



\$595,000

LoanMaX
CASH LOANS ON CAR TITLES

For Sale: **3260 W Broad St & Columbus, OH**
3252 W Broad St 43204

Retail Space

- Two retail buildings totaling +/- 5,600 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
- Former restaurant and carryout drive-thru buildings
- 3260 W Broad is approximately +/- 2,600 SF total
- 3252 W Broad is approximately +/- 3,000 SF total



[Click here for Video](#)

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
EMAIL: RBEST@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.

Customer Full**Commercial-Retail****List Number:** 220020555**Status:** Active**List Price:** \$595,000**Listing Service:****Showing Start Date:** 06/26/2020**Original List Price:** \$595,000**List Price Sqft:** \$106.25**VT:****Parcel #:** 010-065224**Previous Use:****Use Code:****Tax District:** 010**Zoning:** Commercial**For Sale:** Yes**For Lease:** No**Exchange:** No**Occupancy Rate:****Mortgage Balance:****Gross Income:** 0**Assoc/Condo Fee:****Total Op Expenses:** 0**Addl Acc Cond:** None Known**NOI:** 0**Tax Abatement:** No**Abatement End Date:****Tax Incentive:****Taxes (Yrly):** 12,684**Tax Year:** 2019**Possession:** closing**Assessment:****General Information****Address:** 3260 W Broad Street**Unit/Suite #:****Zip Code:** 43204**Tax District:** 010**Between Street:** N Sylvan Ave & Percy PL**City:** Columbus**Corp Limit:** Columbus**Complex:****County:** Franklin**Township:** None**Dist To Interchange:****Mult Parcels/Sch Dis:****Near Interchange:****Building Information****Total SqFt Available:** 5,600**Minimum Sqft Avail:** 5,600**Bldg Sq Ft:** 5,600**Acreage:** 0.74**Max Cont Sqft Avail:** 5,600**# Floors AboveGround:** 1**# Units:** 2**Lot Size:****# of Docks:** 0**# Drive-In Doors:** 2**Parking Ratio/1000:****Year Built:** 1962**Year Remodeled:****Total Parking:****Traffic CountPerDay:****Ceiling Height Ft:****Bay Size:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials**Lease Rate \$/Sq Ft:** 0**Expenses Paid by L:****Term Desired:****T Reimburses L:** Curr Yr Est \$/SF TRL: 0**Will LL Remodel:****T Contracts Directly:****Finish Allow/SQFT \$:****Curr Yr Est \$/SF TRL:** 0**Pass Exp Over BaseYr:****Curr Yr Est \$/SF LL:****Exp Stop \$:****Features****Heat Fuel:****Heat Type:****Electric:****Electric:****Misc Int & Ext Info:****Services Available:****Construction:****Sprinkler:****Mult Use:****New Financing:****MLS Primary PhotoSrc:** Realtor Provided**Property Description**

Two Free standing buildings, high traffic corner location: 3252 W Broad is 3,000 SF with front and rear drive thru doors. 3260 W Broad St is 2,600 SF with a drive up window. Former restaurant and carryout drive thru buildings.

Sold Info**Sold Date:****DOM:** 1**SP:****SlrCns:****Sold Non-MLS:** No**SlrAst:****Sold Non-MLS:** No**June 26, 2020****Prepared by:** Randy J Best

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2020 [MLS](#) and [FBS](#). Prepared by Randy J Best on Friday, June 26, 2020 1:25 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

For Sale:

