

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

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**16,560 +/- SF on 1.3 +/- ac Available**



Appraisal Brokerage Consulting Development

**OFFICE BUILDING FOR SALE/LEASE**

**4871-4891 Sawmill Road, Columbus, OH 43235**

## OFFICE BUILDING ON 1.3 +/- AC FOR SALE/LEASE

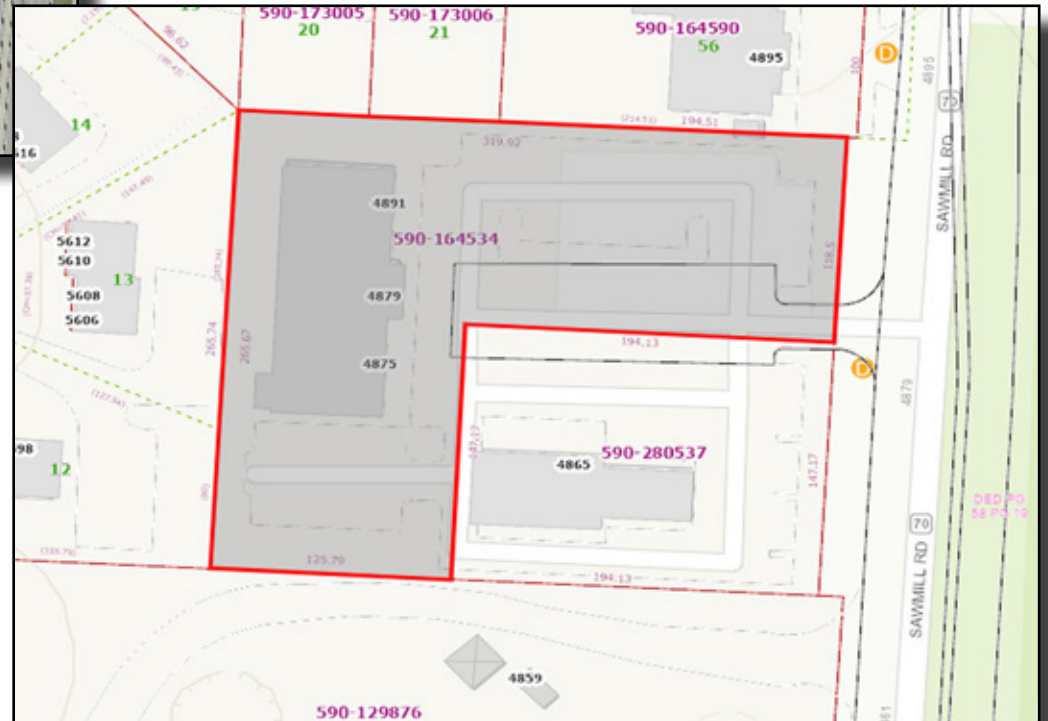
16,560 +/- SF two-story brick office building with 4 suites and an elevator situated on 1.3 +/- ac. Mix of private offices and open space.

