

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



15,547 +/- SF Building on 1.28 +/- ac



Appraisal Brokerage Consulting Development

100% LEASED RETAIL BUILDING FOR SALE

955 West Fifth Avenue, Columbus, OH 43212

100% LEASED RETAIL BUILDING IN GRANDVIEW, OHIO

15,547 +/- SF multi-tenant retail building on 1.28 +/- ac located at 955 W Fifth Avenue in the vibrant neighborhood of Grandview, Ohio. Unique opportunity with close proximity to Ohio State, the Short North and Downtown Columbus.

- **Prime Location:** Situated on Fifth Avenue in Grandview, known for its bustling community and convenient access to amenities.
- **Charming Exterior:** The exterior boasts an attractive facade that blends seamlessly with the neighborhood's aesthetic appeal. The center includes a free surface parking lot with ample parking.
- **High Visibility:** Prominent street frontage ensures excellent visibility and foot traffic potential. Corner location with direct visibility on Fifth Ave. Building Signage is available.
- **Neighborhood Appeal:** Grandview Heights is renowned for its lively atmosphere, diverse dining options, and a supportive community ideal for nurturing new businesses with a mix of young professionals and families.
- This property presents a rare opportunity to establish a thriving business in a sought-after location.



Property Highlights

Address:	955 West Fifth Ave Columbus, OH 43212
County:	Franklin
PID:	010-063046-00
Location:	SEC of West 5th Avenue and Norton Avenue
Acreage:	1.28 +/- ac
Building Size:	15,547 +/- SF
Year Built:	1959/1966
Year Remodeled:	2011
Levels:	1 Story
Sale Price:	\$6,750,000
Cap Rate:	6.14%
Zoning:	M - Manufacturing District

Tenant	Rent/SF	Square Feet	% of Center	Annual Rent
Red Brick Collective	\$29.50	2,466	14%	\$72,747
Nail Salon	\$24.04	1,118	6%	\$26,877
Firehouse Subs	\$22.16	2,536	14%	\$56,198
Hydrate Me	\$21.01	2,041	11%	\$42,881
Romeo's Pizza	\$21.22	1,240	7%	\$26,313
Yogi's	\$22.00	5,384	30%	\$118,448
Yogi Storage	\$18.00	699	4%	\$12,582
Wine & Beer	\$27.50	2,507	14%	\$68,943
Totals		17,991	100%	\$424,988

