

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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Wyandotte Center



Appraisal Brokerage Consulting Development

RETAIL SPACE FOR LEASE
5139 East Main Street, Columbus, Ohio 43213

STRIP CENTER - RETAIL SPACE FOR LEASE!

Welcome to this fantastic strip center for lease, located in a prime location with great traffic counts and visibility. With quick access to highways 70 and 270. The property features flexible floor plans, allowing for endless possibilities for your business layout. With plenty of parking spots available, great signage opportunity, and sub metered utilities, convenience is key at this property. Don't miss the opportunity to make this space your own and elevate your business to new heights. Contact us today to schedule a showing!



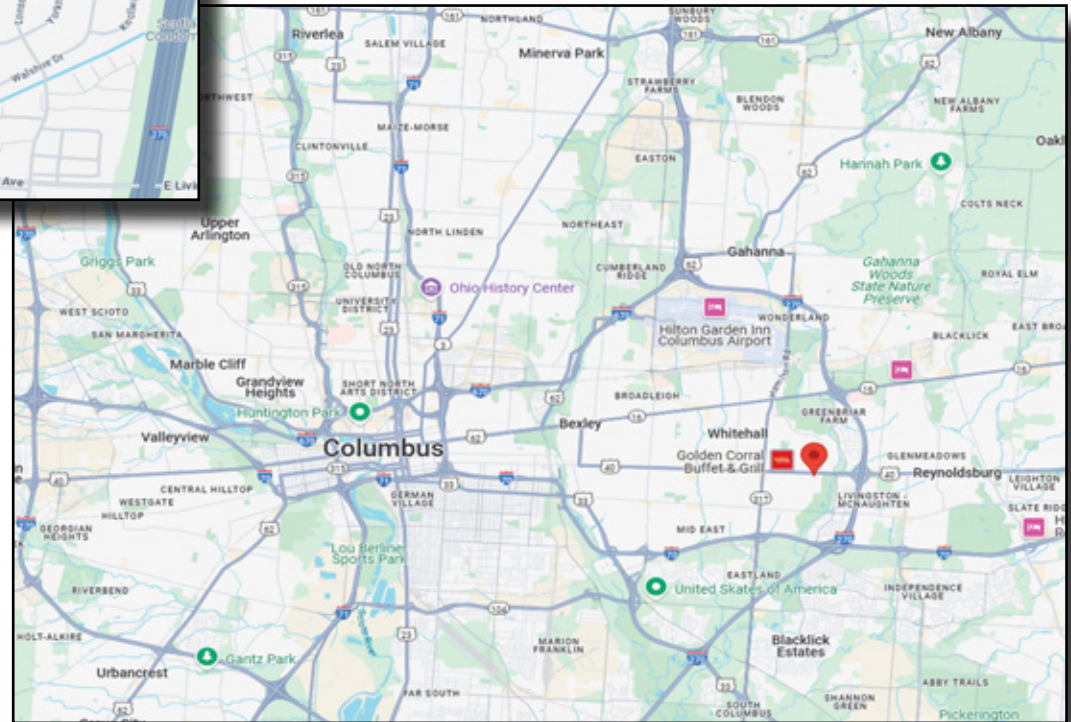
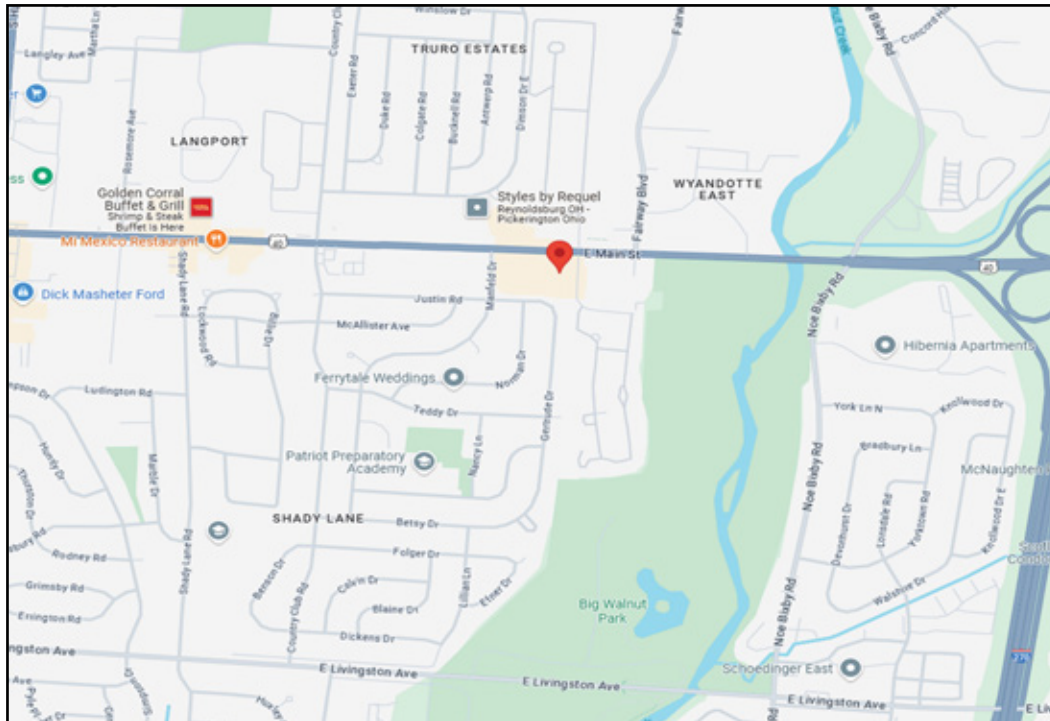
Property Highlights

