

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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S & L Center



Appraisal Brokerage Consulting Development

RETAIL SPACE FOR LEASE
5156 East Main Street, Whitehall, Ohio 43213

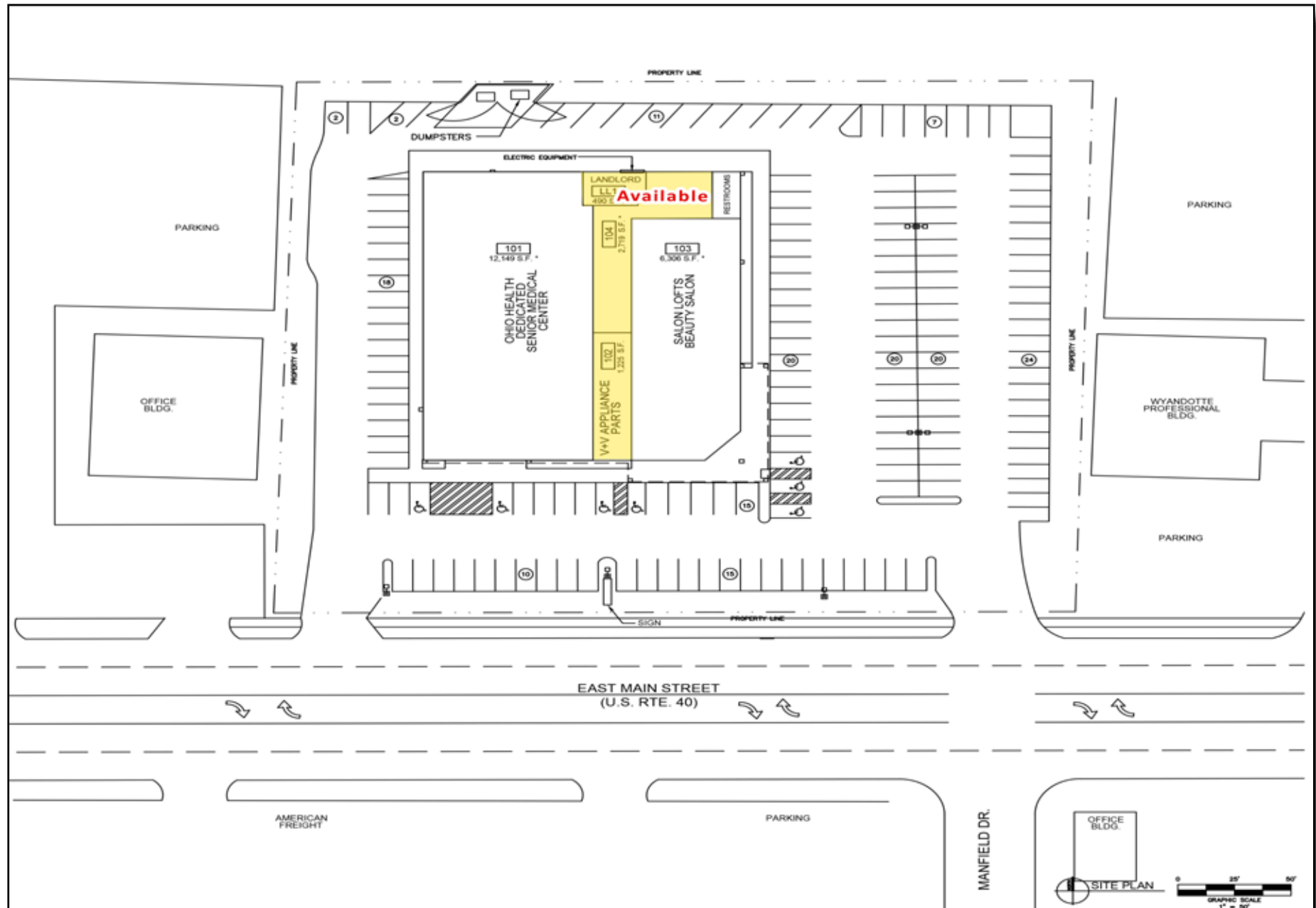
STRIP CENTER - RETAIL SPACE FOR LEASE!

