS!

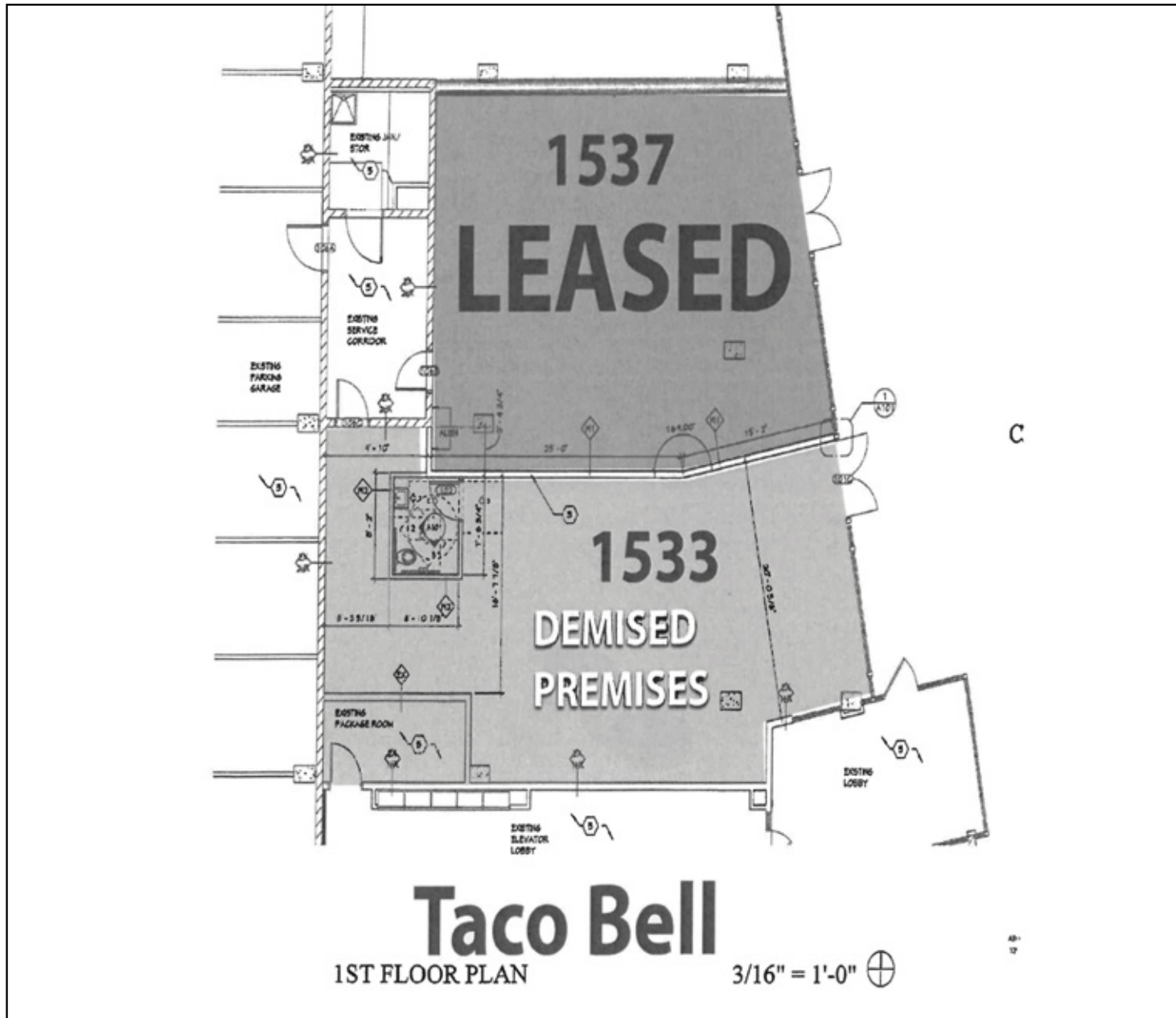
Approximately 1,200 +/- SF of open concept retail space ideally situated just off N High Street in the vibrant University District. Currently vacant with an immediate move in date available. The space occupies the ground floor of the 95 unit Luxe Belle apartment complex, adjacent to Taco Bell Cantina, and includes two reserved parking spaces in the attached parking garage. Located just blocks from The Ohio State University's Ohio Union, the site enjoys excellent visibility and traffic on High Street, which sees over 22,500 VPD. It's also within close proximity to the Gateway Film Center, Kroger, Ohio Expo Center and State Fairgrounds, and numerous other campus and neighborhood amenities.

