

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

Approved Urban Infill Development Site
900 Ingleside Avenue, Columbus, OH 43215

Shovel-Ready Multifamily Development Site

A premier multifamily development opportunity in the highly desirable Harrison West neighborhood of Columbus. The offering consists of an approximately 0.43-acre vacant development site located, immediately adjacent to Victorian Village, the Short North, Downtown Columbus, and The Ohio State University. The site is being offered subject to a parcel split from the existing property at 875 Michigan Ave and benefits from an active permit and approved plans for a 28-unit (40-bed) apartment community, providing a significant advantage to a developer seeking to accelerate the construction timeline. In addition to the approved multifamily development program, the property includes a cell tower lease located in the southwest corner of the site, generating approximately \$9,125 in annual income.



Property Overview

Address:	900 Ingleside Avenue Columbus, OH 43215
County:	Franklin
PID:	010-212420-00 (part)
Location:	SEC of Quality Pl and Ingleside Ave
Acreage:	0.43 +/- ac
Asking Price:	\$750,000
Zoning:	AR 3 - Apartment Residential District

Development Highlights

- 0.43 +/- AC Development Site
- 28 Approved Units
- 40 Approved Beds
- Active Permit in Place
- AR-3 Zoning
- Cell Tower Income: \$9,125/Year
- Harrison West Location
- Minutes from Downtown & Short North

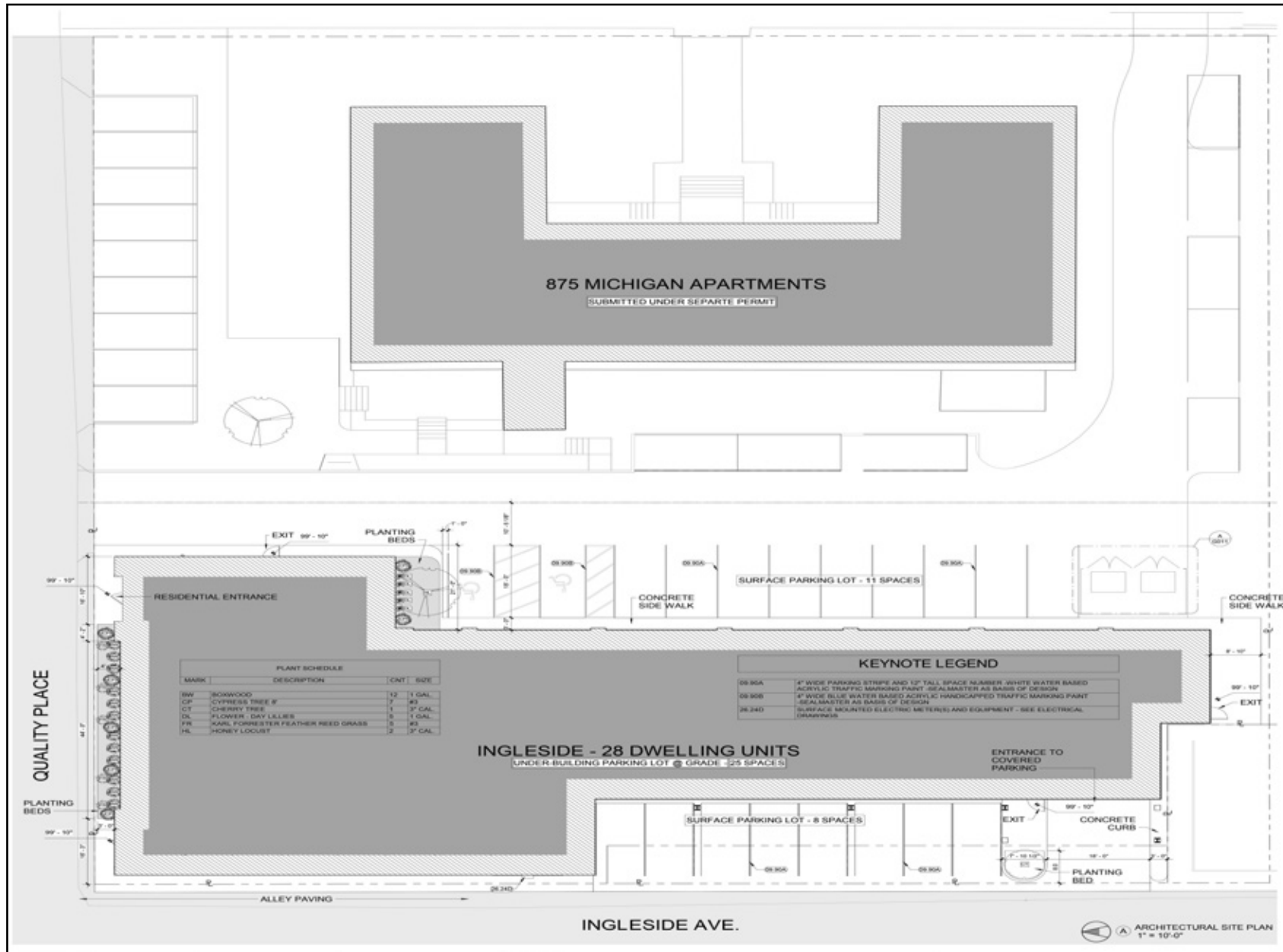
900 INGLESIDE AVE.

