

THE ROBERT WEILER COMPANY EST. 1938

New Retail, Office and Pad Sites



Appraisal Brokerage Consulting Development

MVP Shopping Center

1040-1060 Mount Vernon Avenue, Columbus, OH 43203

1,100 - 12,000 +/- SF Available

Grow Your Business at the All-New Mt. Vernon Plaza

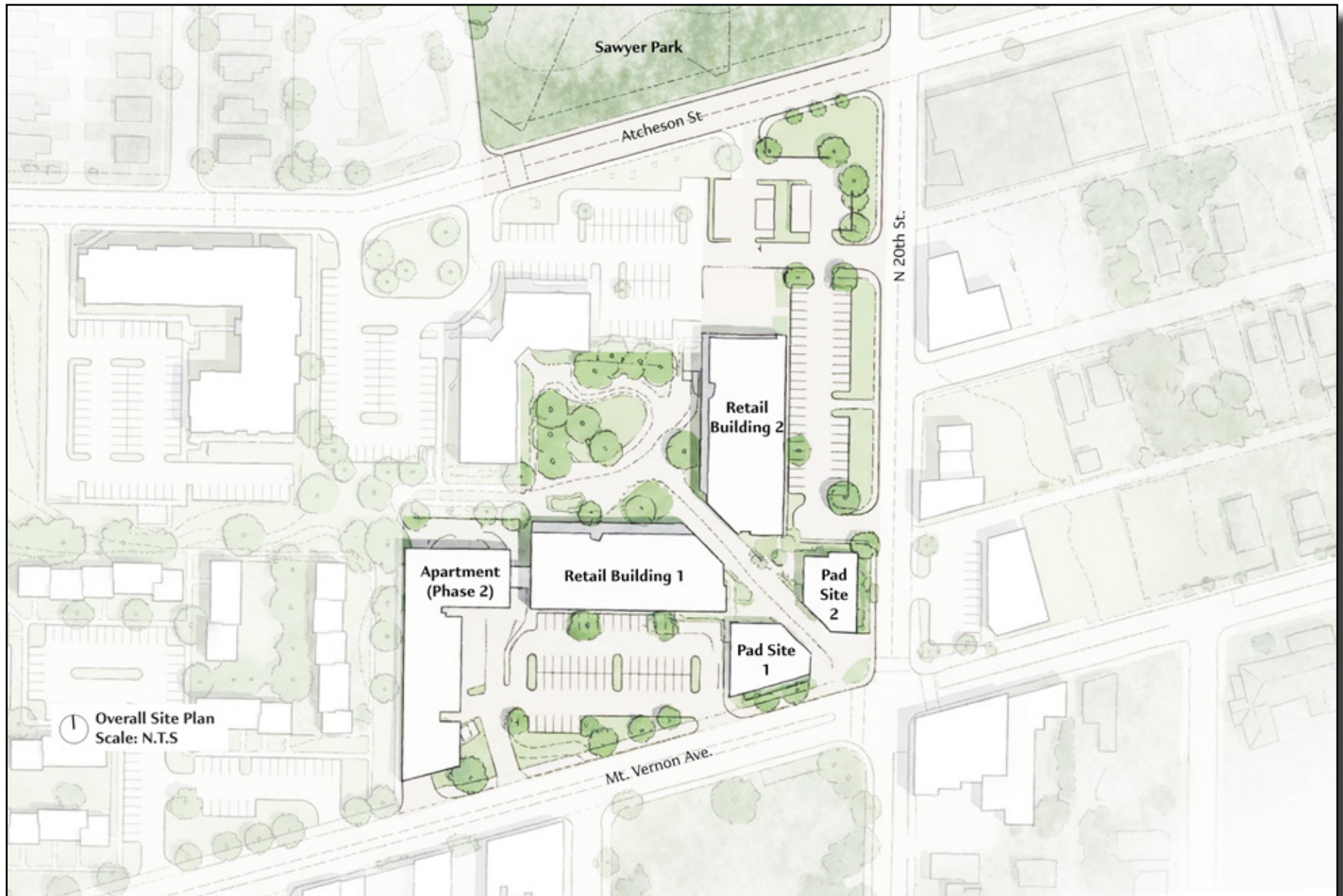
Mt. Vernon Plaza, a historic neighborhood retail hub developed in 1978 and totaling 52,000 +/-SF across two buildings, is poised for transformative redevelopment. Positioned beside a city-owned park and within more than \$400M of surrounding investment—including Nuveen’s Sawyer Towers initiative, Franklin Park Conservatory, the Taylor Avenue Corridor, and the Adelphi Quarter anchored by Adelphi Bank—the Plaza will be modernized through significant capital improvements. Plans include attracting a curated mix of national and local retailers, developing two new retail pad sites, and constructing a 47-unit affordable housing community. The adjacent park will be reactivated as a shared amenity, while partnerships with the State of Ohio, Franklin County, the City of Columbus, and local institutions will support small business growth, arts, healthcare, and youth entrepreneurship in Mount Vernon and surrounding neighborhoods.



