

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

1,150 +/- RETAIL/OFFICE SPACE
4735 East Main Street, Whitehall, OH 43213

1,150 +/- SF retail/office space
4735 E Main St, Whitehall, OH 43213

Property Description

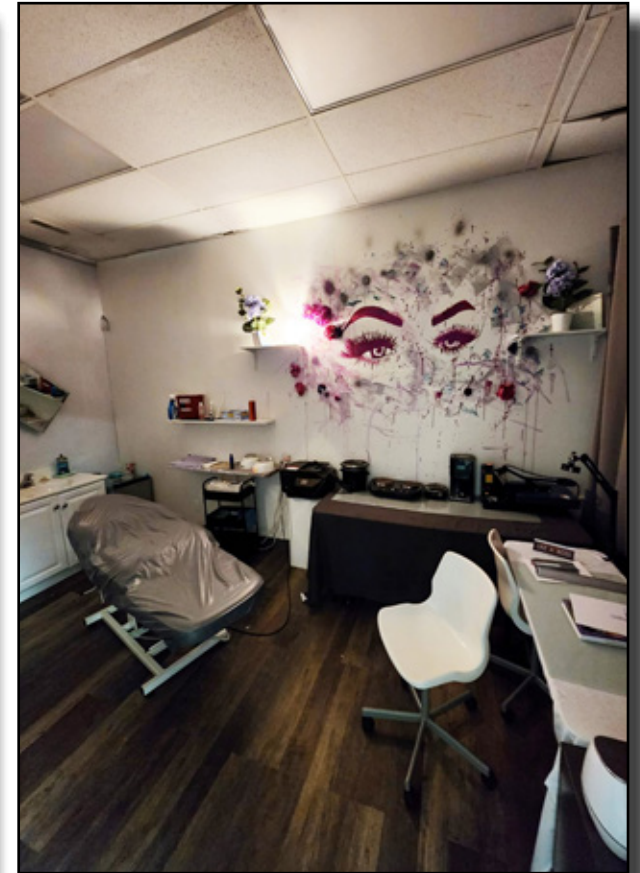
RETAIL/OFFICE SPACE ON EAST MAIN STREET

1,150 +/- SF retail space in five-tenant building within Shady Lane Plaza. Former Salon but can be used for retail/office as well. Approximately 18,175 VPD on E Main Street. Parking and signage available. Move-in whenever. Zoned CCD - Community Crossroads District. Easy access to I-270.