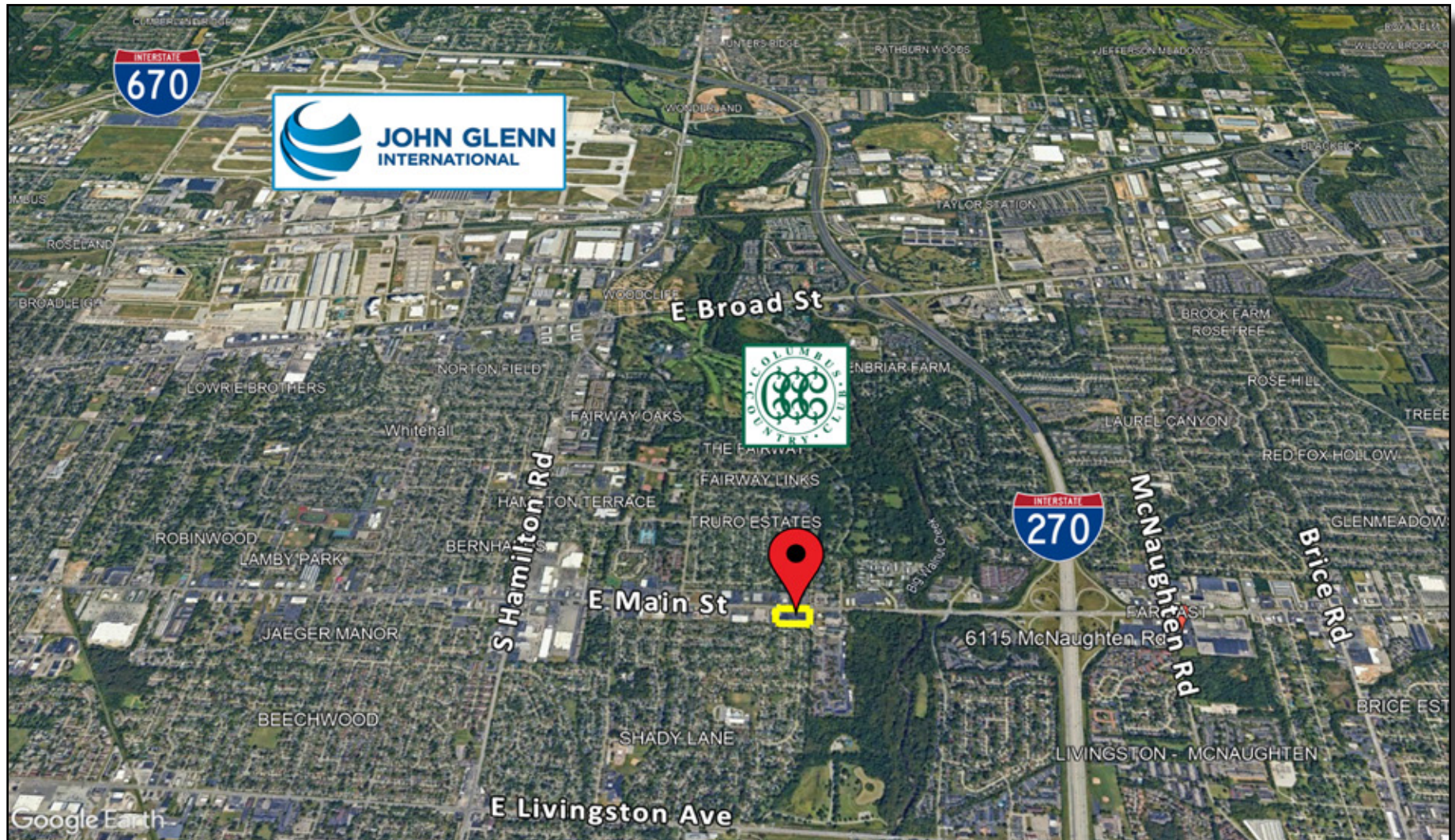
Address:	5139 E Main Street Columbus, OH 43213
County:	Franklin
PID:	010-183543, 010-020049, 010-014295, 010-063143
Location:	SWC of Fountain Ln and East Main Street
Building Size:	36,521 +/- SF
Year Built:	1980
Year Remodeled:	1996
Levels:	1 Story
<u>Space Available:</u>	
Unit # 117-121 -	8,000 +/- SF - can be divisible by 5 x 1,600 +/- SF
Unit # 122 -	1,602 +/- SF
Unit # 123 -	1,590 +/- SF
	} can be combined
Lease Rate:	Negotiable
Zoning:	Mixed - Use





