

DOWNTOWN BUILDING FOR SALE

DOWNTOWN
80 S. 6th Street, Columbus,
Ohio 43215



**86,814 +/- SF 5 - Story Brick Building
on 0.6 +/- Acre Available**



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Skip Weiler
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Property Description

ICONIC 5 - STORY BRICK DOWNTOWN BUILDING FOR SALE!

86,814 +/- SF 5 - story brick downtown building on 0.6 +/- acre which includes a 30 space surface parking lot on the north site of the building. The former Salesian Boys & Girls Club building is located at the northeast corner of S. 6th St and E. State St in the downtown central business district. Excellent opportunity for mixed-use redevelopment or office use. Across the street from Grant Medical Center, Columbus Metropolitan Library and Topiary Park. Interior features: residential apartments, basketball court, racquetball courts, pool, bowling alley, offices, ADA restrooms & chairlift.

Address: 80 S. 6th Street
Columbus, OH 43215

County: Franklin

PID: 010-066839-00
010-043616-00

Location: NEC of S. 6th St & E. State St

Building Size: 86,814 +/- SF

Stories: 5

Acreage: 0.6 +/- acre

Parking: 30 surface spaces

Sale Price: \$3,500,000

Vacant Space: All Vacant

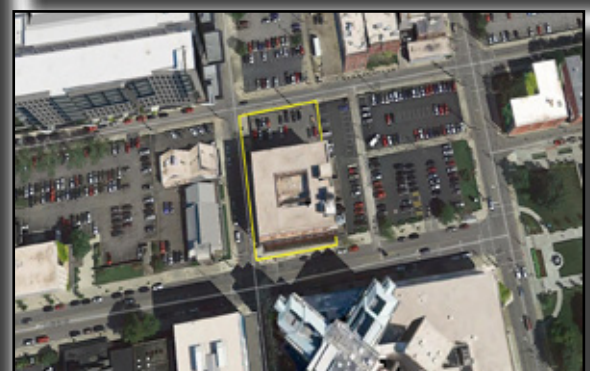
Year Built: 1925

Remodeled: 1980

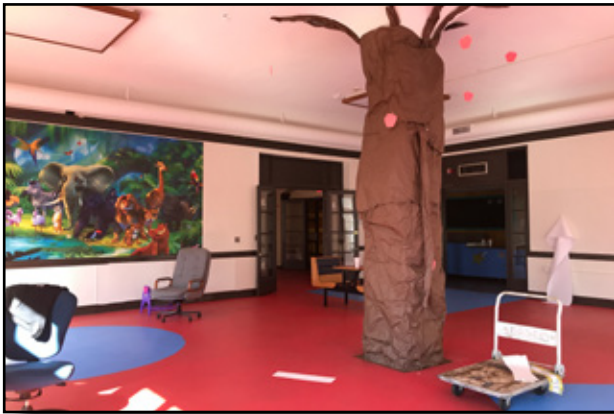
Zoning: DD - Downtown District

Interior Features

- 1st Floor - Offices
- 2nd Floor - Pool & bowling alley
- 3rd Floor - Basketball court
& racquetball courts
- 4th & 5th Floor - Residential Apartments
- ADA restrooms and chairlift



