

# OFFICE SUITE FOR SALE

**3140 E Broad Street  
Columbus, Ohio 43209**



**2,140 +/- SF Available**



Appraisal Brokerage Consulting Development

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# Property Description

## BEXLEY OFFICE SUITE FOR SALE!

2,140 +/- SF office space fully leased, includes conference room with five offices, reception area, 2 restrooms, storage room, and kitchenette. Off street parking included. New roof with 40 years warranty. Purchasing 1/4 interest in property. No dues/owner associations. Utilities separately metered. CAT 5 wiring. CAM is paid to partnership. In-suite janitorial is tenant responsibility.

**Address:** 3140 E Broad Street  
Columbus, OH 43209

**County:** Franklin

**PID:** 010-091885-00

**Location:** East of Bexley between  
James Rd and Cassady Ave

**Year Built:** 1978

**Suite Size:** 2,140 +/- SF

**Sale Price:** \$275,000

**Zoning:** C-2 Office Commercial  
District

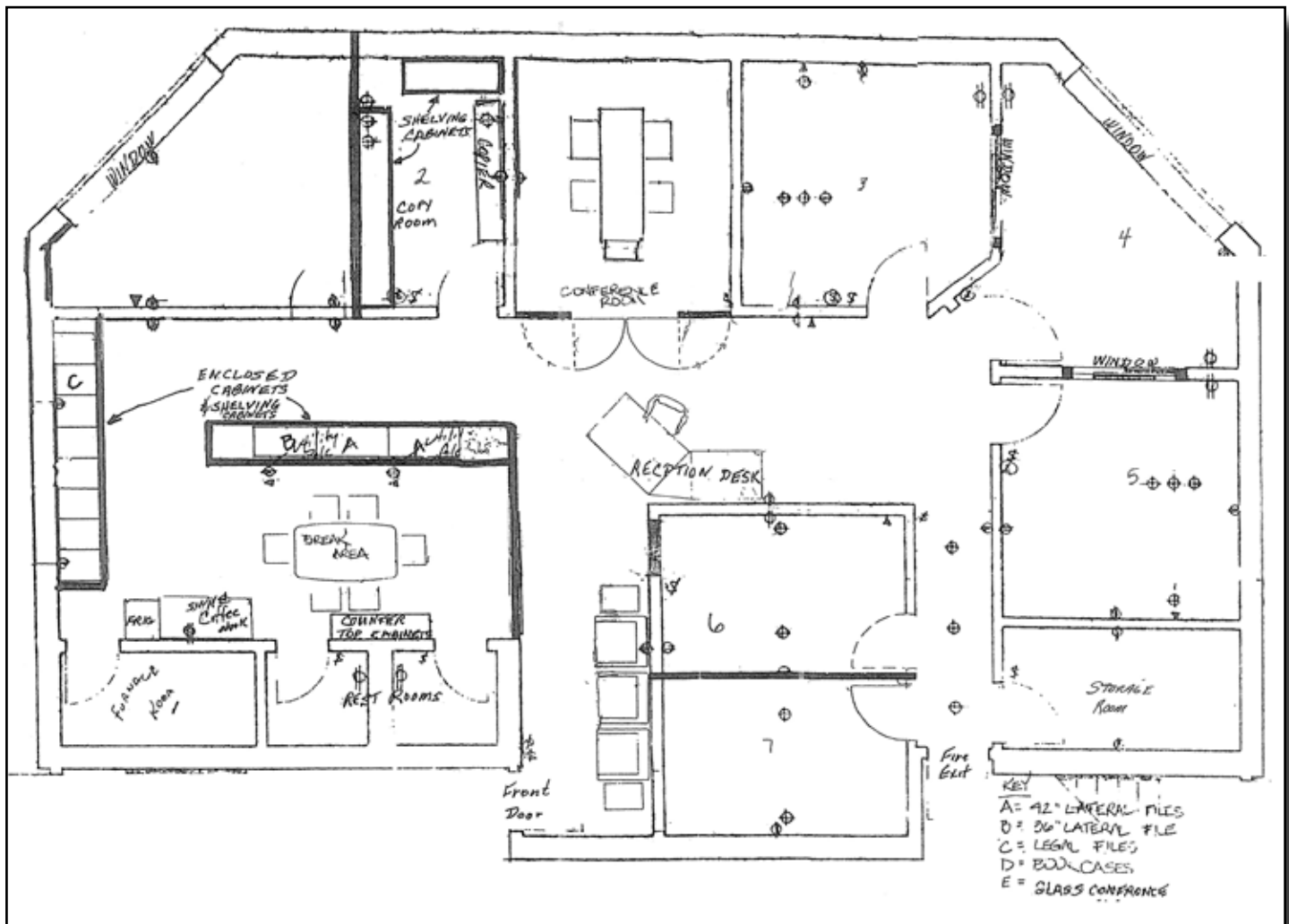
### Features:

- Furnace installed April, 2011
- Roof replaced ~3 years ago (40y warranty)
- Utilities separately metered
- CAT 5 wiring
- New 2 year lease tenant effective February 2021



