

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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39,082 +/- SF on 1 +/- ac



Appraisal Brokerage Consulting Development

DOWNTOWN OFFICE BUILDING FOR SALE/LEASE

195 North Grant Avenue, Columbus, OH 43215

DOWNTOWN OFFICE BUILDING FOR SALE OR LEASE

Prime opportunity in the heart of Downtown Columbus. Situated on a full acre, 195 N Grant offers a rare combination of existing space and future development potential. The building is ideal for short-term use as storage or general office, with ownership open to flexible lease terms. Tenants will benefit from ample on-site parking in the attached private lot—an uncommon amenity in the downtown core. Located just steps from major employers, amenities, and freeways, this property offers both immediate utility and long-term upside.



Property Highlights

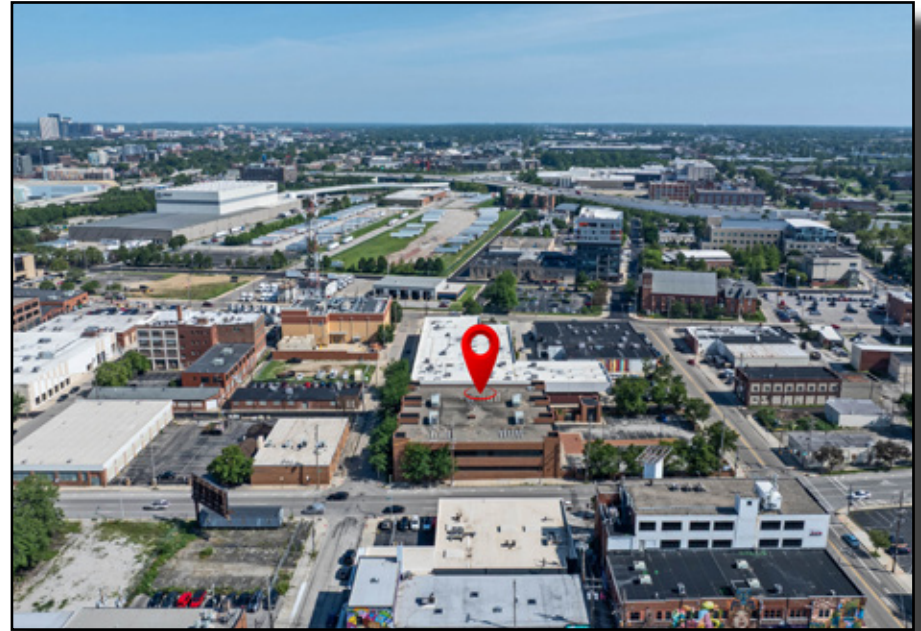
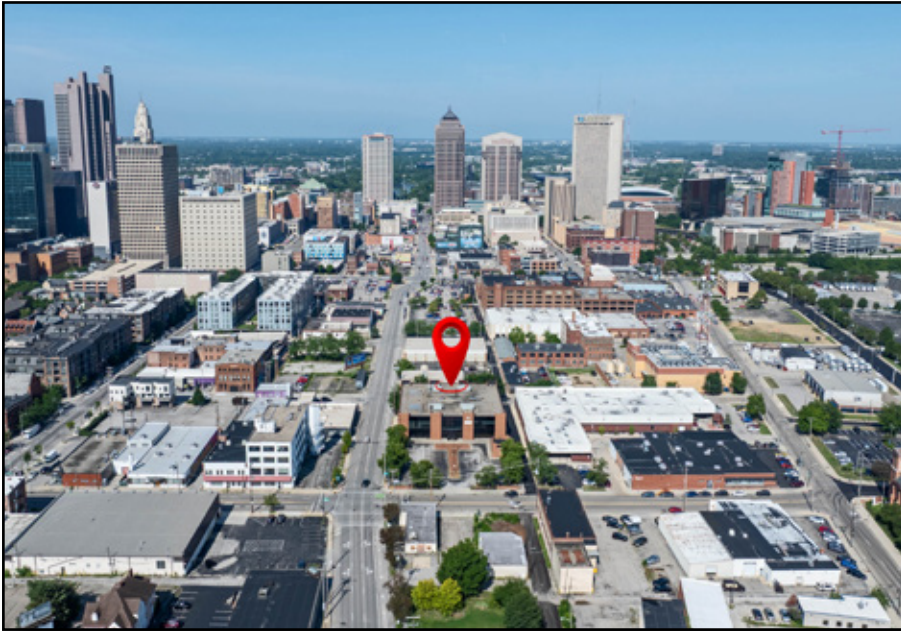
Address:	195 N Grant Ave Columbus, Ohio 43215
County:	Franklin
PID:	010-052921-00
Location:	NWC of N Grant Ave and E Spring Street
Building SF:	39,082 +/- SF
Available SF:	39,082 +/- SF
Acreage:	1.02 +/- ac
Year Built:	1998
Levels:	2 Story
Sale Price:	Negotiable
Lease Rate:	Negotiable
Total Parking:	44
Taxes 2024:	\$85,597.66
Zoning:	DD Downtown District