This well-located strip center on E. Main St. offers excellent visibility and high traffic counts, making it an ideal location for businesses seeking strong exposure. With easy access to Highways 70 and 270, the property ensures convenience for both customers and employees. The center features versatile floor plans that can accommodate a variety of business types. Sub-metered spaces allow tenants to manage their own utilities, and great signage opportunities provide additional exposure. Plus, with sufficient parking, this property offers both accessibility and convenience in a prime commercial area. Contact us today for leasing details!

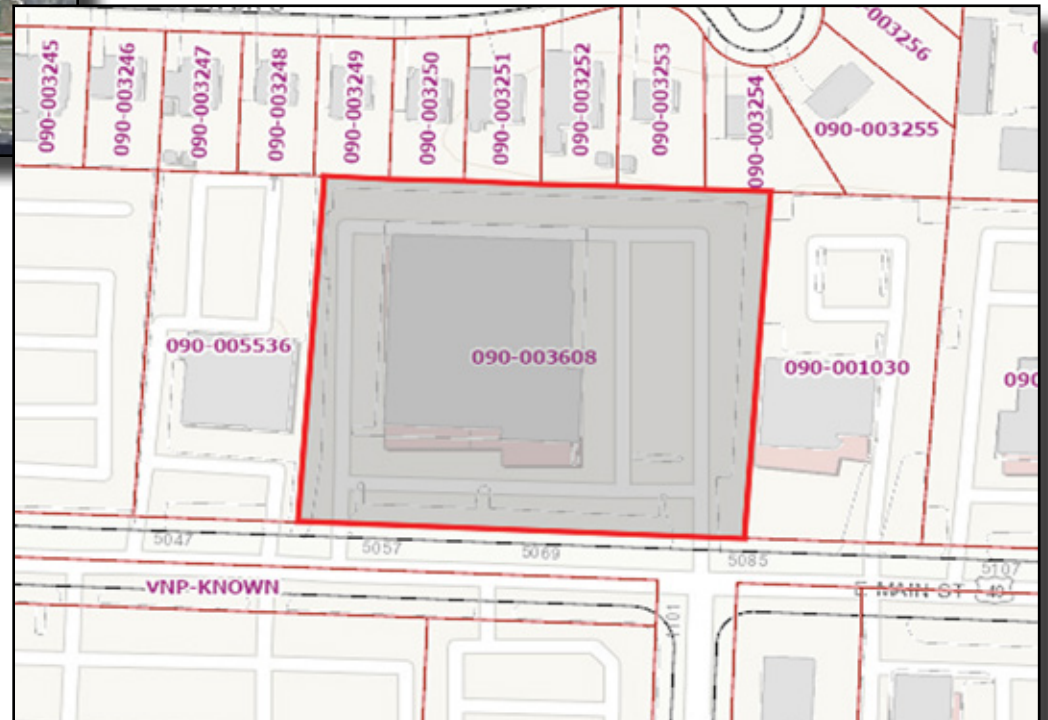


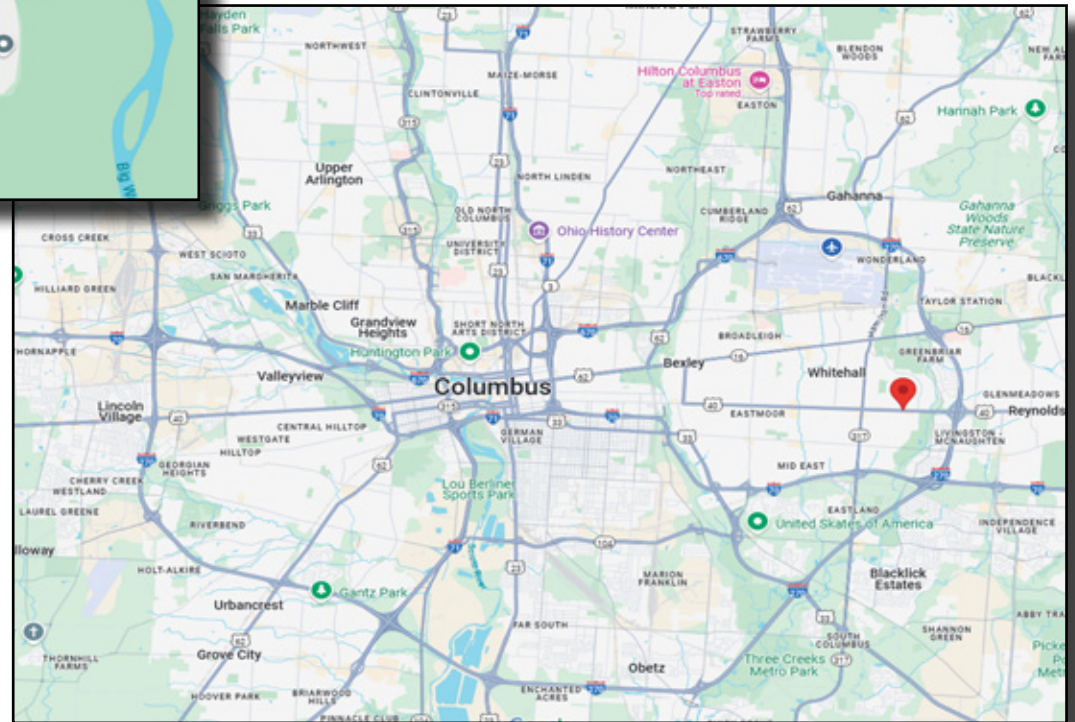
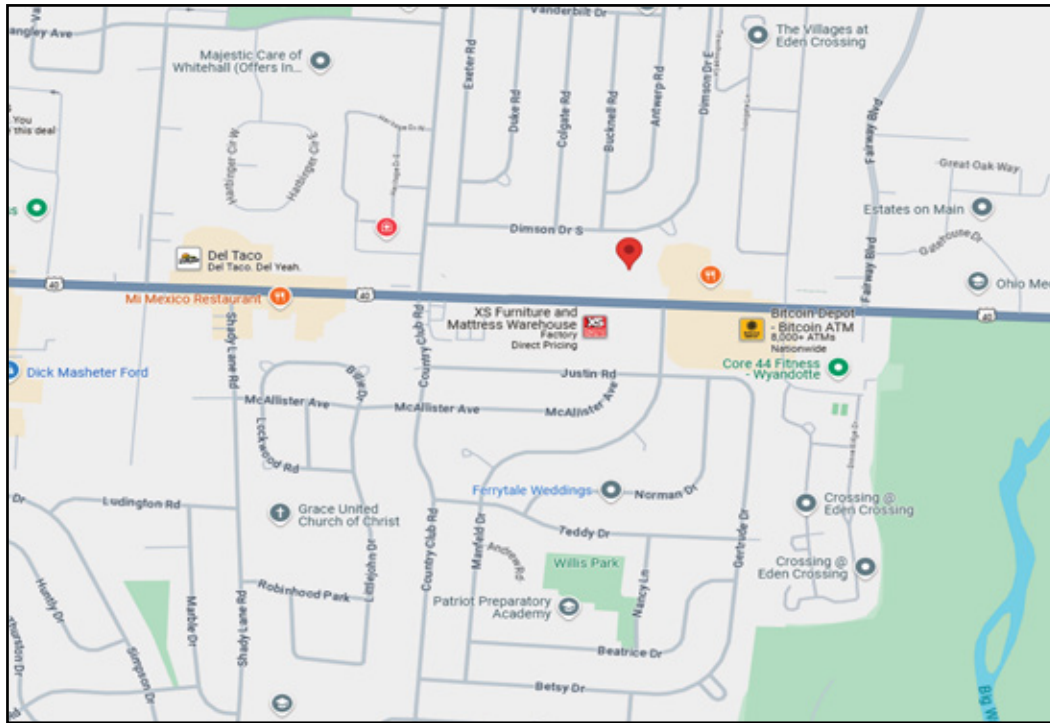
Property Highlights

