

FOR SALE OR LEASE



\$489,000 OR \$11.33/SF

1328 W Broad Street, Columbus, OH 43222

Commercial Building For Sale on W Broad

- ± 2,981 SF retail/industrial space for sale or lease.
- New Roof, 3-Phase Power, 10' Ft Overhead Door.
- ± 0.2561 Acres total.
- Can be combined with 1338 W Broad Street for a total of ± 0.387 Acres.
- Located in booming Franklinton
- 13+ Parking Spaces



Click Here For Video ▶

NOAH KAHKONEN

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VALERIE TIVIN

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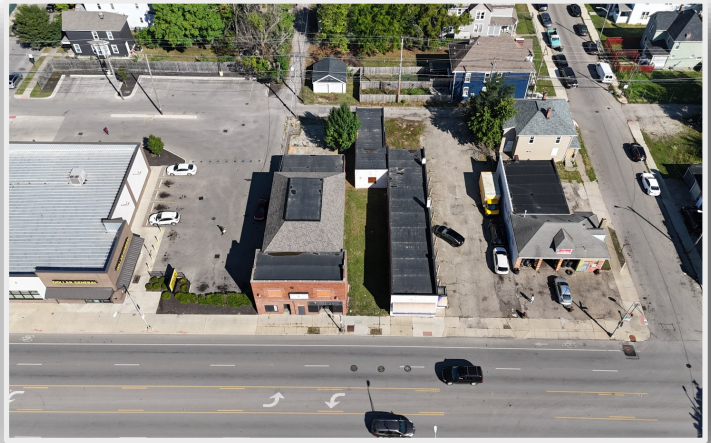
BEST CORPORATE REAL ESTATE

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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 and Lease
Price:	\$489,000 or \$11.33/SF
Parcel Number:	010-051512
Occupancy:	0%

LAND

Land Acreage:	± 0.02561
Current Zoning:	Urban Center - UCT
Jurisdiction:	Columbus

STRUCTURAL

Building Square Footage:	± 2,981 Square Feet
Unit Square Footage:	± 2,981 Square Feet
Floors Above Ground:	1
Year Built:	1961

ADDITIONAL INFO

Drive-in Doors:	1
Lot Specifics:	Unit with Frontage Alongside W Broad
Parcel Benefits:	Dedicated Side Parking Lot
Fees and Associations:	N/A
Water/Sewer System:	Columbus City
Real Estate Taxes (2024):	\$3,541.14

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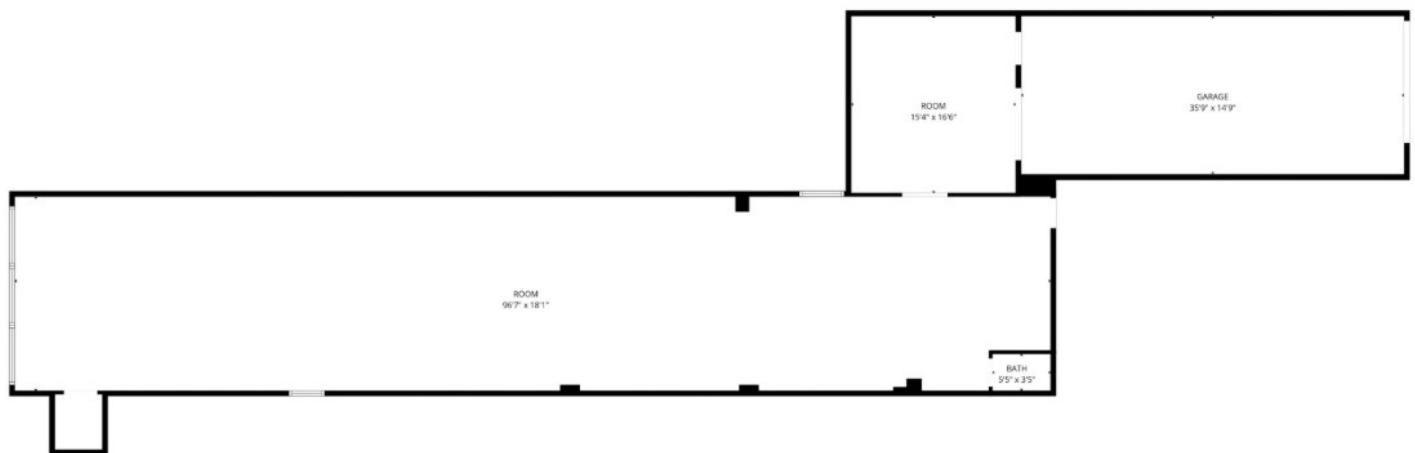


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Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Aerial View



