



1338-1350 WEST BROAD STREET, COLUMBUS, OHIO 43222

**FOR SALE: PRICE JUST REDUCED
\$340,000**



Property Features:

- 5 Total Parcels
010-027447
010-032837
010-006626
010-018704
010-009656
 - Multi Parcel/Multi Owner Sale
 - Corner Development Lot
 - .5 miles from I-70 interchange
 - .62 Acres Total
-

BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT. 15
FAX: 614-559-3390
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM

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.



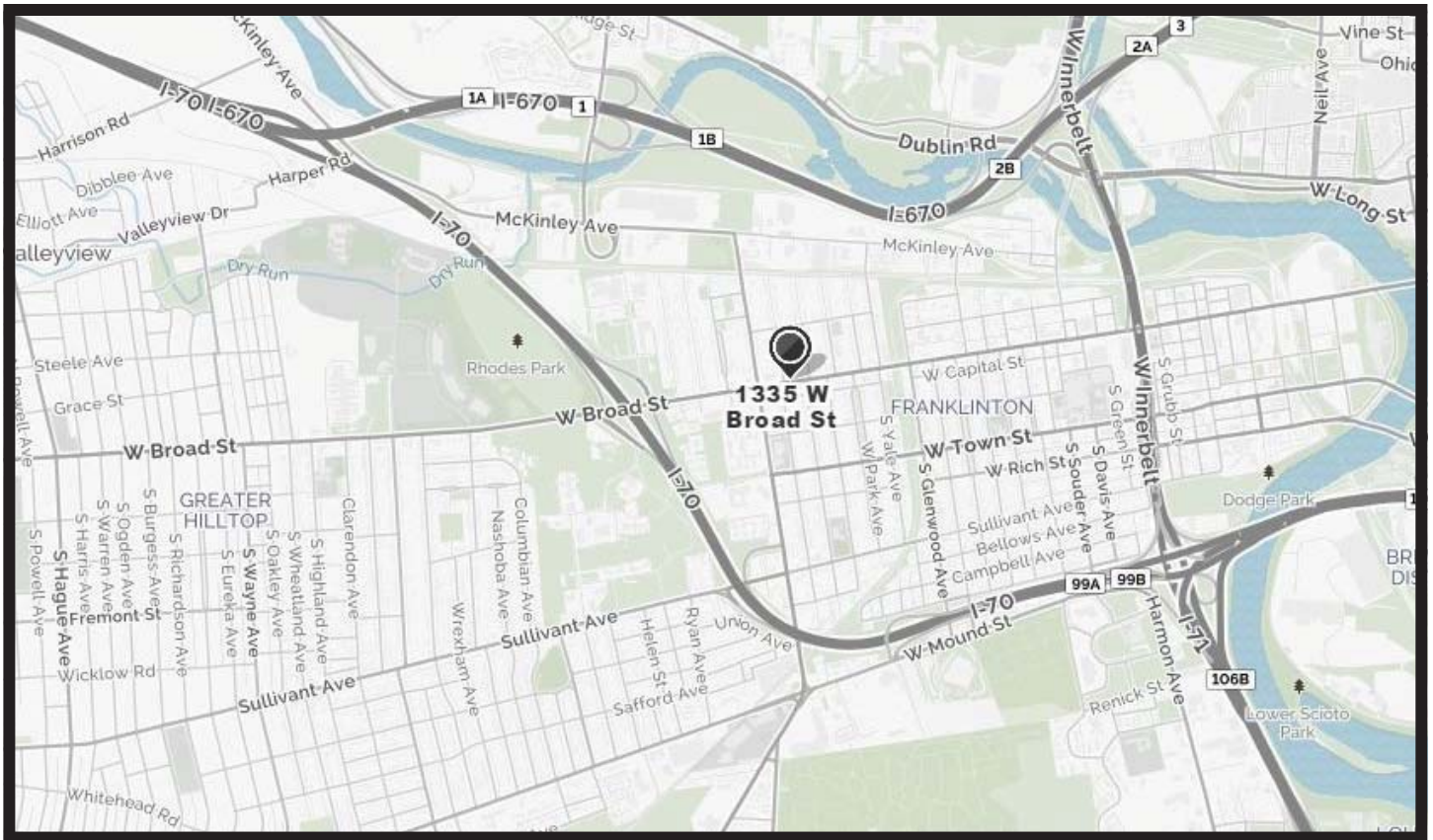
This includes 5 different parcels total. Corner development lot for sale in the quickly redeveloping Franklinton neighborhood. A total of 5 parcels totaling .62 acres zoned C-4 at the corner of West Broad and Hayden Avenue, approximately .5 miles from the I-70 interchange. Five parcels: 010-027447, 010-032837, 010-006626, 010-018704, 010-009656.

