

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

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**4,992 +/- SF mixed-use building**



**THE ROBERT  
WEILER  
COMPANY**

Appraisal Brokerage Consulting Development

**INVESTMENT OPPORTUNITY**

**537-539 S Fifth St, Columbus, OH 43206**

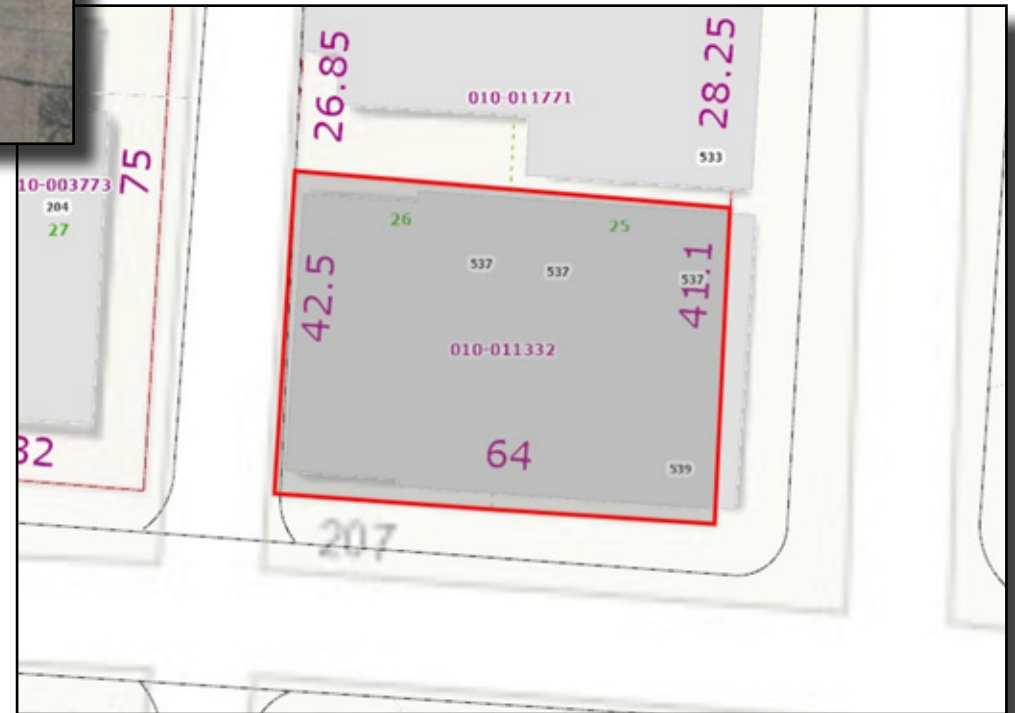
### GERMAN VILLAGE INVESTMENT OPPORTUNITY

4,992 +/- SF mixed-use investment property for sale just south of Downtown. Two retail units on ground floor, two apartment units above. Building has third floor finish possibilities (unfinished attic) covering entire footprint of space - potential to add 3,000 SF living space with great view of Downtown Skyline. Great location in bustling German Village - Close to Schiller Park, Columbus Brewery District, Scioto Audubon Metro Park and more. Short drives into Downtown Columbus or to major highways I-70 and I-71. **PLEASE DO NOT DISTURB TENANTS.**



### Property Highlights

Address:	537-539 S Fifth St Columbus, Ohio 43206
County:	Franklin
PID:	010-011332
Location:	S of E Livingston Ave, NWC of S Fifth St & Jackson St
Taxes:	\$9,303.02
Acreage:	0.0602 +/- Ac
Year Built:	1912
# of Units:	2 upstairs (residential) 2 downstairs (retail)
Gross SF:	4,992 +/- SF
Stories:	2
Asking Price:	\$975,000
Cap Rate:	5.36%
Zoning:	R2-F Residential District