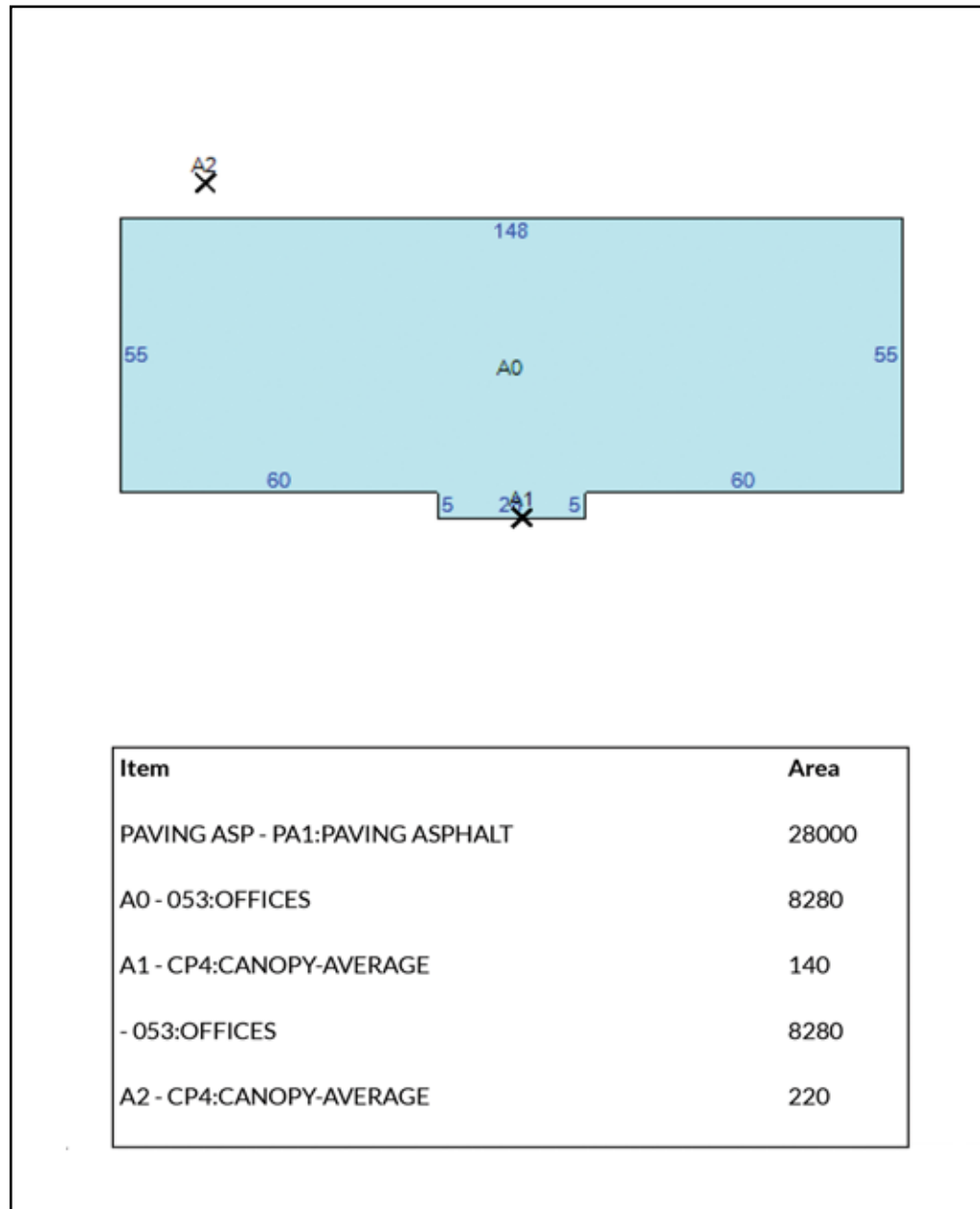
Located on Sawmill Road in close proximity to Dublin and Upper Arlington. The property offers plenty of parking with multiple entrances, fiber optics and monument signage. Surrounded by numerous retail amenities. Zoned Commercial Planned Development District.



