

For Sale



\$219,000

1431-1437 Sullivant Avenue, Columbus, OH 43223

Mixed Use Retail For Sale on Sullivant Avenue, Ohio

- Commercial building situated upon \pm 0.3316 Acres, off of high traffic Sullivant Avenue near Downtown Columbus, and Franklinton.
- Property Offers \pm 1,742 Sq ft of space across two stories, and also a basement for storage.
- Building has adjacent private parking, with garage leased for \$400/Month.
- This property can be sold alongside neighboring building 369-375 S Central Avenue
- Easy Access to I-70 as well as SR 315.
- Mixed-Use UCT Zoning



Click Here to View Property Video

James Mangas, CCIM

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Questions? Contact Us:

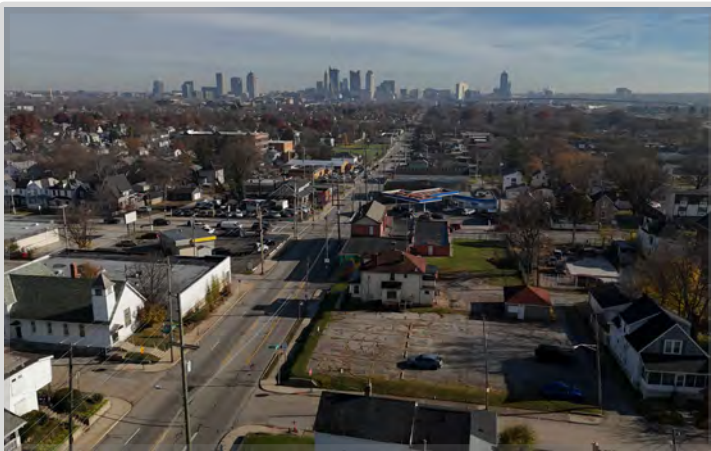
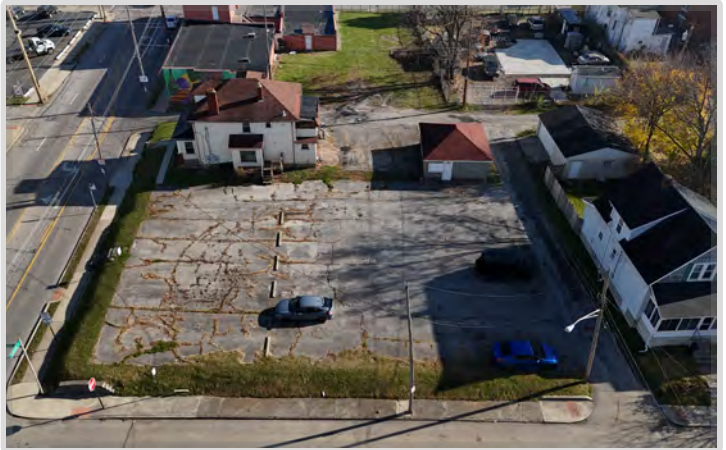
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Exterior Aerial Photos



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Interior Photos



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Additional Property Information

Legal Information

Legal Property Description	Mixed Use Building on Sullivant Ave
Price	\$219,000
Parcel Number	010-013126 and 010-0013127
Possession	Immediate

Land Information

Land Acreage	± 0.3316 Acres (Both Parcels)
Parking Available	Yes
Current Use	Retail
Current Zoning	Mixed-Use UCT
Jurisdiction and School District	Columbus

Structural Information

Building Square Footage	± 1,742 Square Feet
Units on Site	1
Floors Above Ground	2
Year Built	1927
Drive-In Doors	0

Additional Information

Lot Specifics	Prime Frontage on High Traffic S Central Ave
Parcel Benefits	Easy Access, Dedicated Parking
Fees and Associations	None
Water/Sewer System	Public
Real Estate Taxes (2025)	\$1,821.93

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Aerial and Parcel View



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Trade Aerial



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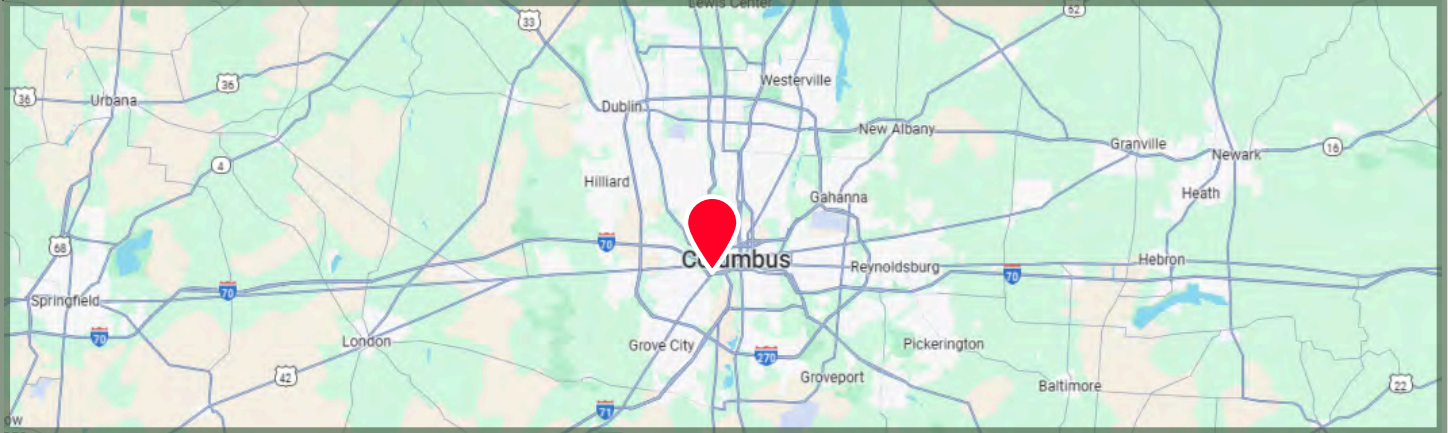