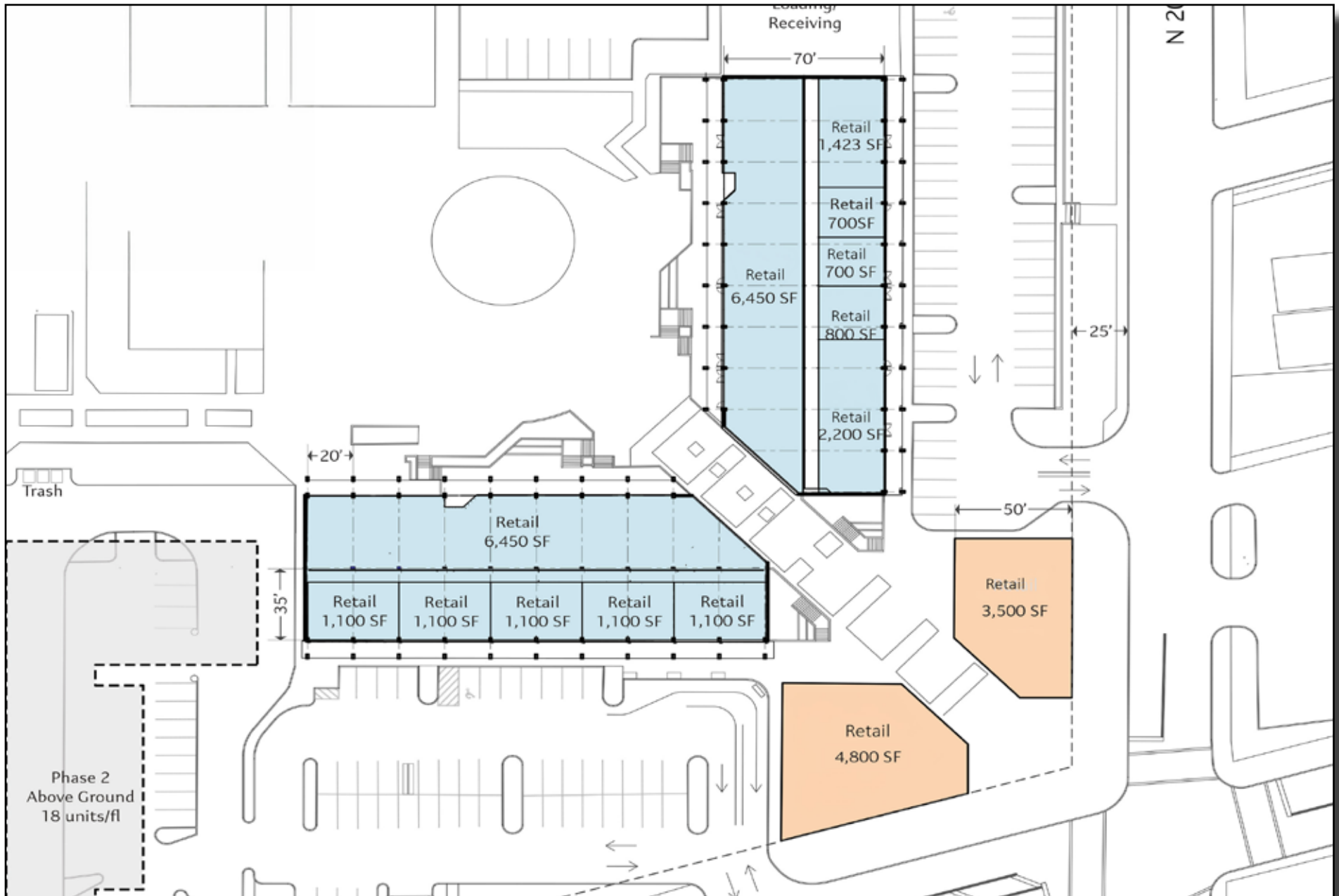
Aerial of Mount Vernon Plaza – a 226-unit high rise and two commercial buildings
Source: Columbus Metropolitan Library