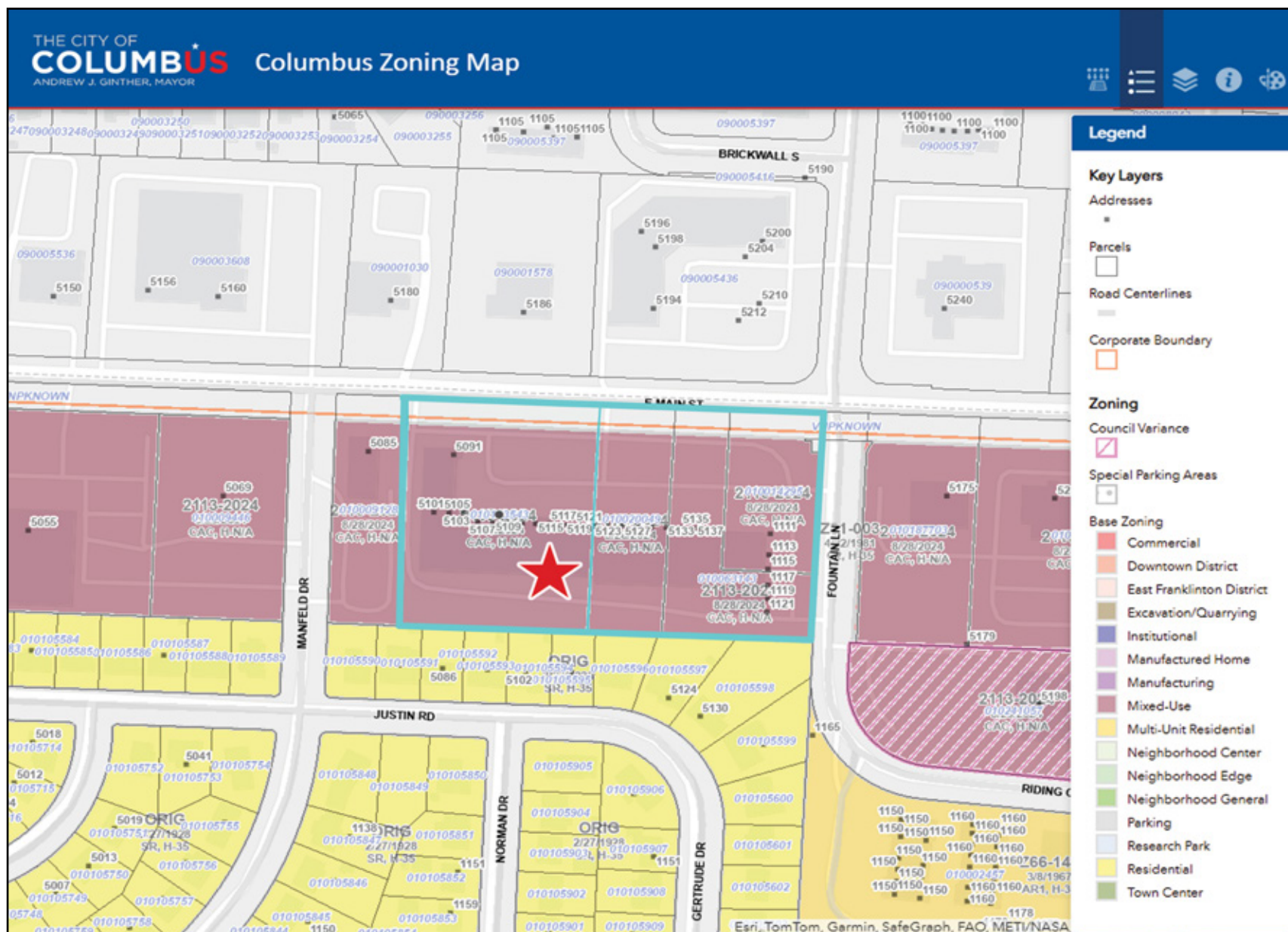


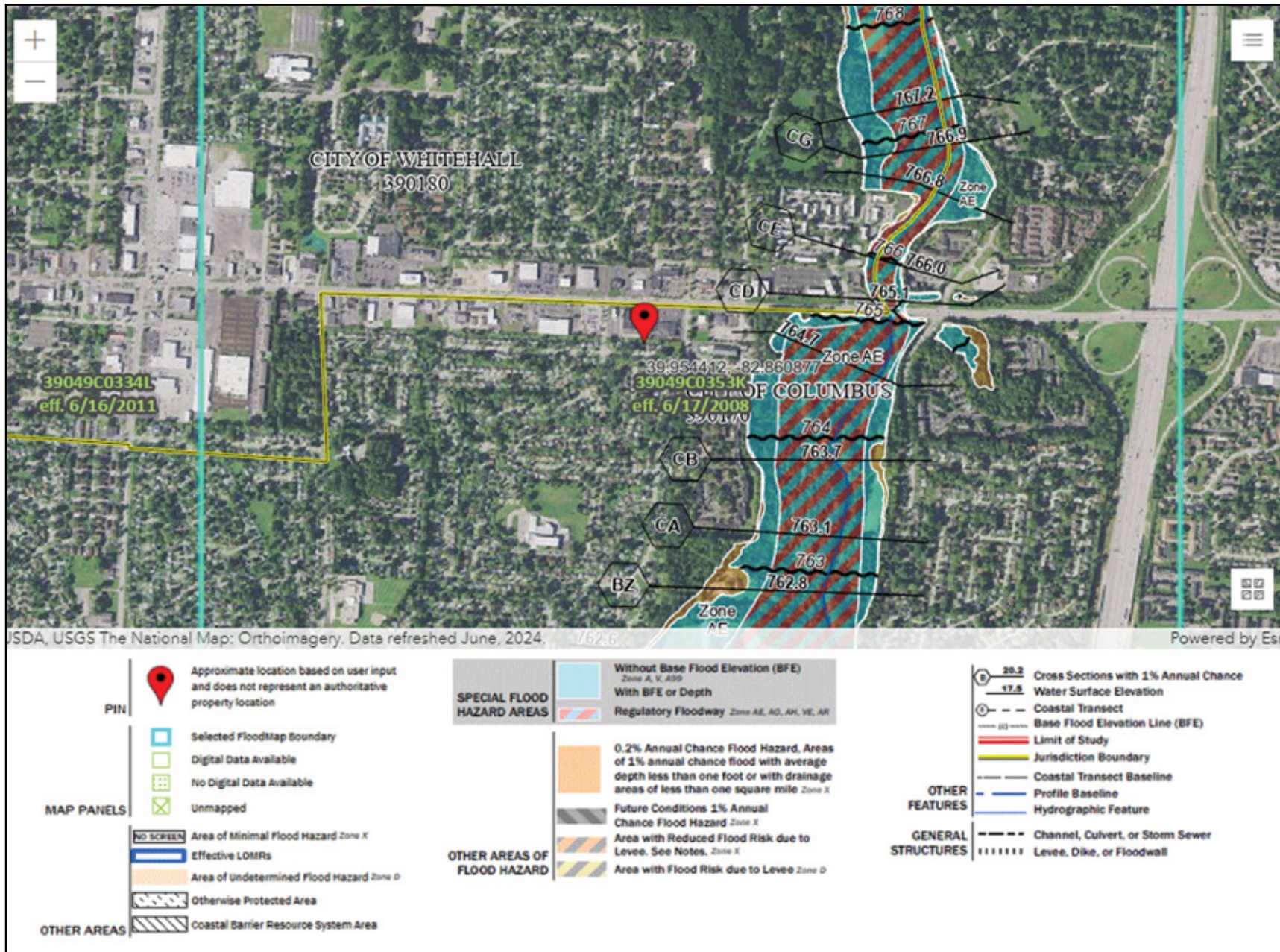