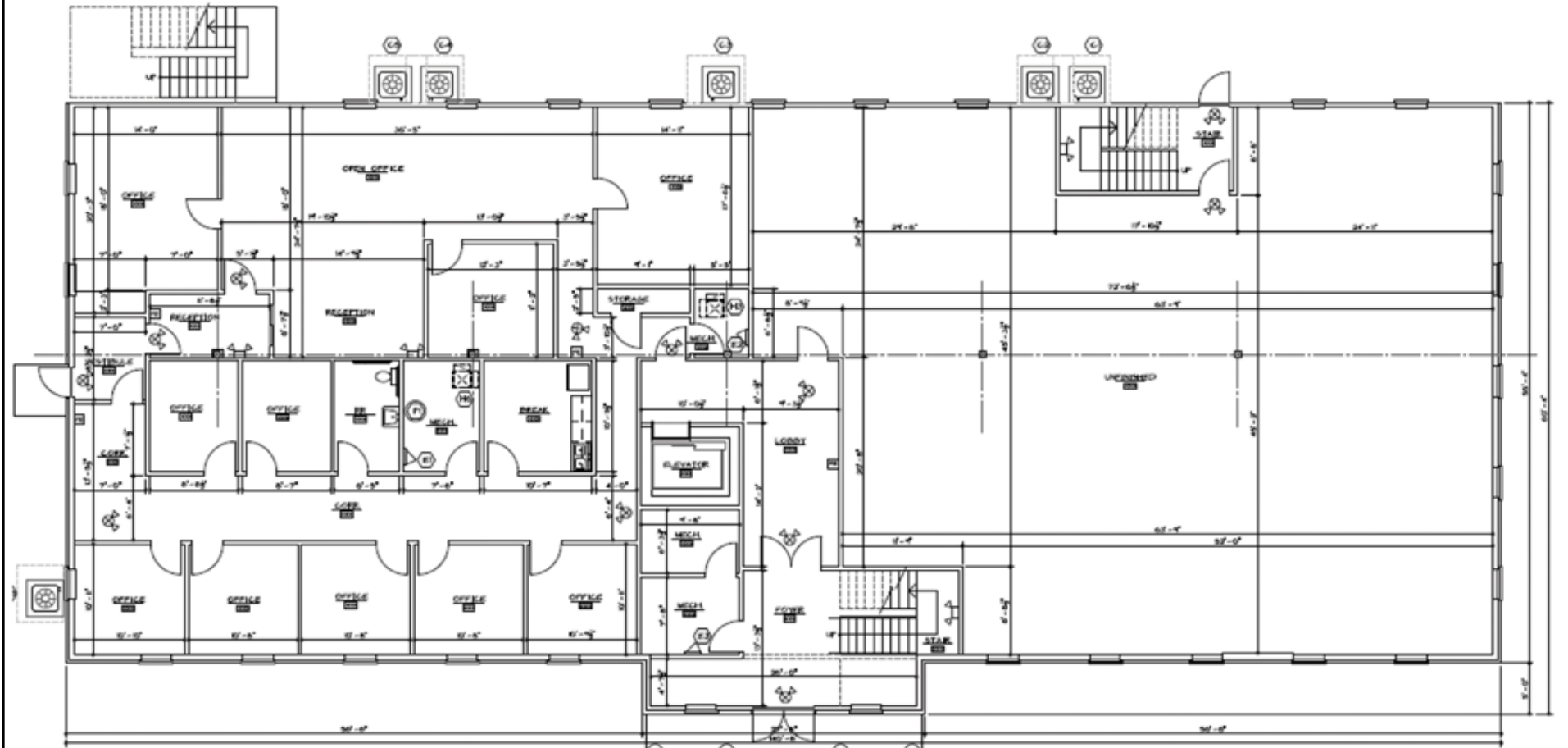
### Property Highlights

Address:	4871-4891 Sawmill Rd Columbus, OH 43235
County:	Franklin
PID:	590-164534-00
Location:	North of the Sawmill/Bethel Road intersection
Year Built:	2003
Levels:	2 Story
Acreage:	1.3 +/- ac
Building Size:	16,560 +/- SF
Surface Parking:	64 spaces
Sale Price:	\$1,300,000
Sale Price/SF:	\$78.50/SF
Space For Lease:	16,560 +/- SF
Lease Rate:	\$10/SF NNN
Annual Taxes:	\$51,795
Zoning:	CPD Commercial Planned Development District

