

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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RESIDENTIAL CONDO AND CHURCH BUILDING



Appraisal Brokerage Consulting Development

INVESTMENT OR OWNER/USER OPPORTUNITY

336 and 350 East Tulane Road, Columbus, OH 43202



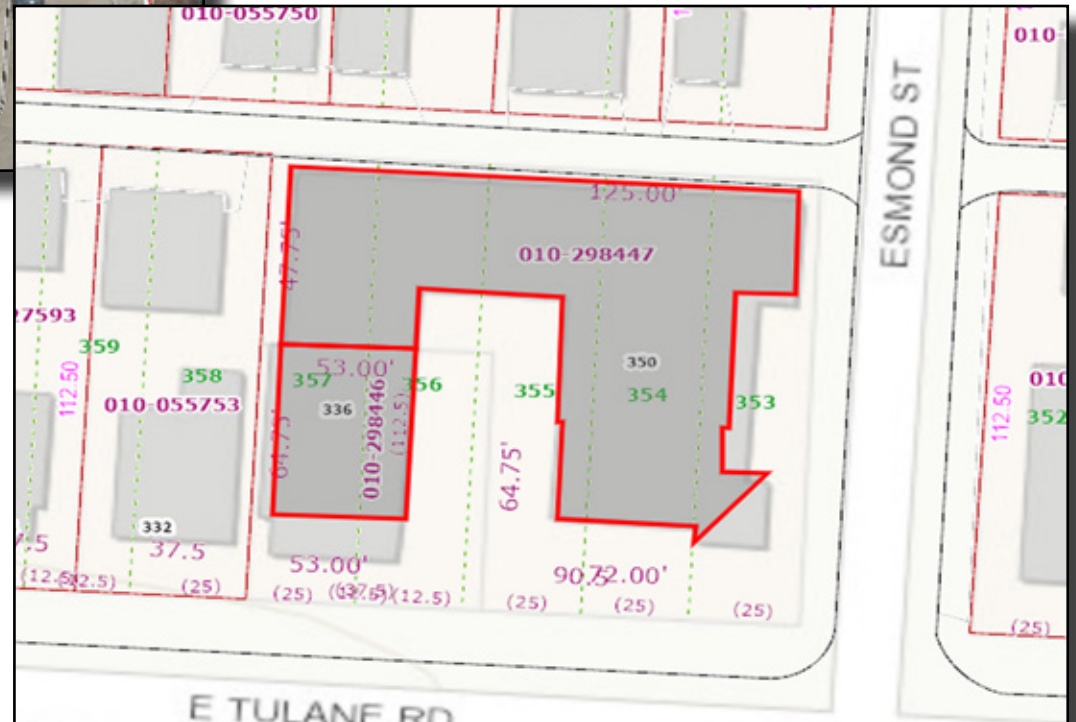
RESIDENTIAL CONDO AND FORMER CHURCH IN CLINTONVILLE!

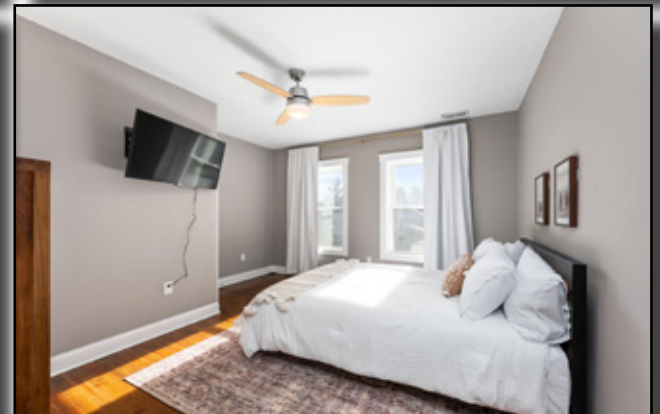
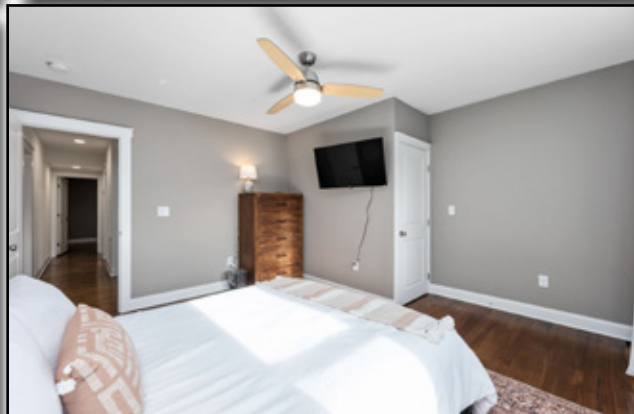
3,326 +/- SF residential condo and 16,740 +/- SF former church for sale on a total of 0.323 +/- ac. The condo and church are connected and both are currently vacant, presenting an excellent opportunity for an owner/user. The residential condo consists of two stories with 4 bedrooms and 3.5 bathrooms, a large kitchen and dining area opens to the living room. It could be utilized as ministry space, a personal residence, or other uses. The church has an open concept sanctuary space with stained glass windows, pews and stage area, several large recreational areas that could be used for classrooms, group meetings/gatherings, or child care areas, full commercial kitchen and beautiful brick facade. The property is conveniently located just past Old North Columbus. It is minutes from the Ohio State University District, Central Clintonville, and North Linden, with quick access to SR 315 and I-71.