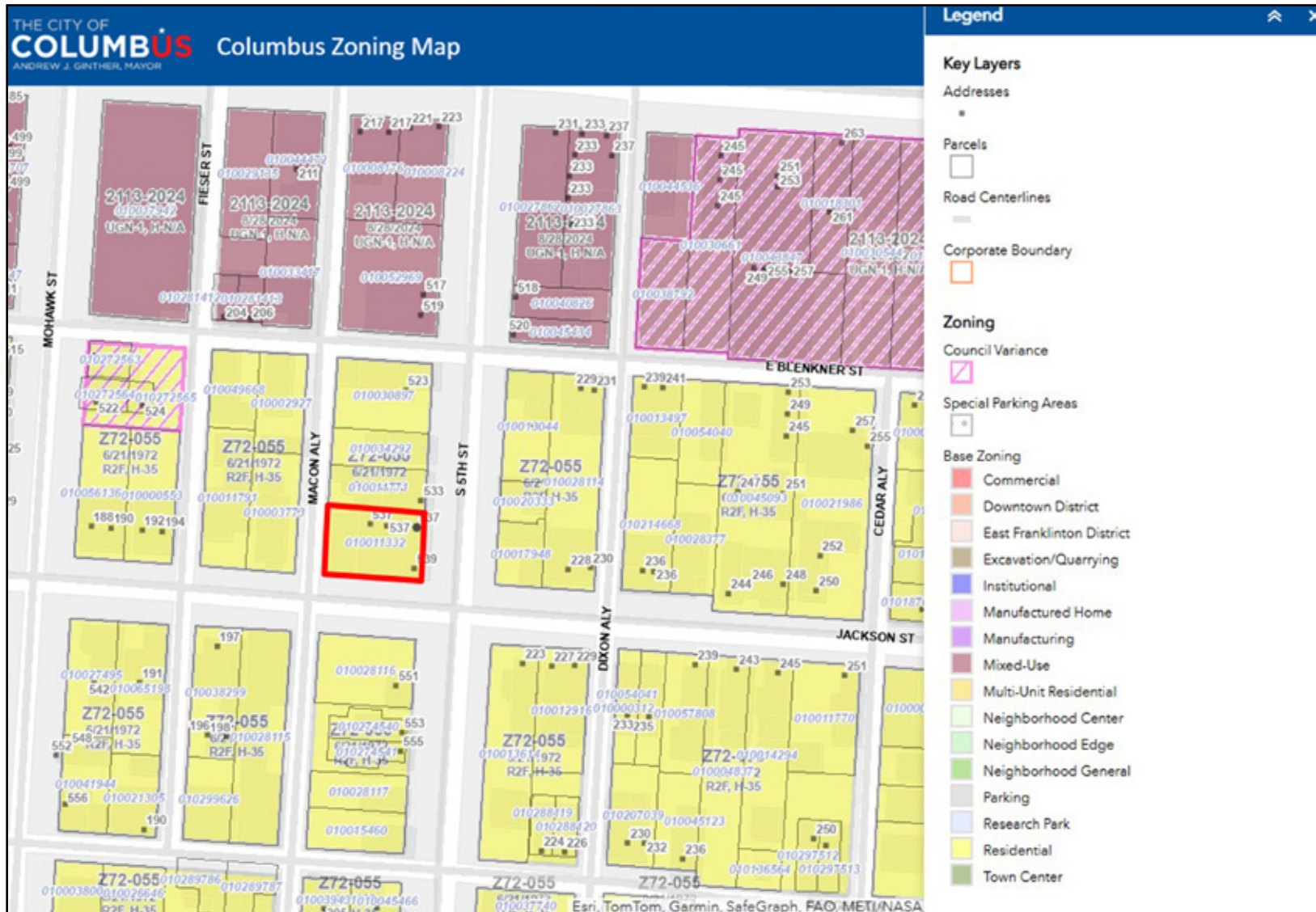




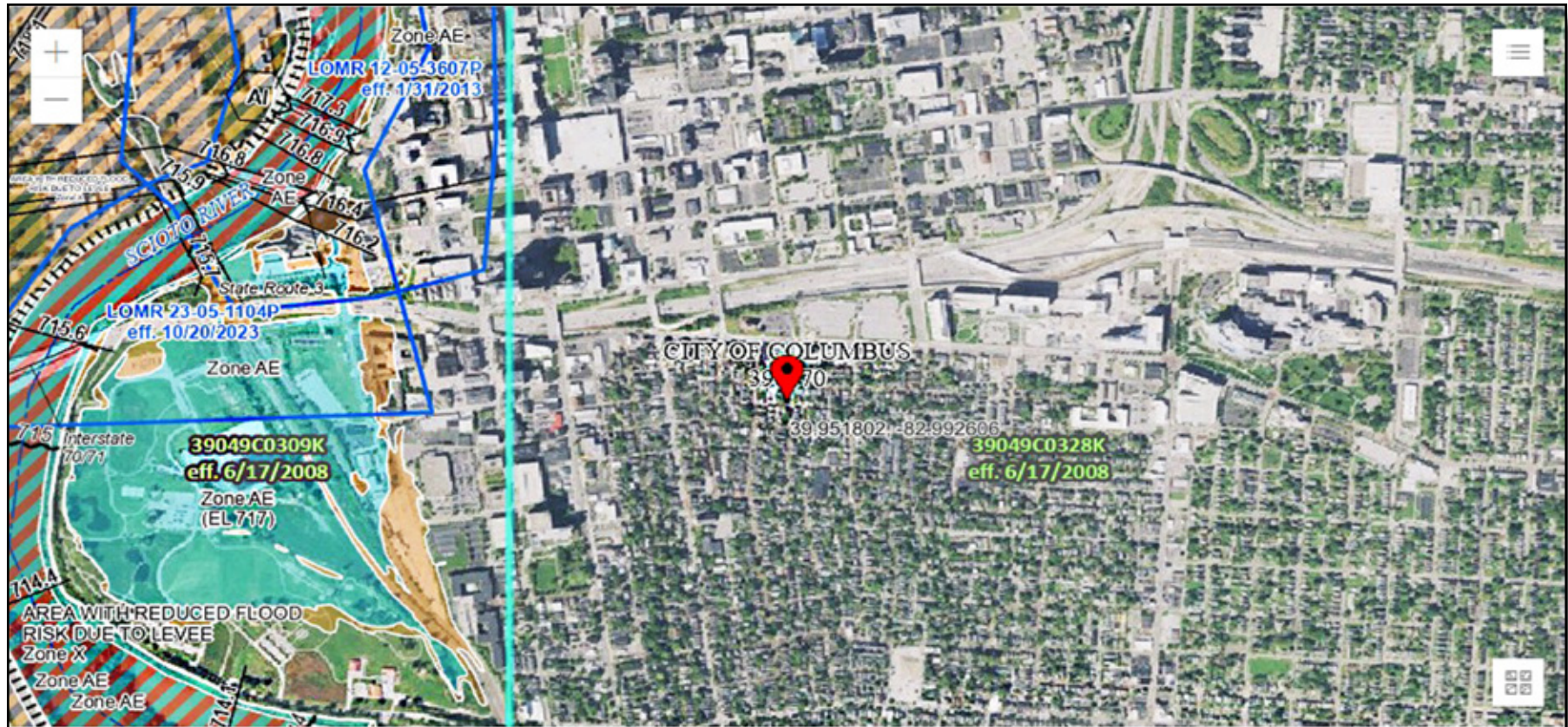
RENT ROLL		
Unit	Rent/month	Lease Expiration
537	\$1,600	6/30/2026
537 1/2 A	\$1,600	6/30/2026
537 1/2 B	\$875	1/31/2027
539	\$2,100	12/31/2027
<b>Monthly Total</b>	\$6,175	
<b>Yearly Gross</b>	\$74,100	

