

FOR SALE



1338-1342 W Broad Street, Columbus, OH 43222

Commercial Building For Sale on W Broad

- Owner User/Investment property For Sale in booming Franklinton
- Total of $\pm$ 5,465 Square Feet.
- New Roof, Unfinished Apartments above Retail.
- Total of $\pm$ 0.13 Acres,
- Can be combined with 1328 W Broad Street for a total Parcel Acreage of $\pm$ 0.387 Acres.
- Off-Street Parking in Rear



Click Here For Video 

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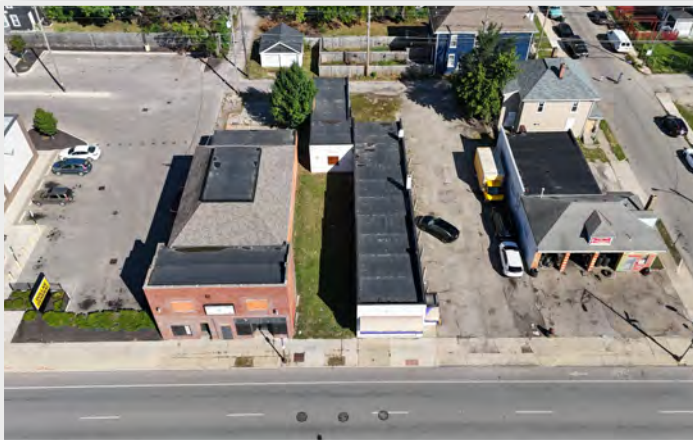
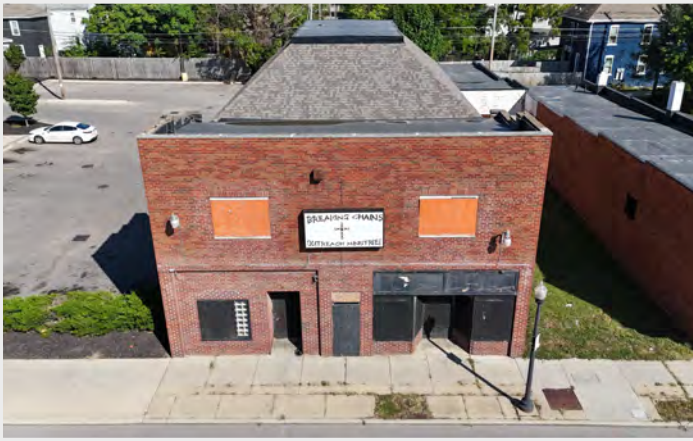
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BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy,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

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Property Information

LEGAL

Legal Property Description:	Commercial Building For Sale
Price:	\$349,000
Parcel Number:	010-004637-00
Occupancy:	0%

LAND

Land Acreage:	± 0.1307
Current Zoning:	Urban Center - UCT
Jurisdiction:	Columbus

STRUCTURAL

Building Square Footage:	± 5,465 Square Feet
Unit Square Footage:	± 5,465 Square Feet
Floors Above Ground:	3
Year Built:	1964

ADDITIONAL INFO

Drive-in Doors:	0
Lot Specifics:	Unit with Frontage Alongside W Broad
Parcel Benefits:	Dedicated Rear Parking Lot
Fees and Associations:	N/A
Water/Sewer System:	Columbus City
Real Estate Taxes (2024):	\$3,212.82