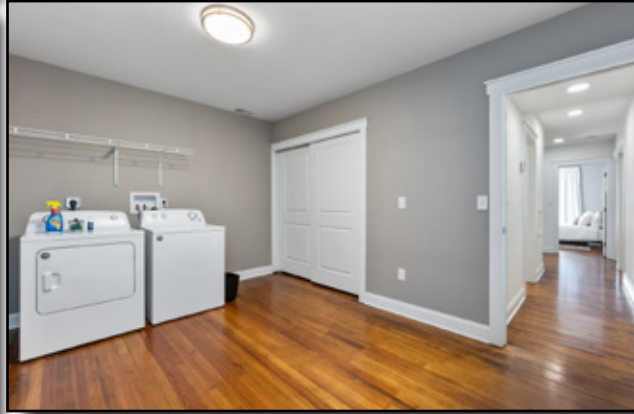
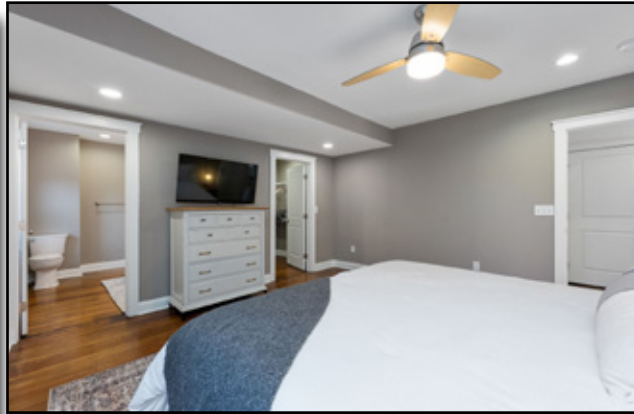


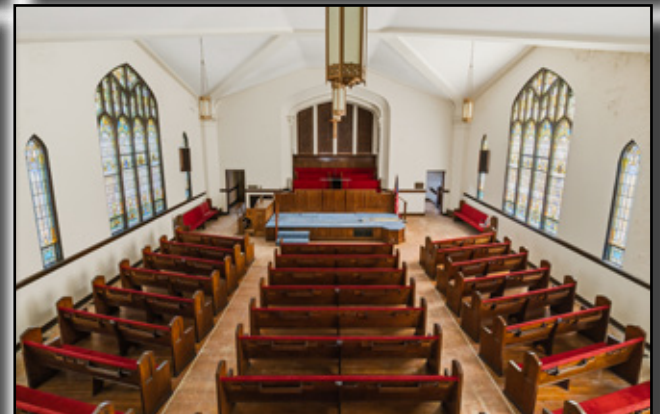
Property Highlights

Address:	336 and 350 E. Tulane Rd Columbus, Ohio 43202
County:	Franklin
Parcel PIDs:	010-298446-00 010-298447-00
Location:	NWC of Esmond Street and E. Tulane Road
Total Acreage:	0.323 +/- ac
Total Building Area:	20,066 +/- SF
Condo Area:	3,326 +/- SF
Church Area:	16,740 +/- SF
Year Built:	
Condo:	1925
Church:	1915
Asking Price:	\$1,350,000
2025 Taxes:	\$8,867
Zoning:	R3 - Residential