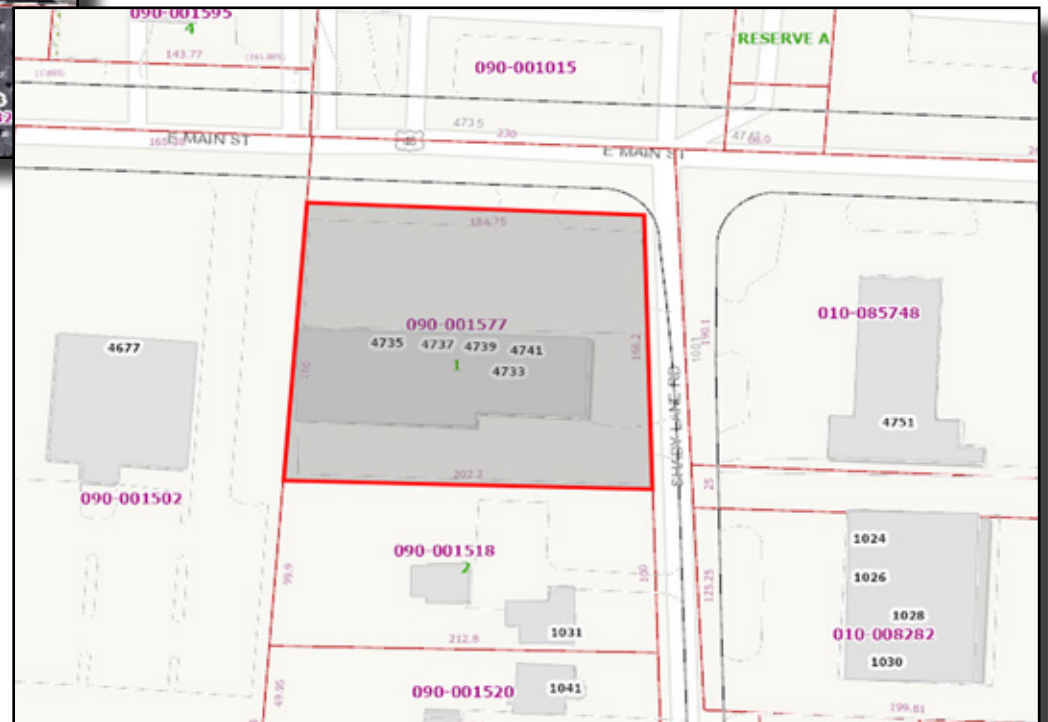
Property Highlights

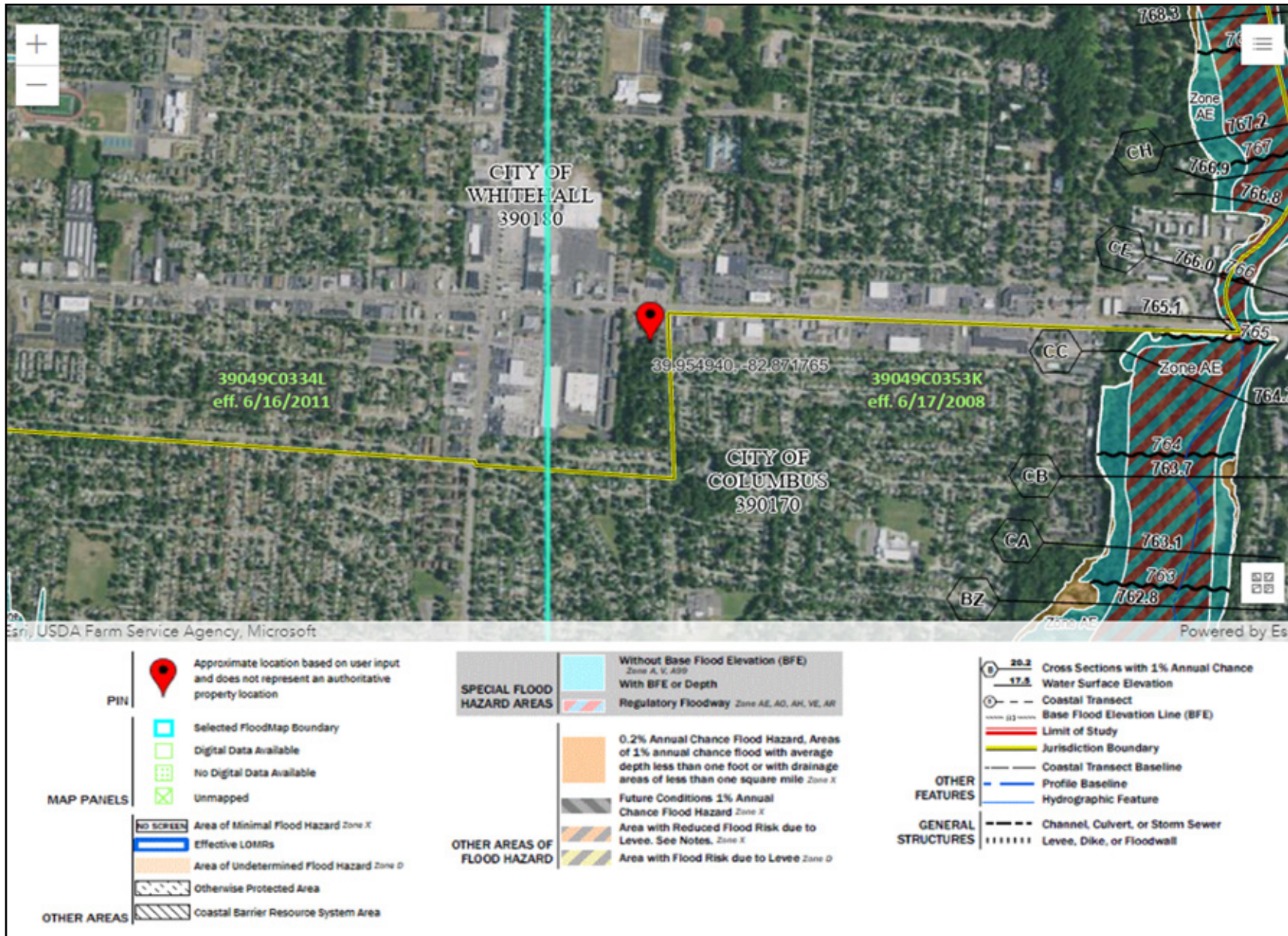
Address:	4735 East Main Street Whitehall OH 43213
County:	Franklin
PID:	090-001577-00
Location:	SWC of E Main St and Shady Lane Rd between S Hamilton Rd and I-270
Building Size:	12,520 +/- SF
Available Space:	1,150 +/- SF
Year Built:	1973
Levels:	1 Story
Lease Rate:	\$2,000/month MG
Zoning:	CCD - Community Crossroads District