Great Location!

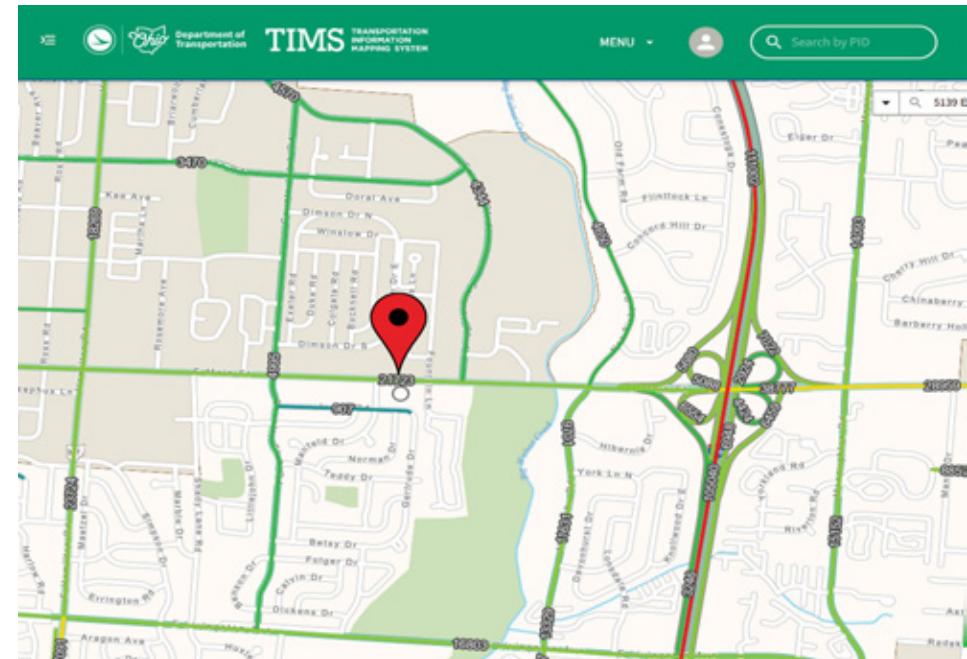
Easy access to major roads
20 minutes to Downtown Columbus