Property Type	Other	Gas	No
Specific Use	Other	Water	No
Lot Size	0.62 Ac.	Electricity	No
Lot Size SF	--	Sewer	No
Zoning	--	Sale Price	\$340,000
Will Divide	--	Price/Acre	\$548,387.10
Rail		Price/SF	\$12.59
Rail Provider	--	Min Divisible	--
Flood Plain	--	Rental Rate	----
Parcel #	010-018704		

Lot #	Parcel Sz.(Ac.)	Max Contig (Ac.)	Min Div (Ac.)	Price	Price/Ac.	Price/SF
--		0.62	0.62	\$340,000	\$548,387.10	\$12.59

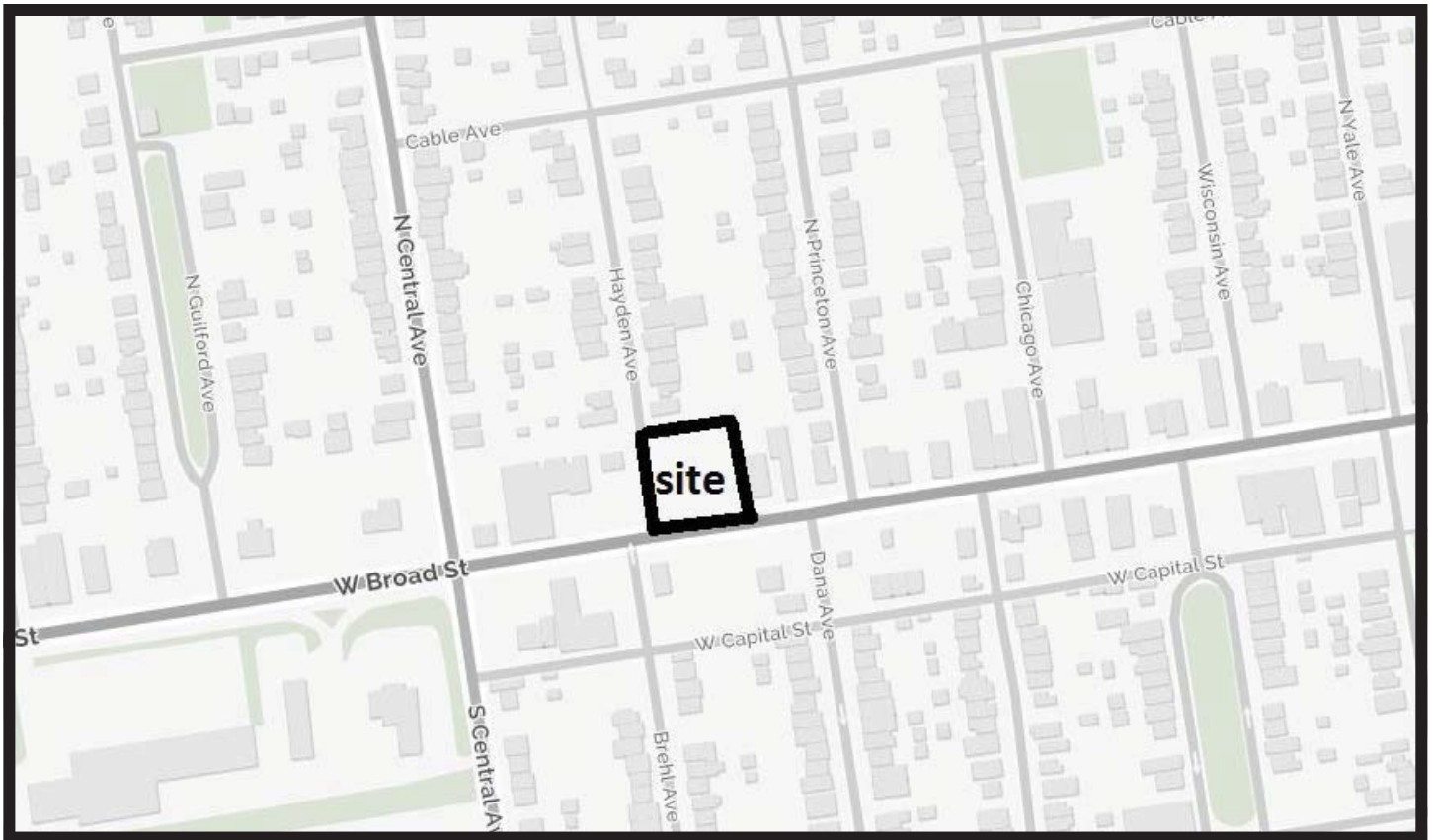
Listing Company **Best Corporate Real Estate - James Mangas CCIM (614) 559-3350x 15**

