

**FOR SALE OR LEASE**



**\$295,000 OR \$11.33/SF**

**1328 W Broad Street, Columbus, OH 43222**

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

- ± 2,981 SF retail/industrial space for sale or lease.
- New Roof, 3-Phase Power, 10' Ft Overhead Door.
- ± 0.2561 Acres total.
- Can be combined with 1338 W Broad Street for a total of ± 0.387 Acres.
- Located in booming Franklinton
- 13+ Parking Spaces



***Click Here For Video*** ▶

**JAMES MANGAS**

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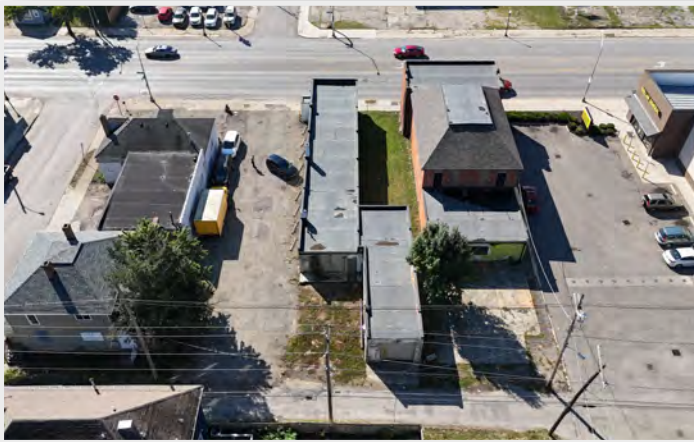
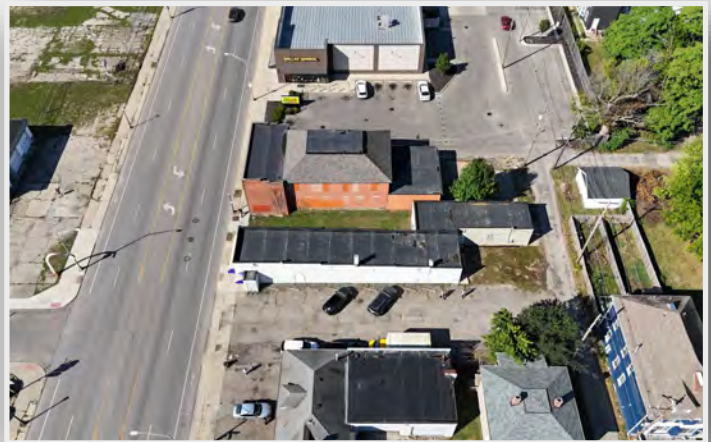
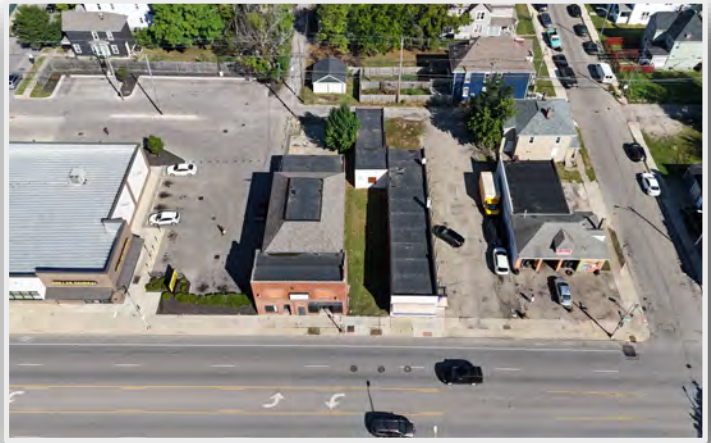
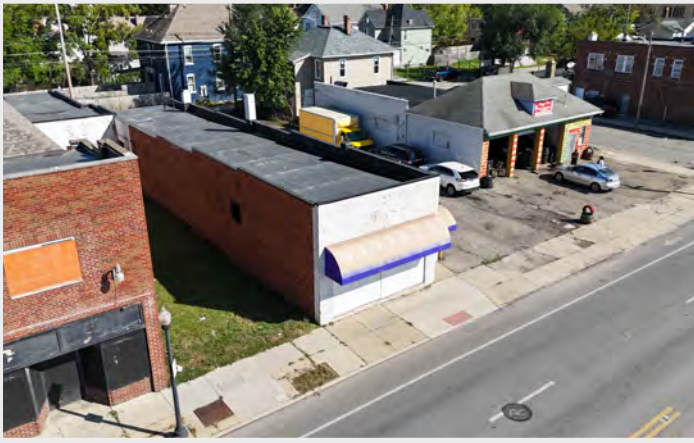


