

**FOR SALE**



**\$249,000**

## **1338-1342 W Broad Street, Columbus, OH 43222**

### ***Commercial Building For Sale on W Broad***

- Owner User/Investment property For Sale in booming Franklinton
- Total of  $\pm$  5,465 Square Feet.
- New Roof, Unfinished Apartments above Retail.
- Total of  $\pm$  0.13 Acres,
- Can be combined with 1328 W Broad Street for a total Parcel Acreage of  $\pm$  0.387 Acres.
- Off-Street Parking in Rear



***Click Here For Video*** 

**JAMES MANGAS**

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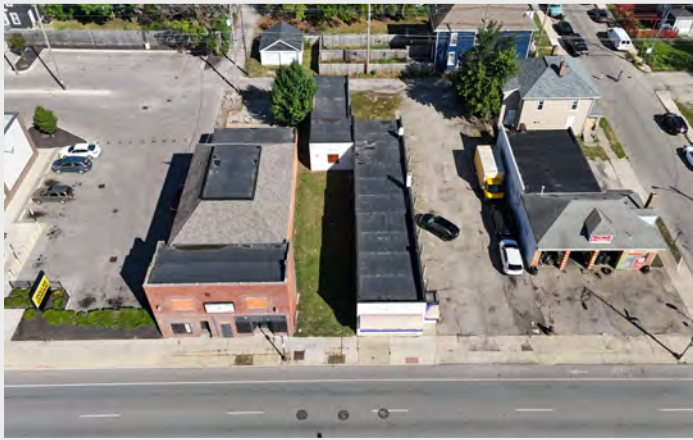
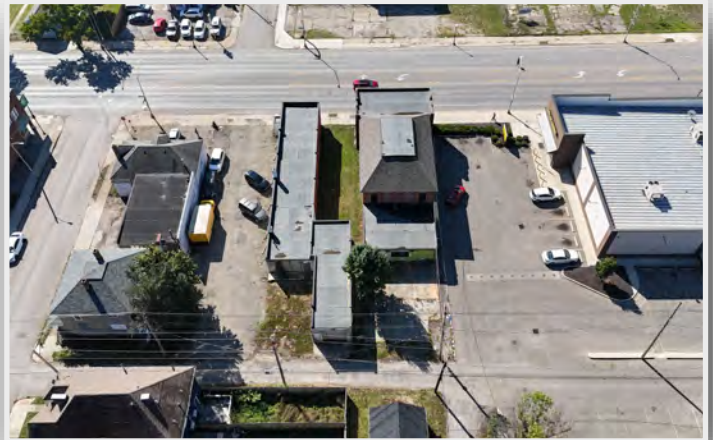
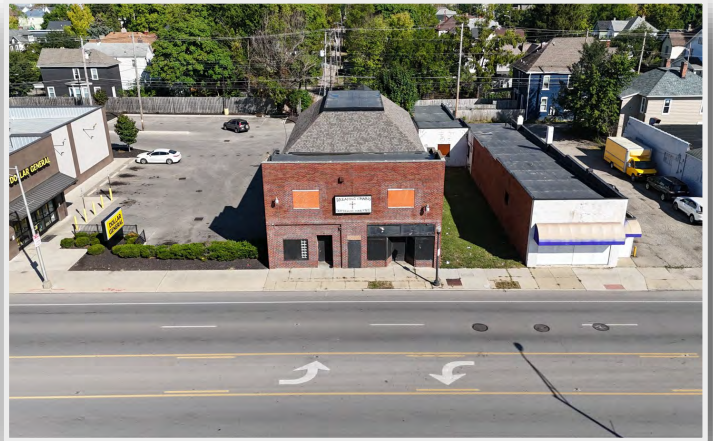
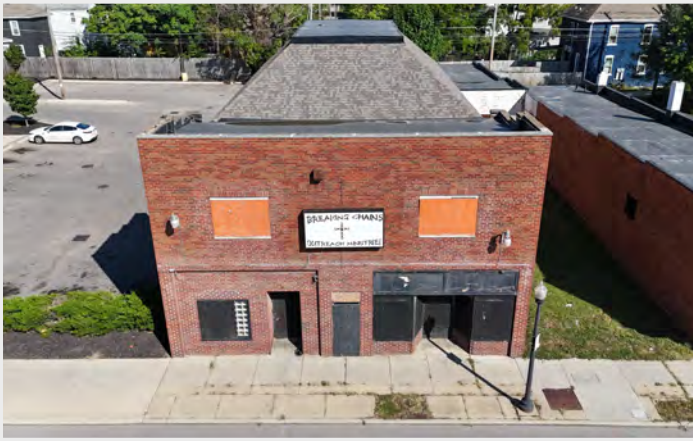
**BEST CORPORATE REAL ESTATE**

