

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Julie Cohen • jcohen@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.123 • www.rweiler.com
Mia Walton • mwalton@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.115 • www.rweiler.com
Jonathan Gilchrist • jonathan@rollsrealty.com • 22 N High Street • Dublin, Ohio • 43017 • 740.319.0045 • rollsrealty.com

9,600 SF WAREHOUSE/FLEX SPACE



Appraisal Brokerage Consulting Development

Warehouse/Flex Space with IOS

1915 South High Street, Columbus, OH 43207



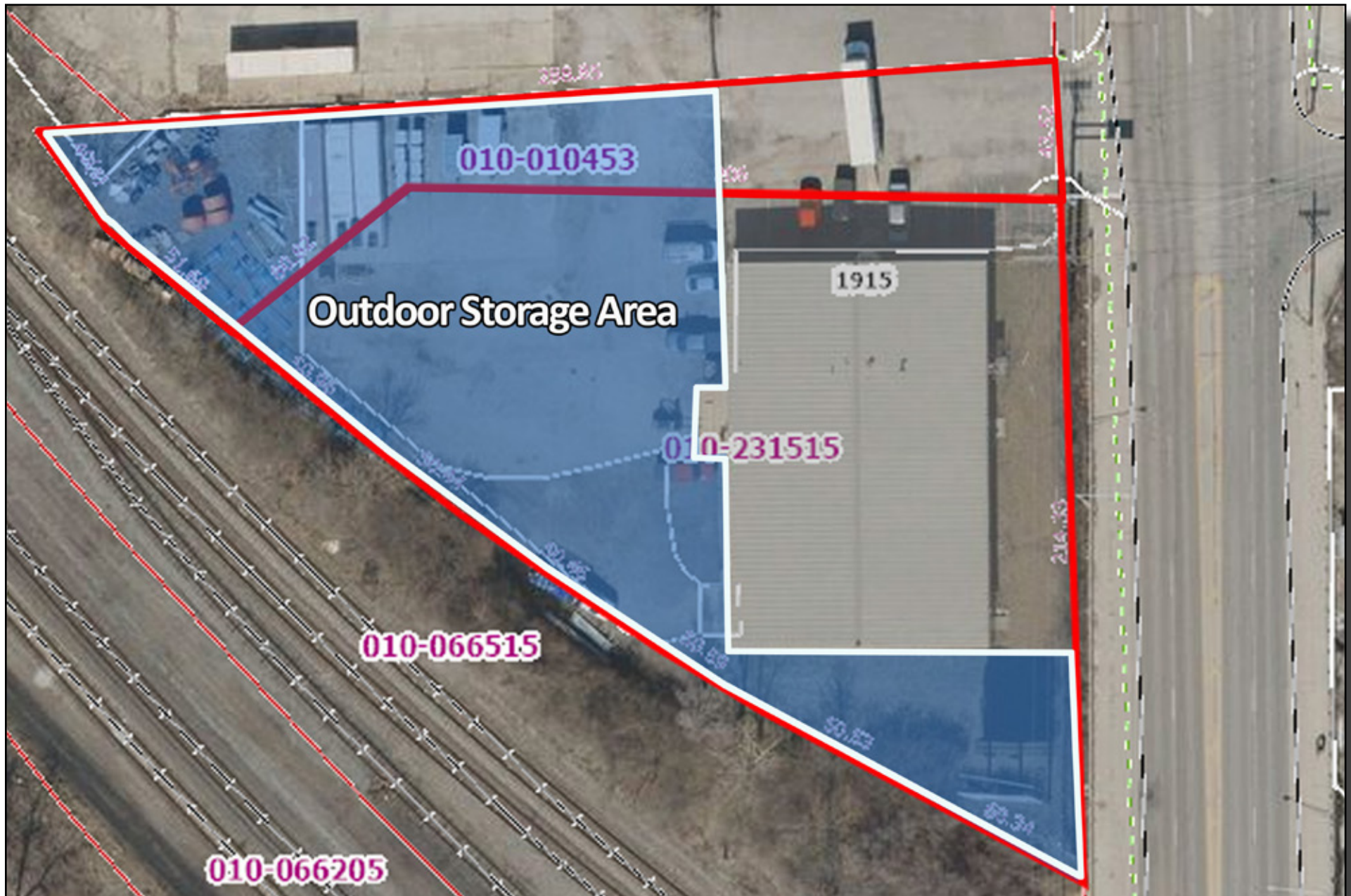
WAREHOUSE/FLEX SPACE FOR LEASE

- 9,600 SF Total Building on 1.07 acres
 - Warehouse: 7,104 SF