PROFORMA		
Unit	Rent/month	Annual Rent
537	\$1,600	\$19,200
537 1/2 A	\$1,600	\$19,200
537 1/2 B	\$875	\$10,500
539	\$2,100	\$25,200

<b>GROSS INCOME</b>	\$74,100
<b>EXPENSES</b>	
Property Taxes	\$9,303
Insurance	\$3,500
Maintenance	\$2,500
Utilities	\$3,000
Reserves	\$3,500
<b>TOTAL EXPENSES</b>	\$21,803
<b>NET INCOME</b>	\$52,297
<b>CAP RATE</b>	5.36%



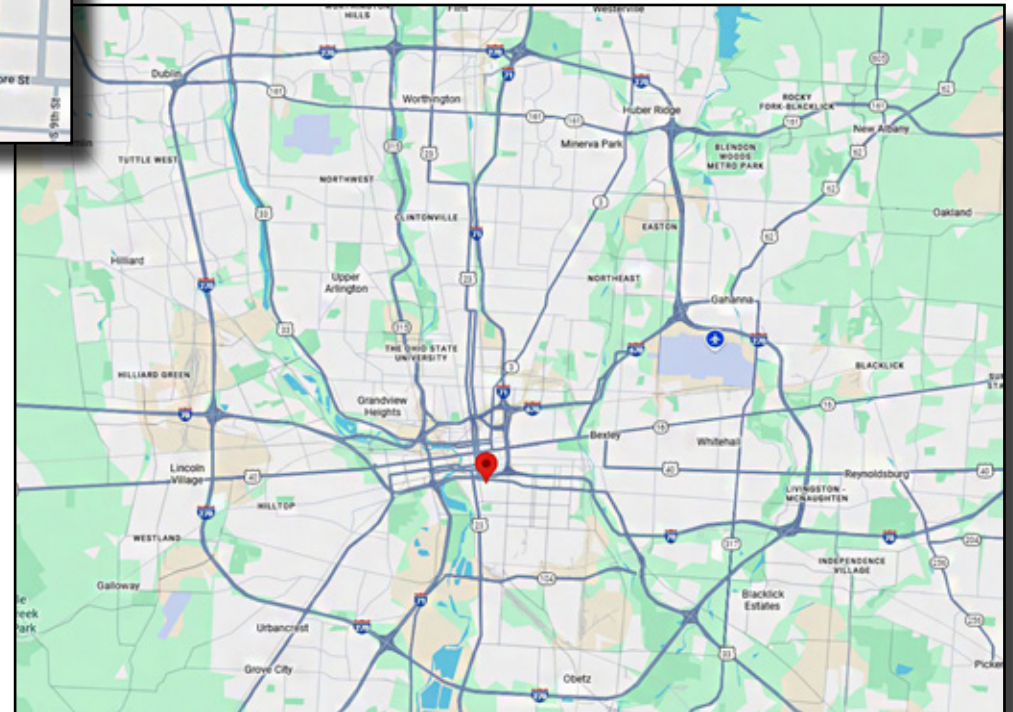
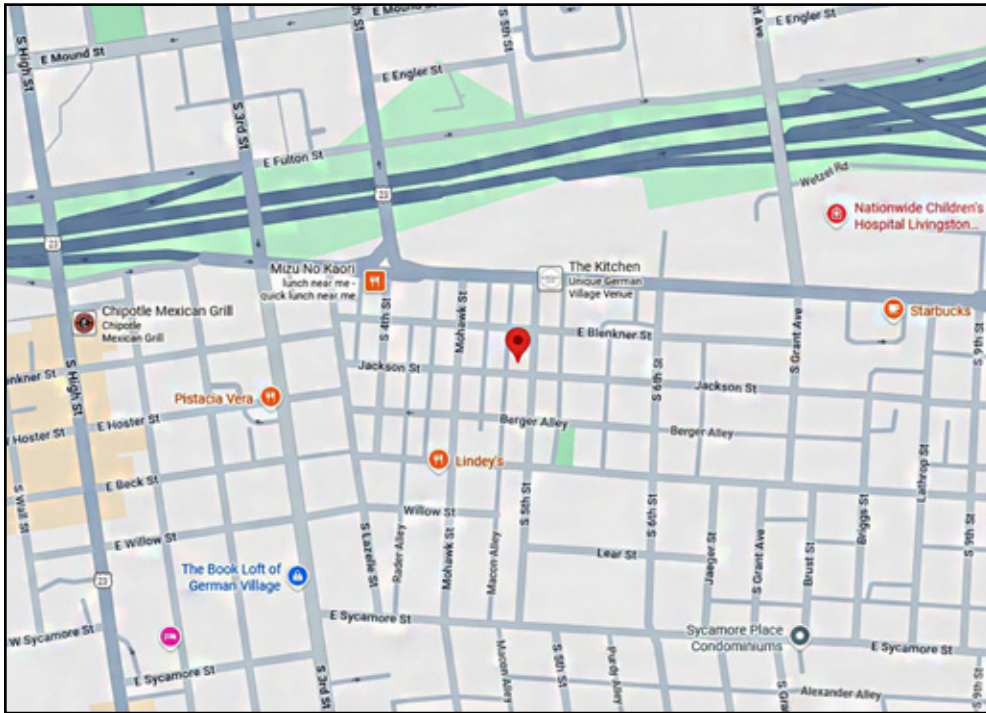
Click [here](#) to view zoning regulations



