

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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7,500 +/- SF Building For Sale - 3,750 +/- SF Event Space For Lease



Appraisal Brokerage Consulting Development

COMMERCIAL/RETAIL SPACE - FOR SALE/LEASE
17 Brickel Street, Columbus, Ohio 43215

COMMERCIAL/RETAIL SPACE FOR SALE/LEASE!

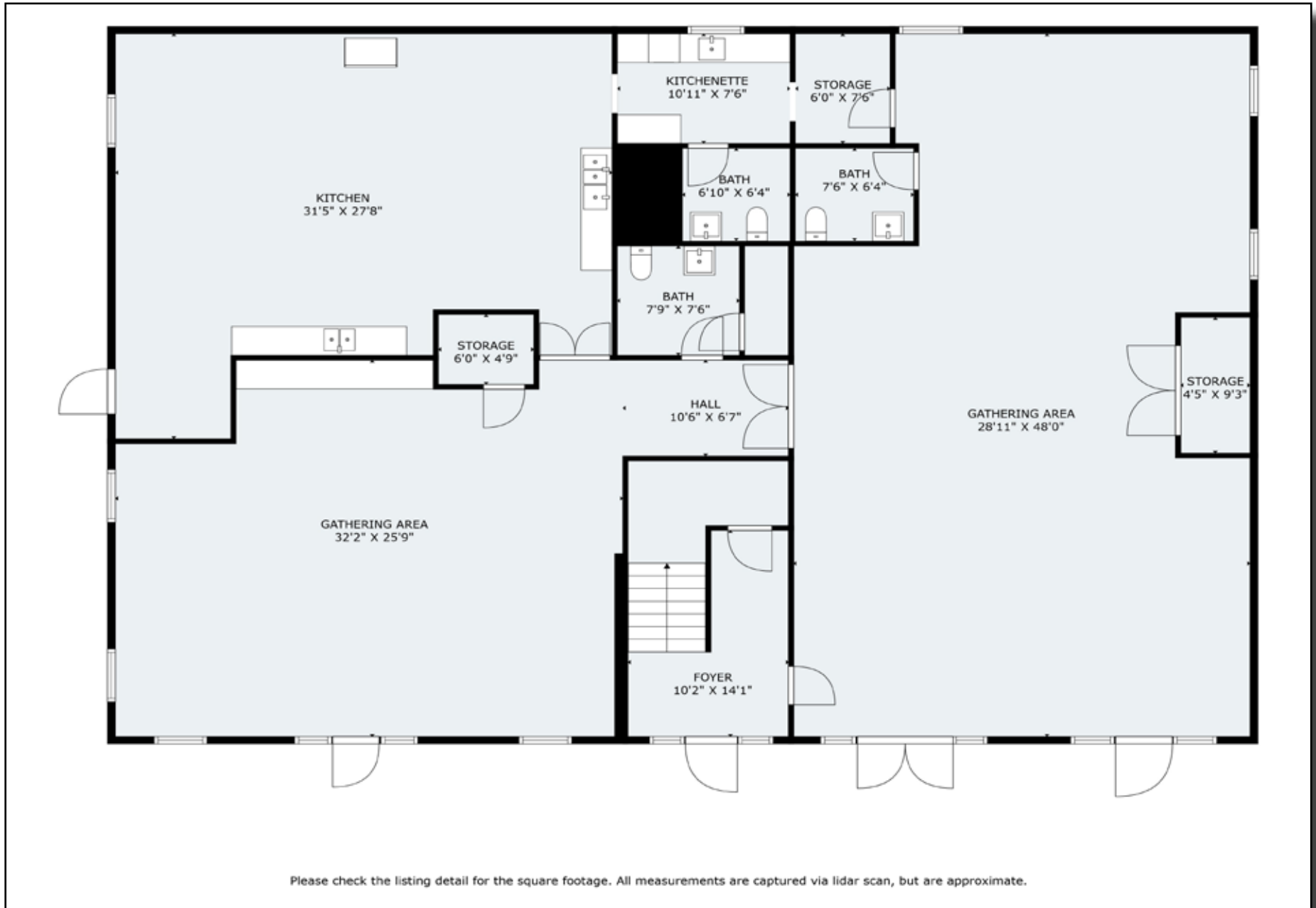
Rare Opportunity to own a piece of one of Columbus' most vibrant and walkable neighborhoods, just north of downtown with easy access to major highways. Stunning 7,500 +/- SF two-story building, tastefully updated and well-suited for a wedding venue or similar event venue. Leasing availability will be for the 1st floor only. The 1st floor features approximately 3,750 +/- SF of modern event space available for lease.