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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. \*Line Drawings are Approximate\*

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## Property Information

### LEGAL

Legal Property Description:	<b>Commercial Building For Sale</b>
Price:	<b>\$249,000</b>
Parcel Number:	<b>010-004637-00</b>
Occupancy:	<b>0%</b>

### LAND

Land Acreage:	<b>± 0.1307</b>
Current Zoning:	<b>Urban Center - UCT</b>
Jurisdiction:	<b>Columbus</b>

### STRUCTURAL

Building Square Footage:	<b>± 5,465 Square Feet</b>
Unit Square Footage:	<b>± 5,465 Square Feet</b>
Floors Above Ground:	<b>3</b>
Year Built:	<b>1964</b>

### ADDITIONAL INFO

Drive-in Doors:	<b>0</b>
Lot Specifics:	<b>Unit with Frontage Alongside W Broad</b>
Parcel Benefits:	<b>Dedicated Rear Parking Lot</b>
Fees and Associations:	<b>N/A</b>
Water/Sewer System:	<b>Columbus City</b>
Real Estate Taxes (2024):	<b>\$3,212.82</b>

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## Aerial View



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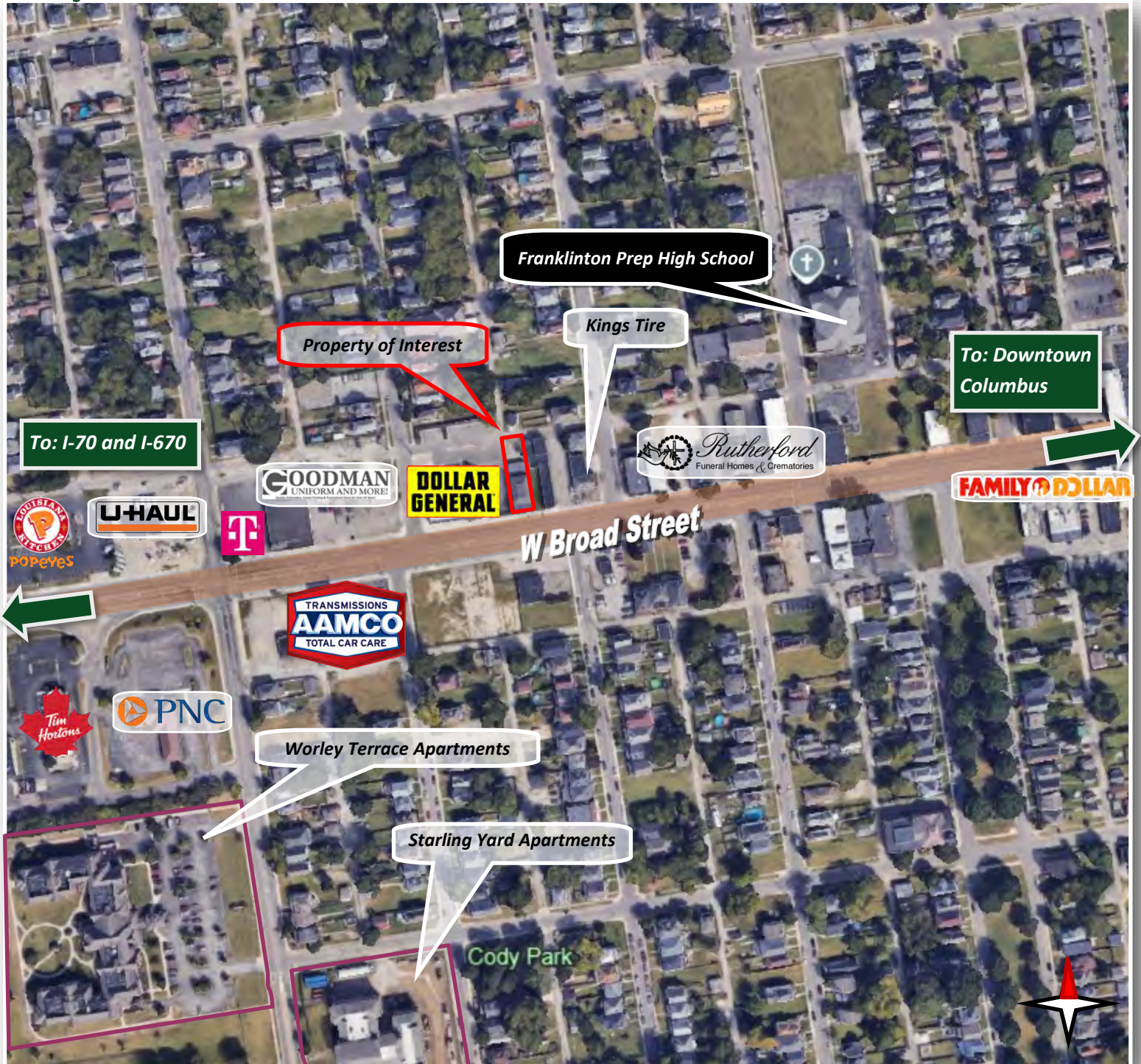