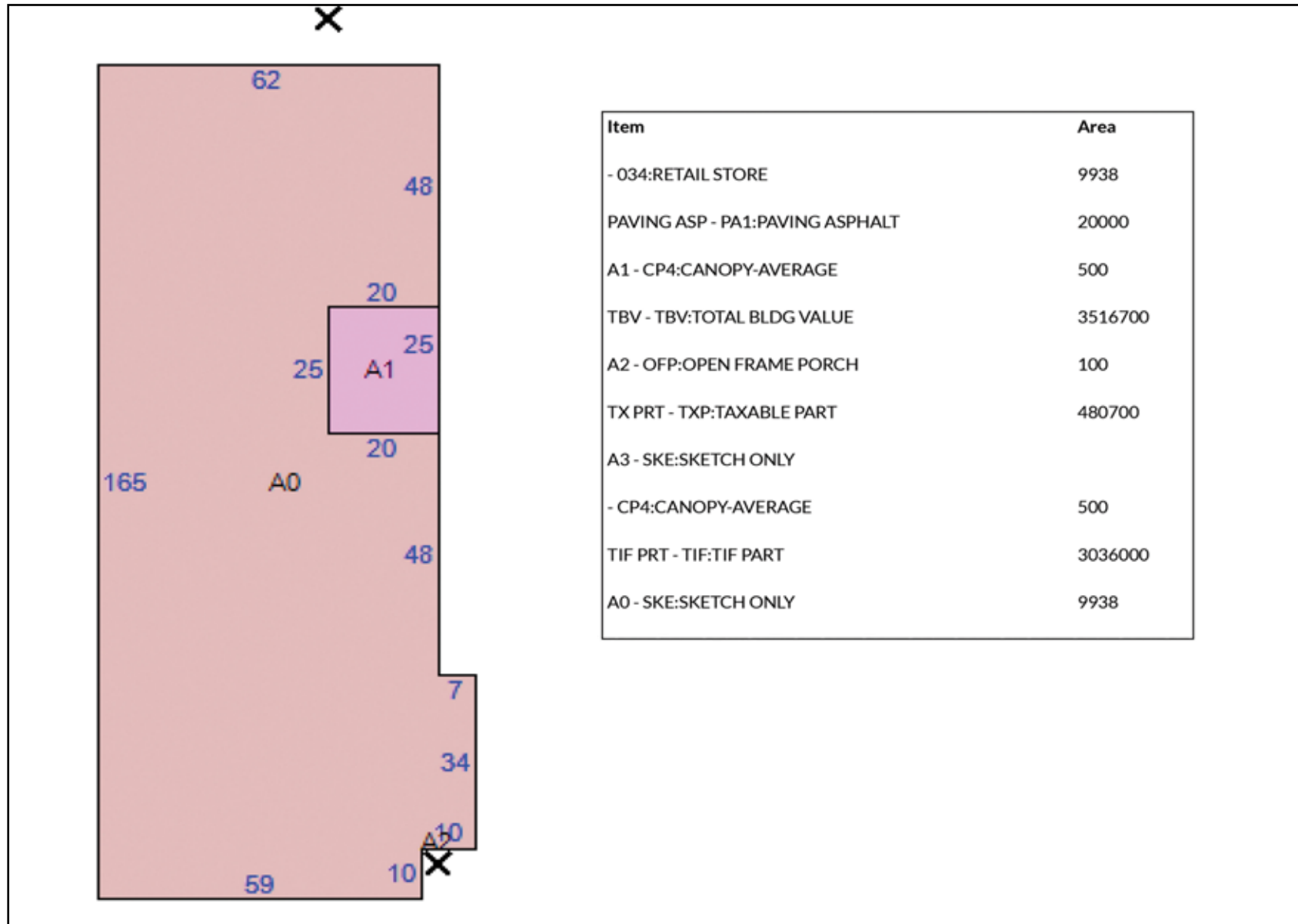
Toatal Income	\$424,988
Non Reimbursable CAM	\$10,615
NOI	\$414,374
Cap Rate	6.14%