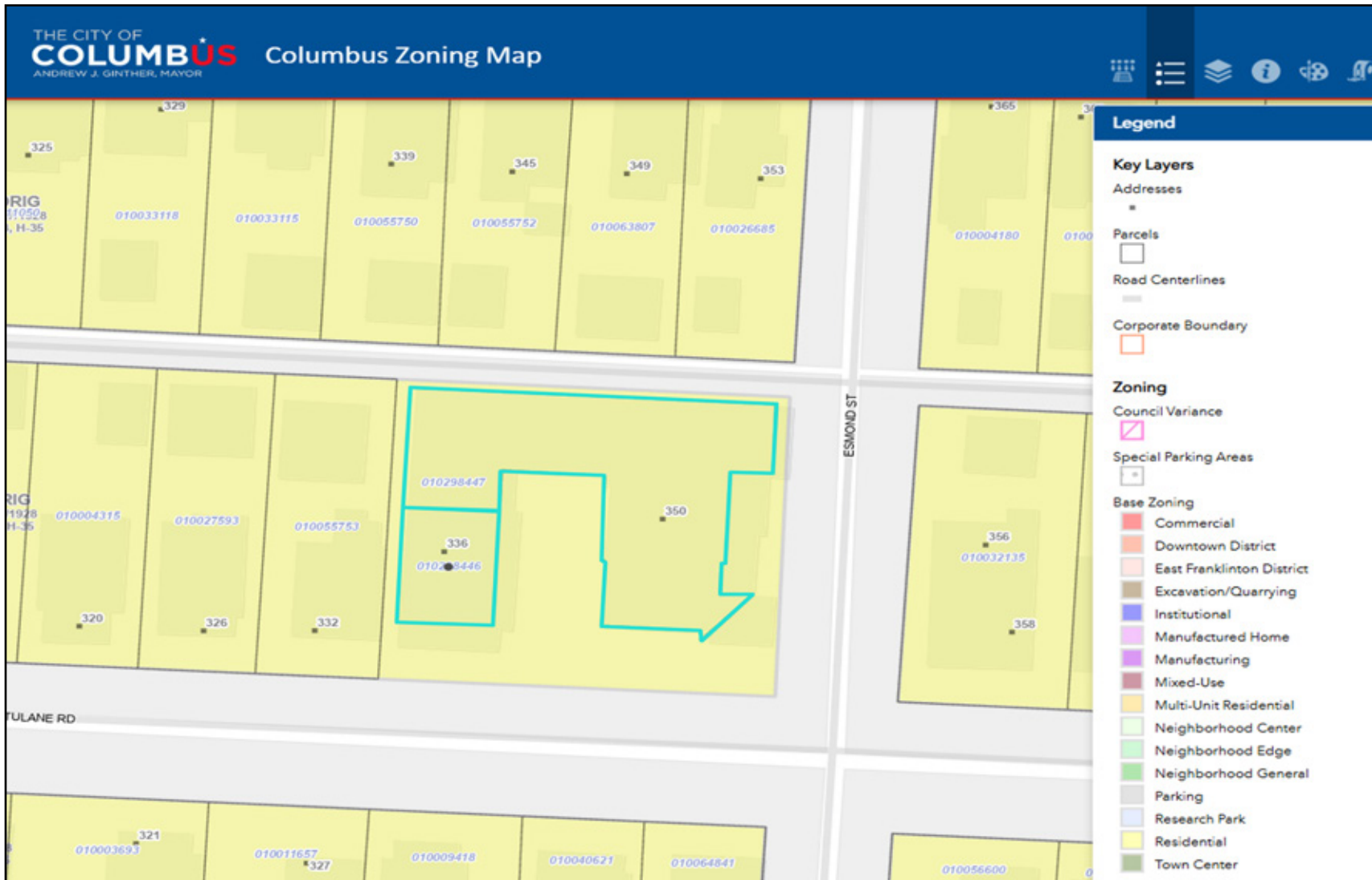






