



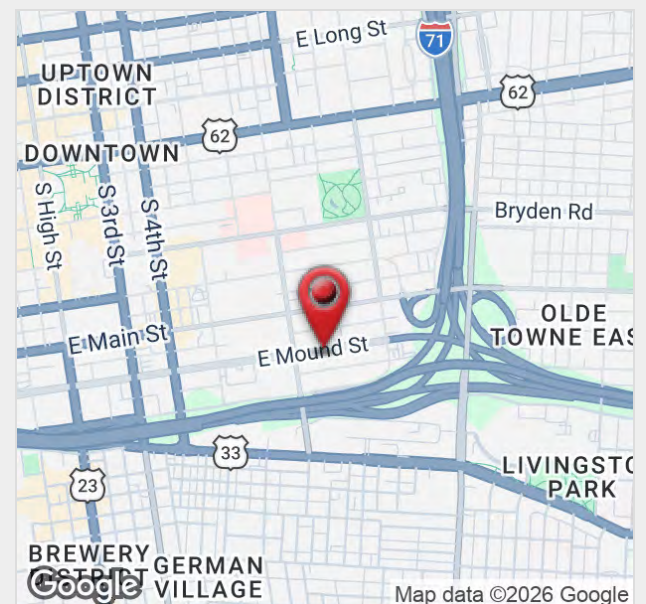
401 E Mound St

Columbus, Ohio 43215

Property Features

- Rare Downtown Warehouse Investment Opportunity
- 6,008 SF Retail Warehouse Building
- Double-Door in Back of Building
- Alley Access Connectivity
- Fenced Concrete Pad (Parking, Storage, or Patio Use)
- Located On E. Mound St. - Major Downtown Artery
- Minutes to I-70 & I-71
- Strong Infill Downtown Location with Ongoing Development
- Stable Cash Flow with Future Repositioning Potential
- Annual NOI of \$60,004
- Lease Expiration: April 22, 2027

Sale Price: \$965,000



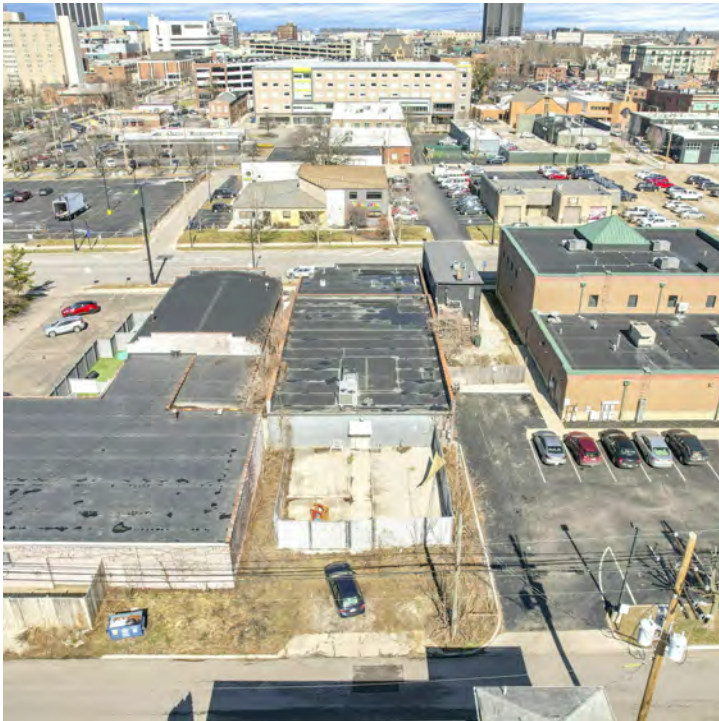
For more information:

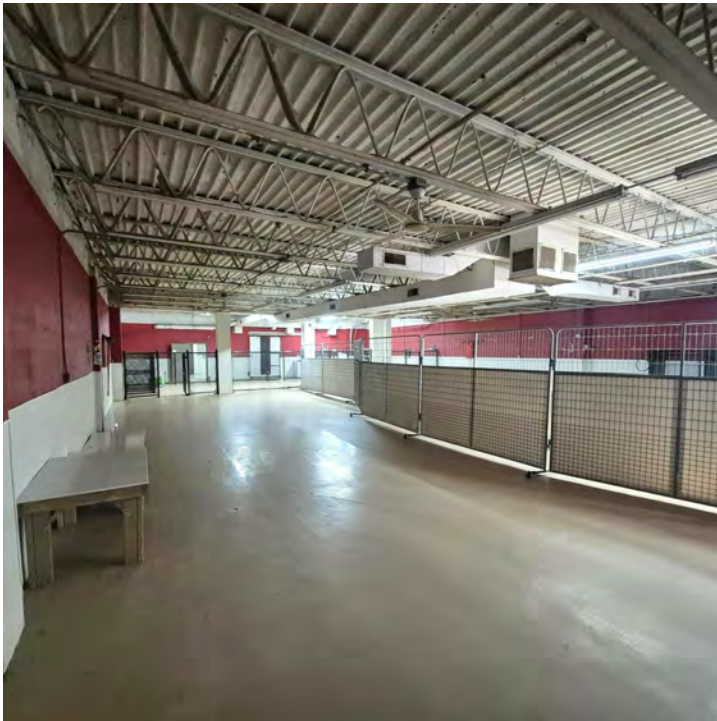
John Mally

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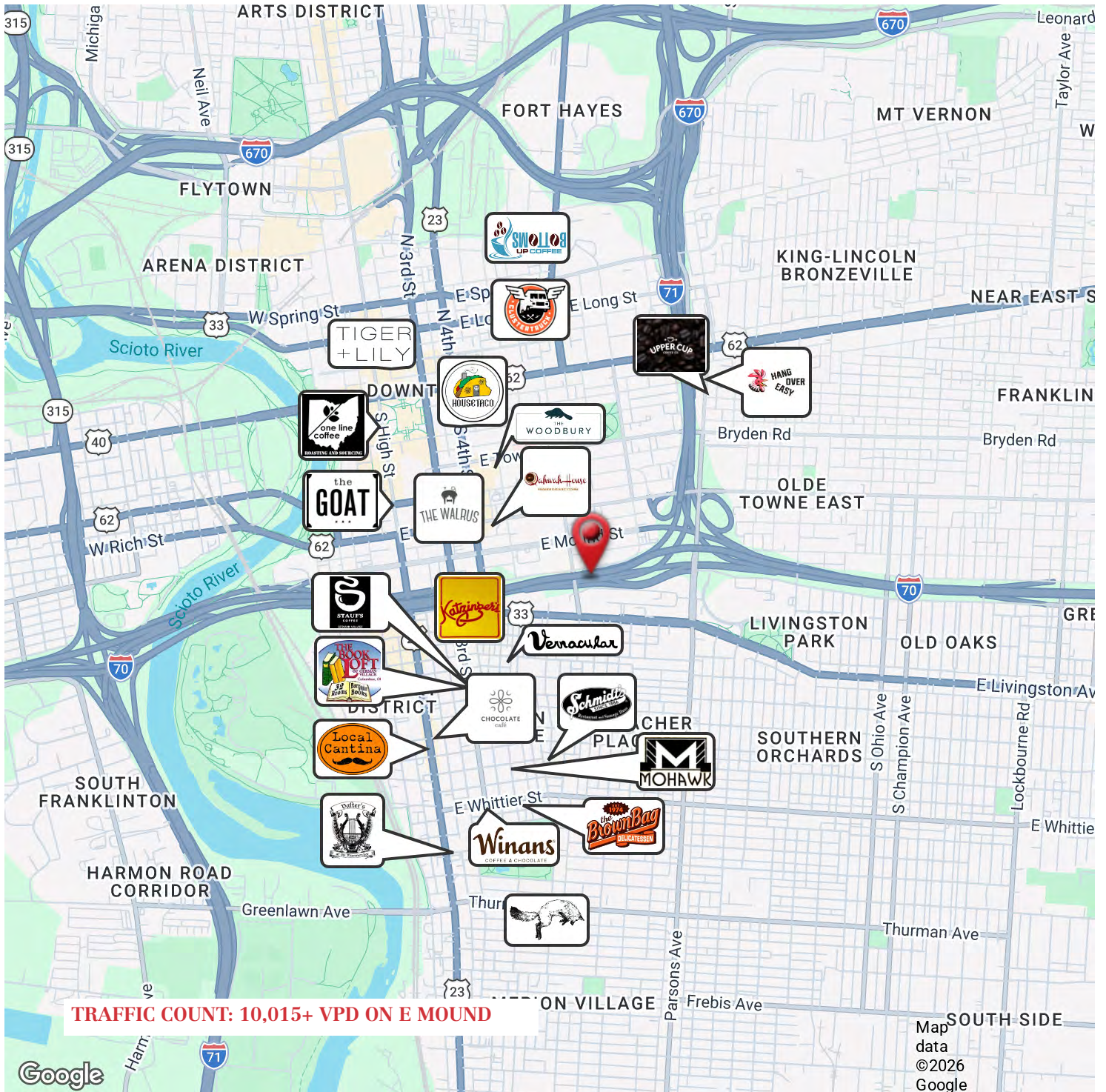
Gabriel Dent