39,082 +/- SF Downtown Office Building
195 N Grant Ave, Columbus, OH 43215

Aerial View

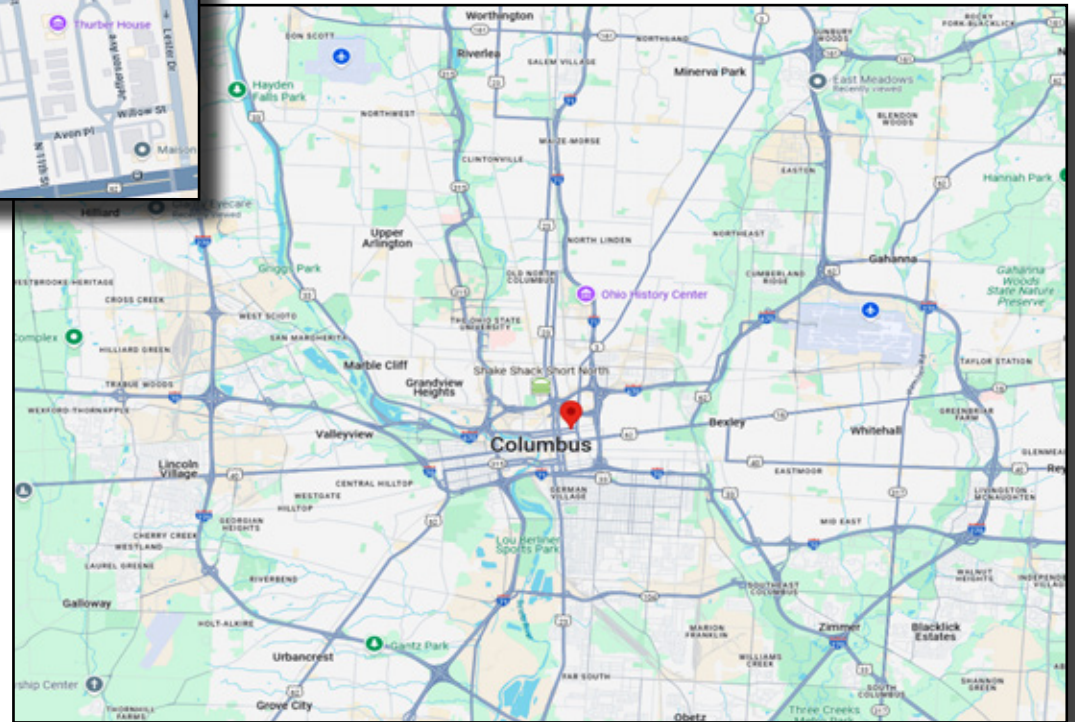