This open-concept area is flooded with natural light through expansive front-facing windows and is perfectly suited for private events, pop-ups, corporate gatherings, and more. It includes a prep-friendly kitchen equipped with refrigeration and clean-up sinks, offering excellent flexibility for outside catering. The 2nd floor encompasses an additional 3750 +/- SF and is the perfect happy hour spot for any occasion. Showcasing rich character with exposed brick, timber beams, vaulted ceilings, and designer finishes, the upper level features a stylish lounge-like setting with multiple seating areas, a built-in bar, wine cellar, and open ceilings—ideal for an owner-user, creative office, private event venue, or studio.



Property Highlights

Address:	17 Brickel Street Columbus, OH 43215
County:	Franklin
PID:	010-206582-00
Location:	North of I-670, SWC of N Pearl Street and Brickel Street
Building Size:	7,500 +/- SF
Year Built:	1920
Year Remodeled:	2024-2025
Levels:	2 Story
Asking Price:	\$3,500,000
Space For Lease:	3,750 +/- SF (1st Floor)
Base Lease Rate:	\$20/SF
OpEx:	\$5.34/SF
Zoning:	UCR - Urban Core



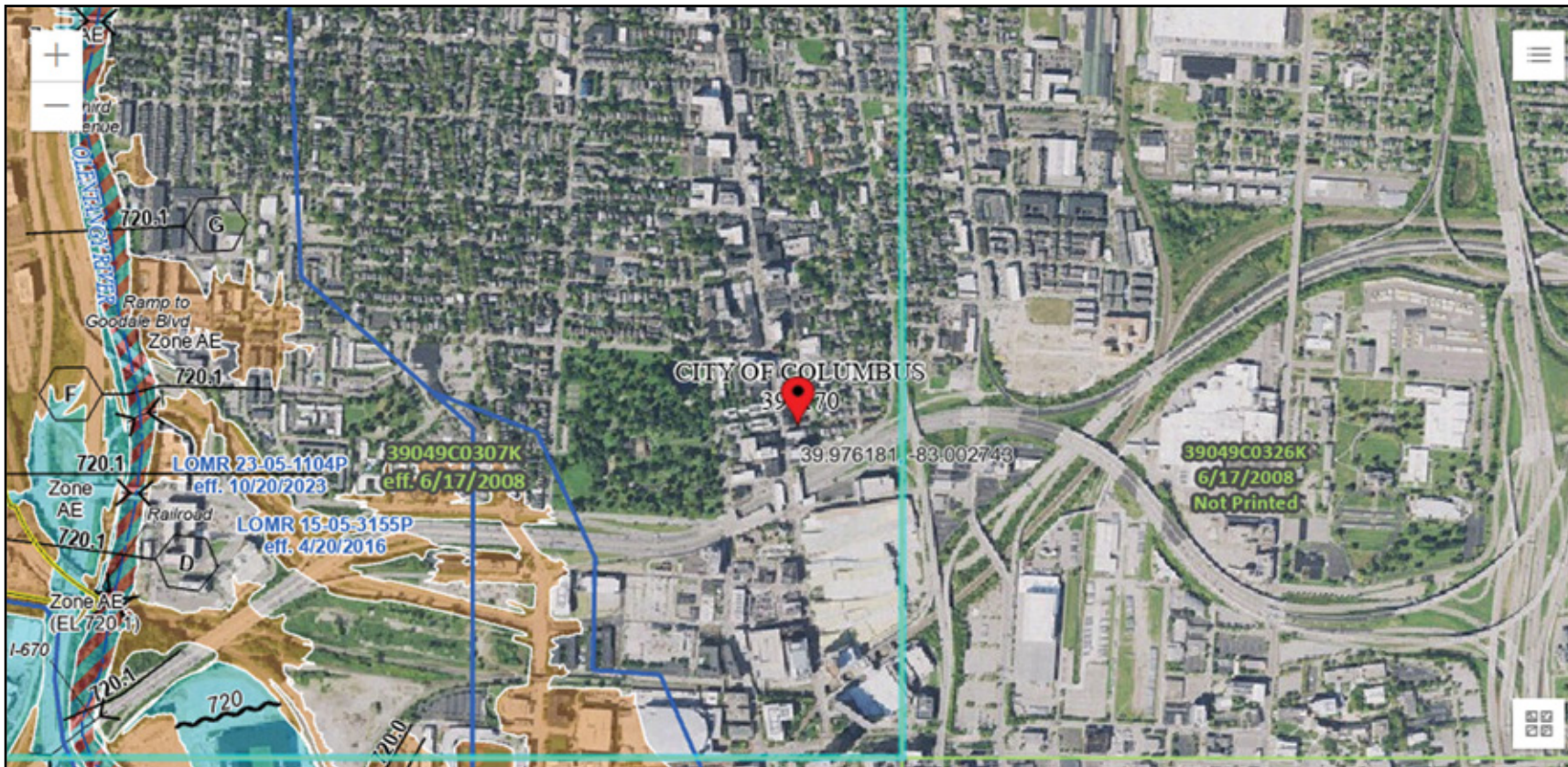






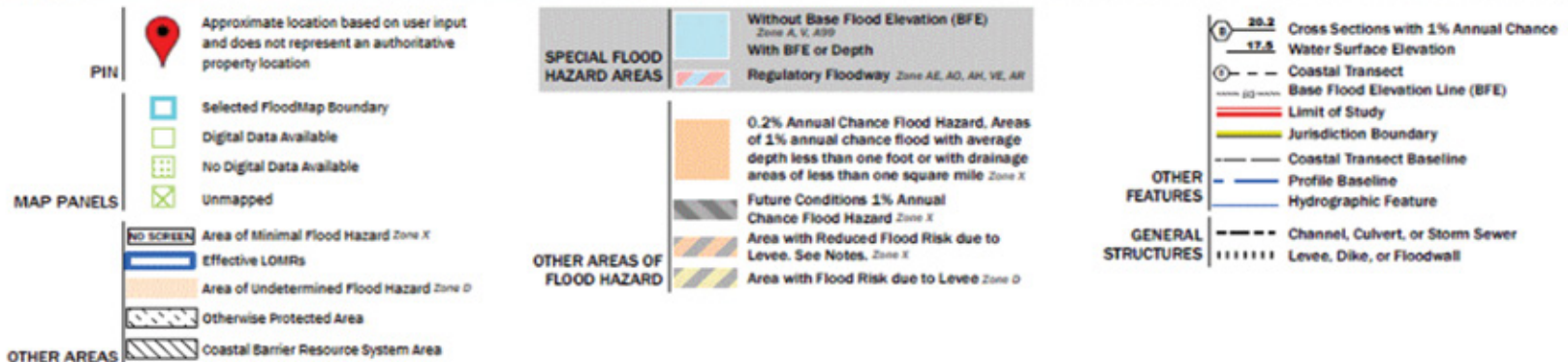


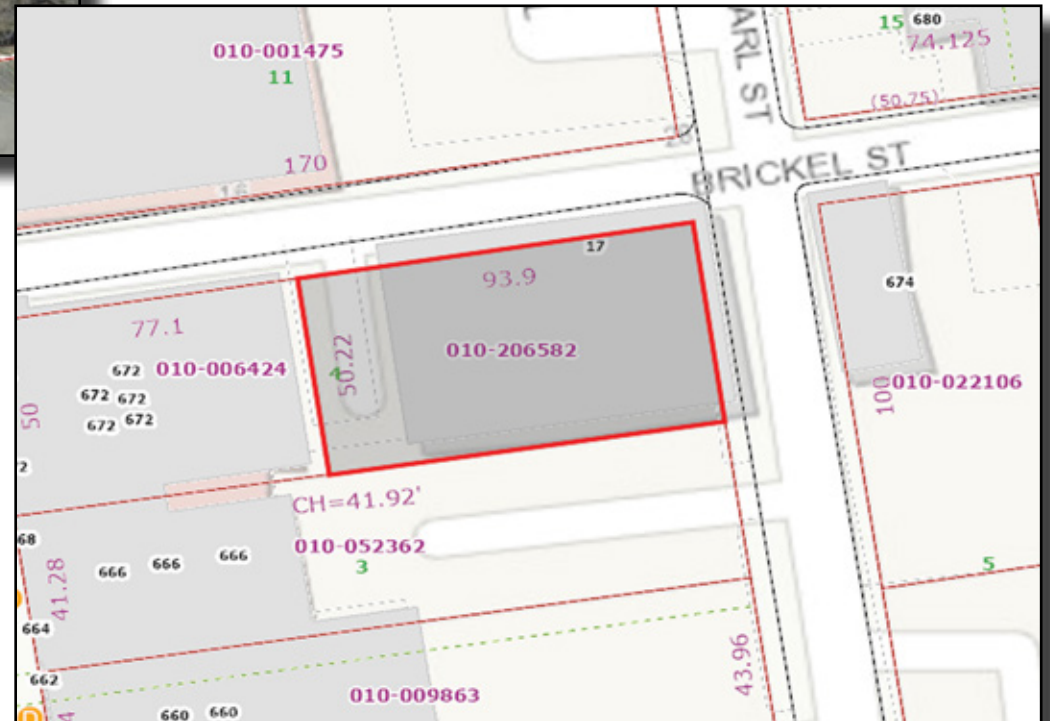