3260 W Broad St & Columbus, OH
3252 W Broad St 43204



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM

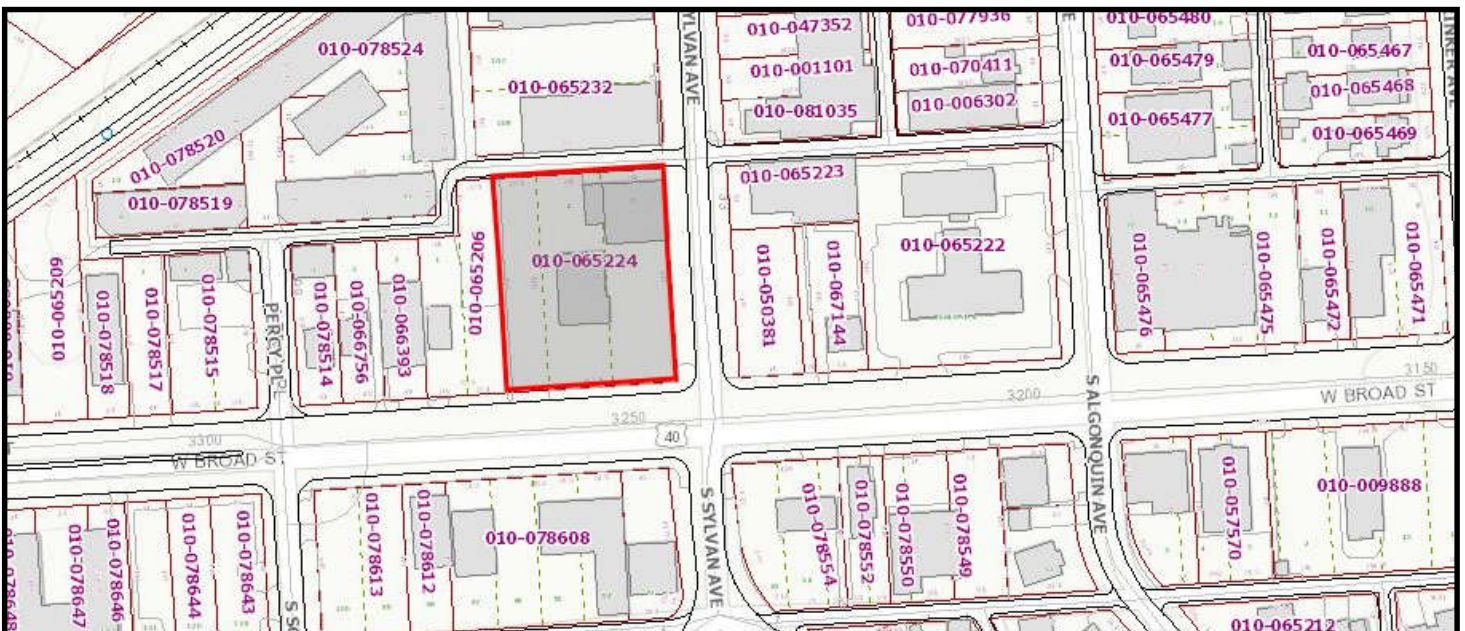


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

For Sale:

3260 W Broad St & Columbus, OH
3252 W Broad St 43204



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREAL ESTATE.COM
PHONE: 614-559-3350
EMAIL: RBEST@BESTCORPORATEREAL ESTATE.COM

