

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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Beechcroft Center



Appraisal Brokerage Consulting Development

RETAIL SPACE FOR LEASE
1931 East Dublin Granville Road, Columbus, Ohio 43229

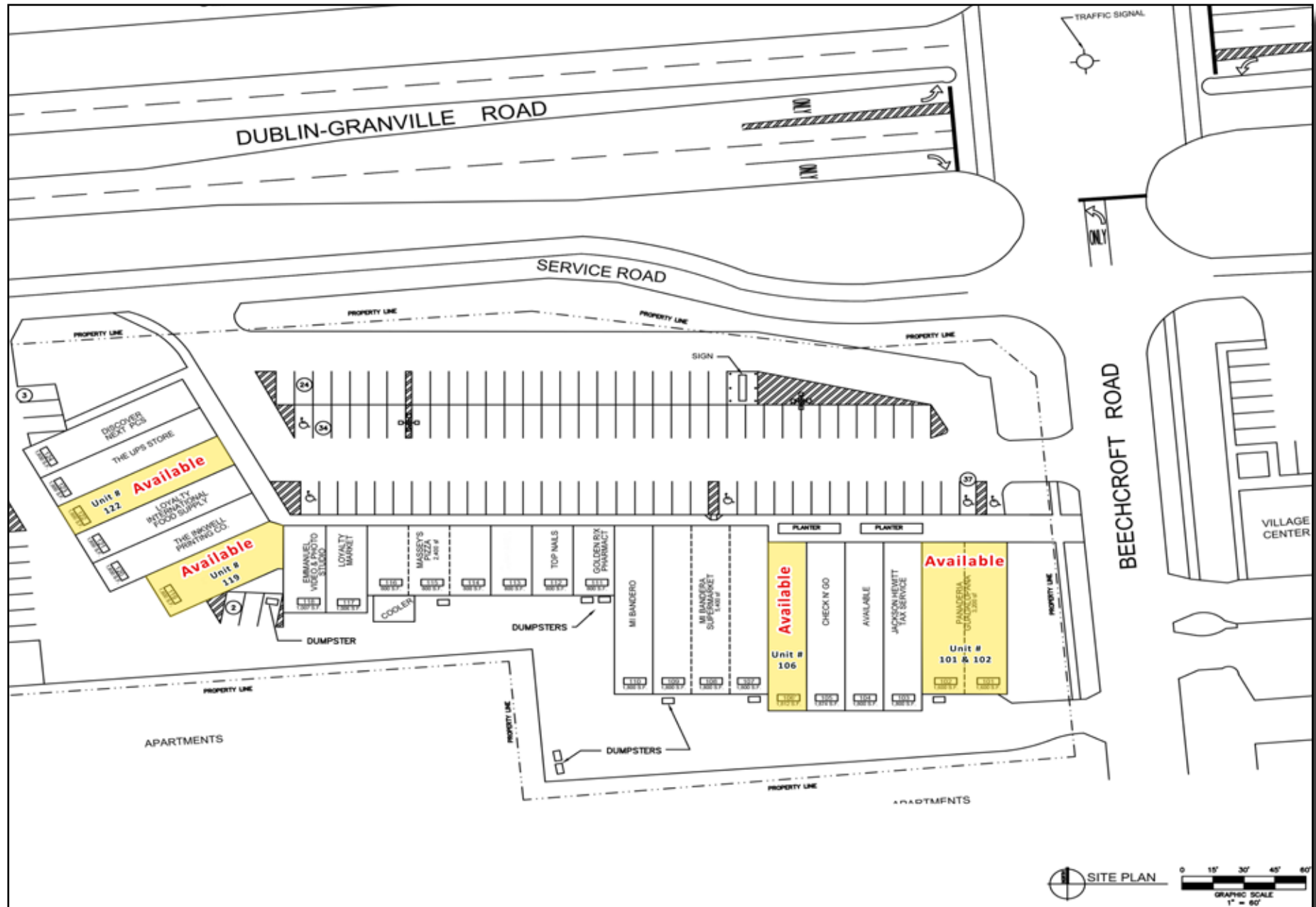
STRIP CENTER - RETAIL SPACE FOR LEASE!