# Floor Plan

2,140 +/- SF Unit Available



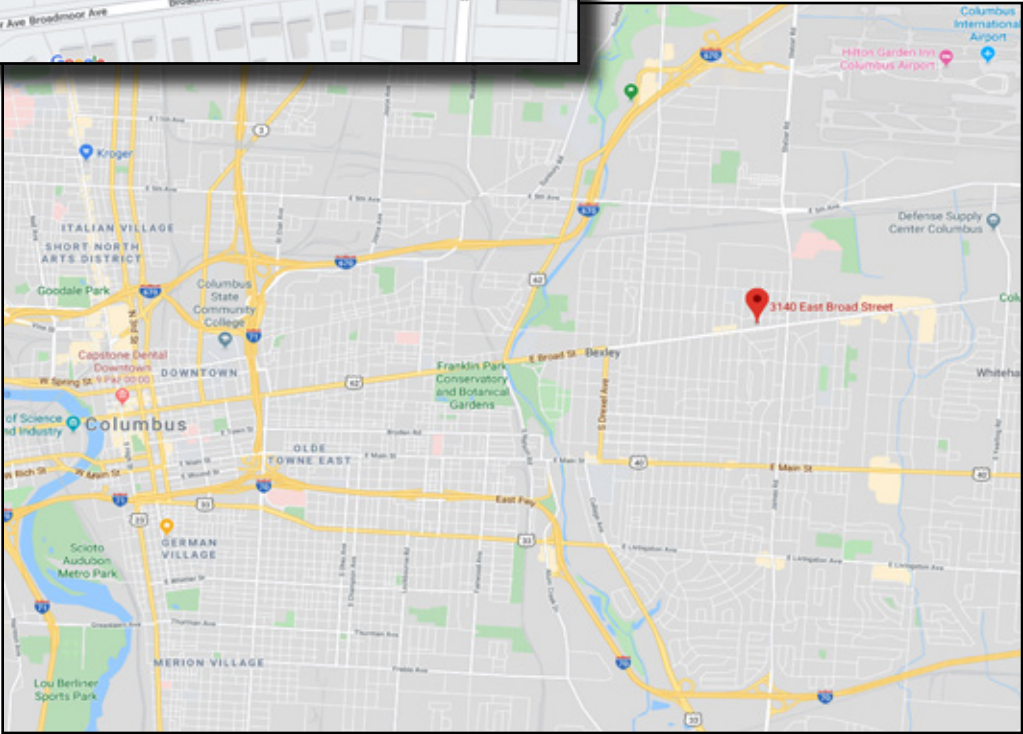
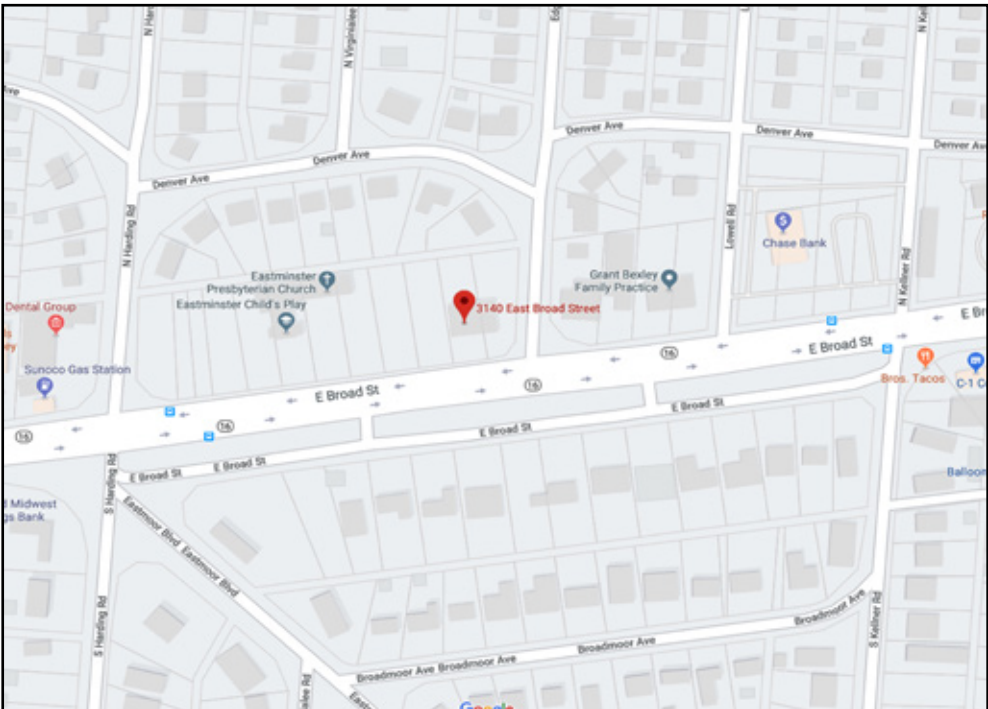
# Aerial & Plat Maps