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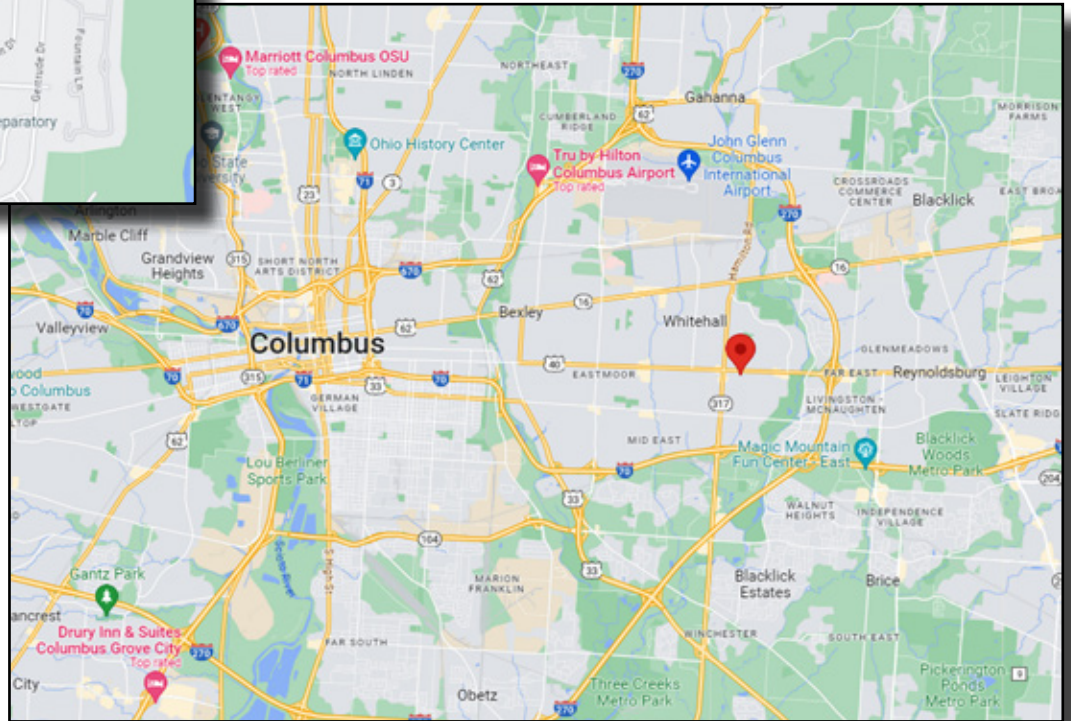
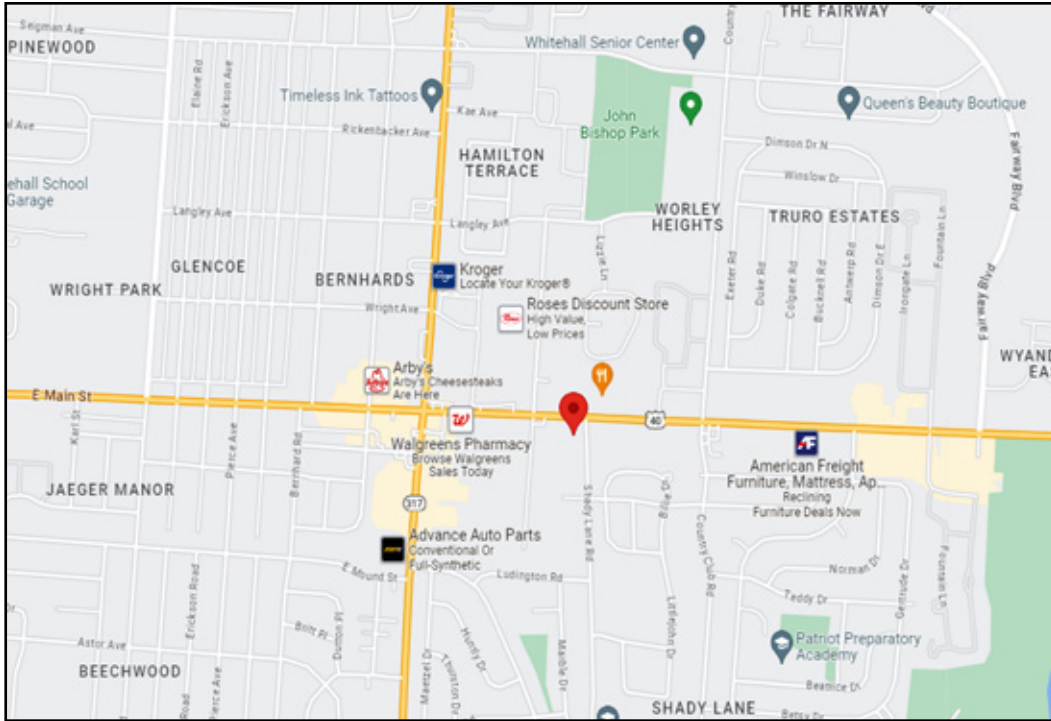
Aerial & Plat Map





