

THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

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**5,098 +/- SF Building**



Appraisal Brokerage Consulting Development

**COMMERCIAL/FLEX BUILDING FOR SALE OR LEASE**  
**1198 Old Henderson Road, Columbus, OH 43220**

**PRIME COMMERCIAL/FLEX BUILDING FOR SALE OR LEASE – OLD HENDERSON**

Positioned in a highly accessible and well-established Northwest Columbus corridor, 1198 Old Henderson Road presents a rare opportunity to acquire a hard-to-find ±5,096 SF commercial/warehouse building with ample parking and monument signage. Situated within a mixed-use district, the CAC zoning allows for a wide range of retail, auto, office, medical, and service-oriented uses.

The asset offers exceptional flexibility for both owner-users and investors, with the ability to reposition or adapt the space to meet evolving business needs. Its functional layout and manageable footprint make it ideal for a variety of concepts seeking a strategic infill location with strong surrounding demographics.

Located just off Old Henderson Road, the property provides immediate access to SR-315, Bethel Rd and Kenny Rd, and is just minutes from Grandview, Upper Arlington, Dublin, Worthington, and Downtown Columbus—placing it within reach of some of Central Ohio’s most desirable and affluent submarkets.



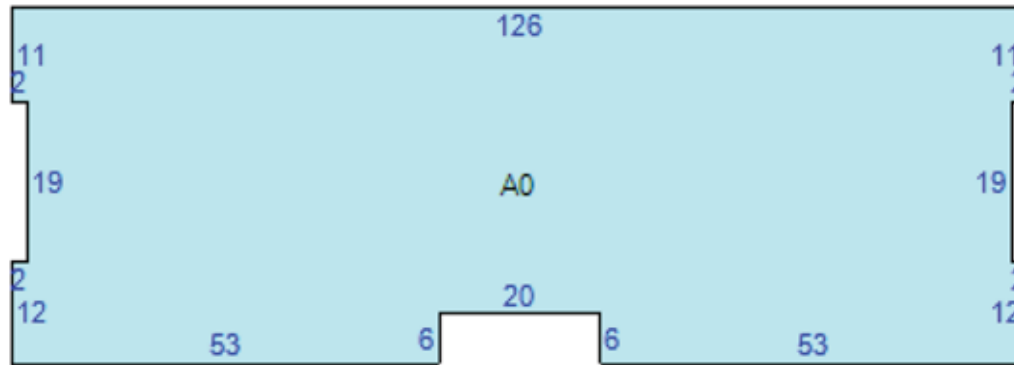
**CAC Permitted Uses:**

- Daycare
- Auto Uses (auto sales, auto repair, Gas station, car wash)
- Restaurant/QSR
- Nursing Home/Senior Living
- Recreational Facility
- General Retail Drive Thru
- Trade School
- Eating & Drinking establishments
- Office/Medical

**Property Highlights**

<b>Address:</b>	<b>1198 Old Henderson Road Columbus, OH 43220</b>
<b>County:</b>	<b>Franklin</b>
<b>PID:</b>	<b>010-129867-00</b>
<b>Location:</b>	<b>South of Henderson Rd between Kenny Road and Reed Road</b>
<b>Year Built:</b>	<b>1972</b>
<b>Building Size:</b>	<b>5,096 +/- SF</b>
<b>Acreage:</b>	<b>0.567 +/- ac</b>
<b>Asking Price:</b>	<b>Negotiable</b>
<b>Lease Rate:</b>	<b>Negotiable</b>
<b>Parking:</b>	<b>18 spots</b>
<b>Zoning:</b>	<b>CAC - Community Activity Center</b>