THE ROBERT  
**WEILER**  
COMPANY

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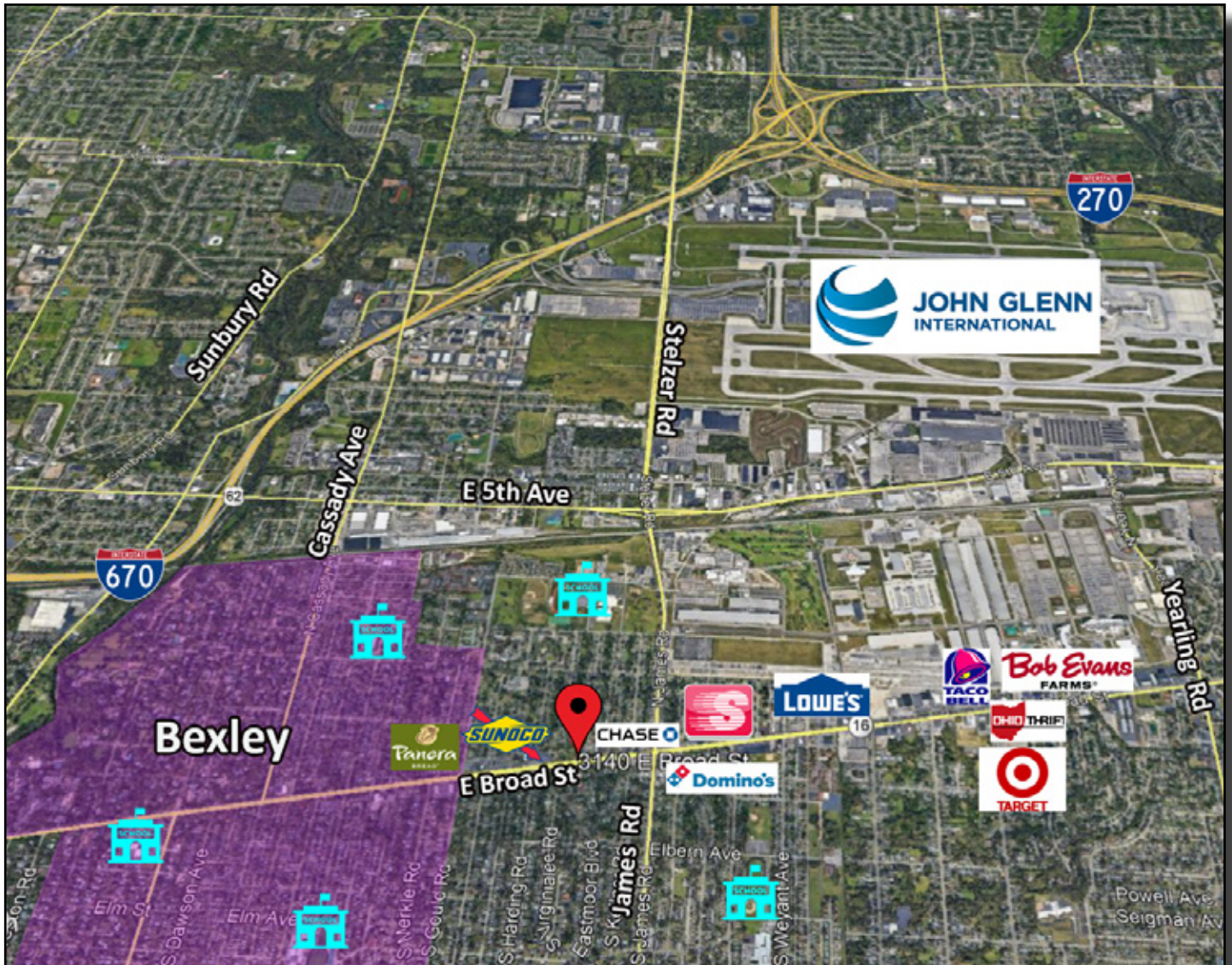
# Street Maps



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WEILER  
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# Property Location