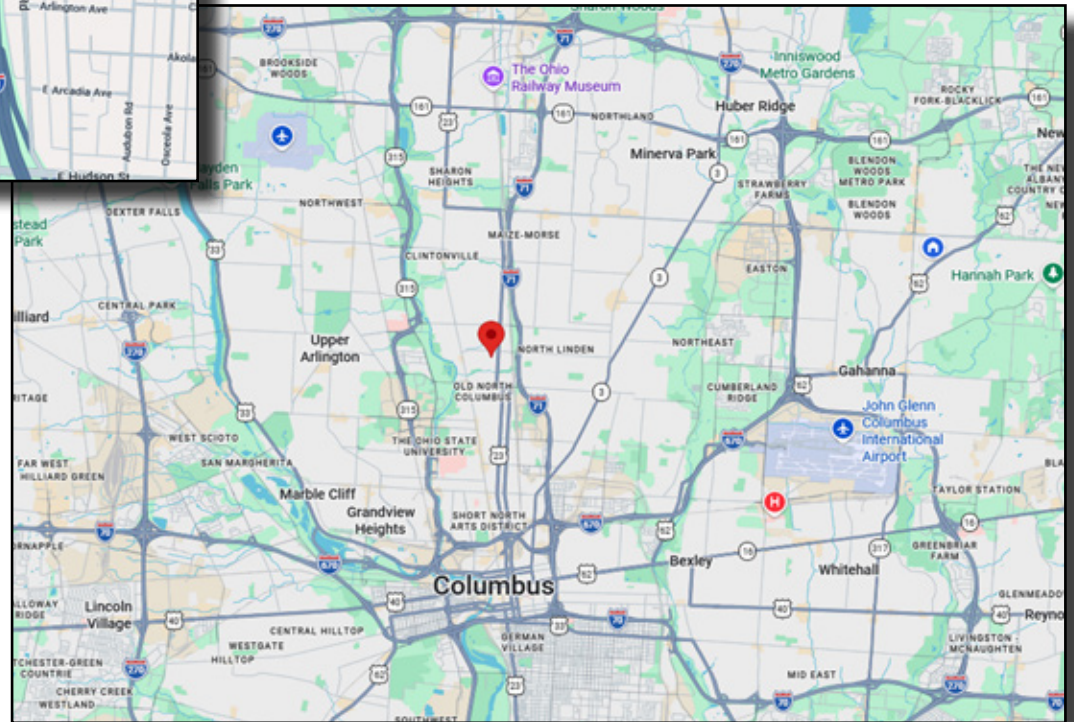
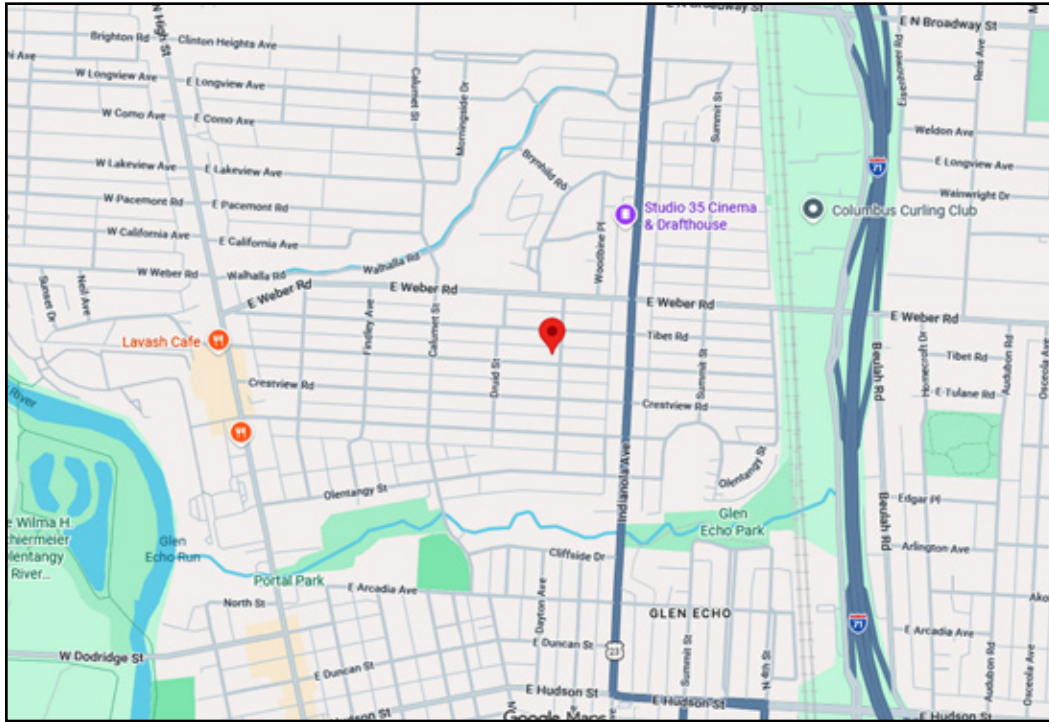


