THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Alex Marsh • amarsh@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.118 • www.rweiler.com
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Village Center

THE ROBERT WEILER COMPANY
Appraisal Brokerage Consulting Development

RETAIL SPACE FOR LEASE

1995 East Dublin Granville Road, Columbus, Ohio 43229

Property Description

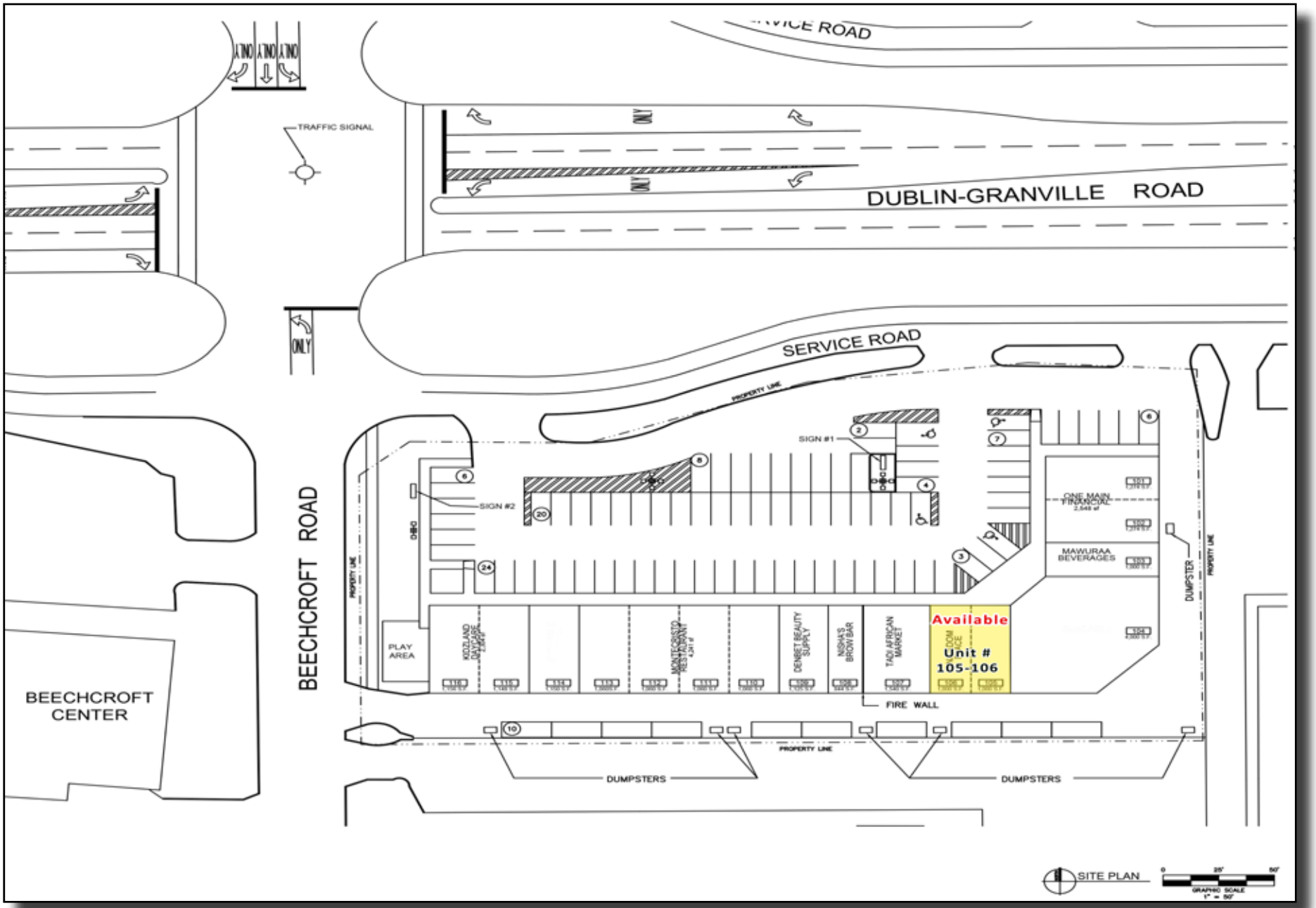
STRIP CENTER - RETAIL SPACE FOR LEASE!

Situated on St. Rt. 161 between Cleveland Ave and Highway I-70, this high-traffic strip center offers exceptional visibility and easy accessibility. Featuring sub-metered spaces, tenants have control over their own utilities, making it a flexible option for a variety of businesses. With its prime location in a well-traveled commercial corridor, this property presents an excellent opportunity for retailers and service providers looking to maximize exposure. Contact us today to learn more about available leasing options!