**Great Location!**

East of Bexley

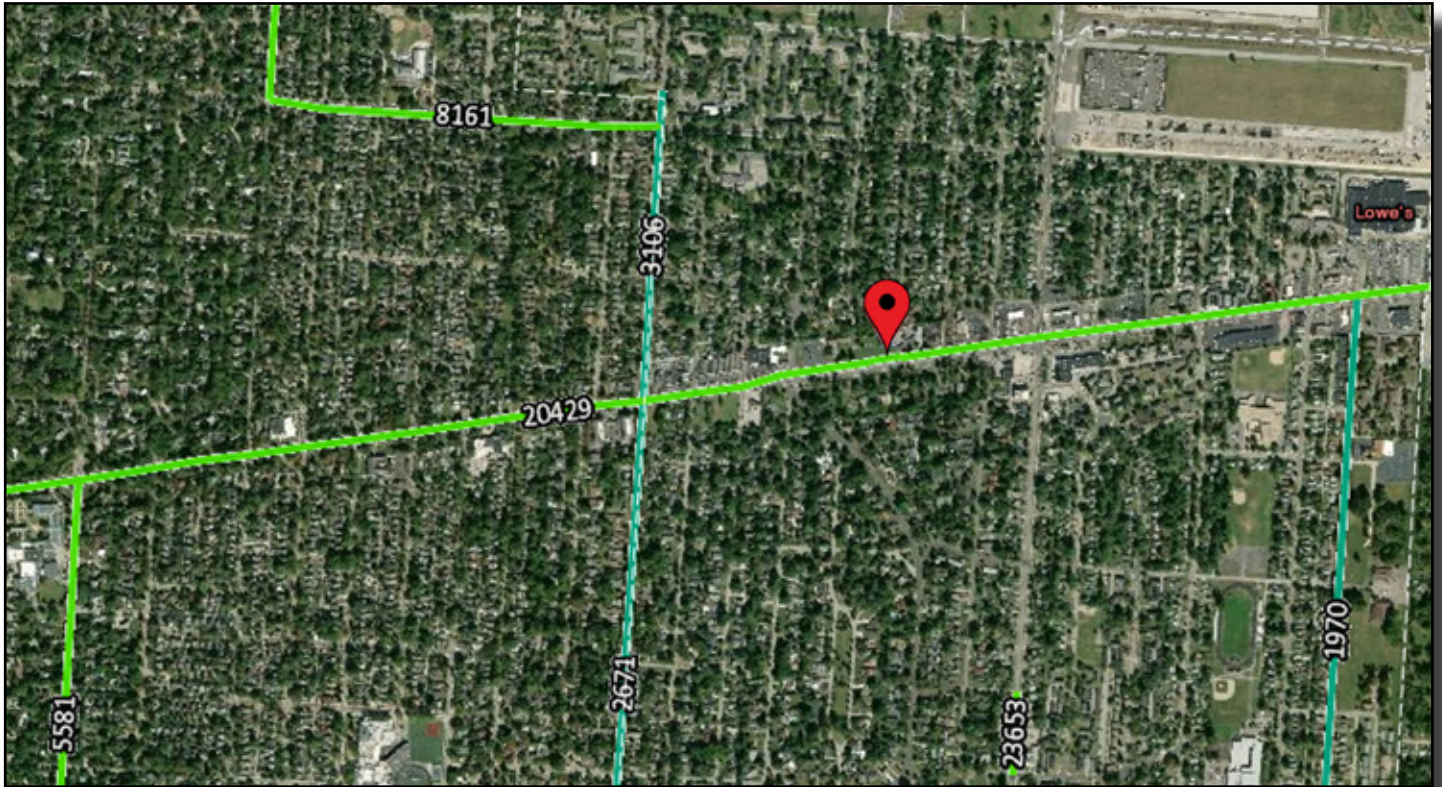
5 minutes to John Glenn Airport

15 minutes to Downtown

**RW** THE ROBERT  
**WEILER**  
COMPANY

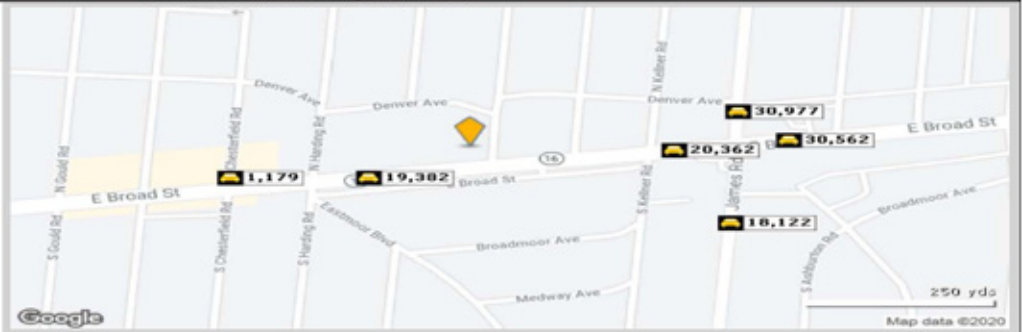
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# Traffic Map