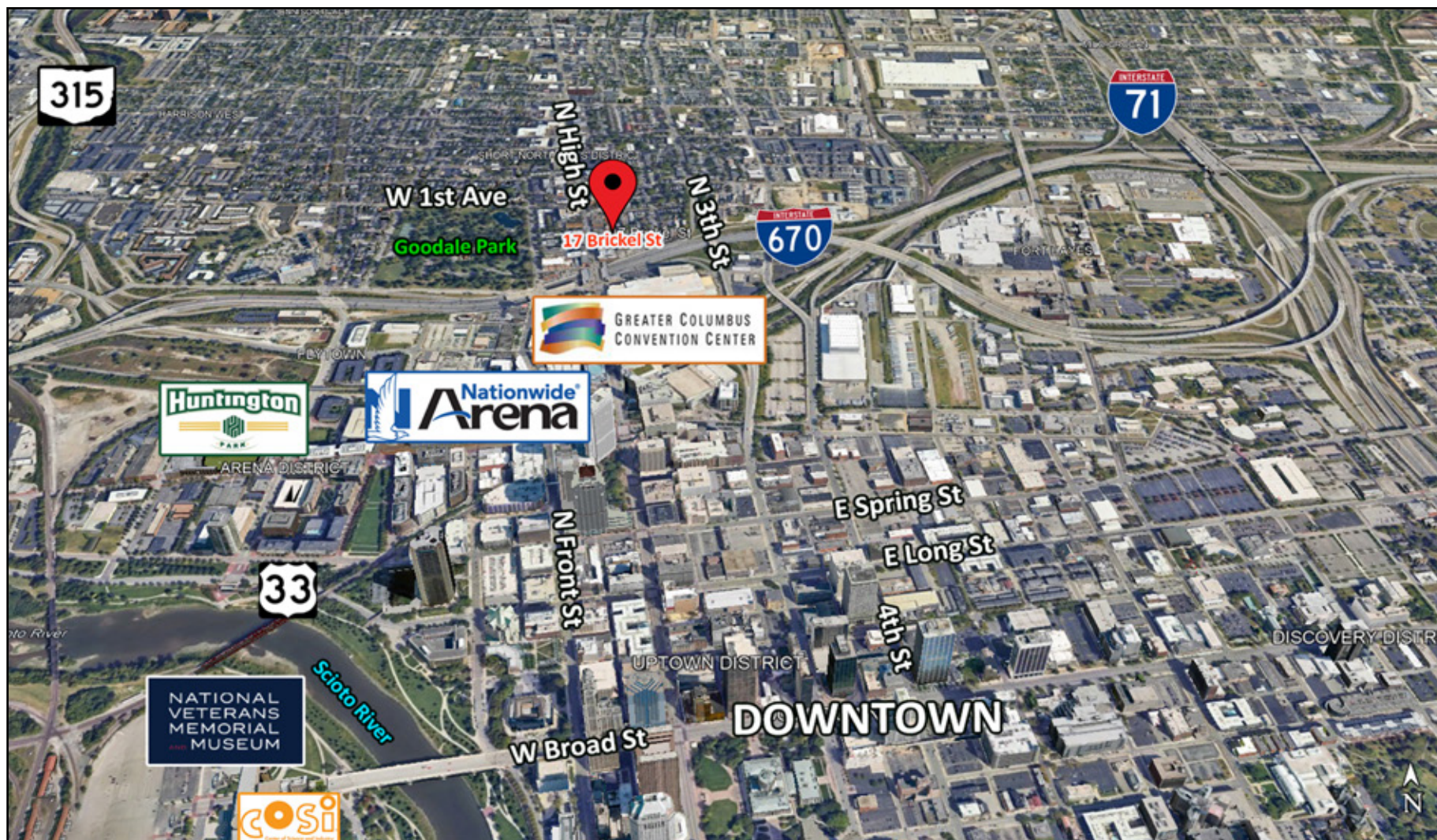


USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

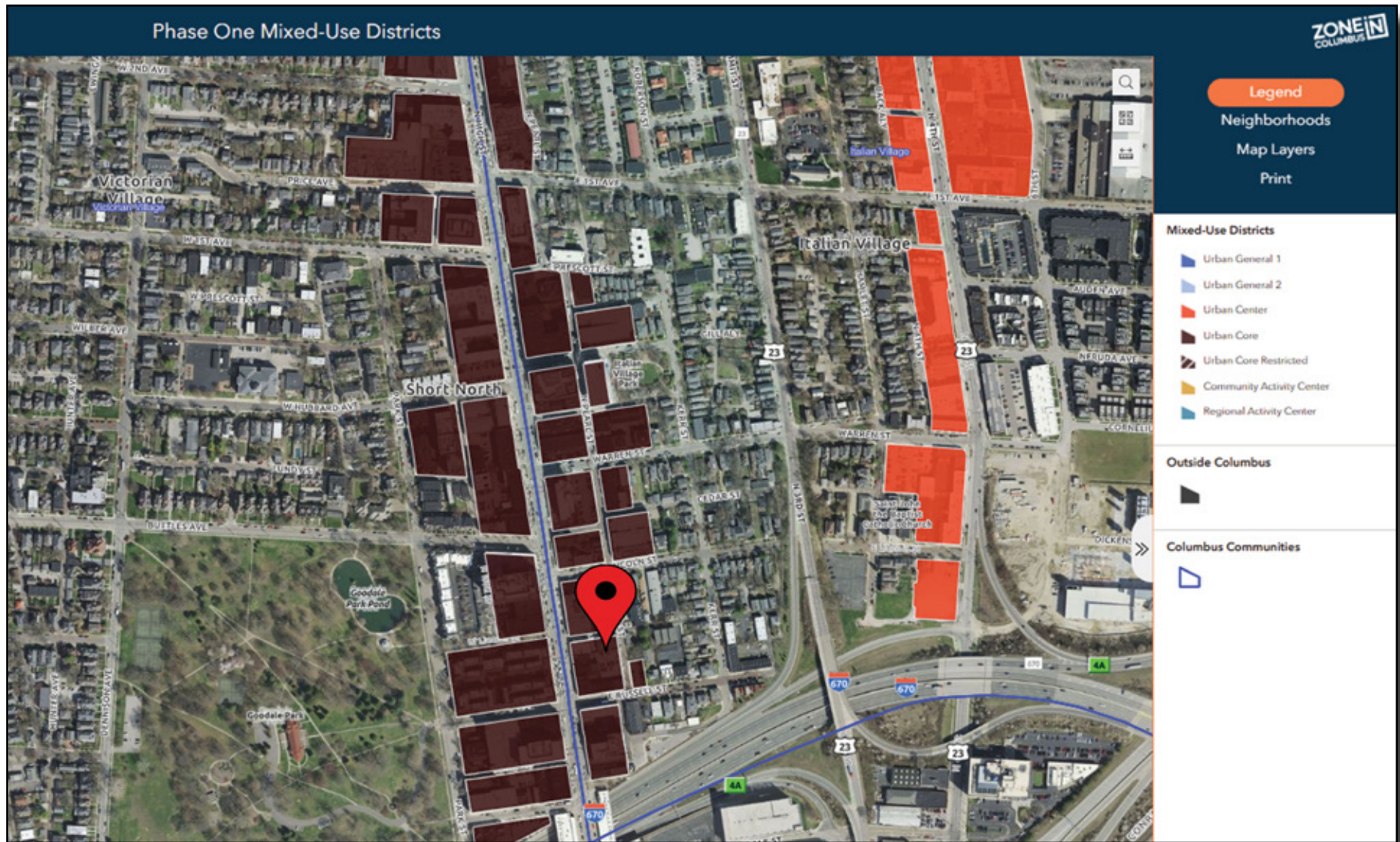
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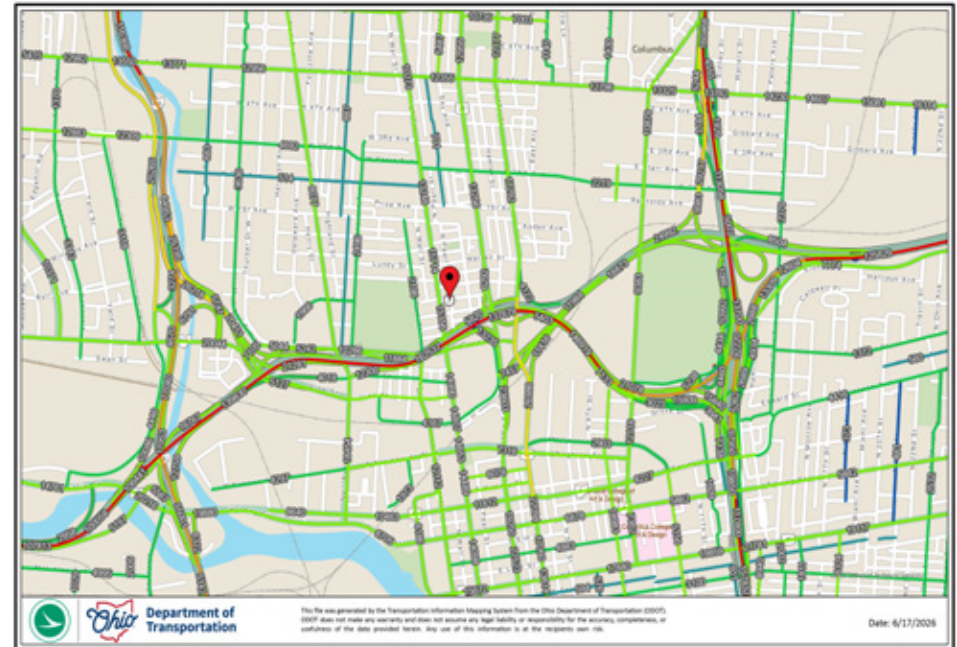
Great Location!
Easy access to major roads
Minutes to Downtown Columbus




