

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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5,000 +/- SF on 0.51 +/- Ac



Appraisal Brokerage Consulting Development

Office Building For Sale
3050 Delta Marine Drive, Reynoldsburg, OH 43068

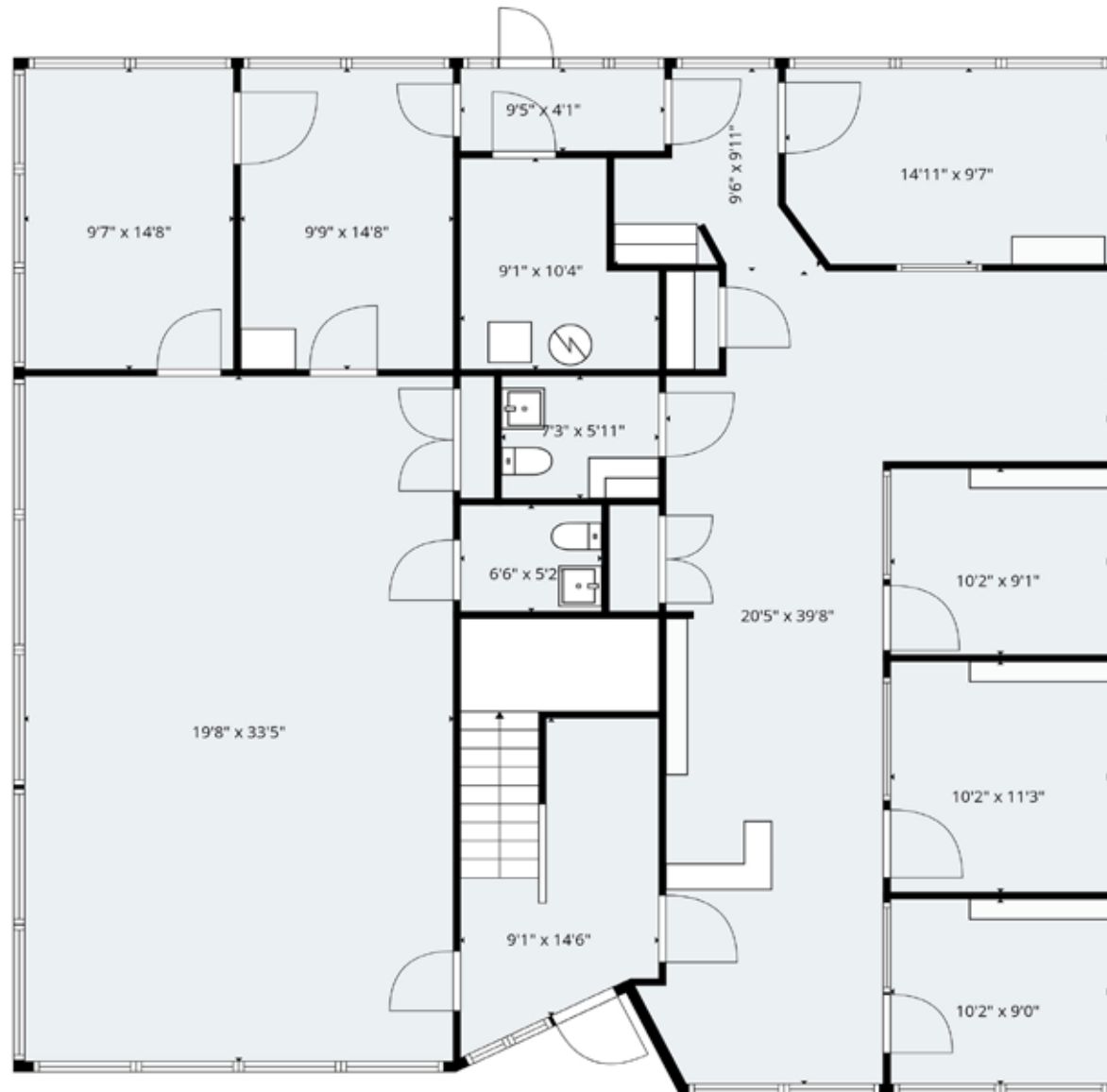
OFFICE BUILDING FOR SALE

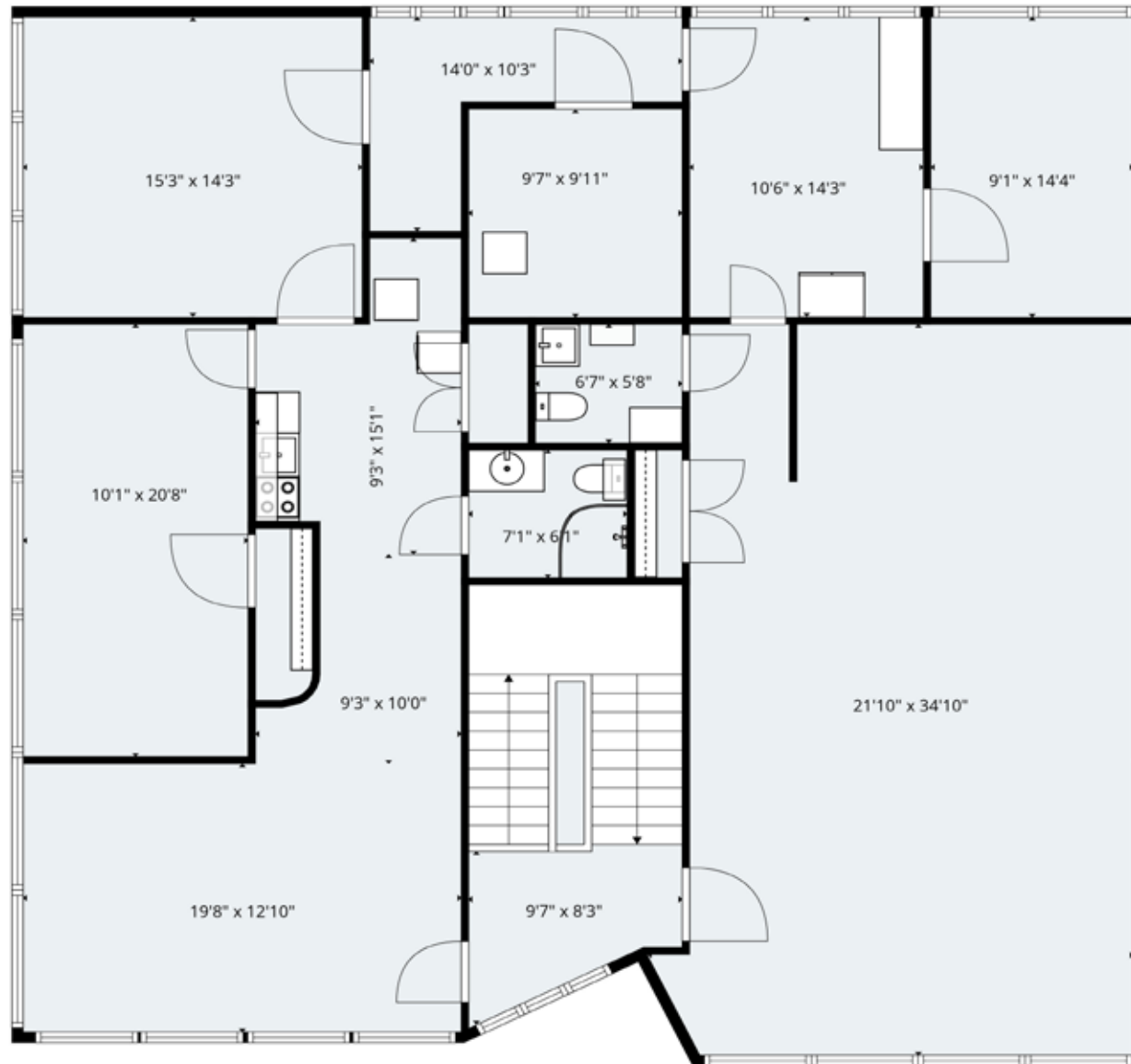
Now available in Reynoldsburg, this 5,000 +/- SF office building at 3050 Delta Marine Drive is a practical option for a business owner looking to secure their own space and invest in their future. Owning this property provides stability, long-term cost control, and the freedom to tailor the building to fit your needs – a smart alternative to continue to lease. The location offers quick access to I-70 and I-270, making it a convenient base for day-to-day operations. While best suited for an owner-occupant, the property also carries potential for an investor seeking to reposition it as a multi-tenant office in the Reynoldsburg market.