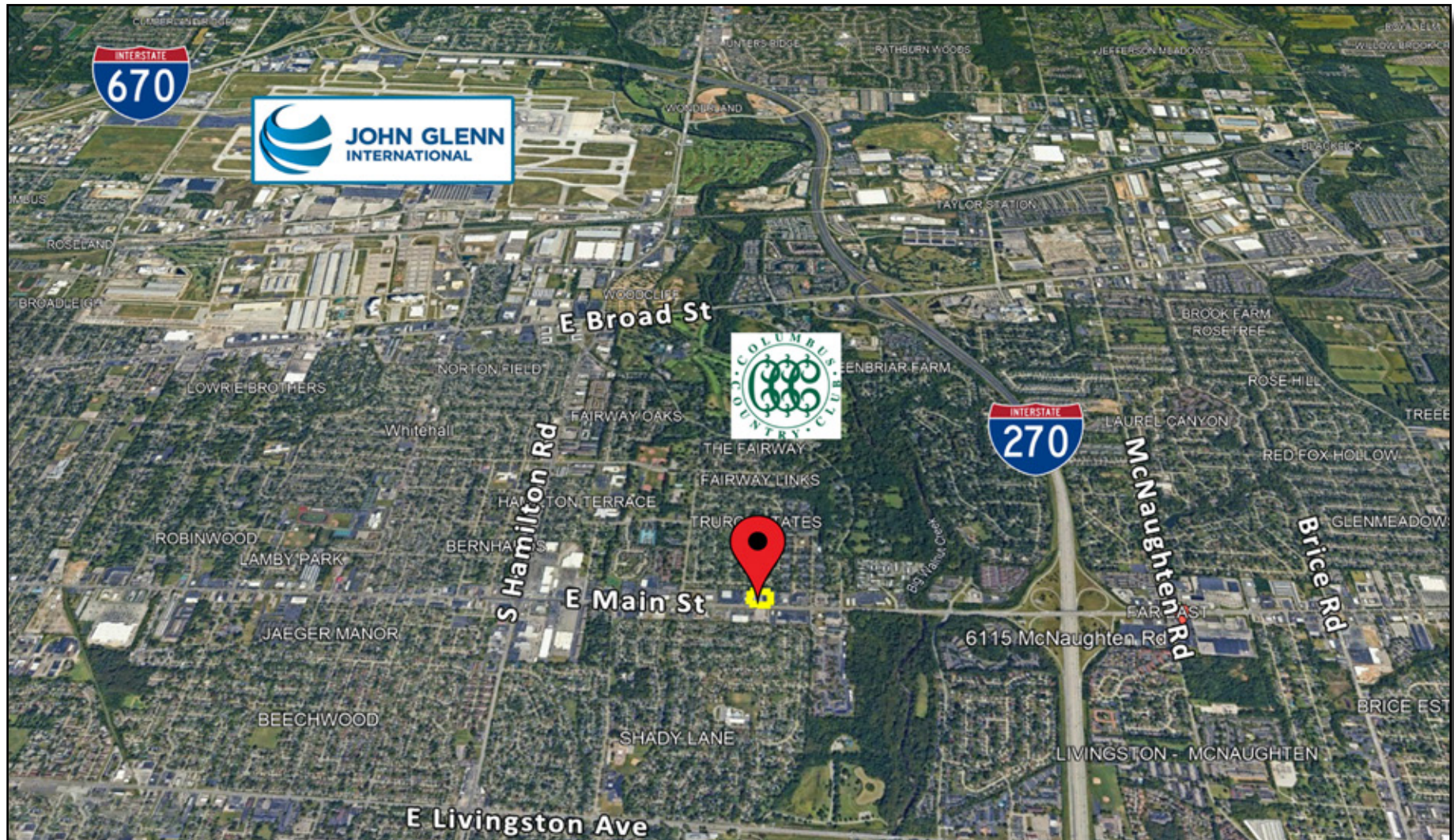
Address:	5156 E Main Street Whitehall, OH 43213
County:	Franklin
PID:	090-003608-00
Location:	North of E Main St between S Hamilton Rd and I-270
Building Size:	22,680 +/- SF
Year Built:	1980
Year Remodeled:	2012
Levels:	1 Story
<u>Space Available:</u>	
Unit # 102 & 104 -	4,434 +/- SF
Lease Rate:	Negotiable
Zoning:	Main Street District