Property Highlights

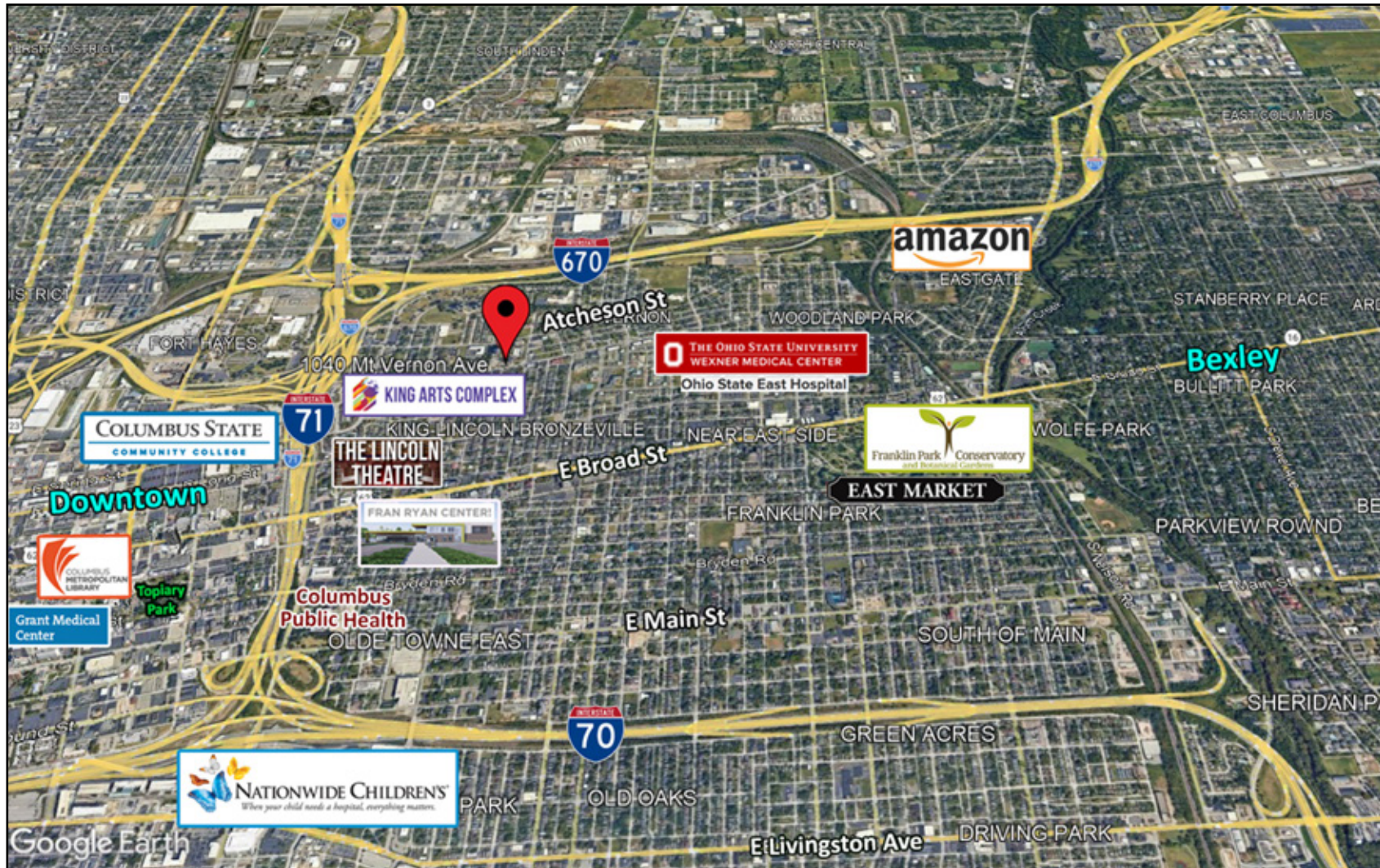
Address:	1040-1060 Mt Vernon Ave Columbus, OH 43203
County:	Franklin
PID:	010-865577-00 010-086576-00
Level:	2 Story
Location:	SWC of Atchenson Street and N 20th Street
Year Built:	1985
Year Remodeled:	2026
Building Size:	52,000 +/- SF
Lease Rate:	\$22.00/SF NNN
Oper. Exp.	\$8.50/SF +/-