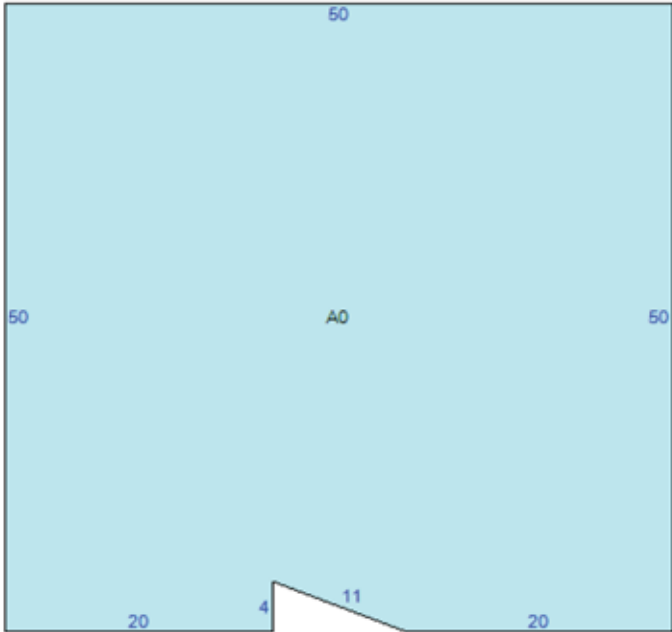


Property Highlights

Address:	3050 Delta Marine Drive, Reynoldsburg, Ohio 43068
County:	Franklin
PID:	530-244972-00
Location:	South of I-70 between Gender Rd and Brice Rd
Acreage:	0.51 +/- acres
Building Size:	5,000 +/- SF
Stories:	2 story
Year Built:	1999
List Price:	\$595,000
Zoning:	LC 4 - Commercial







Item	Area
PAVING ASP - PA1:PAVING ASPHALT	8000
A0 - 053:OFFICES	2480
- 053:OFFICES	2480
TBV - TBV:TOTAL BLDG VALUE	397100
TX PRT - TXP:TAXABLE PART	278400
TIF PRT - TIF:TIF PART	118700