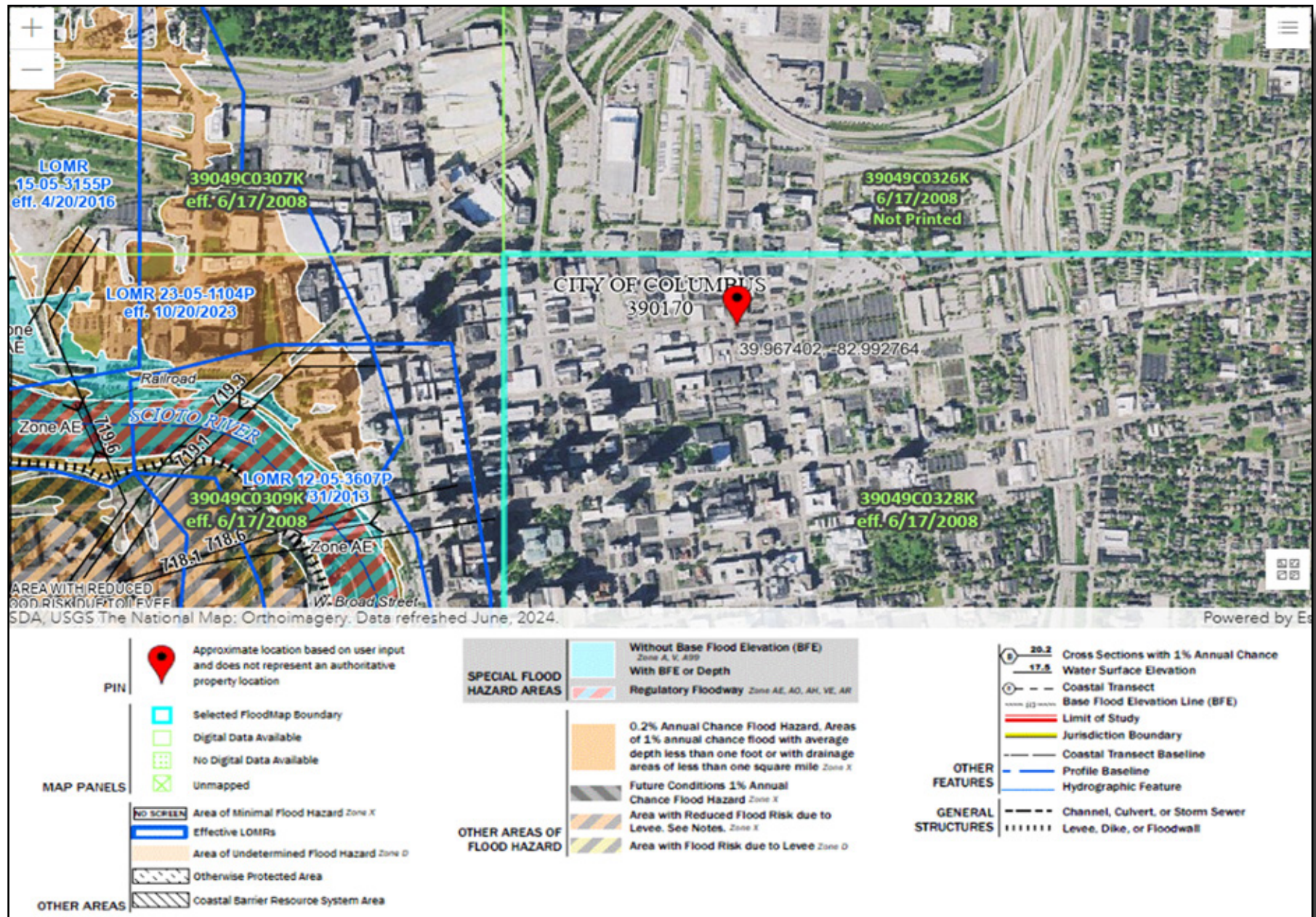






Street Maps



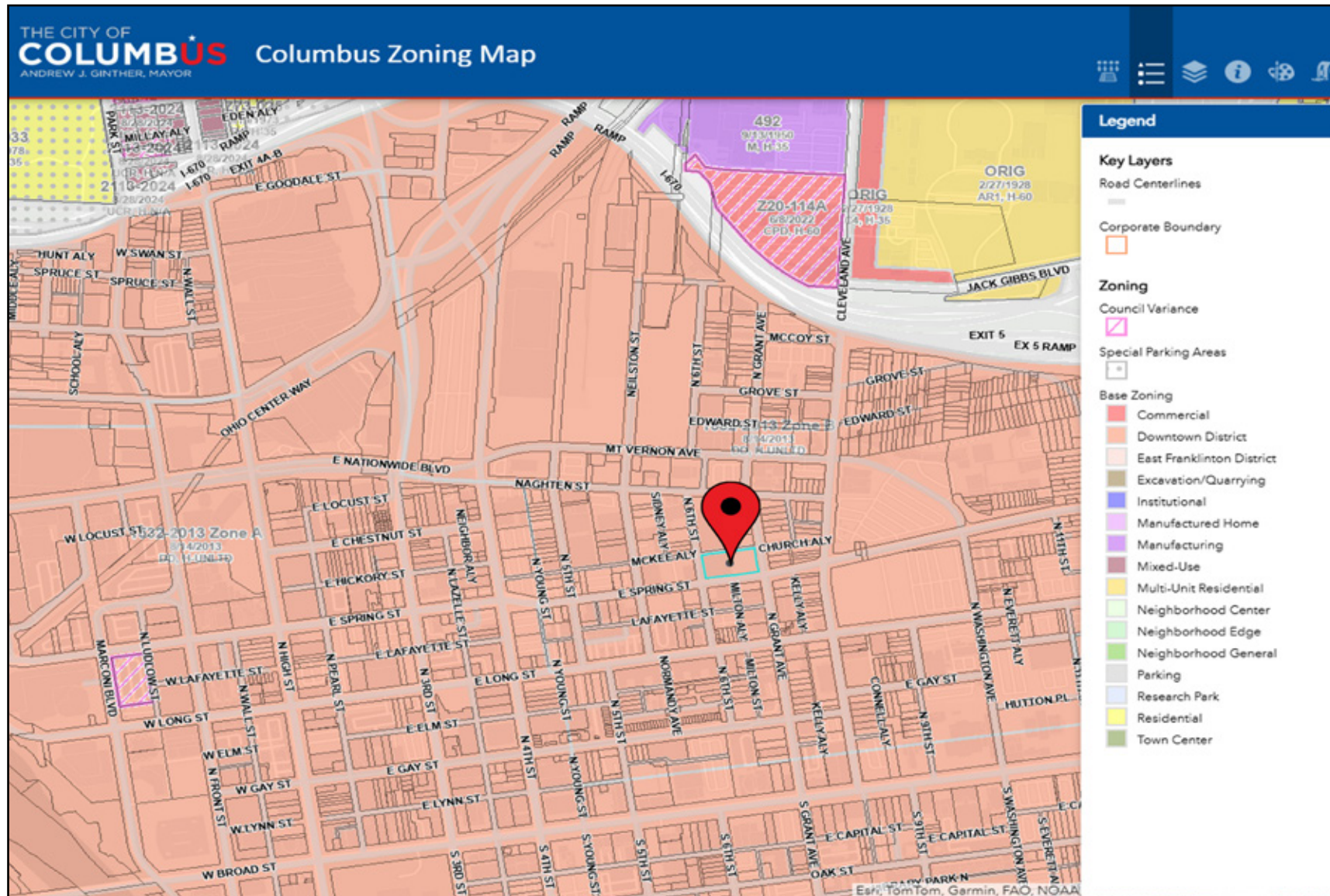




Great Downtown Location!