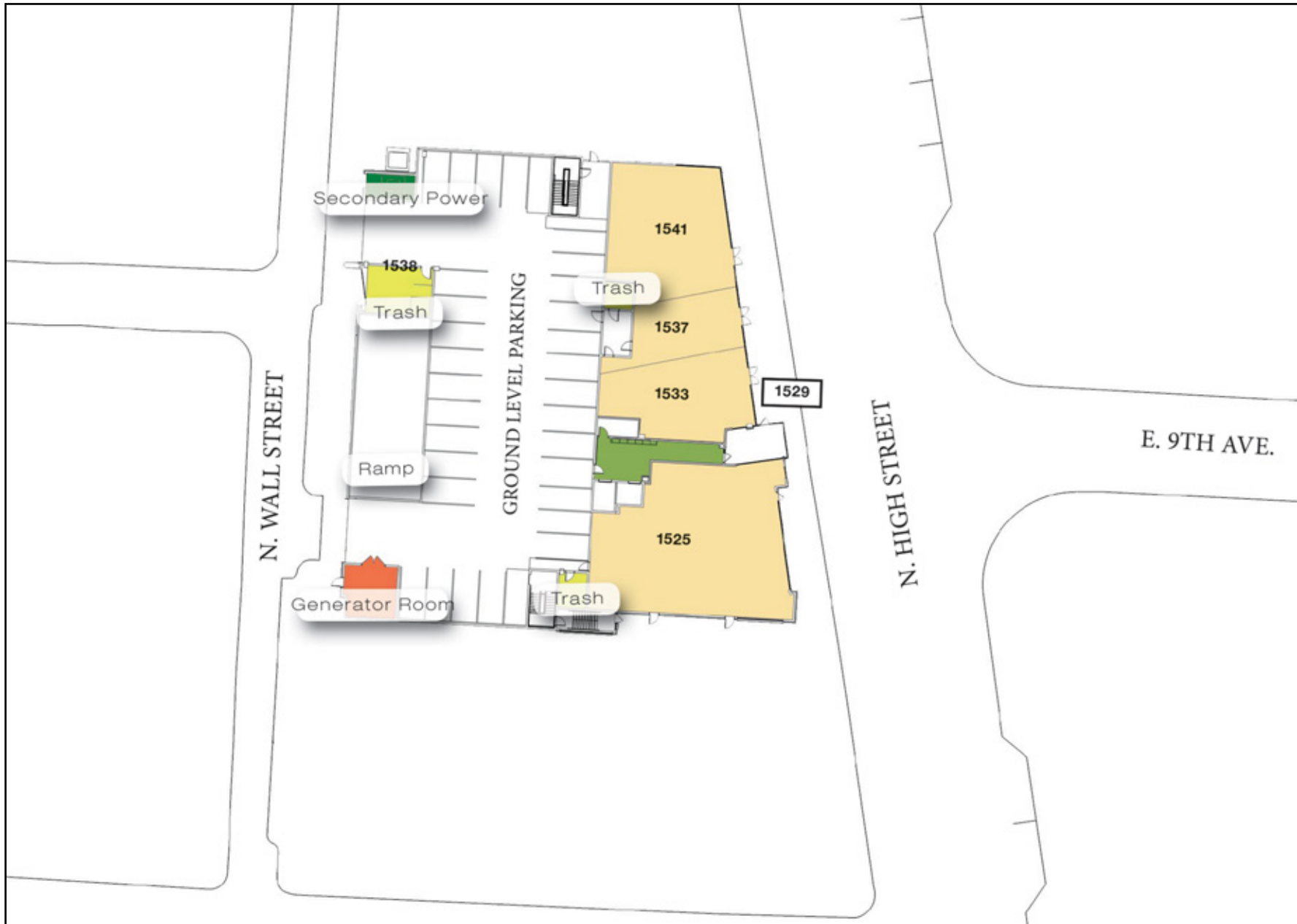


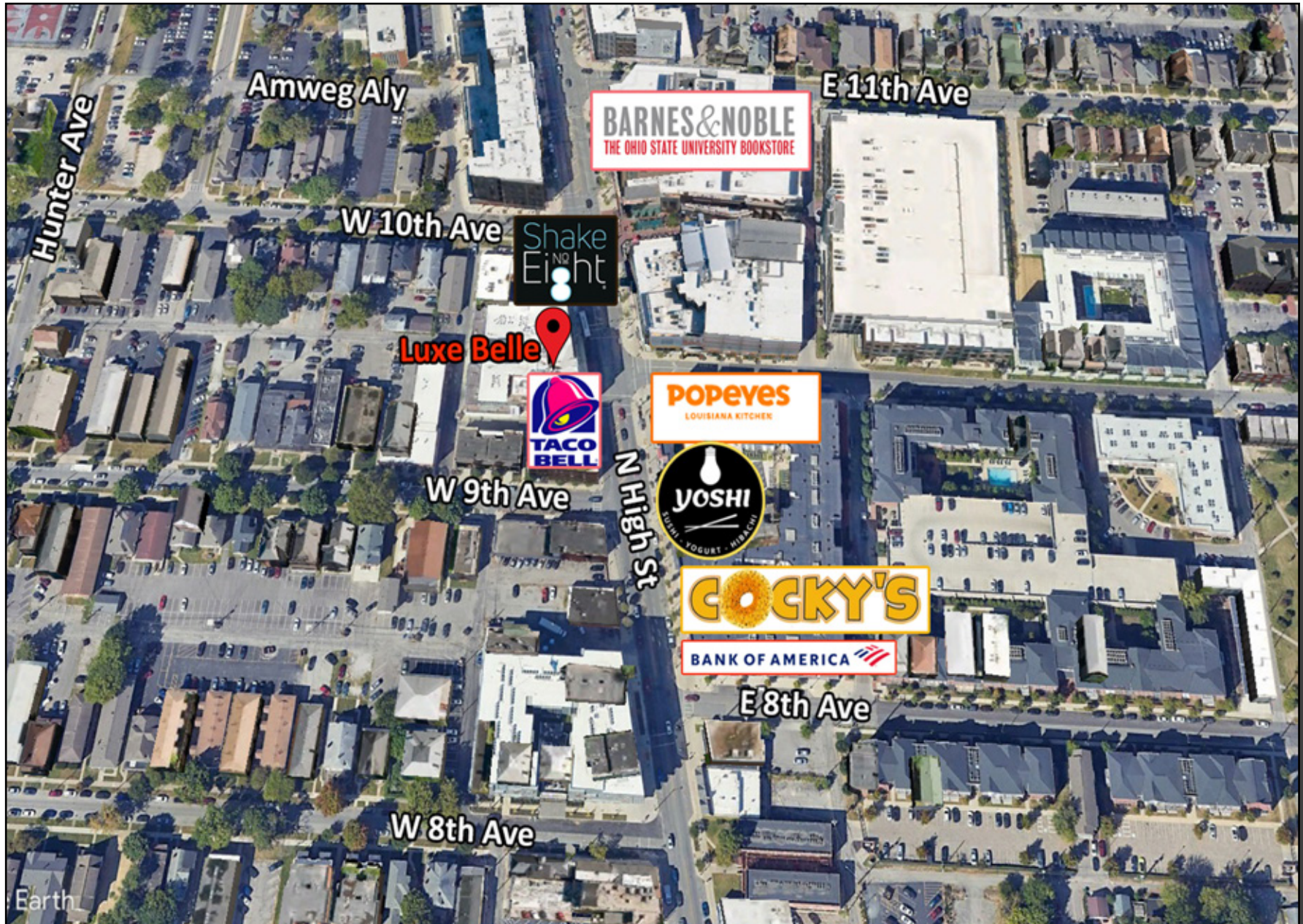
Property Highlights

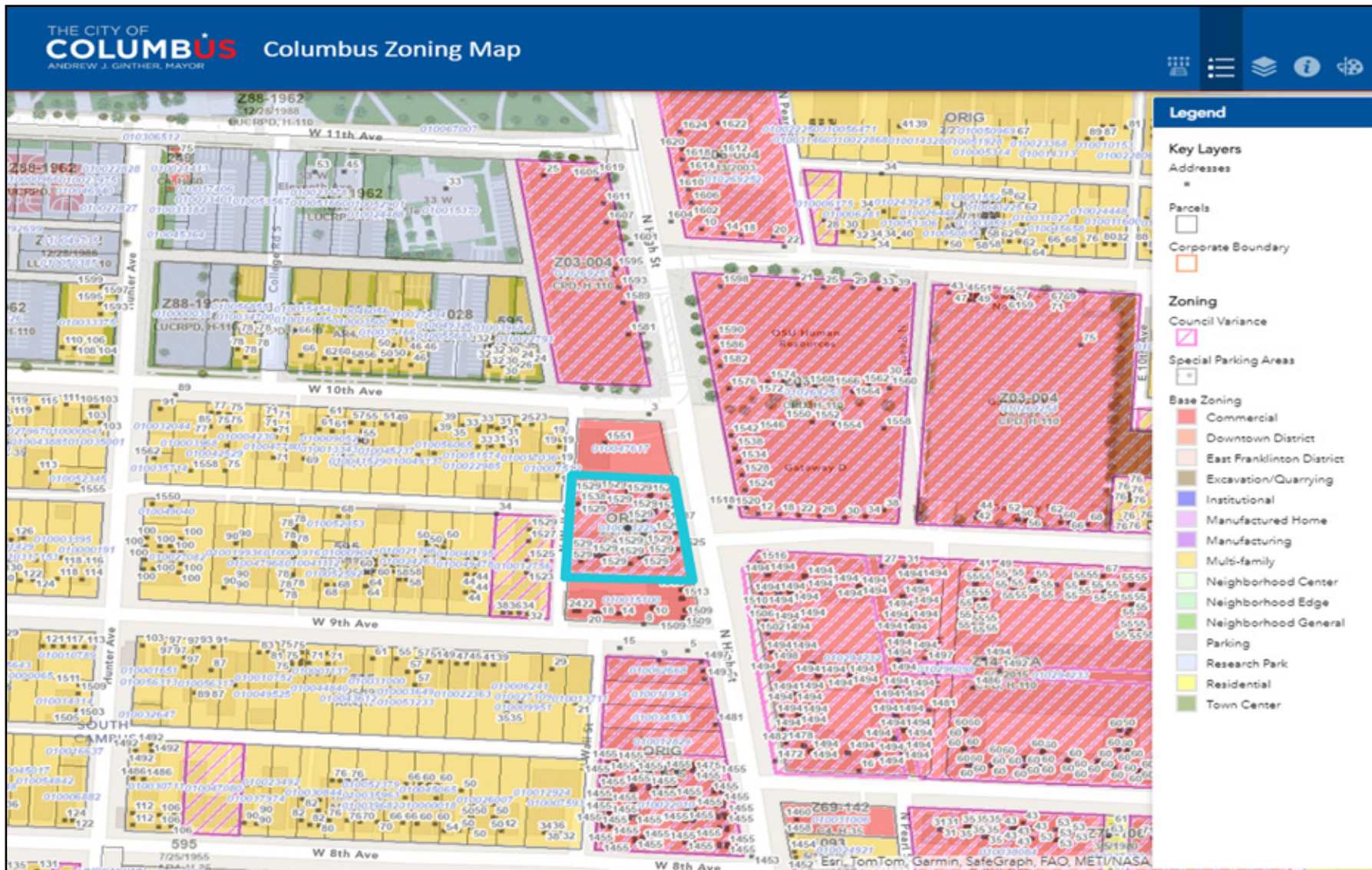
Address:	1533 North High Street Columbus, OH 43201
County:	Franklin
PID:	010-063229-00
Location:	SWC of W 10th Ave and N High Street
Year Built:	2018
Levels:	6 Story
Building Size:	141,440 +/- SF
Available:	1,200 +/- SF
Lease Rate:	\$32/SF NNN
Op. Exp.:	\$14.22/SF
Parking:	2 reserved spaces \$125/space/month
Zoning:	Mixed - Use