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Aerial View



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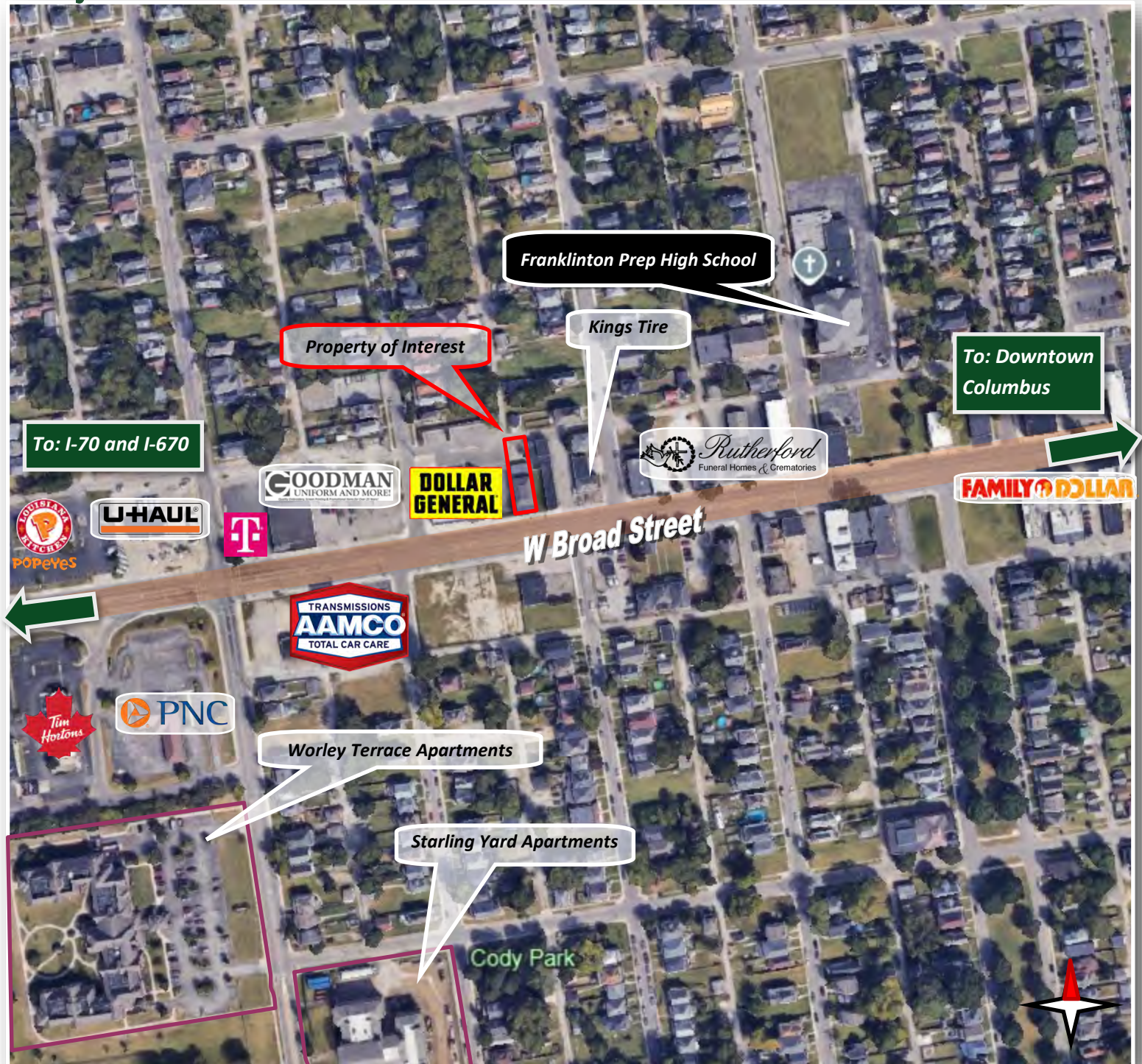
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Nearby Amenities



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TRAFFIC COUNTS AND AREA OVERVIEW

*Line Drawings are Approximate



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LESS THAN A MILE FROM
INTERSTATE 70 EXIT

LESS THAN 5 MINUTE DRIVE TO
DOWNTOWN COLUMBUS



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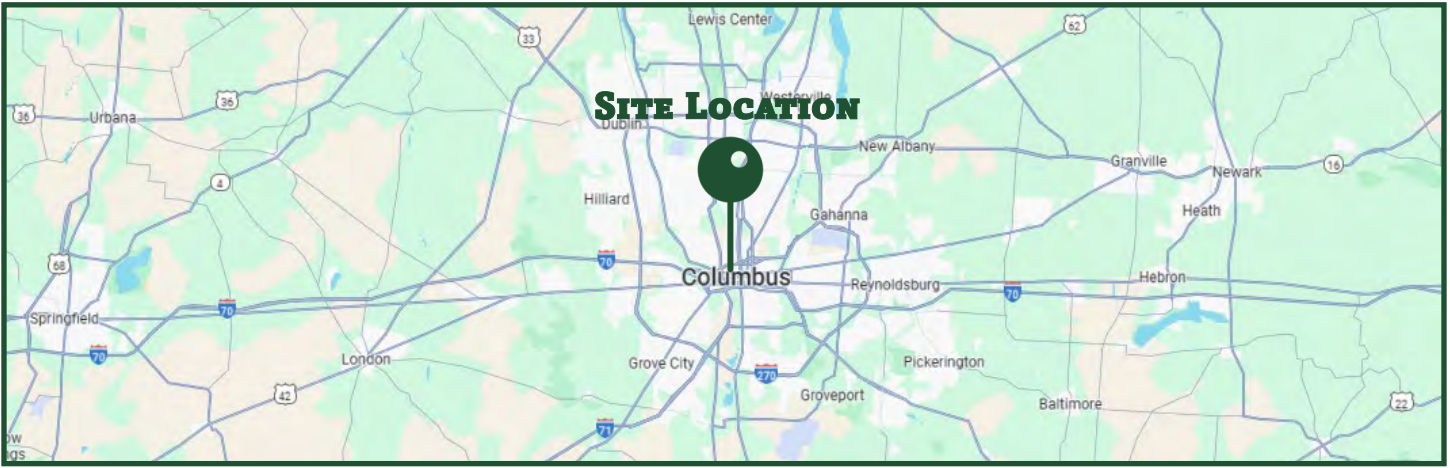


