

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
Hobie Hondros • hobie@hondros-co.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.306.8834 • www.rweiler.com

1,604 +/- SF of Commercial Space



Appraisal Brokerage Consulting Development

COMMERCIAL SPACE AVAILABLE

876 State Route 61, Marengo, OH 43334

PRIME COMMERCIAL SPACE IN MARENGO

This prime 1,604 square foot commercial space is located in a high-traffic area just off State Route 61 and in close proximity to I-71, offering exceptional visibility and accessibility. The property is situated next to a well-established marijuana dispensary, attracting steady foot traffic and offering great potential for complementary businesses. The brand-new building features modern design and amenities, including ample parking for both customers and employees. The strategic location ensures high visibility from major roadways, making it an ideal choice for retail, office, or service-based businesses looking to capitalize on its proximity to established commercial operations and easy access to major highways. Whether you're looking to expand your business or establish a new presence in a high-demand area, this property offers endless opportunities.



Key Features:

- 1,604 square feet of versatile commercial space
- Located off State Route 61, close to I-71
- Next to a successful marijuana dispensary
- New construction with contemporary design
- Ample parking available for customers and employees
- Excellent visibility from major roadways

Property Highlights

Address:	876 State Route 61 Marengo, Ohio 43334
County:	Morrow
Township:	Bennington
PID:	A010010034500
Location:	West of SR-61 between Watson Rd and Cardinal Rd
Year Built:	2023
Total Size:	6,028 +/- SF
Space Available:	1,604 +/- SF
Lease Rate:	\$24/SF NNN
Zoning:	C-1 - Neighborhood Commercial Zoning District





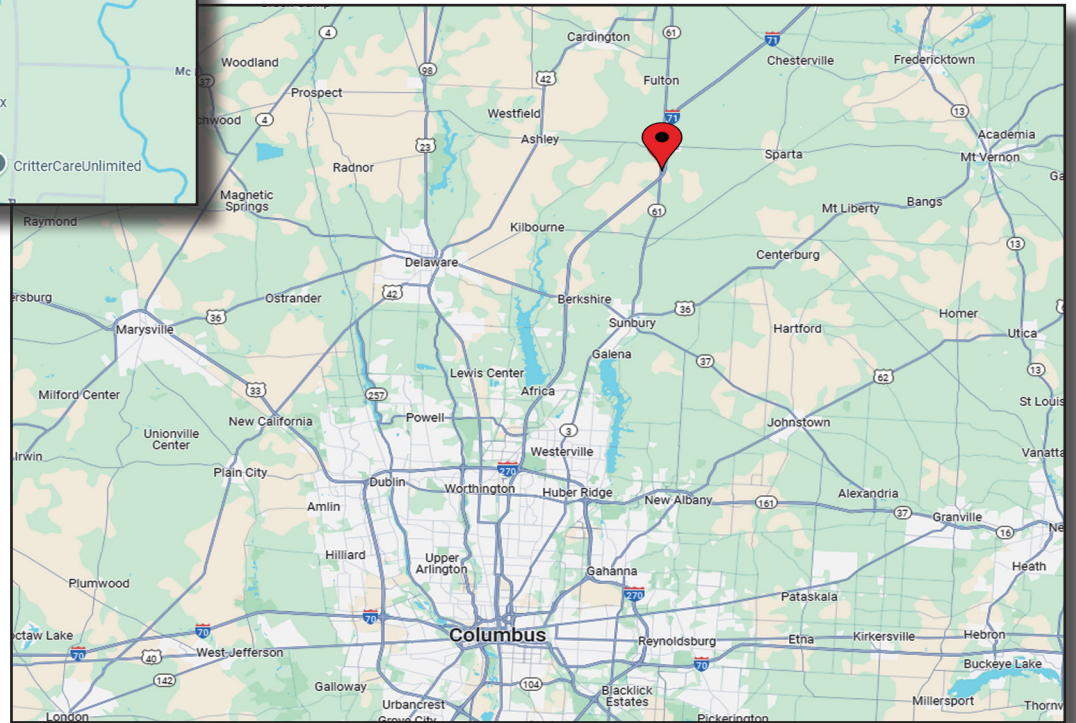
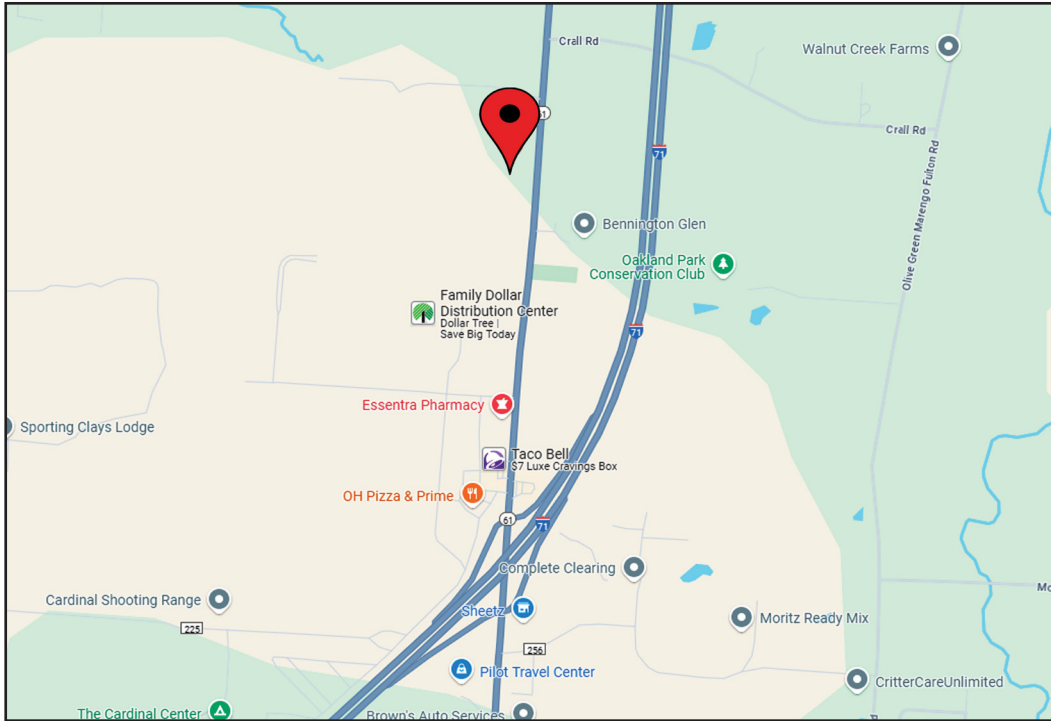
Conni McChesney
County Auditor | Morrow County, Ohio