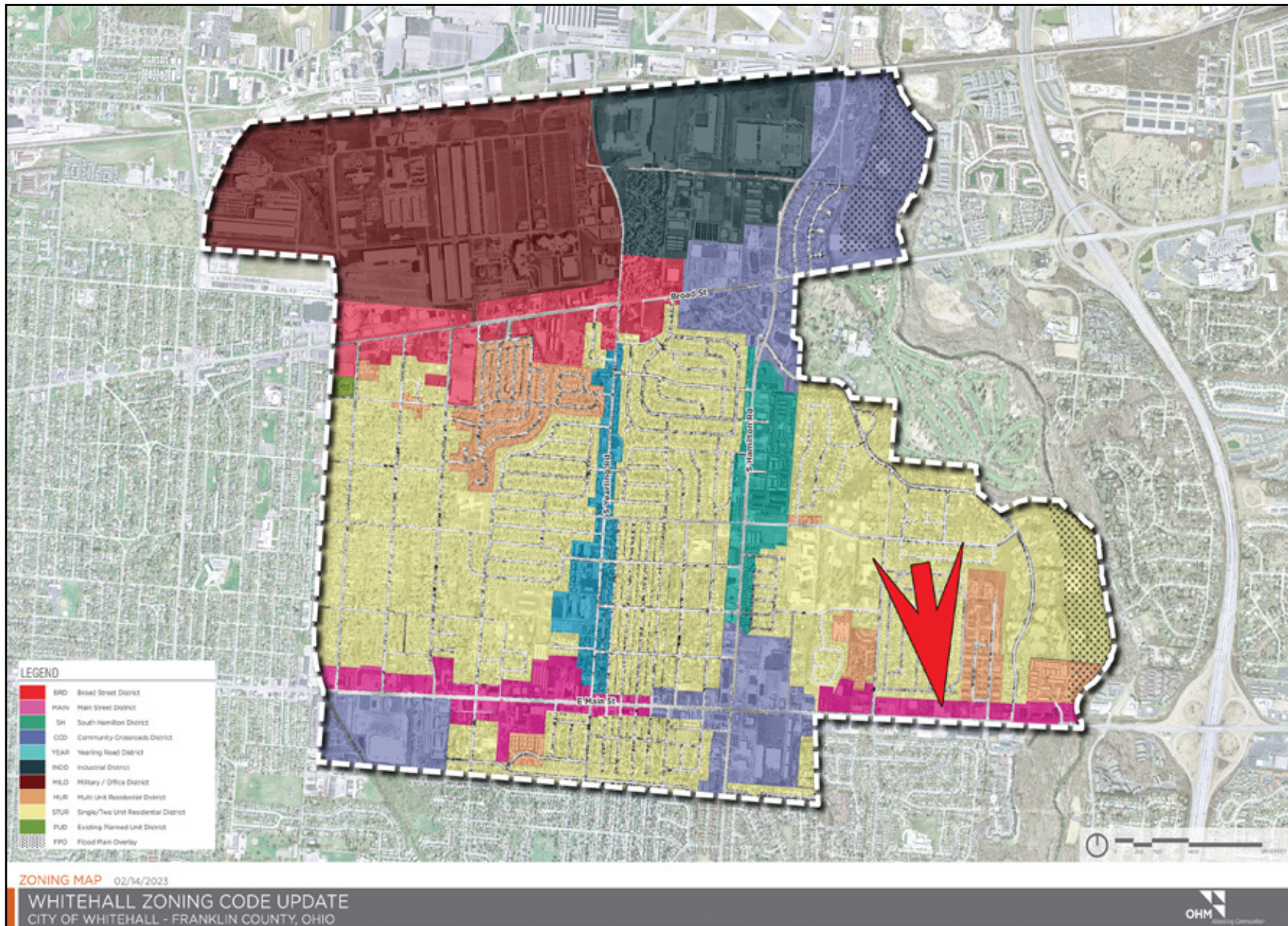