Great Location!
Excellent access to major highways
Minutes to Downtown
10 minutes to John Glenn Airport

Demographic Summary Report

The Plaza Shops

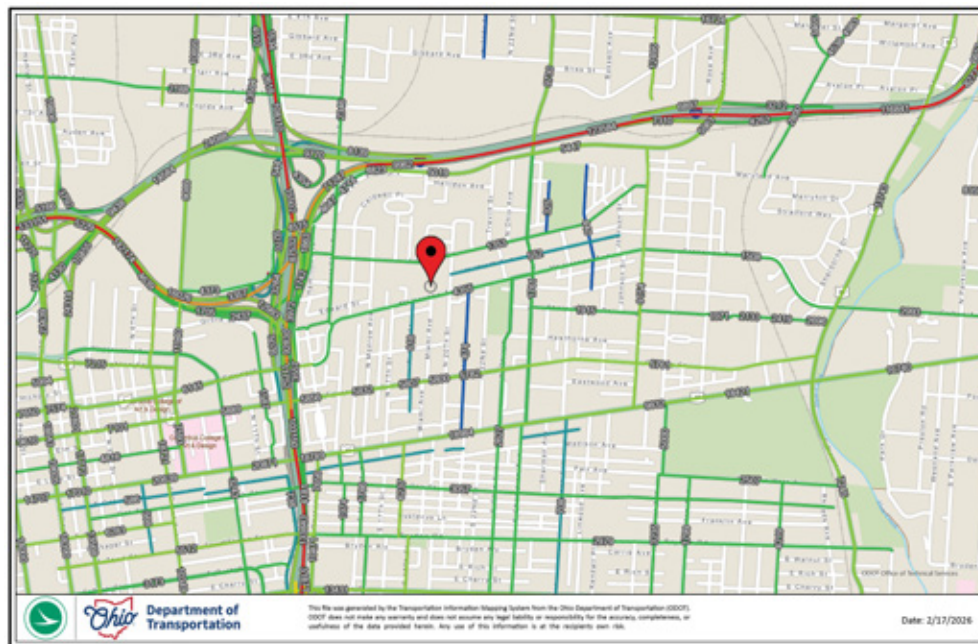
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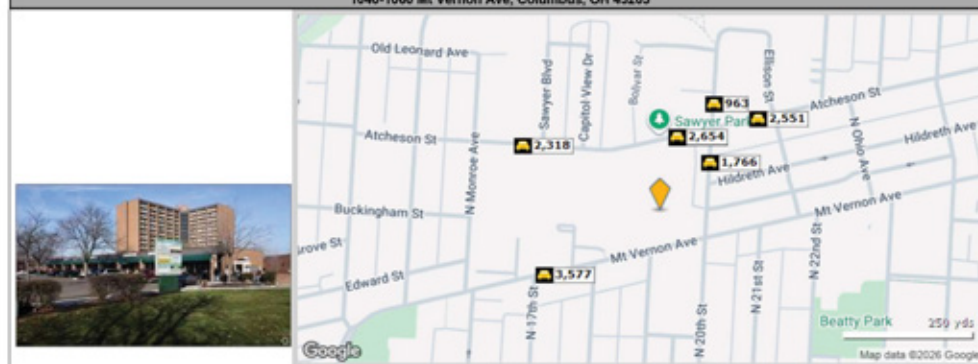
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	17,538	171,032	363,168
2024 Estimate	16,898	168,366	359,100
2020 Census	13,711	156,232	341,470
Growth 2024 - 2029	3.79%	1.58%	1.13%
Growth 2020 - 2024	23.24%	7.77%	5.16%
2024 Population by Hispanic Origin			
2024 Population	721	8,495	22,569
2024 Population			
White	5,752 34.04%	91,114 54.12%	186,948 52.06%
Black	8,804 52.10%	53,086 31.53%	113,771 31.68%
Am. Indian & Alaskan	73 0.43%	605 0.36%	1,439 0.40%
Asian	241 1.43%	5,029 2.99%	12,741 3.55%
Hawaiian & Pacific Island	11 0.07%	100 0.06%	174 0.05%
Other	2,017 11.94%	18,432 10.95%	44,026 12.26%
U.S. Armed Forces	98	121	181

