

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
Mia Walton • mwalton@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.115 • www.rweiler.com



McNaughten Center



Appraisal Brokerage Consulting Development

RETAIL SPACE FOR LEASE
6115 McNaughten Rd, Columbus, Ohio 43232

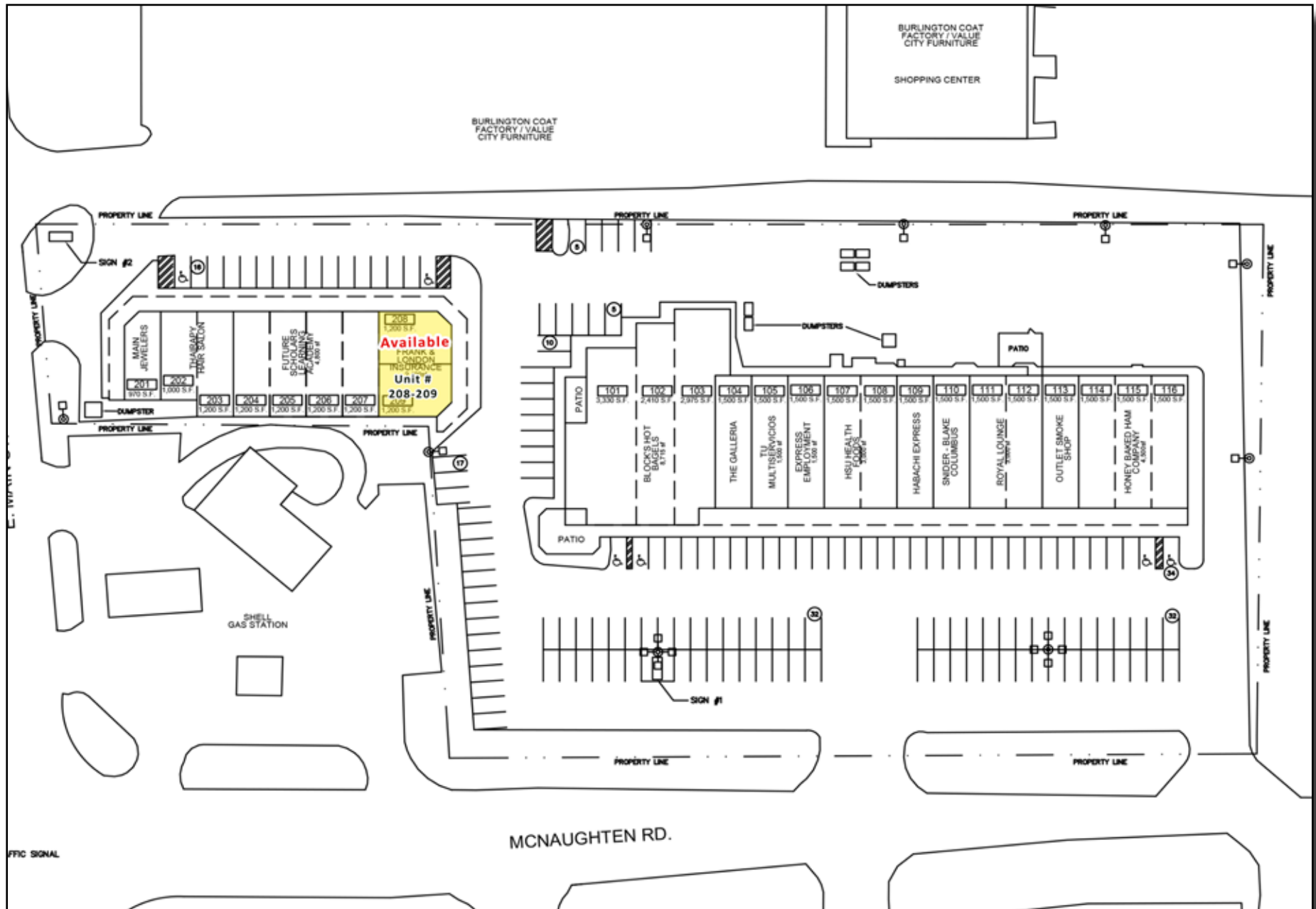
STRIP CENTER - RETAIL SPACE FOR LEASE!