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Nearby Amenities



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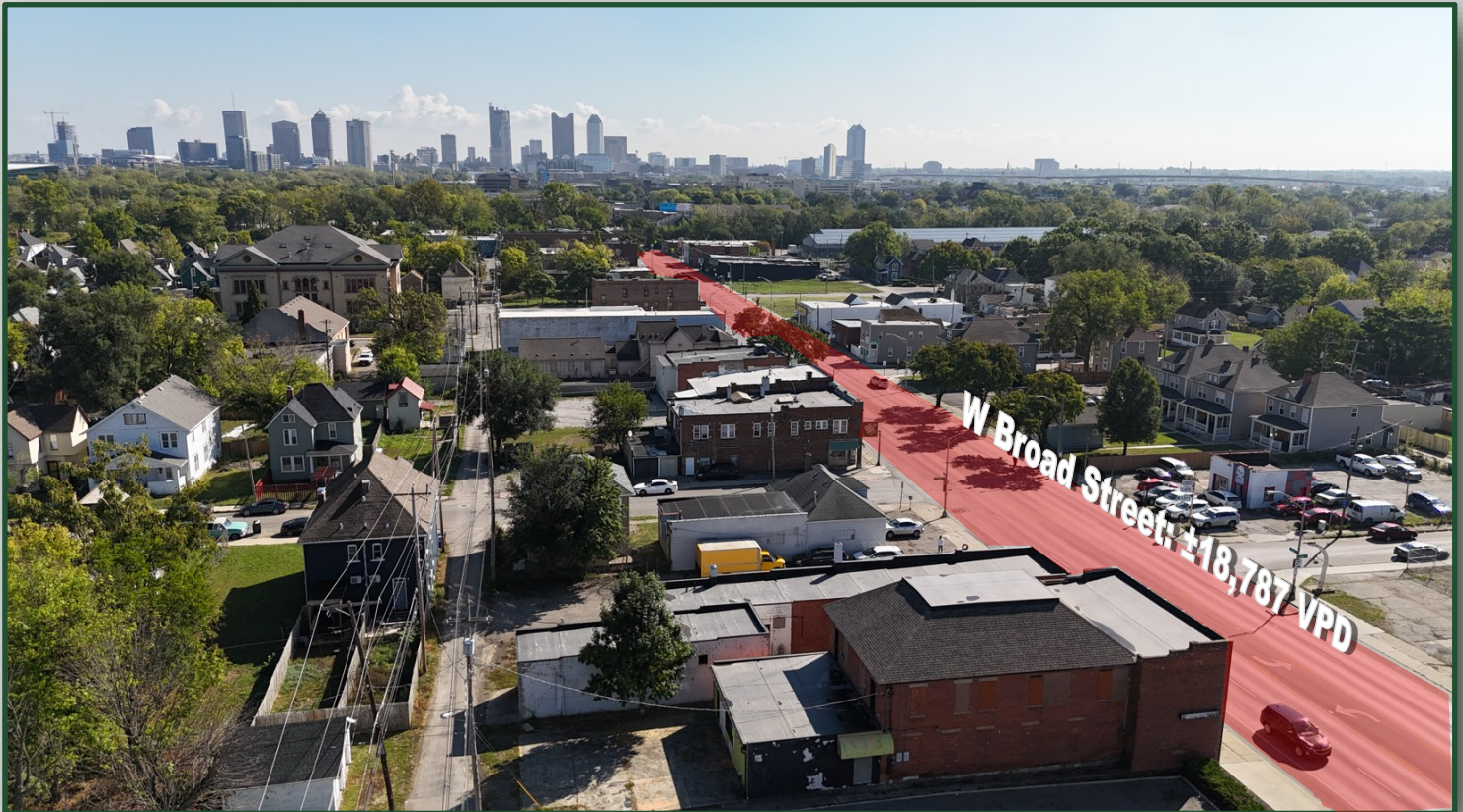
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TRAFFIC COUNTS AND AREA OVERVIEW

*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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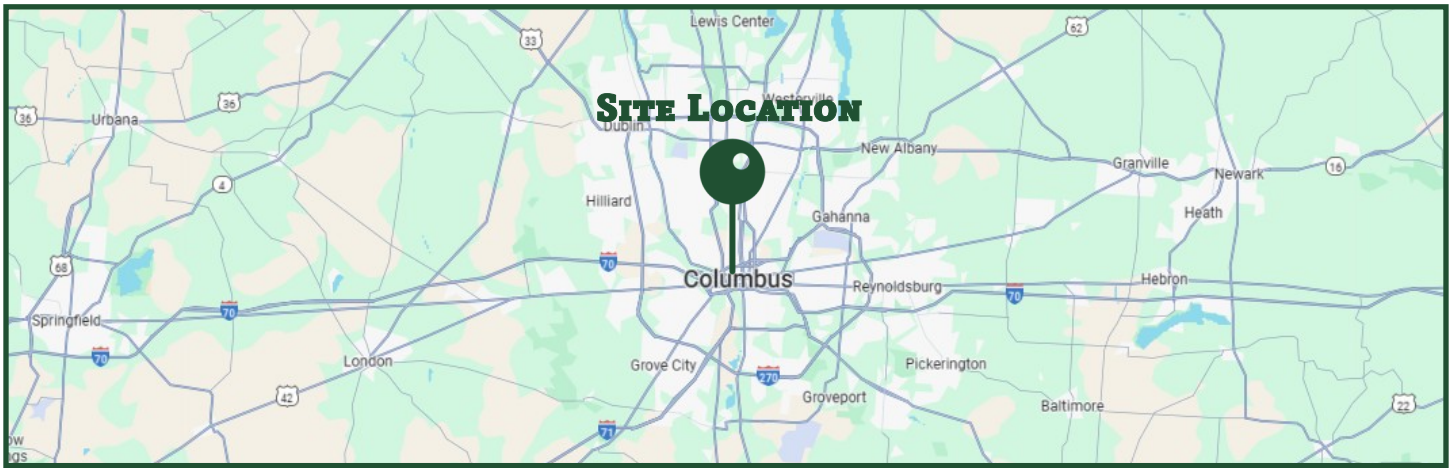