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TRAFFIC OVERVIEW

Street	Avg Daily Volume
W Broad Street	18,787
Interstate-70	114,841
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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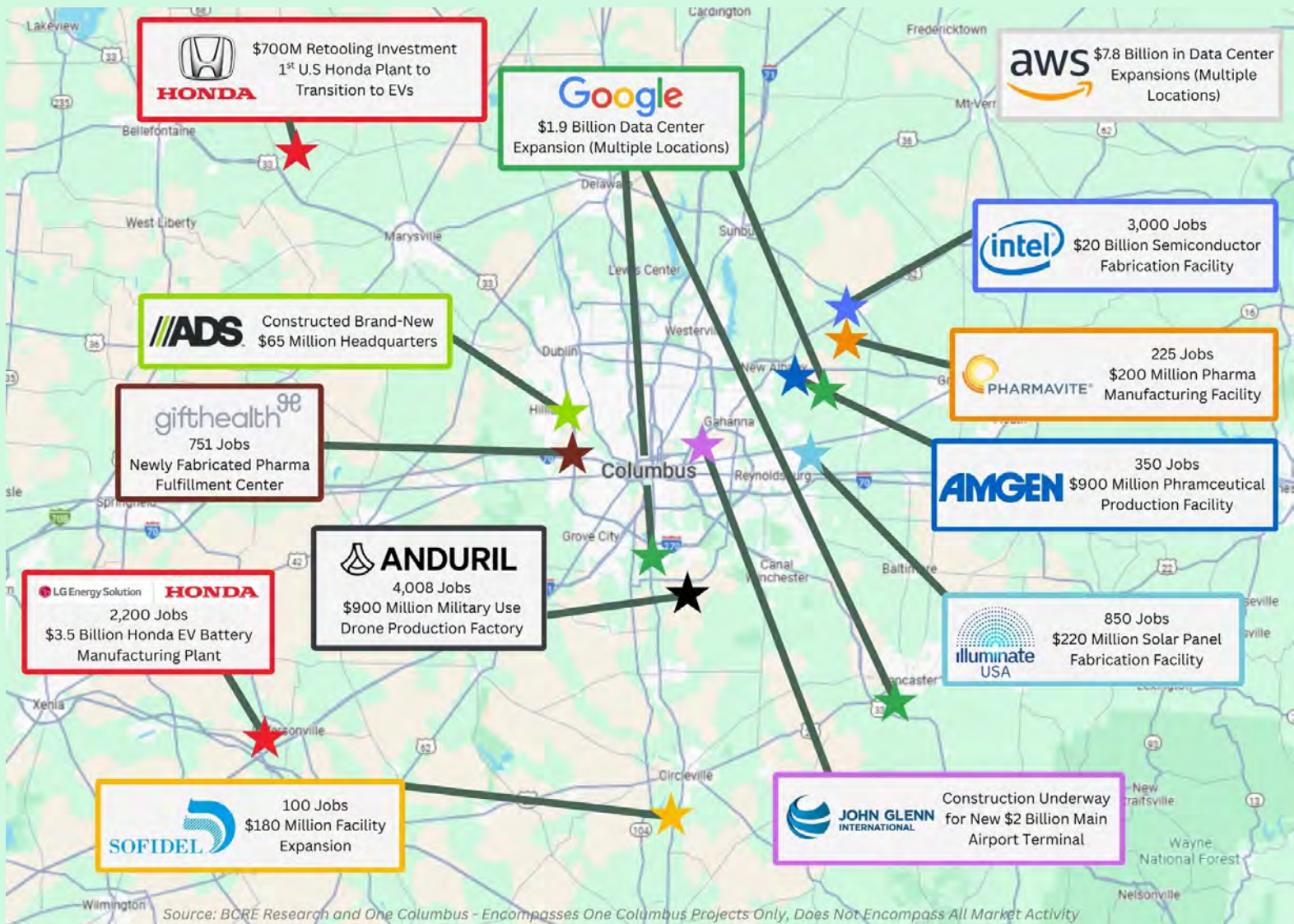
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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