

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
Mack Lykens • mlykens@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.206.8436 • www.rweiler.com



Appraisal Brokerage Consulting Development

REDEVELOPMENT / OWNER-USER / INVESTMENT OPPORTUNITY

1393 North High Street, Columbus, OH 43201

HIGH-DENSITY DEVELOPMENT OPPORTUNITY NEAR OHIO STATE UNIVERSITY

Approximately 0.5-acre development site ideally positioned along the High Street corridor between The Ohio State University and the Short North Arts District.

This premier infill location offers walkability to campus, restaurants, retail, entertainment, and major employment centers, making it one of Columbus' most desirable multifamily development corridors.

Recent zoning changes adopted by the City of Columbus support increased density and urban infill development along High Street, creating a compelling opportunity for multifamily, mixed-use, or student-oriented housing. With exceptional visibility, strong demographics, and continued investment throughout the corridor, 1393 N. High Street is well positioned to capitalize on the area's sustained growth and demand for new housing.

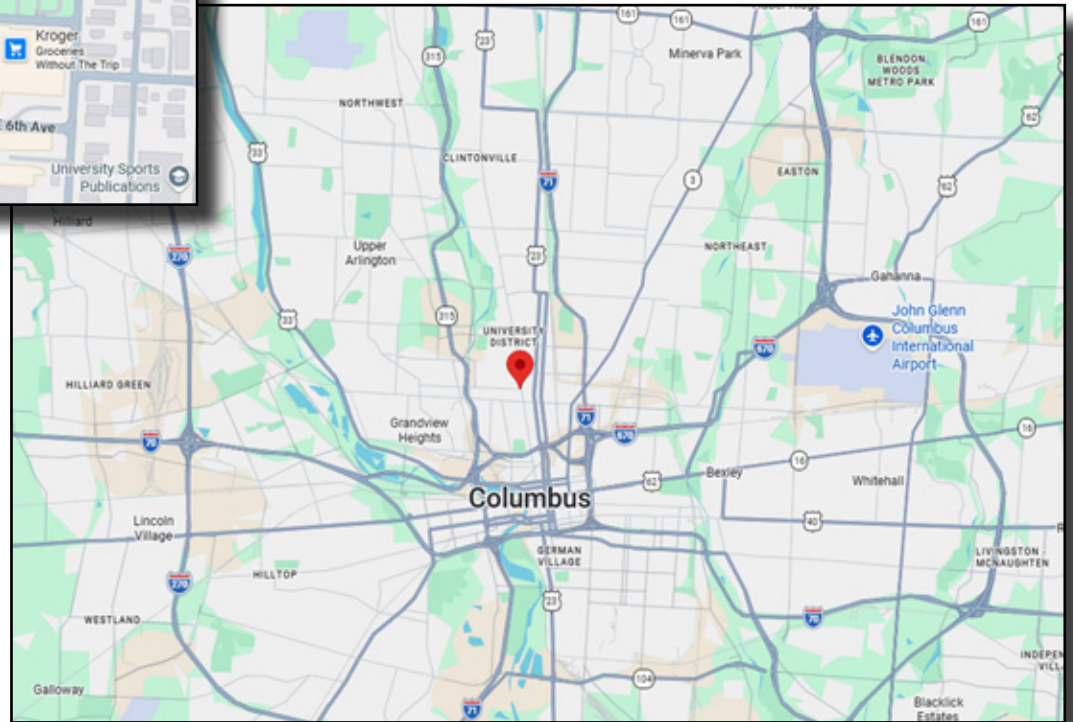
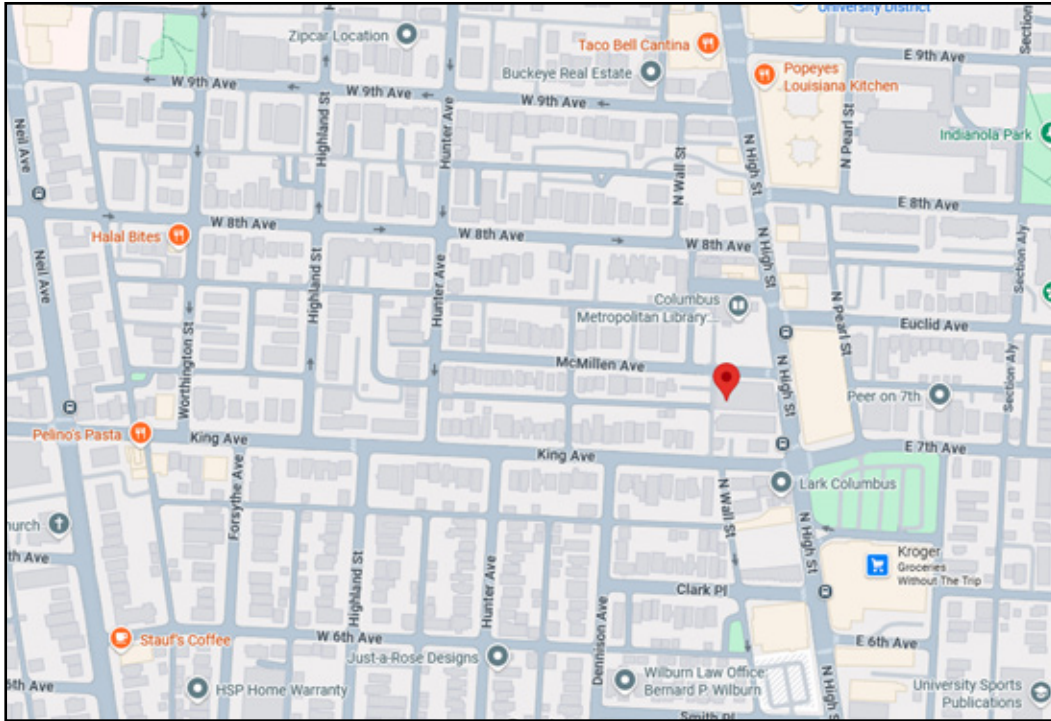