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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. \*Line Drawings are Approximate\*

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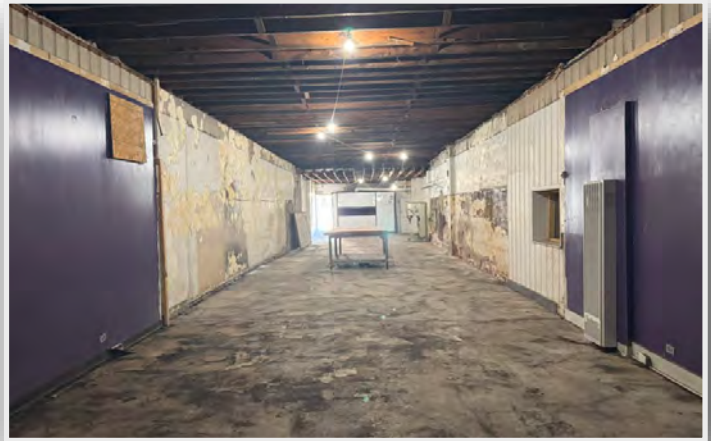
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## Property Information

### LEGAL

Legal Property Description:	<b>Commercial Building for Sale and Lease</b>
Price:	<b>\$295,000 or \$11.33/SF</b>
Parcel Number:	<b>010-051512</b>
Occupancy:	<b>0%</b>

### LAND

Land Acreage:	<b>± 0.02561</b>
Current Zoning:	<b>Urban Center - UCT</b>
Jurisdiction:	<b>Columbus</b>

### STRUCTURAL

Building Square Footage:	<b>± 2,981 Square Feet</b>
Unit Square Footage:	<b>± 2,981 Square Feet</b>
Floors Above Ground:	<b>1</b>
Year Built:	<b>1961</b>

### ADDITIONAL INFO

Drive-in Doors:	<b>1</b>
Lot Specifics:	<b>Unit with Frontage Alongside W Broad</b>
Parcel Benefits:	<b>Dedicated Side Parking Lot</b>
Fees and Associations:	<b>N/A</b>
Water/Sewer System:	<b>Columbus City</b>
Real Estate Taxes (2024):	<b>\$3,541.14</b>