## Traffic Count Report

3140 E Broad St, Bexley, OH 43209

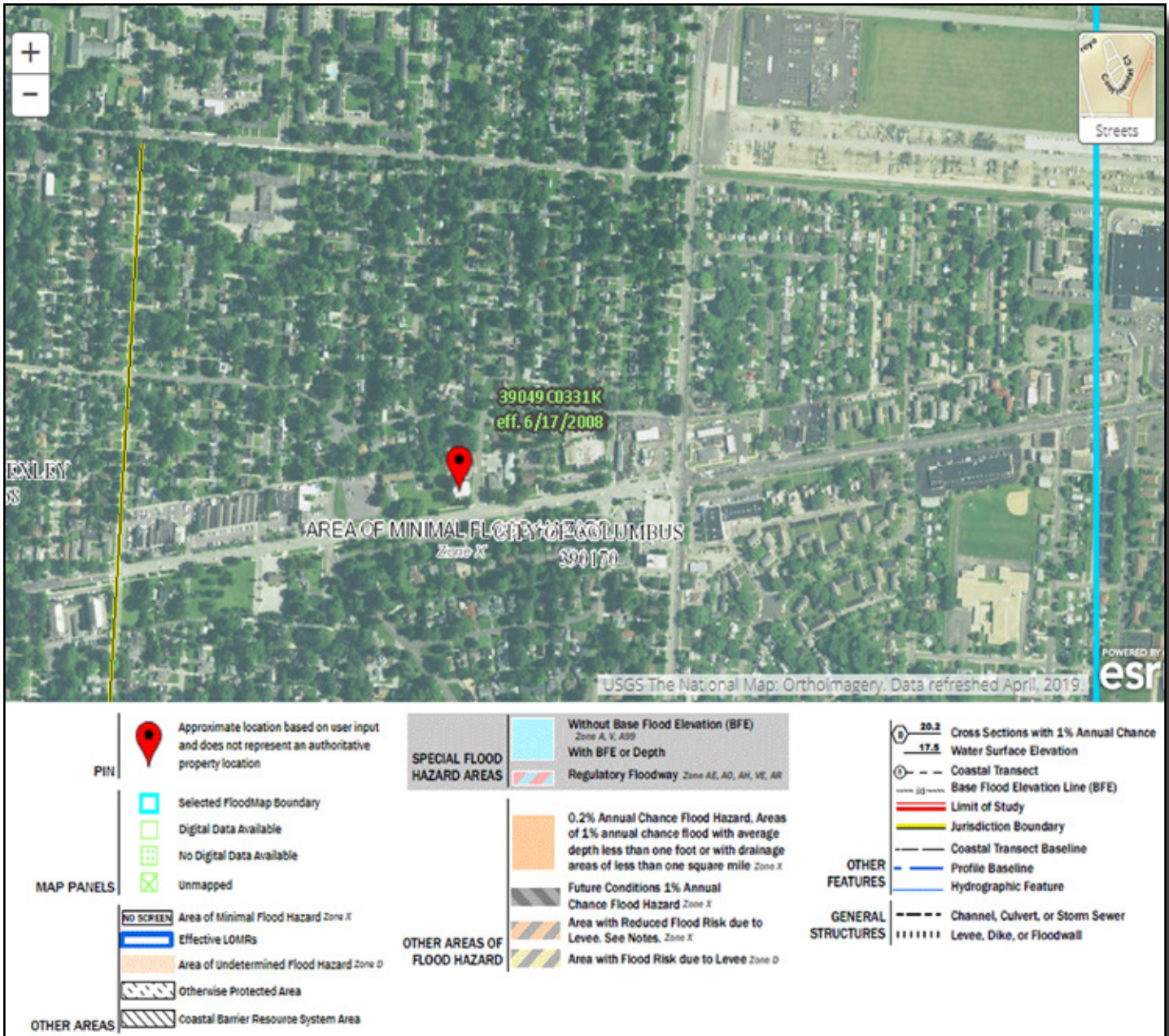


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Broad St	S Harding Rd	0.04 W	2015	18,015	MPSI	.08
2 E Broad St	N Harding Rd	0.04 W	2018	19,382	MPSI	.08
3 E Broad St	S Kellner Rd	0.02 W	2015	21,707	MPSI	.16
4 E Broad St	N Kellner Rd	0.02 W	2018	20,362	MPSI	.16
5 N Chesterfield Rd	E Broad St	0.01 S	2018	607	MPSI	.18
6 N Chesterfield Rd	Denver Ave	0.12 N	2015	1,179	MPSI	.18
7 N James Rd	Denver Ave	0.01 N	2018	30,977	MPSI	.21
8 S James Rd	E Broad St	0.10 N	2015	19,983	MPSI	.22
9 S James Rd	Elbern Ave	0.19 S	2018	18,122	MPSI	.22
10 E Broad St	N Ashburton Rd	0.04 E	2018	30,562	MPSI	.25