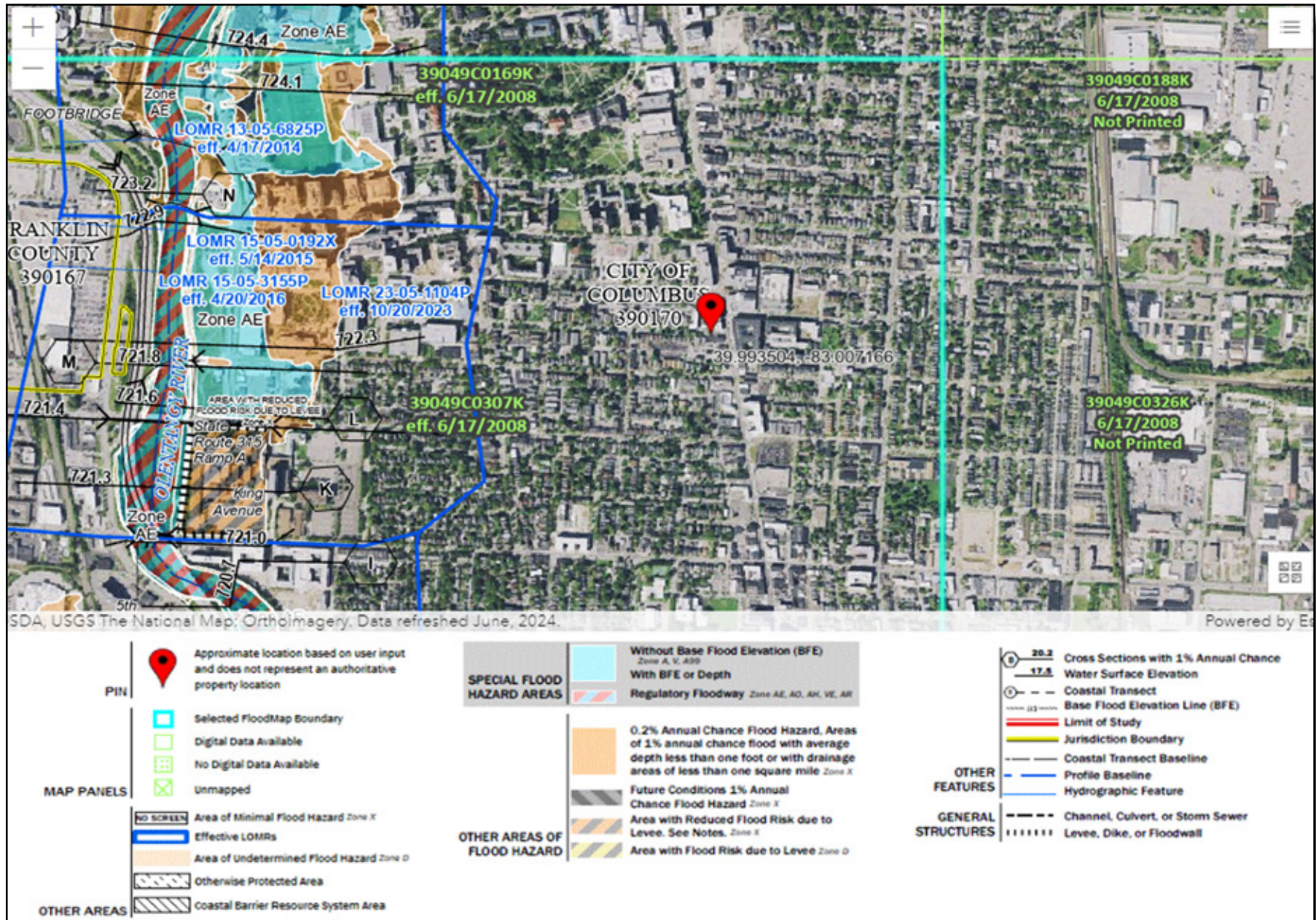








Click [here](#) to view zoning regulations



1,200 +/- SF Retail Space For Lease
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Location Map