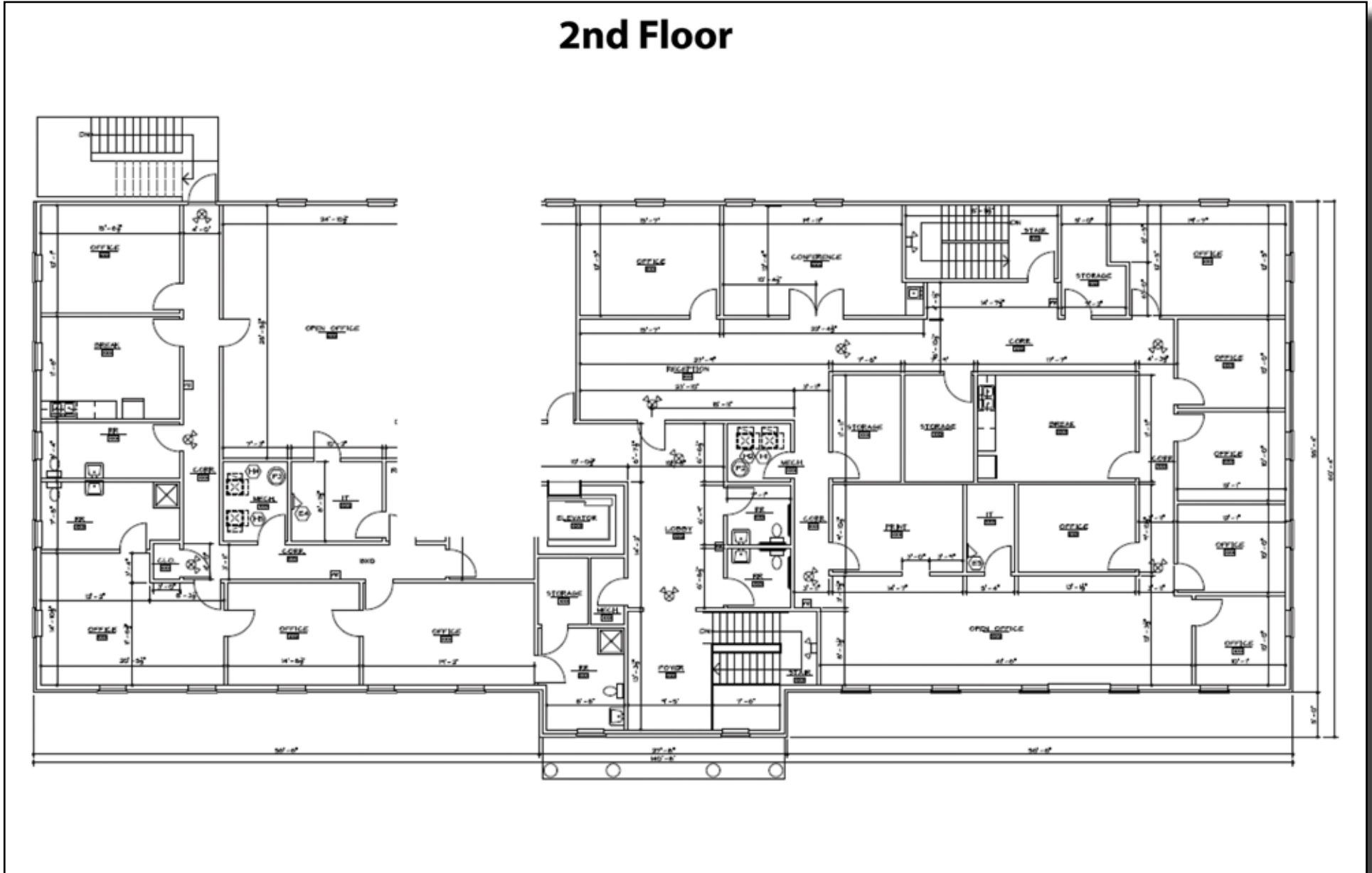




# 1st Floor



# 2nd Floor





Exterior Front



Exterior Side Facade



Break Area



Break Area



Conference Room



Hallway



Hallway



Lobby - Restroom



Office



Office



Office



Office



Office



Reception Area



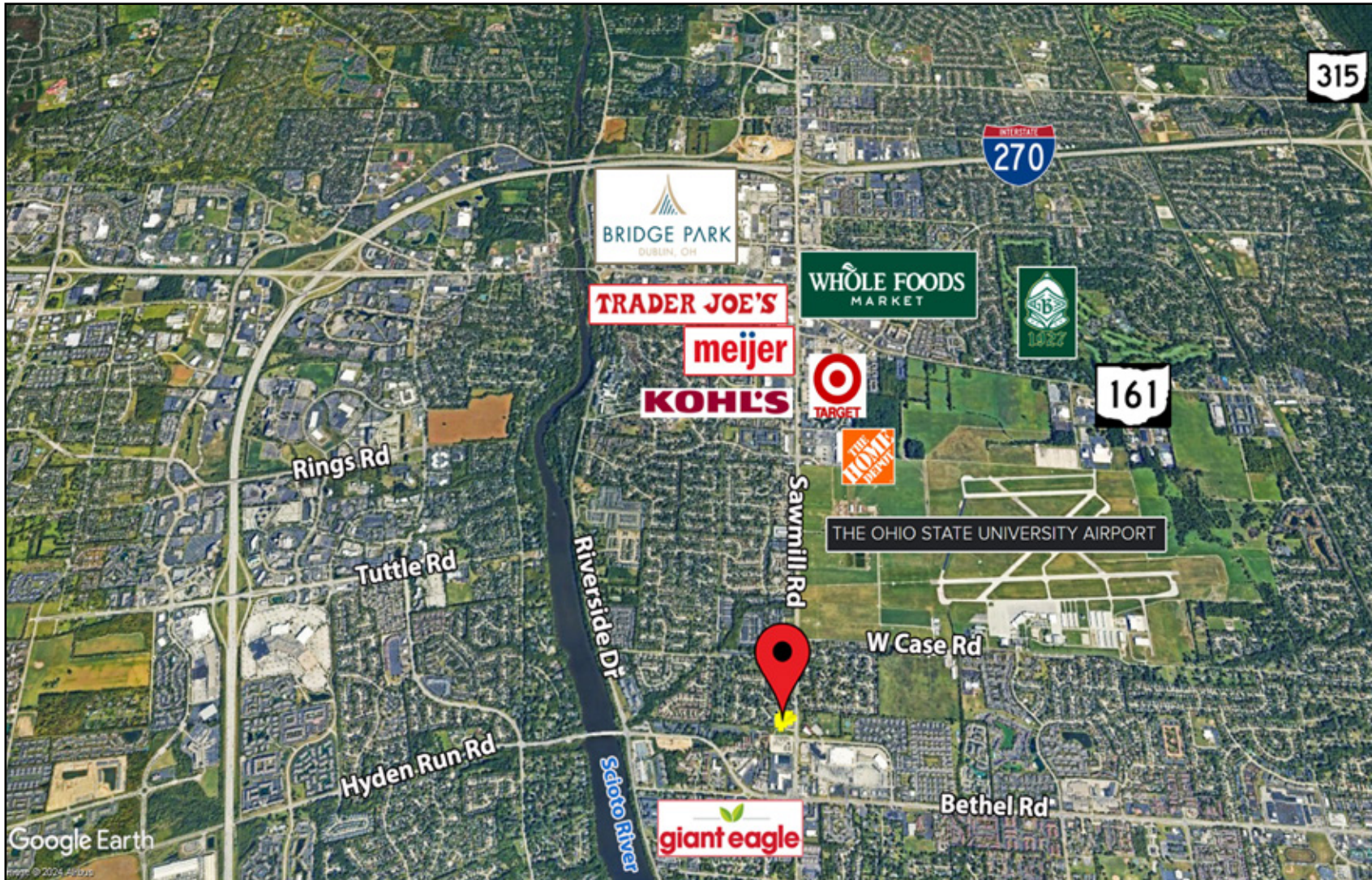
Restrooms



Unfinished Office Space

16,560+/- SF office building on 1.3 +/- ac  
4871-4891 Sawmill Road, Columbus OH 43235