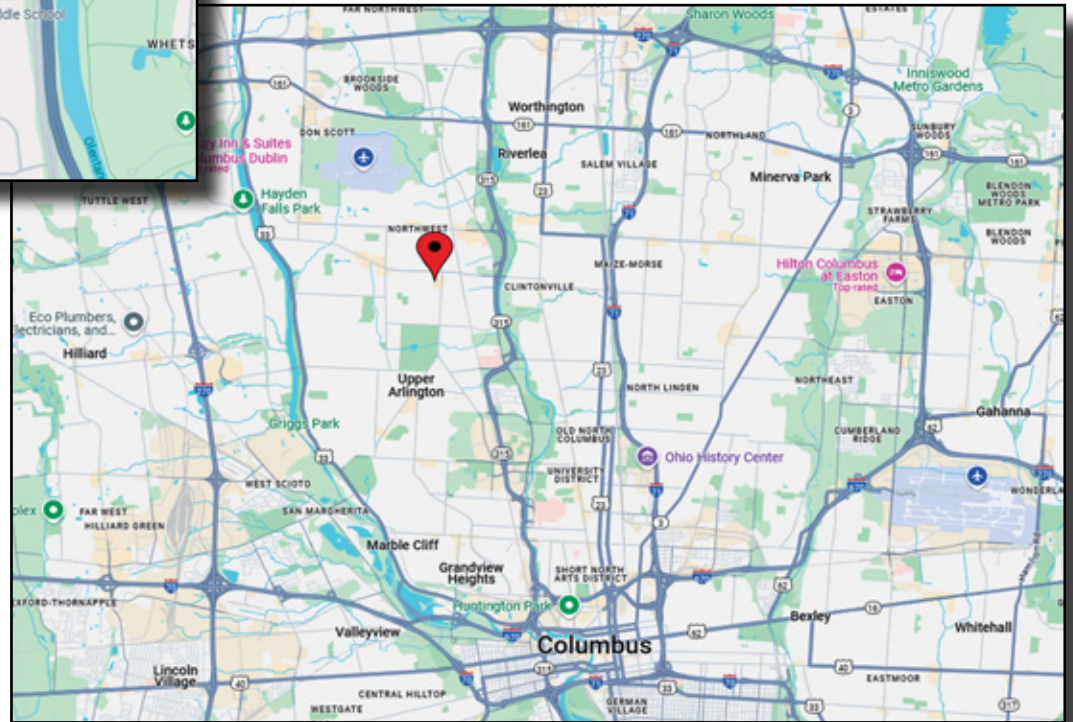
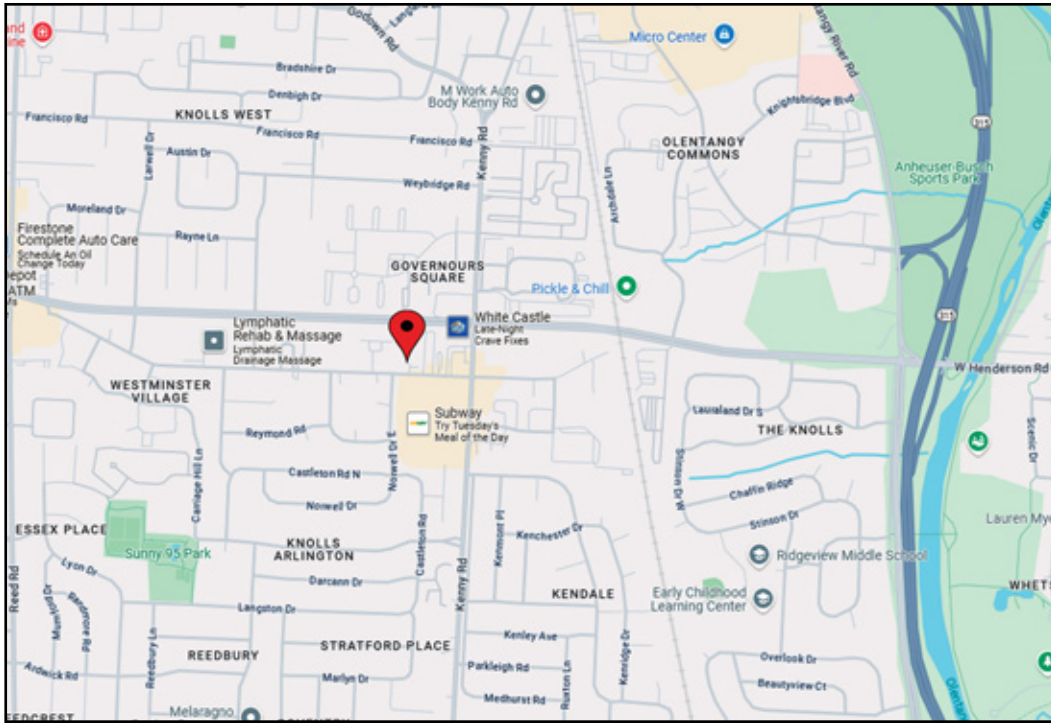