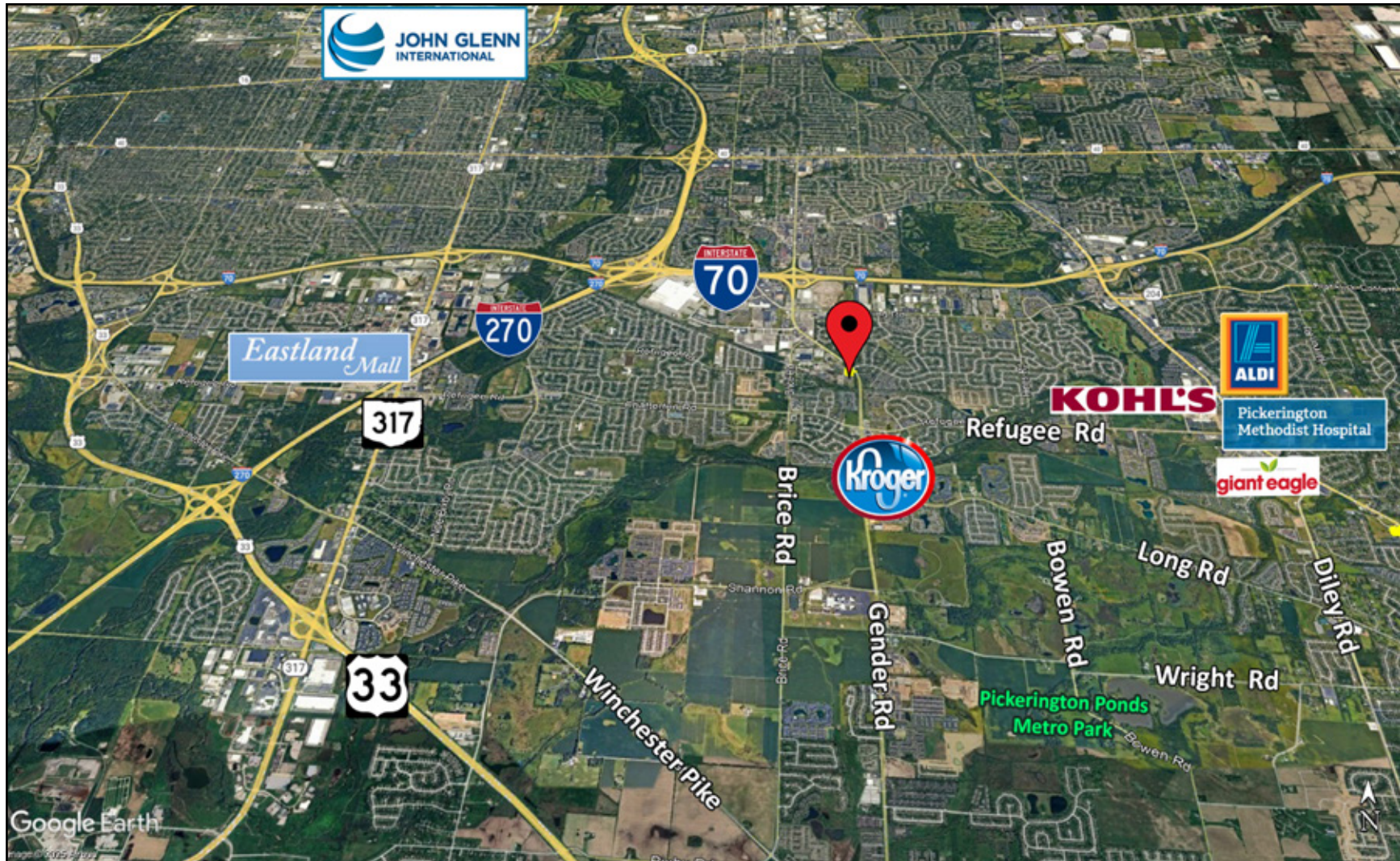