 - Office: 2,496 SF
- 14'–16' clear height
- Two (2) oversized 14' x 14' drive-in doors
- 10 parking spaces
- Two (2) fenced-in yard areas (for outdoor storage)
- Electric: 200-amp, single-phase
- Convenient access to SR-104, I-71, and I-270
- 26,204+ VPD along South High Street



Property Highlights

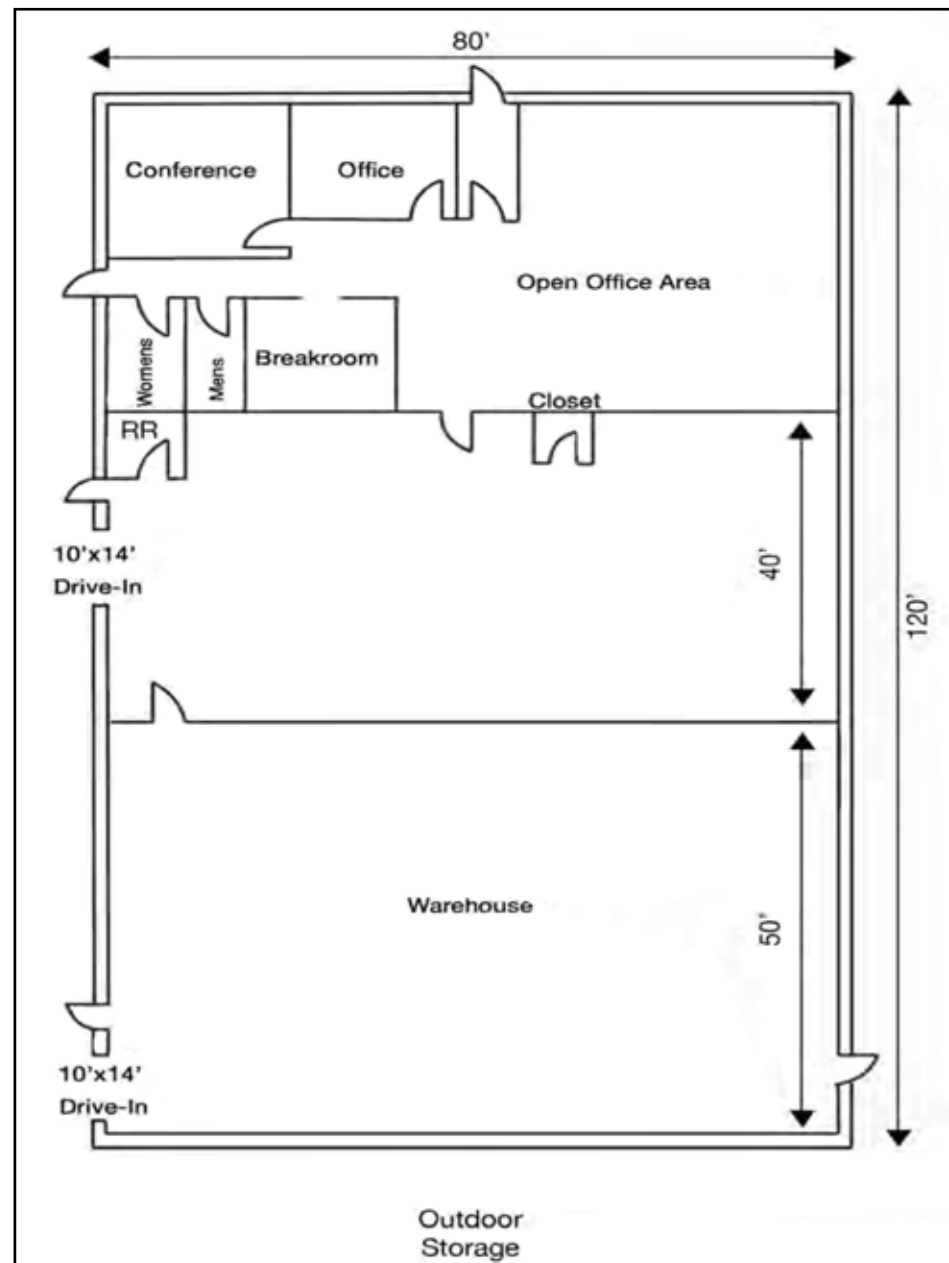
Address:	1915 South High Street Columbus, Ohio 43207
County:	Franklin
PID:	010-231515-00 010-010453-00
Location:	West of I-71 and North of SR-104
Acreage:	1.07 AC
Building Size:	9,600 SF
Stories:	1 story
Year Built:	1995
Lease Rate:	\$12/SF NNN
Taxes + Insurance:	\$1.62/SF
Zoning:	Mixed-Use, UCT - Urban Center