Position your business in a high-traffic retail strip center with exceptional visibility and easy access to major highways! Located off Main St. in Reynoldsburg, this established shopping center offers quick connectivity to highways 70 and 270, ensuring a steady flow of customers and commuters. With strong traffic counts, excellent signage opportunities, and ample parking, this location is ideal for retailers, restaurants, and service-based businesses. Each space is individually sub-metered, providing tenants with control over their utilities. Don't miss this prime retail opportunity in one of Reynoldsburg's busiest corridors—schedule a tour today!

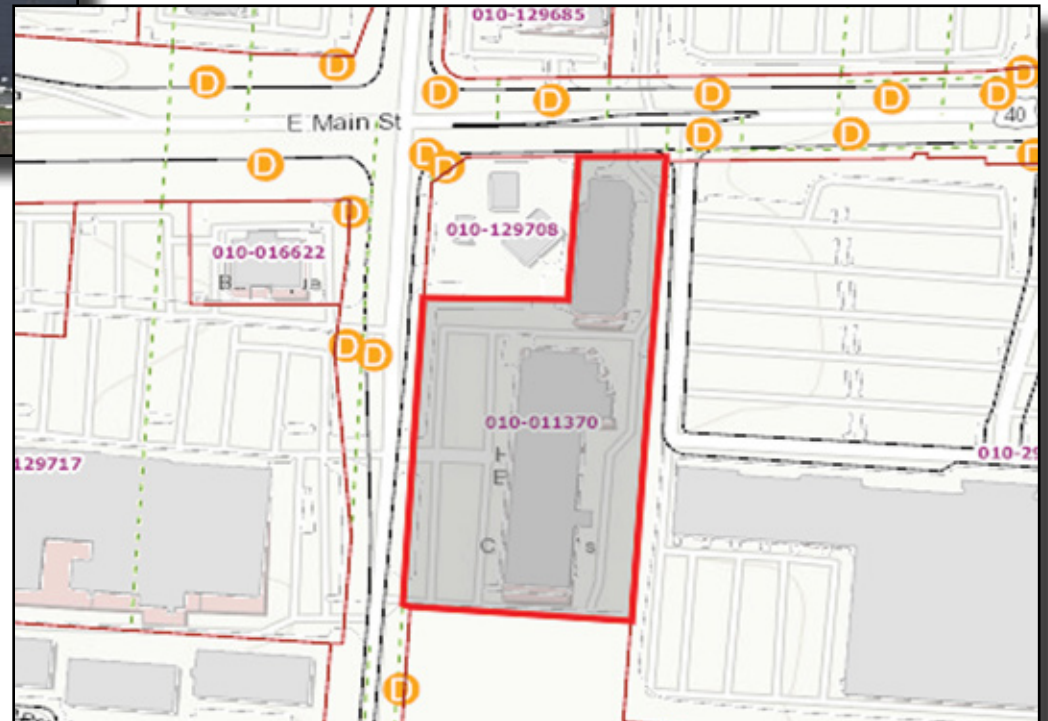


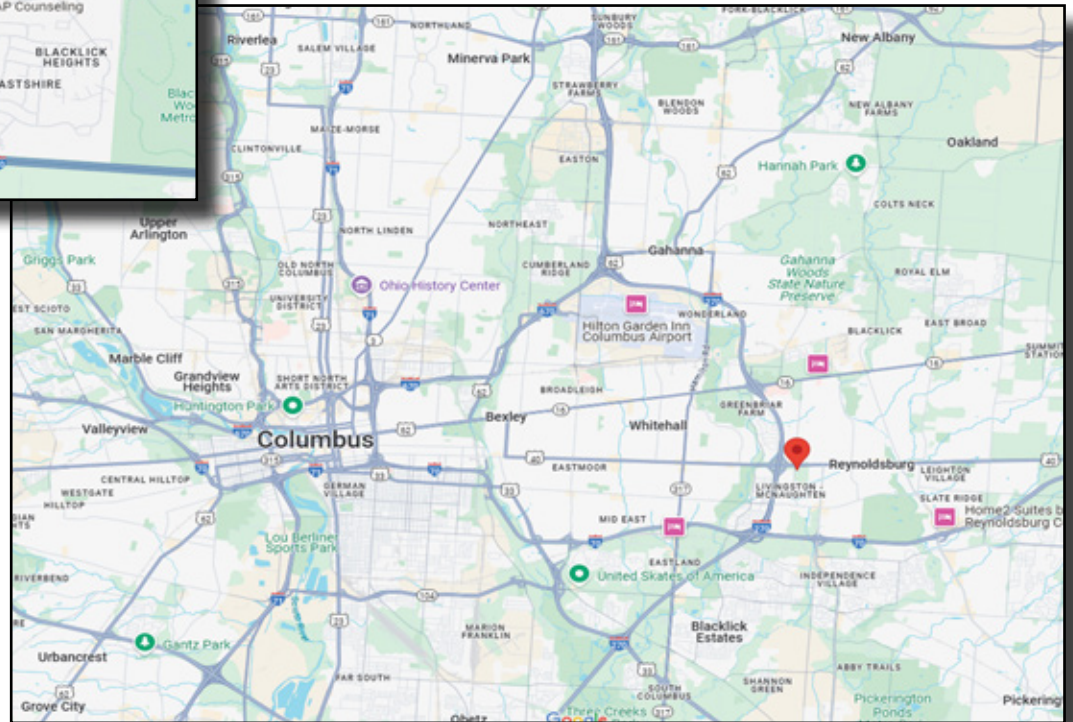
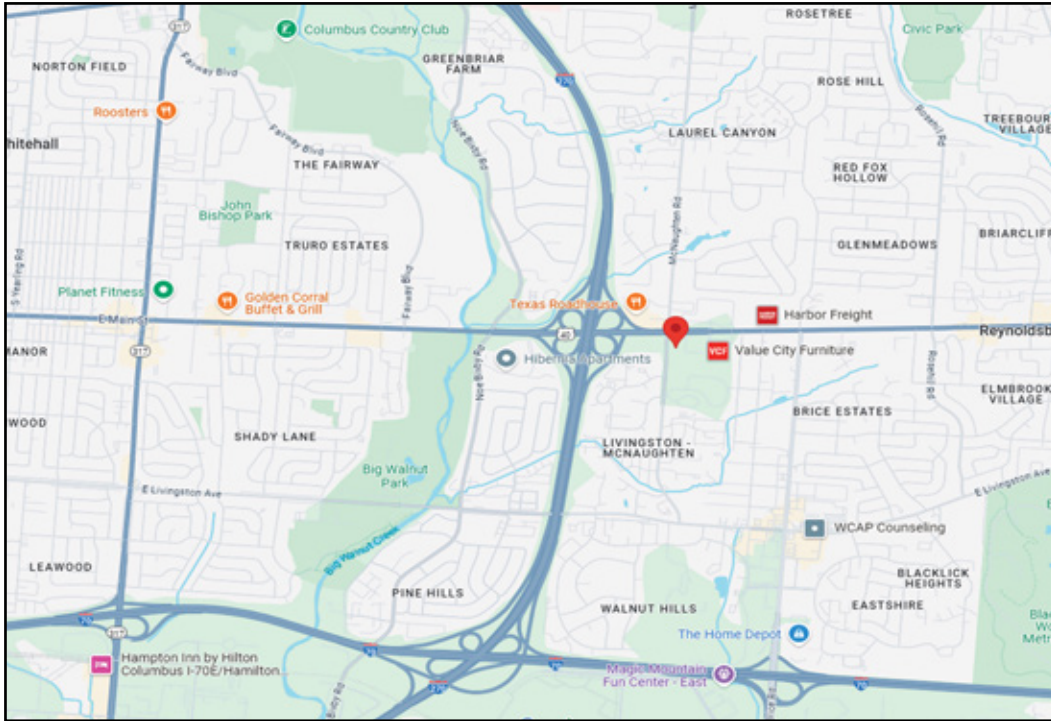
Property Highlights