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## Nearby Amenities



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# TRAFFIC COUNTS AND AREA OVERVIEW

\*Line Drawings are Approximate



## 1338-1342 W Broad Street, Columbus, OH 43222

LESS THAN A MILE FROM  
INTERSTATE 70 EXIT

LESS THAN 5 MINUTE DRIVE TO  
DOWNTOWN COLUMBUS



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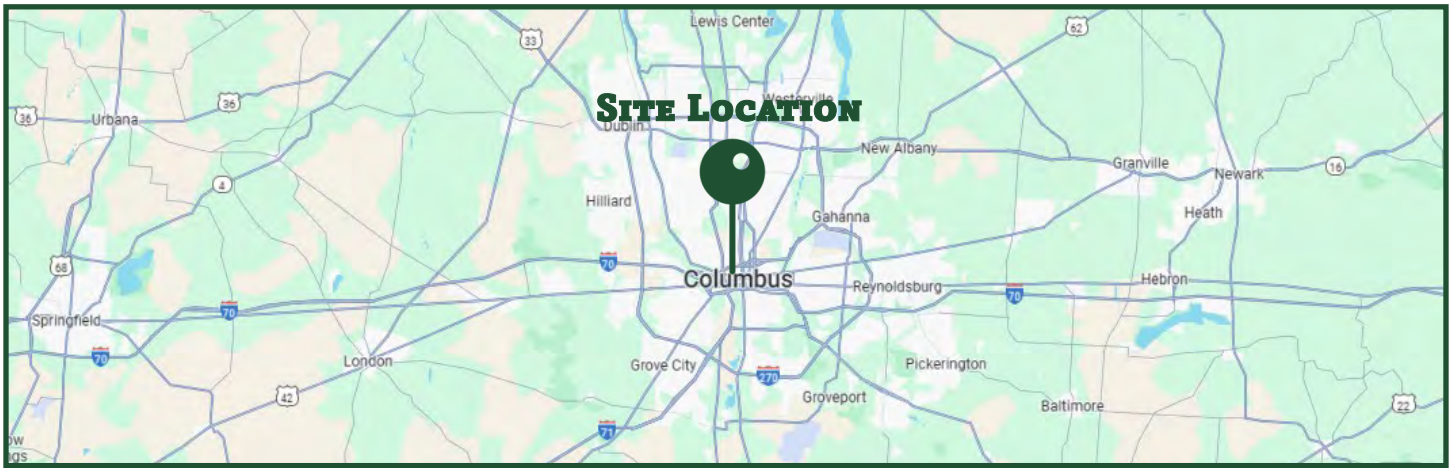


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## TRAFFIC OVERVIEW

Street	Avg Daily Volume
W Broad Street	18,787
Interstate-70	114,841
N Central Ave	6,089

## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		7,570	71,724	228,812
Households (2024)		4,790	43,422	104,078
Avg Household Income (2024)		\$31,470	\$48,530	\$45,002

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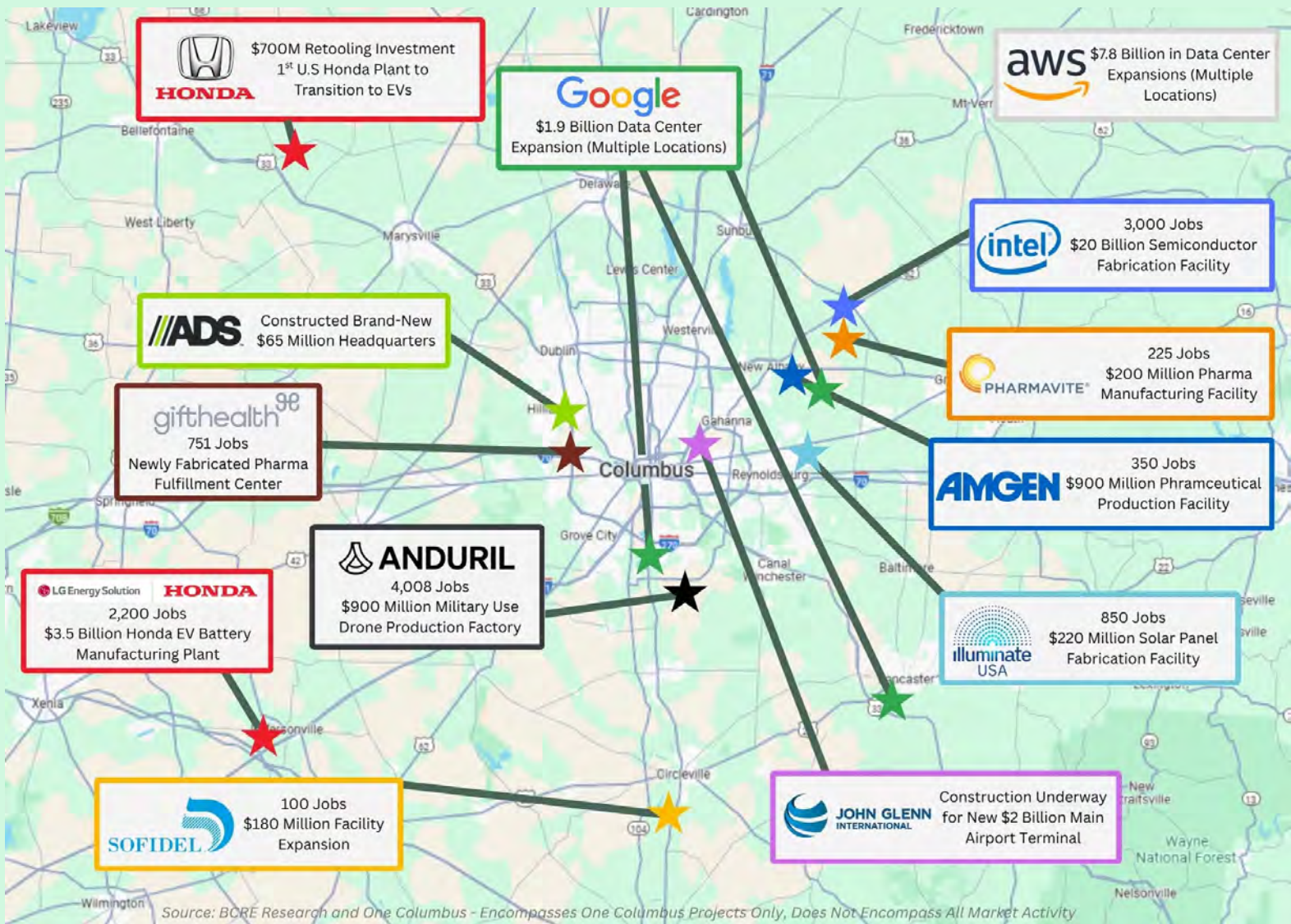
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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED  
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY  
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO  
THE AREA**

**\$34 BILLION IN NEW CAPITAL  
INVESTMENTS**

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