Property Highlights

Address:	**1995 E Dublin Granville Rd Columbus, OH 43229**
County:	**Franklin**
PID:	**010-117399-00**
Location:	**SEC of E Dublin Granville Rd and Beechcroft Rd**
Building Size:	**20,143 +/- SF**
Year Built:	**1973**
Year Remodeled:	**1981**
Levels:	**1 Story**
Space Available:	
Unit # 105 -	**1,000 +/- SF**
Unit # 106 -	**1,000 +/- SF**
Lease Rate:	**Negotiable**
Zoning:	**LC4 Commercial**

Site Plan - Space Available



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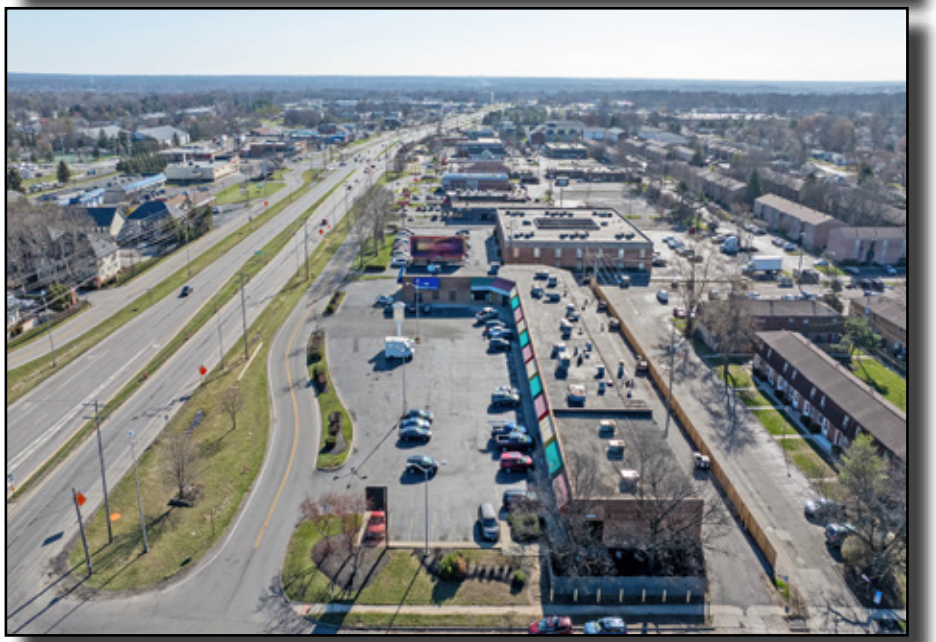
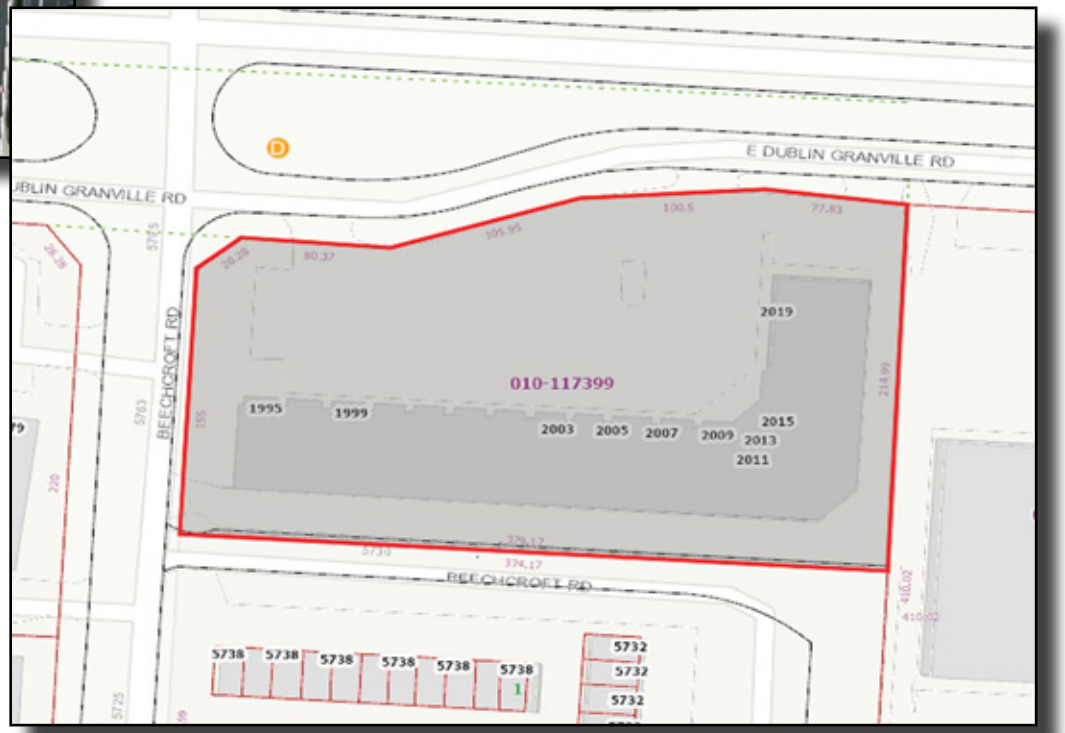
Photos