15,547 +/- SF Retail Building
955 W Fifth Ave, Columbus, OH 43212

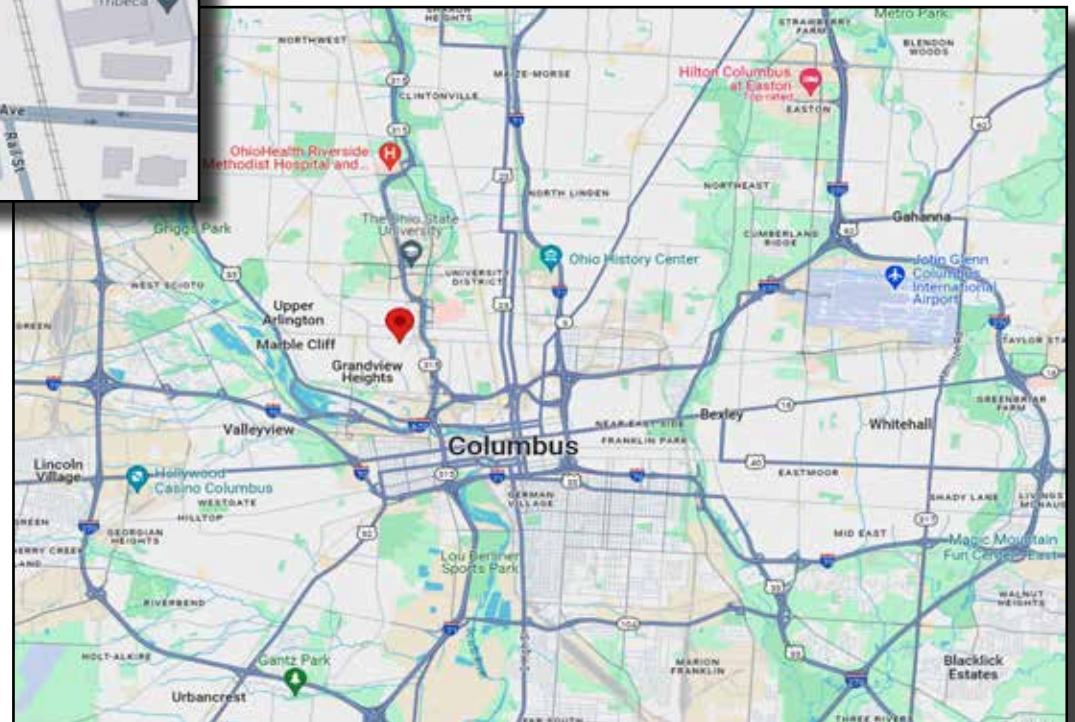
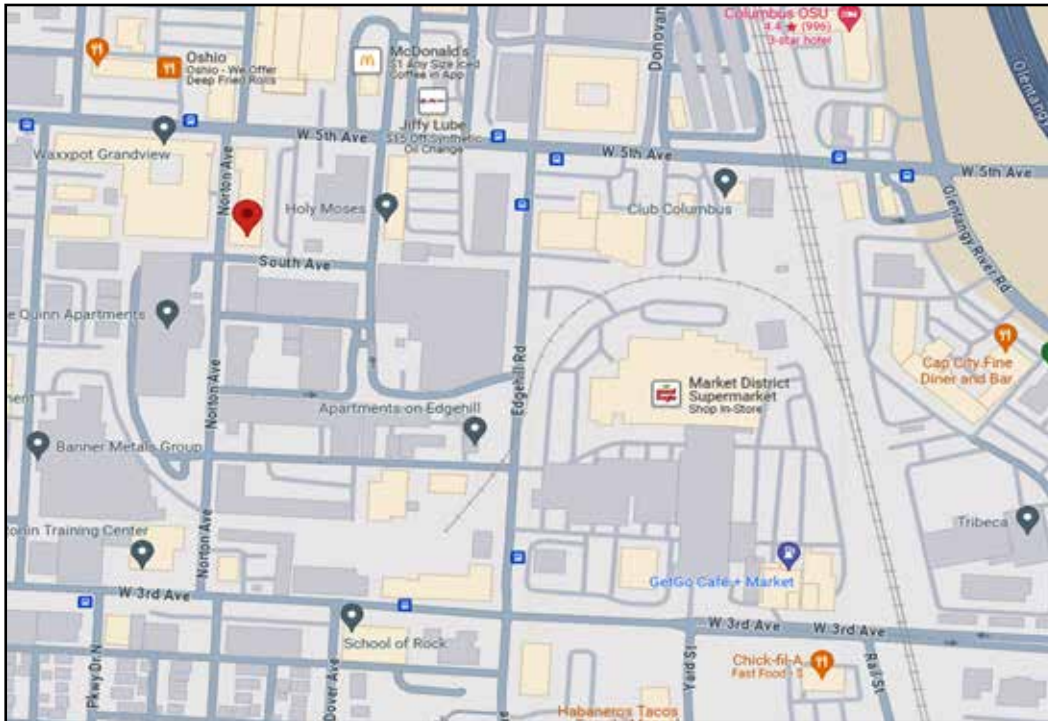
Aerial & Plat Map