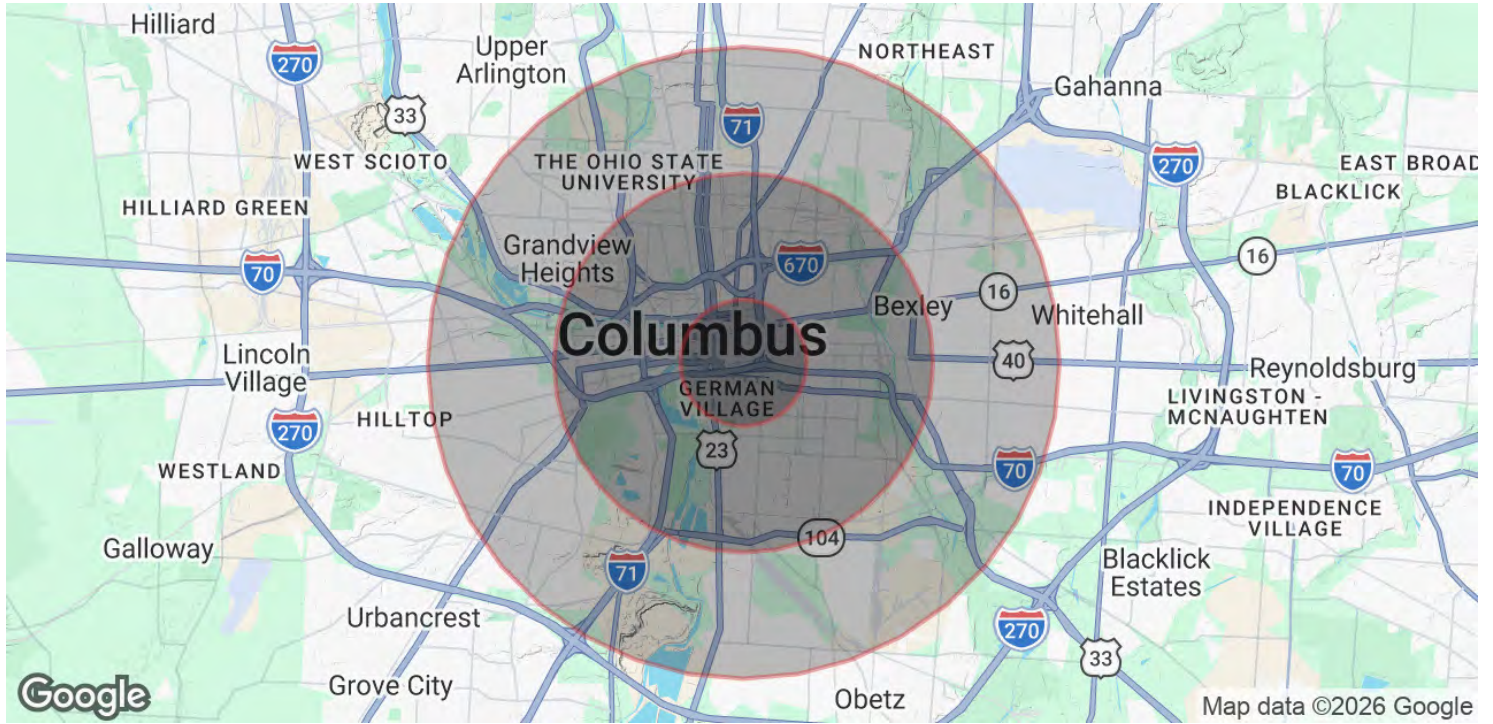
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,261	123,808	324,326
Average Age	34.5	33.4	33.9
Average Age (Male)	37.7	33.8	33.5
Average Age (Female)	33.5	33.5	34.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	10,794	59,926	138,649
# of Persons per HH	1.7	2.1	2.3
Average HH Income	\$109,320	\$94,013	\$85,936
Average House Value	\$515,246	\$357,639	\$281,272

2023 American Community Survey (ACS)