



30-40 E Columbus St & 762 S Pearl St

Columbus, Ohio 43206

Property Features

- Prime German Village Location
- Recently Renovated Office Space
- Historic Character with Modern Improvements
- Ideal for Professional Service Users
- Exposed Brick and Abundant Natural Light
- Private Off-Street Parking
- Walkable Location Near Dining, Retail & Amenities
- Convenient Access to I-70 and I-71
- Near Nationwide Children's Hospital & Franklin County Courthouse
- Three Buildings Totaling 5,819 SF

Sale Price: \$1,495,000



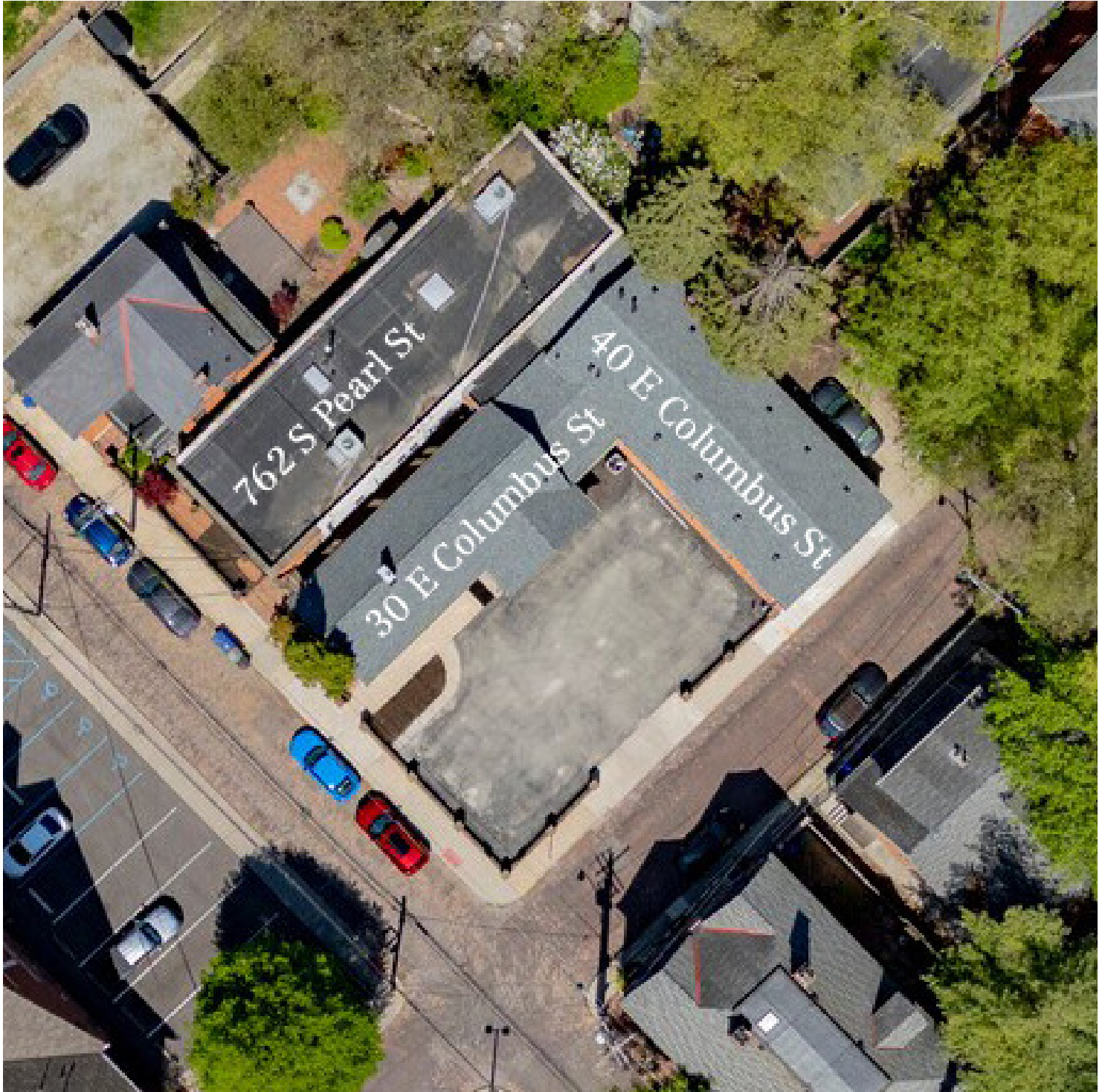
For more information:

Gabriel Dent

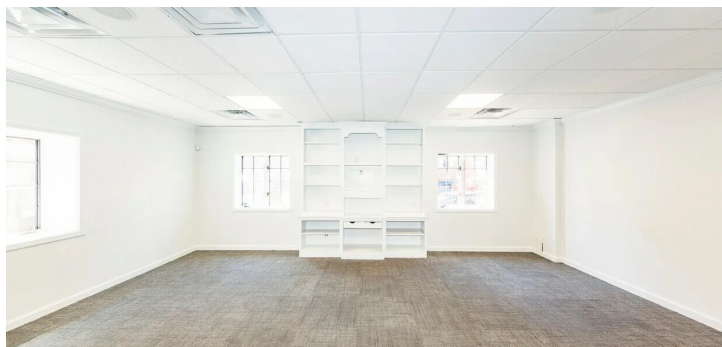
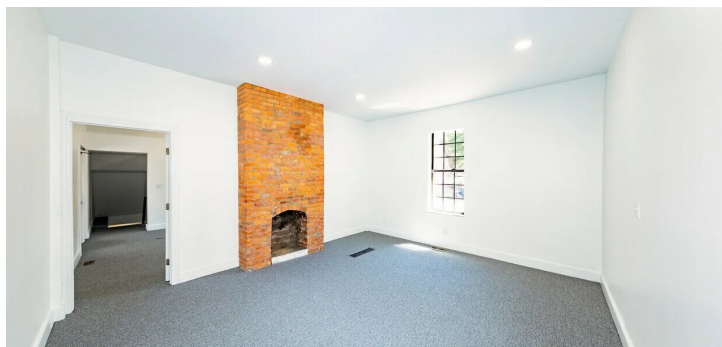