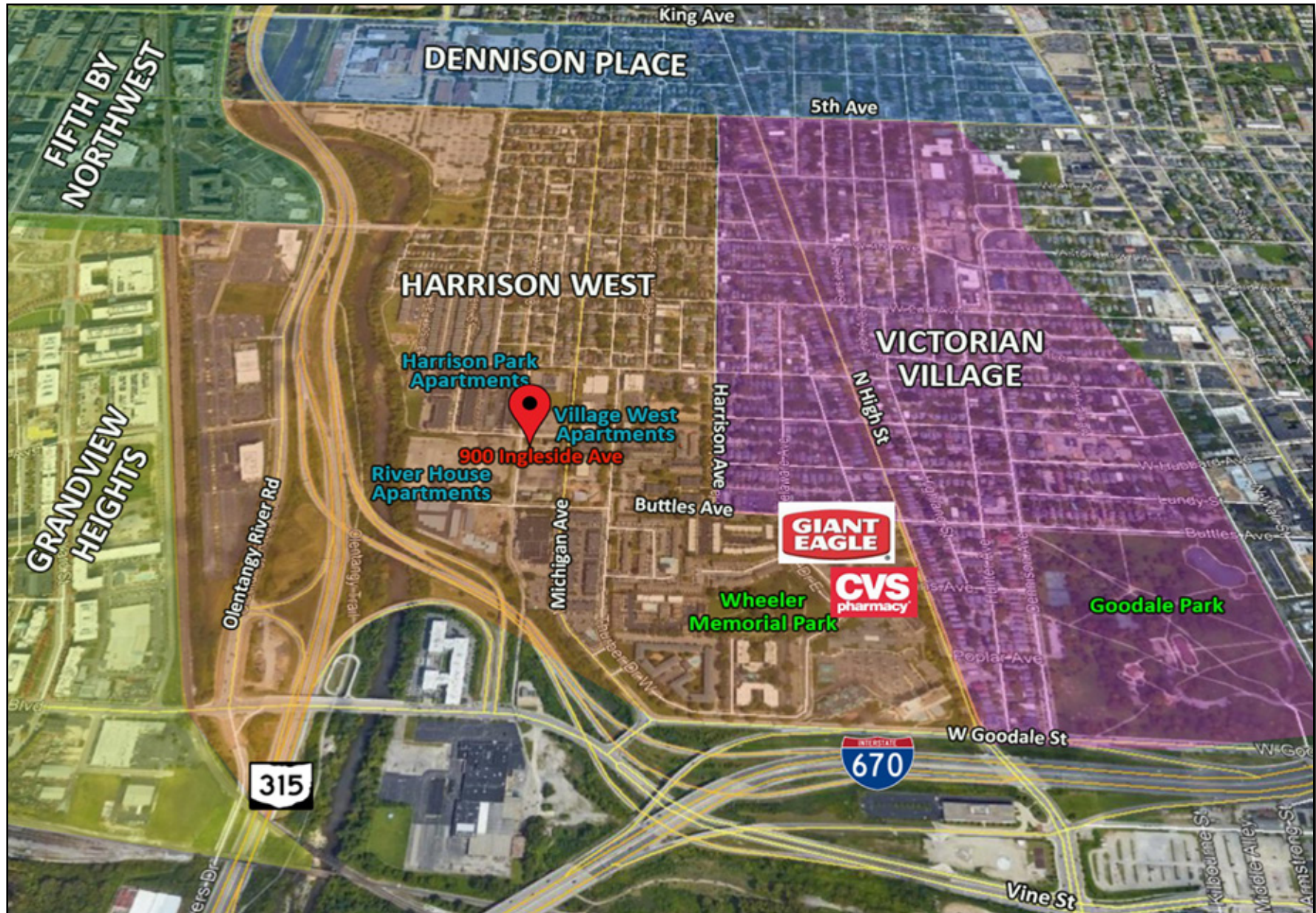
A large, modern brick building with multiple stories and large windows, identified as the new building for the University of North Carolina at Charlotte. The building features a prominent corner section with a flat roof and a series of large, dark-framed windows. The facade is primarily red brick with grey concrete accents around the windows and on the roofline. The building is surrounded by a landscaped area with green shrubs and small trees. In the background, other campus buildings and a blue sky with scattered clouds are visible.

