

**FOR SALE**



**1150 E Weber Road, Columbus, OH 43211**

***Retail Space Available***

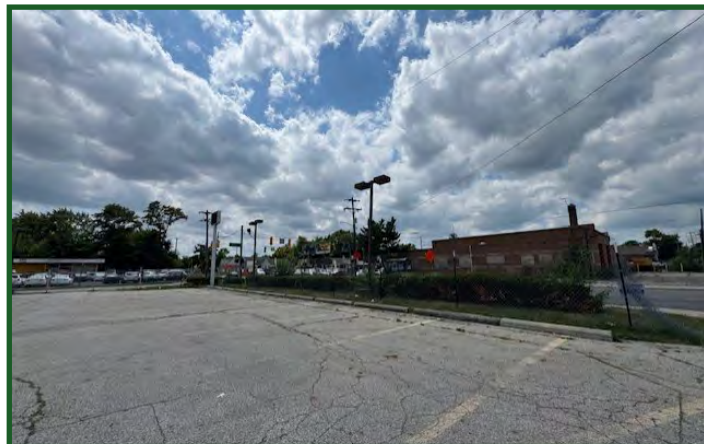
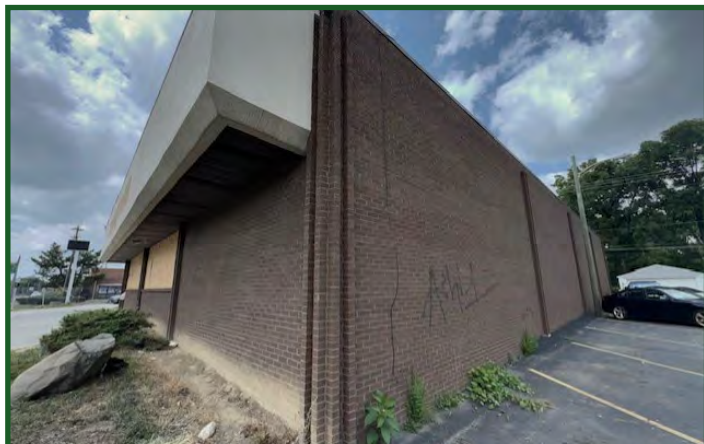
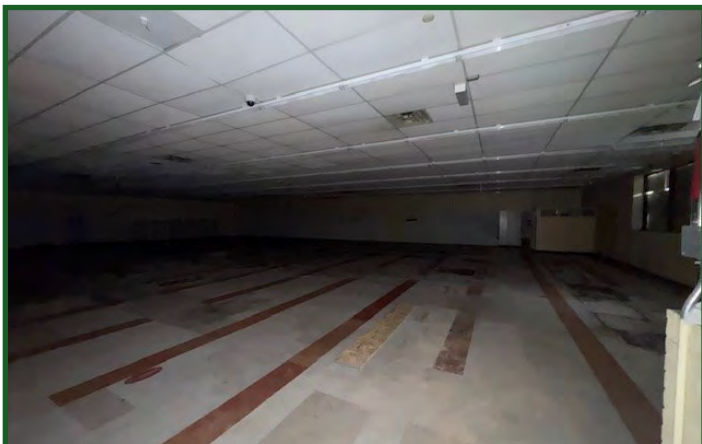
- Former Family Dollar
- Large Retail Building, approximately 6,901+/- Sq Ft
- Corner Lot Location, approximately 0.45+/- acres
- Plenty of Parking
- Excellent Signage and Visibility



BEST CORPORATE REAL ESTATE  
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## **Property Information**

### **LEGAL**

<b>Legal Property Description:</b>	<b>Retail</b>
<b>Price:</b>	<b>\$1,100,000</b>
<b>Parcel:</b>	<b>#010-077207</b>
<b>Occupancy:</b>	<b>Vacant</b>

### **LAND**

<b>Land Acreage:</b>	<b>0.45+/- AC</b>
<b>Lot Size</b>	<b>130 Ft x 150 Ft</b>
<b>Current Zoning:</b>	<b>C-4</b>
<b>Designated Use:</b>	<b>Retail</b>

### **STRUCTURAL**

<b>Building Square Footage:</b>	<b>6,901 +/- Sq Ft</b>
<b>Floors Above Ground:</b>	<b>One</b>
<b>Year Built</b>	<b>1985</b>