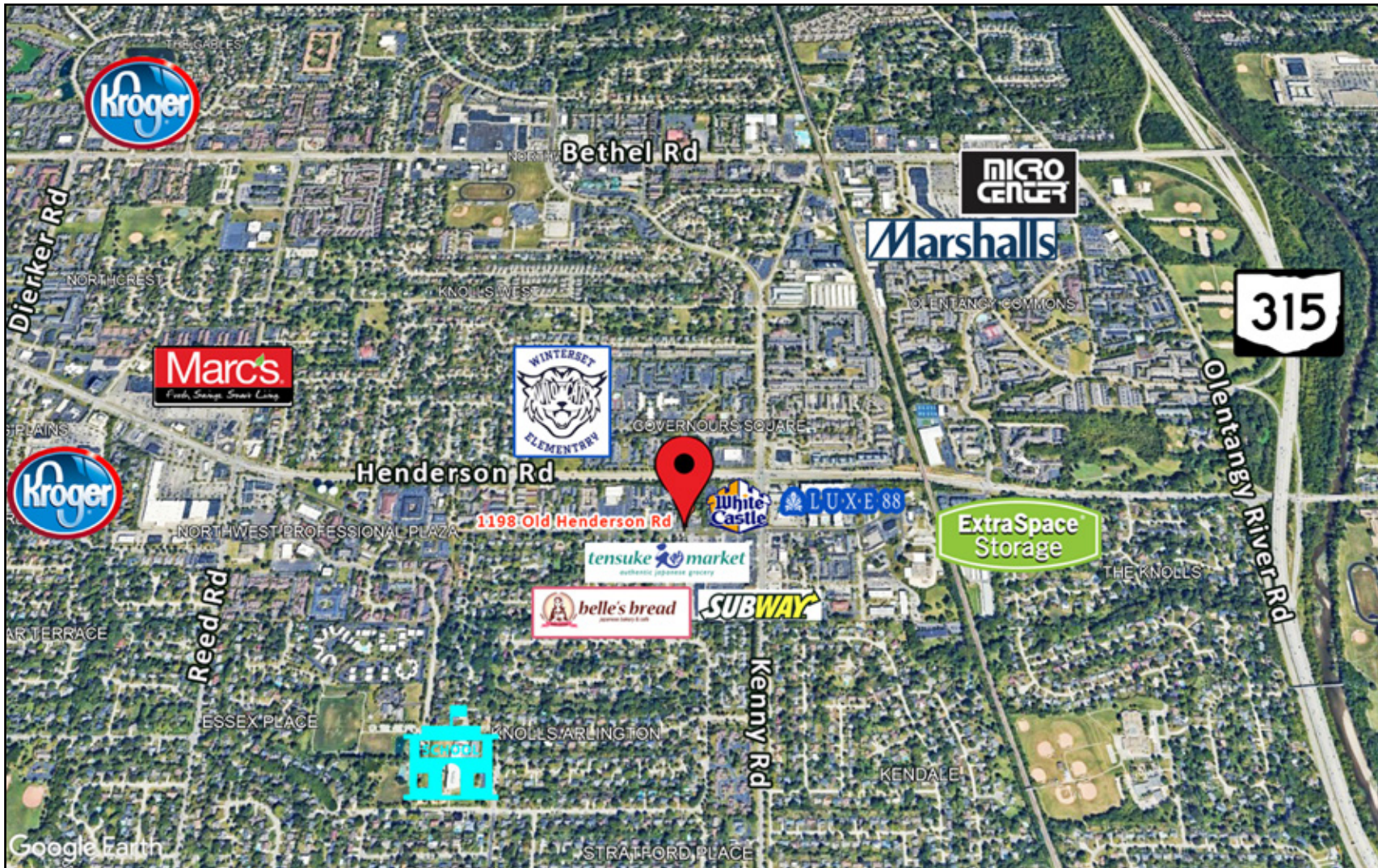


Item	Area
- CP3:CANOPY-ECONOMY	1512
PAVING ASP - PA1:PAVING ASPHALT	7500
A0 - 053:OFFICES	5096









## Great Location!

Easy access to major roads  
15 minutes to Downtown Columbus

Phase One Mixed-Use Districts

Search 1198 OLD ...

Search result  
Zoom to  
1198 OLD HENDERSON RD, COLUMBUS, OH

Legend  
Neighborhoods  
Map Layers  
Print

Mixed-Use Districts

- Urban General 1
- Urban General 2
- Urban Center
- Urban Core
- Urban Core Restricted
- Community Activity Center
- Regional Activity Center