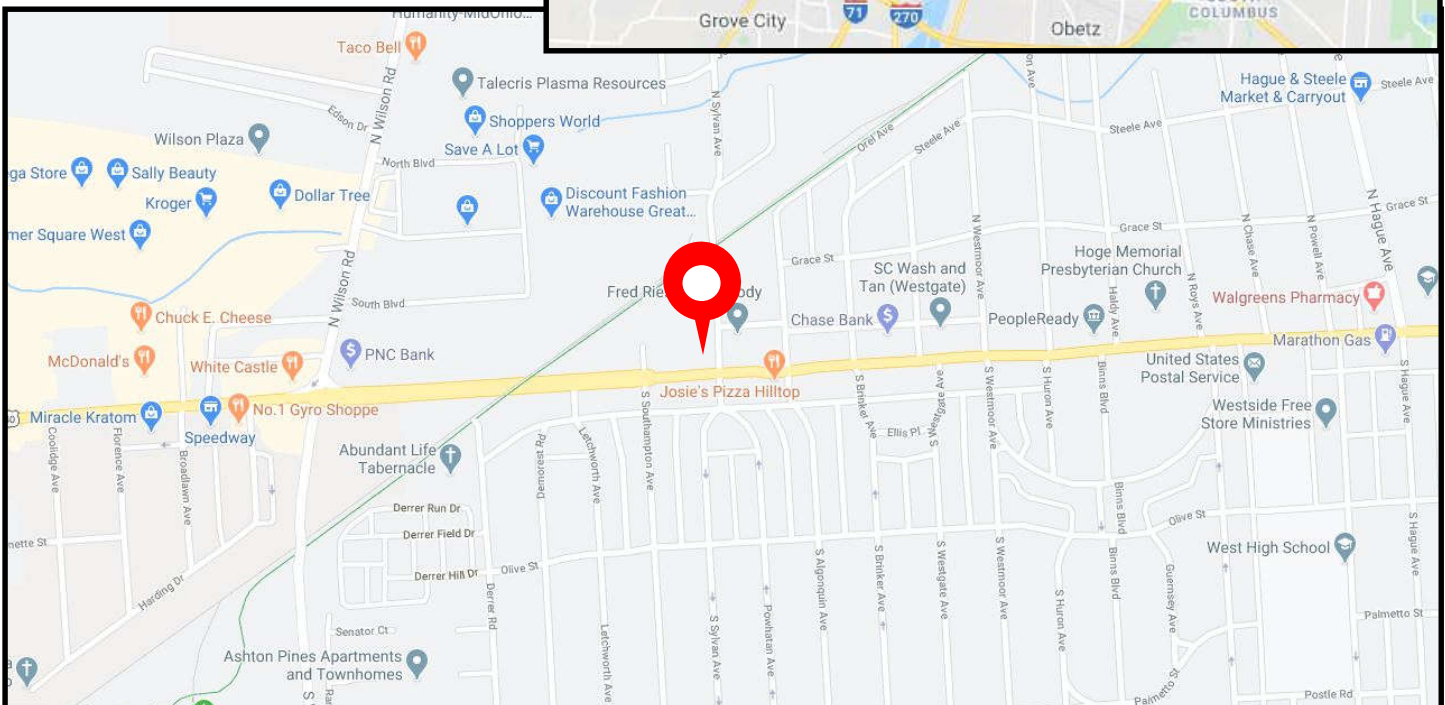
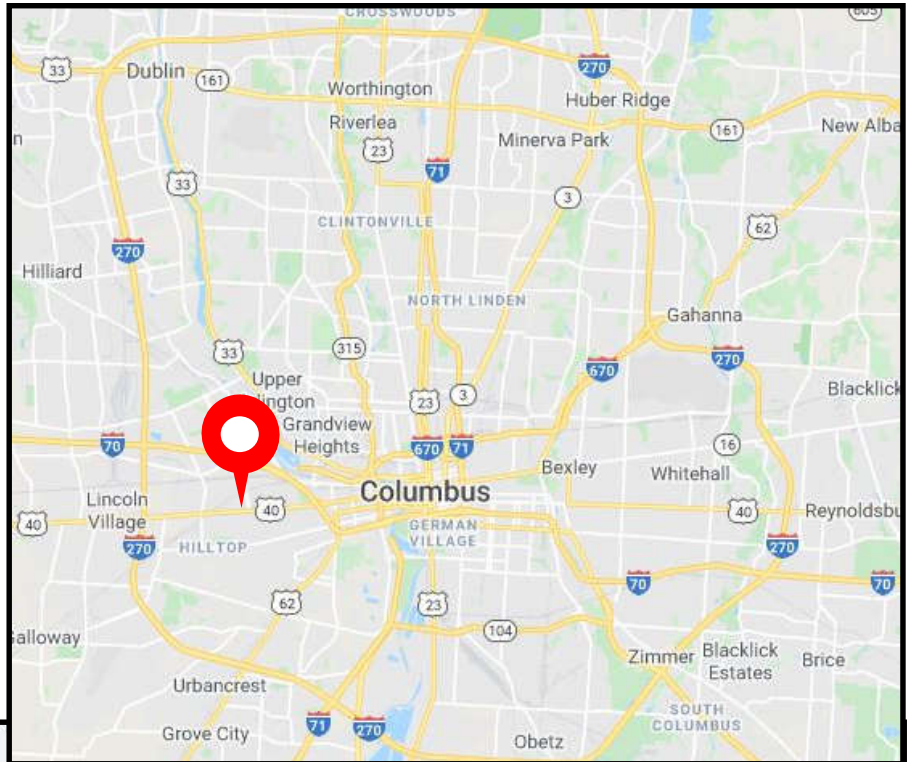