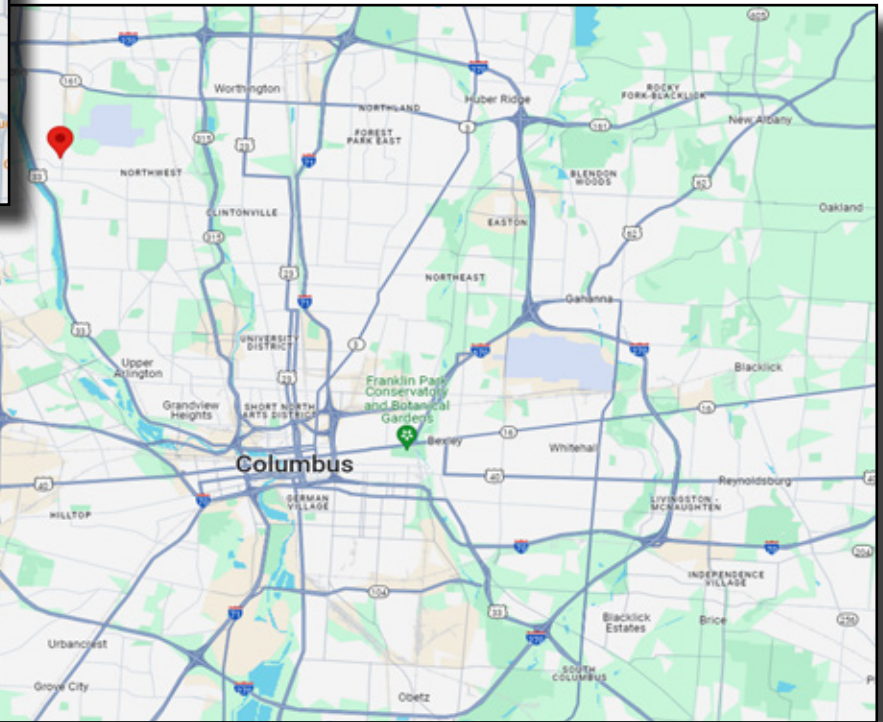
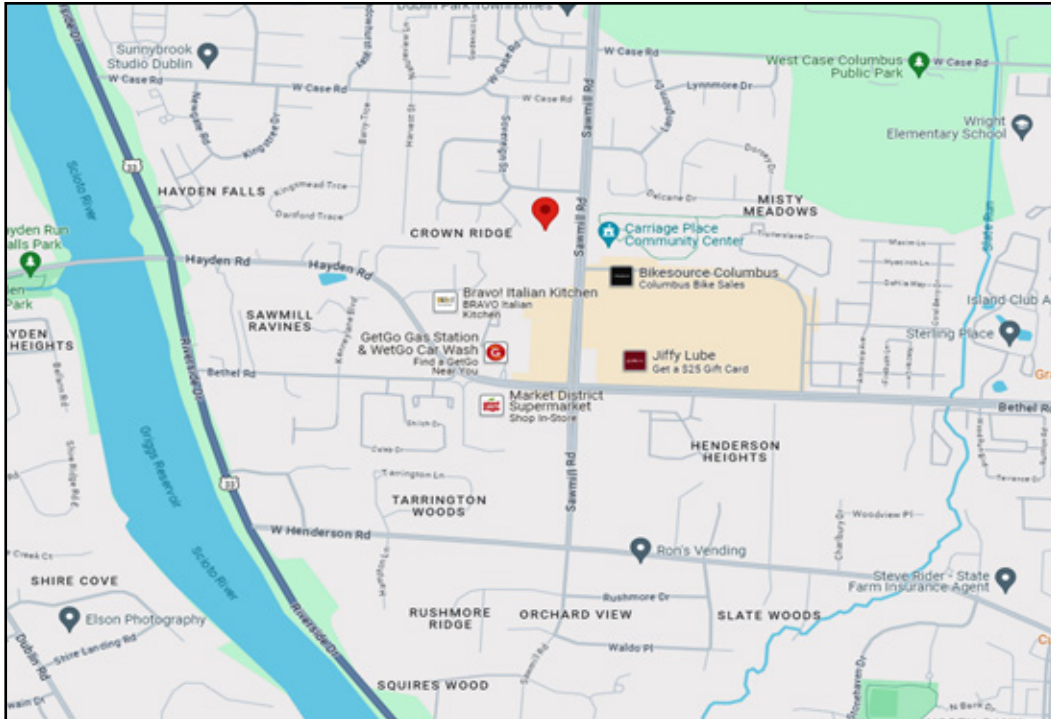
# Location Map



