

For Sale or Lease



\$134,900 or \$10.68/SqFt

2420 W Broad Street, Columbus, OH 43204

Commercial Building For Sale on W Broad St in Columbus, Ohio

- Rare opportunity to own commercial real estate in Columbus, Ohio
- Total of $\pm 1,404$ Sq Ft on ± 0.0491 Acres
- Gravel Parking in Rear
- Excellent Visibility off W Broad Street with $\pm 18,350$ VPD
- Zoned UCT - Urban Center
- Unfurnished Apartment on Second Floor
- Parcel #010-034638-00



Click Here to View Property Video

James Mangas CCIM

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Questions? Contact Us:

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Exterior Photos



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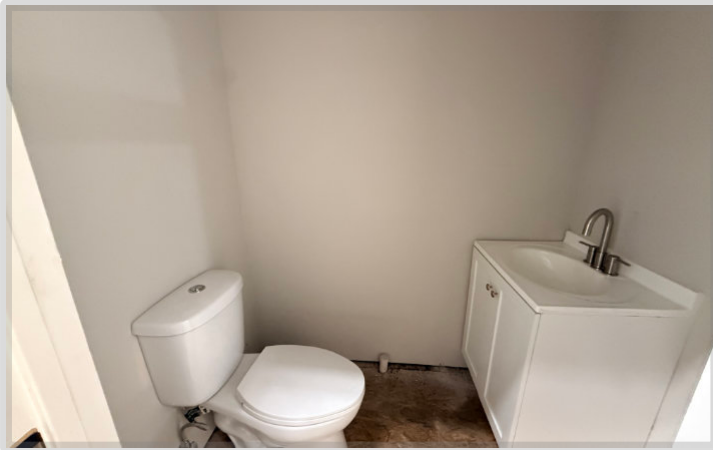
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Interior Photos



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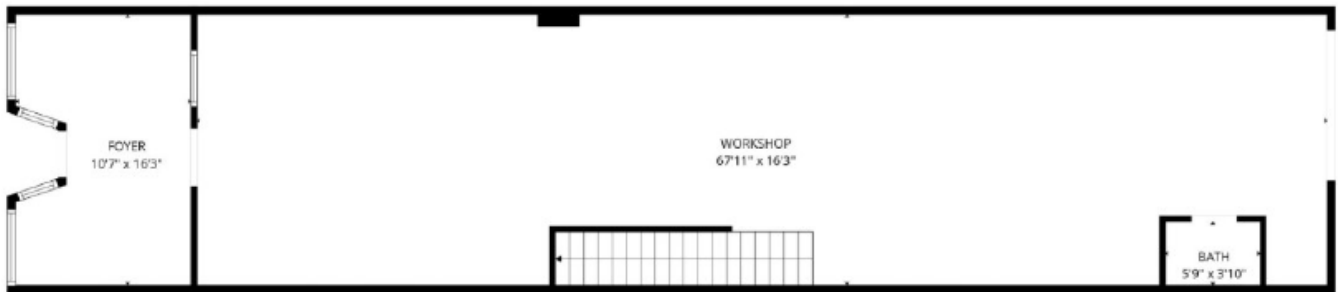


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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Floor Plan