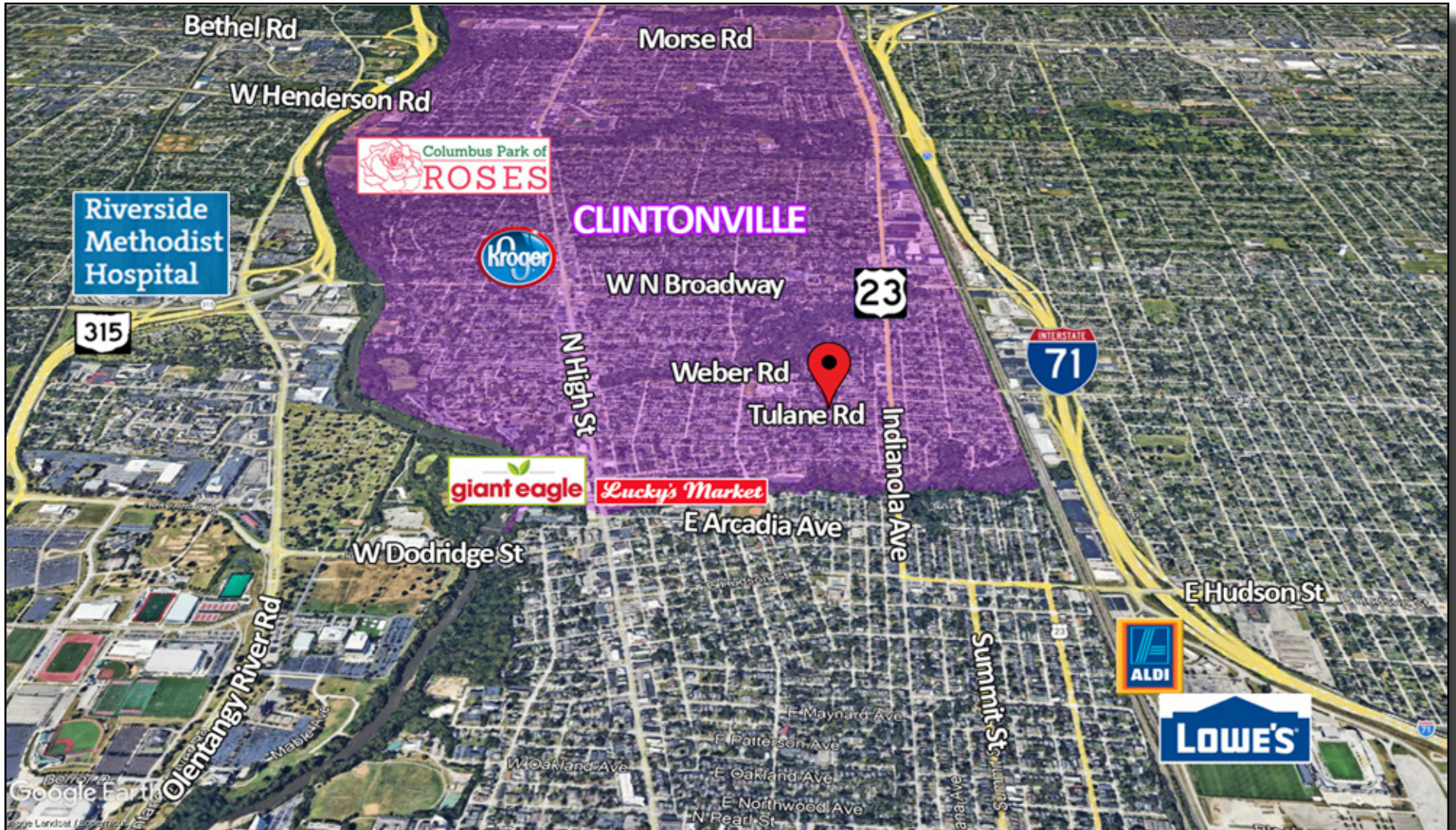




[Click here to see zoning text](#)