Aerial & Plat Map



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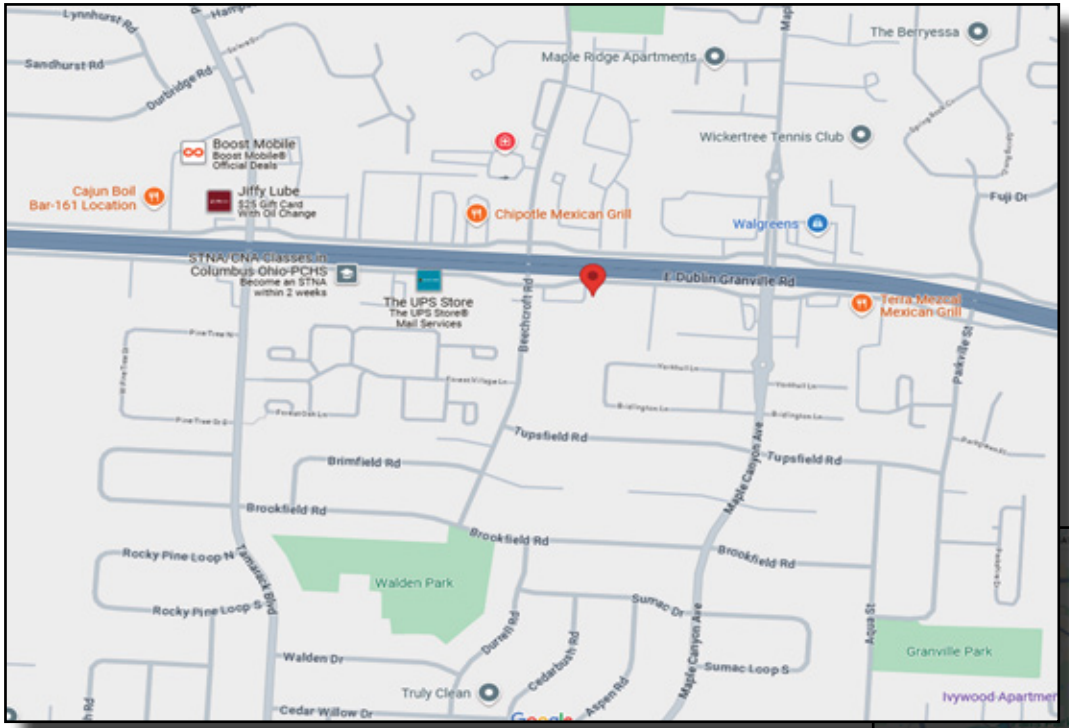
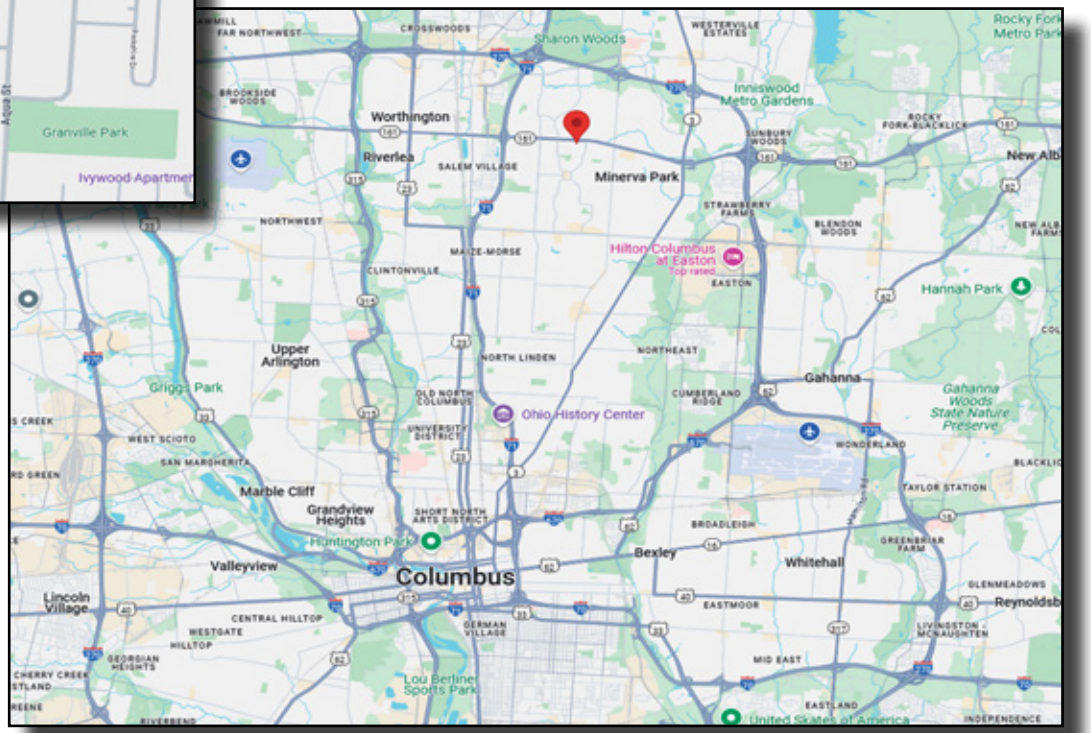
Street Map