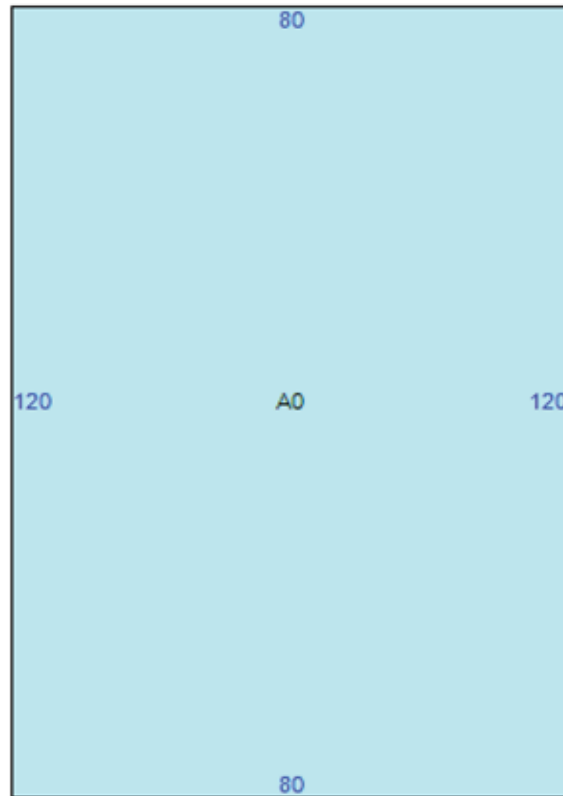










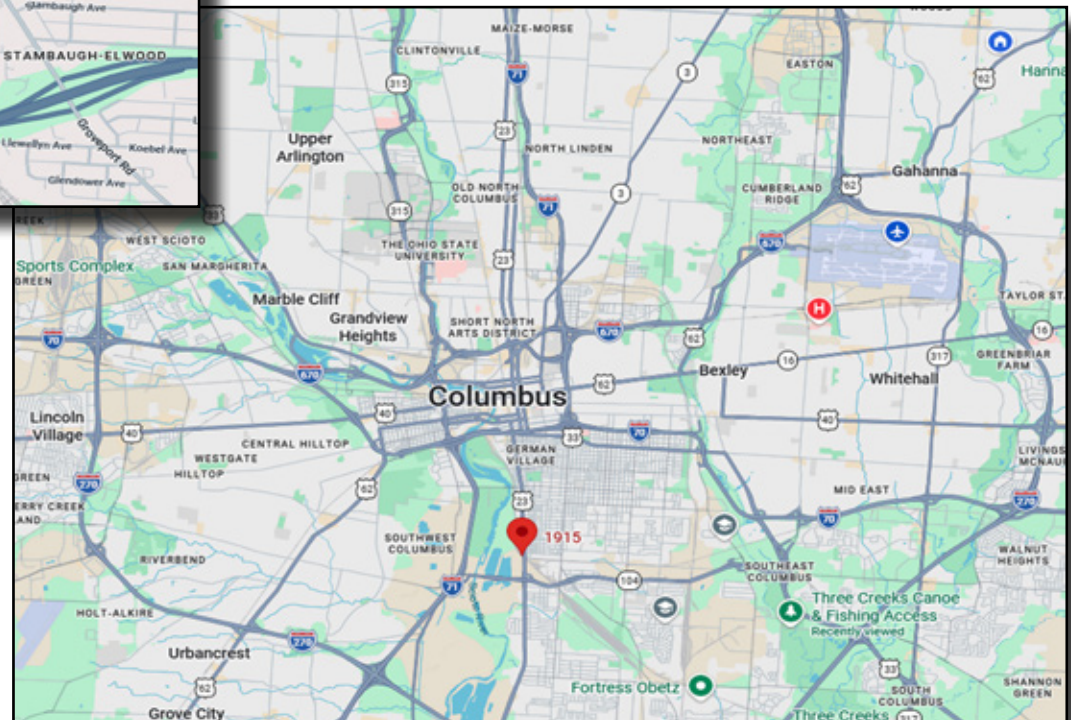


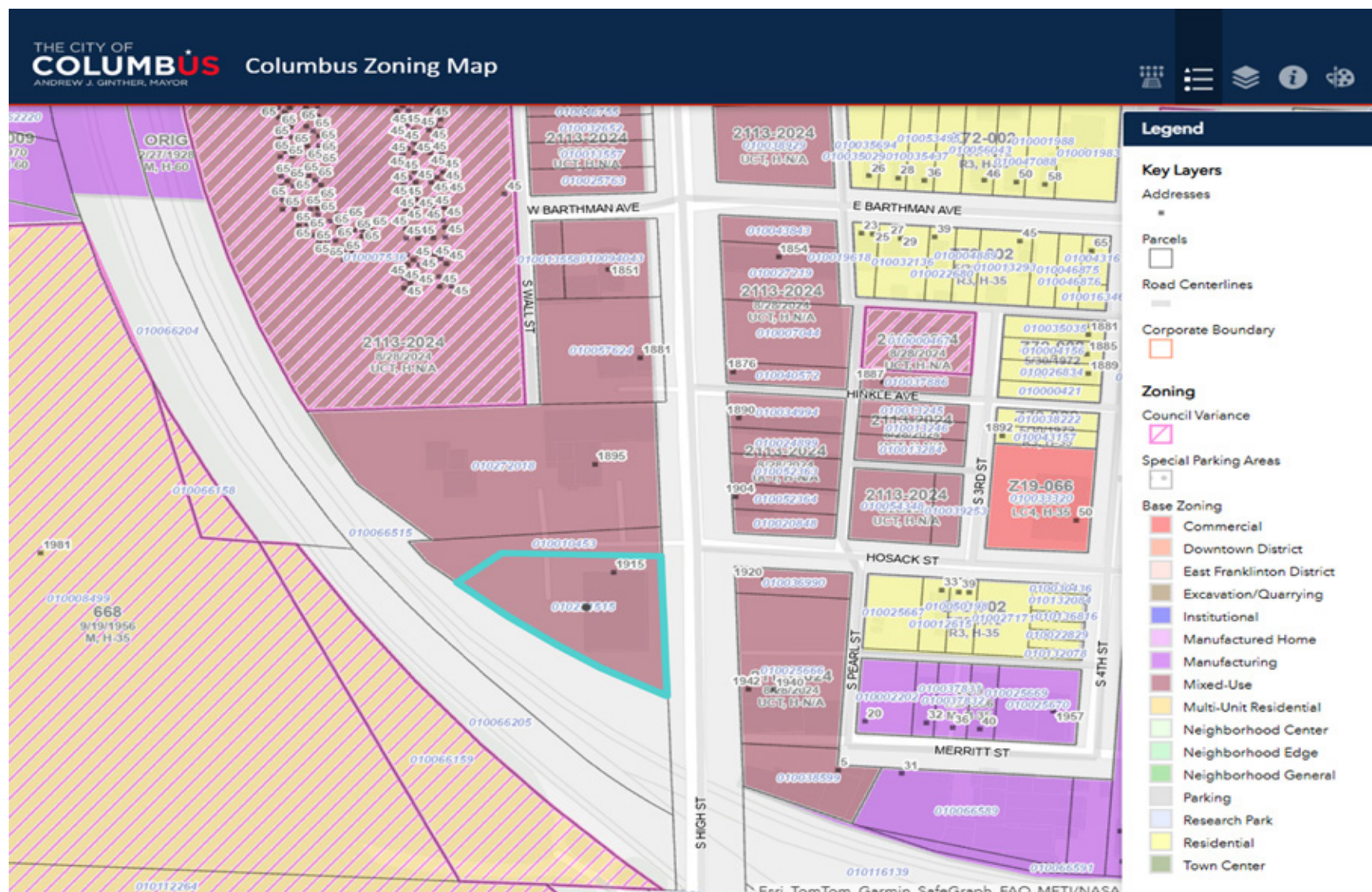
Item	Area
PAVING ASP - PA1:PAVING ASPHALT	10000
A0 - 053:OFFICES	2496
- 084:MULTI USE STORAGE	7104