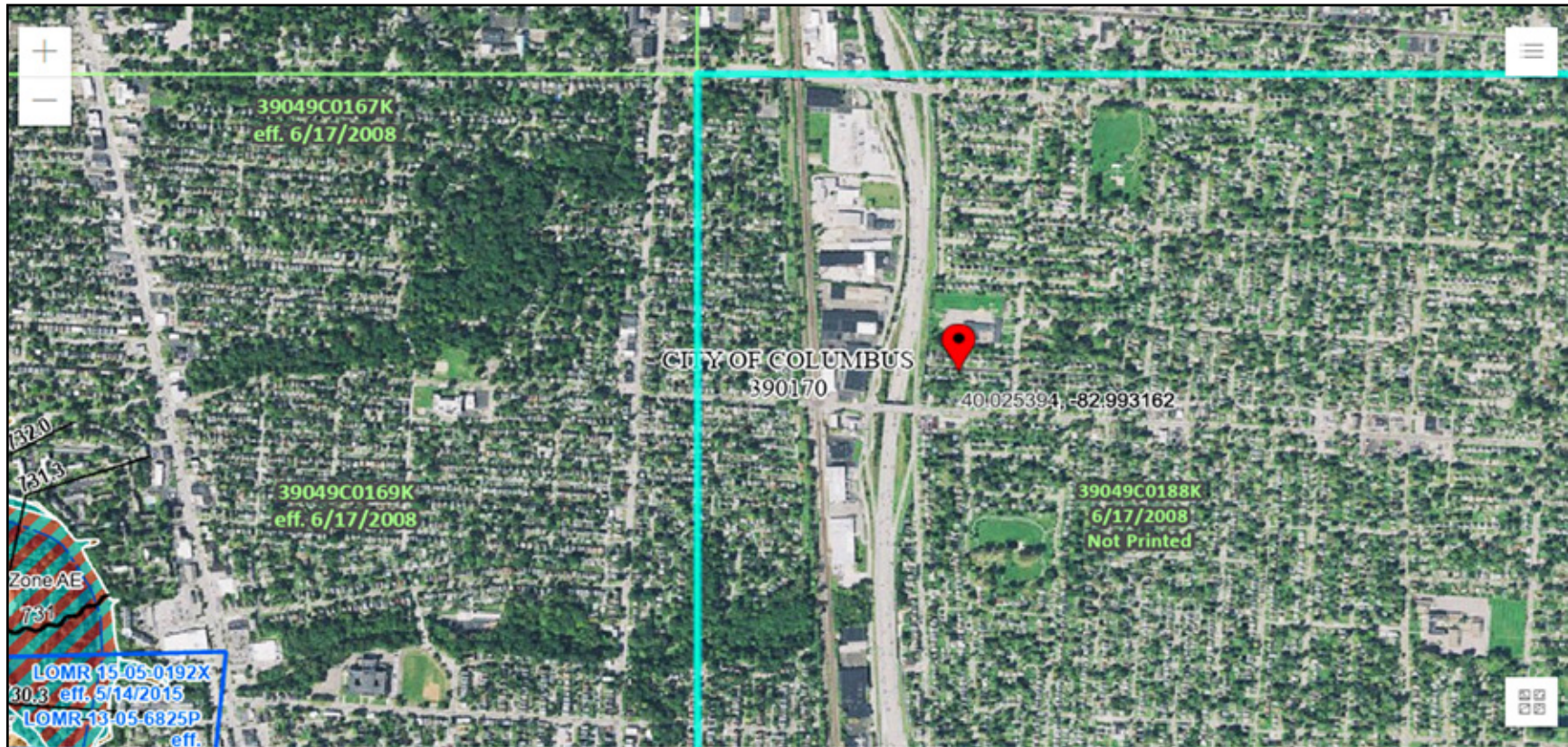




Great Location!