- Approximately 0.5-acre site with prime High Street frontage
- Walking distance to The Ohio State University
- Minutes from the Short North Arts District and Downtown Columbus
- Excellent access to retail, dining, entertainment, and transit
- Located within a high-growth urban corridor
- Supports high-density development under Columbus' updated zoning framework
- Rare opportunity to develop in one of Columbus' most sought-after neighborhoods

Property Highlights

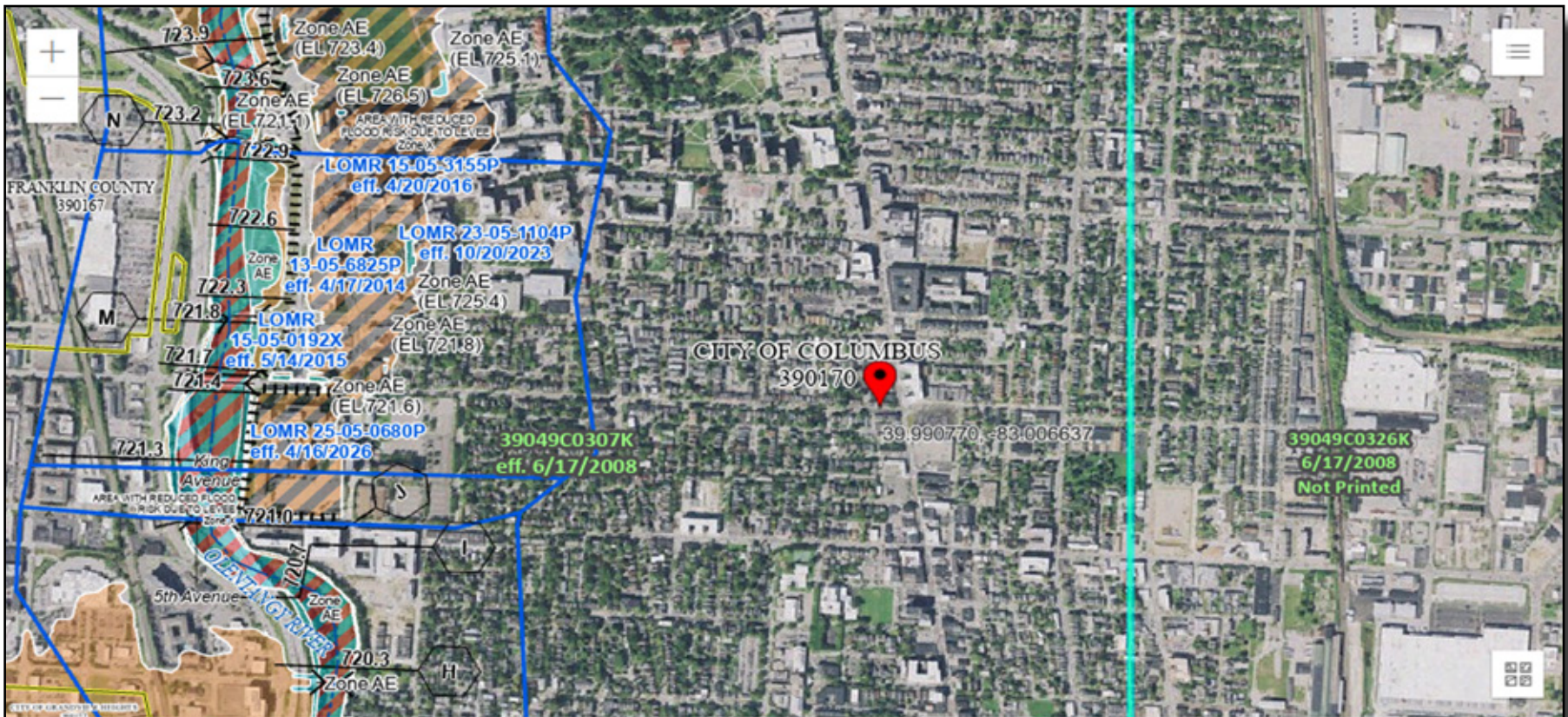
Address:	1393 North High Street Columbus, OH 43201
County:	Franklin
PID:	010-026541, 010-028213 010-008869, 010-011247