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

For Sale:

3260 W Broad St & Columbus, OH 3252 W Broad St 43204



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



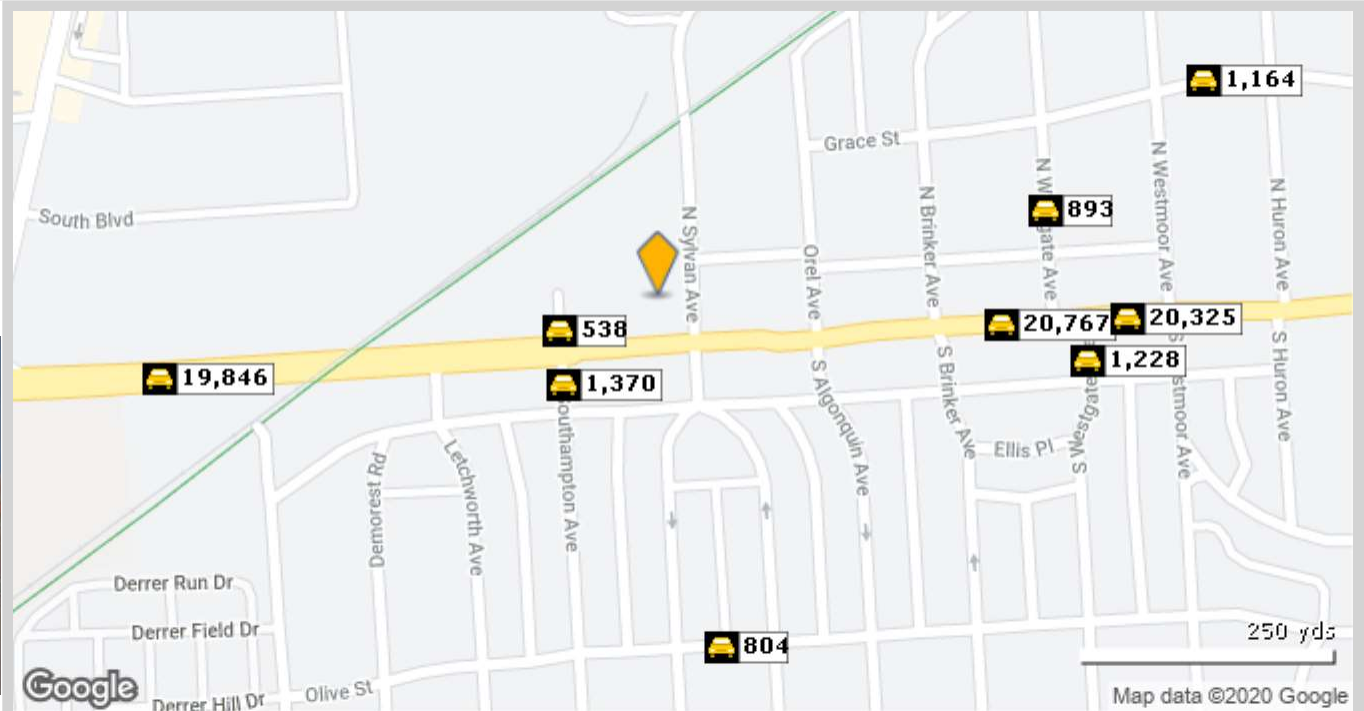
This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