Address:	6115 McNaughten Road Columbus, OH 43232
County:	Franklin
PID:	010-011370-00
Location:	SEC of East Main Street and McNaughten Road
Building Size:	27,542 +/- SF
Year Built:	1979
Year Remodeled:	1998
Levels:	1 Story
<u>Space Available:</u>	
Unit # 208-209	- 2,400 +/- SF
Lease Rate:	Negotiable
Zoning:	Mixed - Use





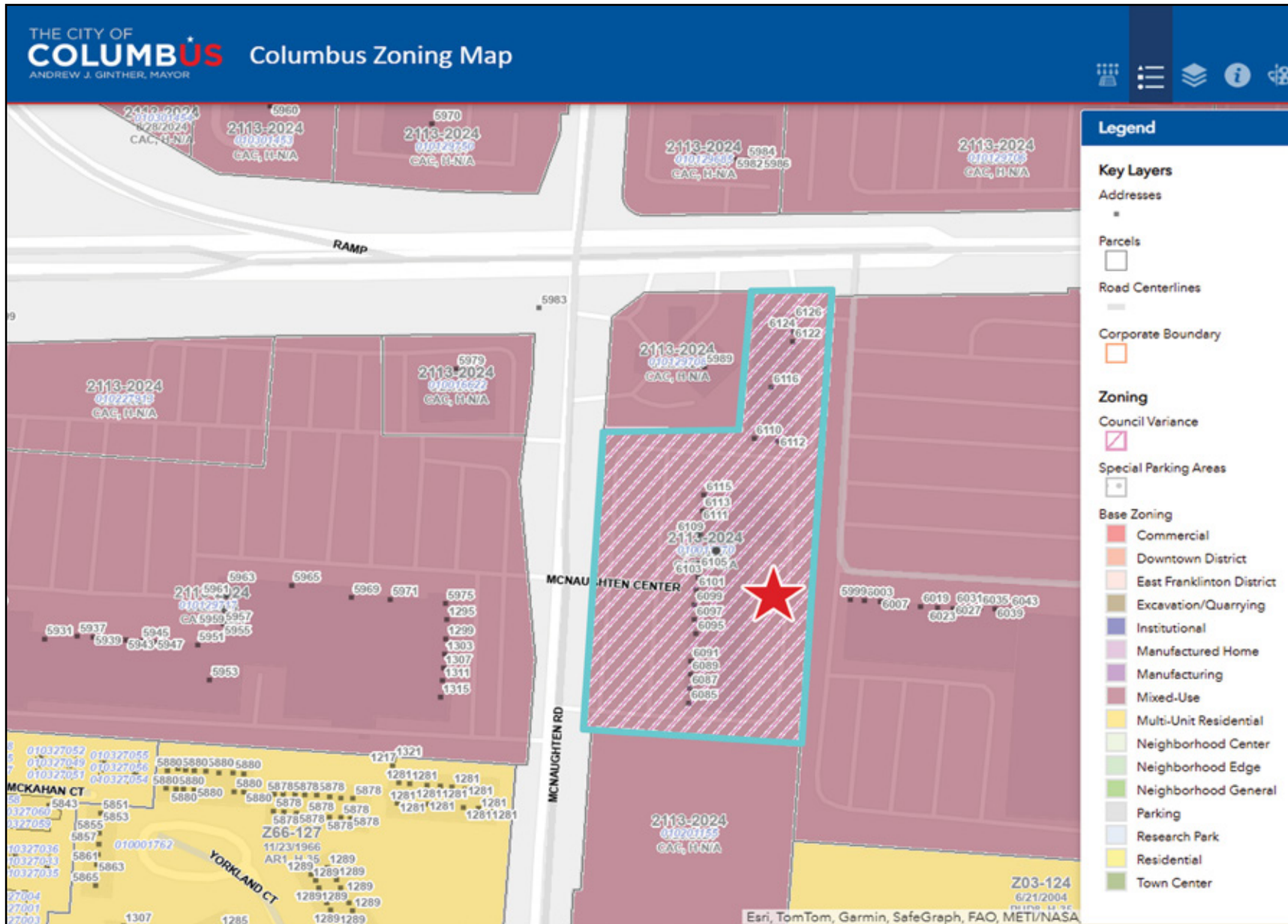


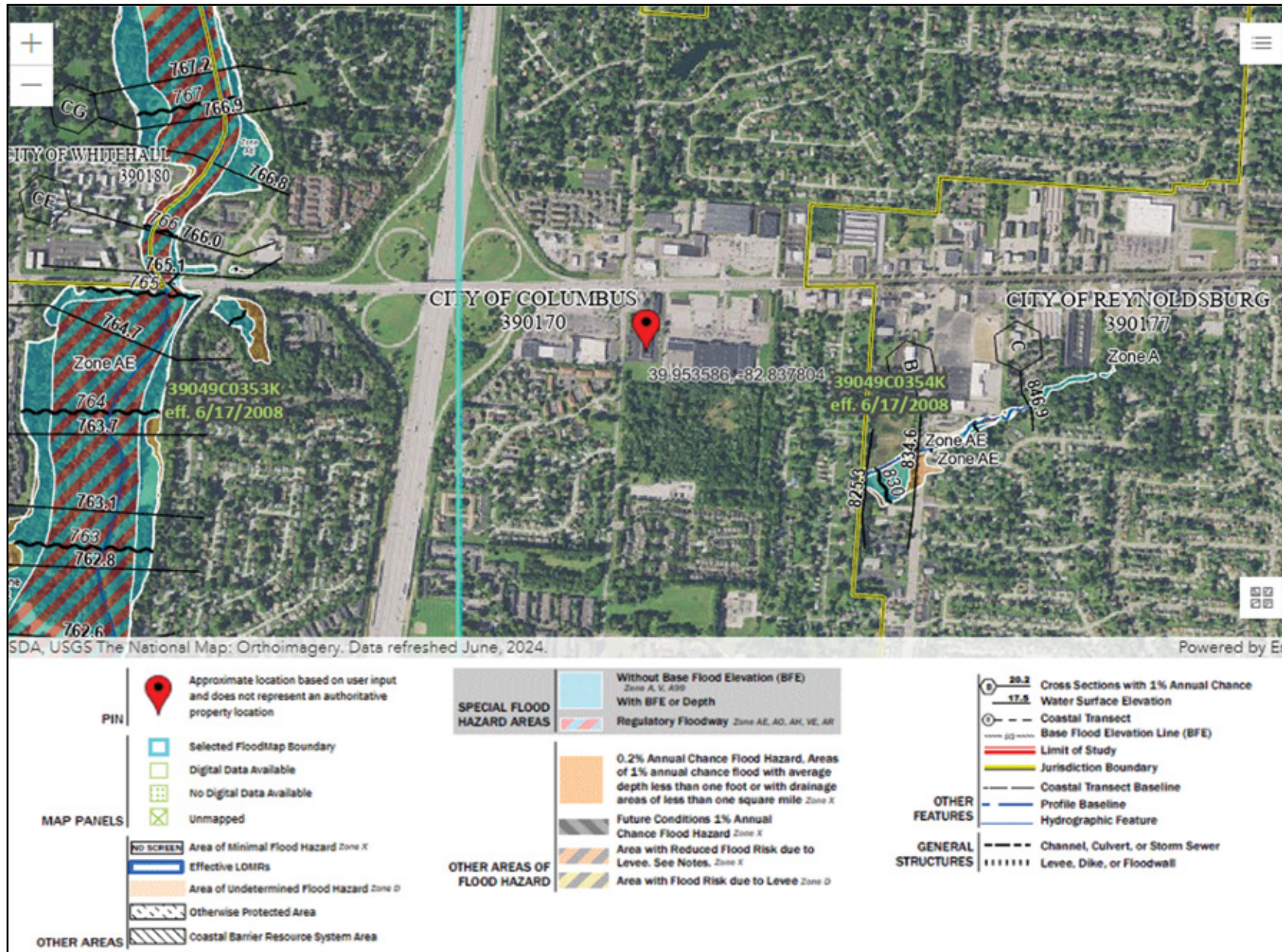





Great Location!

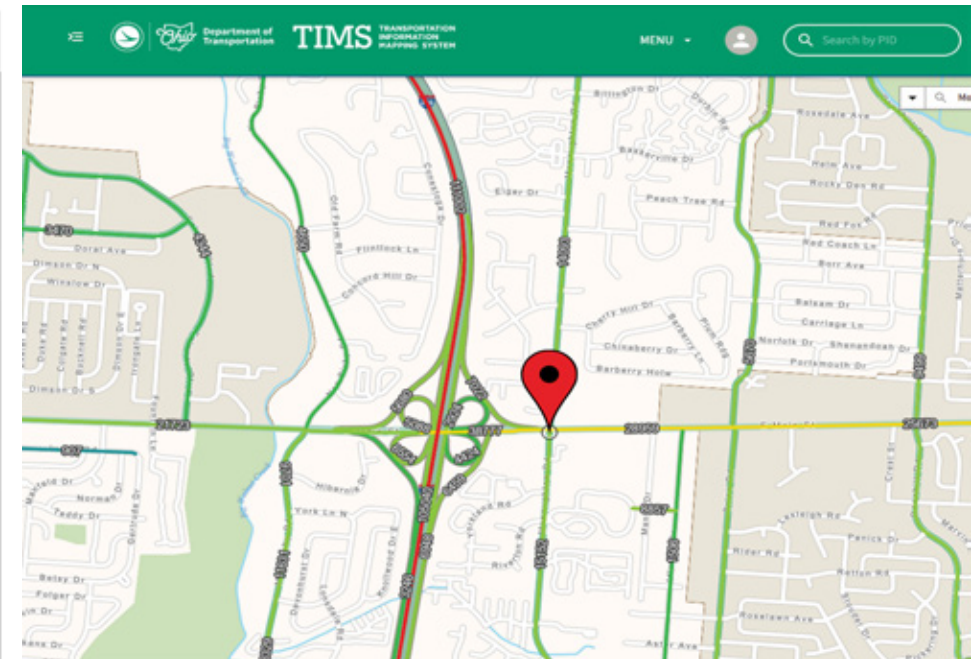
Easy access to major roads
20 minutes to Downtown Columbus