This high-visibility strip center on St. Rt. 161, between Cleveland Ave and Highway I-70, offers an excellent location with strong traffic counts and easy access to major roadways. The property features sub-metered spaces, allowing tenants to control their own utilities, and provides a great opportunity for businesses looking to establish themselves in a well-traveled commercial area. With a prime location and strong exposure, this space is ideal for a variety of retail or service-based businesses. Contact us today for leasing details!

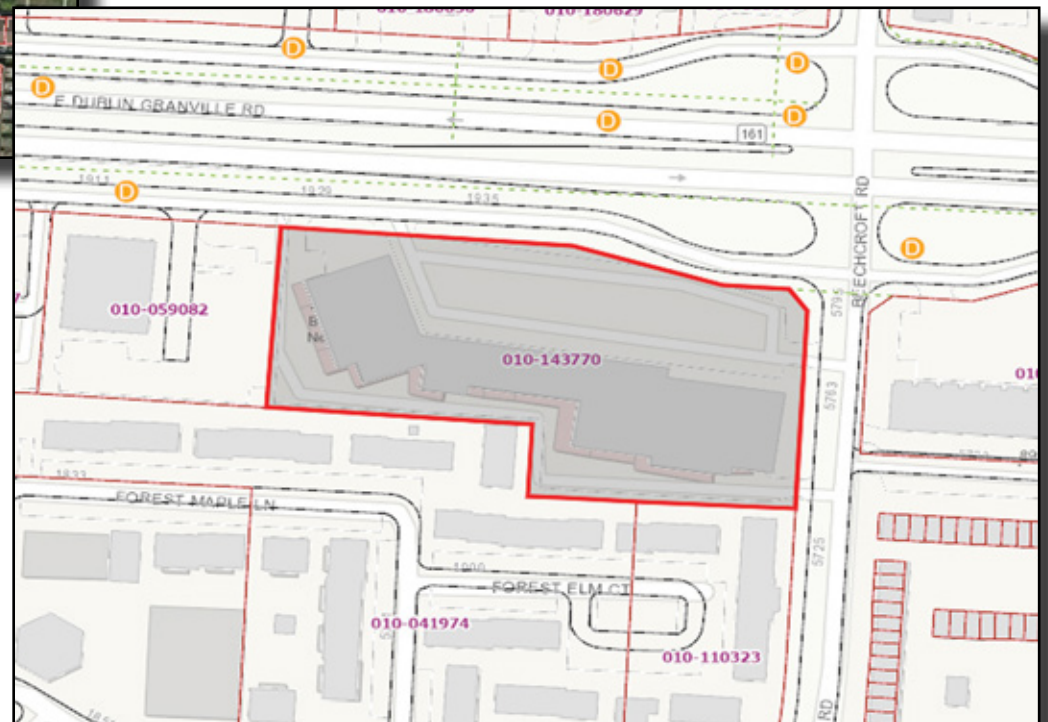


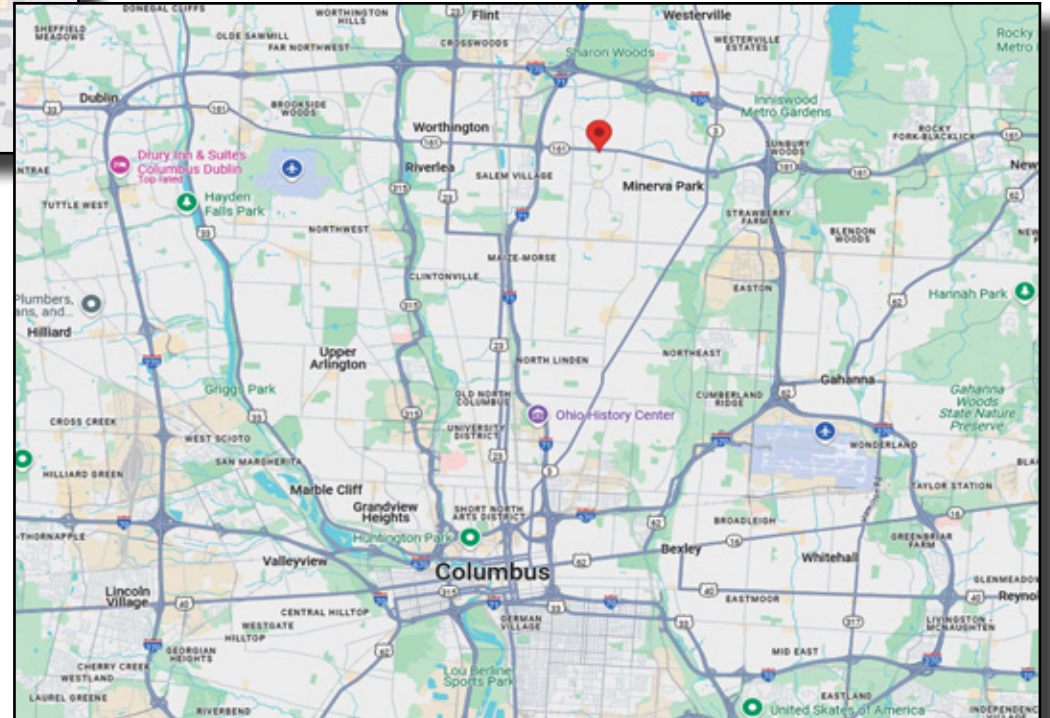
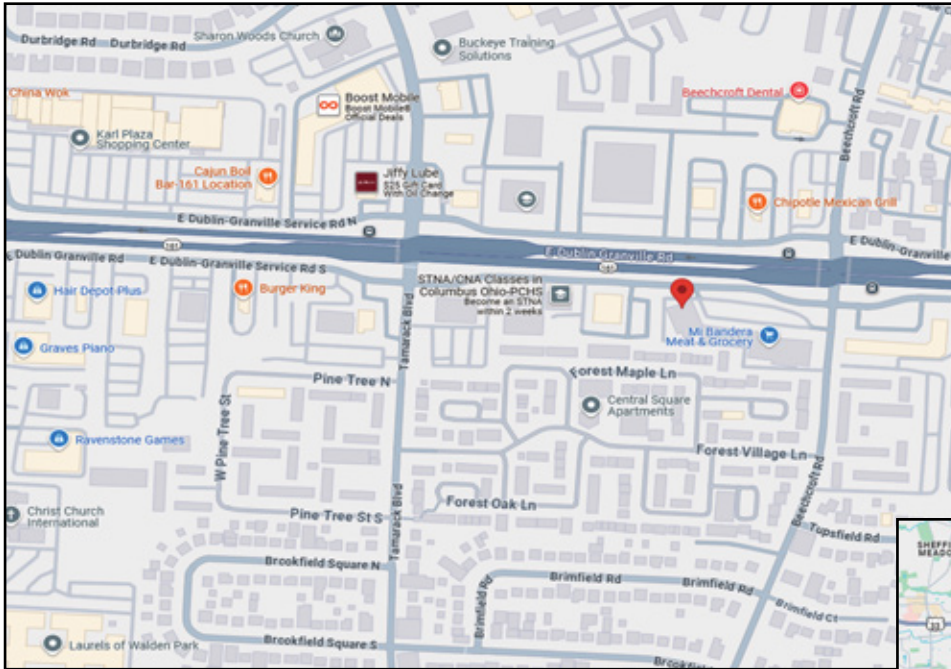
Property Highlights