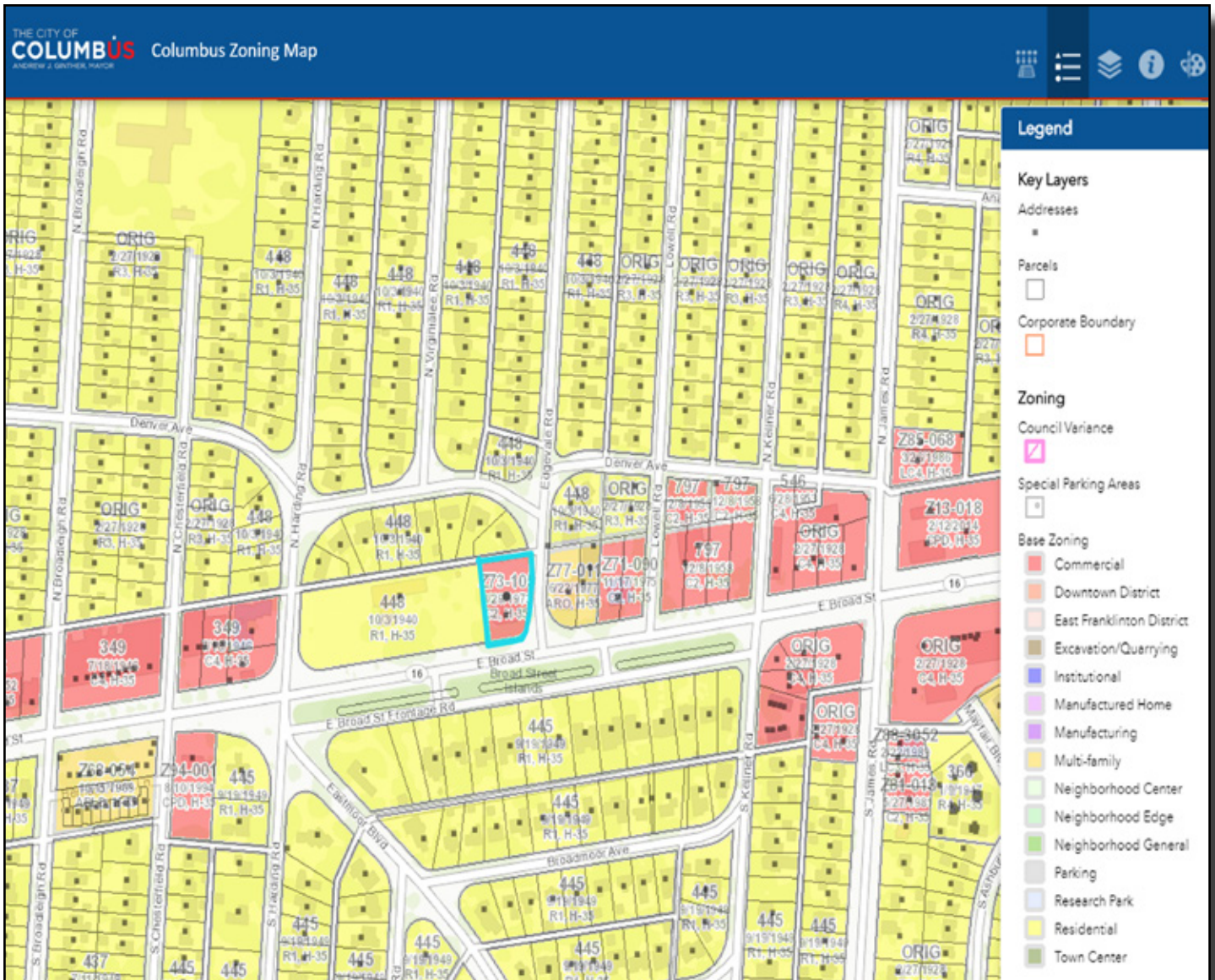


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# Flood Map



# Zoning Map



**Zoning C-2 - [click here](#) to see zoning text**

**The site is subject to the standards of the community commercial overlay**

**[3372.701 to 3372.710](#)**



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# Demographics

## Demographic Summary Report

3140 E Broad St, Bexley, OH 43209



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	16,221	122,555	346,521
2019 Estimate	15,333	114,535	323,501
2010 Census	13,899	95,906	268,807
Growth 2019 - 2024	5.79%	7.00%	7.12%
Growth 2010 - 2019	10.32%	19.42%	20.35%
<b>2019 Population by Hispanic Origin</b>			
2019 Population	1,029	7,106	16,536
White	8,841 57.66%	45,399 39.64%	143,812 44.45%
Black	5,634 36.74%	62,227 54.33%	158,608 49.03%
Am. Indian & Alaskan	43 0.28%	449 0.39%	1,180 0.36%
Asian	240 1.57%	2,235 1.95%	7,981 2.47%
Hawaiian & Pacific Island	14 0.09%	64 0.06%	222 0.07%
Other	561 3.66%	4,160 3.63%	11,697 3.62%
U.S. Armed Forces	8	27	79
<b>Households</b>			
2024 Projection	6,741	50,900	147,447
2019 Estimate	6,377	47,589	137,546
2010 Census	5,834	40,057	113,870
Growth 2019 - 2024	5.71%	6.96%	7.20%
Growth 2010 - 2019	9.31%	18.80%	20.79%
Owner Occupied	3,233 50.70%	22,365 47.00%	58,346 42.42%
Renter Occupied	3,144 49.30%	25,224 53.00%	79,200 57.58%
<b>2019 Households by HH Income</b>			
Income: <\$25,000	1,711 26.83%	14,939 31.39%	43,003 31.26%
Income: \$25,000 - \$50,000	1,671 26.20%	13,318 27.99%	35,996 26.17%
Income: \$50,000 - \$75,000	840 13.17%	8,395 17.64%	24,384 17.73%
Income: \$75,000 - \$100,000	529 8.29%	3,985 8.37%	13,068 9.50%
Income: \$100,000 - \$125,000	463 7.26%	2,504 5.26%	8,241 5.99%
Income: \$125,000 - \$150,000	243 3.81%	1,751 3.68%	4,298 3.12%
Income: \$150,000 - \$200,000	390 6.11%	1,162 2.44%	4,077 2.96%
Income: \$200,000+	531 8.33%	1,535 3.23%	4,479 3.26%
<b>2019 Avg Household Income</b>	\$78,803	\$57,862	\$59,073
<b>2019 Med Household Income</b>	\$46,566	\$40,502	\$41,658