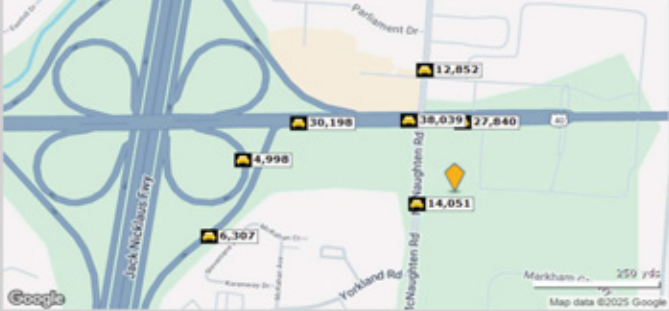


Demographic Summary Report

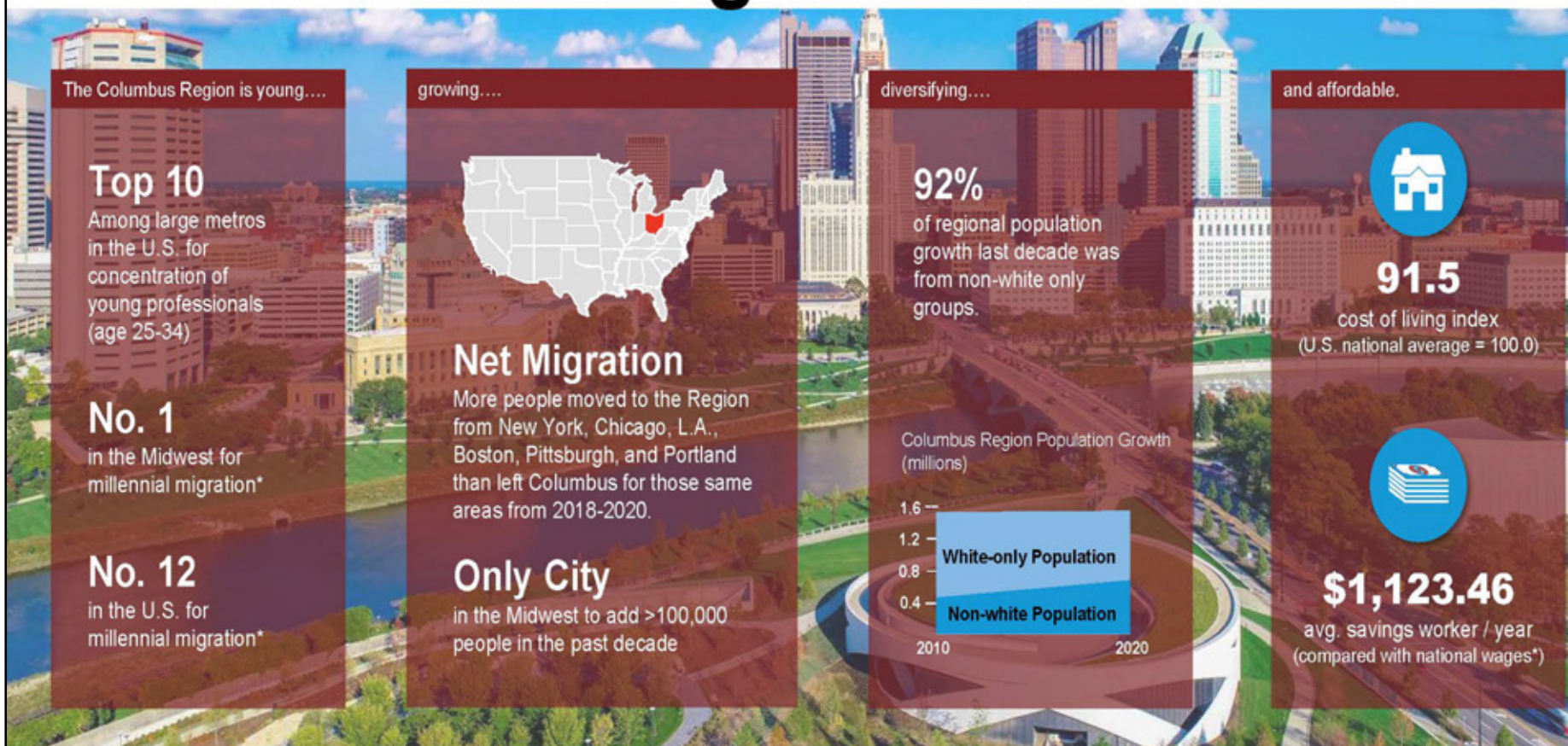
McNaughten Centre				
6085-6115 Mcnaughten Rd, Columbus, OH 43232				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	12,099	110,510	247,757	
2024 Estimate	12,157	110,296	245,512	
2020 Census	12,563	112,626	246,505	
Growth 2024 - 2029	-0.48%	0.19%	0.91%	
Growth 2020 - 2024	-3.23%	-2.07%	-0.40%	
2024 Population by Hispanic Origin				
2024 Population	12,157	110,296	245,512	
White	5,064 41.66%	41,140 37.30%	101,157 41.20%	
Black	5,445 44.79%	47,516 43.08%	97,116 39.56%	
Am. Indian & Alaskan	31 0.25%	497 0.45%	921 0.38%	
Asian	268 2.20%	5,453 4.94%	14,109 5.75%	
Hawaiian & Pacific Island	2 0.02%	24 0.02%	77 0.03%	
Other	1,347 11.08%	15,666 14.20%	32,132 13.09%	
U.S. Armed Forces	1	76	212	
Households				
2029 Projection	5,468	44,454	98,169	
2024 Estimate	5,498	44,402	97,379	