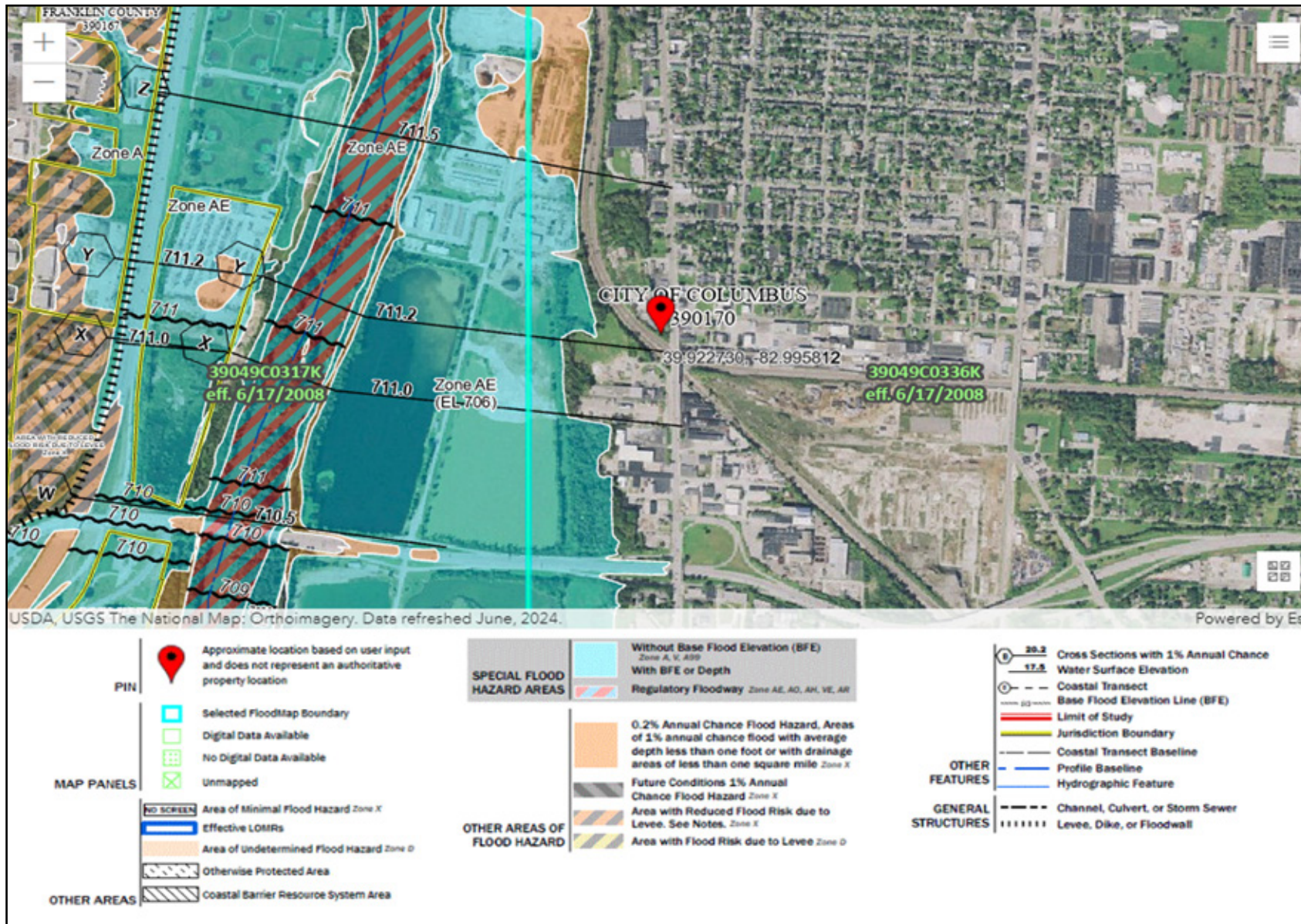
Great Location!