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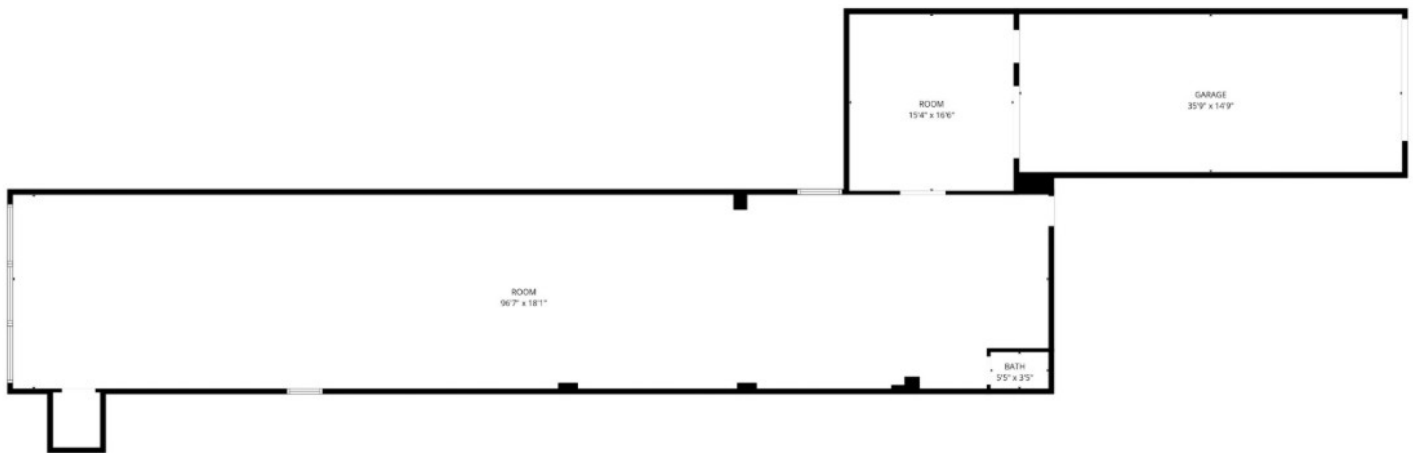


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## Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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## Aerial View



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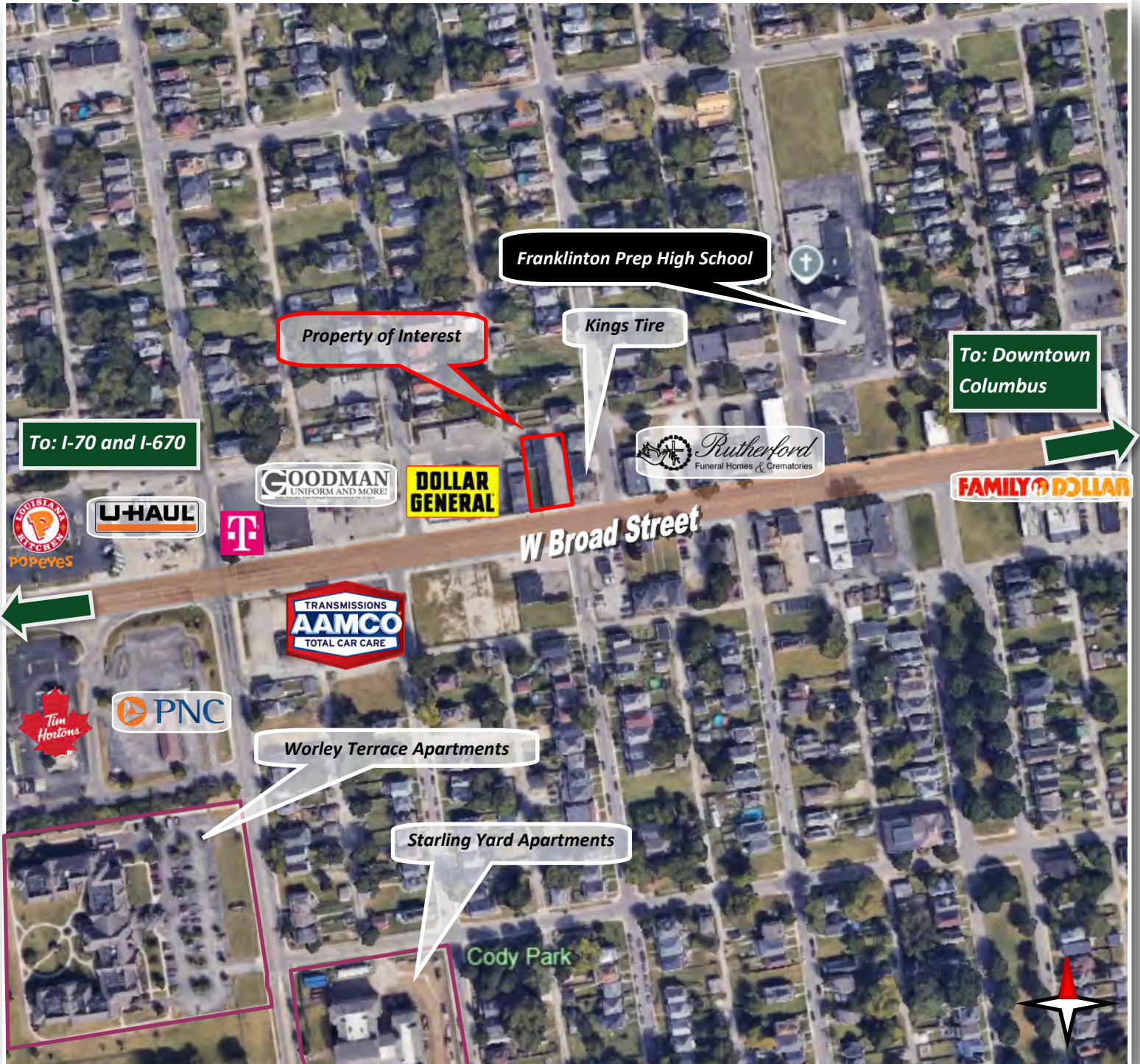