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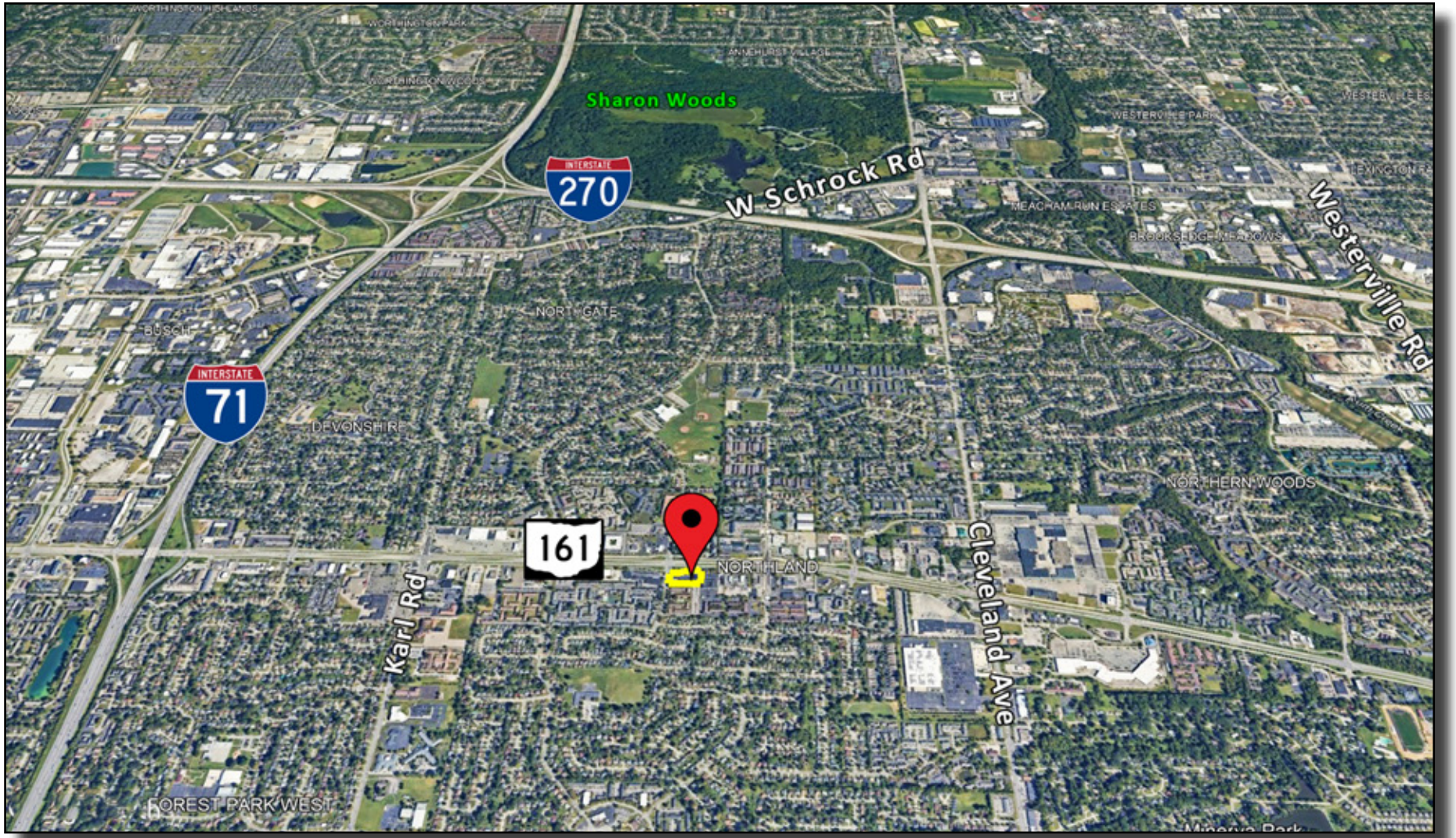
Location Map



Great Location!