2020 Census	5,698	45,393	97,828	
Growth 2024 - 2029	-0.55%	0.12%	0.81%	
Growth 2020 - 2024	-3.51%	-2.18%	-0.46%	
Owner Occupied	2,390 43.47%	20,835 46.92%	49,414 50.74%	
Renter Occupied	3,108 56.53%	23,567 53.08%	47,966 49.26%	
2024 Households by HH Income				
Income: <\$25,000	807 14.67%	7,549 17.00%	16,950 17.41%	
Income: \$25,000 - \$50,000	1,622 29.49%	12,383 27.89%	24,123 24.77%	
Income: \$50,000 - \$75,000	1,082 19.67%	9,740 21.93%	18,974 19.48%	
Income: \$75,000 - \$100,000	767 13.95%	6,019 13.56%	12,988 13.34%	
Income: \$100,000 - \$125,000	565 10.27%	3,501 7.88%	9,211 9.46%	
Income: \$125,000 - \$150,000	153 2.78%	2,162 4.87%	6,067 6.23%	
Income: \$150,000 - \$200,000	307 5.58%	1,887 4.25%	5,005 5.14%	
Income: \$200,000+	197 3.58%	1,163 2.62%	4,061 4.17%	
2024 Avg Household Income	\$73,491	\$69,201	\$76,508	
2024 Med Household Income	\$55,413	\$54,635	\$58,117	