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# City Highlights

## Welcome to Columbus

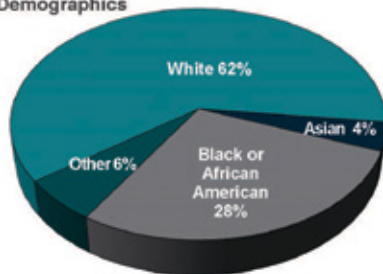
Columbus was founded in 1812 and has been the capital of the State of Ohio for 200 years. As the 15th largest populated city in the United States, covering 228 square miles, the city is recognized nationwide for its historic neighborhoods, booming downtown arts and sporting district, open attitude, and notably affordable quality of life. The city's economy is very diverse and the community prides itself on being at the forefront of education reform, fiscal responsibility, and public safety. Economic investments in the future of Columbus have created jobs and spurred major initiatives focused on improving neighborhoods, community health, and the environment.



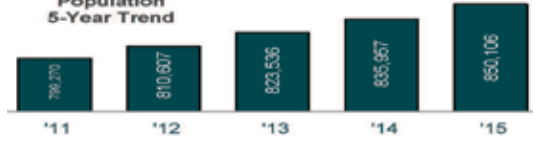
## Demographic

The population of Columbus is diverse, young, and has a growth rate double the national average. The city's population is well educated, with over 33 percent having earned a bachelor or advanced degree compared to the national average of 29 percent. City Observatory ranked Columbus 11th nationwide for increase in college educated young adults by percentage of population.

### Racial Demographics



### Population 5-Year Trend



## Columbus Housing

The City of Columbus' housing market is booming with trendy and desirable neighborhoods, affordable housing options, and a thriving local economy. In Nationwide's Health of Housing Markets 2016 Q2 report, the Columbus housing market was ranked 35th nationwide.

Columbus is known for its vibrant, unique neighborhoods. Throughout the city, there are a variety of living options with many neighborhoods consisting of smaller communities within its borders. Residents are able to live in areas that range from historically preserved German Village, to the popular Short North, or newly developed downtown condominiums.

## Columbus Employment

Columbus serves as headquarters to major national and multinational corporations, including Nationwide Mutual Insurance, L Brands, Huntington Bancshares, American Electric Power (AEP), and Big Lots. In recent years, the healthcare industry has emerged as a growth sector, with the city boasting four nationally recognized health system employers; each employ thousands of healthcare workers and contribute billions of dollars to the local economy.

Employer Name	Central Ohio Employees
The Ohio State University	30,963
State of Ohio	23,859
OhioHealth Corp	19,936
JPMorgan Chase & Co.	19,200
Nationwide Mutual Insurance Co.	12,200
Kroger Co.	10,242
Mount Carmel Health System	8,818
Nationwide Children's Hospital	8,508
City of Columbus	8,254
Honda North America, Inc.	7,800
Franklin County	6,959
Columbus City Schools	6,488
L Brands, Inc.	6,090
Huntington Bancshares, Inc.	4,661
Cardinal Health, Inc.	4,635

Source: Columbus 2015; OSU 2015 Statistical Summary

## Downtown Development

Downtown remains essential to the overall economic health of the city. With only 1 percent of the city's land area, downtown employers house over 17 percent of all jobs in Columbus. As a business location, the city is booming with office vacancy rates near historic lows.

A critical part of the city's efforts to ensure downtown remains the premier employment center in the region is to invest in and grow the residential population. Investments in public amenities are also critical to the long-term health of downtown.