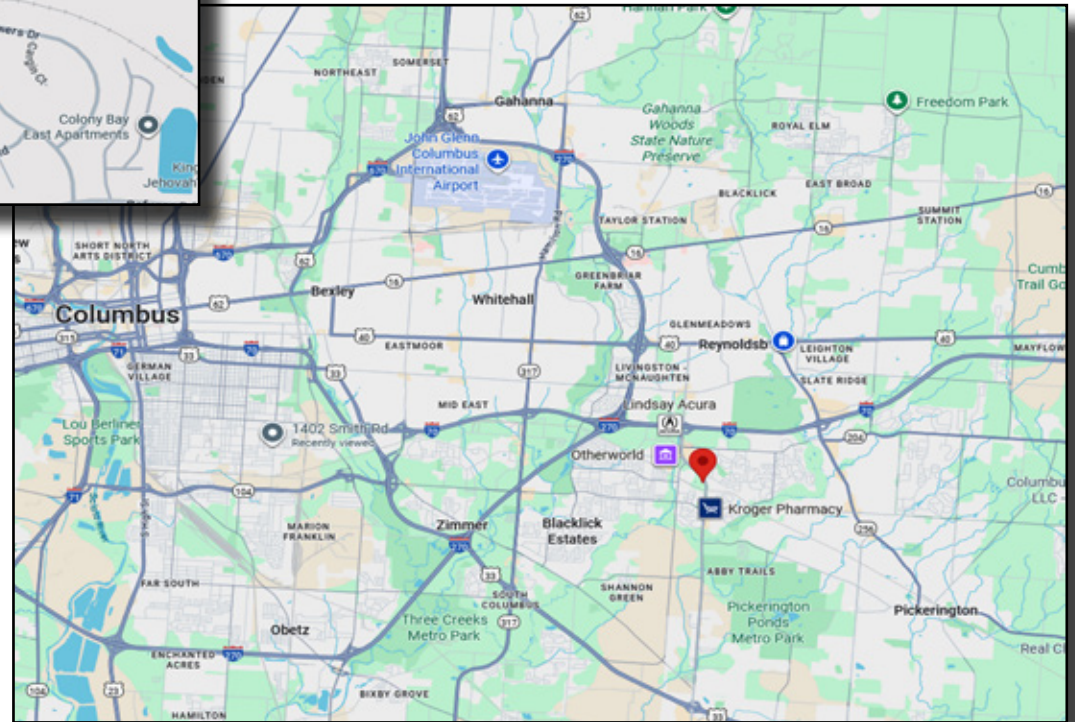
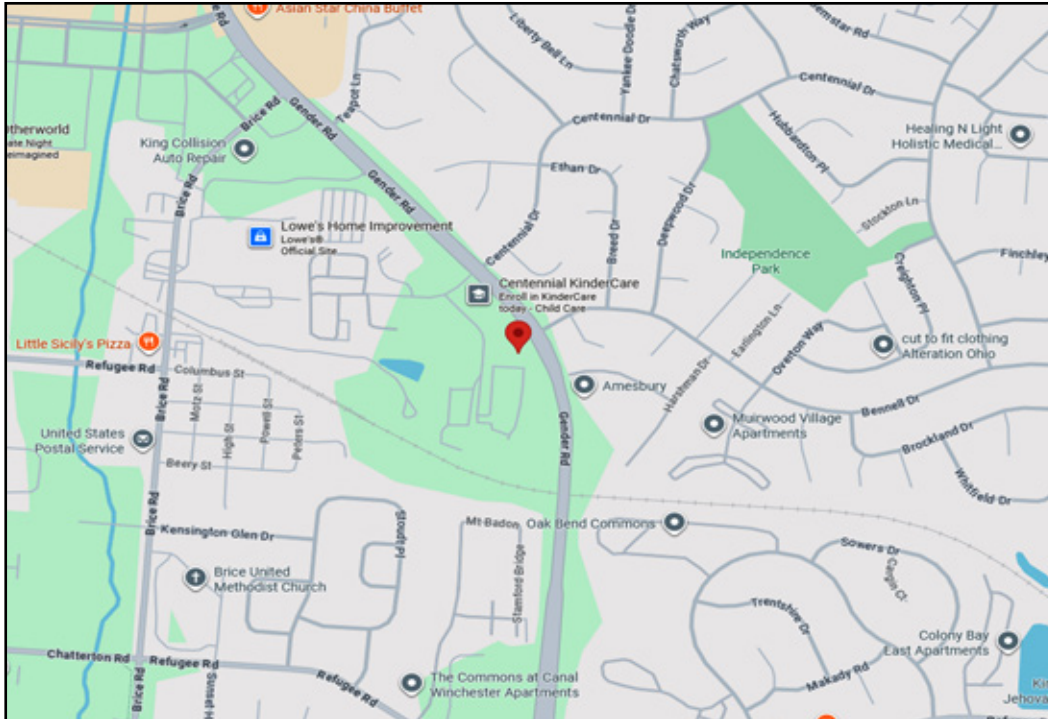