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## Nearby Amenities



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# TRAFFIC COUNTS AND AREA OVERVIEW

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## 1328 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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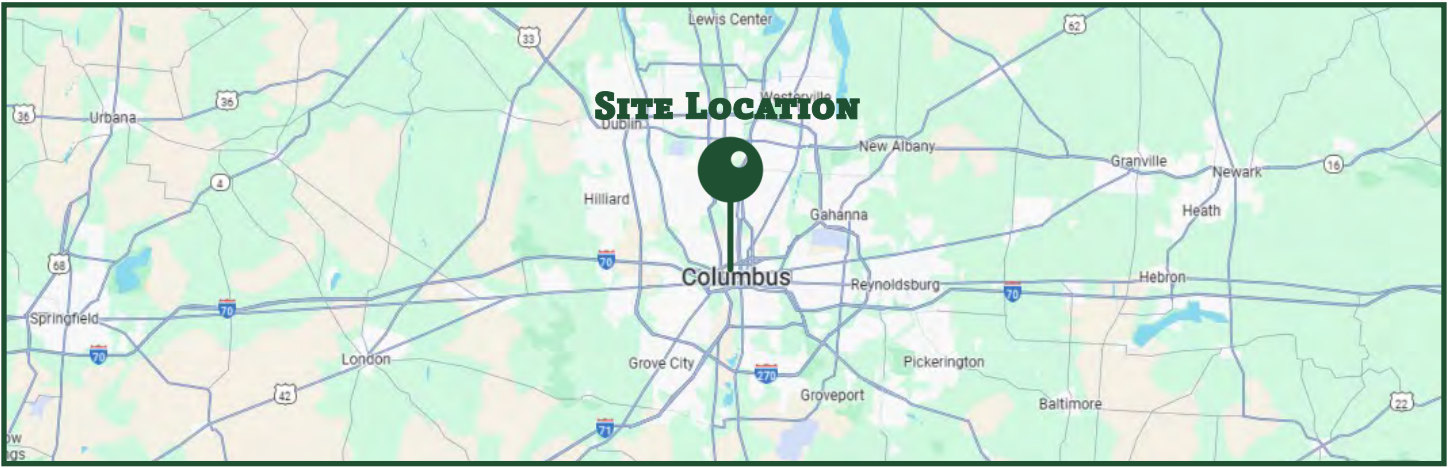