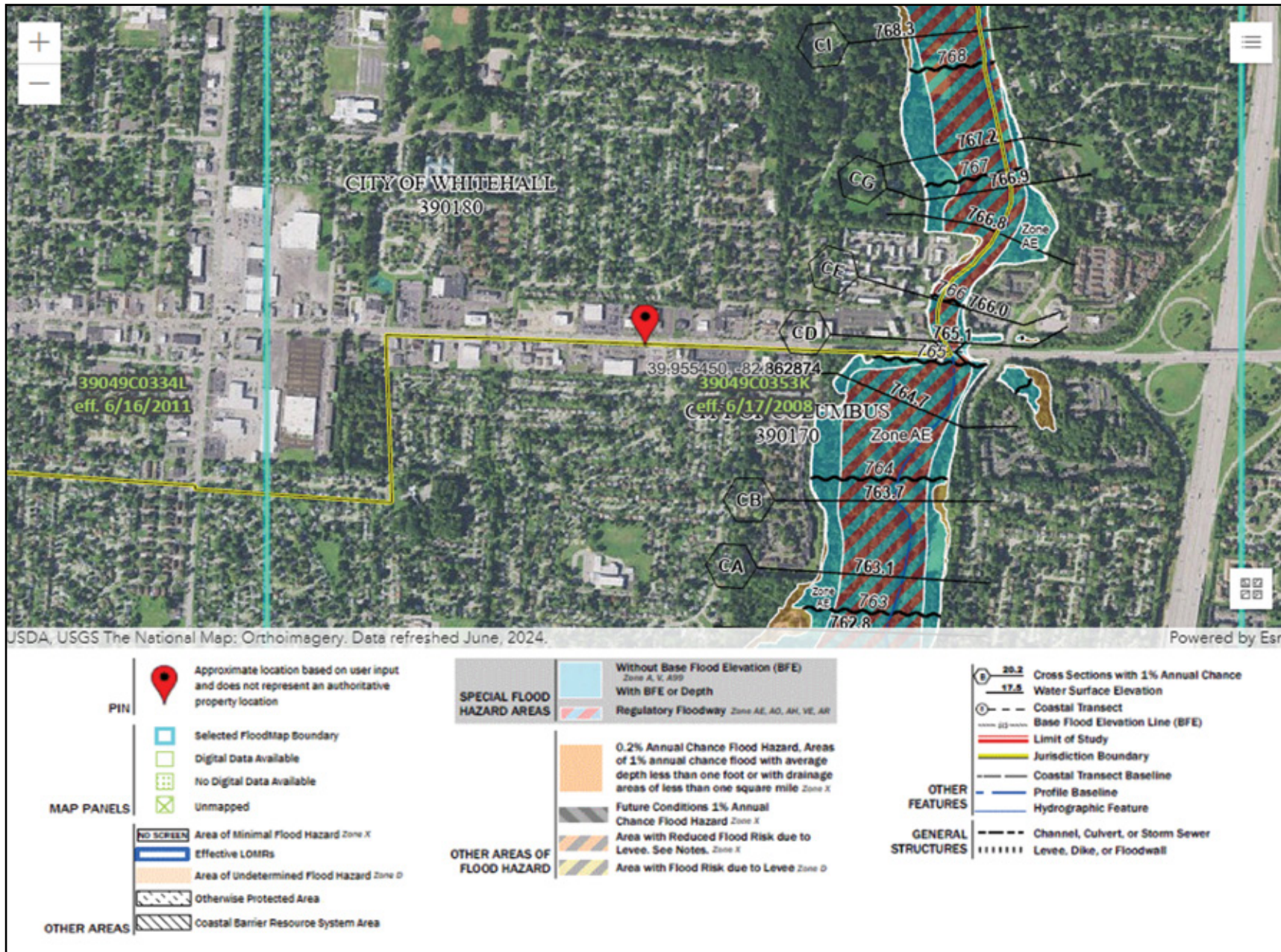





Great Location!