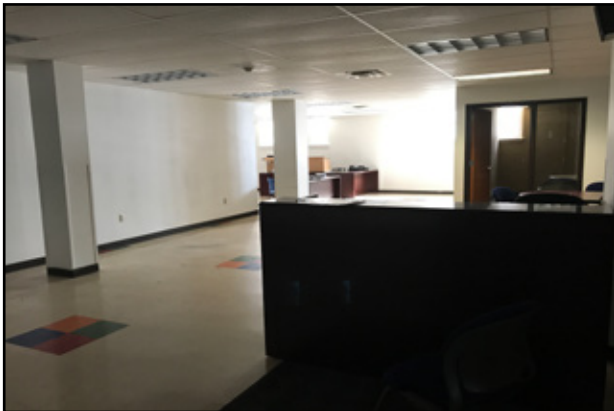
Photos



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Photos



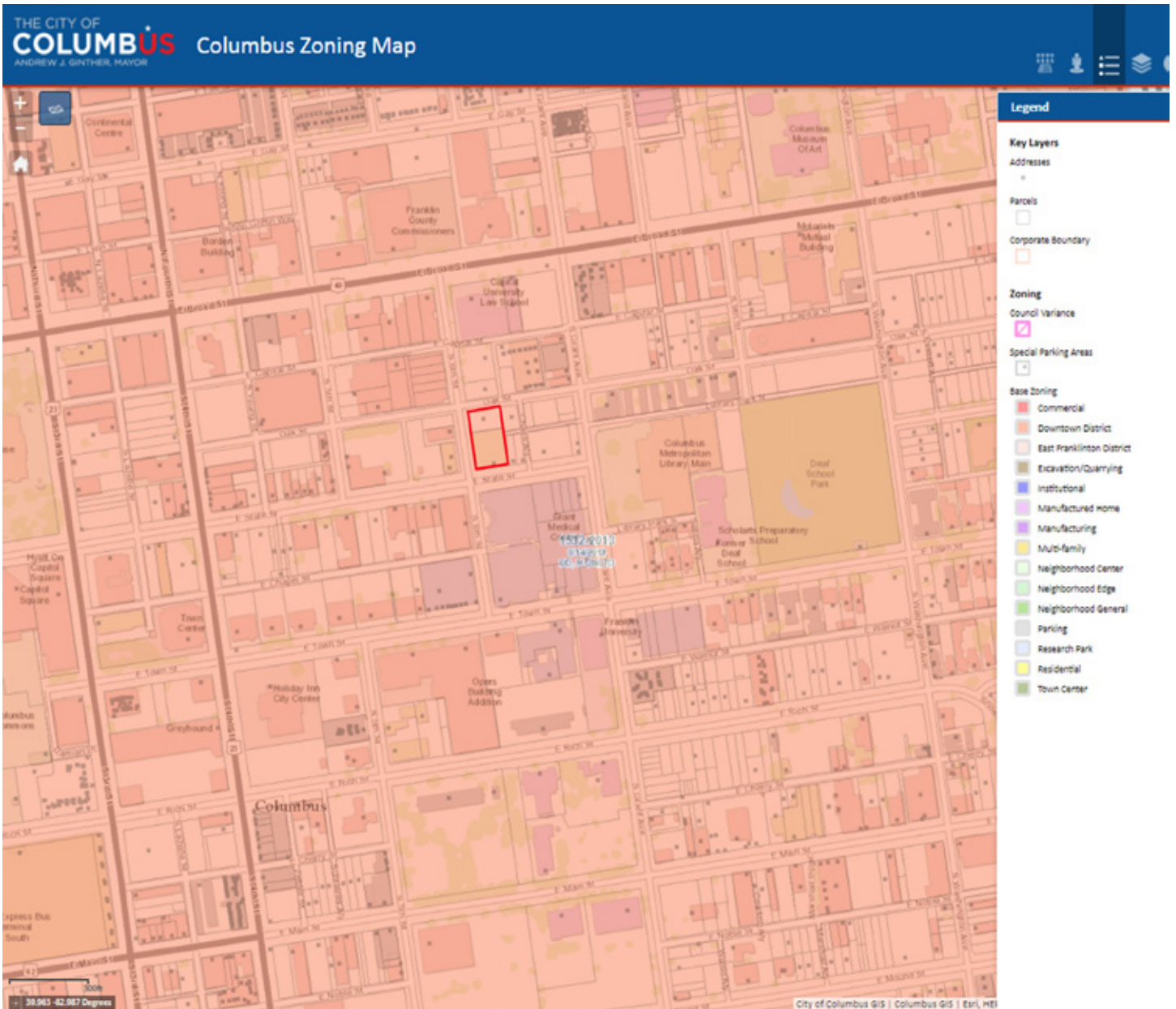
Photos



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Columbus Zoning Map



— parcel boundary line

[Click here to see zoning text](#)



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Property Location



Great Location!