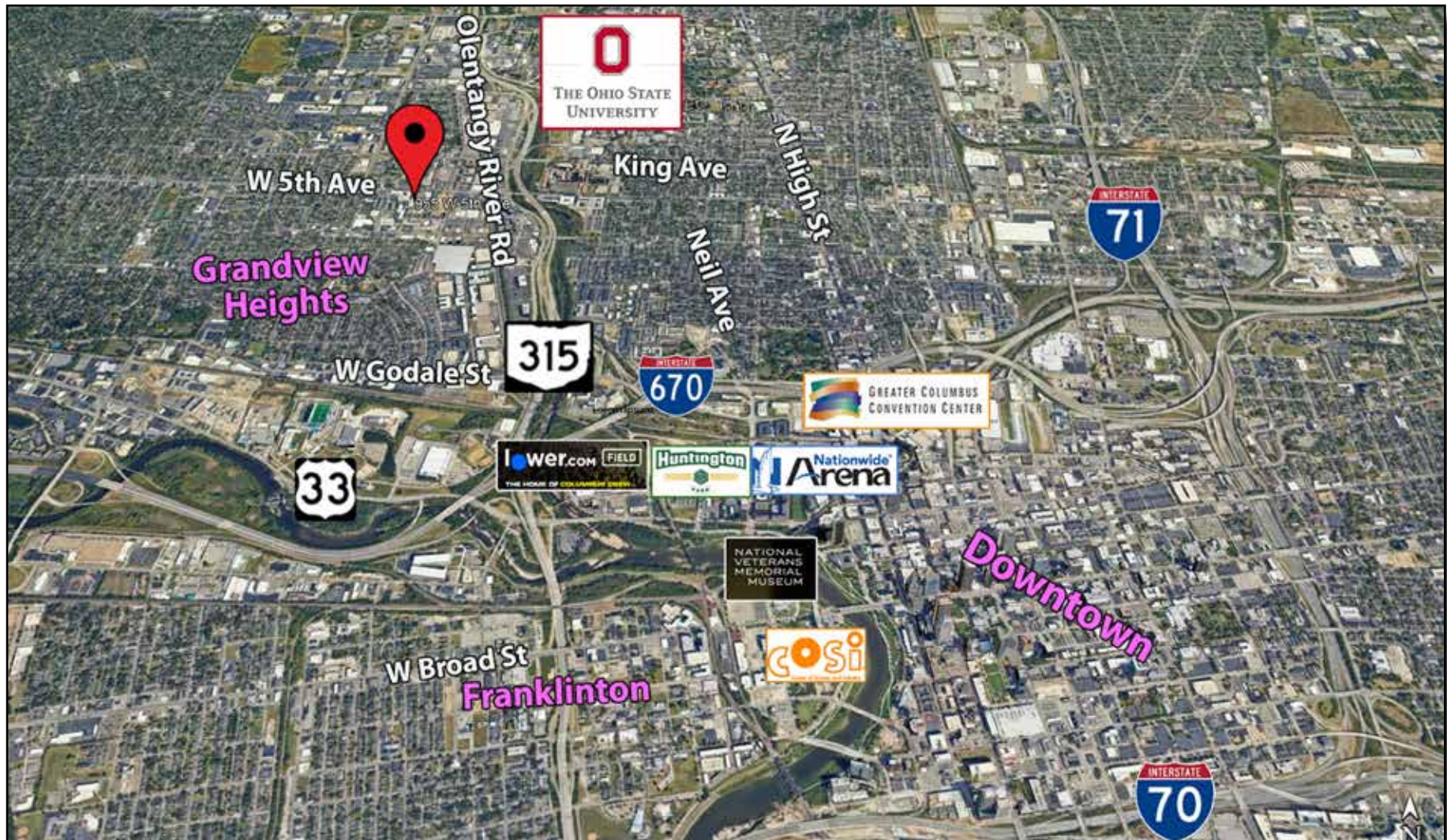




15,547 +/- SF Retail Building