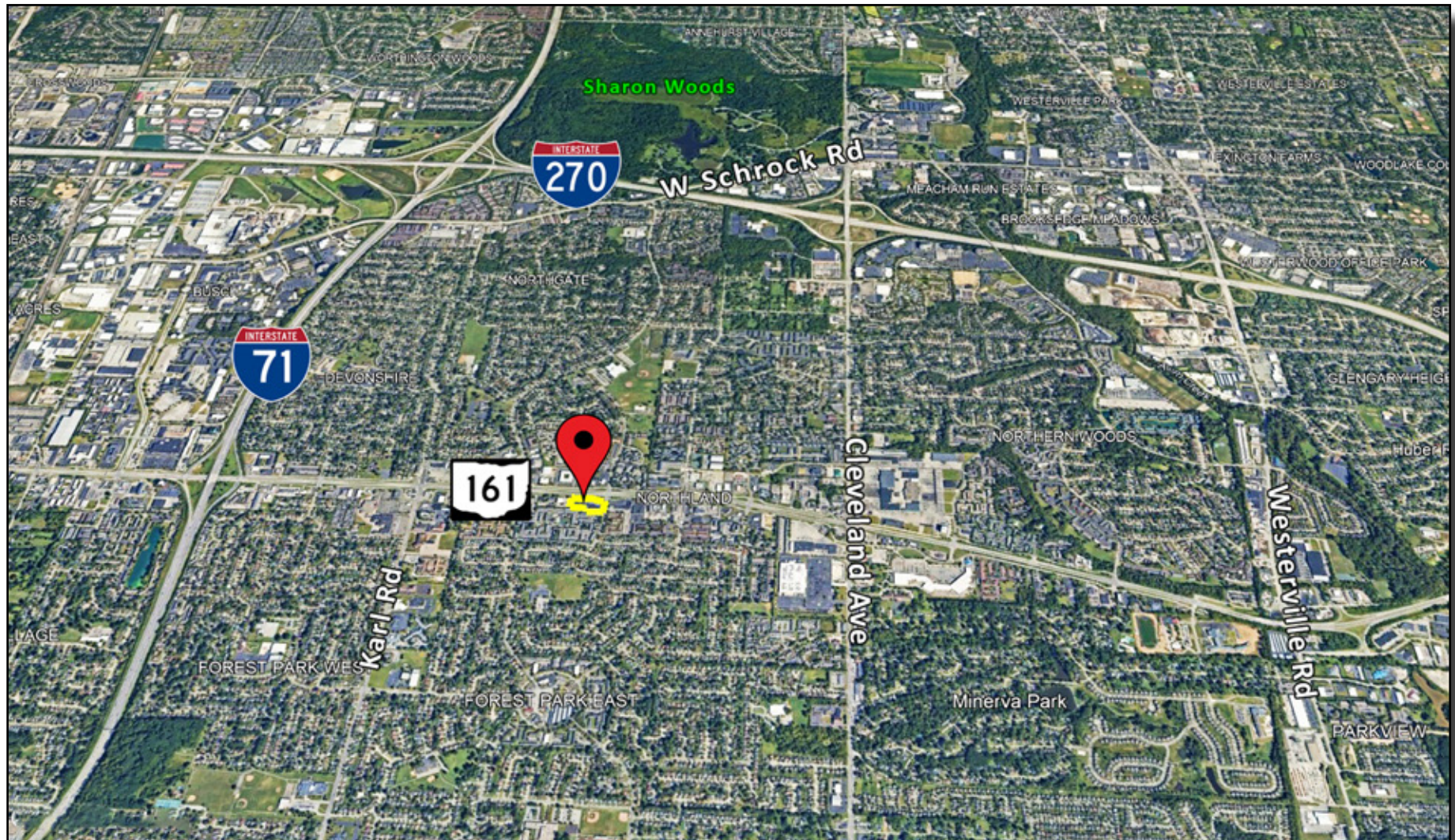
Address:	1931 E Dublin Granville Rd Columbus, OH 43212
County:	Franklin
PID:	010-143770-00
Location:	SWC of Beechcroft Rd and E Dublin Granville Rd
Building Size:	34,321 +/- SF
Year Built:	1977
Levels:	1 Story
Space Available:	
Unit # 102 & 101 -	3,200 +/- SF
Unit # 106 -	1,812 +/- SF
Unit # 119 -	1,600 +/- SF
Unit # 122 -	1,600 +/- SF
Lease Rate:	Negotiable
Zoning:	LC4 - Commercial