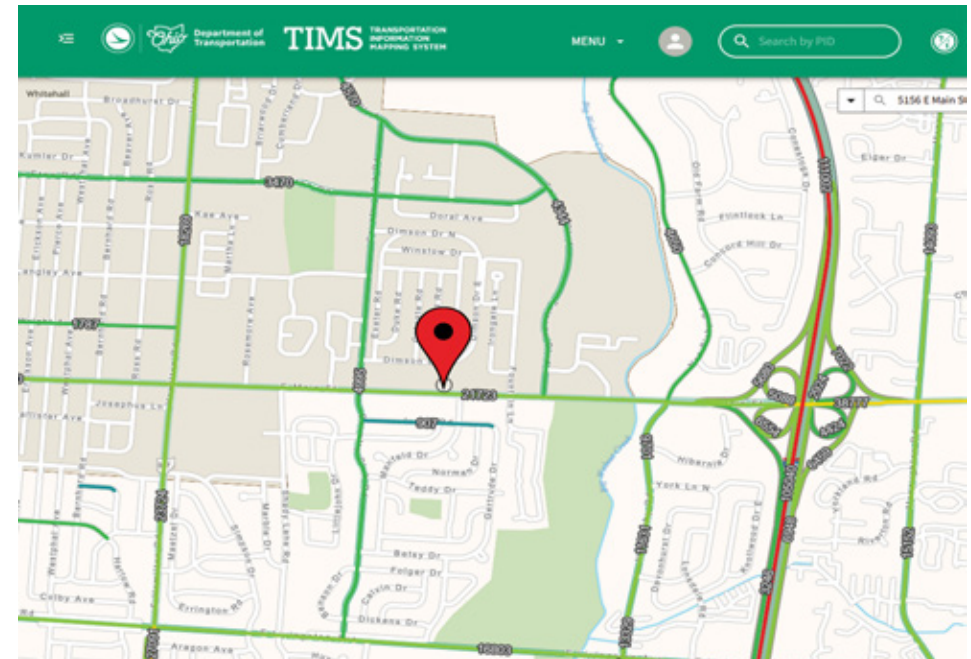
Easy access to major roads
20 minutes to Downtown Columbus





Demographic Summary Report

Salon Loft Center 5156-5160 E Main St, Columbus, OH 43213				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	13,678	108,653	253,008	
2024 Estimate	13,703	108,720	251,379	
2020 Census	13,965	110,055	250,716	
Growth 2024 - 2029	-0.18%	-0.06%	0.65%	
Growth 2020 - 2024	-1.88%	-1.21%	0.26%	
2024 Population by Hispanic Origin				
2024 Population	13,703	108,720	251,379	
White	4,399 32.10%	34,689 31.91%	102,239 40.67%	
Black	6,803 49.65%	53,720 49.41%	103,739 41.27%	
Am. Indian & Alaskan	78 0.57%	554 0.51%	981 0.39%	
Asian	182 1.33%	2,938 2.70%	10,858 4.32%	
Hawaiian & Pacific Island	7 0.05%	35 0.03%	87 0.03%	
Other	2,235 16.31%	16,784 15.44%	33,473 13.32%	
U.S. Armed Forces	2	75	150	
Households				
2029 Projection	5,667	44,921	102,292	
2024 Estimate	5,679	44,952	101,671	
2020 Census	5,784	45,486	101,328	
Growth 2024 - 2029	-0.21%	-0.07%	0.61%	
Growth 2020 - 2024	-1.82%	-1.17%	0.34%	
Owner Occupied	2,249 39.60%	18,019 40.08%	48,642 47.84%	
Renter Occupied	3,429 60.38%	26,932 59.91%	53,029 52.16%	
2024 Households by HH Income				
Income: <\$25,000	1,104 19.43%	10,242 22.78%	19,636 19.31%	
Income: \$25,000 - \$50,000	2,004 35.28%	13,170 29.30%	25,935 25.51%	
Income: \$50,000 - \$75,000	1,119 19.70%	9,070 20.18%	19,905 19.58%	
Income: \$75,000 - \$100,000	713 12.55%	5,694 12.67%	13,281 13.06%	
Income: \$100,000 - \$125,000	318 5.60%	2,919 6.49%	8,950 8.80%	
Income: \$125,000 - \$150,000	136 2.39%	1,539 3.42%	5,402 5.31%	
Income: \$150,000 - \$200,000	132 2.32%	1,245 2.77%	4,458 4.38%	
Income: \$200,000+	155 2.73%	1,072 2.38%	4,105 4.04%	
2024 Avg Household Income	\$60,109	\$61,638	\$73,095	
2024 Med Household Income	\$46,911	\$48,256	\$55,371	