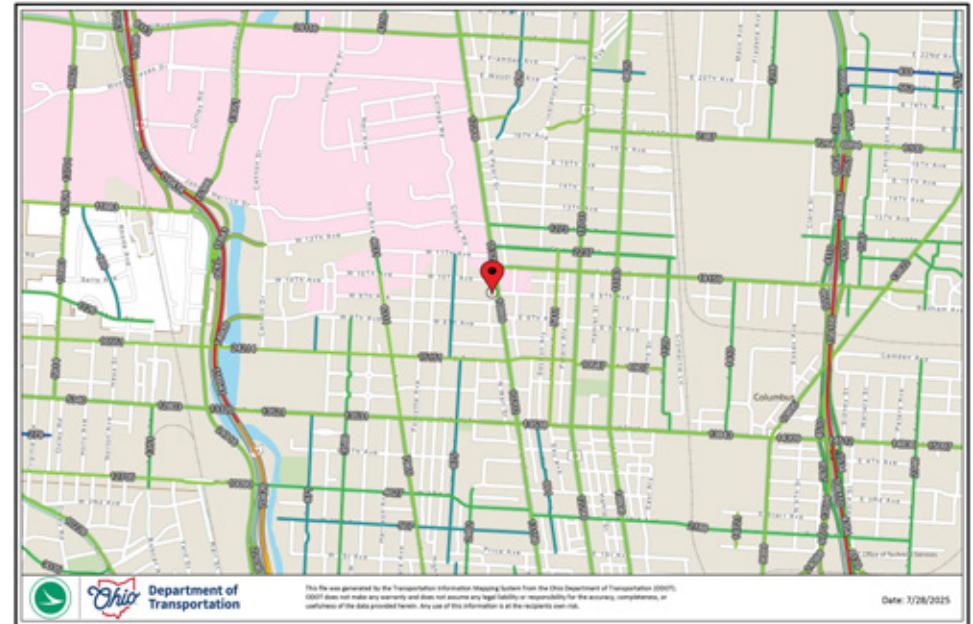


Great Location!


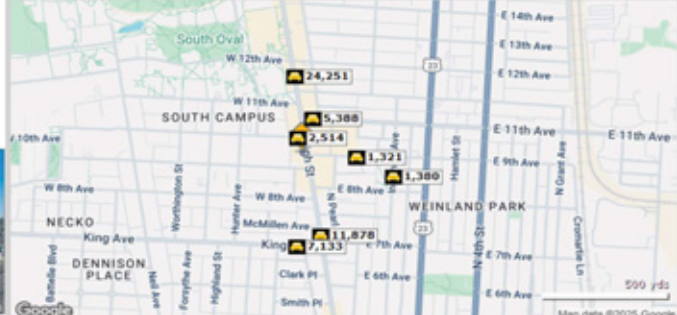
Easy access to major roads
10 minutes to Easton Town Center
20 minutes to Downtown Columbus