Click [here](#) to view zoning text

1,604 +/- SF Commercial Space
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Street Maps



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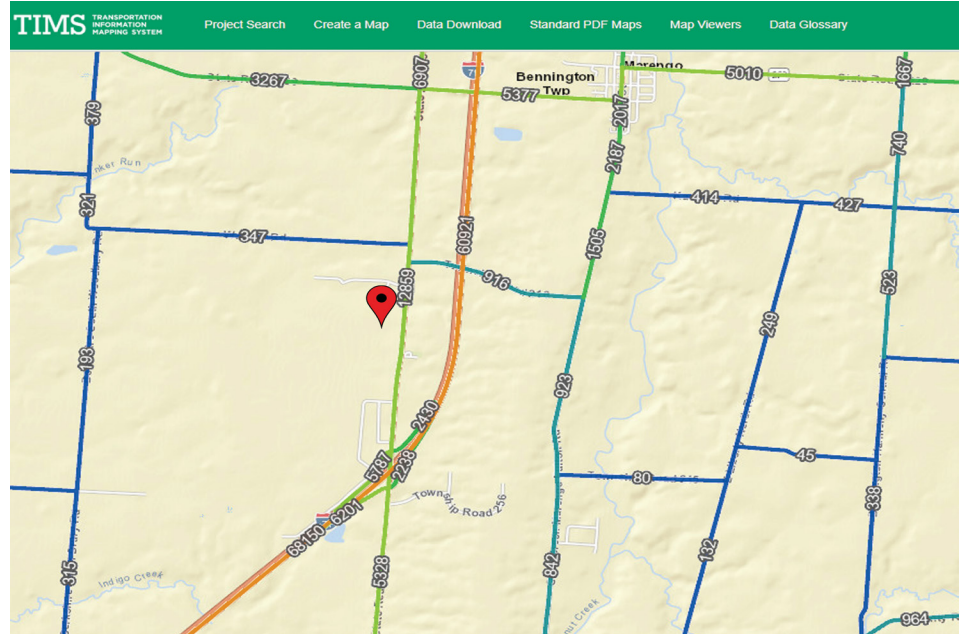


Great Location!

