

FOR LEASE



3252-3260 W Broad Street, Columbus, OH 43204

- Two retail buildings totaling +/- 5,714 SF
- High traffic corner parcel for a total of +/- .74 acres
- Excellent marquee signage on W Broad St
- Two Drive-in doors at 3252 W Broad St
- Brand new restaurants fully built out and operating
- 3260 W Broad is approximately +/- 2,714 SF total
- 3252 W Broad is approximately +/- 3,000 SF total



BEST CORPORATE REAL ESTATE
RANDY BEST, SIOR, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
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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.

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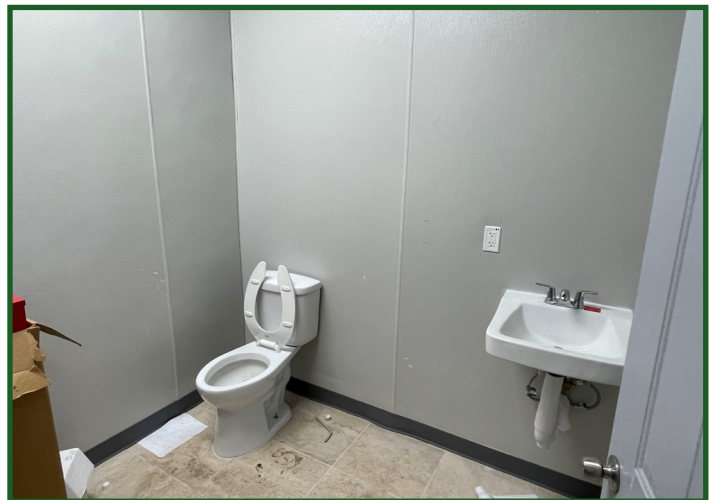


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Aerial View



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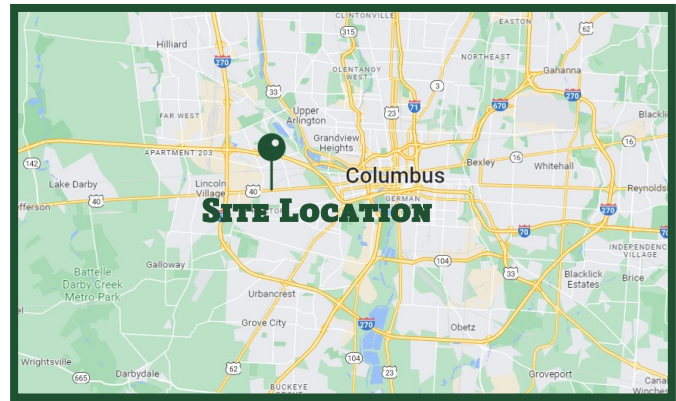


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NEARBY TRAFFIC COUNT

Street	Avg Daily Volume
W BROAD ST - N WESTGATE AVE	18,296
W BROAD ST - N WESTMOOR AVE	16,576
W BROAD ST - S HAGUE AVE	16,443



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	9,898	76,667	185,581
Households (2020) 	6,628	38,899	90,489
Avg Household Income (2020) 	\$43,338	\$44,816	\$53,028

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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers

 **WORTHINGTON**
INDUSTRIES

 **FedEx**

 **Nationwide**

 **XPO**
Logistics

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN**
ELECTRIC
POWER

 **Huntington**

 **Whirlpool**
CORPORATION

 **DSW**
DESIGNER SHOE WAREHOUSE

 **VERTIV**

 **HYPERION**
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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