**Great Location!**  
Easy access to major roads  
20 minutes to Downtown Columbus

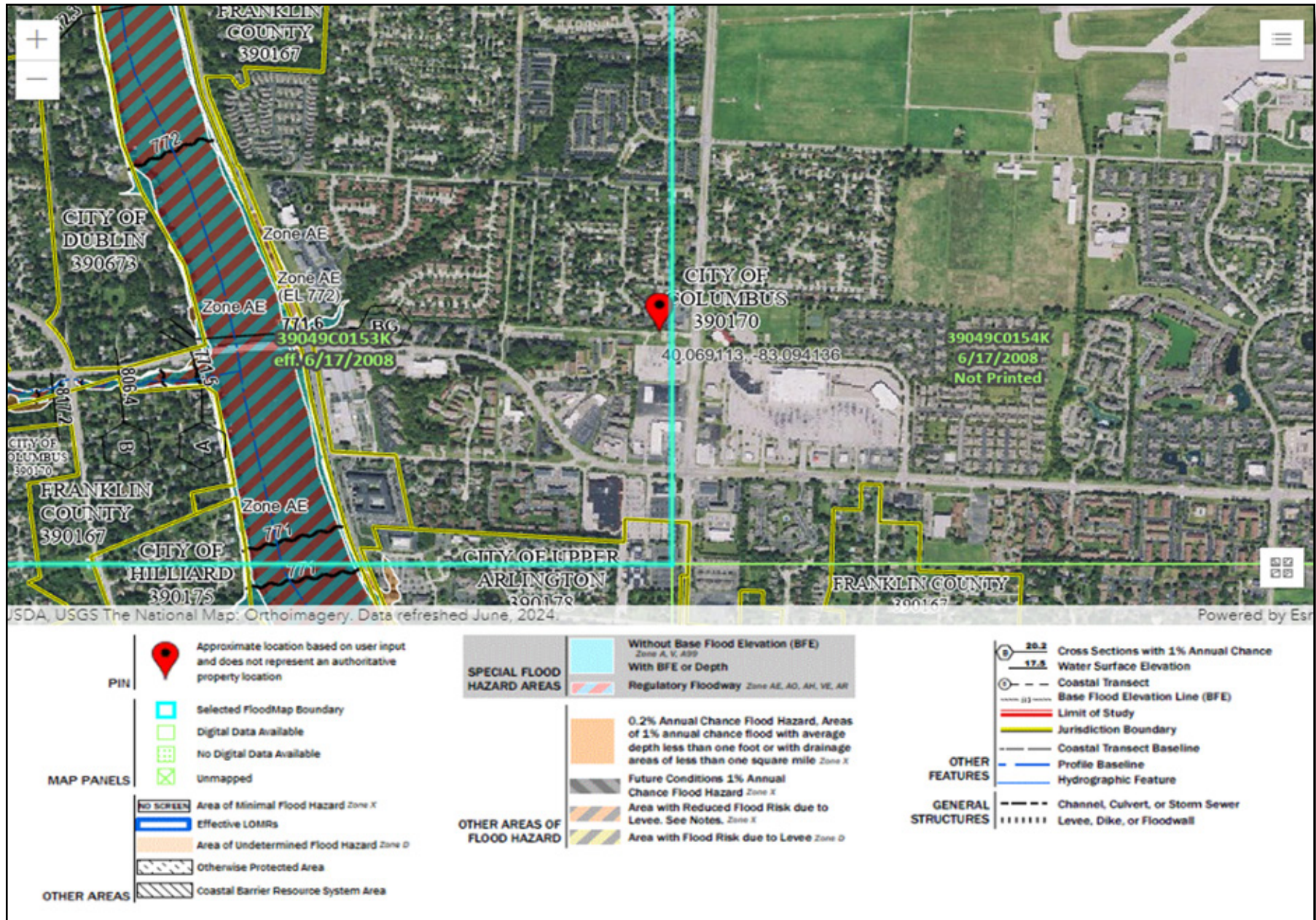
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# Street Maps