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## TRAFFIC OVERVIEW

Street	Avg Daily Volume
W Broad Street	18,787
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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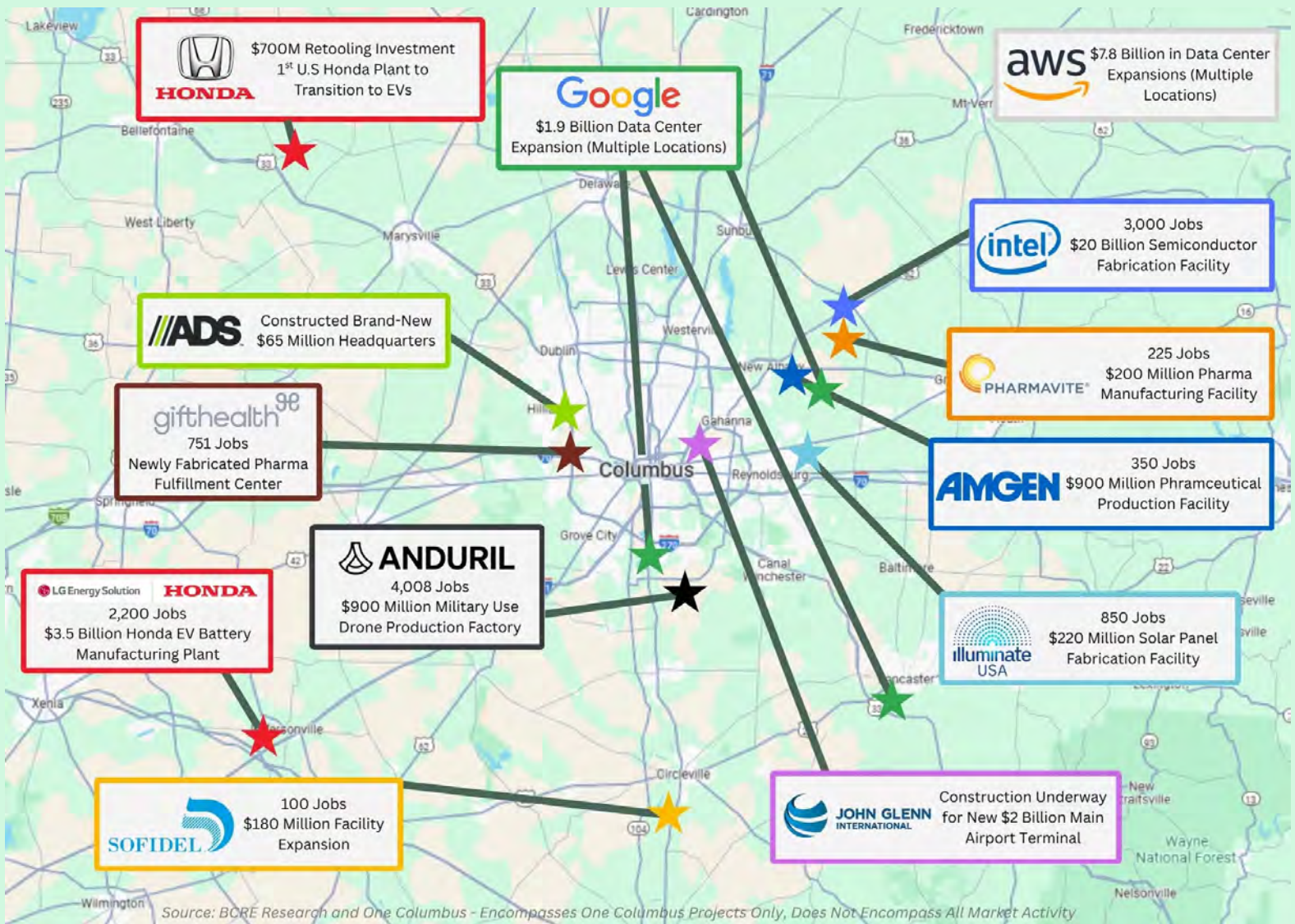
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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

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