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

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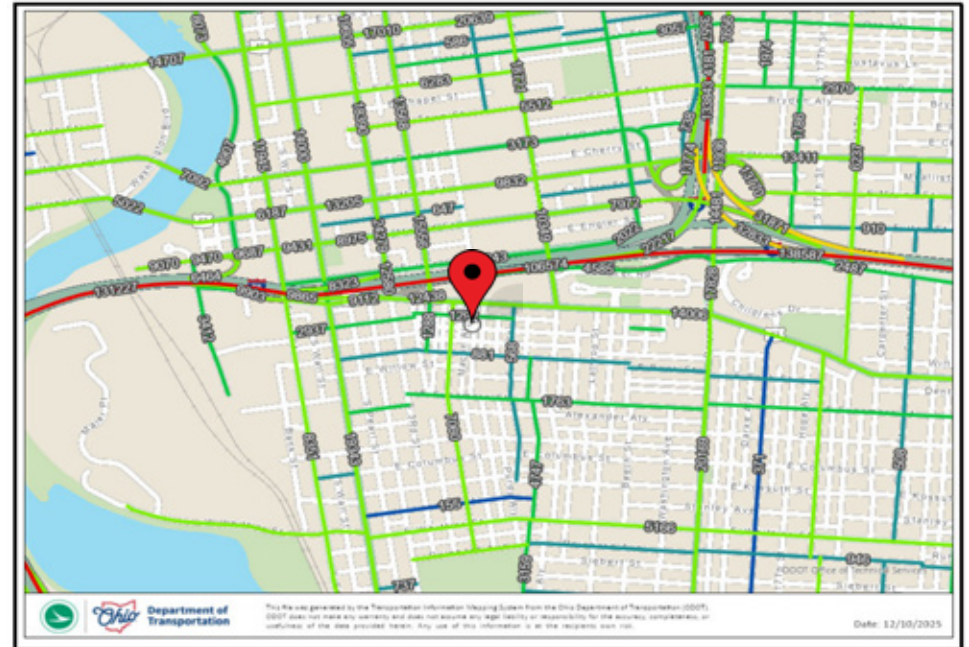