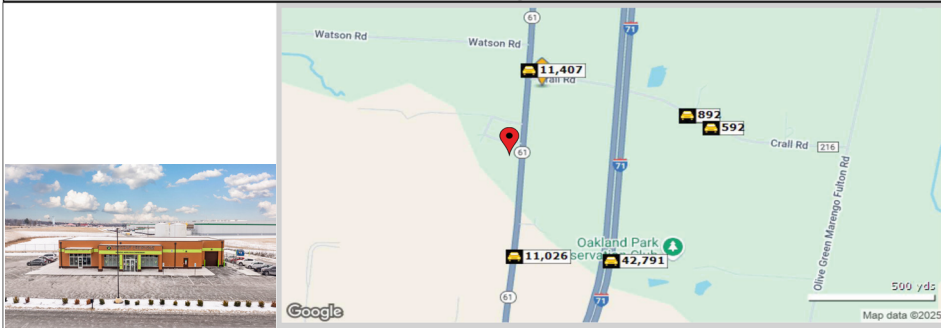
Easy access to major highways
35 minutes of Downtown Columbus, the new
Intel facility, and the I-270 Columbus Outerbelt

Demographic Summary Report

876 State Route 61, Marengo, OH 43334				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	716	3,429	8,516	
2024 Estimate	695	3,325	8,104	
2020 Census	677	3,277	7,909	
Growth 2024 - 2029	3.02%	3.13%	5.08%	
Growth 2020 - 2024	2.66%	1.46%	2.47%	
2024 Population by Hispanic Origin	14	60	131	
2024 Population	695	3,325	8,104	
White	655 94.24%	3,137 94.35%	7,614 93.95%	
Black	5 0.72%	18 0.54%	39 0.48%	
Am. Indian & Alaskan	4 0.58%	14 0.42%	18 0.22%	
Asian	2 0.29%	12 0.36%	32 0.39%	
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%	
Other	29 4.17%	145 4.36%	401 4.95%	
U.S. Armed Forces	0	0	0	
Households				
2029 Projection	264	1,262	3,088	
2024 Estimate	257	1,225	2,942	
2020 Census	250	1,208	2,872	
Growth 2024 - 2029	2.72%	3.02%	4.96%	
Growth 2020 - 2024	2.80%	1.41%	2.44%	
Owner Occupied	193 75.10%	968 79.02%	2,497 84.87%	
Renter Occupied	64 24.90%	257 20.98%	445 15.13%	
2024 Households by HH Income	257	1,225	2,944	
Income: <\$25,000	13 5.06%	88 7.18%	224 7.61%	
Income: \$25,000 - \$50,000	34 13.23%	174 14.20%	490 16.64%	
Income: \$50,000 - \$75,000	93 36.19%	409 33.39%	803 27.28%	
Income: \$75,000 - \$100,000	25 9.73%	149 12.16%	362 12.30%	
Income: \$100,000 - \$125,000	12 4.67%	74 6.04%	281 9.54%	
Income: \$125,000 - \$150,000	6 2.33%	39 3.18%	159 5.40%	
Income: \$150,000 - \$200,000	63 24.51%	236 19.27%	436 14.81%	
Income: \$200,000+	11 4.28%	56 4.57%	189 6.42%	
2024 Avg Household Income	\$100,588	\$96,156	\$98,722	
2024 Med Household Income	\$69,051	\$69,149	\$73,268	