955 W Fifth Ave, Columbus, OH 43212

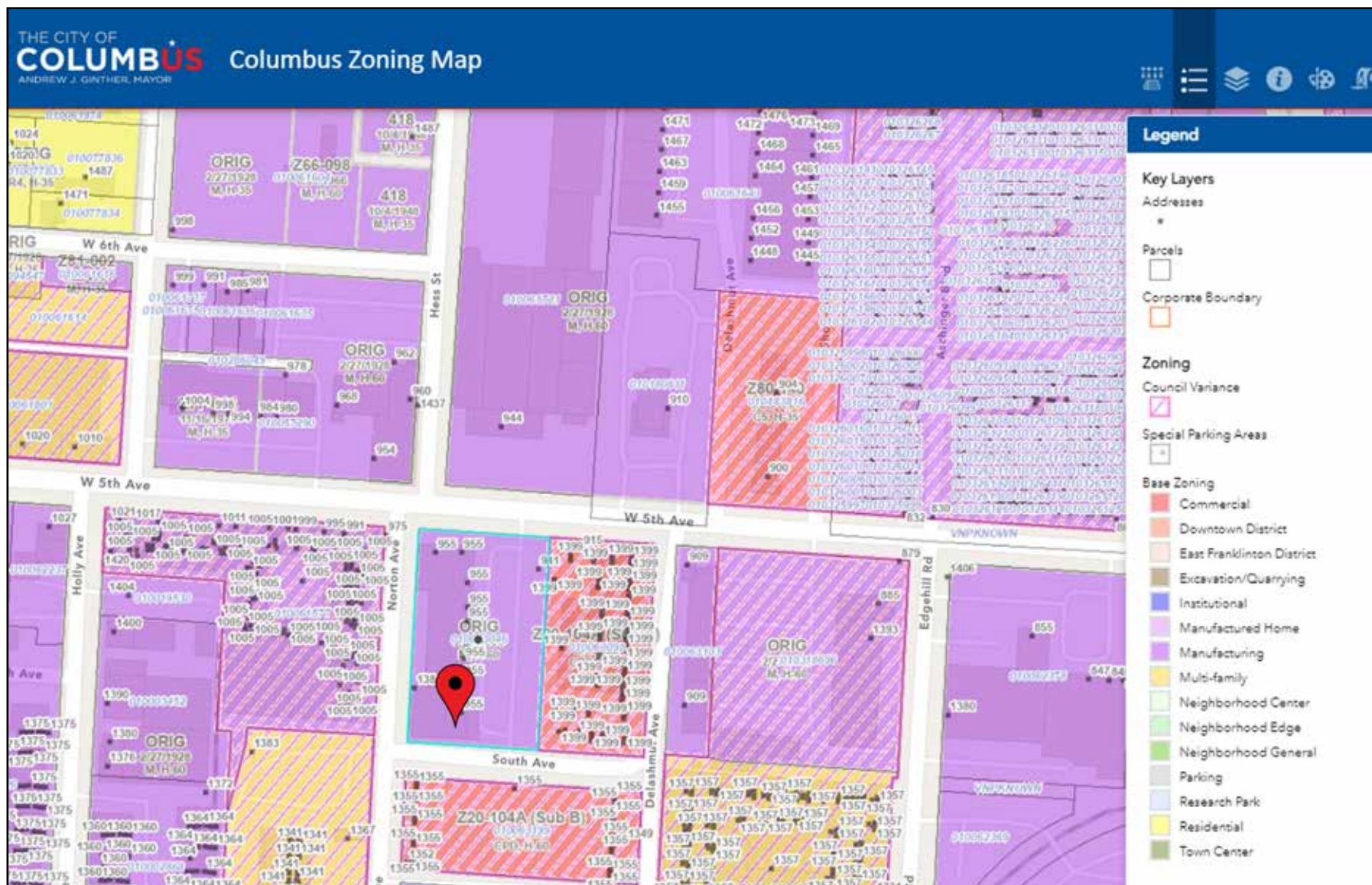