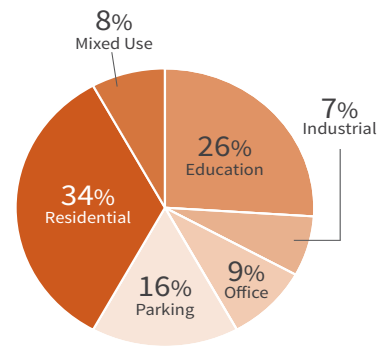
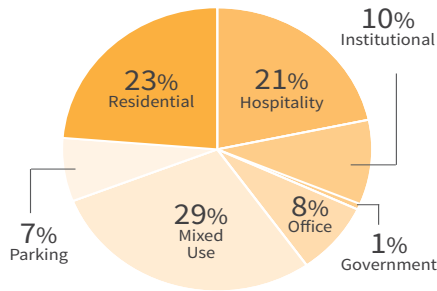
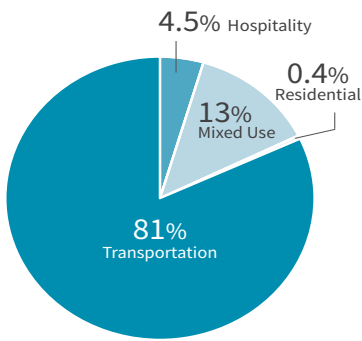
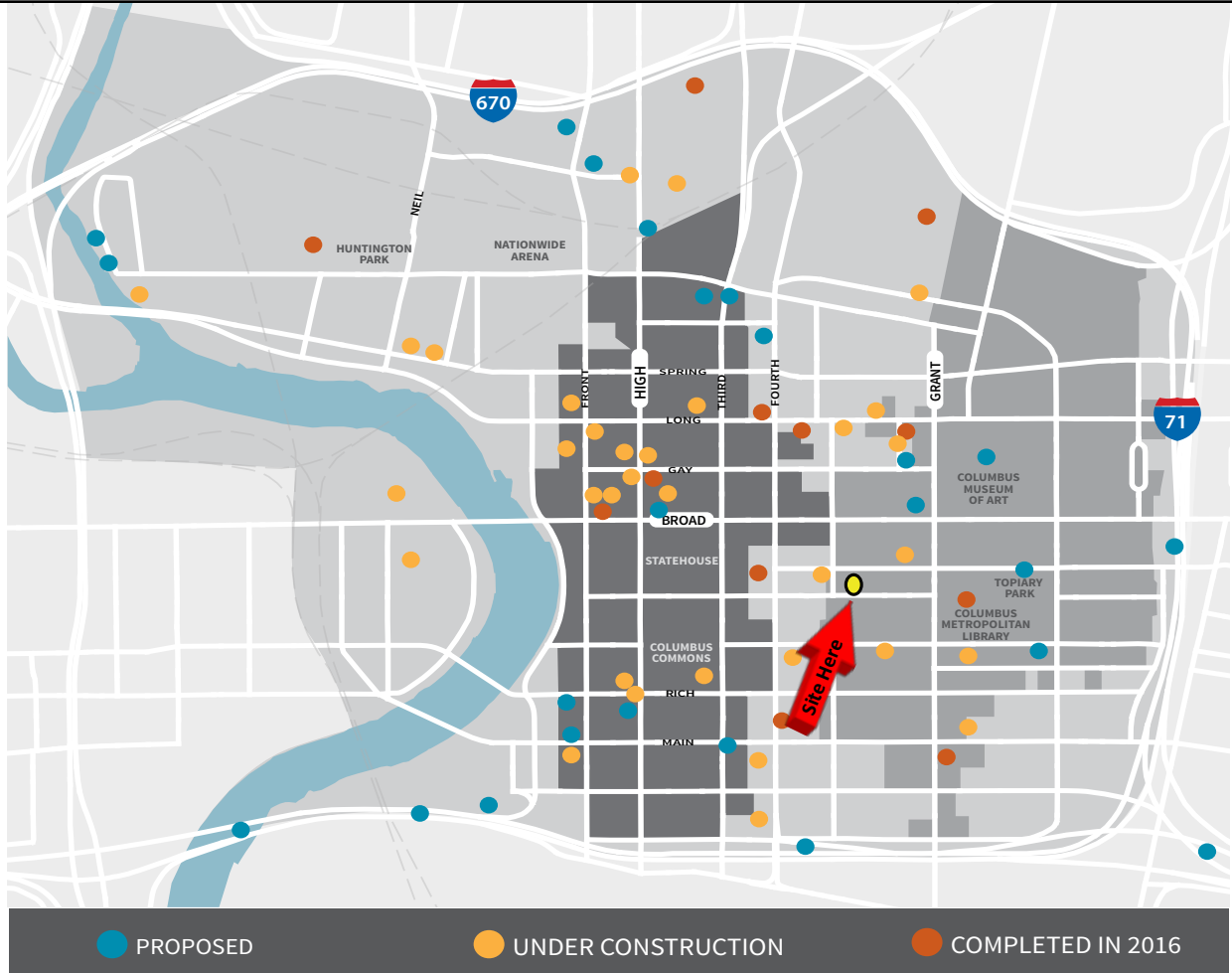
Heart of Downtown Columbus
15 minutes to Columbus Airport
20 minutes to Easton and Polaris