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

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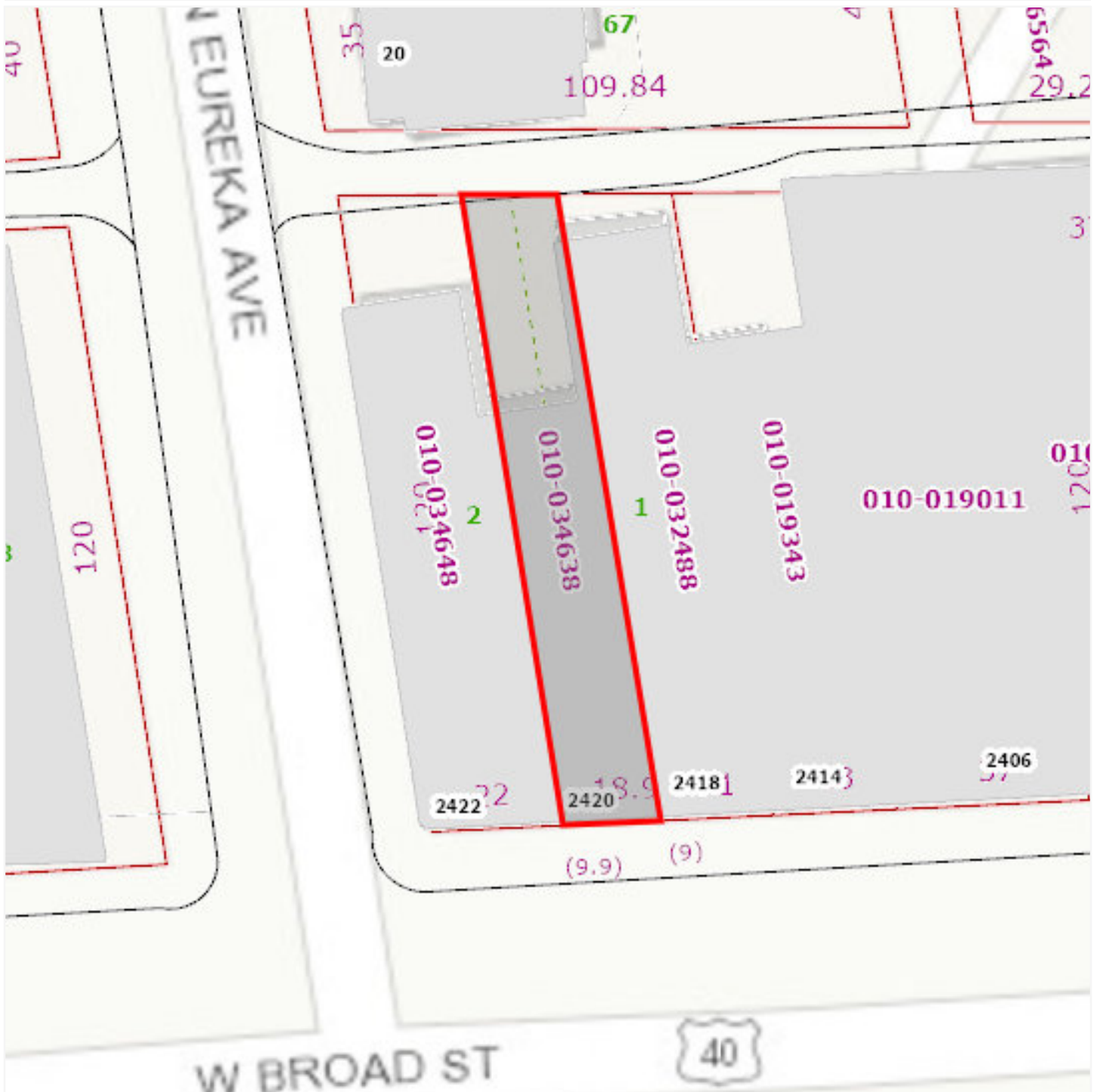
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Parcel View