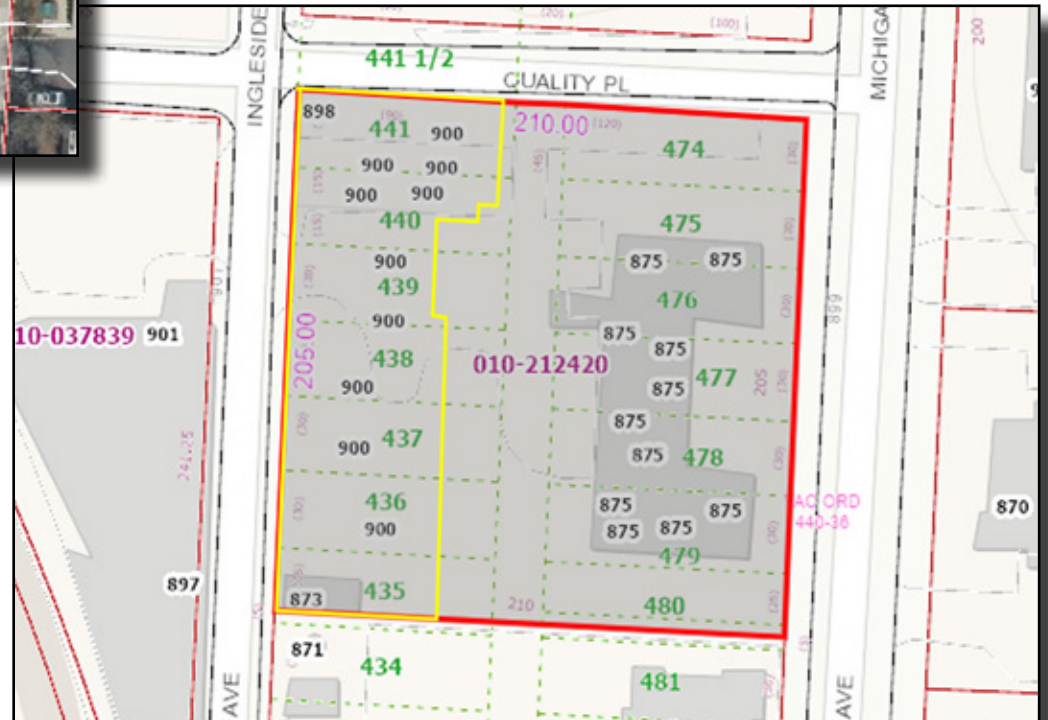
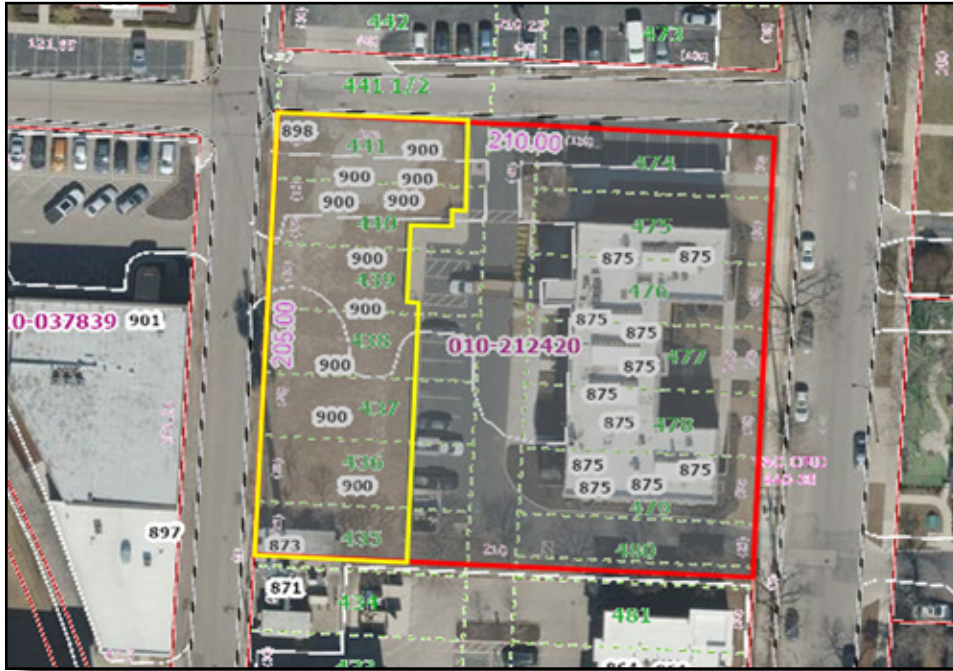
UNIT MIX					
UNIT TYPE	NUMBER BUILT	SQF	SQF/G	%	
1-BED - 1.5BA	10	20	10000 SQ	10000 SQ	100%
2-BED - 1.5BA	2	4	10000 SQ	10000 SQ	7%
3-BED - 2.5BA	4	16	10000 SQ	10000 SQ	20%
TOTAL BUILT	26	40	30000 SQ	30000 SQ	