Street Maps



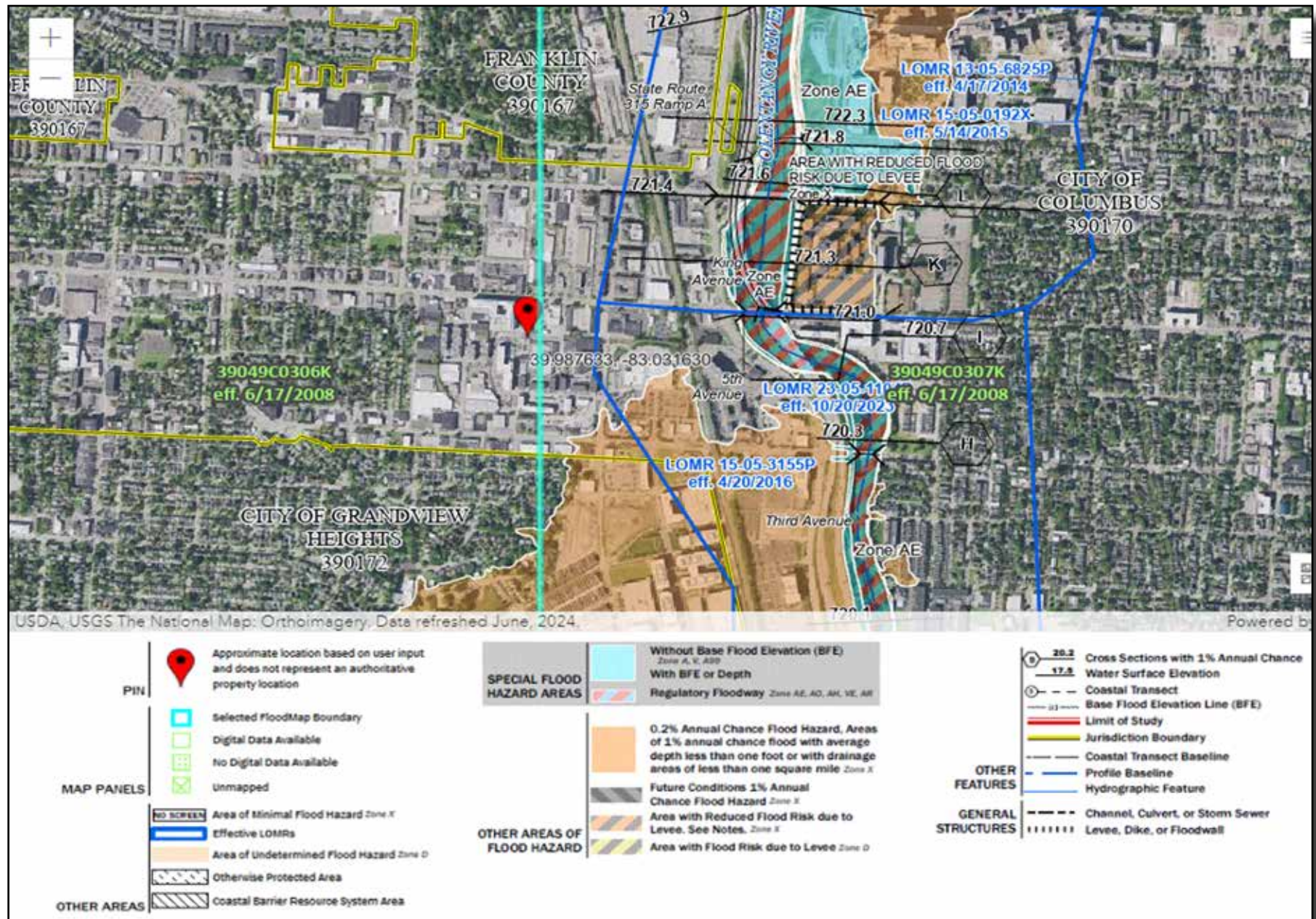


Great Location!