Easy access to major roads

15 minutes to Downtown Columbus

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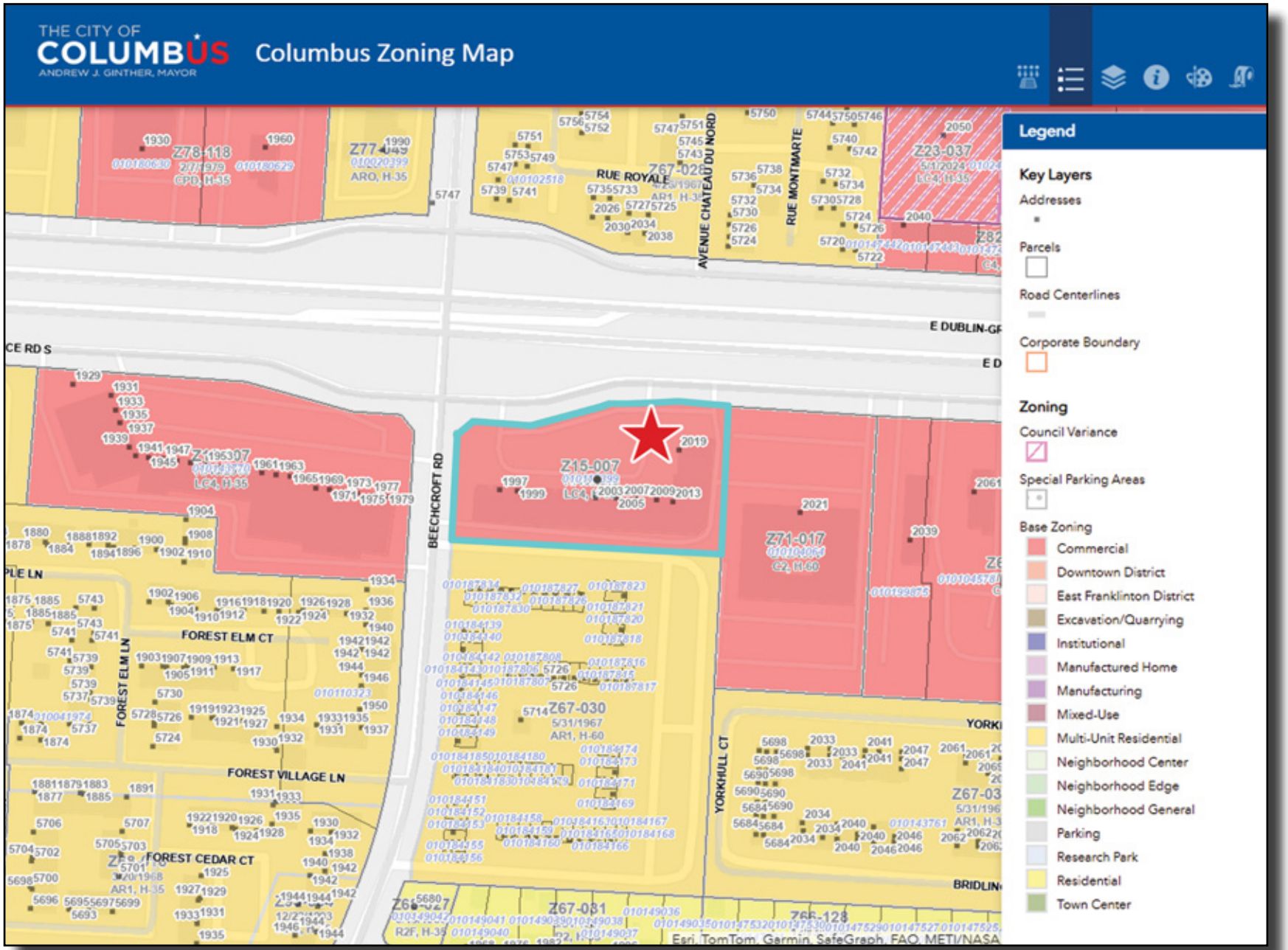
Zoning Map



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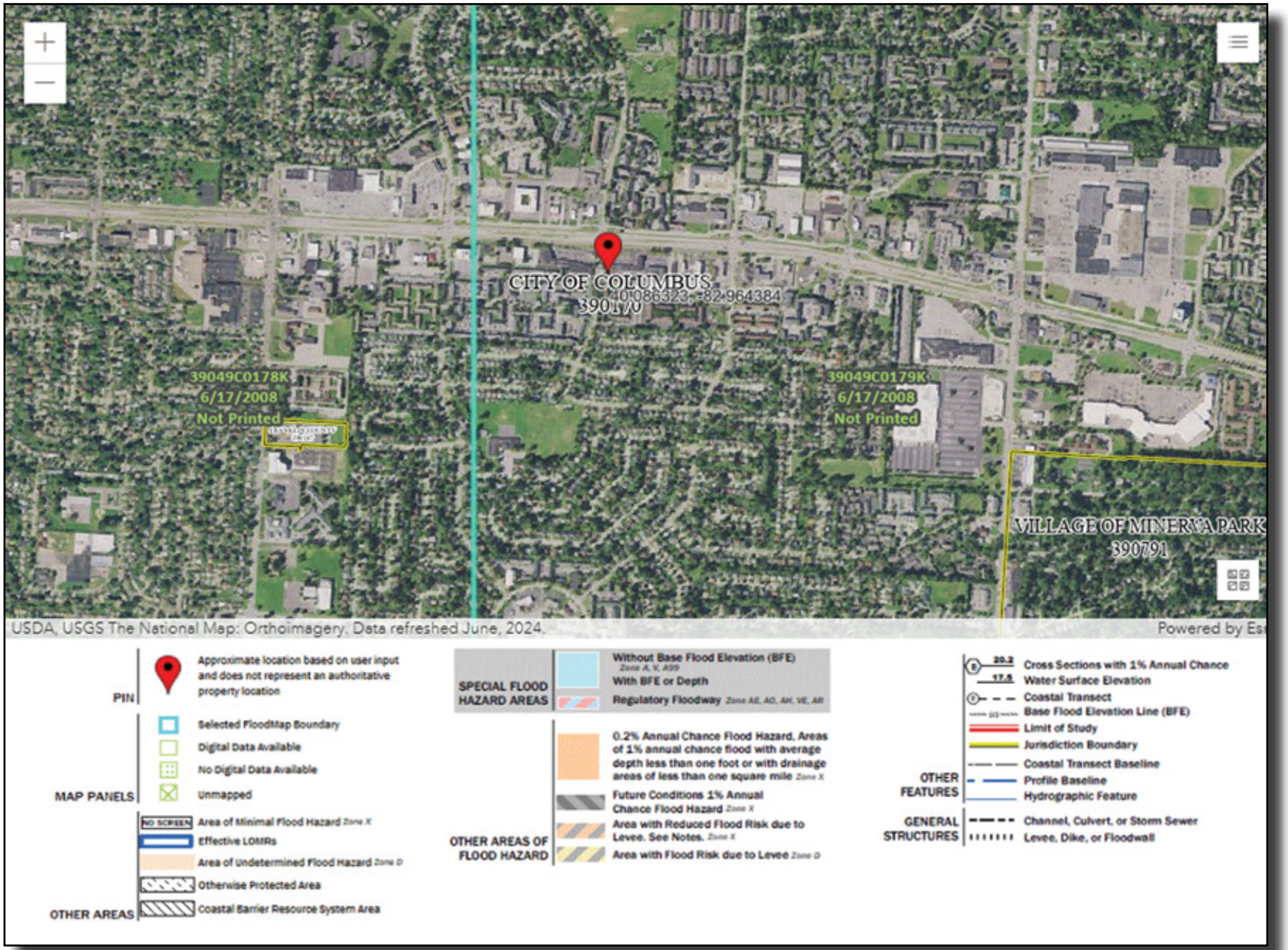
Flood Map