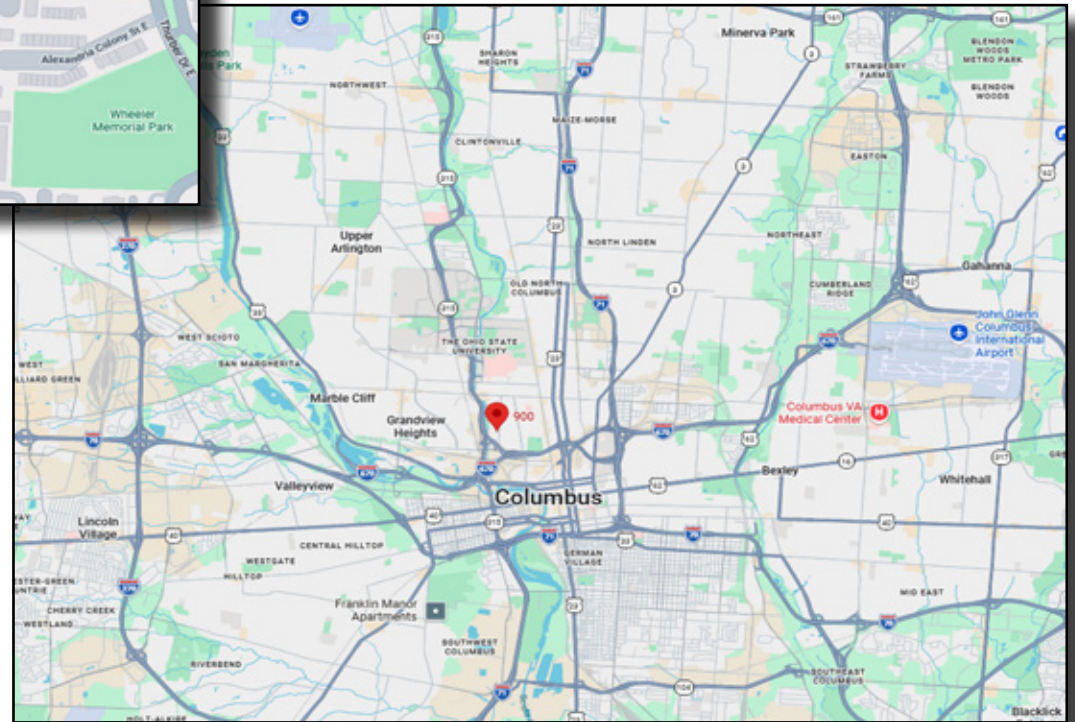
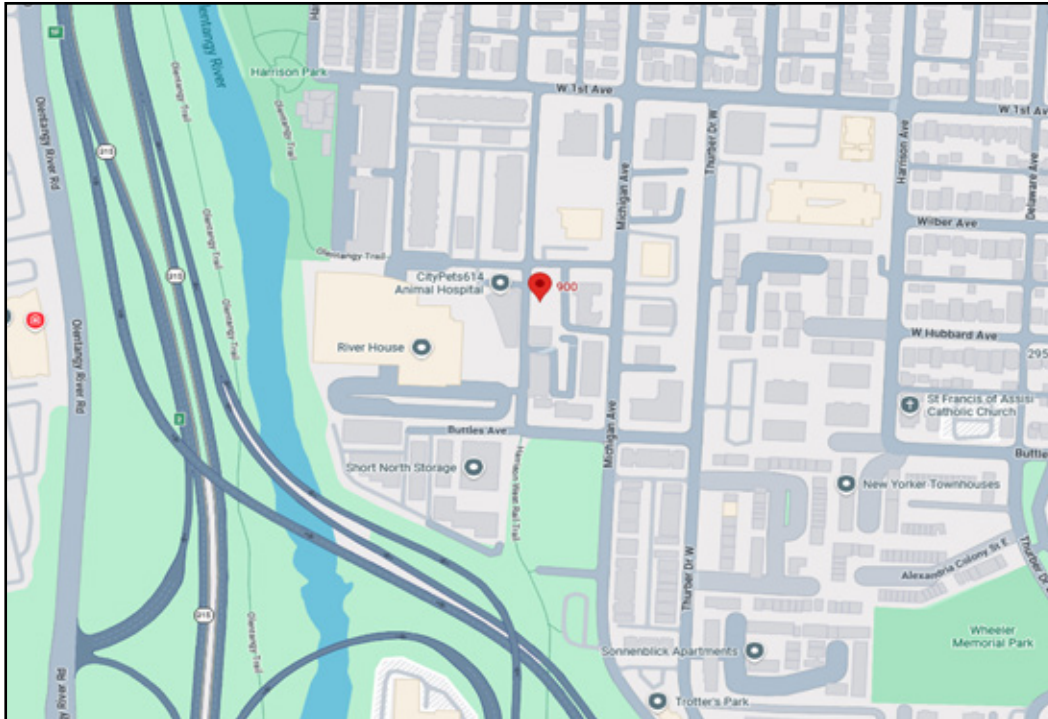