1335-1350 West Broad Street, Columbus, Ohio 43222



Phone (614) 559-3350 Fax: (614) 559-3390 2121 Riverside Drive Upper Arlington, OH 43221 BestCorporateRealEstate.com

1335-1350 West Broad Street, Columbus, Ohio 43222



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West Franklinton Development Land

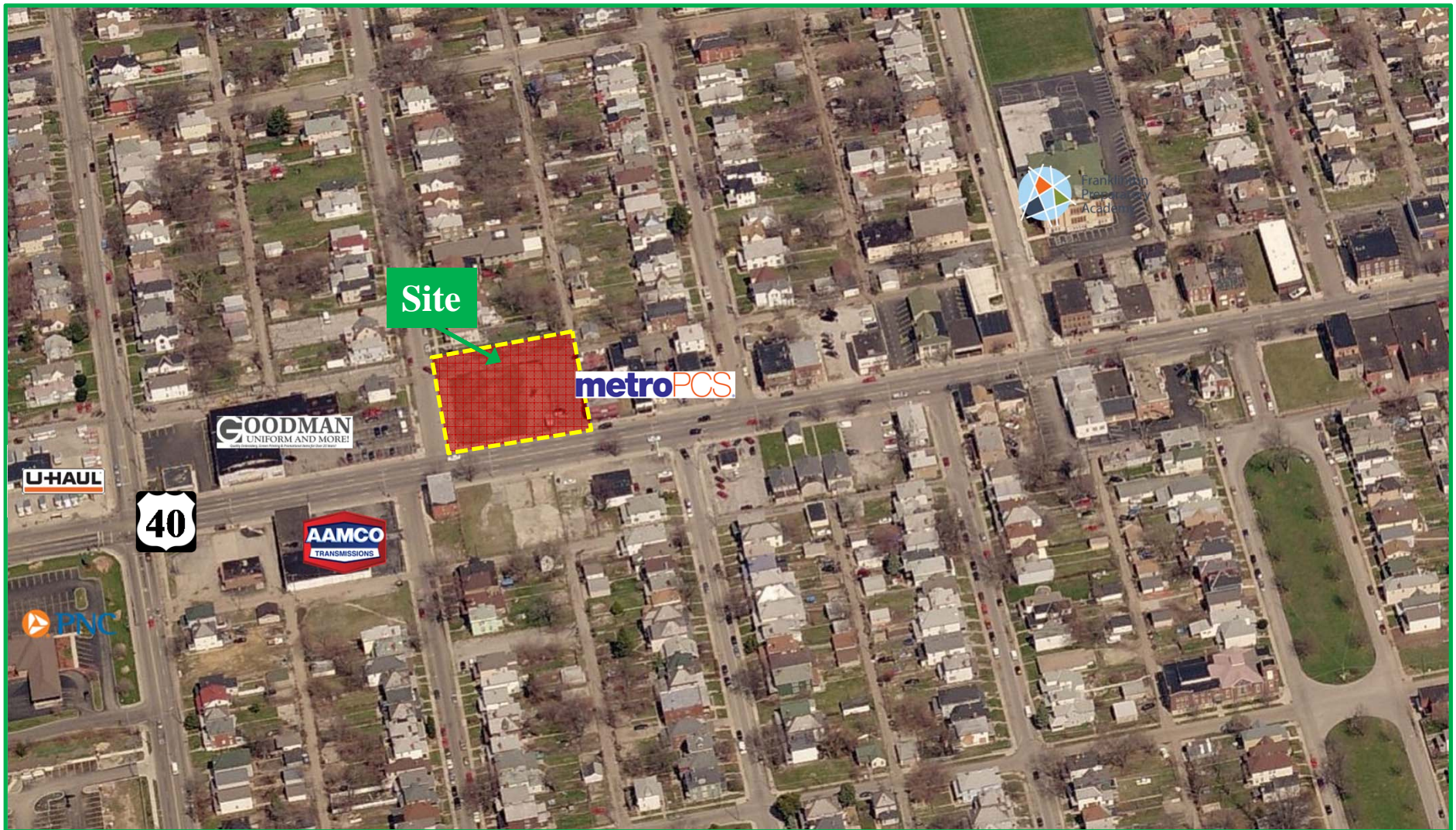
1350 W Broad Street

Columbus, Ohio



West Franklinton Development Land

1350 W Broad Street
Columbus, Ohio





Prepared by Esri

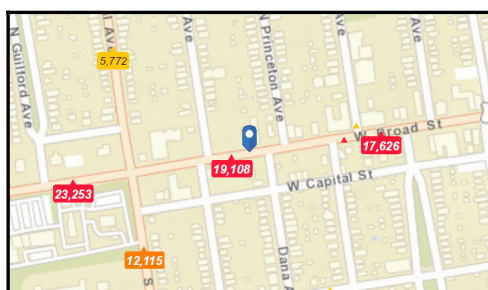
Latitude: 39.95796

This map shows a residential area in Chicago, with a red circle highlighting a specific neighborhood. The map includes street names, house numbers, and a scale bar. The highlighted area is centered around the intersection of Cable Ave and W Capital St. The map also shows the location of Cody Park and the intersection of W Town St and W Rich St. The scale bar indicates distances in miles (0, 0.035, 0.07).