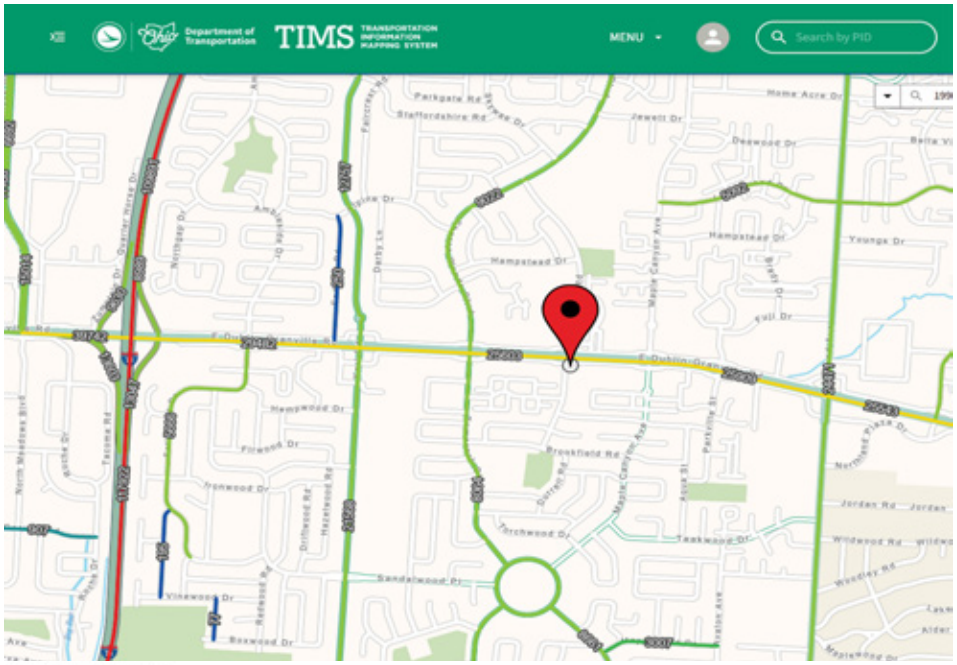

CITY OF COLUMBUS
390170
39049C0178K
6/17/2008
Not Printed
39049C0179K
6/17/2008
Not Printed
VILLAGE OF MINERVA PARK
390791
USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.
Powered by Es
PIN
Approximate location based on user input and does not represent an authoritative property location
MAP PANELS
Selected FloodMap Boundary
Digital Data Available
No Digital Data Available
Unmapped
NO SCREEN
Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D
Otherwise Protected Area
OTHER AREAS
Coastal Barrier Resource System Area
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth
Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D
OTHER FEATURES
20.2
17.5
Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

Demographics & Traffic

Demographic Summary Report

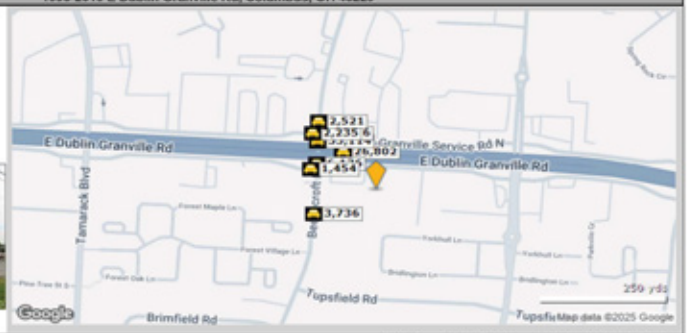
Village Center
1995-2019 E Dublin Granville Rd, Columbus, OH 43229