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Major Downtown Investments



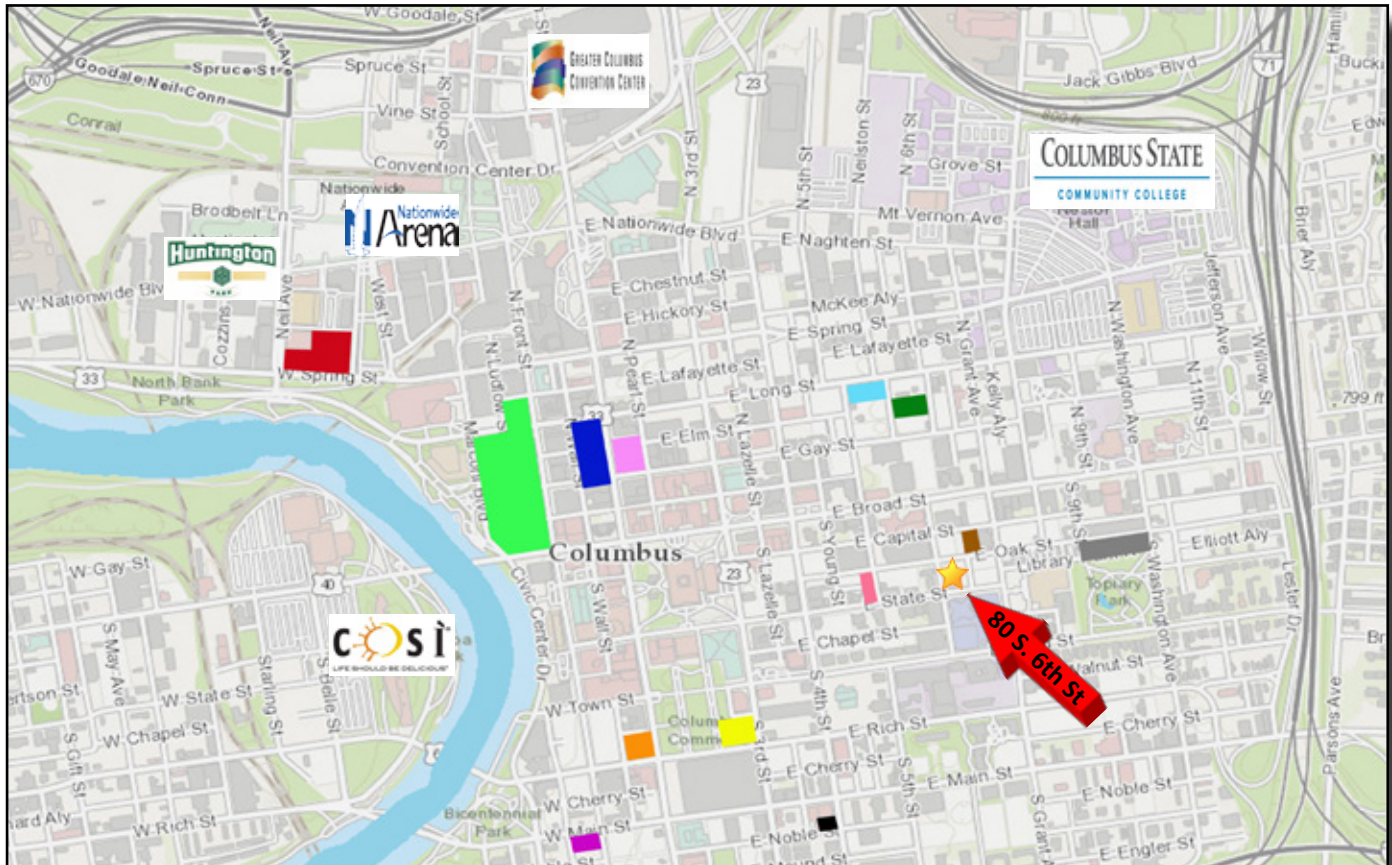
[Click here to see full report "STATE OF DOWNTOWN COLUMBUS YEAR END 2016"](#)