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Nearby Amenities



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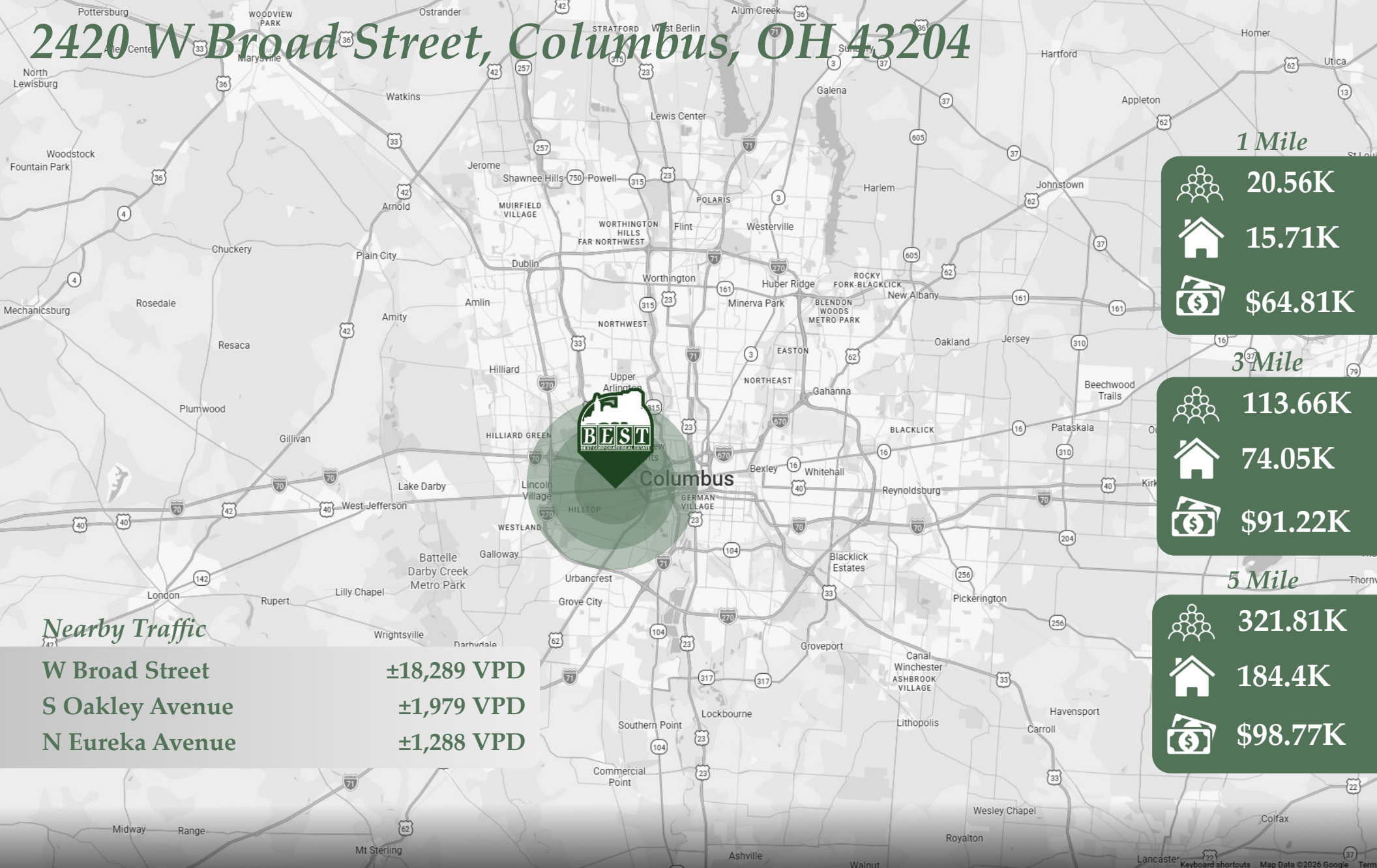
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Nearby Traffic

W Broad Street	±18,289 VPD
S Oakley Avenue	±1,979 VPD
N Eureka Avenue	±1,288 VPD

Zip Code Demographics

Area Population
42,315

Area Households
19,418

Average Income
\$59,266

Major Nearby Interstates



THE CITY OF COLUMBUS

Major Regional Employers



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.