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	20,752		127,099		305,045	
2024 Estimate	20,865		127,914		302,904	
2020 Census	21,634		133,275		309,402	
Growth 2024 - 2029	-0.54%		-0.64%		0.71%	
Growth 2020 - 2024	-3.55%		-4.02%		-2.10%	
2024 Population by Hispanic Origin	2,402		10,680		19,281	
2024 Population	20,865		127,914		302,904	
White	6,713	32.17%	56,024	43.80%	165,966	54.79%
Black	9,339	44.76%	43,973	34.38%	77,978	25.74%
Am. Indian & Alaskan	203	0.97%	758	0.59%	1,421	0.47%
Asian	1,124	5.39%	9,170	7.17%	20,637	6.81%
Hawaiian & Pacific Island	1	0.00%	21	0.02%	80	0.03%
Other	3,485	16.70%	17,969	14.05%	36,822	12.16%
U.S. Armed Forces	0		52		148	
Households						
2029 Projection	7,931		50,062		124,831	
2024 Estimate	7,976		50,394		123,844	
2020 Census	8,273		52,526		126,430	
Growth 2024 - 2029	-0.56%		-0.66%		0.80%	
Growth 2020 - 2024	-3.59%		-4.06%		-2.05%	
Owner Occupied	3,450	43.25%	24,022	47.67%	64,168	51.81%
Renter Occupied	4,526	56.75%	26,371	52.33%	59,676	48.19%
2024 Households by HH Income	7,975		50,394		123,844	
Income: <$25,000	1,644	20.61%	8,540	16.95%	17,984	14.52%
Income: $25,000 - $50,000	2,076	26.03%	11,968	23.75%	24,653	19.91%
Income: $50,000 - $75,000	2,061	25.84%	11,354	22.53%	24,544	19.82%
Income: $75,000 - $100,000	963	12.08%	6,739	13.37%	17,438	14.08%
Income: $100,000 - $125,000	769	9.64%	5,230	10.38%	13,470	10.88%
Income: $125,000 - $150,000	204	2.56%	2,585	5.13%	8,765	7.08%
Income: $150,000 - $200,000	200	2.51%	2,484	4.93%	9,365	7.56%
Income: $200,000+	58	0.73%	1,494	2.96%	7,625	6.16%
2024 Avg Household Income	$59,967		$73,385		$88,358	
2024 Med Household Income	$52,609		$58,312		$68,996	



Traffic Count Report

Village Center
1995-2019 E Dublin Granville Rd, Columbus, OH 43229



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Dublin Granville Rd	Beechcroft Rd	0.03 W	2022	25,053	MPSI	.06
2	E Dublin Granville Rd	Beechcroft Rd	0.03 W	2020	26,802	MPSI	.06
3	Beechcroft Rd	E Dublin Granville Rd	0.02 N	2022	6,136	MPSI	.07
4	Beechcroft Rd	Forest Village Ln	0.05 S	2022	3,736	MPSI	.08
5	Beechcroft Rd	E Dublin Granville Rd	0.03 N	2021	1,468	MPSI	.08
6	Beechcroft Rd	E Dublin Granville Rd	0.03 N	2022	1,454	MPSI	.08
7	Beechcroft Rd	E Dublin Granville Rd	0.01 S	2022	53,114	MPSI	.09
8	Beechcroft Rd	E Dublin Granville Rd	0.02 SW	2022	1,616	MPSI	.09
9	Beechcroft Rd	E Dublin Granville Rd	0.02 S	2022	2,235	MPSI	.10
10	Beechcroft Rd	E Dublin Granville Rd	0.04 S	2022	2,521	MPSI	.11

What's Driving Investment?

The Columbus Region is young....

Top 10
Among large metros in the U.S. for concentration of young professionals (age 25-34)

No. 1
in the Midwest for millennial migration*

No. 12
in the U.S. for millennial migration*

growing....

Net Migration
More people moved to the Region from New York, Chicago, L.A., Boston, Pittsburgh, and Portland than left Columbus for those same areas from 2018-2020.

Only City
in the Midwest to add >100,000 people in the past decade

diversifying....

92%
of regional population growth last decade was from non-white only groups.

Columbus Region Population Growth (millions)