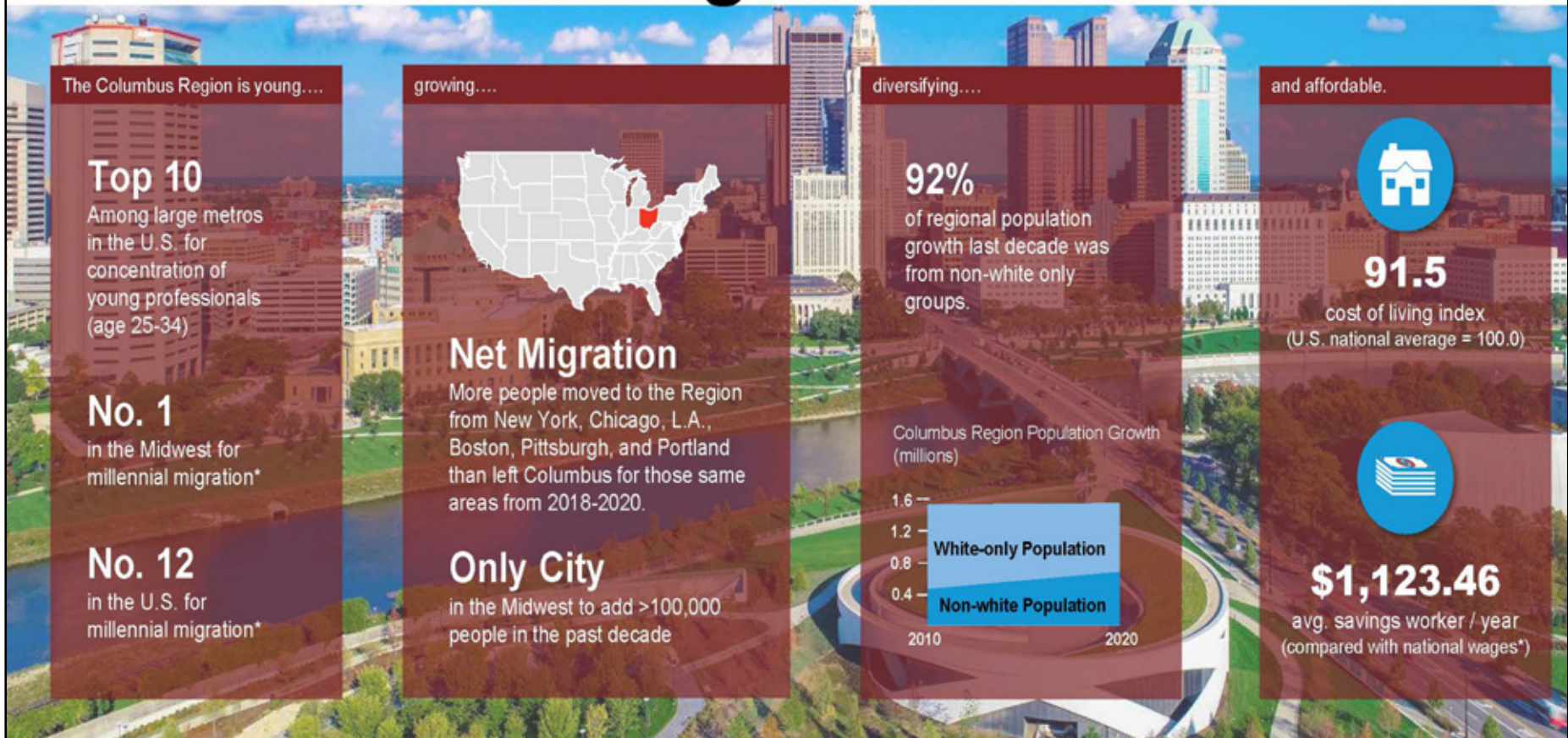
Traffic Count Report

Salon Loft Center

5156-5160 E Main St, Columbus, OH 43213

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Main St	Fountain Ln	0.03 E	2022	20,147	MPSt	.14
2 Fountain Ln	E Main St	0.02 S	2022	2,562	MPSt	.18
3 Fountain Ln	E Main St	0.01 N	2022	2,814	MPSt	.18
4 E Main St	Fountain Ln	0.01 W	2022	19,765	MPSt	.19
5 E Main St	Country Club Rd	0.04 W	2022	21,222	MPSt	.20
6 East Main Street	Country Club Rd	0.04 W	2020	23,078	MPSt	.20
7 Dimson Dr S	Country Club Rd	0.01 W	2022	1,798	MPSt	.23
8 Justin Road	Country Club Rd	0.03 W	2020	906	MPSt	.24
9 Country Club Road	Dimson Dr S	0.03 N	2020	4,929	MPSt	.24
10 Justin Rd	Country Club Rd	0.03 W	2022	837	MPSt	.24

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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Appraisal Brokerage Consulting Development

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.