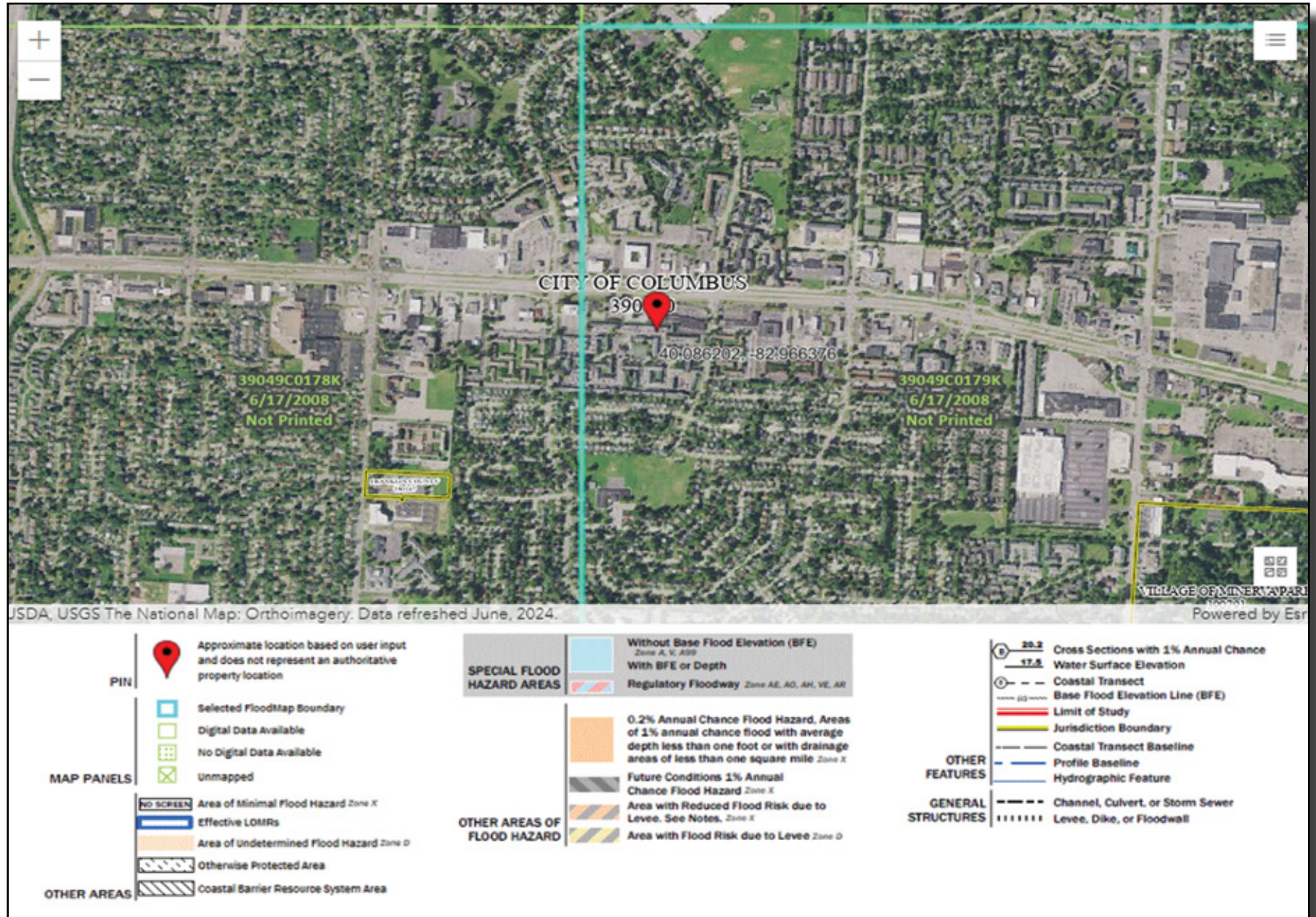


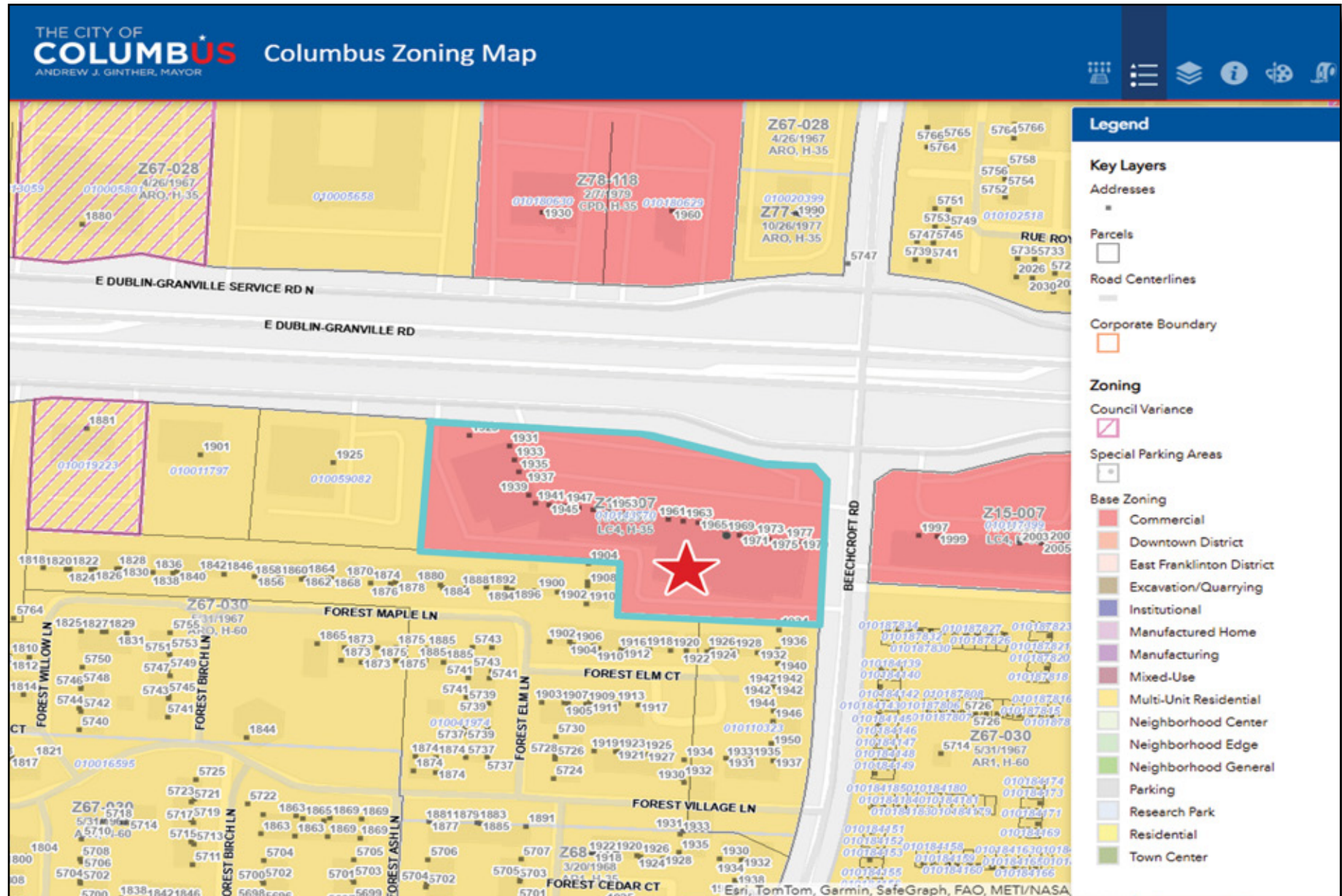





Great Location!