Demographic Summary Report

Luxe Belle				
1525-1541 N High St, Columbus, OH 43201				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	44,527	176,345	389,538	
2024 Estimate	44,235	174,162	385,236	
2020 Census	43,465	164,698	366,638	
Growth 2024 - 2029	0.66%	1.25%	1.12%	
Growth 2020 - 2024	1.77%	5.75%	5.07%	
2024 Population by Hispanic Origin				
2024 Population	2,267	8,825	23,204	
2024 Population				
White	33,690 76.16%	111,667 64.12%	228,022 59.19%	
Black	3,721 8.41%	34,029 19.54%	93,095 24.17%	
Am. Indian & Alaskan	91 0.21%	555 0.32%	1,579 0.41%	
Asian	2,719 6.15%	9,371 5.38%	16,601 4.31%	
Hawaiian & Pacific Island	48 0.11%	96 0.06%	184 0.05%	
Other	3,966 8.97%	18,444 10.59%	45,756 11.88%	
U.S. Armed Forces	17	128	170	
Households				
2029 Projection	15,999	80,136	168,423	
2024 Estimate	15,855	79,121	166,565	
2020 Census	15,254	74,526	158,329	
Growth 2024 - 2029	0.91%	1.28%	1.12%	
Growth 2020 - 2024	3.94%	6.17%	5.20%	
Owner Occupied	2,221 14.01%	21,365 27.00%	64,842 38.93%	
Renter Occupied	13,634 85.99%	57,756 73.00%	101,723 61.07%	
2024 Households by HH Income				
Income: <\$25,000	5,267 33.22%	20,672 26.13%	39,566 23.75%	
Income: \$25,000 - \$50,000	3,541 22.33%	16,457 20.80%	35,228 21.15%	
Income: \$50,000 - \$75,000	1,923 12.13%	13,284 16.79%	28,169 16.91%	
Income: \$75,000 - \$100,000	1,578 9.95%	8,821 11.15%	18,967 11.39%	
Income: \$100,000 - \$125,000	1,156 7.29%	5,643 7.13%	13,348 8.01%	
Income: \$125,000 - \$150,000	659 4.16%	4,029 5.09%	8,731 5.24%	
Income: \$150,000 - \$200,000	880 5.55%	5,009 6.33%	10,710 6.43%	
Income: \$200,000+	852 5.37%	5,204 6.58%	11,848 7.11%	
2024 Avg Household Income	\$68,532	\$77,581	\$80,895	
2024 Med Household Income	\$41,637	\$54,061	\$56,801	