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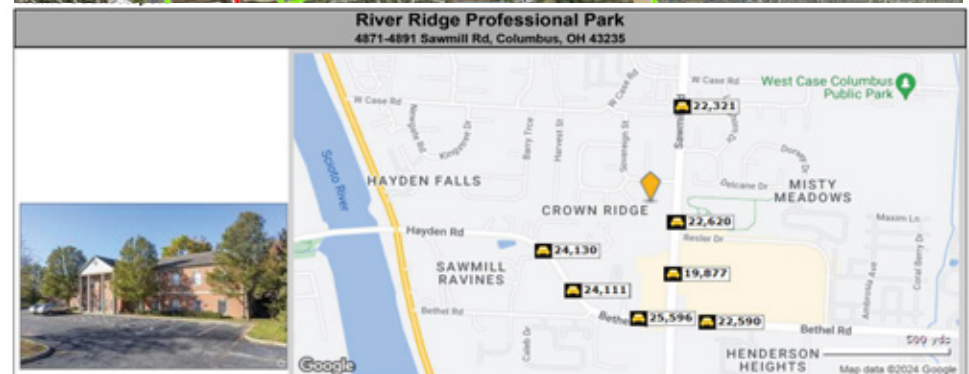
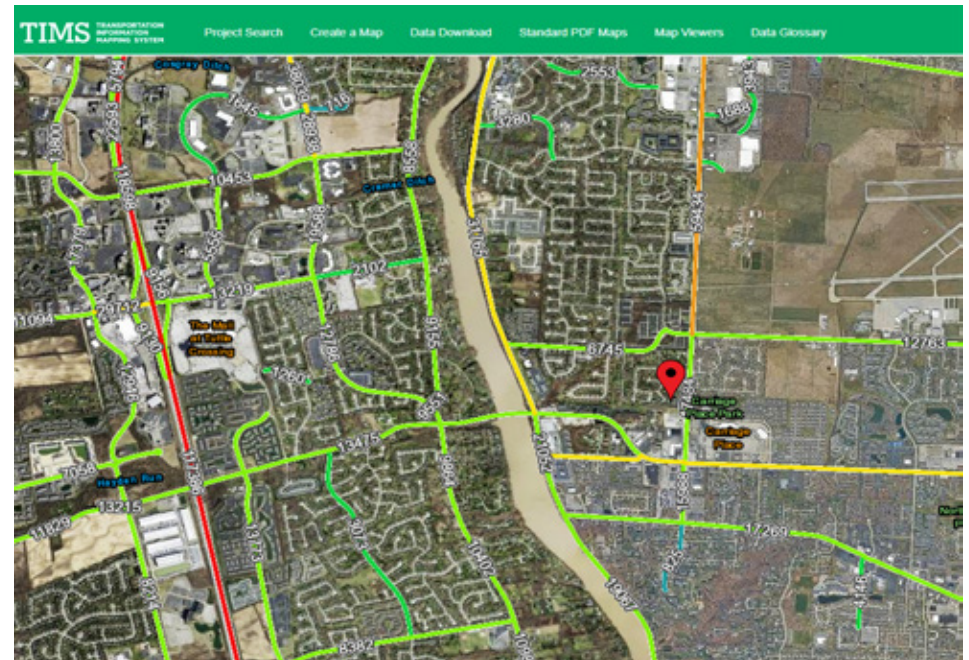
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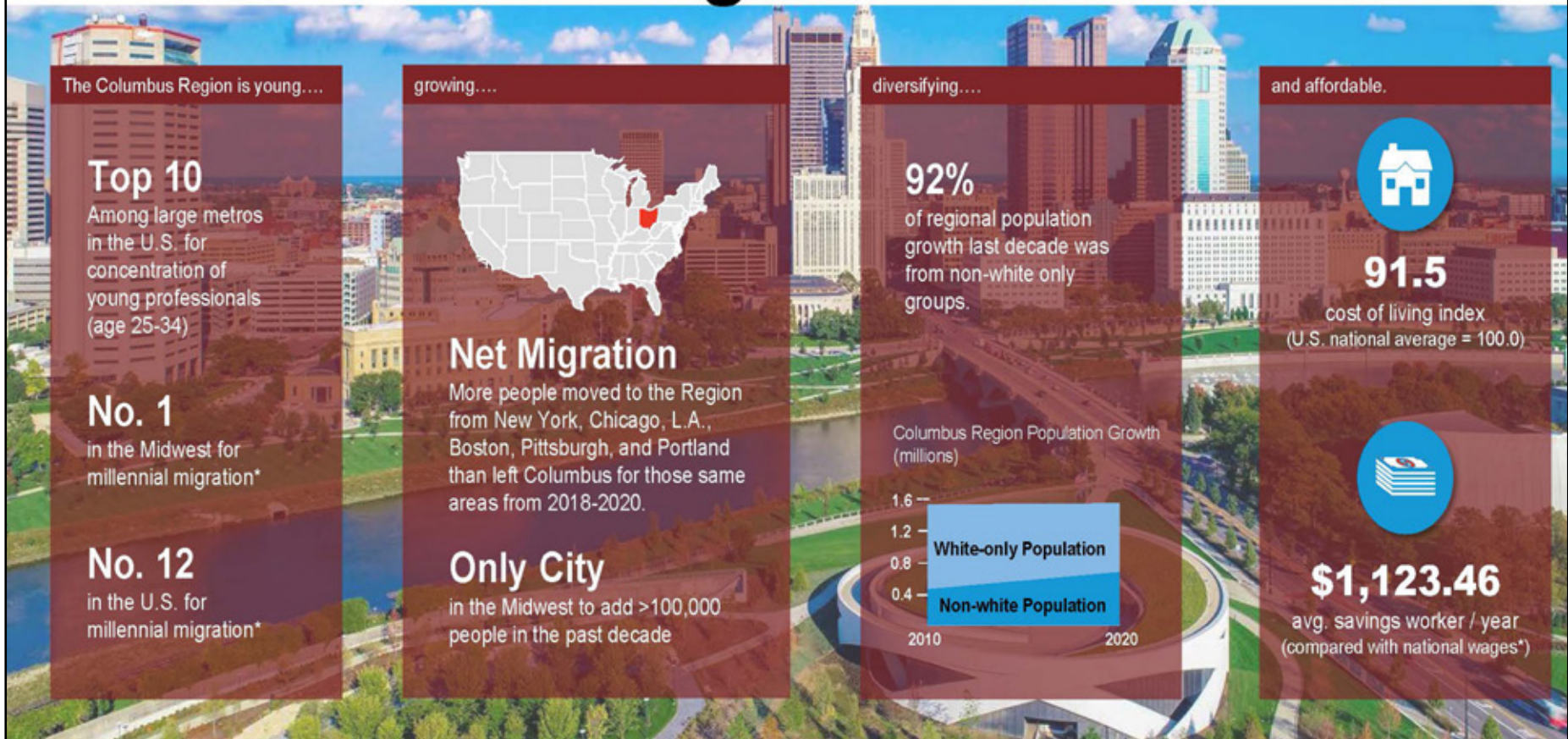
Demographic Summary Report