## Great Location

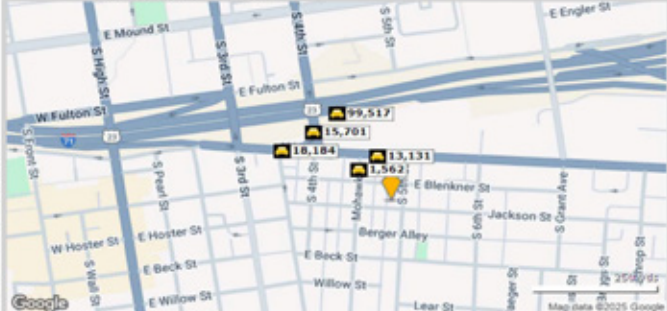
Easy access to major highways  
Minutes to Downtown Columbus

Demographic Summary Report

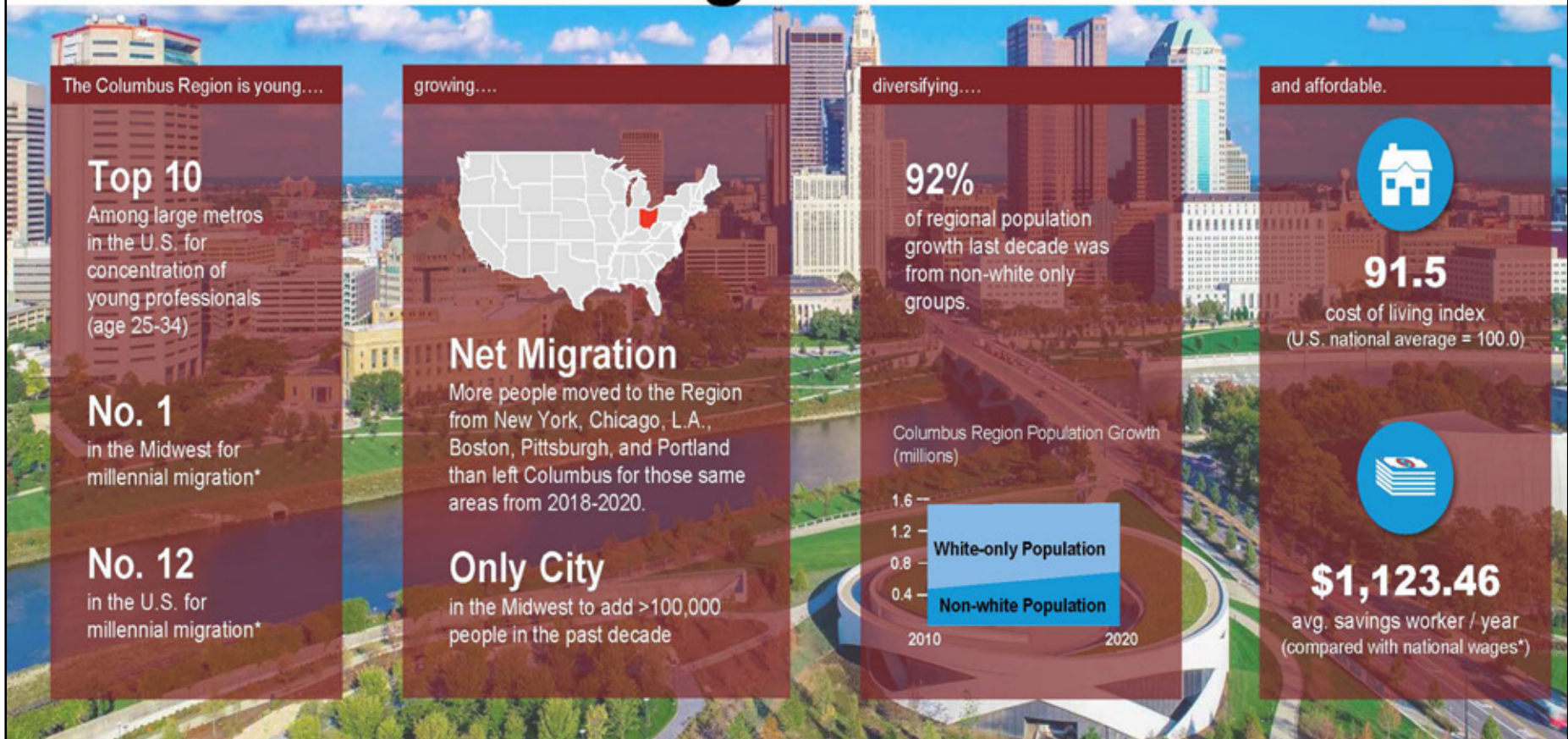
537-539 S 5th St, Columbus, OH 43206			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	21,227	133,499	347,170
2024 Estimate	20,804	130,610	342,901
2020 Census	18,793	116,758	324,087
Growth 2024 - 2029	2.03%	2.21%	1.24%
Growth 2020 - 2024	10.70%	11.88%	5.81%
<b>2024 Population by Hispanic Origin</b>			
2024 Population	835	6,598	22,079
White	14,711 70.71%	71,628 54.84%	191,327 55.80%
Black	3,243 15.59%	39,846 30.51%	96,330 28.08%
Am. Indian & Alaskan	61 0.29%	533 0.41%	1,444 0.42%
Asian	792 3.81%	3,607 2.76%	10,535 3.07%
Hawaiian & Pacific Island	8 0.04%	56 0.04%	184 0.05%
Other	1,989 9.56%	14,939 11.44%	43,080 12.56%
U.S. Armed Forces	15	126	152
<b>Households</b>			
2029 Projection	12,438	64,692	147,934
2024 Estimate	12,166	63,327	146,096
2020 Census	10,870	56,782	137,785
Growth 2024 - 2029	2.22%	2.15%	1.26%
Growth 2020 - 2024	11.94%	11.53%	6.03%
Owner Occupied	3,446 28.32%	19,337 30.53%	53,822 36.84%
Renter Occupied	8,722 71.68%	43,990 69.46%	92,274 63.16%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	2,737 22.50%	16,761 26.47%	38,419 26.30%
Income: \$25,000 - \$50,000	1,995 16.40%	12,936 20.43%	32,389 22.17%