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Surrounding Development



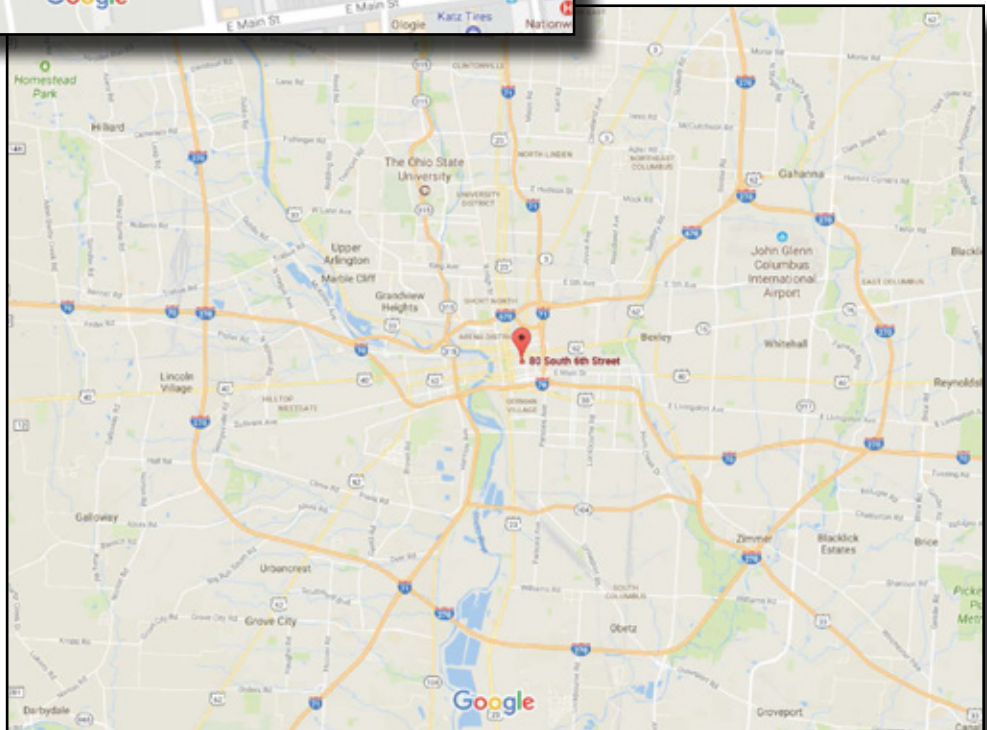
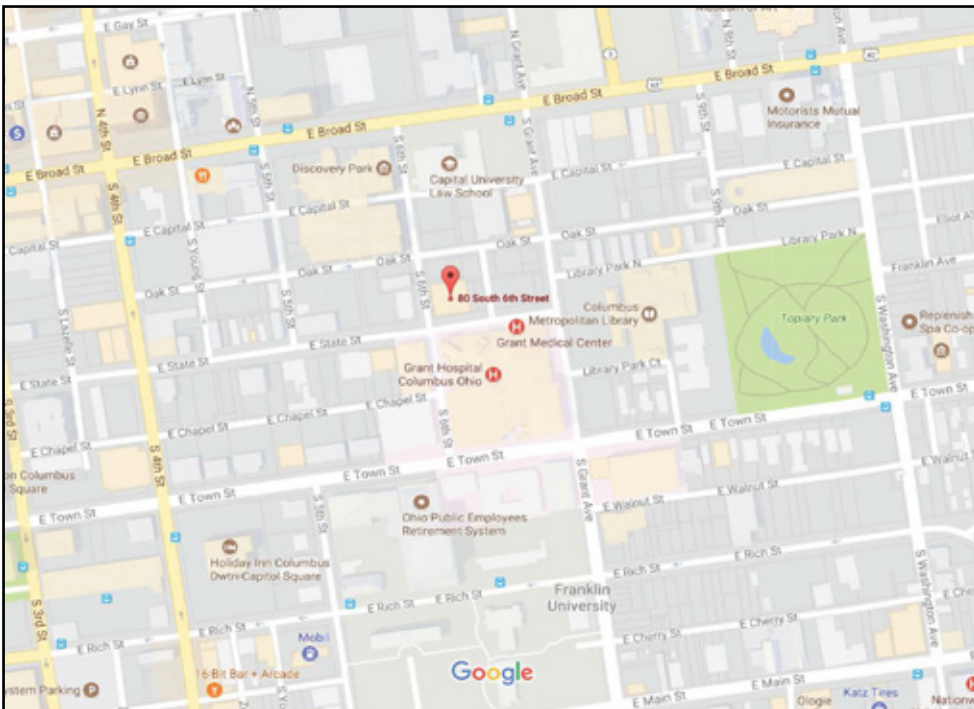
- | | | | |
|---|--|---|--|
|  | Motorists Mutual Insurance - 9th St & Oak St
Residential/Retail |  | Sixth Street Mews - Sixth St & Gay St
Residential |
|  | 65-67 S. Fifth St - Fifth St & Oak St
Residential |  | The Stonehenge Company - 330 Oak St
Residential |
|  | Two25 Commons - 225 S. 3rd St.
Residential/Office/Retail |  | 51/85-111 N. High St. - High St & Gay St
Residential/Retail |
|  | Parks Edge Condominiums - Neil Ave & Spring St
Residential |  | LC River South - 205 S. High St.
Residential |
|  | Michael B. Coleman Governmental Center - N. Front St
Office/Garage |  | Borror Properties - Front St & Main St
Residential |
|  | White-Haines/Madison's - High St & Gay St
Residential/Office/Retail |  | Mercantile Building - Fourth St & Noble St
Residential |
|  | The Neilston - Fifth Ave & Long St
Residential | | |



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Street Maps



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Aerial & Plat Maps




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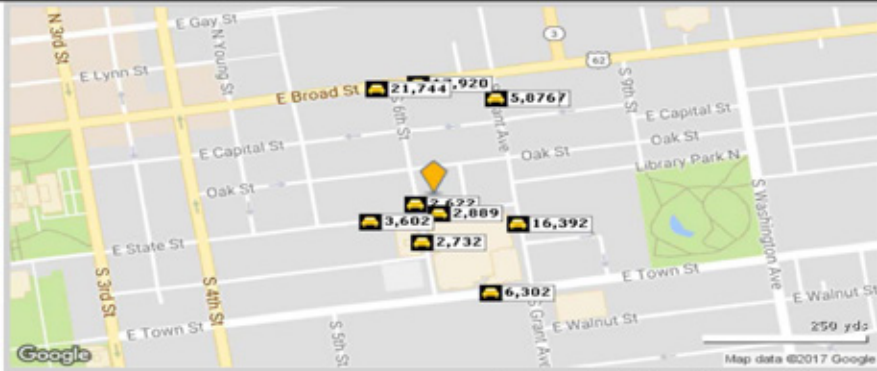