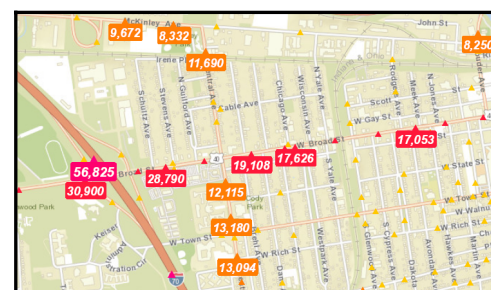
Streets shown include River St, Cable Ave, W Capital St, W Town St, W Rich St, N Central Ave, N Guilford Ave, N Princeton Ave, N Yale Ave, S Central Ave, S Yale Ave, S Cypress Ave, Westpark Ave, S Y, and W. Other streets include Irene Pl, Merrimac Ave, Wendell Ave, Hayden Ave, Chicago Ave, Wisconsin Ave, N Glenwood Ave, and S Y.

House numbers visible within the red circle include 11,690, 6,112, 660, 5,772, 19,108, 23,253, 12,115, 13,180, 2,336, 4,210, 13,094, 282, 795, 2,966, 3,096, 2,893, 2,966, 3,539, 721, 2,607, 24,740, 28,790, 6,297, 656, and 13,690. Other house numbers visible outside the circle include 15,723, 17,626, 2,607, 721, 3,539, 2,966, 3,096, 2,893, 2,966, 3,539, 721, 2,607, 24,740, 28,790, 6,297, 656, and 13,690.

Scale: 0 0.035 0.07 Miles



- ▲ **Up to 6,000 vehicles per day**
- ▲ **6,001 - 15,000**
- ▲ **15,001 - 30,000**
- ▲ **30,001 - 50,000**
- ▲ **50,001 - 100,000**
- ▲ **More than 100,000 per day**