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Street Maps

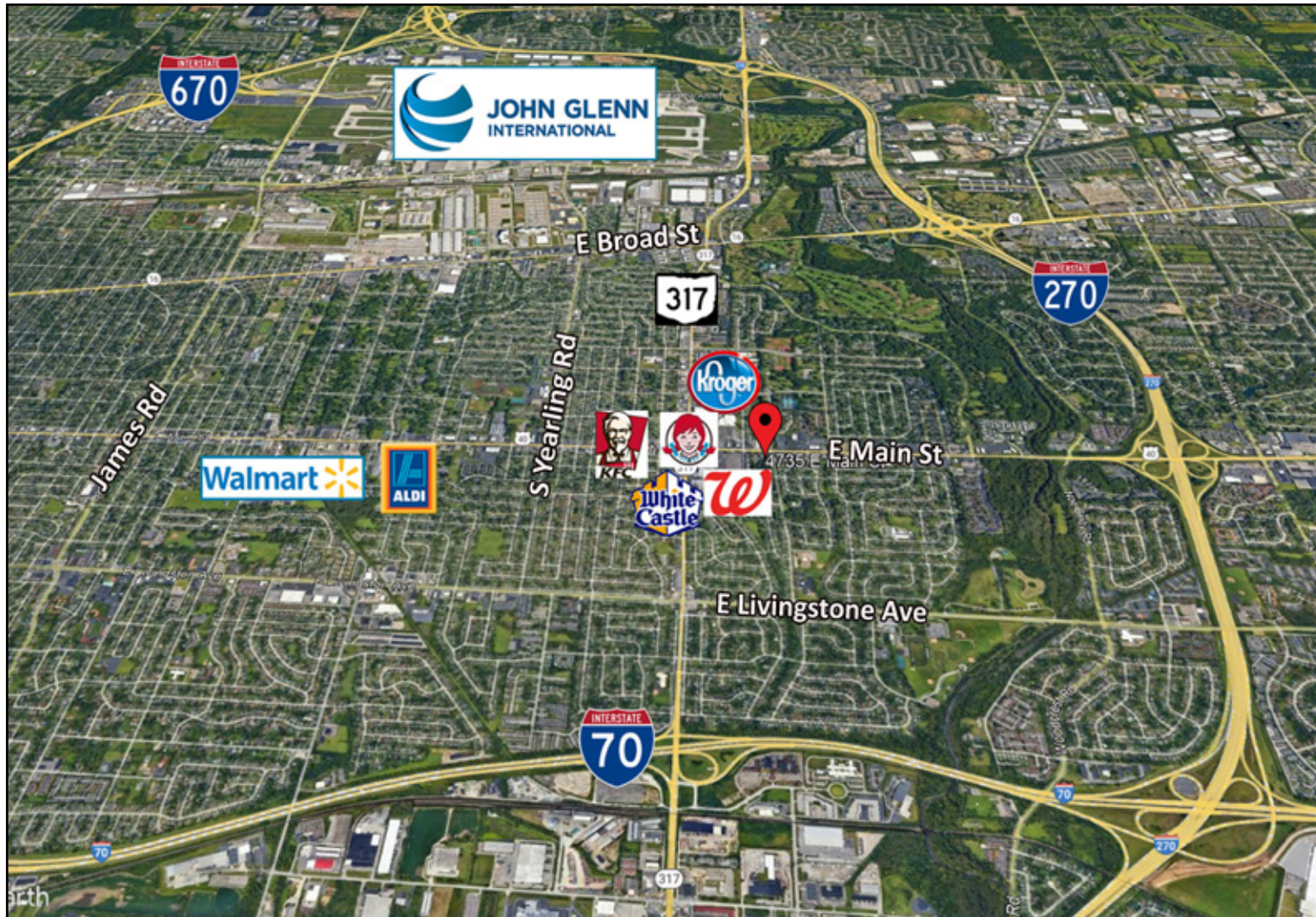


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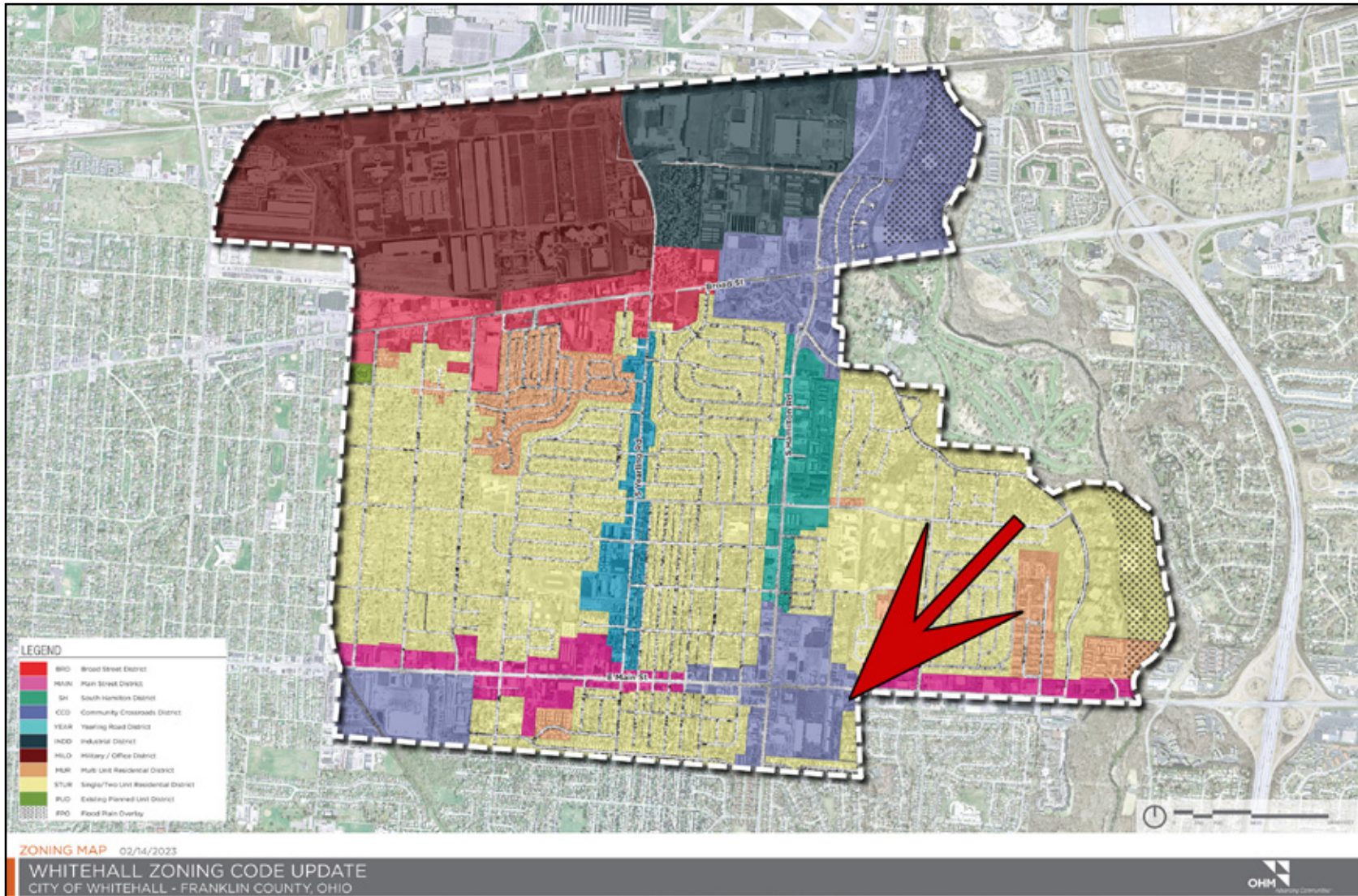