Easy access to major roads

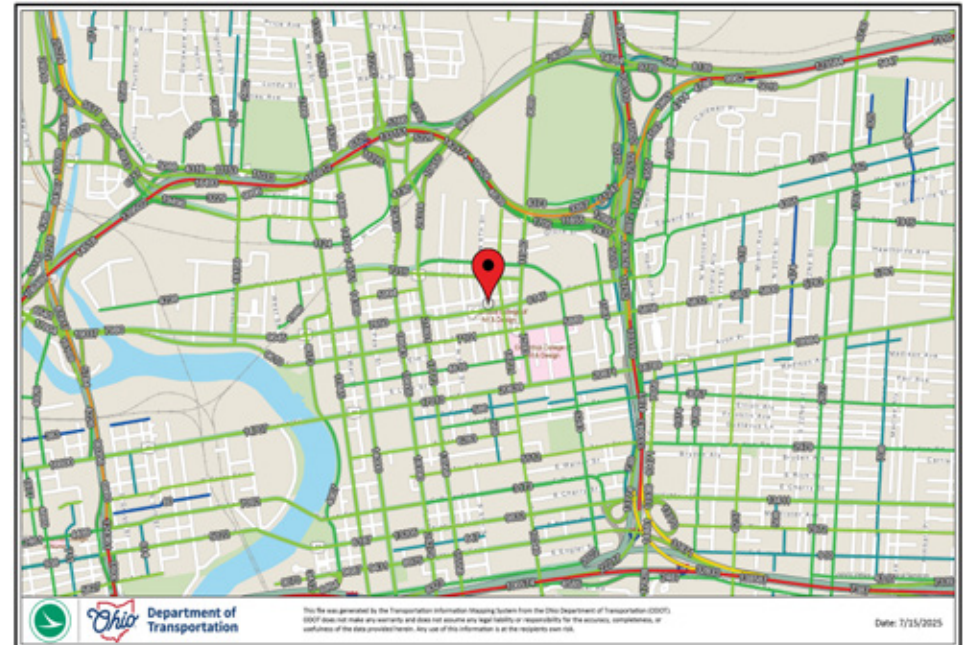
12 minutes to John Glenn International Airport