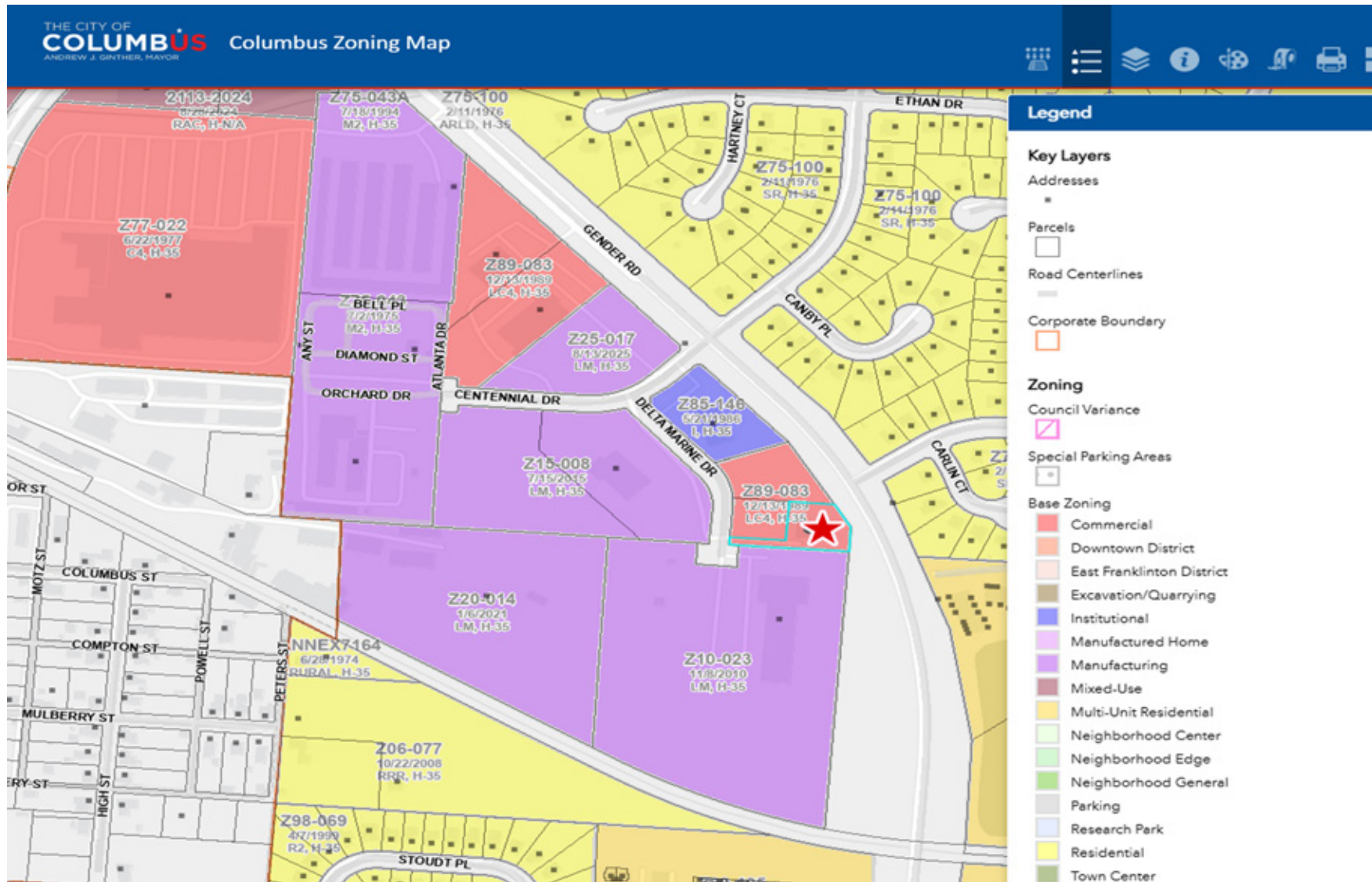




Great Location!

Excellent access to major roads
15 minutes to Downtown Columbus
20 minutes to John Glenn International Airport