December 07, 2017



Executive Summary

1338 W Broad St, Columbus, Ohio, 43222
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.95796
Longitude: -83.03610

	1 mile	3 miles	5 miles
Population			
2000 Population	11,787	116,219	301,714
2010 Population	10,073	118,283	299,779
2017 Population	11,033	131,099	330,304
2022 Population	11,665	138,784	349,240
2000-2010 Annual Rate	-1.56%	0.18%	-0.06%
2010-2017 Annual Rate	1.26%	1.43%	1.35%
2017-2022 Annual Rate	1.12%	1.15%	1.12%
2017 Male Population	50.6%	51.1%	50.7%
2017 Female Population	49.4%	48.9%	49.3%
2017 Median Age	32.4	31.1	30.3

In the identified area, the current year population is 330,304. In 2010, the Census count in the area was 299,779. The rate of change since 2010 was 1.35% annually. The five-year projection for the population in the area is 349,240 representing a change of 1.12% annually from 2017 to 2022. Currently, the population is 50.7% male and 49.3% female.

Median Age

The median age in this area is 32.4, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	70.4%	74.9%	65.6%
2017 Black Alone	20.4%	14.0%	23.1%
2017 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2017 Asian Alone	1.5%	4.5%	4.6%
2017 Pacific Islander Alone	0.0%	0.0%	0.1%
2017 Other Race	2.1%	2.5%	2.7%
2017 Two or More Races	5.1%	3.7%	3.6%
2017 Hispanic Origin (Any Race)	4.8%	5.4%	5.4%

Persons of Hispanic origin represent 5.4% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 56.4 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	4,183	50,448	125,384
2010 Households	3,532	51,848	123,931
2017 Total Households	3,842	57,624	136,093
2022 Total Households	4,062	61,341	144,171
2000-2010 Annual Rate	-1.68%	0.27%	-0.12%
2010-2017 Annual Rate	1.17%	1.47%	1.30%
2017-2022 Annual Rate	1.12%	1.26%	1.16%
2017 Average Household Size	2.80	2.09	2.29

The household count in this area has changed from 123,931 in 2010 to 136,093 in the current year, a change of 1.30% annually. The five-year projection of households is 144,171, a change of 1.16% annually from the current year total. Average household size is currently 2.29, compared to 2.28 in the year 2010. The number of families in the current year is 61,760 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

December 07, 2017



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Prepared by Esri
Latitude: 39.95796
Longitude: -83.03610

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$23,410	\$41,579	\$38,133
2022 Median Household Income	\$24,531	\$50,049	\$42,828
2017-2022 Annual Rate	0.94%	3.78%	2.35%
Average Household Income			
2017 Average Household Income	\$34,514	\$64,496	\$58,749
2022 Average Household Income	\$38,948	\$76,996	\$68,061
2017-2022 Annual Rate	2.45%	3.61%	2.99%
Per Capita Income			
2017 Per Capita Income	\$13,076	\$29,179	\$24,770
2022 Per Capita Income	\$14,684	\$34,798	\$28,626
2017-2022 Annual Rate	2.35%	3.58%	2.94%

Current median household income is \$38,133 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$42,828 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$58,749 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$68,061 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$24,770 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$28,626 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	5,035	55,329	138,501
2000 Owner Occupied Housing Units	1,503	20,777	55,549
2000 Renter Occupied Housing Units	2,681	29,670	69,835
2000 Vacant Housing Units	851	4,882	13,117
2010 Total Housing Units	4,748	58,744	142,559
2010 Owner Occupied Housing Units	1,088	19,863	51,849
2010 Renter Occupied Housing Units	2,444	31,985	72,082
2010 Vacant Housing Units	1,216	6,896	18,628
2017 Total Housing Units	5,139	64,458	154,983
2017 Owner Occupied Housing Units	1,047	19,845	51,920
2017 Renter Occupied Housing Units	2,794	37,779	84,173
2017 Vacant Housing Units	1,297	6,834	18,890
2022 Total Housing Units	5,456	68,776	164,654
2022 Owner Occupied Housing Units	1,126	20,831	54,308
2022 Renter Occupied Housing Units	2,936	40,510	89,862
2022 Vacant Housing Units	1,394	7,435	20,483

Currently, 33.5% of the 154,983 housing units in the area are owner occupied; 54.3%, renter occupied; and 12.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 142,559 housing units in the area - 36.4% owner occupied, 50.6% renter occupied, and 13.1% vacant. The annual rate of change in housing units since 2010 is 3.78%. Median home value in the area is \$131,805, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.06% annually to \$138,940.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

December 07, 2017

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