Location:	SWC of N High St and McMillen Ave
Acreage:	0.5 +/- ac
Building Size:	29.001 +/- SF
Year Built:	1960
Year Remodeled:	2014
Levels:	2 Story
Parking:	Approx. 20–30 Off-Street Spaces
2025 Taxes:	\$52,487.66
Asking Price:	Negotiable
Zoning:	Mixed-Use, UCR, Parking, Multi-family







Great Location!
Surrounded by multifamily development
Near Ohio State University
Minutes to Short North and Downtown Columbus




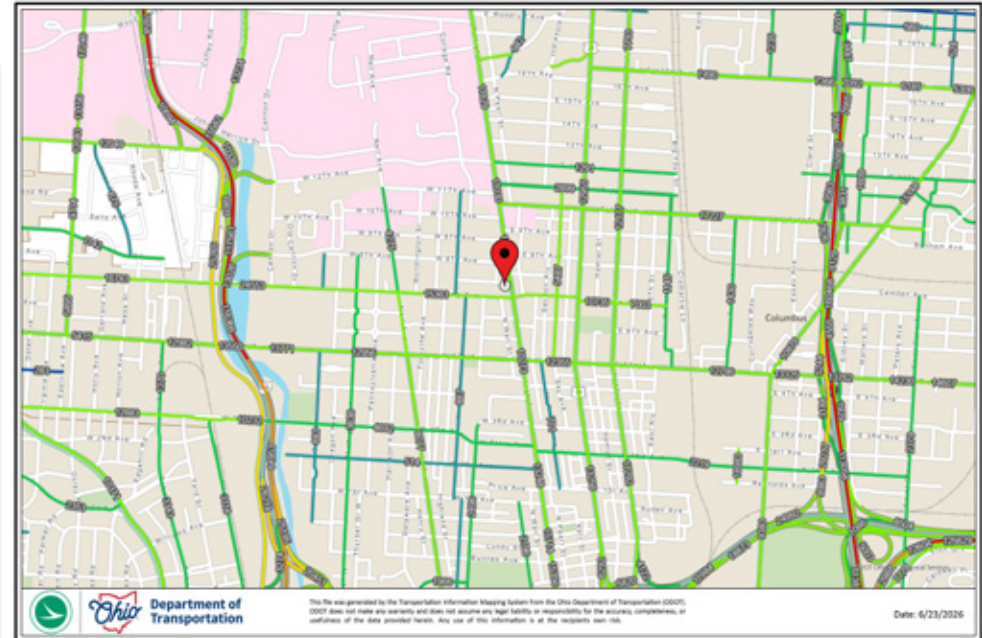
USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected Floodmap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
--	---	---