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Location Map




Great Location!

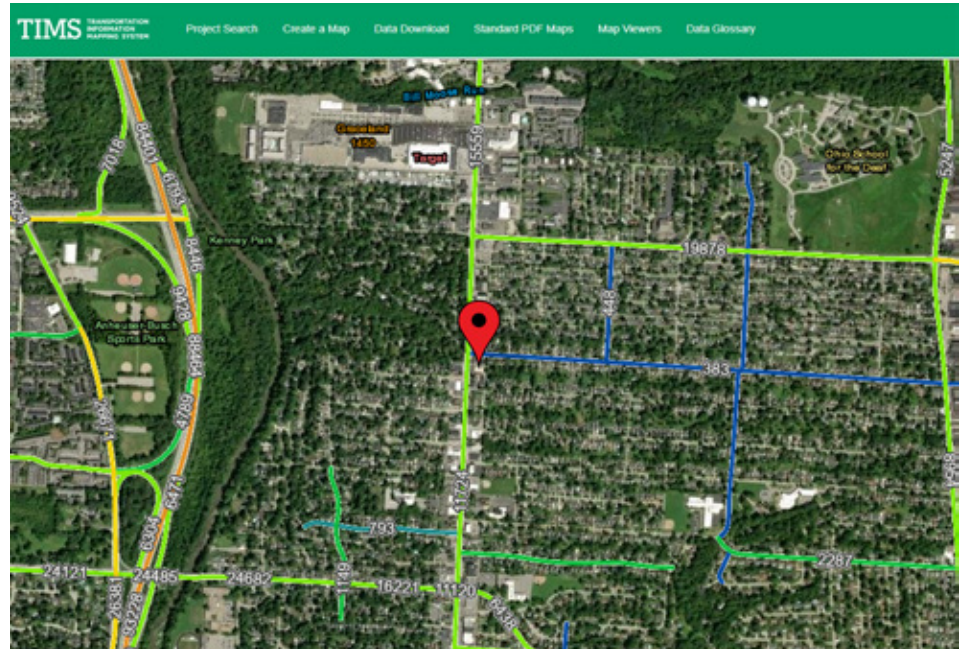
Easy access to major roads
15 minutes to Downtown Columbus