UCR - Urban Core
Click [here](#) to see zoning text

Demographic Summary Report

17 E Brickel St				
17 E Brickel St, Columbus, OH 43215				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	25,036	193,048	406,858	
2025 Estimate	23,775	183,950	389,902	
2020 Census	20,705	163,180	356,285	
Growth 2025 - 2030	5.30%	4.95%	4.35%	
Growth 2020 - 2025	14.83%	12.73%	9.44%	
2025 Population by Hispanic Origin				
2025 Population	23,775	183,950	389,902	
White	17,603 74.04%	113,160 61.52%	227,774 58.42%	
Black	2,759 11.60%	44,937 24.43%	102,732 26.35%	
Am. Indian & Alaskan	47 0.20%	357 0.19%	1,145 0.29%	
Asian	1,062 4.47%	7,485 4.07%	13,289 3.41%	
Hawaiian & Pacific Island	11 0.05%	149 0.08%	240 0.06%	
Other	2,293 9.64%	17,863 9.71%	44,722 11.47%	
U.S. Armed Forces	12	186	300	
Households				
2030 Projection	14,951	87,620	174,673	
2025 Estimate	14,191	83,302	167,066	
2020 Census	12,392	73,413	151,903	
Growth 2025 - 2030	5.36%	5.18%	4.55%	
Growth 2020 - 2025	14.52%	13.47%	9.98%	
Owner Occupied	3,447 24.29%	22,475 26.98%	65,283 39.08%	
Renter Occupied	10,744 75.71%	60,827 73.02%	101,784 60.92%	
2025 Households by HH Income				
Income: <\$25,000	1,699 11.97%	21,640 25.98%	38,015 22.75%	
Income: \$25,000 - \$50,000	2,107 14.85%	15,957 19.16%	35,647 21.34%	
Income: \$50,000 - \$75,000	2,158 15.21%	12,263 14.72%	25,478 15.25%	
Income: \$75,000 - \$100,000	1,597 11.25%	8,371 10.05%	17,524 10.49%	
Income: \$100,000 - \$125,000	1,613 11.37%	6,432 7.72%	13,766 8.24%	
Income: \$125,000 - \$150,000	1,428 10.06%	4,619 5.54%	9,157 5.48%	
Income: \$150,000 - \$200,000	1,552 10.94%	6,212 7.46%	11,833 7.08%	
Income: \$200,000+	2,036 14.35%	7,809 9.37%	15,645 9.36%	
2025 Avg Household Income	\$116,944	\$86,546	\$87,619	
2025 Med Household Income	\$92,704	\$57,418	\$58,306	



