

# FOR SALE



PROPERTY LOCATED IN AN OPPORTUNITY ZONE

POTENTIAL OWNER FINANCING

## \$1,725,000

### 580 W Town Street, Columbus, OH 43215

## Franklinton Rare Industrial Space

- Approximately 8,588 Sq Ft building with approx. 18 ft ceilings in the shop area with six 16-ft over head doors
- Approximately 50% of the building is auto/truck repair space.
- Balance of building is reception area, storage rooms, supply & equipment rooms, 2-bathrooms, offices, and kitchenette.
- Mostly industrial with auto & truck repair and exterior fenced in storage lot
- Steps from redevelopment and new construction
- Large electric power capacity and floor drainage in warehouse



[Click Here for Video  
of Aerial](#)



[Click Here for Video  
of Interior](#)

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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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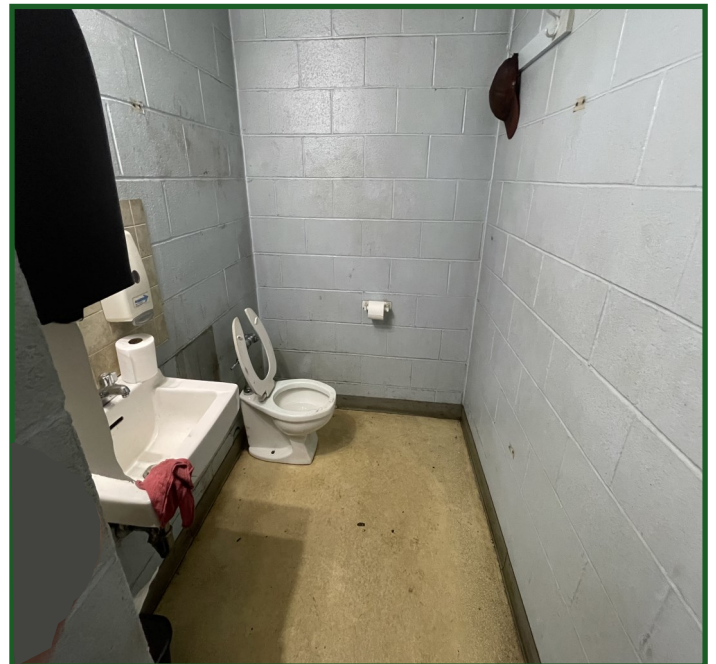
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## **Aerial Map**



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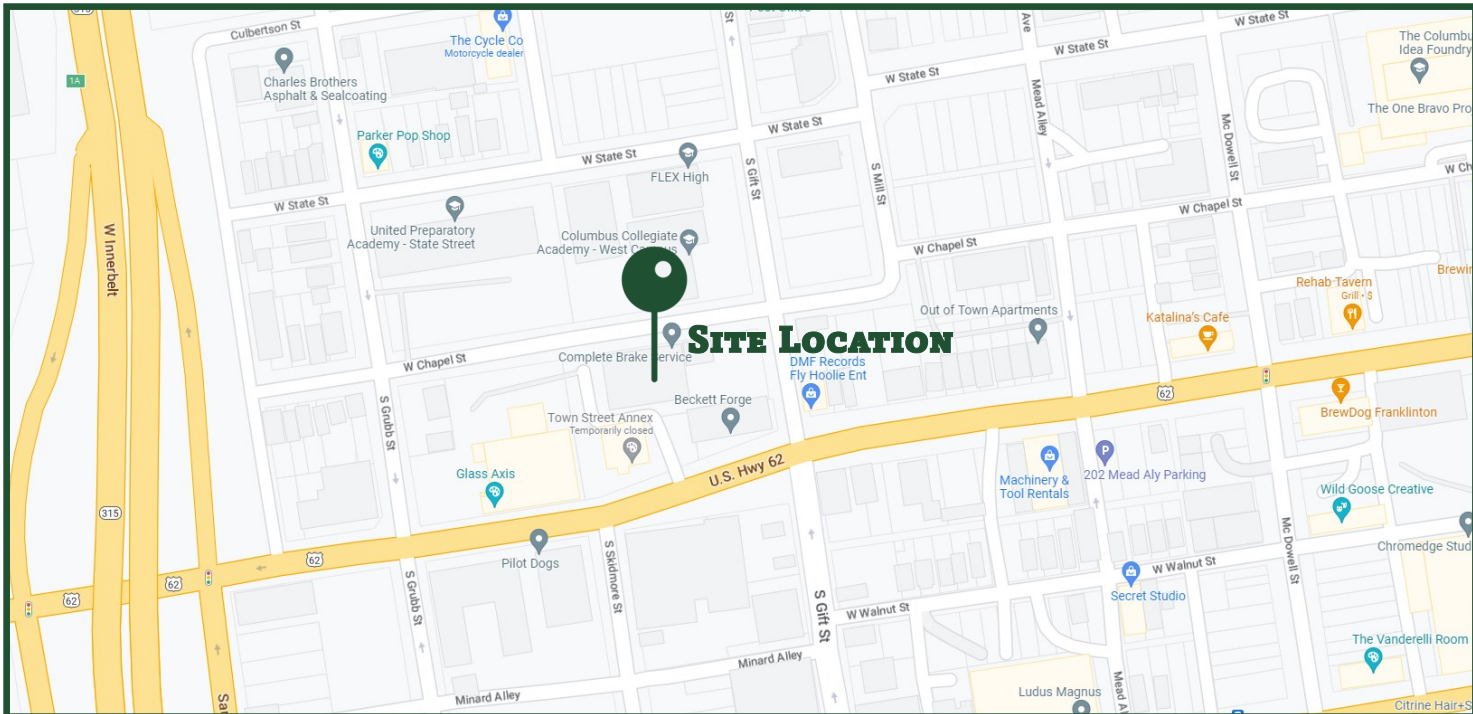
## Location Map



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## TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
W Town St	S Skidmore St E	2,772	2022	0.05 mi
S Gift St	W Town St N	1,203	2022	0.06 mi
S Grubb St	W Chapel St N	1,355	2022	0.07 mi
W Chapel St	S Grubb St E	49	2018	0.09 mi
Chapel Street	S Grubb St E	54	2022	0.09 mi
West Town Street	W Town St SE	4,660	2020	0.10 mi
W Town St	Town St W	6,089	2022	0.10 mi
US62 DA TOWN ST W OF GRUBB ST	Town St W	6,601	2020	0.10 mi
W Innerbelt	W Town St S	4,954	2022	0.12 mi
RAMP FROM US62 DA-3 DA TOWN TO SR315 NB	W Town St S	4,581	2020	0.12 mi

## DEMOGRAPHICS

	WITHIN 2 MILES	WITHIN 5 MILES	WITHIN 10 MILES
<b>Population (2022)</b> 	<b>56,125</b>	<b>366,012</b>	<b>985,793</b>
<b>Households (2022)</b> 	<b>29,088</b>	<b>151,296</b>	<b>405,072</b>
<b>Avg Household Income (2022)</b> 	<b>\$92,301</b>	<b>\$74,596</b>	<b>\$78,380</b>

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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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