Easy access to major roads
10 minutes to Downtown Columbus



Click [here](#) to view zoning regulations



Demographic Summary Report

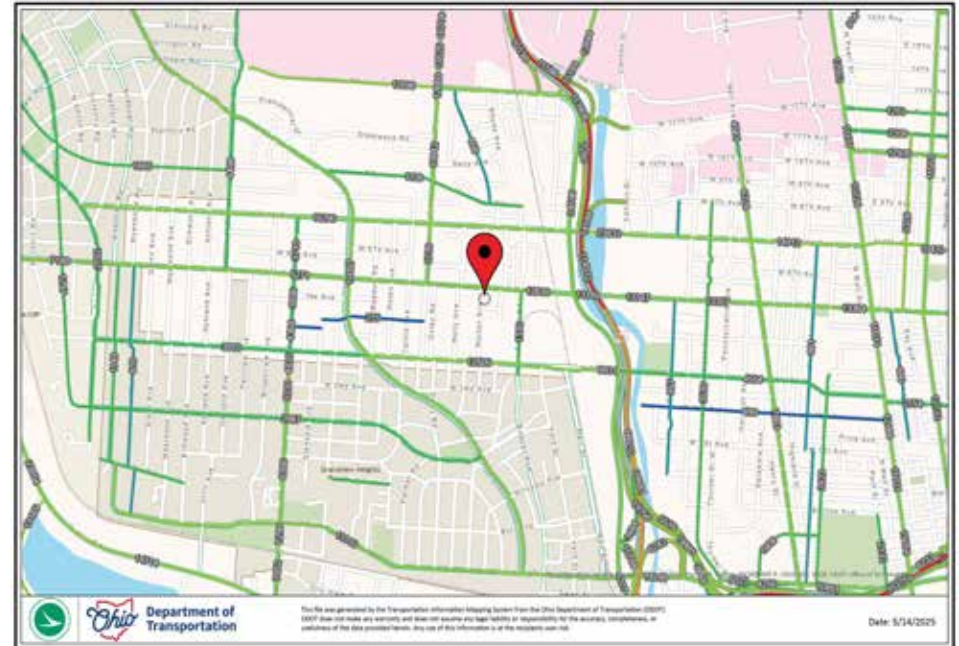
955 W 5th Ave, Columbus, OH 43212



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	22,237	161,104	371,150
2024 Estimate	22,309	159,142	367,064
2020 Census	22,902	150,707	349,425
Growth 2024 - 2029	-0.32%	1.23%	1.11%
Growth 2020 - 2024	-2.59%	5.60%	5.05%
2024 Population by Hispanic Origin			
2024 Population	22,309	159,142	367,064
White	17,747 79.55%	114,014 71.64%	228,504 62.25%
Black	917 4.11%	18,164 11.41%	76,060 20.72%
Am. Indian & Alaskan	16 0.07%	449 0.28%	1,619 0.44%
Asian	1,704 7.64%	9,917 6.23%	15,992 4.36%
Hawaiian & Pacific Island	12 0.05%	86 0.05%	189 0.05%
Other	1,912 8.57%	16,512 10.38%	44,701 12.18%
U.S. Armed Forces	9	35	211

Households			
2029 Projection	11,914	72,558	161,309
2024 Estimate	11,975	71,683	159,564
2020 Census	12,391	67,756	151,844
Growth 2024 - 2029	-0.51%	1.22%	1.09%
Growth 2020 - 2024	-3.36%	5.80%	5.08%
Owner Occupied	2,676 22.35%	19,256 26.86%	63,109 39.55%
Renter Occupied	9,298 77.65%	52,427 73.14%	96,455 60.45%

2024 Households by HH Income			
Income: <\$25,000	2,091 17.46%	17,211 24.01%	37,172 23.30%
Income: \$25,000 - \$50,000	1,944 16.23%	13,969 19.49%	33,040 20.71%
Income: \$50,000 - \$75,000	2,617 21.85%	12,151 16.95%	26,910 16.86%
Income: \$75,000 - \$100,000	1,431 11.95%	8,038 11.21%	18,550 11.63%
Income: \$100,000 - \$125,000	1,053 8.79%	5,382 7.51%	13,064 8.19%
Income: \$125,000 - \$150,000	664 5.54%	3,886 5.39%	8,700 5.45%
Income: \$150,000 - \$200,000	1,180 9.85%	4,987 6.96%	10,668 6.69%
Income: \$200,000+	995 8.31%	6,078 8.48%	11,460 7.18%
2024 Avg Household Income	\$92,770	\$84,819	\$82,015
2024 Med Household Income	\$67,362	\$58,608	\$58,142