- E101 FIRST FLOOR ELECTRICAL PLAN
- E102 SECOND FLOOR ELECTRICAL PLAN
- E103 THIRD FLOOR ELECTRICAL PLAN
- E104 ROOF ELECTRICAL PLAN
- E201 UNIT ELECTRICAL PLANS
- E202 UNIT ELECTRICAL PLANS
- E203 UNIT ELECTRICAL PLANS
- E301 ELECTRICAL DETAILS
- E302 ELECTRICAL SCHEDULES





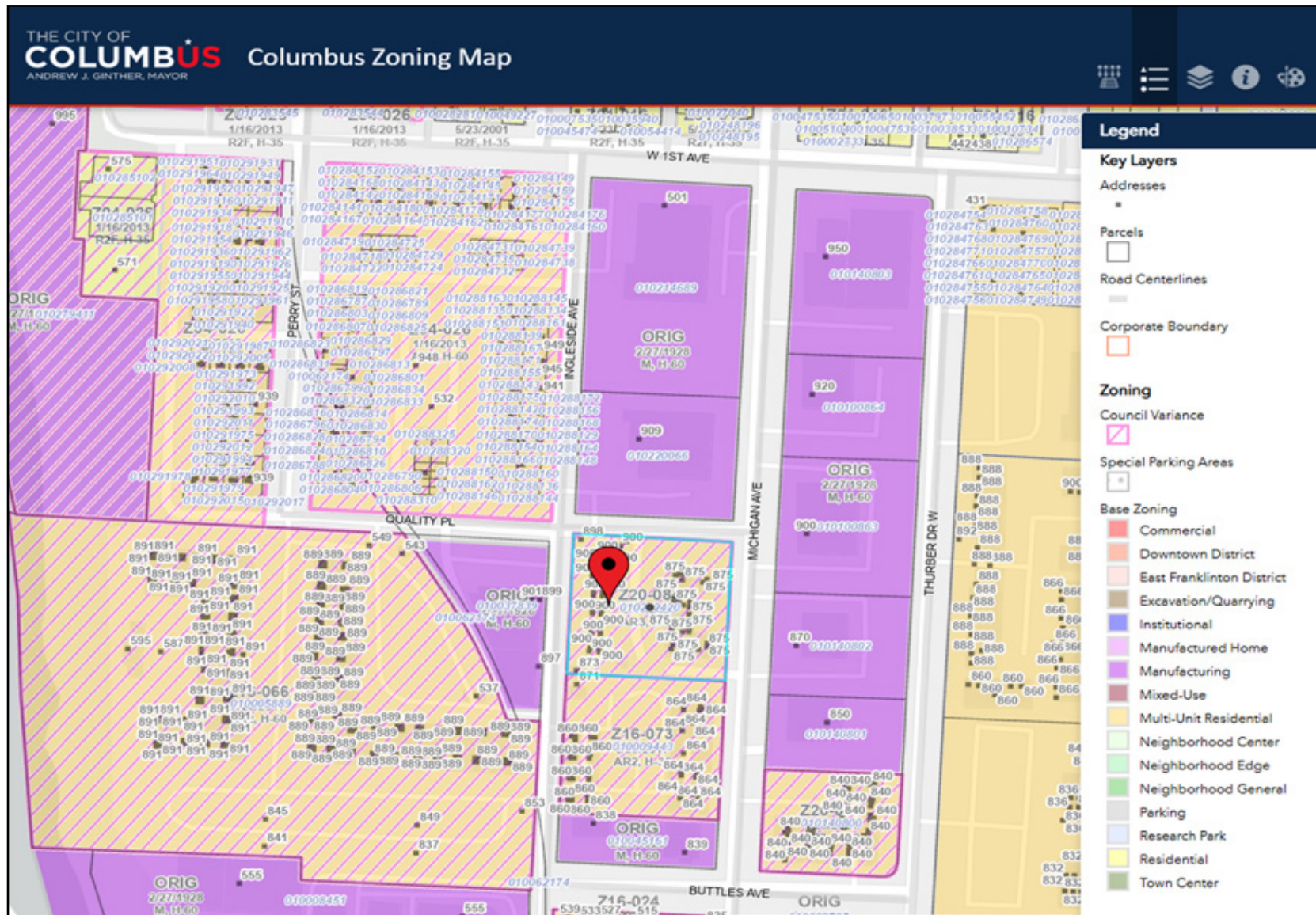






Great Location!