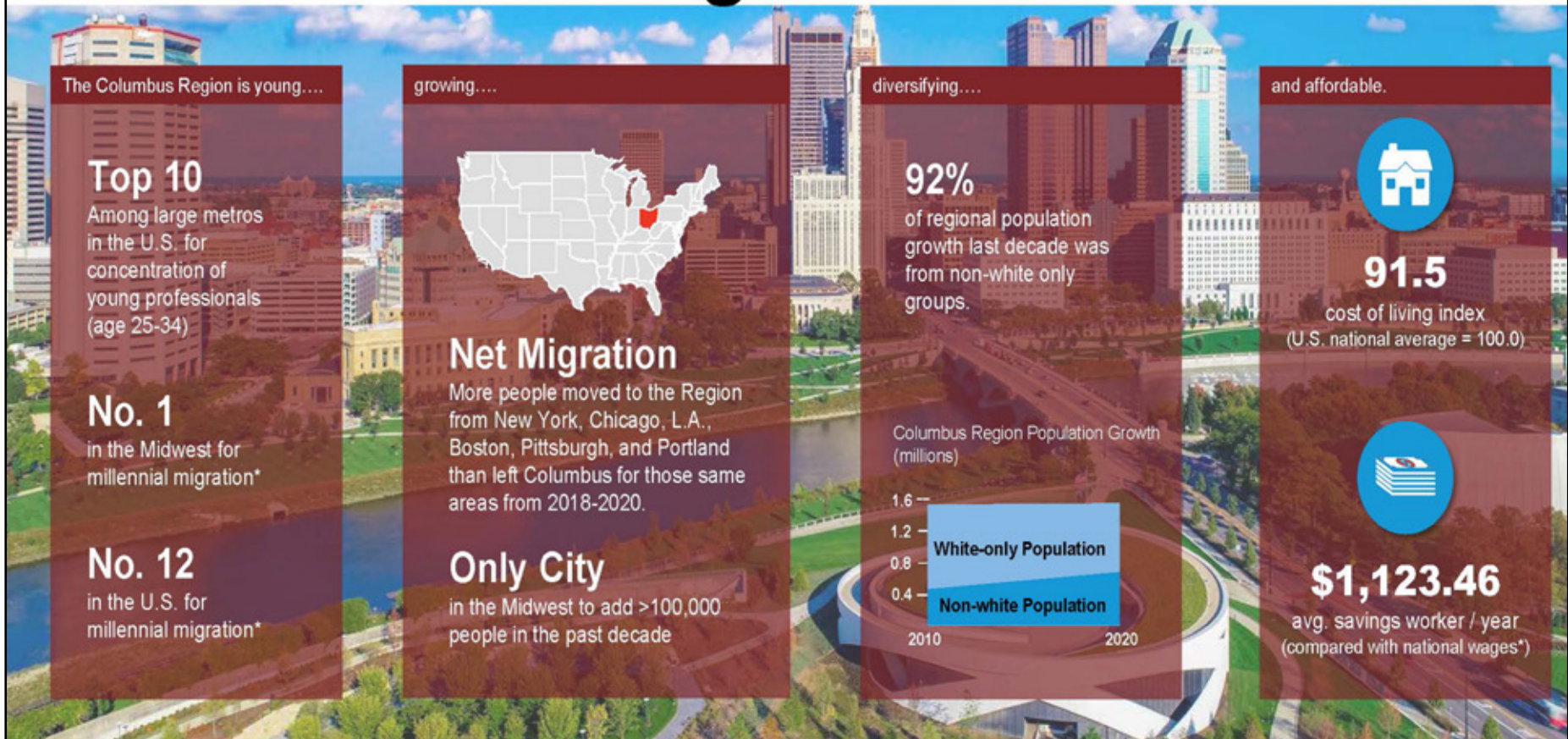
Traffic Count Report

17 E Brickel St						
17 E Brickel St, Columbus, OH 43215						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N High St	Brickel St	0.01 N	2024	15,847	MPSI	.03
2 N High St	Brickel St	0.01 N	2025	15,796	MPSI	.03
3 E Russell St	N Pearl St	0.02 E	2018	886	MPSI	.04
4 W Russell St	N High St	0.02 E	2018	1,299	MPSI	.06
5 N High St	Buttles Ave	0.02 S	2024	14,926	MPSI	.09
6 N High St	Buttles Ave	0.02 S	2025	14,888	MPSI	.09
7 Buttles Ave	N Wall St	0.01 W	2018	5,939	MPSI	.10
8 N High St	W Poplar Ave	0.02 S	2018	20,533	MPSI	.10
9 Kerr St	E Goodale St	0.05 S	2024	10,469	MPSI	.13
10 RAMP FROM US23 DA SB TO IR670 WB	Henrietta St	0.01 W	2025	5,299	MPSI	.13



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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

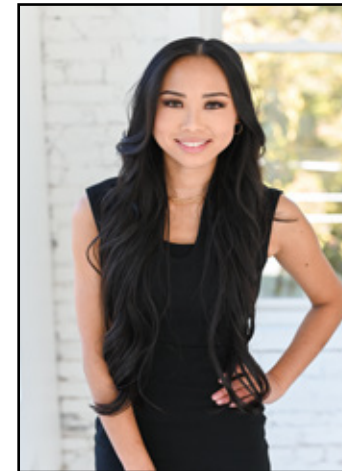
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Learn more about us at
www.rweiler.com

The Robert Weiler Company is a full-service commercial real estate and appraisal firm; 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 7 clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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