Traffic Count Report

3260 W Broad St, Columbus, OH 43204

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **2,714 SF**
 Year Built: **1962**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Broad St	S Southampton Ave	0.01 S	2018	538	MPSI	.06
2	S Southampton Ave	W Broad St	0.02 N	2013	1,370	Converte	.07
3	W Broad St	N Westgate Ave	0.03 E	2018	20,767	MPSI	.20
4	Olive Ave	S Sylvan Ave	0.03 W	2018	804	MPSI	.20
5	N Westgate Ave	Grace St	0.05 N	2018	893	MPSI	.23
6	S Westgate Ave	W Broad St	0.02 N	2018	1,264	MPSI	.25
7	S Westgate Ave	W Broad St	0.02 N	2017	1,228	MPSI	.25
8	W Broad St	N Westmoor Ave	0.02 E	2018	20,325	MPSI	.27
9	W Broad St	N Wilson Rd	0.10 W	2018	19,846	MPSI	.29
10	Grace St	N Westmoor Ave	0.03 W	2018	1,164	MPSI	.34



Copyrighted report licensed to Best Corporate Real Estate - 983818.

6/26/2020

Demographic Summary Report

3260 W Broad St, Columbus, OH 43204

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **2,714 SF**
 Year Built: **1962**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	16,610	123,208	301,776
2020 Estimate	15,820	117,087	286,812
2010 Census	14,314	104,330	253,067
Growth 2020 - 2025	4.99%	5.23%	5.22%
Growth 2010 - 2020	10.52%	12.23%	13.33%
2020 Population by Hispanic Origin	1,862	12,428	23,428
2020 Population	15,820	117,087	286,812
White	12,096 76.46%	86,931 74.24%	224,516 78.28%
Black	2,387 15.09%	20,337 17.37%	36,691 12.79%
Am. Indian & Alaskan	157 0.99%	749 0.64%	1,283 0.45%
Asian	430 2.72%	4,185 3.57%	14,318 4.99%
Hawaiian & Pacific Island	9 0.06%	128 0.11%	277 0.10%
Other	741 4.68%	4,757 4.06%	9,728 3.39%
U.S. Armed Forces	0	48	130
Households			
2025 Projection	6,432	47,573	122,747
2020 Estimate	6,140	45,313	116,544
2010 Census	5,630	41,006	103,239
Growth 2020 - 2025	4.76%	4.99%	5.32%
Growth 2010 - 2020	9.06%	10.50%	12.89%
Owner Occupied	3,137 51.09%	23,135 51.06%	58,678 50.35%
Renter Occupied	3,003 48.91%	22,178 48.94%	57,867 49.65%
2020 Households by HH Income	6,140	45,313	116,545
Income: <\$25,000	1,846 30.07%	12,123 26.75%	23,956 20.56%
Income: \$25,000 - \$50,000	1,731 28.19%	11,714 25.85%	26,414 22.66%
Income: \$50,000 - \$75,000	1,245 20.28%	9,006 19.88%	21,931 18.82%
Income: \$75,000 - \$100,000	656 10.68%	4,943 10.91%	15,264 13.10%
Income: \$100,000 - \$125,000	356 5.80%	3,057 6.75%	10,757 9.23%
Income: \$125,000 - \$150,000	120 1.95%	1,706 3.76%	6,467 5.55%
Income: \$150,000 - \$200,000	87 1.42%	1,339 2.96%	5,677 4.87%
Income: \$200,000+	99 1.61%	1,425 3.14%	6,079 5.22%
2020 Avg Household Income	\$52,713	\$62,663	\$77,093
2020 Med Household Income	\$40,718	\$46,724	\$58,450



COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

Source: Columbus Chamber of Commerce

Disclaimer And Confidentiality Agreement

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

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.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

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. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.