### **ADDITIONAL INFO**

<b>Water System:</b>	<b>Public</b>
<b>Sewer System:</b>	<b>Public</b>

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## Estimated Drive Times

### Local Locations

### Drive Time in Minutes (Miles Away)

Closest Gas Station (Mobil)	3 (.9)
Closest Grocery Store (Three Star Food Mart)	<1 (.1)
Closest Restaurant (Taquera LM.)	3 (.7)
Closest Pharmacy (Infinity Pharmacy)	3 (1)
Closest Hospital (Linden Medical)	4 (1.4)

### Regional Locations

The Ohio State University	9 (2.9)
Downtown Columbus	10 (5.6)
Easton Town Center	14 (5.2)
Polaris Mall	12 (9.8)
Lower.com Field (Columbus Crew)	13 (5.7)
Nationwide Arena (Blue Jackets)	12 (5.6)
North High Street (Location)	10 (3.9)
Columbus Zoo and Aquarium	26 (17.8)
Zoombezi Bay Waterpark	26 (17.8)
Franklin Park Conservatory	14 (6.7)
COSI	14 (7.6)

[GOOGLE MAPS \(Link\)](#)

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## Aerial

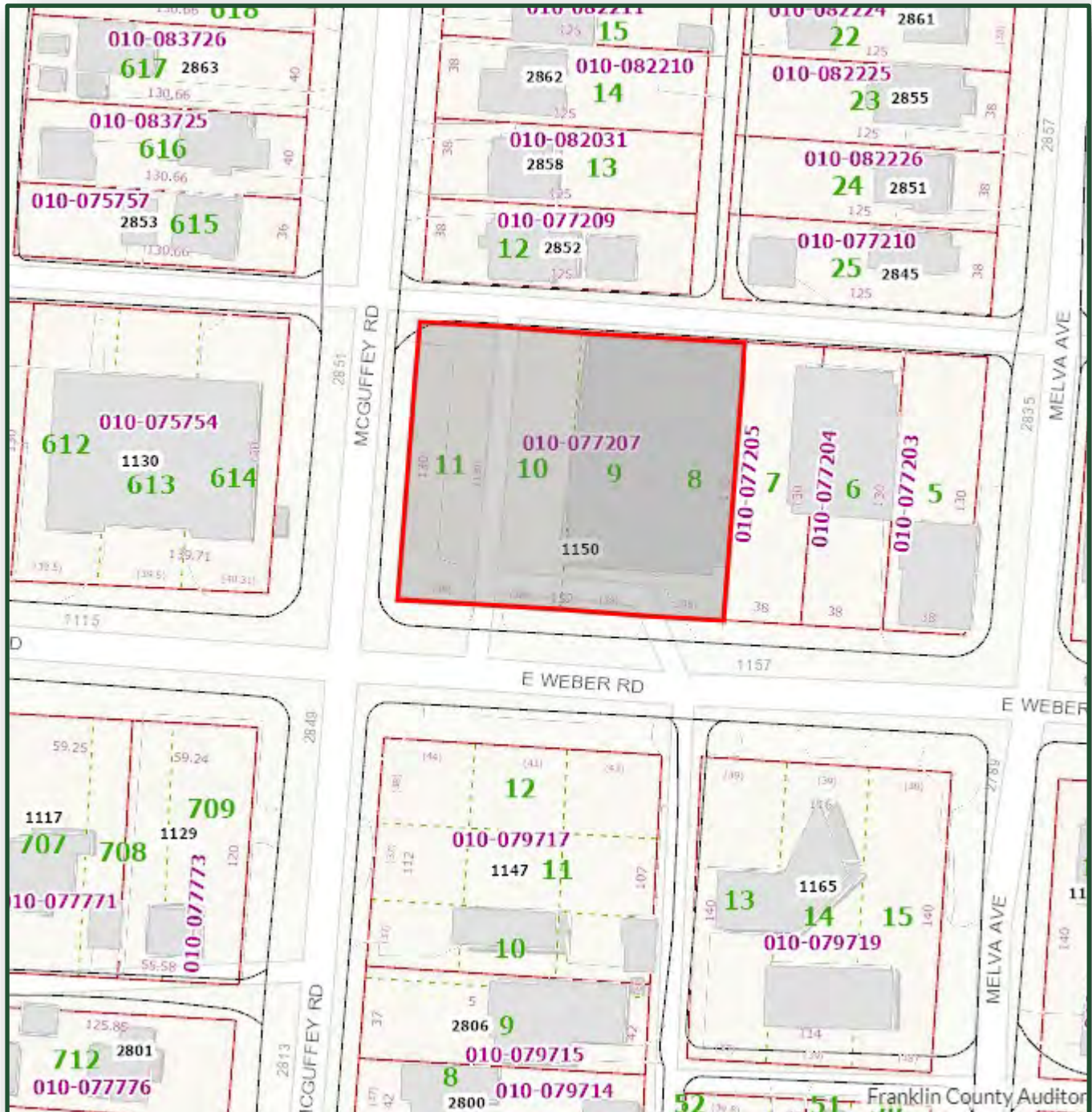


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## Parcel View

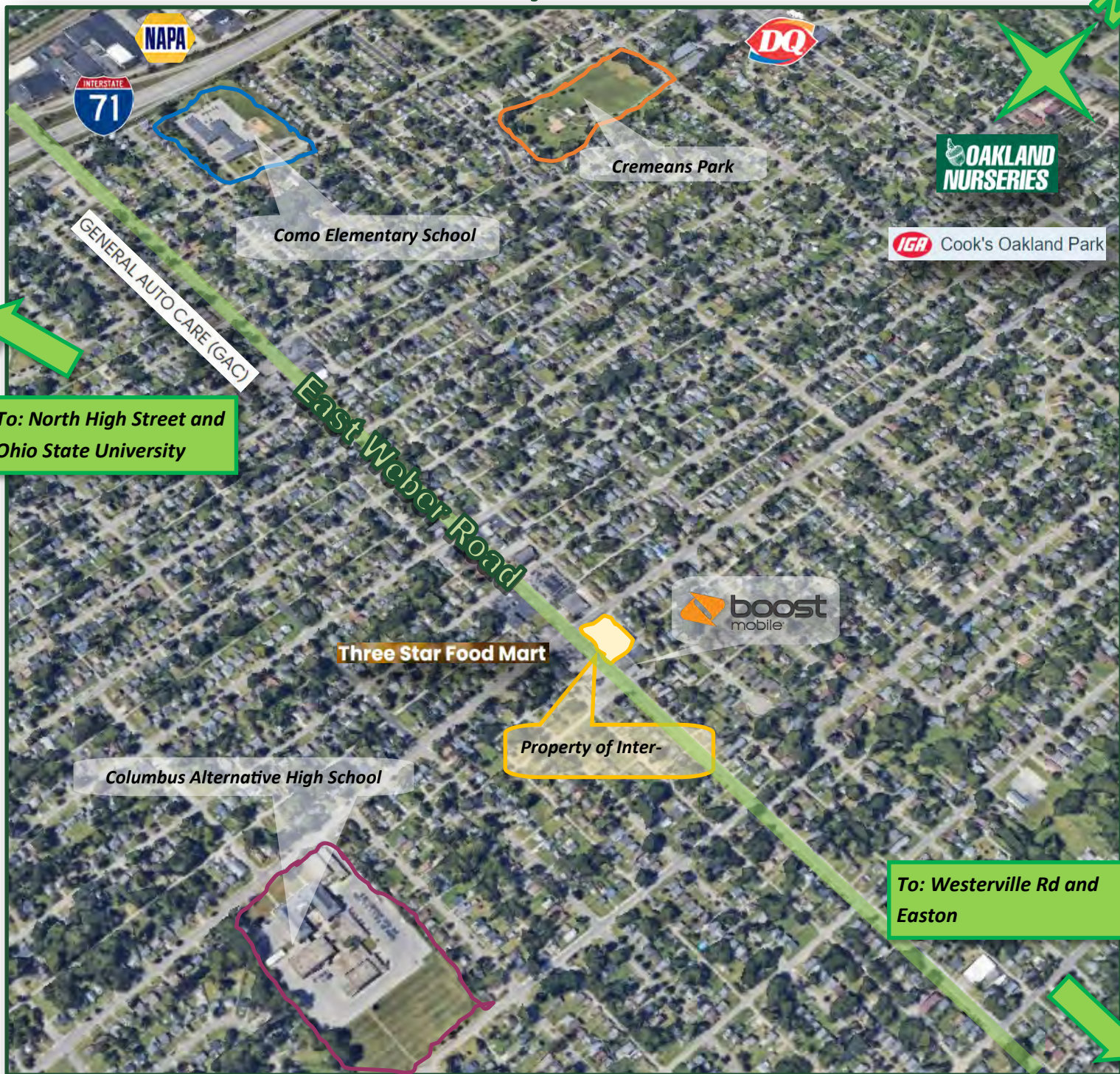


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## Nearby Amenities

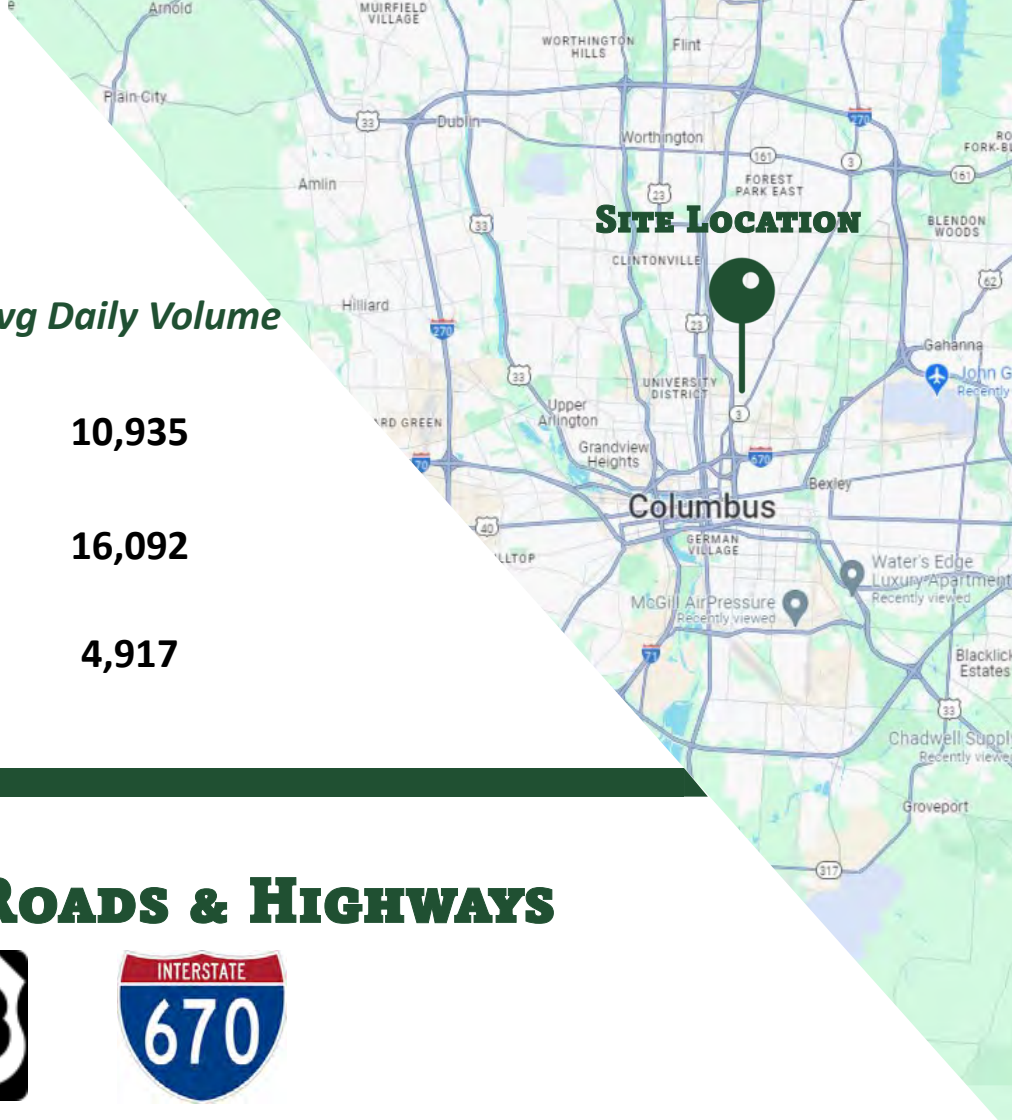


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# TRAFFIC COUNT

Street	Avg Daily Volume
E Weber Rd—McGuffey Rd	10,935
E Weber Rd—Melva Ave	16,092
McGuffey Rd—Abner Ave	4,917



# NEARBY MAJOR ROADS & HIGHWAYS



# DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		12,901	113,572	246,437
Households (2020)		7,571	52,129	113,457
Avg Household Income (2020)		\$35,760	\$40,470	\$47,281

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# THE CITY OF COLUMBUS

## Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46% of the United State's population. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960

Residents (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a Business

#5

City for Entrepreneurs and Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

## Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM [www.columbusregion.com](http://www.columbusregion.com) and The One Columbus Organization

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

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