Click [here](#) to see zoning text

Demographic Summary Report

Shady Lane Plaza				
4733-4741 E Main St, Whitehall, OH 43213				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	16,305	109,651	255,311	
2023 Estimate	16,294	109,256	253,499	
2010 Census	15,136	99,579	227,343	
Growth 2023 - 2028	0.07%	0.36%	0.71%	
Growth 2010 - 2023	7.65%	9.72%	11.51%	
2023 Population by Hispanic Origin	1,642	8,937	16,687	
2023 Population	16,294	109,256	253,499	
White	7,449 45.72%	44,124 40.39%	116,659 46.02%	
Black	7,625 46.80%	57,730 52.84%	119,015 46.95%	
Am. Indian & Alaskan	103 0.63%	416 0.38%	903 0.36%	
Asian	364 2.23%	2,500 2.29%	6,372 2.51%	
Hawaiian & Pacific Island	4 0.02%	58 0.05%	131 0.05%	
Other	750 4.60%	4,428 4.05%	10,418 4.11%	
U.S. Armed Forces	1	23	95	
Households				
2028 Projection	6,733	46,706	105,701	
2023 Estimate	6,726	46,586	105,029	
2010 Census	6,238	42,775	94,652	
Growth 2023 - 2028	0.10%	0.26%	0.64%	
Growth 2010 - 2023	7.82%	8.91%	10.96%	
Owner Occupied	3,549 52.77%	21,359 45.85%	52,856 50.33%	
Renter Occupied	3,177 47.23%	25,227 54.15%	52,173 49.67%	
2023 Households by HH Income	6,727	46,584	105,027	
Income: <\$25,000	1,354 20.13%	11,211 24.07%	22,513 21.44%	
Income: \$25,000 - \$50,000	2,246 33.39%	12,939 27.78%	27,442 26.13%	
Income: \$50,000 - \$75,000	1,479 21.99%	9,304 19.97%	20,662 19.67%	
Income: \$75,000 - \$100,000	753 11.19%	5,611 12.04%	12,576 11.97%	
Income: \$100,000 - \$125,000	370 5.50%	2,977 6.39%	8,935 8.51%	
Income: \$125,000 - \$150,000	211 3.14%	1,808 3.88%	4,942 4.71%	
Income: \$150,000 - \$200,000	123 1.83%	1,512 3.25%	4,225 4.02%	
Income: \$200,000+	191 2.84%	1,222 2.62%	3,732 3.55%	
2023 Avg Household Income	\$60,646	\$62,913	\$69,683	
2023 Med Household Income	\$46,198	\$47,962	\$52,777	