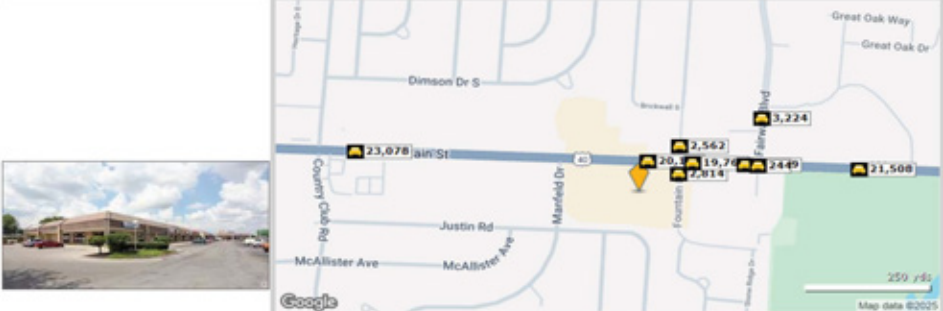


Demographic Summary Report

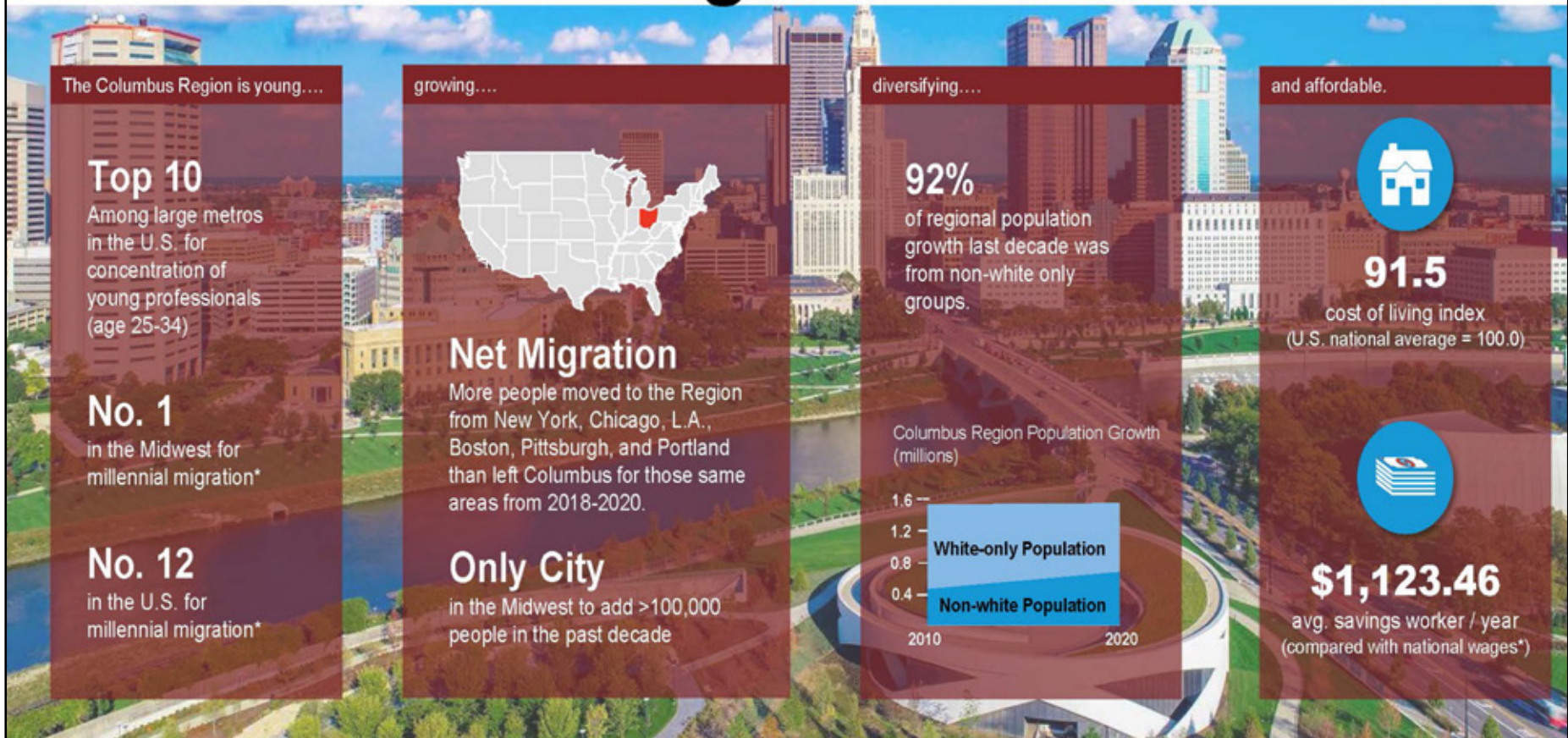
Wyandotte Centre 5091-5139 E Main St, Columbus, OH 43213				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	12,723	109,567	249,461	
2024 Estimate	12,770	109,635	247,848	
2020 Census	13,137	110,985	247,648	
Growth 2024 - 2029	-0.37%	-0.06%	0.65%	
Growth 2020 - 2024	-2.79%	-1.22%	0.08%	
2024 Population by Hispanic Origin				
2024 Population	1,163	9,652	17,144	
White	4,074 31.90%	34,834 31.77%	101,410 40.92%	
Black	6,473 50.69%	54,175 49.41%	101,285 40.87%	
Am. Indian & Alaskan	63 0.49%	562 0.51%	964 0.39%	
Asian	169 1.32%	3,108 2.83%	11,051 4.46%	
Hawaiian & Pacific Island	7 0.05%	36 0.03%	86 0.03%	
Other	1,984 15.54%	16,921 15.43%	33,051 13.34%	
U.S. Armed Forces	0	75	161	
Households				
2029 Projection	5,333	45,101	100,740	
2024 Estimate	5,355	45,136	100,132	
2020 Census	5,511	45,690	99,988	
Growth 2024 - 2029	-0.41%	-0.08%	0.61%	
Growth 2020 - 2024	-2.83%	-1.21%	0.14%	
Owner Occupied	2,052 38.32%	18,105 40.11%	48,039 47.98%	
Renter Occupied	3,302 61.66%	27,031 59.89%	52,092 52.02%	
2024 Households by HH Income				
Income: <\$25,000	1,047 19.56%	10,201 22.60%	19,093 19.07%	
Income: \$25,000 - \$50,000	1,893 35.36%	13,242 29.34%	25,428 25.39%	