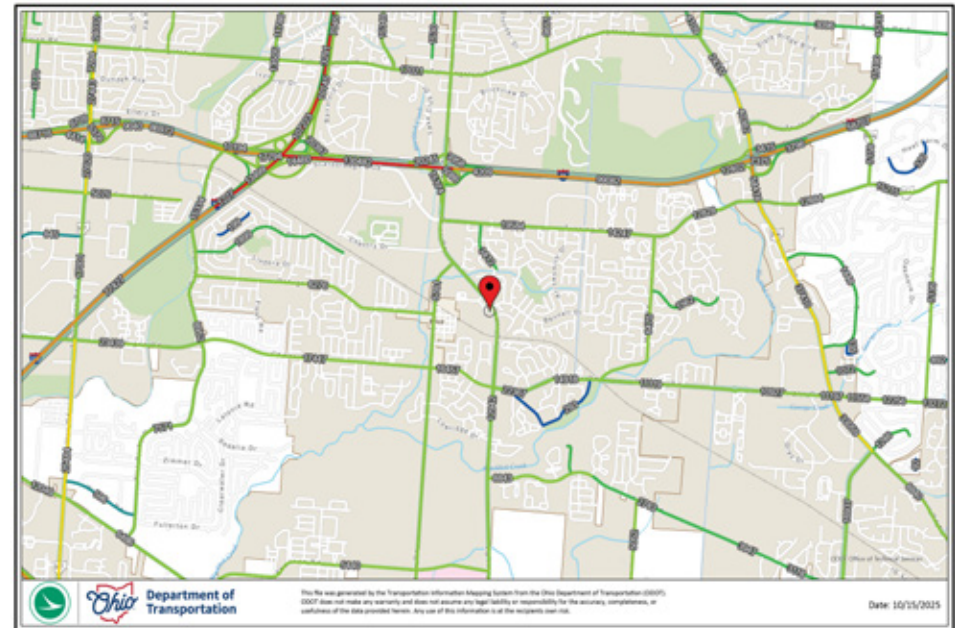


Click [here](#) to view zoning regulations

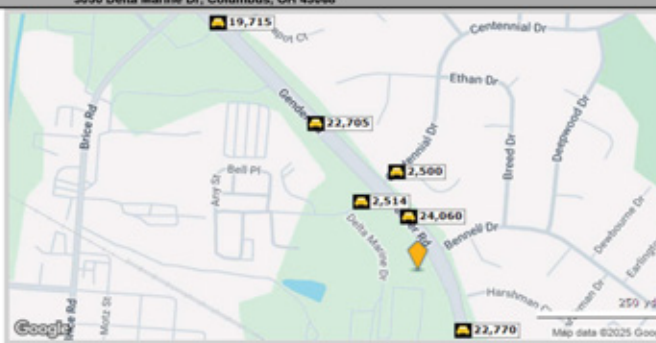


Demographic Summary Report

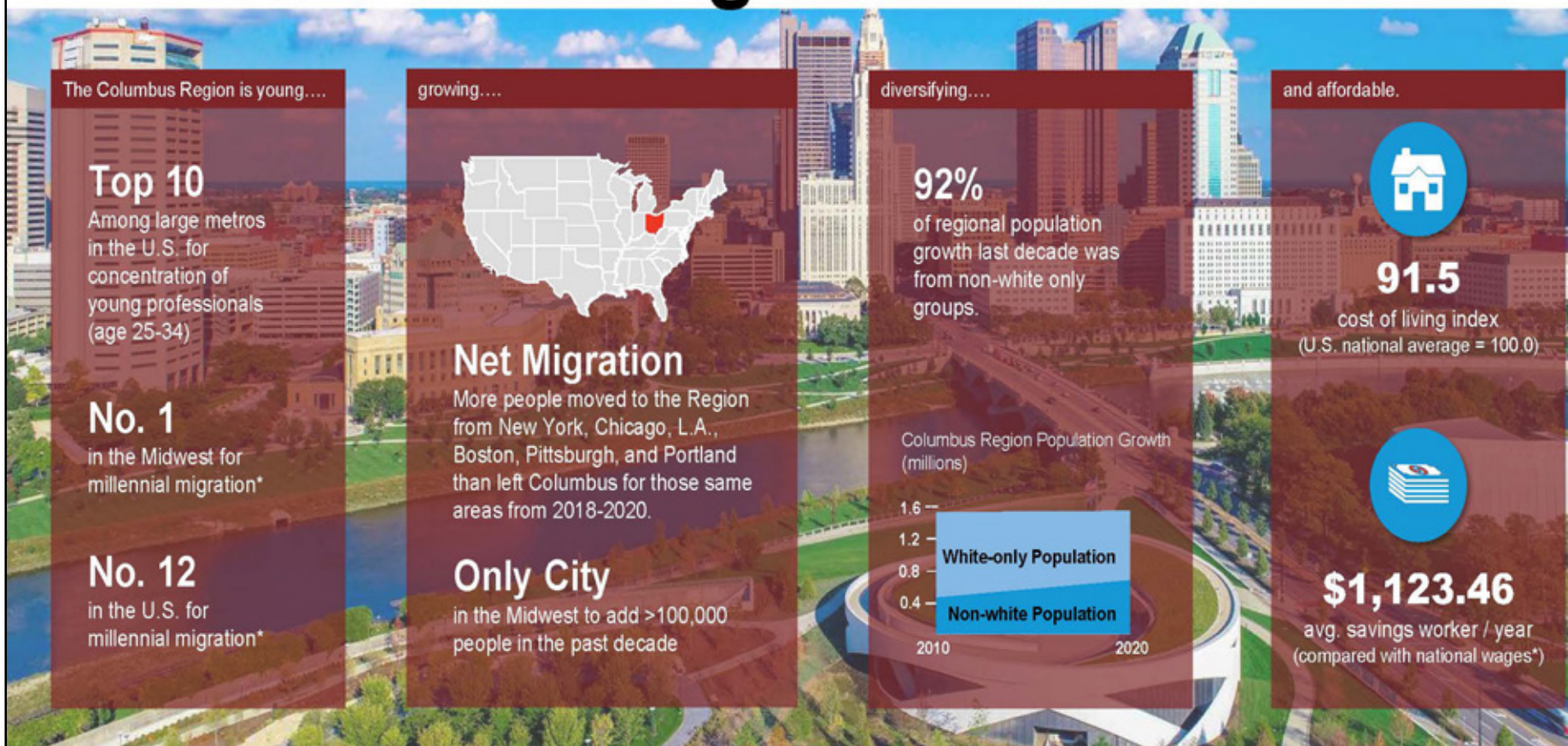
3050 Delta Marine Dr, Columbus, OH 43068				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	14,814	96,135	229,213	
2024 Estimate	14,658	94,705	225,435	
2020 Census	14,728	94,813	225,241	
Growth 2024 - 2029	1.06%	1.51%	1.68%	
Growth 2020 - 2024	-0.48%	-0.11%	0.09%	
2024 Population by Hispanic Origin				
2024 Population	14,658	94,705	225,435	
White	4,114 28.07%	36,051 38.07%	97,425 43.22%	
Black	7,763 52.96%	42,081 44.43%	87,152 38.66%	
Am. Indian & Alaskan	65 0.44%	350 0.37%	834 0.37%	
Asian	721 4.92%	4,417 4.66%	11,832 5.25%	
Hawaiian & Pacific Island	2 0.01%	27 0.03%	55 0.02%	
Other	1,993 13.60%	11,779 12.44%	28,137 12.48%	
U.S. Armed Forces	19	91	280	
Households				
2029 Projection	5,495	37,909	88,979	
2024 Estimate	5,452	37,424	87,700	
2020 Census	5,521	37,661	87,928	
Growth 2024 - 2029	0.79%	1.30%	1.46%	
Growth 2020 - 2024	-1.25%	-0.63%	-0.26%	
Owner Occupied	2,621 48.07%	17,411 46.52%	46,849 53.42%	
Renter Occupied	2,831 51.93%	20,013 53.48%	40,850 46.58%	
2024 Households by HH Income				
Income: <\$25,000	625 11.47%	5,800 15.50%	13,541 15.44%	
Income: \$25,000 - \$50,000	1,460 26.78%	10,411 27.82%	21,280 24.26%	
Income: \$50,000 - \$75,000	1,175 21.56%	8,540 22.82%	17,877 20.38%	
Income: \$75,000 - \$100,000	1,088 19.96%	4,791 12.80%	11,435 13.04%	