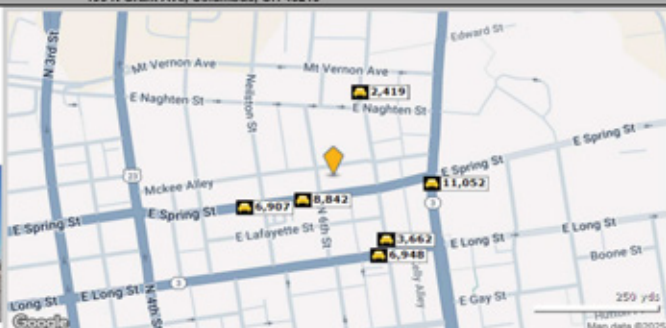
Click [here](#) to view zoning regulations

Demographic Summary Report

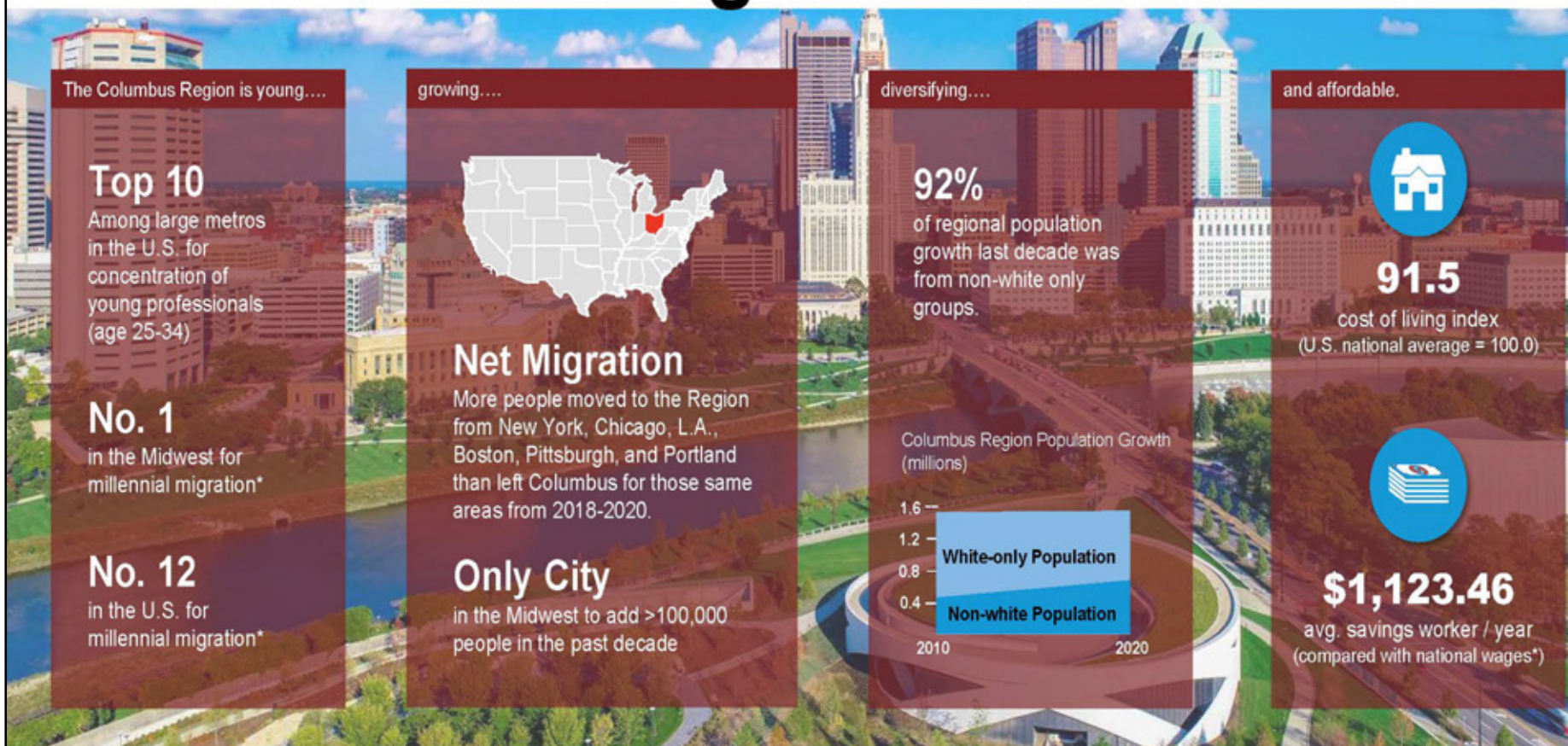
Discovery Bldg 195 N Grant Ave, Columbus, OH 43215				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	19,034	166,897	370,353	
2024 Estimate	18,485	163,992	365,647	
2020 Census	15,793	150,681	344,774	
Growth 2024 - 2029	2.97%	1.77%	1.29%	
Growth 2020 - 2024	17.05%	8.83%	6.05%	
2024 Population by Hispanic Origin				
2024 Population	18,485	163,992	365,647	
White	11,497 62.20%	94,860 57.84%	206,576 56.50%	
Black	4,108 22.22%	45,101 27.50%	99,415 27.19%	
Am. Indian & Alaskan	66 0.36%	560 0.34%	1,547 0.42%	
Asian	884 4.78%	5,816 3.55%	12,574 3.44%	
Hawaiian & Pacific Island	10 0.05%	112 0.07%	189 0.05%	
Other	1,919 10.38%	17,544 10.70%	45,345 12.40%	
U.S. Armed Forces	42	123	163	
Households				
2029 Projection	11,676	74,931	159,321	
2024 Estimate	11,339	73,603	157,296	
2020 Census	9,685	67,337	148,094	
Growth 2024 - 2029	2.97%	1.80%	1.29%	
Growth 2020 - 2024	17.08%	9.31%	6.21%	
Owner Occupied	2,043 18.02%	20,065 27.26%	57,929 36.83%	
Renter Occupied	9,295 81.97%	53,538 72.74%	99,367 63.17%	
2024 Households by HH Income				
Income: <\$25,000	3,318 29.26%	20,891 28.38%	40,415 25.69%	
Income: \$25,000 - \$50,000	1,965 17.33%	15,403 20.93%	34,796 22.12%	
Income: \$50,000 - \$75,000	1,620 14.29%	11,275 15.32%	27,238 17.32%	