Demographic Summary Report

1393 N High St, Columbus, OH 43201				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	55,584	194,833	419,612	
2025 Estimate	53,124	186,462	402,668	
2020 Census	47,888	169,228	370,492	
Growth 2025 - 2030	4.63%	4.49%	4.21%	
Growth 2020 - 2025	10.93%	10.18%	8.68%	
2025 Population by Hispanic Origin				
2025 Population	3,077	11,053	28,532	
2025 Population				
White	41,213 77.58%	119,603 64.14%	237,445 58.97%	
Black	4,551 8.57%	38,699 20.75%	102,967 25.57%	
Am. Indian & Alaskan	77 0.14%	406 0.22%	1,149 0.29%	
Asian	2,720 5.12%	9,220 4.94%	15,430 3.83%	
Hawaiian & Pacific Island	81 0.15%	147 0.08%	233 0.06%	
Other	4,482 8.44%	18,388 9.86%	45,444 11.29%	
U.S. Armed Forces	61	196	325	
Households				
2030 Projection	20,734	87,831	180,316	
2025 Estimate	19,659	83,850	172,708	
2020 Census	17,063	75,532	158,182	
Growth 2025 - 2030	5.47%	4.75%	4.41%	
Growth 2020 - 2025	15.21%	11.01%	9.18%	
Owner Occupied	4,930 25.08%	23,604 28.15%	69,363 40.16%	
Renter Occupied	14,729 74.92%	60,246 71.85%	103,345 59.84%	
2025 Households by HH Income				
Income: <\$25,000	5,318 27.05%	20,781 24.78%	37,576 21.76%	
Income: \$25,000 - \$50,000	3,698 18.81%	16,842 20.09%	36,214 20.97%	
Income: \$50,000 - \$75,000	2,399 12.20%	12,110 14.44%	25,991 15.05%	
Income: \$75,000 - \$100,000	1,887 9.60%	8,663 10.33%	18,222 10.55%	
Income: \$100,000 - \$125,000	1,419 7.22%	6,404 7.64%	14,445 8.36%	
Income: \$125,000 - \$150,000	1,285 6.54%	4,687 5.59%	9,975 5.78%	
Income: \$150,000 - \$200,000	1,465 7.45%	6,084 7.26%	12,707 7.36%	
Income: \$200,000+	2,188 11.13%	8,278 9.87%	17,579 10.18%	
2025 Avg Household Income	\$90,475	\$88,042	\$90,808	
2025 Med Household Income	\$57,983	\$57,975	\$60,399	