Income: \$100,000 - \$125,000	582 10.68%	3,063 8.18%	7,893 9.00%	
Income: \$125,000 - \$150,000	221 4.05%	2,056 5.49%	6,451 7.36%	
Income: \$150,000 - \$200,000	177 3.25%	1,779 4.75%	5,244 5.98%	
Income: \$200,000+	123 2.26%	985 2.63%	3,980 4.54%	
2024 Avg Household Income	\$72,727	\$70,917	\$79,922	
2024 Med Household Income	\$60,014	\$55,553	\$59,860	



Traffic Count Report

3050 Delta Marine Dr, Columbus, OH 43068						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Gender Rd	Centennial Dr	0.05 NW	2024	24,167	MPSI	.07
2 Gender Rd	Centennial Dr	0.05 NW	2025	24,060	MPSI	.07
3 Gender Rd	Bennell Dr	0.10 N	2025	22,770	MPSI	.09
4 Centennial Dr	Delta Marine Dr	0.02 SW	2018	1,890	MPSI	.11
5 Centennial Dr	Delta Marine Dr	0.02 SW	2025	2,514	MPSI	.11
6 Centennial Dr	Canby Pl	0.02 NE	2025	2,488	MPSI	.12
7 Centennial Dr	Canby Pl	0.02 NE	2024	2,500	MPSI	.12
8 Gender Rd	Centennial Dr	0.11 SE	2018	20,786	MPSI	.22
9 Gender Rd	Centennial Dr	0.11 SE	2025	22,705	MPSI	.22
10 Gender Rd	Teapot Ln	0.03 SE	2018	19,715	MPSI	.38

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

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 87 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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Learn more about us at
www.rweiler.com

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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.

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