Traffic Count Report

McNaughten Centre							
6085-6115 Mcnaughten Rd, Columbus, OH 43232							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 McNaughten Rd	Mc Naughten Center	0.02 S	2022	13,817	MPSI	.04	
2 McNaughten Rd	Mc Naughten Center	0.02 S	2021	14,051	MPSI	.04	
3 E Main St	McNaughten Rd	0.05 W	2022	27,840	MPSI	.09	
4 East Main Street	McNaughten Rd	0.01 E	2020	40,722	MPSI	.11	
5 E Main St	McNaughten Rd	0.01 E	2022	38,039	MPSI	.11	
6 McNaughten Rd	Carnaby Way	0.01 S	2020	14,028	MPSI	.16	
7 McNaughten Rd	Carnaby Way	0.01 S	2022	12,852	MPSI	.16	
8 E Main St	McNaughten Rd	0.14 E	2022	30,198	MPSI	.20	
9 Mc Kahn Ct	Stevenlane Blvd	0.06 SE	2020	4,998	MPSI	.24	
10 Stevenlane Blvd	Karenway Dr	0.04 SE	2020	6,307	MPSI	.29	

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

THE ROBERT WEILER COMPANY EST. 1938



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.



Mia Walton
Sales & Leasing Assoc.
614-221-4286 ext. 115
mwalton@rweiler.com



Alex Marsh
Vice President
614-937-3658
amarsh@rweiler.com

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.