Income: \$50,000 - \$75,000	1,791 14.72%	9,966 15.74%	25,539 17.48%
Income: \$75,000 - \$100,000	1,478 12.15%	7,394 11.68%	17,009 11.64%
Income: \$100,000 - \$125,000	1,027 8.44%	4,889 7.72%	10,665 7.30%
Income: \$125,000 - \$150,000	904 7.43%	3,536 5.58%	6,719 4.60%
Income: \$150,000 - \$200,000	1,170 9.62%	4,078 6.44%	7,626 5.22%
Income: \$200,000+	1,064 8.75%	3,767 5.95%	7,730 5.29%
2024 Avg Household Income	\$92,523	\$77,031	\$72,693
2024 Med Household Income	\$68,641	\$54,523	\$51,968



Traffic Count Report

537-539 S 5th St, Columbus, OH 43206						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Mohawk St	E Blenknor St	0.02 S	2025	1,553	MPSI	.05
2 Mohawk St	E Blenknor St	0.02 S	2024	1,562	MPSI	.06
3 E Livingston Ave	Fieser St	0.01 W	2024	13,217	MPSI	.06
4 E Livingston Ave	Fieser St	0.01 W	2025	13,131	MPSI	.06
5 S 4th St	I-70	0.02 N	2024	15,743	MPSI	.13
6 S 4th St	I-70	0.02 N	2025	15,701	MPSI	.13
7 I-70	S 4th St	0.03 W	2020	93,023	AADT	.13
8 I-70	S 4th St	0.03 W	2024	99,517	MPSI	.13
9 E LIVINGSTON AVE	S Lazelle St	0.00 W	2020	18,549	AADT	.14
10 E LIVINGSTON AVE	S Lazelle St	0.00 W	2025	18,184	MPSI	.14

# 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



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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