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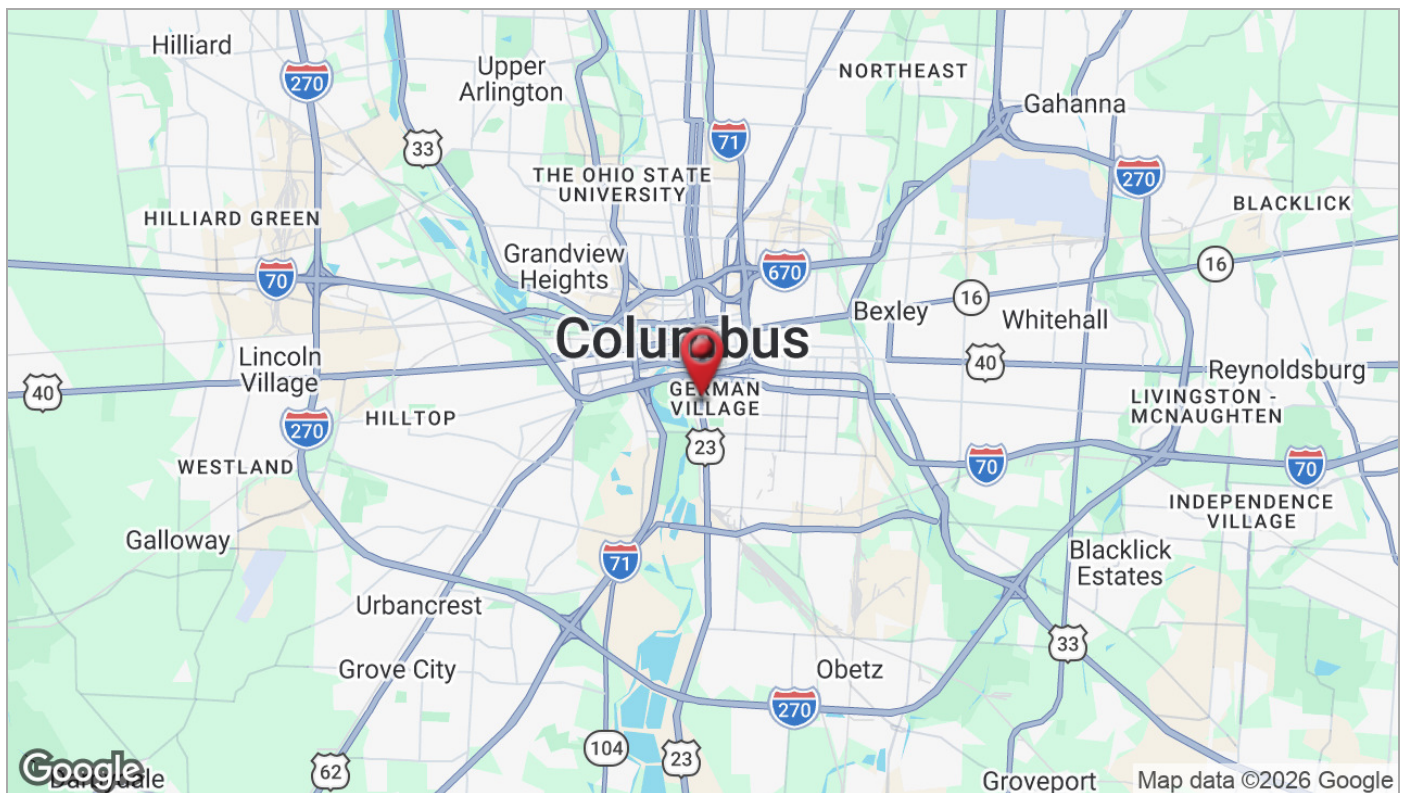
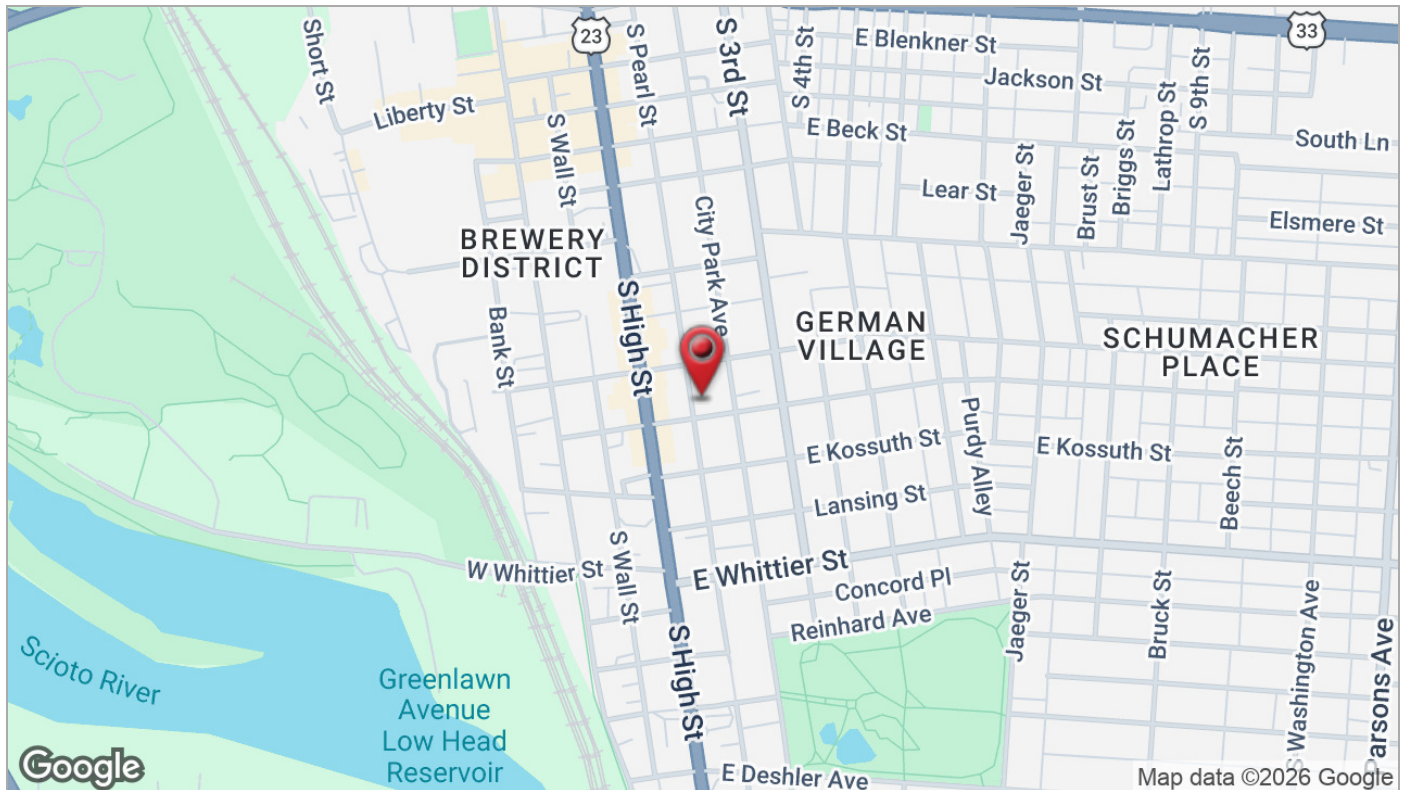
Peter Merkle