Easy access to major roads
15 minutes to Downtown Columbus



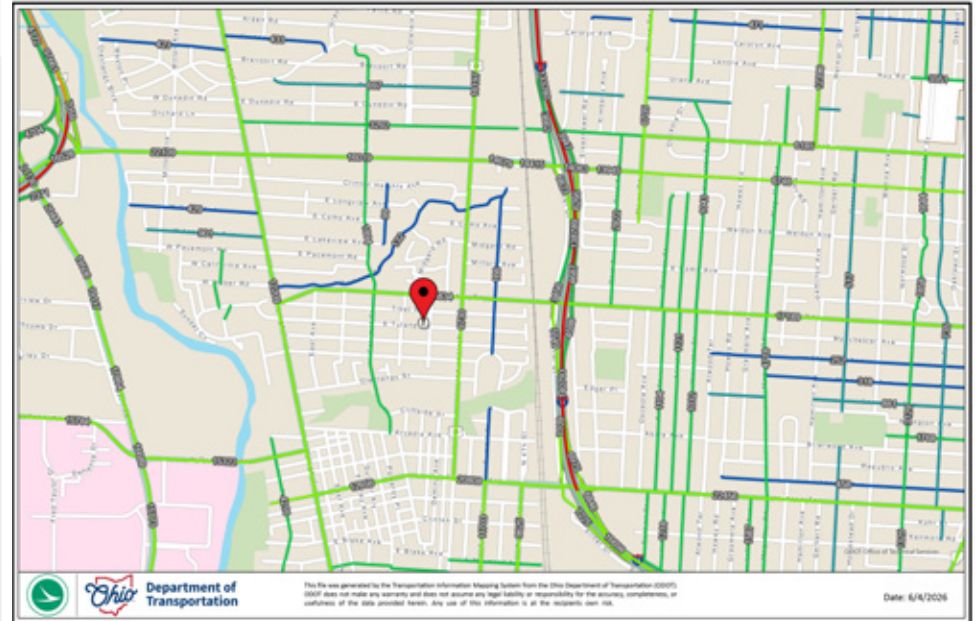


USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024. Powered by Esri

PIN	Approximate location based on user input and does not represent an authoritative property location	SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth	Regulatory Floodway Zone AE, AO, AH, VE, AR	Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS	Selected FloodMap Boundary	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	Coastal Transect
	Digital Data Available	OTHER AREAS OF FLOOD HAZARD	Area of Minimal Flood Hazard Zone X	Effective LOMRs	Area of Undetermined Flood Hazard Zone D	Base Flood Elevation Line (BFE)
	No Digital Data Available	Otherwise Protected Area	Coastal Barrier Resource System Area	Unmapped	Limit of Study	Jurisdiction Boundary
OTHER AREAS	Area of Minimal Flood Hazard Zone X	Coastal Barrier Resource System Area		Unmapped	Coastal Transect Baseline	Profile Baseline
	Effective LOMRs				Hydrographic Feature	GENERAL STRUCTURES
	Area of Undetermined Flood Hazard Zone D				Hydrographic Feature	Channel, Culvert, or Storm Sewer
	Otherwise Protected Area					Levee, Dike, or Floodwall
	Coastal Barrier Resource System Area					

Demographic Summary Report

336 E Tulane Road				
336 E Tulane Rd, Columbus, OH 43202				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	22,944	185,325	404,185	
2025 Estimate	22,272	179,064	390,624	
2020 Census	21,675	170,487	372,328	
Growth 2025 - 2030	3.02%	3.50%	3.47%	
Growth 2020 - 2025	2.75%	5.03%	4.91%	
2025 Population by Hispanic Origin				
2025 Population	22,272	179,064	390,624	
White	17,710 79.52%	115,293 64.39%	225,295 57.68%	
Black	1,162 5.22%	34,652 19.35%	99,849 25.56%	
Am. Indian & Alaskan	41 0.18%	455 0.25%	1,089 0.28%	
Asian	1,202 5.40%	10,013 5.59%	22,752 5.82%	
Hawaiian & Pacific Island	8 0.04%	129 0.07%	201 0.05%	
Other	2,149 9.65%	18,522 10.34%	41,438 10.61%	
U.S. Armed Forces	21	123	341	
Households				
2030 Projection	10,847	77,808	174,897	
2025 Estimate	10,511	75,075	168,611	
2020 Census	10,204	71,346	159,592	
Growth 2025 - 2030	3.20%	3.64%	3.73%	
Growth 2020 - 2025	3.01%	5.23%	5.65%	
Owner Occupied	4,085 38.86%	28,599 38.09%	68,270 40.49%	
Renter Occupied	6,426 61.14%	46,476 61.91%	100,341 59.51%	
2025 Households by HH Income				
Income: <\$25,000	2,003 19.06%	17,565 23.40%	33,922 20.12%	
Income: \$25,000 - \$50,000	1,953 18.58%	16,861 22.46%	36,009 21.36%	
Income: \$50,000 - \$75,000	1,610 15.32%	10,585 14.10%	25,543 15.15%	
Income: \$75,000 - \$100,000	1,324 12.60%	8,199 10.92%	18,407 10.92%	
Income: \$100,000 - \$125,000	1,034 9.84%	5,818 7.75%	14,142 8.39%	
Income: \$125,000 - \$150,000	760 7.23%	4,304 5.73%	10,212 6.06%	
Income: \$150,000 - \$200,000	896 8.52%	5,080 6.77%	12,354 7.33%	
Income: \$200,000+	931 8.86%	6,665 8.88%	18,021 10.69%	
2025 Avg Household Income	\$93,271	\$85,405	\$93,120	
2025 Med Household Income	\$69,235	\$56,196	\$62,537	