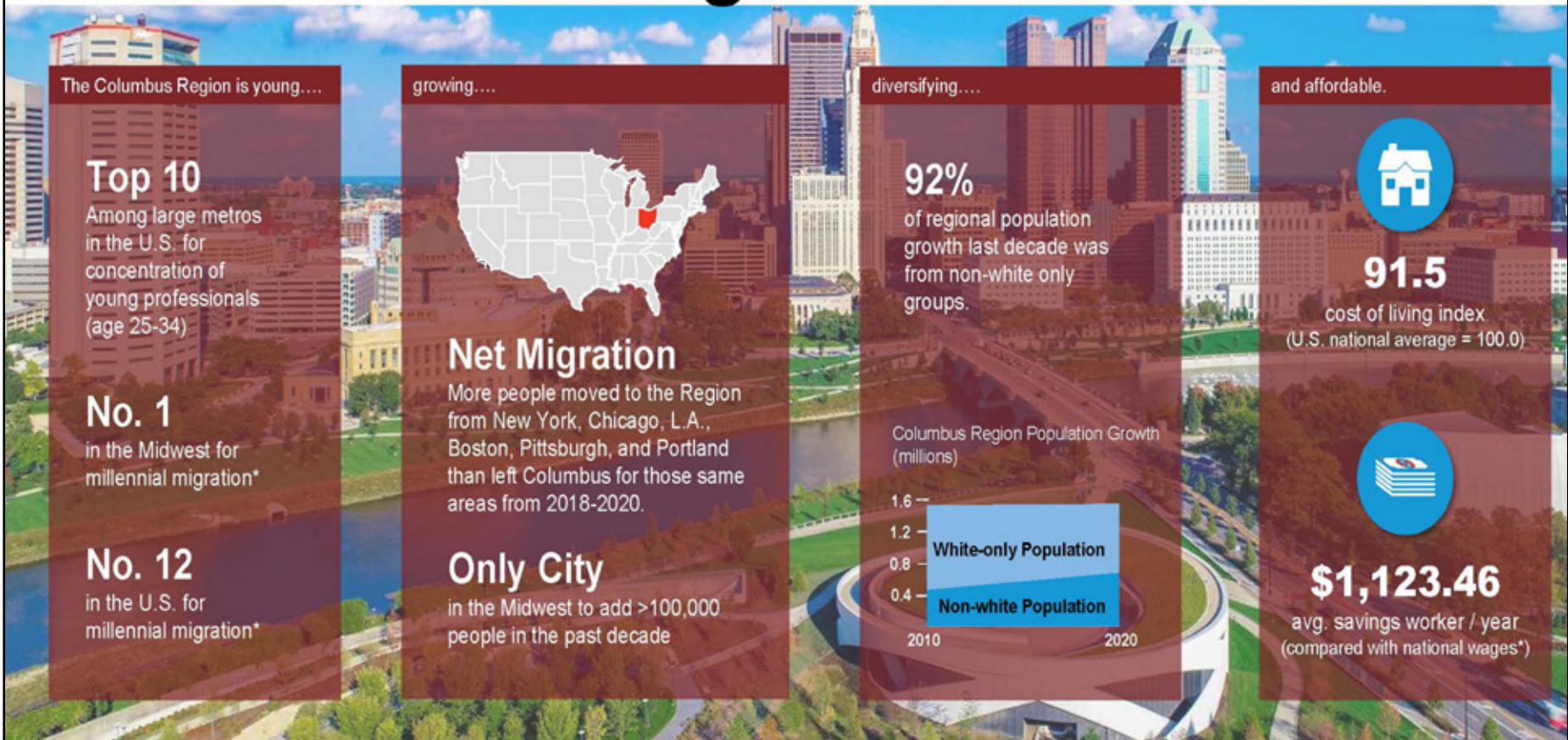


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Main St	Rosemore Ave	0.01 E	2022	18,021	MPSI	.08
2 E Main St	Rosemore Ave	0.04 NE	2022	1,521	MPSI	.10
3 E Main St	Rosemore Ave	0.04 E	2022	2,927	MPSI	.11
4 E Main St	Rosemore Ave	0.06 E	2022	16,537	MPSI	.14
5 E Main St	Heritage Dr W	0.00 W	2022	18,175	MPSI	.17
6 E Main St	S Hamilton Rd	0.07 W	2018	18,770	MPSI	.21
7 E Main St	S Hamilton Rd	0.07 W	2022	17,846	MPSI	.21
8 Country Club Rd	Justin Rd	0.04 S	2022	3,438	MPSI	.24
9 Country Club Rd	Dimson Dr S	0.03 N	2022	4,541	MPSI	.25
10 Country Club Road	Dimson Dr S	0.03 N	2020	4,929	MPSI	.25



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



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

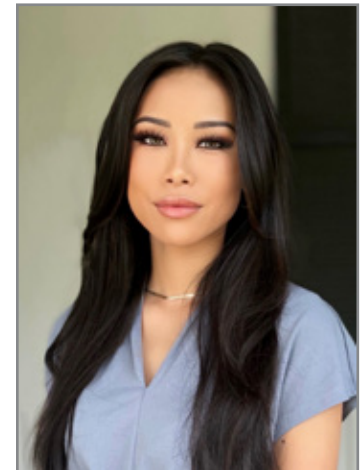
Celebrating **85** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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With 85 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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