Excellent access to major highways
Minutes to Downtown Columbus
20 minutes to John Glenn International Airport



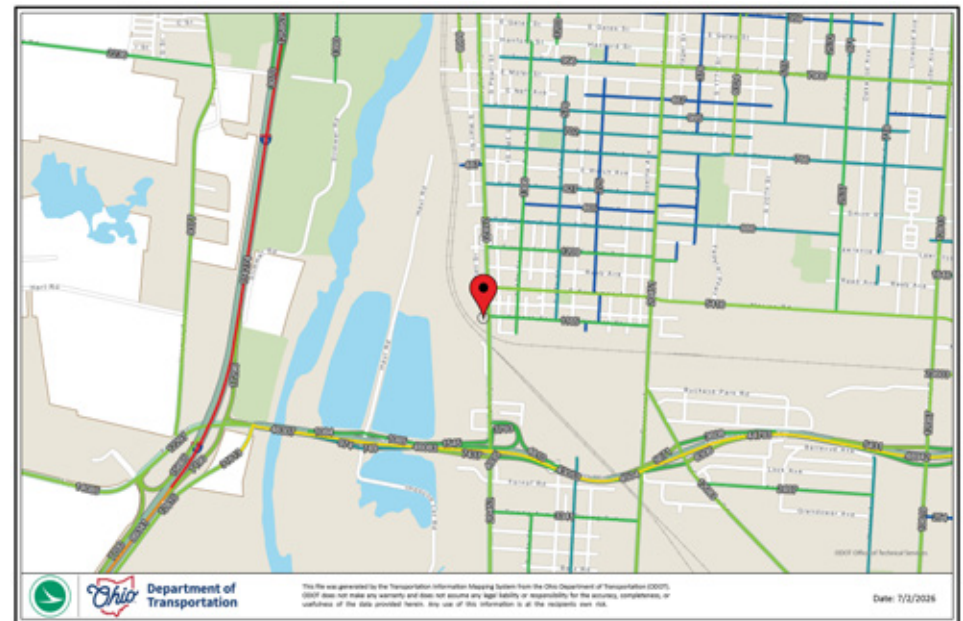


Click [here](#) to view zoning regulations



Demographic Summary Report

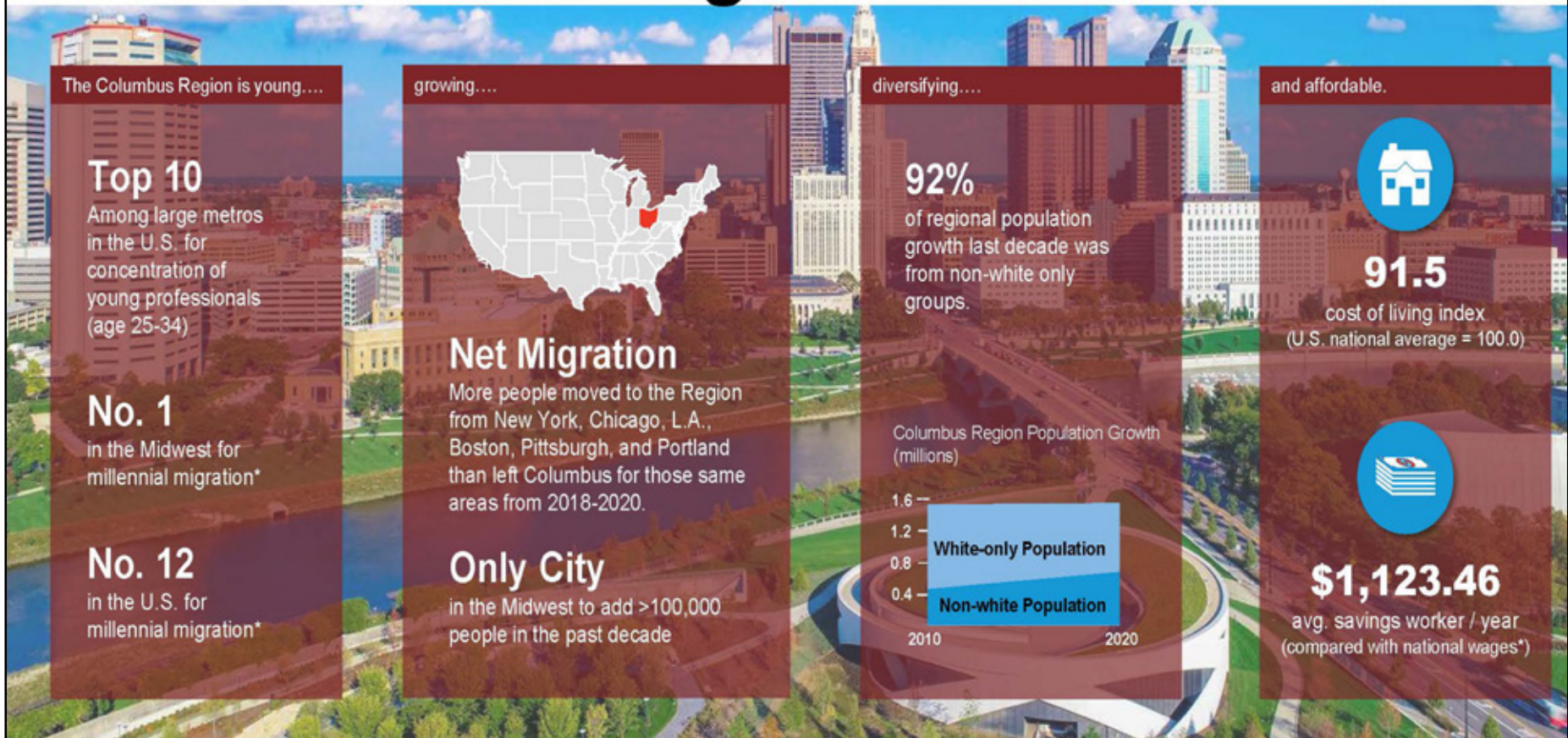
1915 S High St, Columbus, OH 43207				
				
				19%
Radius	1 Mile	3 Mile	5 Mile	
Population				
2030 Projection	8,226	99,180	291,785	
2025 Estimate	7,827	94,566	279,343	
2020 Census	6,888	84,169	253,955	
Growth 2025 - 2030	5.10%	4.88%	4.45%	
Growth 2020 - 2025	13.63%	12.35%	10.00%	
2025 Population by Hispanic Origin				
2025 Population	7,827	94,566	279,343	
White	5,313 67.88%	49,976 52.85%	160,508 57.46%	
Black	1,708 21.82%	32,199 34.05%	77,999 27.92%	
Am. Indian & Alaskan	17 0.22%	261 0.28%	835 0.30%	
Asian	61 0.78%	1,780 1.88%	6,544 2.34%	
Hawaiian & Pacific Island	1 0.01%	40 0.04%	135 0.05%	
Other	726 9.28%	10,310 10.90%	33,322 11.93%	
U.S. Armed Forces	6	73	230	
Households				
2030 Projection	3,700	44,174	127,901	
2025 Estimate	3,516	42,000	122,188	
2020 Census	3,090	37,002	110,408	
Growth 2025 - 2030	5.23%	5.18%	4.68%	
Growth 2020 - 2025	13.79%	13.51%	10.67%	
Owner Occupied	1,503 42.75%	17,388 41.40%	51,836 42.42%	
Renter Occupied	2,013 57.25%	24,612 58.60%	70,352 57.58%	
2025 Households by HH Income				
Income: <\$25,000	822 23.37%	9,427 22.45%	25,420 20.80%	
Income: \$25,000 - \$50,000	742 21.10%	8,607 20.49%	24,660 20.18%	
Income: \$50,000 - \$75,000	477 13.56%	7,072 16.84%	20,457 16.74%	