Outside Columbus

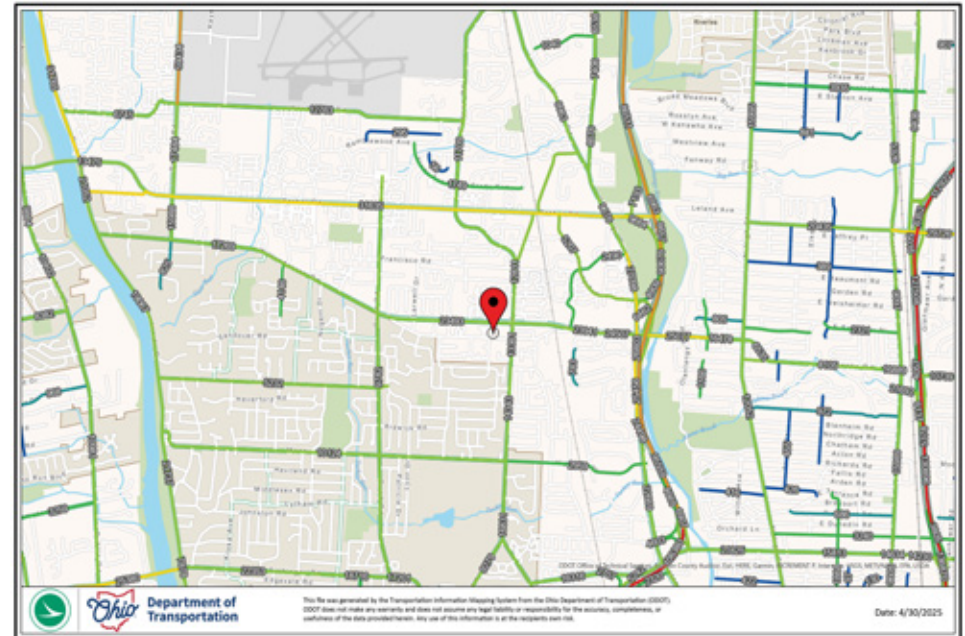
Columbus Communities

Parcels

Click [here](#) to see zoning text

Demographic Summary Report

1198 Old Henderson Rd, Columbus, OH 43220			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2030 Projection	16,779	100,363	352,724
2025 Estimate	16,383	98,131	343,438
2020 Census	16,384	98,805	339,189
Growth 2025 - 2030	2.42%	2.27%	2.70%
Growth 2020 - 2025	-0.01%	-0.68%	1.25%
<b>2025 Population by Hispanic Origin</b>	856	4,364	22,048
<b>2025 Population</b>	16,383	98,131	343,438
White	11,700 71.42%	75,817 77.26%	239,486 69.73%
Black	1,147 7.00%	4,960 5.05%	40,785 11.88%
Am. Indian & Alaskan	44 0.27%	199 0.20%	921 0.27%
Asian	2,031 12.40%	8,600 8.76%	26,451 7.70%
Hawaiian & Pacific Island	4 0.02%	19 0.02%	170 0.05%
Other	1,457 8.89%	8,536 8.70%	35,626 10.37%
U.S. Armed Forces	0	26	217
<b>Households</b>			
2030 Projection	8,163	46,517	150,107
2025 Estimate	7,951	45,395	145,941
2020 Census	7,899	45,515	143,844
Growth 2025 - 2030	2.67%	2.47%	2.85%
Growth 2020 - 2025	0.66%	-0.26%	1.46%
Owner Occupied	3,202 40.27%	25,528 56.24%	68,313 46.81%
Renter Occupied	4,749 59.73%	19,867 43.76%	77,627 53.19%
<b>2025 Households by HH Income</b>	7,952	45,396	145,941
Income: <\$25,000	965 12.14%	5,049 11.12%	23,672 16.22%
Income: \$25,000 - \$50,000	1,905 23.96%	8,829 19.45%	28,434 19.48%
Income: \$50,000 - \$75,000	1,173 14.75%	6,152 13.55%	21,418 14.68%
Income: \$75,000 - \$100,000	937 11.78%	5,275 11.62%	16,952 11.62%