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Demographics & Traffic

Demographic Summary Report

80 S 6th St, Columbus, OH 43215			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	13,076	135,029	348,998
2017 Estimate	12,191	128,112	330,391
2010 Census	10,676	122,843	314,408
Growth 2017 - 2022	7.26%	5.40%	5.63%
Growth 2010 - 2017	14.19%	4.29%	5.08%
2017 Population by Hispanic Origin	363	4,628	13,665
2017 Population	12,191	128,112	330,391
White	7,786 63.87%	72,515 56.60%	200,251 60.61%
Black	3,586 29.42%	46,716 36.46%	106,273 32.17%
Am. Indian & Alaskan	45 0.37%	520 0.41%	1,327 0.40%
Asian	391 3.21%	4,201 3.28%	11,848 3.59%
Hawaiian & Pacific Island	0 0.00%	137 0.11%	208 0.06%
Other	384 3.15%	4,022 3.14%	10,485 3.17%
U.S. Armed Forces	3	44	117
Households			
2022 Projection	7,878	56,720	144,387
2017 Estimate	7,316	53,671	136,503
2010 Census	6,245	51,565	130,478
Growth 2017 - 2022	7.68%	5.68%	5.78%
Growth 2010 - 2017	17.15%	4.08%	4.62%
Owner Occupied	1,957 26.75%	16,908 31.50%	57,148 41.87%
Renter Occupied	5,360 73.26%	36,763 68.50%	79,355 58.13%
2017 Households by HH Income	7,317	53,672	136,503
Income: <\$25,000	2,439 33.33%	20,808 38.77%	47,612 34.88%
Income: \$25,000 - \$50,000	1,285 17.56%	12,350 23.01%	34,428 25.22%
Income: \$50,000 - \$75,000	954 13.04%	8,089 15.07%	21,618 15.84%
Income: \$75,000 - \$100,000	666 9.10%	4,216 7.86%	11,693 8.57%
Income: \$100,000 - \$125,000	547 7.48%	2,665 4.97%	7,990 5.85%
Income: \$125,000 - \$150,000	251 3.43%	1,395 2.60%	3,793 2.78%
Income: \$150,000 - \$200,000	397 5.43%	1,746 3.25%	3,709 2.72%
Income: \$200,000+	778 10.63%	2,401 4.47%	5,660 4.15%
2017 Avg Household Income	\$81,762	\$67,911	\$50,015
2017 Med Household Income	\$48,612	\$35,534	\$30,181

Traffic Count Report

80 S 6th St, Columbus, OH 43215							
							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 S 6th St	E State St	0.01 S	2010	2,622	Converte	.02	
2 E State St	S 6th St	0.02 W	2010	2,889	Converte	.02	
3 S 6th St	E Chapel St	0.02 S	2010	2,732	Converte	.05	
4 E State St	S 6th St	0.04 E	2010	3,602	Converte	.06	
5 S Grant Ave	E State St	0.02 N	2014	16,392	AADT	.08	
6 E Town St	S Grant Ave	0.03 E	2016	6,302	MPSI	.12	
7 S Grant Ave	E Capital St	0.02 S	2015	13,667	MPSI	.12	
8 S Grant Ave	Grant Ave	0.02 S	2016	5,876	MPSI	.12	
9 E Broad St	S 6th St	0.02 W	2016	17,920	MPSI	.13	
10 E Broad St	S 6th St	0.01 E	2010	21,744	Converte	.13	



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City Highlights

Welcome to Columbus

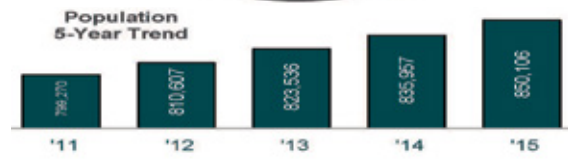
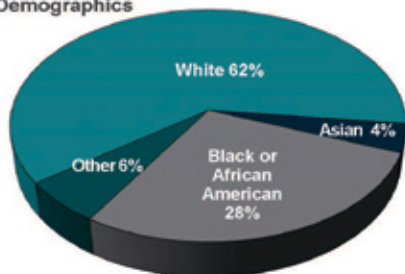
Columbus was founded in 1812 and has been the capital of the State of Ohio for 200 years. As the 15th largest populated city in the United States, covering 228 square miles, the city is recognized nationwide for its historic neighborhoods, booming downtown arts and sporting district, open attitude, and notably affordable quality of life. The city's economy is very diverse and the community prides itself on being at the forefront of education reform, fiscal responsibility, and public safety. Economic investments in the future of Columbus have created jobs and spurred major initiatives focused on improving neighborhoods, community health, and the environment.



Demographic

The population of Columbus is diverse, young, and has a growth rate double the national average. The city's population is well educated, with over 33 percent having earned a bachelor or advanced degree compared to the national average of 29 percent. City Observatory ranked Columbus 11th nationwide for increase in college educated young adults by percentage of population.

Racial Demographics



Columbus Housing

The City of Columbus' housing market is booming with trendy and desirable neighborhoods, affordable housing options, and a thriving local economy. In Nationwide's Health of Housing Markets 2016 Q2 report, the Columbus housing market was ranked 35th nationwide. Columbus is known for its vibrant, unique neighborhoods. Throughout the city, there are a variety of living options with many neighborhoods consisting of smaller communities within its borders. Residents are able to live in areas that range from historically preserved German Village, to the popular Short North, or newly developed downtown condominiums.

Columbus Employment

Columbus serves as headquarters to major national and multinational corporations, including Nationwide Mutual Insurance, L Brands, Huntington Bancshares, American Electric Power (AEP), and Big Lots. In recent years, the healthcare industry has emerged as a growth sector, with the city boasting four nationally recognized health system employers; each employ thousands of healthcare workers and contribute billions of dollars to the local economy.