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TRAFFIC OVERVIEW

Street	Avg Daily Volume
W Broad Street	18,787
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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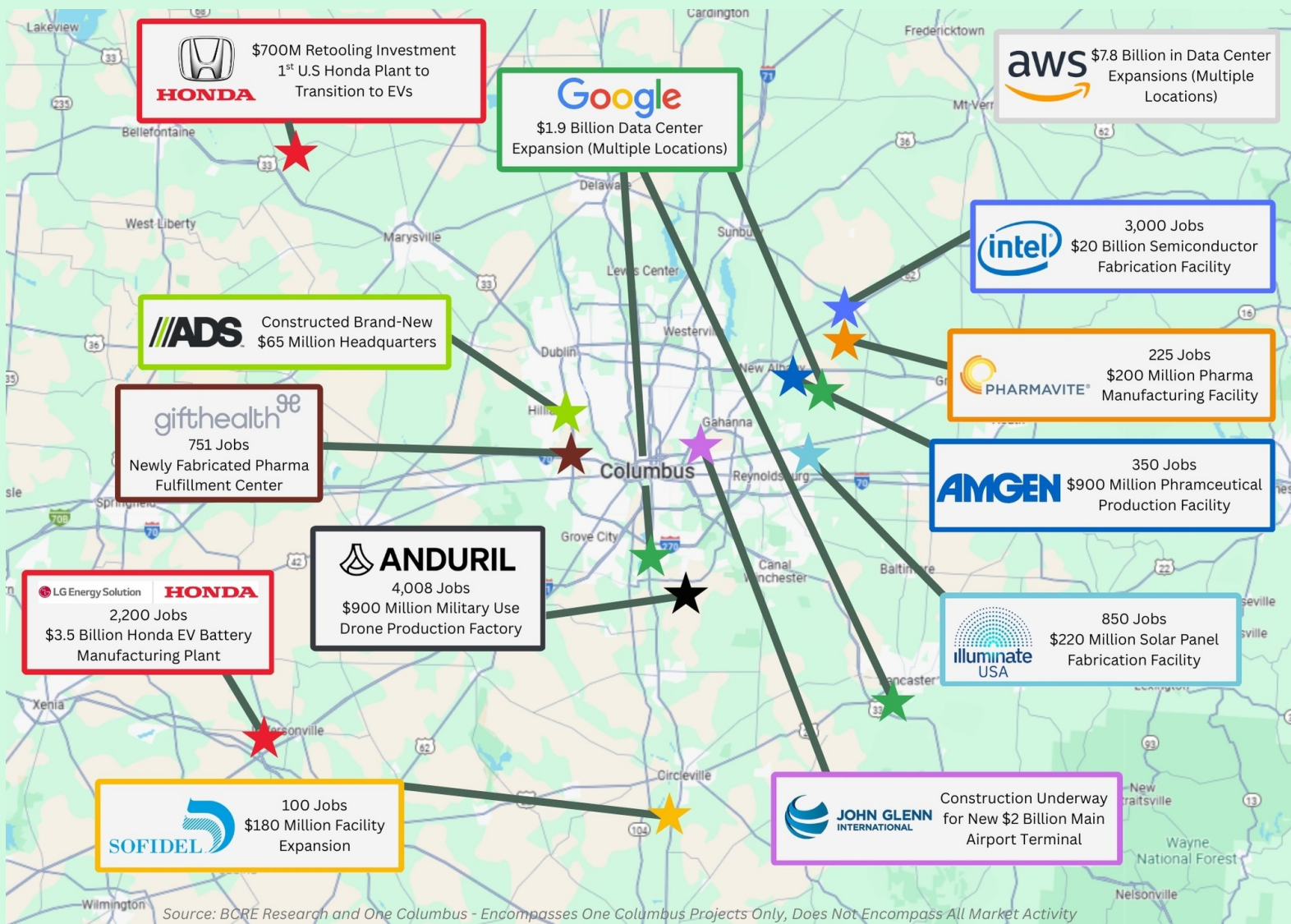
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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