Traffic Count Report

955 W 5th Ave, Columbus, OH 43212



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 West Fifth Avenue	Showcase Dr	0.03 W	2024	12,557	MPSt	.11
2 West Fifth Avenue	Showcase Dr	0.03 W	2025	12,515	MPSt	.11
3 W 5th Ave	Showcase Dr	0.03 W	2022	11,608	MPSt	.11
4 W 5TH AVE	Showcase Dr	0.03 W	2025	11,841	MPSt	.11
5 Edgehill Rd	W 3rd Ave	0.21 S	2023	2,523	MPSt	.13
6 Edgehill Rd	W 3rd Ave	0.21 S	2025	2,487	MPSt	.13
7 W 5th Ave	Oxley Rd	0.04 W	2018	21,039	MPSt	.15
8 Aschinger Blvd	W 5th Ave	0.04 S	2024	1,282	MPSt	.16
9 Aschinger Blvd	W 5th Ave	0.04 S	2025	1,283	MPSt	.16
10 W 5th Ave	Aschinger Blvd	0.03 W	2018	19,891	MPSt	.17

What's Driving Investment?



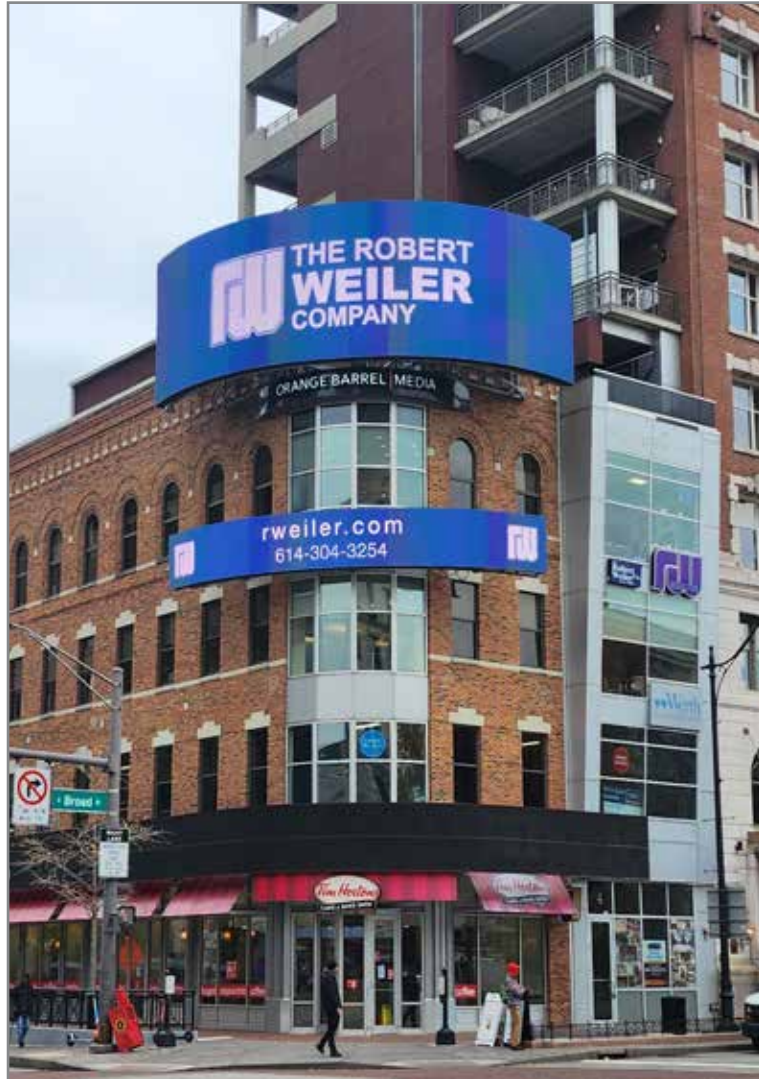
Notable Projects YTD



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



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 clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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

Learn more about us at
www.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.