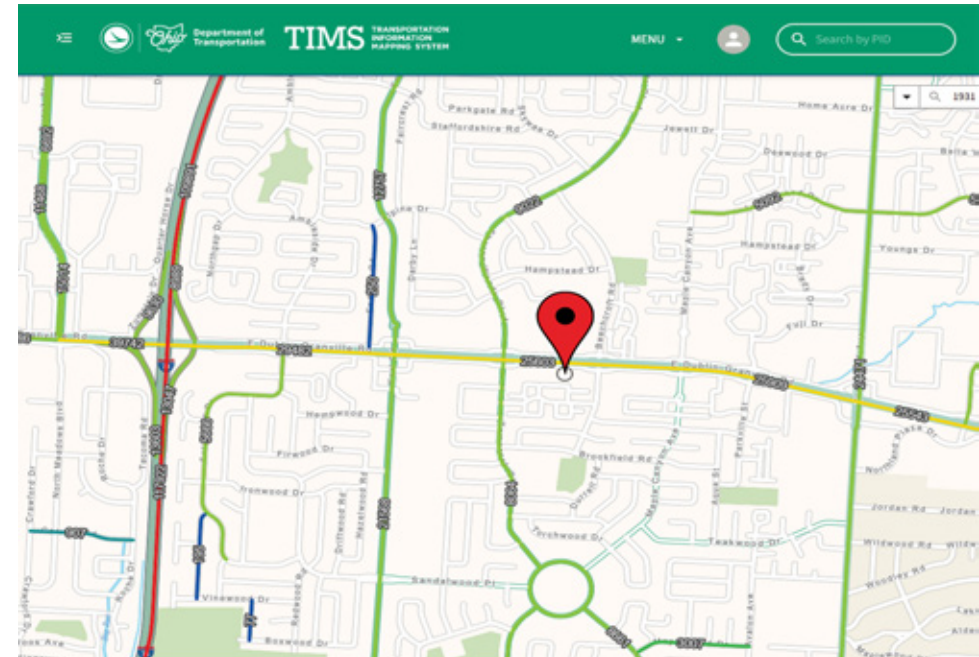
Easy access to major roads
15 minutes to Downtown Columbus