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

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Traffic Counts and Regional Demographics



Local Traffic

Interstate 70	± 242,496 VPD
Sullivant Avenue	± 10,497 VPD
S Central Avenue	± 9,322 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	8,983	67,122	212,455
Households	6,432	37,166	97,881
Avg Household Income	\$32,069	\$48,730	\$44,455

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THE CITY OF COLUMBUS

Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.



Downtown Columbus

Major Regional Employers



Demographics



Area Population
2,230,960

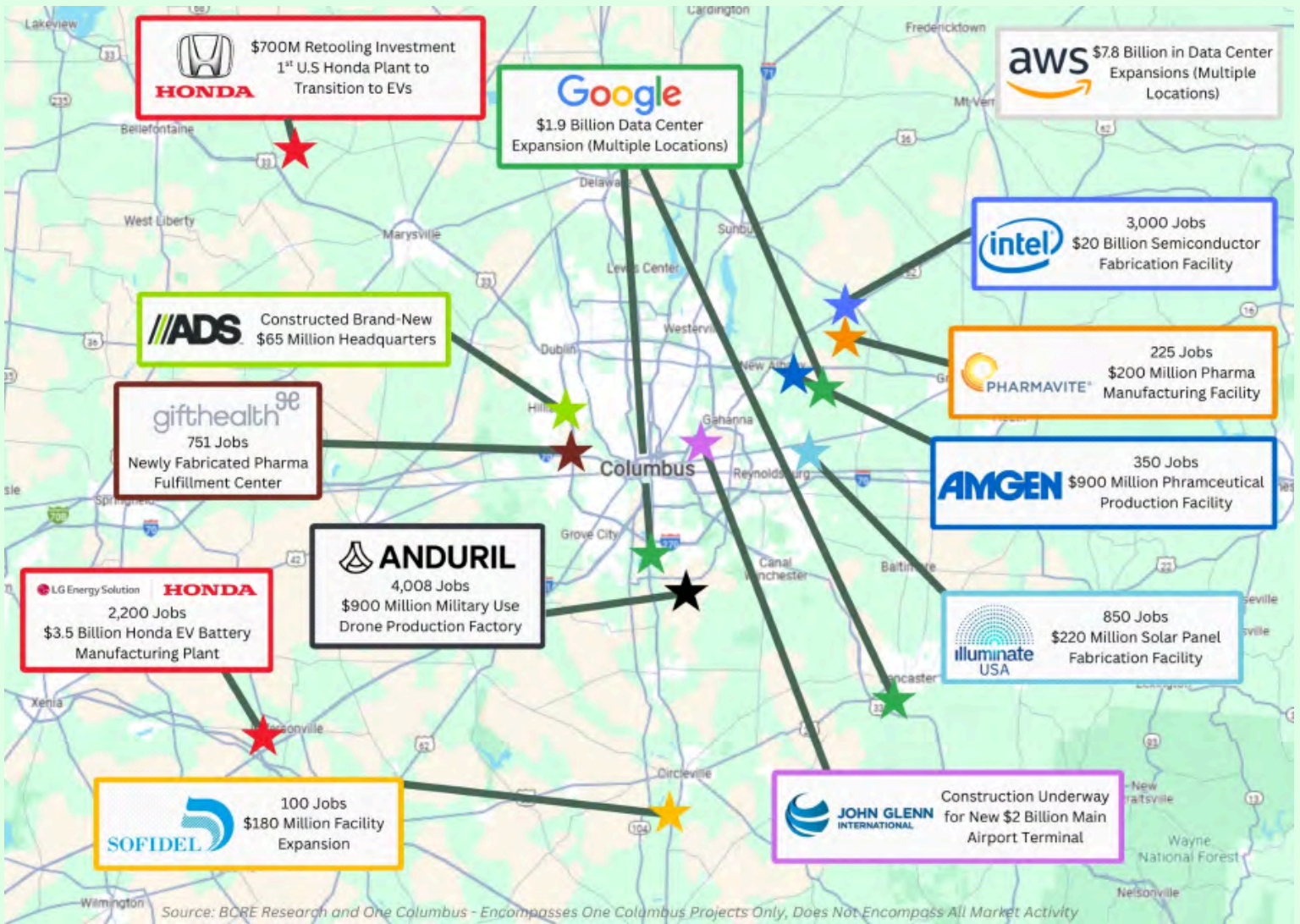


Area Households
826,729

Major Interstates



NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**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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- Continued -**

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