COLUMBUS COMMUNITY PROFILE



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# Market Highlights

## COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

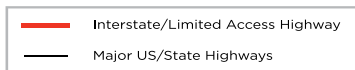
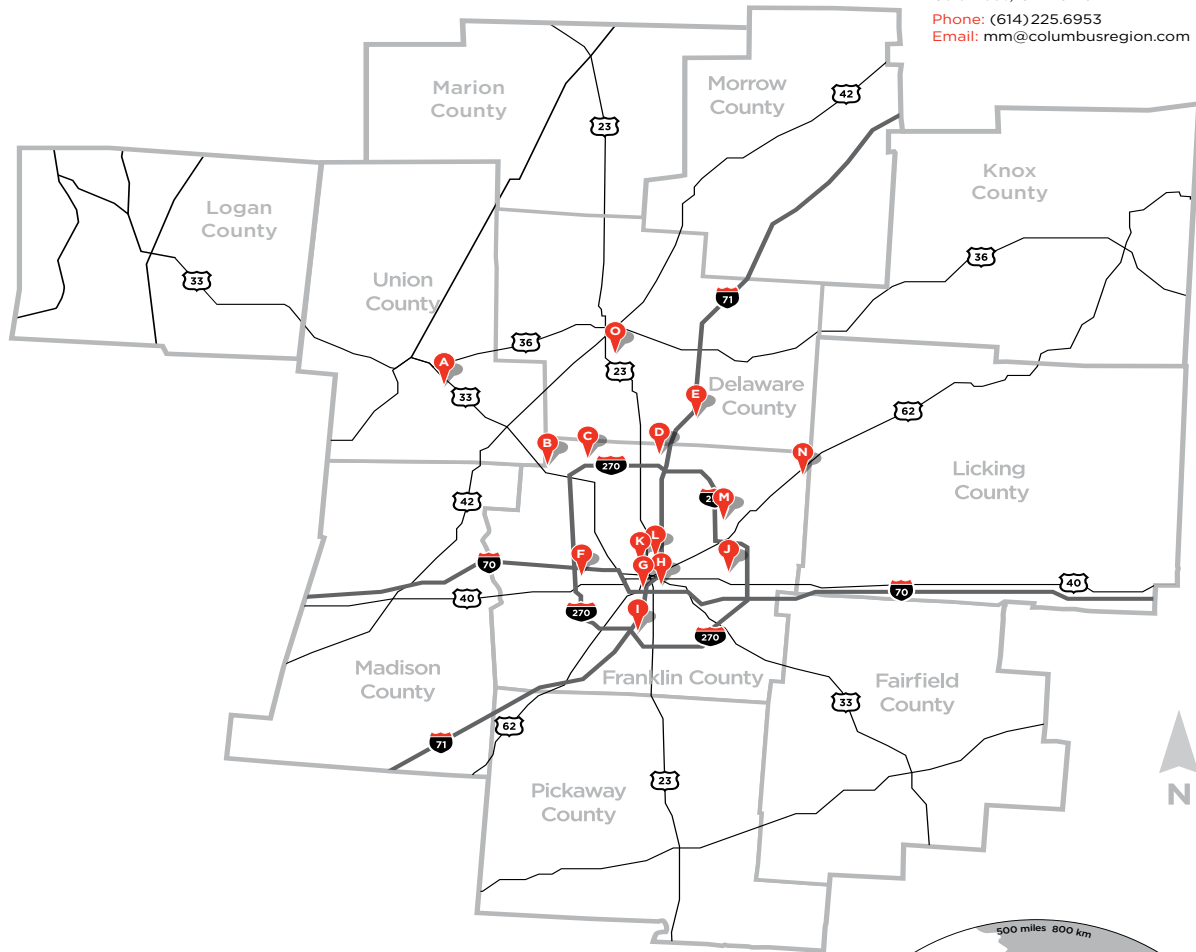
## THE COLUMBUS REGION

### MATT McCOLLISTER

Vice President, Economic Development  
150 South Front ST, Suite 200  
Columbus, OH 43215

Phone: (614) 225.6953

Email: mm@columbusregion.com



- |  |                             |
|--|-----------------------------|
| A - Scotts Miracle-Gro Co.                                     | I - Bob Evans Farms         |
| B - Pacer  | J - Retail Ventures Inc.    |
| C - Cardinal Health  | K - American Electric Power |
| D - Worthington Industries                                     | L - Nationwide              |
| E - Mettler-Toledo International, Inc.                         | M - Limited Brands          |
| F - Big Lots   | N - Abercrombie & Fitch     |
| G - Huntington Bancshares                                      | O - Greif                   |
| H - Hexion Specialty Chemicals/Momentive Performance Materials |                             |



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# County Highlights

## FRANKLIN COUNTY

### DEMOGRAPHICS

 1,264,597  
RESIDENTS

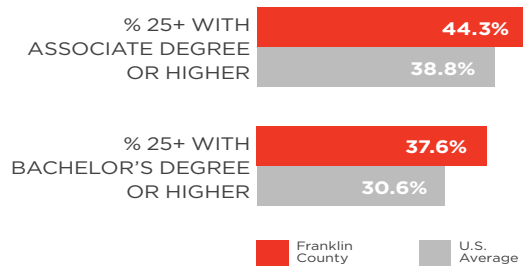
 33.8  
MEDIAN AGE

 480,946  
HOUSEHOLDS

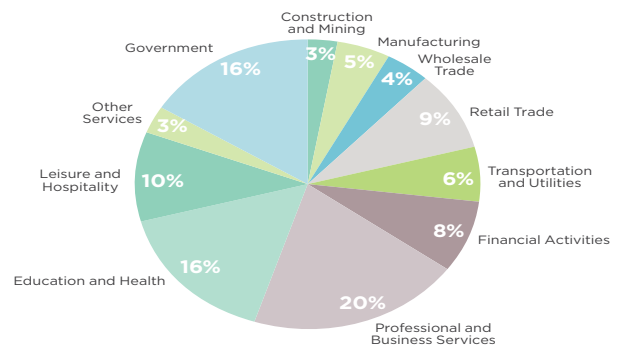
 \$52,341  
MEDIAN HOUSEHOLD INCOME

### WORKFORCE

4.1% UNEMPLOYMENT RATE



### EMPLOYMENT BY INDUSTRY



### LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

# Offering Memorandum

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 purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. 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 to you 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 for your needs. All potential buyers must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers 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 Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser 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. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase 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, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.



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