Demographic Summary Report

Beechcroft Centre				
1931-1977 E Dublin Granville Rd, Columbus, OH 43229				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	21,513	127,561	306,326	
2024 Estimate	21,634	128,383	304,179	
2020 Census	22,449	133,789	310,743	
Growth 2024 - 2029	-0.56%	-0.64%	0.71%	
Growth 2020 - 2024	-3.63%	-4.04%	-2.11%	
2024 Population by Hispanic Origin	2,457	10,701	19,362	
2024 Population	21,634	128,383	304,179	
White	7,054 32.61%	56,748 44.20%	167,763 55.15%	
Black	9,566 44.22%	43,625 33.98%	77,062 25.33%	
Am. Indian & Alaskan	208 0.96%	763 0.59%	1,424 0.47%	
Asian	1,202 5.56%	9,211 7.17%	20,897 6.87%	
Hawaiian & Pacific Island	1 0.00%	21 0.02%	80 0.03%	
Other	3,603 16.65%	18,016 14.03%	36,952 12.15%	
U.S. Armed Forces	0	52	147	
Households				
2029 Projection	8,218	50,466	125,762	
2024 Estimate	8,265	50,802	124,762	
2020 Census	8,582	52,966	127,344	
Growth 2024 - 2029	-0.57%	-0.66%	0.80%	
Growth 2020 - 2024	-3.69%	-4.09%	-2.03%	
Owner Occupied	3,648 44.14%	24,295 47.82%	64,463 51.67%	
Renter Occupied	4,618 55.87%	26,507 52.18%	60,299 48.33%	
2024 Households by HH Income	8,265	50,801	124,762	
Income: <\$25,000	1,689 20.44%	8,582 16.89%	18,064 14.48%	
Income: \$25,000 - \$50,000	2,145 25.95%	12,028 23.68%	24,885 19.95%	
Income: \$50,000 - \$75,000	2,110 25.53%	11,358 22.36%	24,737 19.83%	
Income: \$75,000 - \$100,000	1,051 12.72%	6,760 13.31%	17,549 14.07%	
Income: \$100,000 - \$125,000	800 9.68%	5,317 10.47%	13,601 10.90%	
Income: \$125,000 - \$150,000	213 2.58%	2,617 5.15%	8,789 7.04%	
Income: \$150,000 - \$200,000	195 2.36%	2,560 5.04%	9,401 7.54%	
Income: \$200,000+	62 0.75%	1,579 3.11%	7,736 6.20%	
2024 Avg Household Income	\$60,183	\$73,966	\$88,432	
2024 Med Household Income	\$52,875	\$58,484	\$69,023	