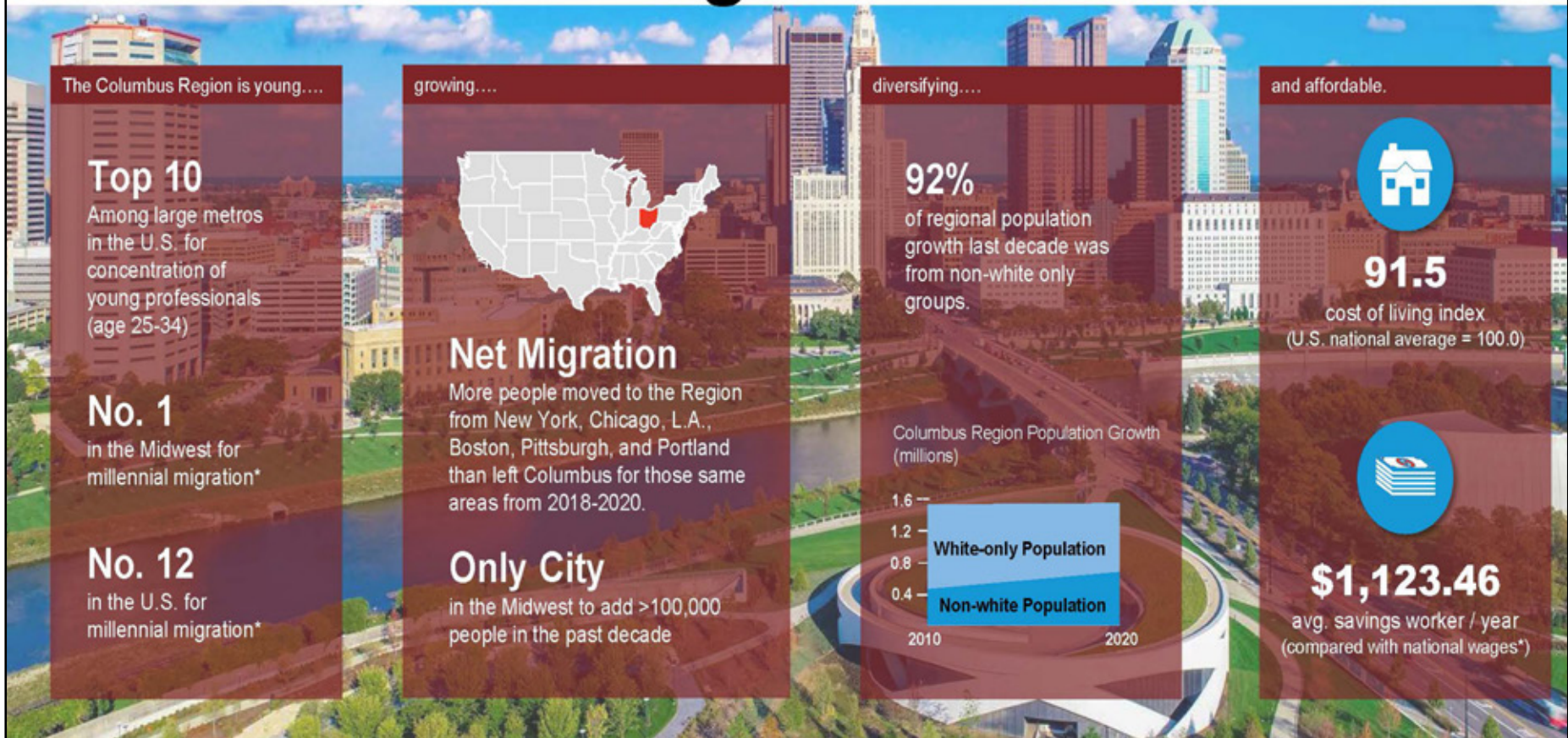


Traffic Count Report

336 E Tulane Road						
336 E Tulane Rd, Columbus, OH 43202						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Calumet St	Crestview Rd	0.02 S	2025	1,789	MPSI	.02
2 E Tulane Rd	Calumet St	0.04 E	2024	527	MPSI	.04
3 E Tulane Rd	Calumet St	0.04 E	2025	523	MPSI	.04
4 Crestview Rd	Calumet St	0.04 E	2025	571	MPSI	.05
5 Crestview Rd	Calumet St	0.04 E	2024	574	MPSI	.05
6 Calumet St	Tibet Rd	0.03 N	2025	2,097	MPSI	.05
7 E Tulane Rd	Calumet St	0.05 W	2024	524	MPSI	.06
8 E Tulane Rd	Calumet St	0.05 W	2025	520	MPSI	.06
9 CALUMET ST	E Kelso Rd	0.02 S	2025	1,752	MPSI	.06
10 Calumet Street	E Kelso Rd	0.02 S	2020	1,860	MPSI	.06



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.



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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 or 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.