Income: \$75,000 - \$100,000	339 9.64%	4,877 11.61%	14,604 11.95%	
Income: \$100,000 - \$125,000	473 13.45%	4,335 10.32%	11,152 9.13%	
Income: \$125,000 - \$150,000	322 9.16%	2,029 4.83%	7,337 6.00%	
Income: \$150,000 - \$200,000	180 5.12%	2,990 7.12%	9,028 7.39%	
Income: \$200,000+	162 4.61%	2,662 6.34%	9,529 7.80%	
2025 Avg Household Income	\$79,423	\$81,625	\$86,675	
2025 Med Household Income	\$60,538	\$59,480	\$62,605	



Traffic Count Report

1915 S High St, Columbus, OH 43207						
						
						1,225
						21,984
						18,121
						31,652
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S High St	E Barthman Ave	0.01 N	2025	19,386	MPSI	.11
2 W Barthman Ave	S Wall St	0.03 W	2024	944	MPSI	.12
3 W Barthman Ave	S Wall St	0.03 W	2025	937	MPSI	.12
4 E Barthman Ave	S High St	0.05 W	2025	1,713	MPSI	.13
5 S High St	E Barthman Ave	0.01 S	2025	18,121	MPSI	.13
6 S High St	E Innis Ave	0.04 S	2022	20,137	MPSI	.30
7 S High St	E Innis Ave	0.04 S	2025	21,984	MPSI	.30
8 E Woodrow Ave	S Pearl St	0.01 E	2024	1,237	MPSI	.36
9 E Woodrow Ave	S Pearl St	0.01 E	2025	1,225	MPSI	.36
10 S High St	Frank Rd	0.04 S	2018	31,652	MPSI	.41

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, but what truly sets us apart is our commitment to relationships, integrity, and results.

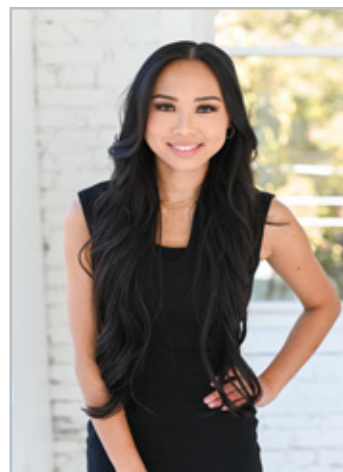
For nearly nine decades, we have helped clients navigate the complexities of commercial real estate by taking the time to understand their unique goals and delivering solutions tailored to their needs.

Our experienced team combines deep market knowledge, strategic insight, and a client-first approach to create opportunities and maximize value.

Having been around since 1938, we offer a competitive advantage built on local expertise, long-standing relationships, and a reputation for excellence. This legacy allows us to deliver a level of service and market intelligence that clients will not find from any other commercial real estate firm in Columbus, Central Ohio, or beyond.



Mia Walton
Sales & Leasing Assoc.
614-221-4286 ext. 115
mwalton@rweiler.com



Julie Cohen
Sales & Leasing Assoc.
614-221-4286 ext. 123
jcohen@rweiler.com



Jonathan Gilchrist
Sales, marketing and consulting
740-319-0045
jonathan@rollsrealty.com



Appraisal Brokerage Consulting Development



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 sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. 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/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants 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 Seller/Landlord or The Robert Weiler Company for the accuracy or completeness of the Memorandum.

A prospective Buyer/Tenant 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/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease 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/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.