Income: \$50,000 - \$75,000	1,130 21.11%	9,187 20.35%	19,645 19.62%	
Income: \$75,000 - \$100,000	670 12.51%	5,753 12.75%	13,131 13.11%	
Income: \$100,000 - \$125,000	303 5.66%	2,950 6.54%	8,866 8.85%	
Income: \$125,000 - \$150,000	102 1.91%	1,516 3.36%	5,373 5.37%	
Income: \$150,000 - \$200,000	139 2.60%	1,231 2.73%	4,494 4.49%	
Income: \$200,000+	70 1.31%	1,056 2.34%	4,101 4.10%	
2024 Avg Household Income	\$56,412	\$61,545	\$73,583	
2024 Med Household Income	\$46,941	\$48,359	\$55,722	



Traffic Count Report

Wyandotte Centre 5091-5139 E Main St, Columbus, OH 43213				
				
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume
1 E Main St	Fountain Ln	0.03 E	2022	20,147
2 Fountain Ln	E Main St	0.01 N	2022	2,814
3 E Main St	Fountain Ln	0.01 W	2022	19,765
4 Fountain Ln	E Main St	0.02 S	2022	2,562
5 E Main St	Fairway Blvd	0.01 E	2022	20,219
6 E Main St	Fairway Blvd	0.00	2022	244
7 Fairway Blvd	Gatehouse Dr	0.02 N	2022	3,224
8 E Main St	Heatherwood Dr	0.06 E	2022	21,508
9 E Main St	Country Club Rd	0.04 W	2022	21,222
10 East Main Street	Country Club Rd	0.04 W	2020	23,078

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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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.