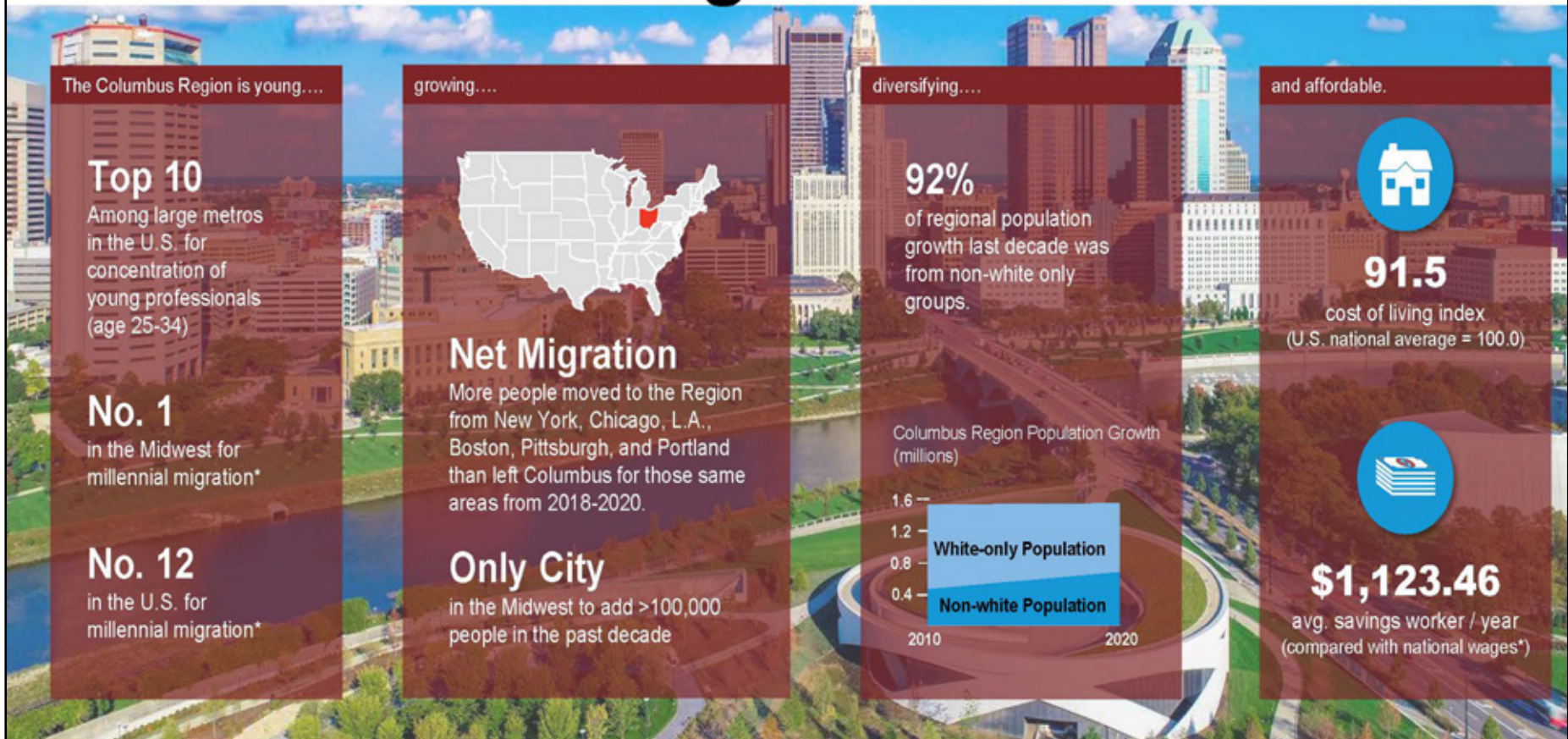
Traffic Count Report

1393 N High St, Columbus, OH 43201						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N High St	McMillen Ave	0.02 N	2025	11,878	MPSI	.02
2 King Avenue	E 7th Ave	0.02 E	2025	8,813	MPSI	.04
3 King Avenue	Dennison Ave	0.04 W	2025	7,133	MPSI	.05
4 King Avenue	N High St	0.04 NE	2025	97	MPSI	.06
5 East Seventh Avenue	N Pearl St	0.02 E	2025	6,792	MPSI	.06
6 Clark Place	N Wall St	0.02 S	2025	125	MPSI	.09
7 N High St	Clark Pl	0.02 S	2025	10,780	MPSI	.09
8 N High St	Clark Pl	0.02 S	2020	17,340	MPSI	.09
9 Clark Place	N Wall St	0.01 E	2025	260	MPSI	.11
10 King Ave	Dennison Ave	0.03 E	2024	9,416	MPSI	.11



Appraisal Brokerage Consulting Development

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

THE ROBERT WEILER COMPANY EST. 1938



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.



Mack Lykens
Sales & Leasing Assoc.
614-206-8436
mlykens@rweiler.com



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