Easy access to major roads
Minutes to Downtown Columbus

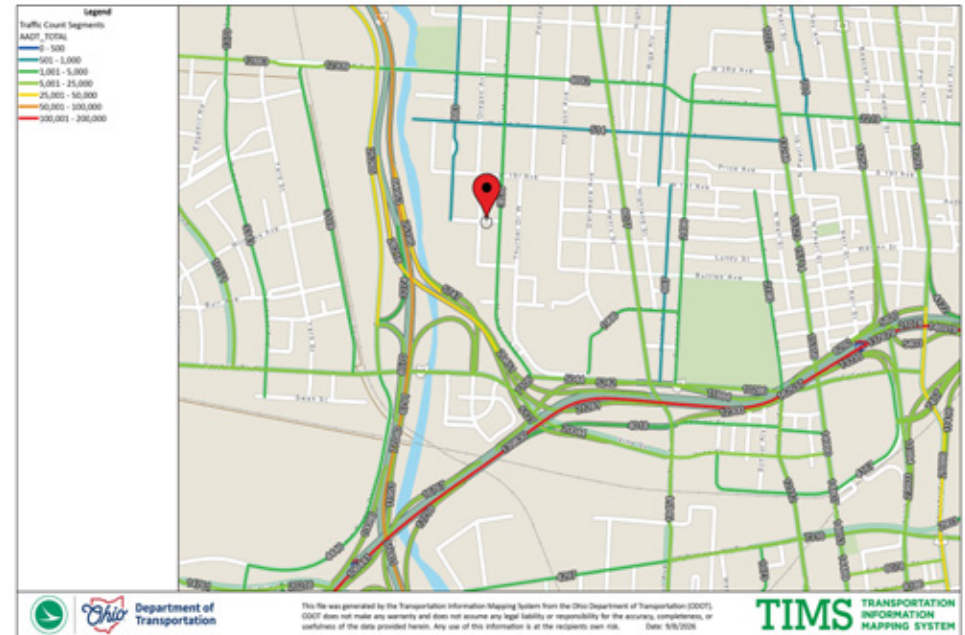


Click [here](#) to view zoning regulations



Demographic Summary Report

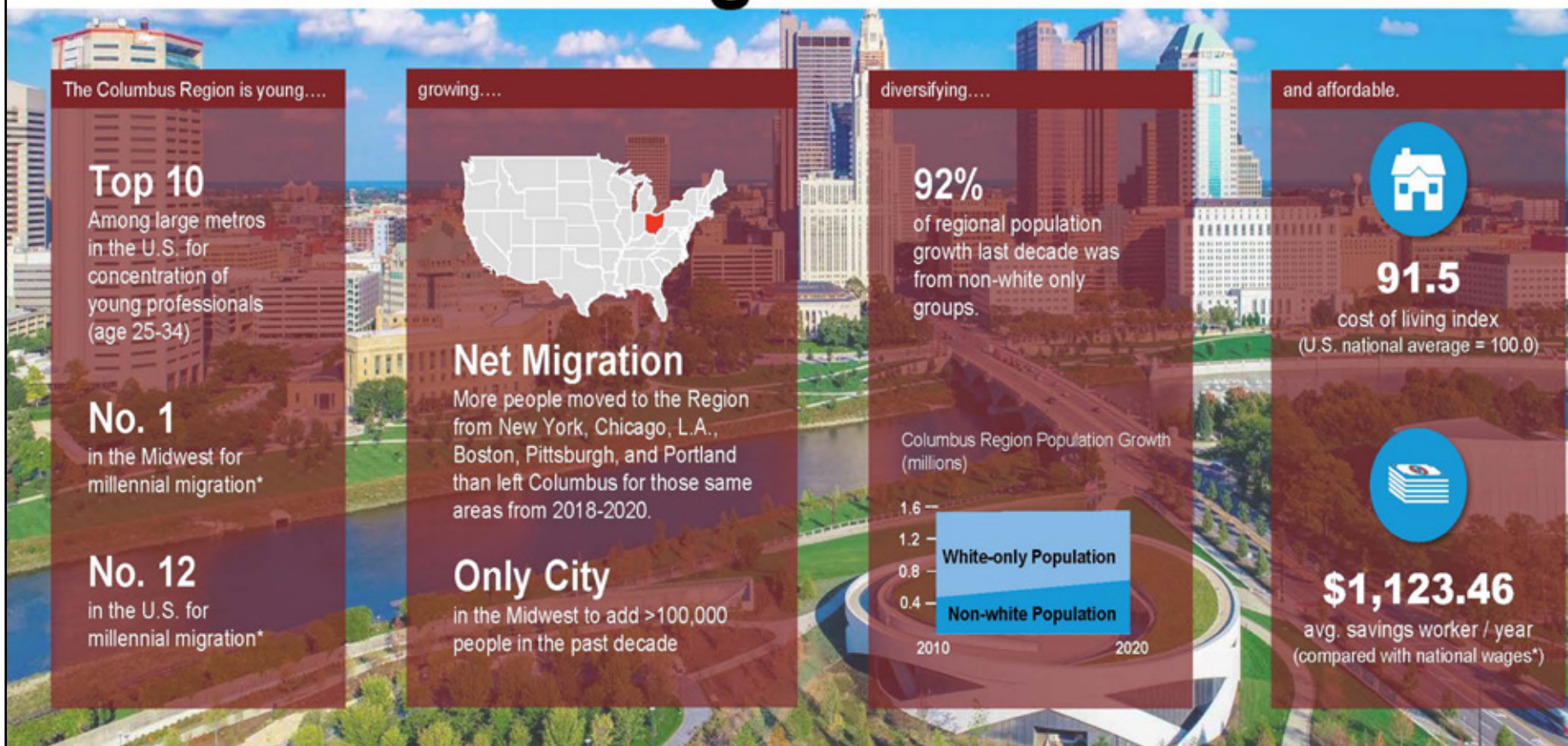
900 Ingleside Ave, Columbus, OH 43215				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	25,986	183,589	404,434	
2025 Estimate	24,997	175,342	387,776	
2020 Census	23,285	157,449	355,265	
Growth 2025 - 2030	3.96%	4.70%	4.30%	
Growth 2020 - 2025	7.35%	11.36%	9.15%	
2025 Population by Hispanic Origin	1,439	10,602	28,595	
2025 Population	24,997	175,342	387,776	
White	19,960 79.85%	117,407 66.96%	233,875 60.31%	
Black	1,394 5.58%	32,081 18.30%	93,145 24.02%	
Am. Indian & Alaskan	23 0.09%	304 0.17%	1,224 0.32%	
Asian	1,374 5.50%	8,044 4.59%	14,134 3.64%	
Hawaiian & Pacific Island	13 0.05%	137 0.08%	241 0.06%	
Other	2,233 8.93%	17,369 9.91%	45,156 11.64%	
U.S. Armed Forces	9	191	293	
Households				
2030 Projection	14,556	82,629	172,941	