Income: \$100,000 - \$125,000	700 8.80%	4,392 9.67%	13,890 9.52%
Income: \$125,000 - \$150,000	737 9.27%	3,301 7.27%	9,695 6.64%
Income: \$150,000 - \$200,000	782 9.83%	4,676 10.30%	13,027 8.93%
Income: \$200,000+	753 9.47%	7,722 17.01%	18,853 12.92%
<b>2025 Avg Household Income</b>	\$99,808	\$119,124	\$104,122
<b>2025 Med Household Income</b>	\$73,497	\$87,644	\$74,279



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Henderson Rd	Kenny Rd	0.08 E	2023	24,885	MPSI	.07
2 West Henderson Road	Kenny Rd	0.08 E	2025	24,889	MPSI	.07
3 W HENDERSON RD	Kenny Rd	0.08 E	2024	24,847	MPSI	.09
4 Old Henderson Rd	Kenny Rd	0.04 E	2025	4,384	MPSI	.10
5 Old Henderson Road	Kenny Rd	0.04 E	2024	3,855	MPSI	.10
6 Old Henderson Road	Kenny Rd	0.04 E	2025	3,839	MPSI	.10
7 Kenny Rd	Old Henderson Rd	0.02 S	2025	19,163	MPSI	.13
8 Kenny Road	Old Henderson Rd	0.02 S	2025	22,504	MPSI	.13
9 Kenny Road	Kenny Centre Mall	0.01 S	2025	21,399	MPSI	.14
10 Kenny Rd	Kenny Centre Mall	0.01 N	2025	20,214	MPSI	.15

# What's Driving Investment?



# Notable Projects YTD



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

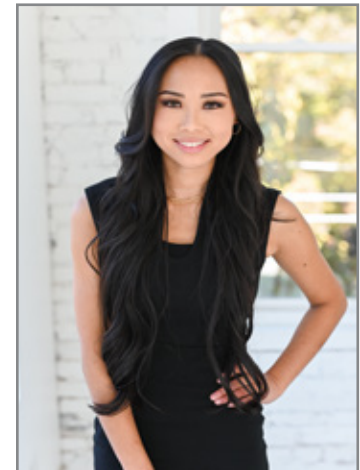
Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

## THE ROBERT WEILER COMPANY EST. 1938



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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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[www.rweiler.com](http://www.rweiler.com)

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