River Ridge Professional Park 4871-4891 Sawmill Rd, Columbus, OH 43235			
			
<b>Radius</b>	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	13,632	95,104	254,797
2023 Estimate	13,513	93,767	252,438
2010 Census	11,912	79,624	221,909
Growth 2023 - 2028	0.88%	1.43%	0.93%
Growth 2010 - 2023	13.44%	17.76%	13.76%
<b>2023 Population by Hispanic Origin</b>			
2023 Population	1,198	5,451	11,722
White	9,569 70.81%	71,668 76.43%	200,516 79.43%
Black	995 7.36%	4,670 4.98%	11,585 4.59%
Am. Indian & Alaskan	27 0.20%	155 0.17%	407 0.16%
Asian	2,418 17.89%	14,356 15.31%	32,680 12.95%
Hawaiian & Pacific Island	11 0.08%	35 0.04%	79 0.03%
Other	494 3.66%	2,882 3.07%	7,171 2.84%
U.S. Armed Forces	0	104	190
<b>Households</b>			
2028 Projection	6,139	42,853	109,633
2023 Estimate	6,102	42,250	108,586
2010 Census	5,481	35,911	95,364
Growth 2023 - 2028	0.61%	1.43%	0.96%
Growth 2010 - 2023	11.33%	17.65%	13.86%
Owner Occupied	2,770 45.39%	22,061 52.22%	67,855 62.49%
Renter Occupied	3,333 54.62%	20,189 47.78%	40,731 37.51%
<b>2023 Households by HH Income</b>			
Income: <\$25,000	811 13.30%	3,868 9.16%	9,929 9.14%
Income: \$25,000 - \$50,000	1,003 16.44%	6,971 16.50%	15,086 13.89%
Income: \$50,000 - \$75,000	1,240 20.33%	7,344 17.38%	17,845 16.43%
Income: \$75,000 - \$100,000	865 14.18%	5,668 13.42%	13,496 12.43%
Income: \$100,000 - \$125,000	1,145 18.77%	5,575 13.20%	14,934 13.75%
Income: \$125,000 - \$150,000	278 4.56%	3,259 7.71%	9,446 8.70%
Income: \$150,000 - \$200,000	501 8.21%	4,570 10.82%	12,792 11.78%
Income: \$200,000+	257 4.21%	4,994 11.82%	15,058 13.87%
<b>2023 Avg Household Income</b>	\$88,247	\$111,352	\$118,867
<b>2023 Med Household Income</b>	\$74,924	\$87,974	\$96,178



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Sawmill Rd	Resler Dr	0.04 S	2018	23,591	MPSI	.07
2 Sawmill Rd	Resler Dr	0.04 S	2022	22,620	MPSI	.08
3 Sawmill Rd	Resler Dr	0.09 N	2022	17,782	MPSI	.18
4 Sawmill Road	Resler Dr	0.09 N	2020	19,877	MPSI	.18
5 Sawmill Rd	Abbey Church Rd	0.07 N	2018	22,321	MPSI	.25
6 Hayden Rd	Cherylane Blvd	0.03 NW	2022	24,130	MPSI	.27
7 Hayden Rd	Bethel Rd	0.06 SE	2020	26,200	MPSI	.27
8 Hayden Rd	Bethel Rd	0.06 SE	2022	24,111	MPSI	.28
9 Bethel Rd	Bethel Sawmill Center	0.01 E	2022	25,596	MPSI	.28
10 Bethel Rd	Sawmill Rd	0.08 W	2022	22,590	MPSI	.32

# What's Driving Investment?



# Notable Projects YTD



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

Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

## THE ROBERT WEILER COMPANY EST. 1938



Learn more about us at  
[www.rweiler.com](http://www.rweiler.com)

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 86 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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