2025 Estimate	13,986	78,713	165,489	
2020 Census	13,017	70,103	150,848	
Growth 2025 - 2030	4.08%	4.98%	4.50%	
Growth 2020 - 2025	7.44%	12.28%	9.71%	
Owner Occupied	3,173 22.69%	21,254 27.00%	66,418 40.13%	
Renter Occupied	10,813 77.31%	57,459 73.00%	99,071 59.87%	
2025 Households by HH Income	13,985	78,716	165,491	
Income: <\$25,000	1,830 13.09%	20,117 25.56%	36,691 22.17%	
Income: \$25,000 - \$50,000	2,225 15.91%	14,315 18.19%	34,610 20.91%	
Income: \$50,000 - \$75,000	2,255 16.12%	11,927 15.15%	24,722 14.94%	
Income: \$75,000 - \$100,000	1,653 11.82%	7,700 9.78%	17,360 10.49%	
Income: \$100,000 - \$125,000	1,288 9.21%	5,846 7.43%	14,056 8.49%	
Income: \$125,000 - \$150,000	1,215 8.69%	4,473 5.68%	9,463 5.72%	
Income: \$150,000 - \$200,000	1,272 9.10%	5,786 7.35%	12,086 7.30%	
Income: \$200,000+	2,247 16.07%	8,552 10.86%	16,503 9.97%	
2025 Avg Household Income	\$116,229	\$90,435	\$90,074	
2025 Med Household Income	\$85,322	\$58,894	\$59,940	