Households			
2029 Projection	8,564	75,896	156,653
2024 Estimate	8,244	74,625	154,840
2020 Census	6,650	68,659	146,711
Growth 2024 - 2029	3.88%	1.70%	1.17%
Growth 2020 - 2024	23.97%	8.69%	5.54%
Owner Occupied	2,132 25.86%	23,278 31.19%	54,554 35.23%
Renter Occupied	6,111 74.13%	51,347 68.81%	100,286 64.77%

2024 Households by HH Income			
Income: <\$25,000	2,838 34.42%	20,548 27.53%	41,036 26.50%
Income: \$25,000 - \$50,000	1,932 23.43%	15,972 21.40%	35,216 22.74%
Income: \$50,000 - \$75,000	1,382 16.76%	11,205 15.01%	26,556 17.15%
Income: \$75,000 - \$100,000	818 9.92%	8,250 11.05%	17,513 11.31%
Income: \$100,000 - \$125,000	367 4.45%	5,342 7.16%	11,048 7.14%
Income: \$125,000 - \$150,000	284 3.44%	3,939 5.28%	6,998 4.52%
Income: \$150,000 - \$200,000	408 4.95%	4,556 6.10%	8,294 5.36%
Income: \$200,000+	216 2.62%	4,816 6.45%	8,178 5.28%
2024 Avg Household Income	\$58,804	\$76,369	\$72,328
2024 Med Household Income	\$40,911	\$51,606	\$50,959



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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N 20th St	Hildreth Ave	0.02 S	2025	1,766	MPSI	.08
2 Atcheson St	Bolivar St	0.04 W	2025	2,640	MPSI	.09
3 Atcheson St	Bolivar St	0.04 W	2024	2,654	MPSI	.09
4 N 20th St	Devoise St	0.01 N	2025	963	MPSI	.14
5 Mount Vernon Ave	N 17th St	0.01 W	2024	3,597	MPSI	.15
6 Mount Vernon Ave	N 17th St	0.01 W	2025	3,577	MPSI	.15
7 Atcheson St	Ellison St	0.02 E	2025	2,537	MPSI	.15
8 Atcheson St	Ellison St	0.02 E	2024	2,551	MPSI	.15
9 Atcheson St	Sawyer Blvd	0.02 E	2022	2,061	MPSI	.17
10 Atcheson St	Sawyer Blvd	0.02 E	2025	2,318	MPSI	.17



Appraisal Brokerage Consulting Development

What's Driving Investment?



Celebrating **88** 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 88 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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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.

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