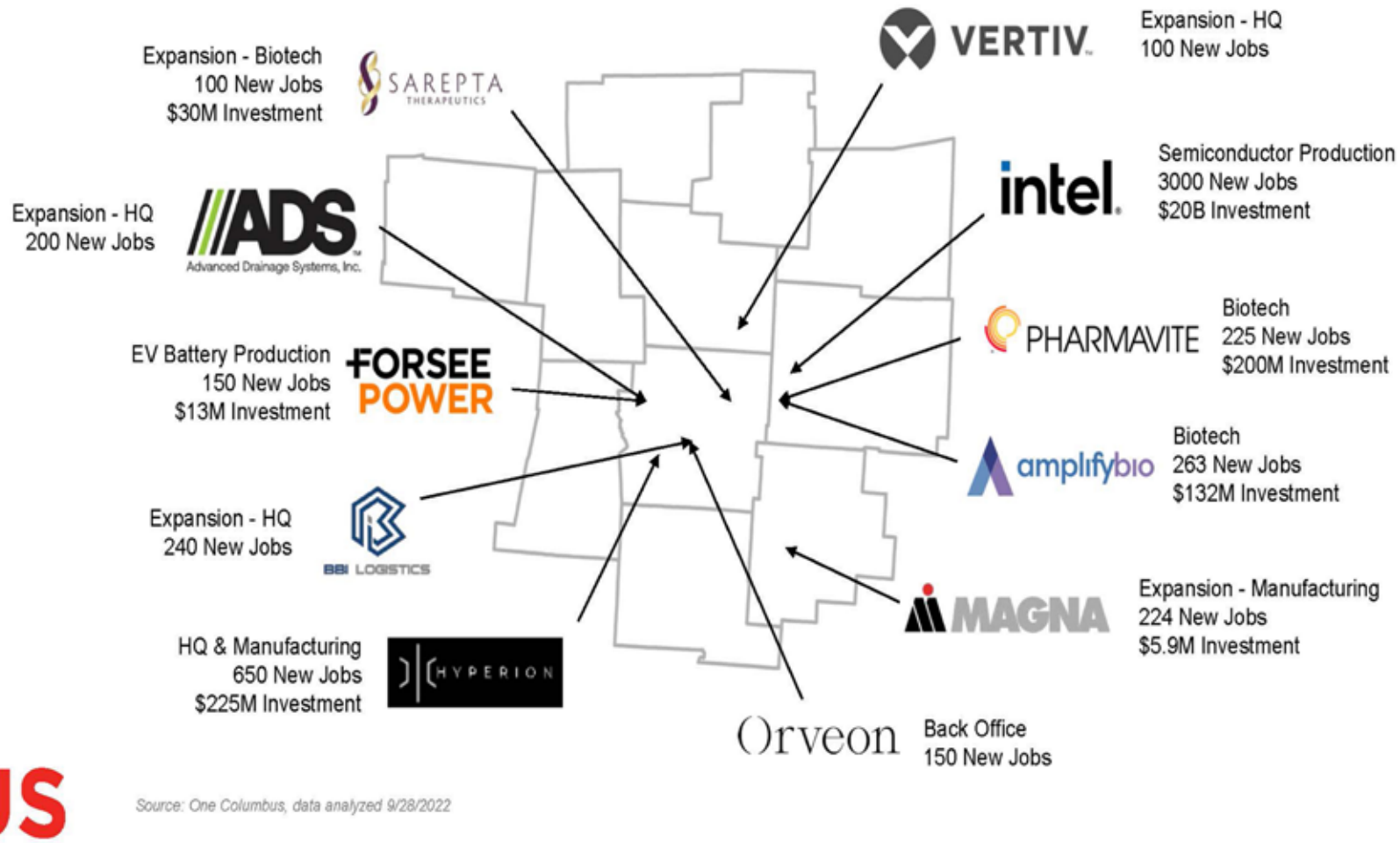
and affordable.

91.5
cost of living index
(U.S. national average = 100.0)

$1,123.46
avg. savings worker / year
(compared with national wages*)

US

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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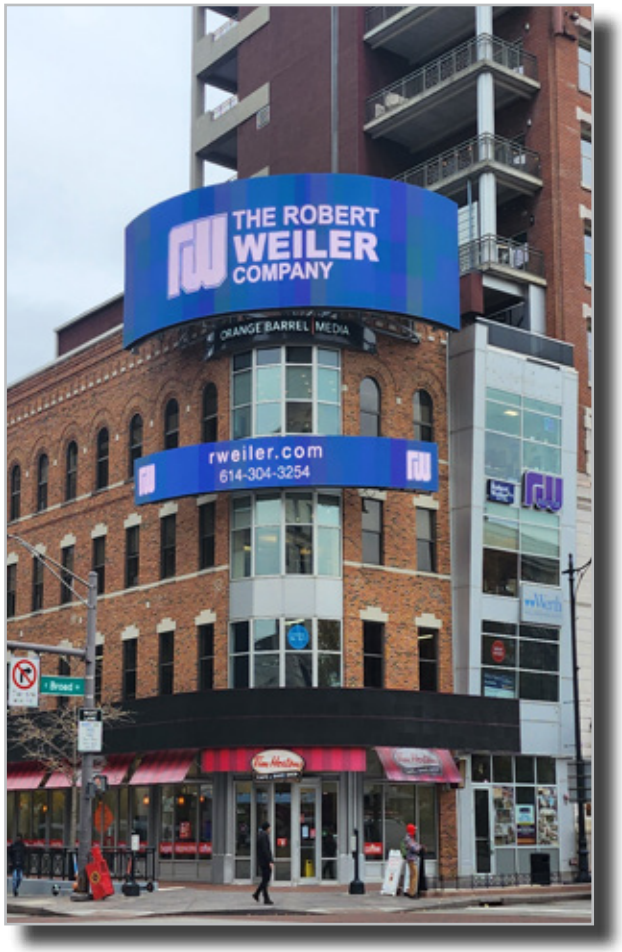

The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 87 years in the business, we have a competitive advantage in the market... a value that 7 clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.

Learn more about us at
www.rweiler.com

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Sales & Leasing Assoc.
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Alex Marsh
Vice President
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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.

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