Traffic Count Report

900 Ingleside Ave, Columbus, OH 43215						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Perry St	W 1st Ave	0.05 N	2026	777	MPSI	.11
2 Michigan Ave	W 1st Ave	0.03 N	2026	800	MPSI	.12
3 W 1st Ave	Ingleside Ave	0.02 W	2026	1,601	MPSI	.14
4 RAMP FROM IR670 WB (OE, OF) TO	Quality Pl	0.12 NE	2026	24,207	MPSI	.15
5	W Goodale St	0.32 S	2026	26,272	MPSI	.15
6 W 1st Ave	Thurber Dr W	0.01 E	2026	1,830	MPSI	.16
7 Olentangy Freeway	Perry St	0.13 NE	2026	68,120	MPSI	.16
8 RAMP FROM SR315C GOODALE BLVD	Buttles Ave	0.10 N	2026	6,385	MPSI	.16
9 W 1st Ave	Harrison PkPl	0.02 W	2024	262	MPSI	.17
10 W 1st Ave	Harrison PkPl	0.02 W	2026	261	MPSI	.17

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

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, but what truly sets us apart is our commitment to relationships, integrity, and results.

For nearly nine decades, we have helped clients navigate the complexities of commercial real estate by taking the time to understand their unique goals and delivering solutions tailored to their needs.

Our experienced team combines deep market knowledge, strategic insight, and a client-first approach to create opportunities and maximize value.

Having been around since 1938, we offer a competitive advantage built on local expertise, long-standing relationships, and a reputation for excellence. This legacy allows us to deliver a level of service and market intelligence that clients will not find from any other commercial real estate firm in Columbus, Central Ohio, or beyond.



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