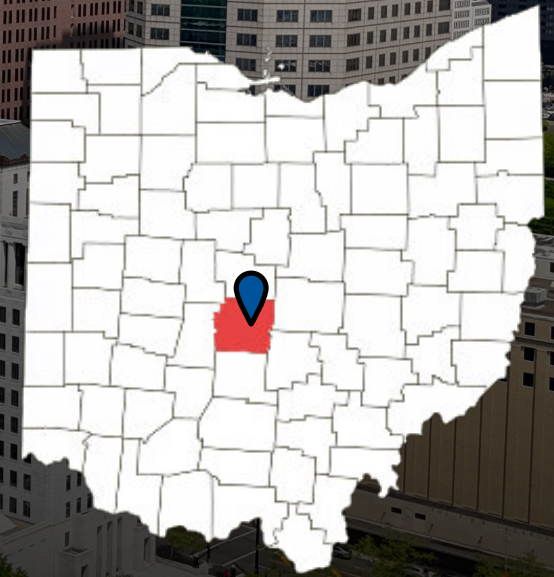


Photo: Downtown Columbus

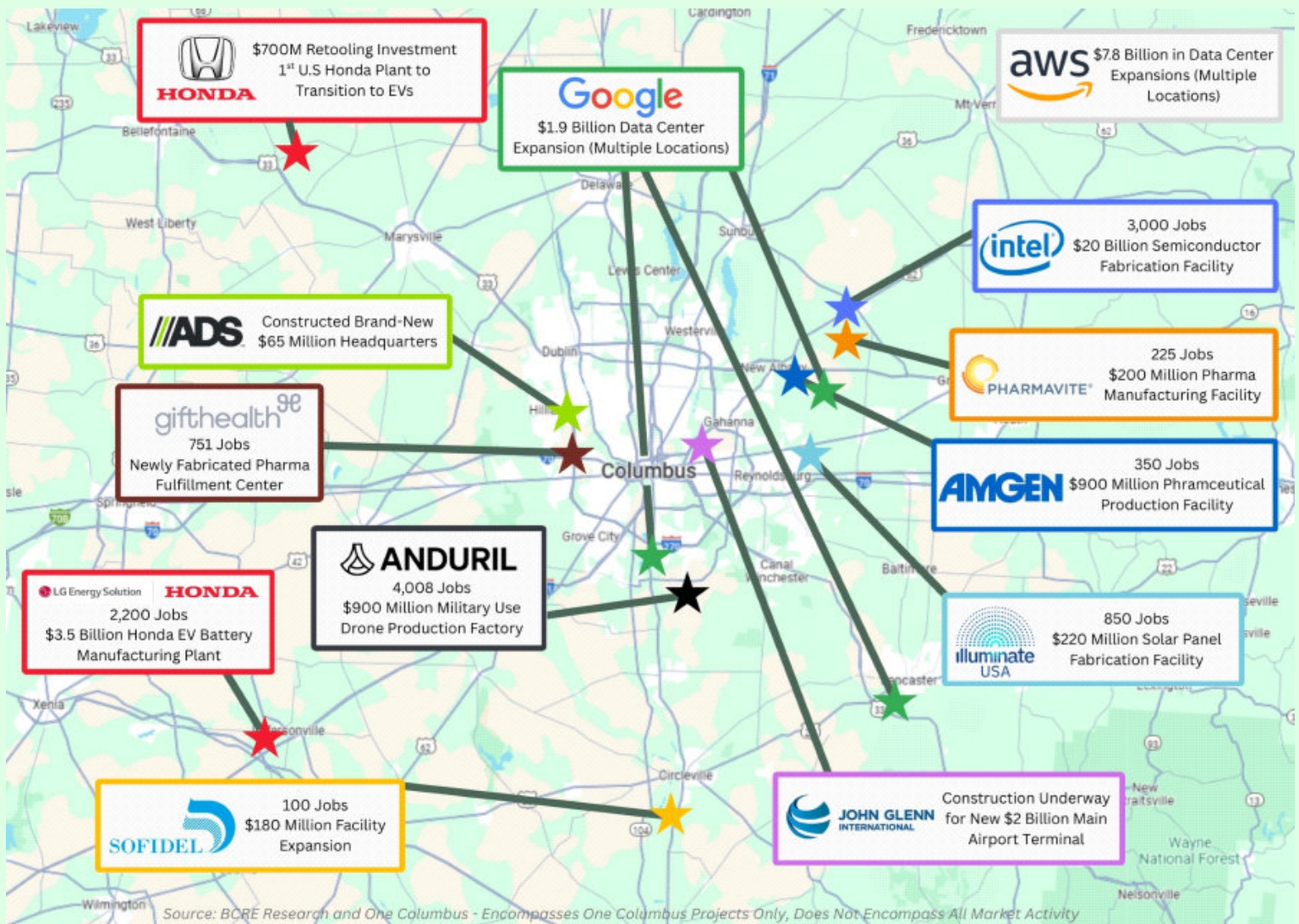
Demographics



Major Nearby 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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Corporate Real Estate