Traffic Count Report

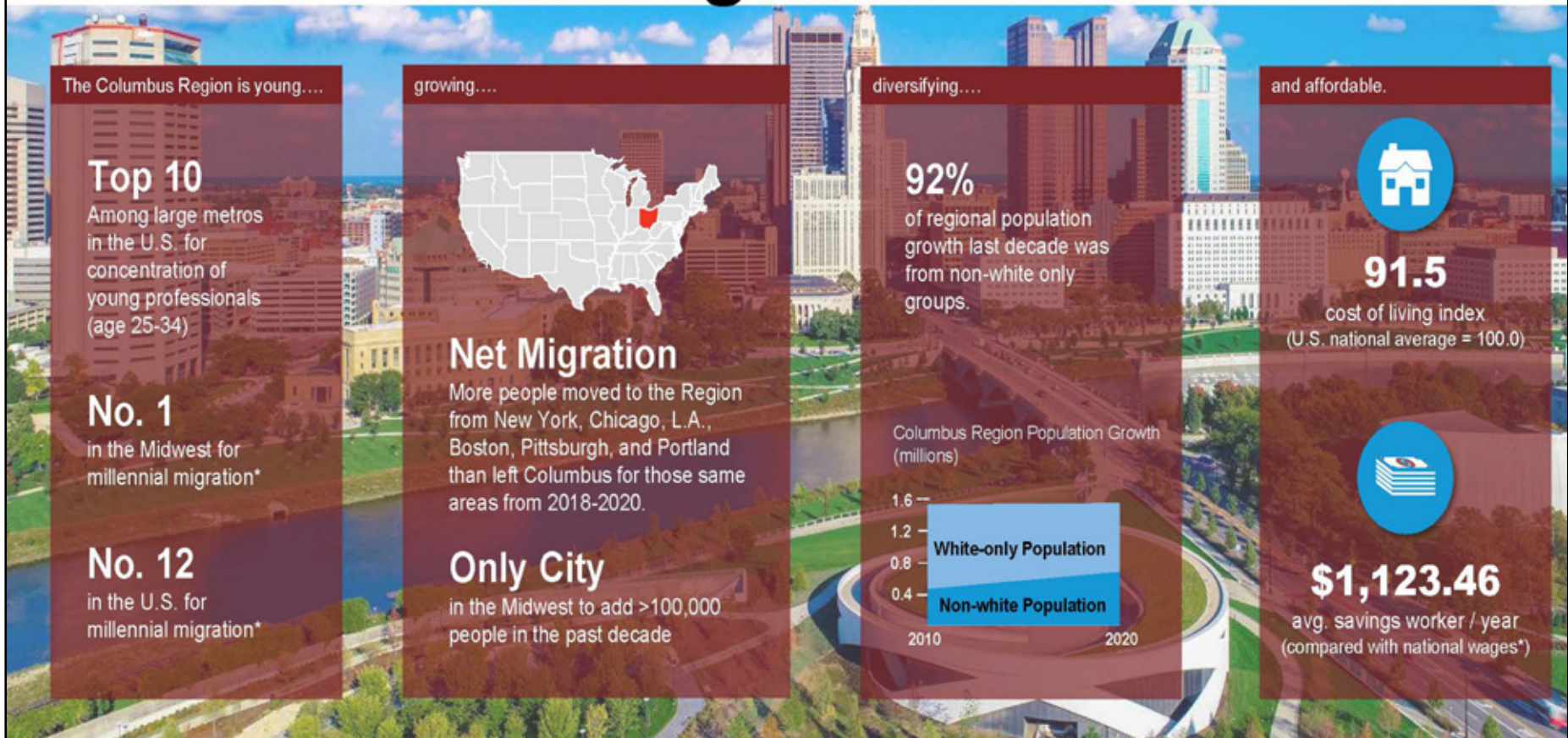
WMAA Board Report

Beechcroft Centre

1931-1977 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	0.07 E	2022	24,675	MPSI	.05
2 E Dublin Granville Rd	Beechcroft Rd	0.07 E	2021	24,729	MPSI	.05
3 E Dublin Granville Rd	Beechcroft Rd	0.03 E	2022	24,829	MPSI	.05
4 E Dublin Granville Rd	Beechcroft Rd	0.03 E	2018	28,494	MPSI	.05
5 Beechcroft Rd	E Dublin Granville Rd	0.03 N	2021	1,468	MPSI	.05
6 Beechcroft Rd	E Dublin Granville Rd	0.03 N	2022	1,454	MPSI	.05
7 Beechcroft Rd	Forest Village Ln	0.05 S	2022	3,736	MPSI	.06
8 Beechcroft Rd	E Dublin Granville Rd	0.02 N	2022	6,136	MPSI	.06
9 Beechcroft Rd	E Dublin Granville Rd	0.01 S	2022	53,114	MPSI	.08
10 Beechcroft Rd	E Dublin Granville Rd	0.02 S	2022	2,235	MPSI	.08

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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Learn more about us at
www.rweiler.com

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.



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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.