Employer Name	Central Ohio Employees
The Ohio State University	30,963
State of Ohio	23,859
OhioHealth Corp	19,936
JPMorgan Chase & Co.	19,200
Nationwide Mutual Insurance Co.	12,200
Kroger Co.	10,242
Mount Carmel Health System	8,818
Nationwide Children's Hospital	8,508
City of Columbus	8,254
Honda North America, Inc.	7,800
Franklin County	6,959
Columbus City Schools	6,488
L Brands, Inc.	6,090
Huntington Bancshares, Inc.	4,661
Cardinal health, Inc.	4,635

Source: Columbus 2015, OSU 2015 Statistical Summary

Downtown Development

Downtown remains essential to the overall economic health of the city. With only 1 percent of the city's land area, downtown employers house over 17 percent of all jobs in Columbus. As a business location, the city is booming with office vacancy rates near historic lows. A critical part of the city's efforts to ensure downtown remains the premier employment center in the region is to invest in and grow the residential population. Investments in public amenities are also critical to the long-term health of downtown.

COLUMBUS COMMUNITY PROFILE



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City Highlights

FRANKLIN COUNTY

DEMOGRAPHICS

 1,264,597
RESIDENTS

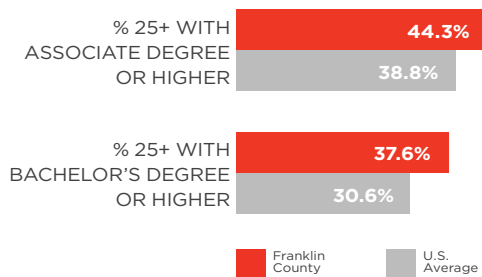
 33.8
MEDIAN AGE

 480,946
HOUSEHOLDS

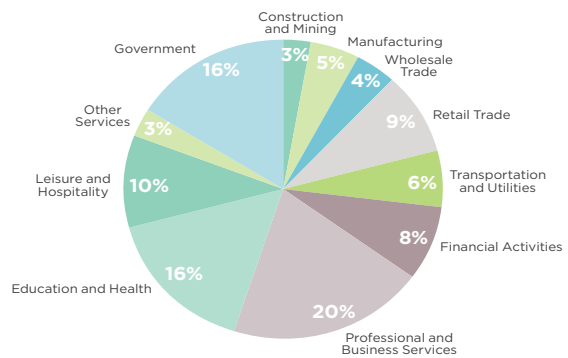
 \$52,341
MEDIAN HOUSEHOLD INCOME

WORKFORCE

4.1% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

City Highlights

REGIONAL OVERVIEW

THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties. This Region represents the coverage area of Columbus 2020's economic development activities.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). Wherever possible, the information and data in this document covers the 11-county region. However, some data is only available at the MSA level and is identified as such in the text, title or source.

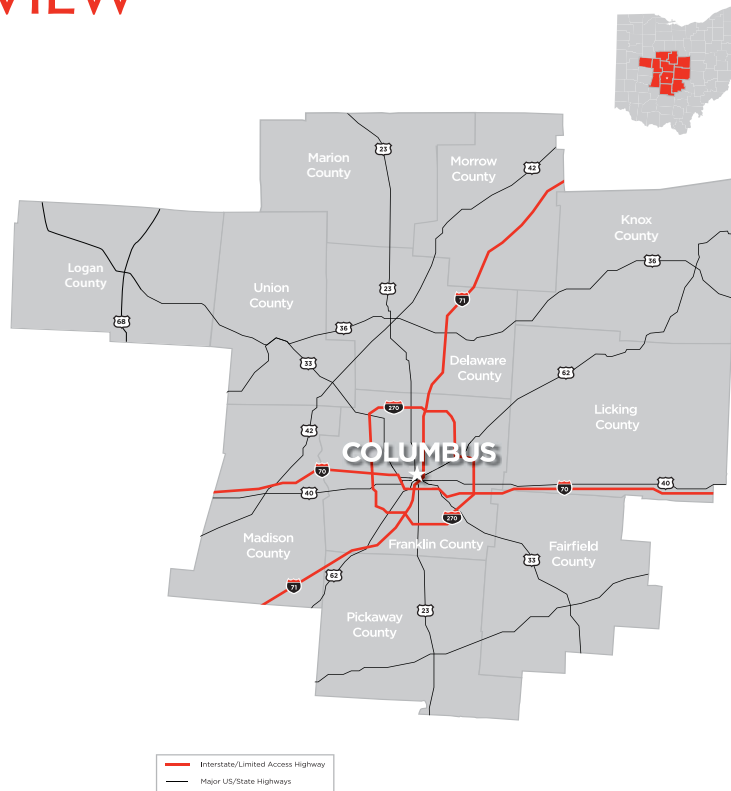
- **Eleven-county** region located in Central Ohio
- Population of **2 million** people
- Population growth rate of 1.3 percent annually
- Ten-county Columbus MSA, **2nd fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- **62** college and university campuses
- More than 140,000 college students
- Home to **15** Fortune 1000 headquarters

COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **15th largest city** in the U.S.

COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- Port Columbus International Airport: **31** destination airports with more than **140** daily flights
- Enhanced freight rail connections to East Coast ports in Norfolk, VA, Baltimore, MD, and Wilmington, NC
- Columbus is within 500 miles of 44 percent of the U.S. population, higher than other major distribution centers in the U.S. (Source: ESRI Business Analyst, 2013)



U.S. Population within 500 miles



City Highlights

COLUMBUS ECONOMIC MARKET
FORTUNE 1000 HEADQUARTERS

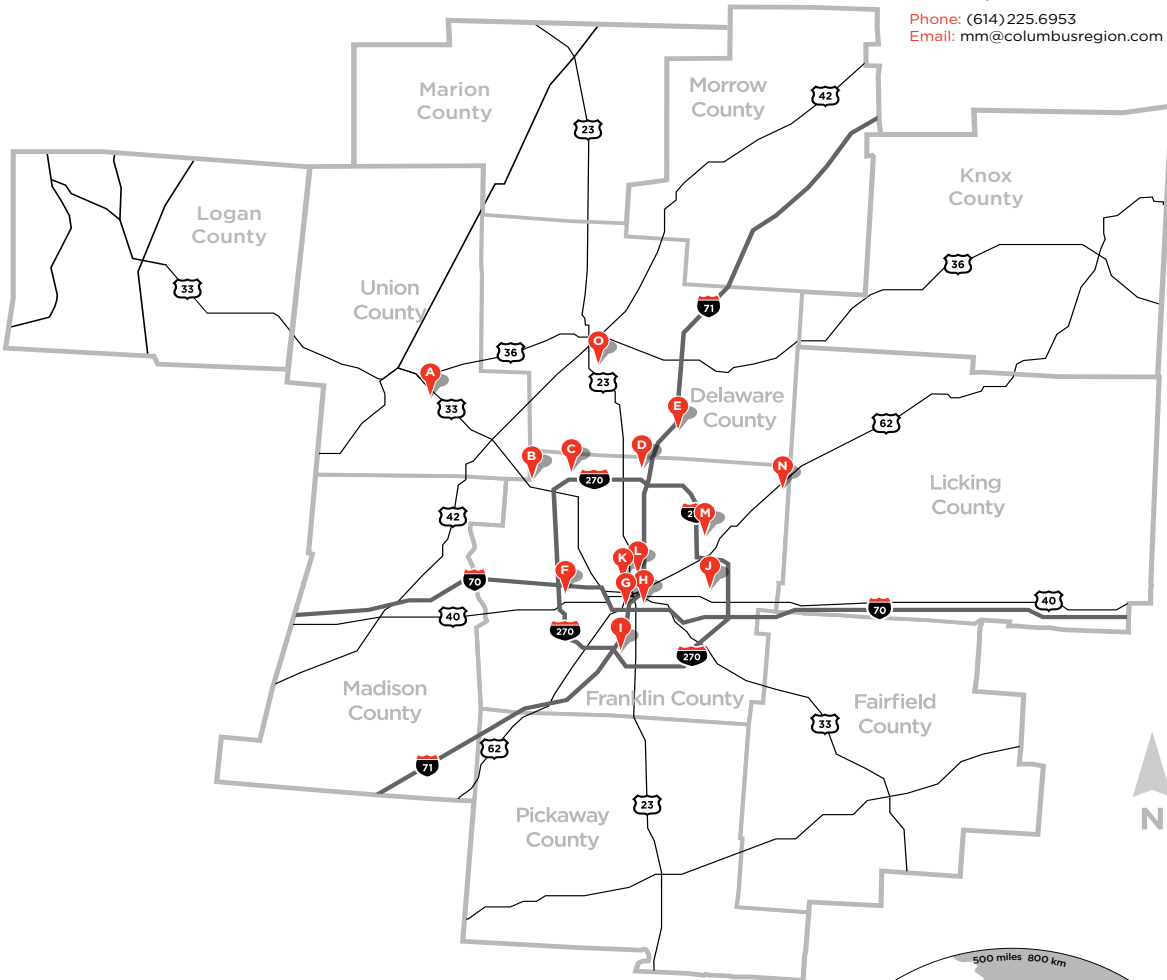
THE
COLUMBUS
 REGION

MATT McCOLLISTER

Vice President, Economic Development
 150 South Front ST, Suite 200
 Columbus, OH 43215

Phone: (614) 225.6953

Email: mm@columbusregion.com



- | | |
|--|-----------------------------|
| A - Scotts Miracle-Gro Co. | I - Bob Evans Farms |
| B - Pacer | J - Retail Ventures Inc. |
| C - Cardinal Health | K - American Electric Power |
| D - Worthington Industries | L - Nationwide |
| E - Mettler-Toledo International, Inc. | M - Limited Brands |
| F - Big Lots | N - Abercrombie & Fitch |
| G - Huntington Bancshares | O - Greif |
| H - Hexion Specialty Chemicals/Momentive Performance Materials | |



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Offering Memorandum

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 purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. 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 for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers 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 Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser 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. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase 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, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.



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