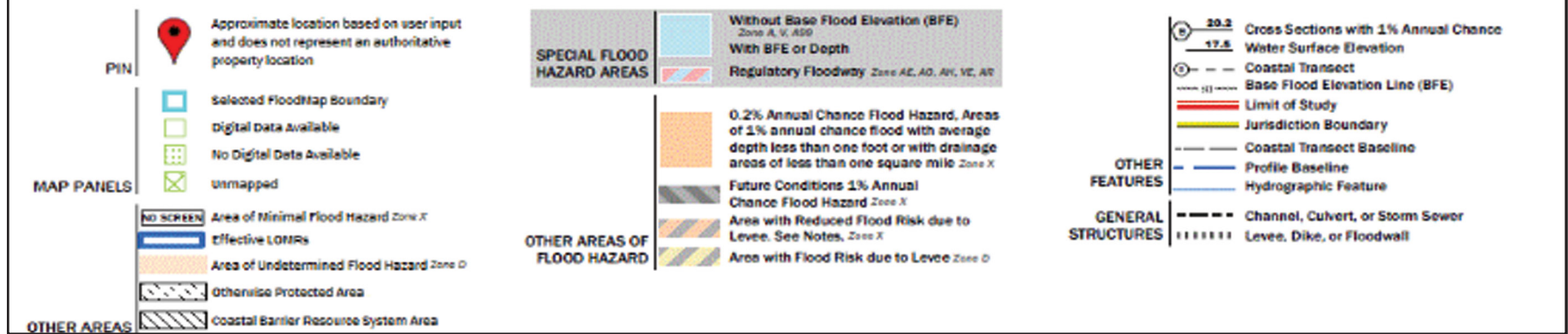
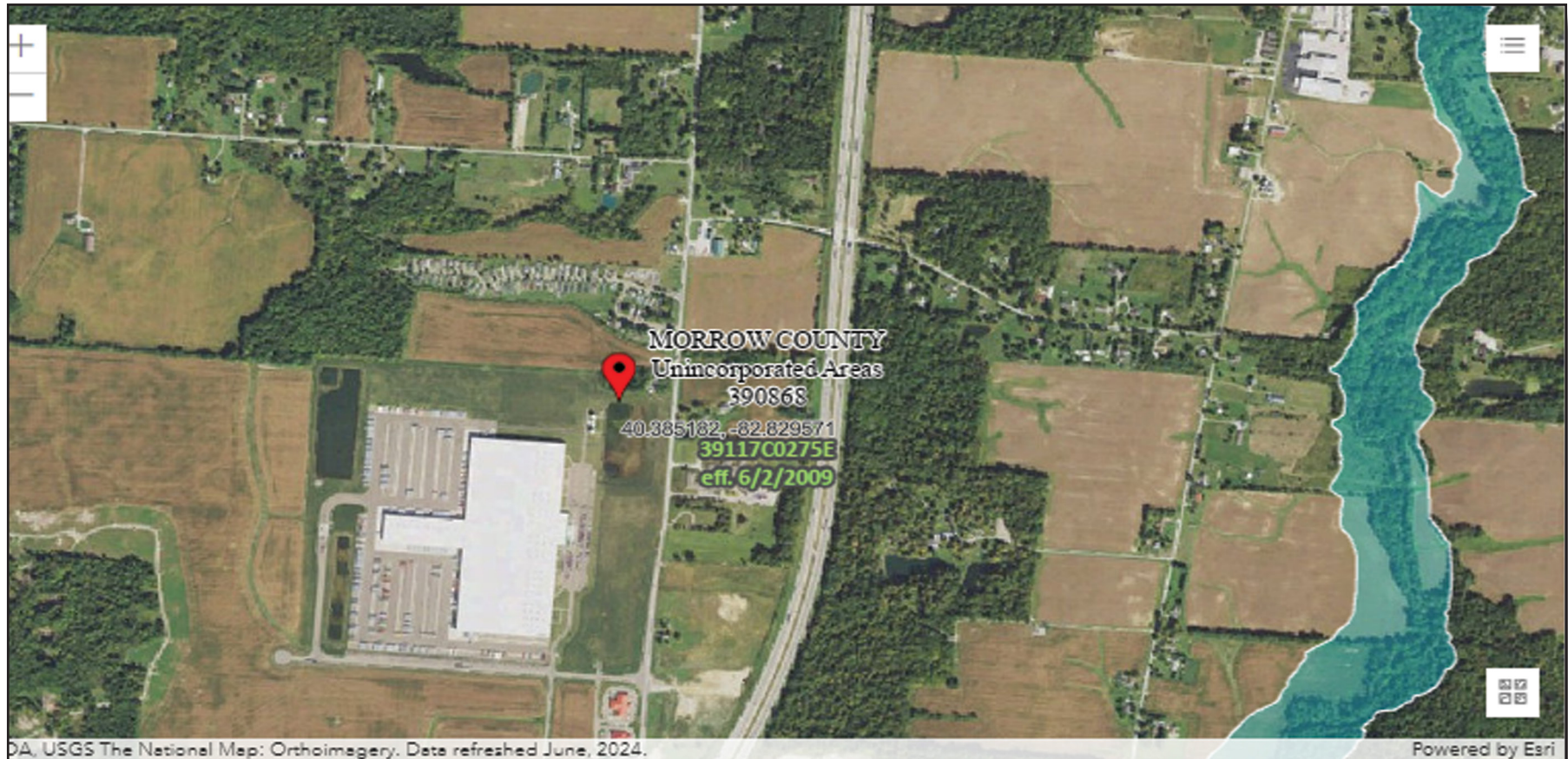