Income: \$75,000 - \$100,000	1,424 12.56%	8,063 10.95%	17,753 11.29%	
Income: \$100,000 - \$125,000	714 6.30%	5,355 7.28%	11,552 7.34%	
Income: \$125,000 - \$150,000	678 5.98%	3,838 5.21%	7,543 4.80%	
Income: \$150,000 - \$200,000	806 7.11%	4,668 6.34%	8,583 5.46%	
Income: \$200,000+	814 7.18%	4,111 5.59%	9,415 5.99%	
2024 Avg Household Income	\$80,095	\$74,134	\$75,070	
2024 Med Household Income	\$56,134	\$51,018	\$52,831	



Traffic Count Report

Discovery Bldg 195 N Grant Ave, Columbus, OH 43215						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 SPRING ST	N 6th St	0.02 E	2025	8,842	MPSI	.04
2 N Grant Ave	Grant Ave	0.02 S	2025	3,654	MPSI	.10
3 N Grant Ave	Grant Ave	0.02 S	2024	3,662	MPSI	.10
4 E Spring St	Neilston St	0.02 E	2018	8,526	MPSI	.11
5 E Spring St	Neilston St	0.02 E	2025	6,907	MPSI	.11
6 E Long St	Milton Aly	0.02 W	2025	6,913	MPSI	.11
7 E Long St	Milton Aly	0.02 W	2024	6,948	MPSI	.11
8 N Grant Ave	E Naghten St	0.02 S	2024	2,431	MPSI	.11
9 N Grant Ave	E Naghten St	0.02 S	2025	2,419	MPSI	.11
10 Cleveland Avenue	E Long St	0.03 S	2025	11,052	MPSI	.12

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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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.



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www.rweiler.com

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