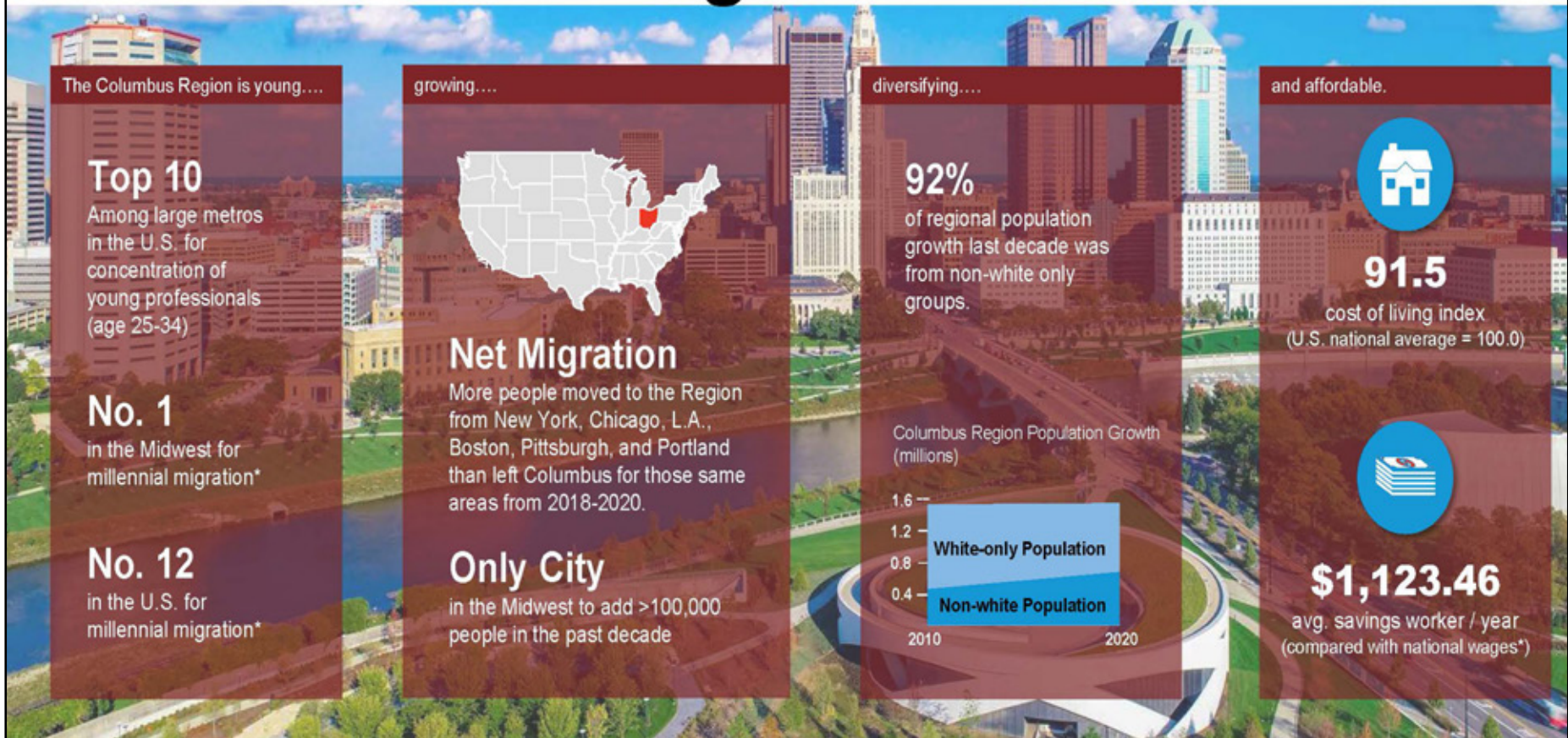
Traffic Count Report

Luxe Belle						
1525-1541 N High St, Columbus, OH 43201						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W 10th Ave	N High St	0.02 E	2024	2,526	MPSI	.04
2 W 10th Ave	N High St	0.02 E	2025	2,514	MPSI	.04
3 E 11th Ave	N Pearl St	0.02 E	2024	5,403	MPSI	.09
4 E 11th Ave	N Pearl St	0.02 E	2025	5,388	MPSI	.09
5 E 9th Ave	Welch Pl	0.03 W	2025	1,321	MPSI	.13
6 N High St	E 12th Ave	0.04 N	2022	21,802	MPSI	.19
7 N High St	E 12th Ave	0.04 N	2025	24,251	MPSI	.19
8 N High St	McMillen Ave	0.02 N	2025	11,878	MPSI	.21
9 Indianola Ave	E 8th Ave	0.04 S	2025	1,360	MPSI	.22
10 King Avenue	Dennison Ave	0.04 W	2025	7,133	MPSI	.23



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



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

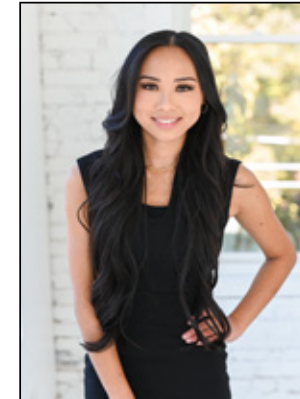
Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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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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www.rweiler.com

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