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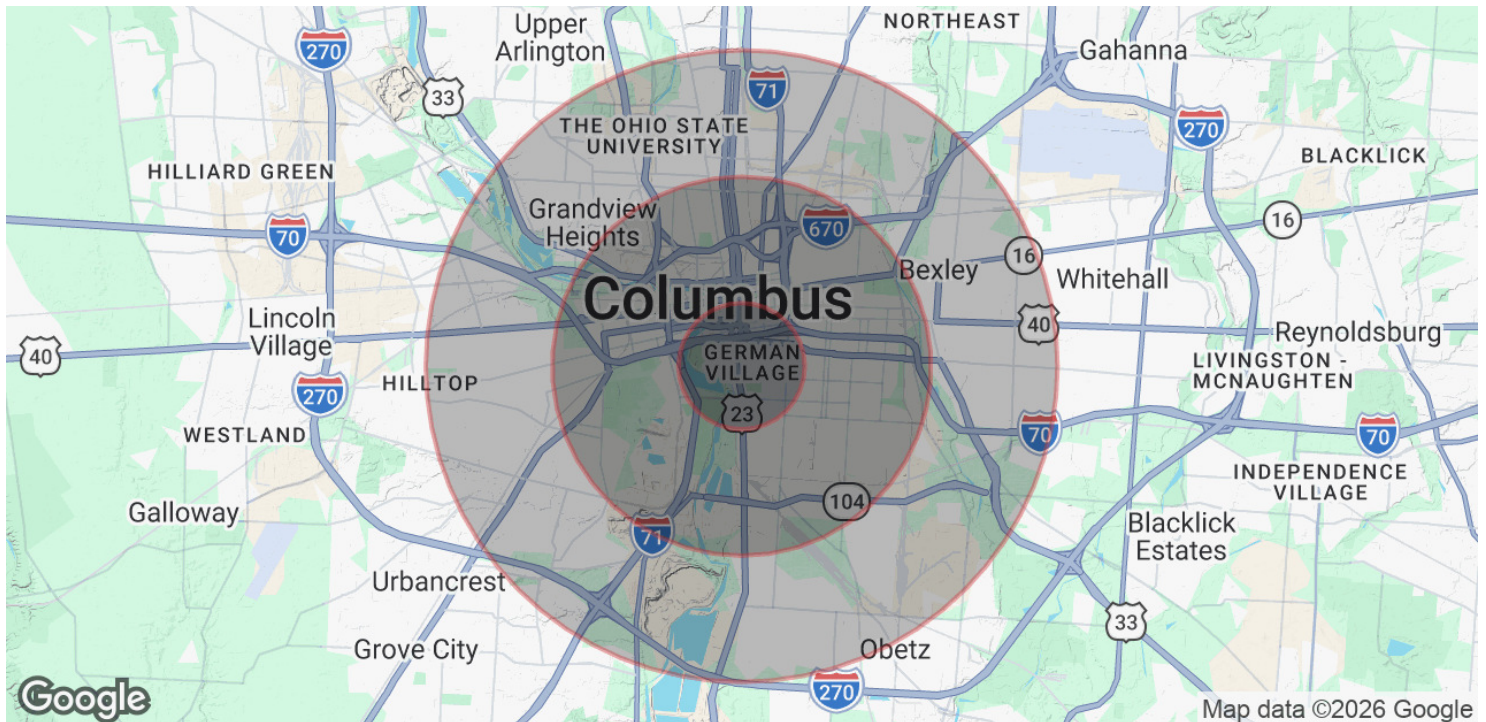












POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,881	108,685	313,984
Average Age	35.3	34.8	34.2
Average Age (Male)	37.9	35.1	33.7
Average Age (Female)	34.4	35.0	34.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	9,457	53,547	133,883
# of Persons per HH	1.7	2.0	2.3
Average HH Income	\$117,667	\$92,644	\$87,602
Average House Value	\$501,200	\$321,211	\$280,070

2023 American Community Survey (ACS)