Traffic Count Report

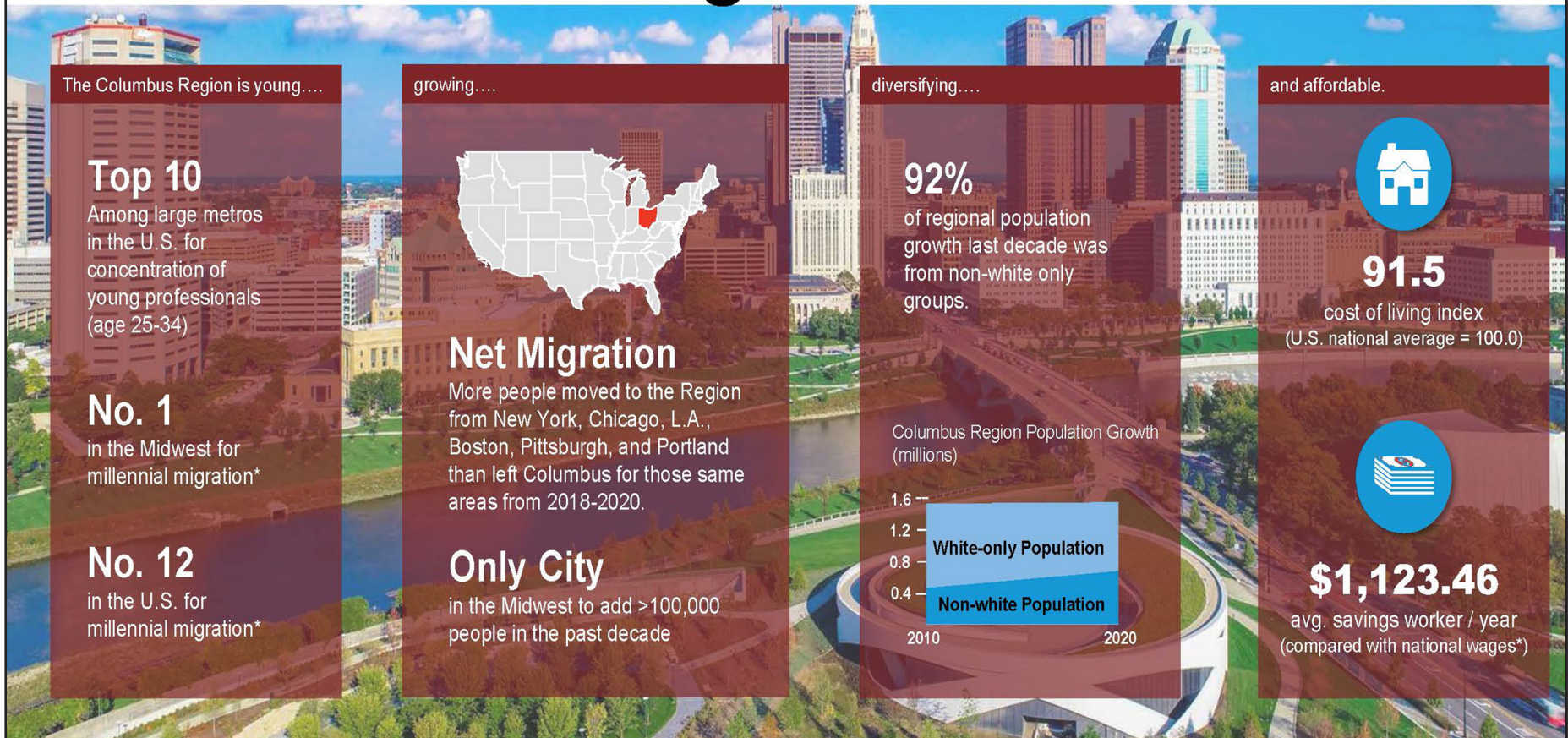
876 State Route 61, Marengo, OH 43334						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 State Route 61	Marengo-Norton	0.82 N	2015	11,472	MPSI	.05
2 State Rte 61	Crall Rd	0.02 S	2018	11,407	MPSI	.05
3 Crall Rd	I- 71	0.15 NW	2022	863	MPSI	.34
4 Crall Road	I- 71	0.15 NW	2020	914	MPSI	.34
5 RD 216	I- 71	0.15 NW	2020	892	AA DT	.34
6 Crall Rd	I- 71	0.22 NW	2018	592	MPSI	.40
7 State Route 61	Crall Rd	0.44 N	2020	11,957	MPSI	.43
8 State Rte 61	Crall Rd	0.44 N	2022	11,026	MPSI	.43
9 I-71	State Route 61	0.59 SW	2015	46,109	MPSI	.46
10 I- 71	Crall Rd	0.43 N	2018	42,791	MPSI	.46



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What's Driving Investment?



Notable Projects YTD



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

Celebrating **87** 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 86 years in the business, we have a competitive advantage in the market... a value that 7 clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



Hobie Hondros
Sales & Leasing Assoc.
614-306-8834
hobie@hondros-co.com



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



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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 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.