

For Sale

\$289,000

Downtown Commercial Condo

Contact:

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Commercial Realtor®

Westwood Commercial

Real Estate Co.

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(614) 869-7139

449 East Mound Street

Columbus, OH 43215

1,040 SF Professional Office Condo

Property Highlights

- Bright and spacious Creative Office condo
- 10' x 12' Glass-Floor Mezzanine with Spiral Stair
- Floor-to-Ceiling Window Glazing (East Facing)
- Custom, electronic window shades
- Conveniently located downtown Columbus with easy access to freeways and minutes from numerous downtown amenities
- Kitchenette includes custom cabinets, disposer, dishwasher, refrigerator, microwave, and filtered water.
- ADA compliant bathroom has steam shower
- ADT Security System and AT&T Fiber
- 2022 refresh
- Upper windows have UV Protection Solar Tek Protective Covering

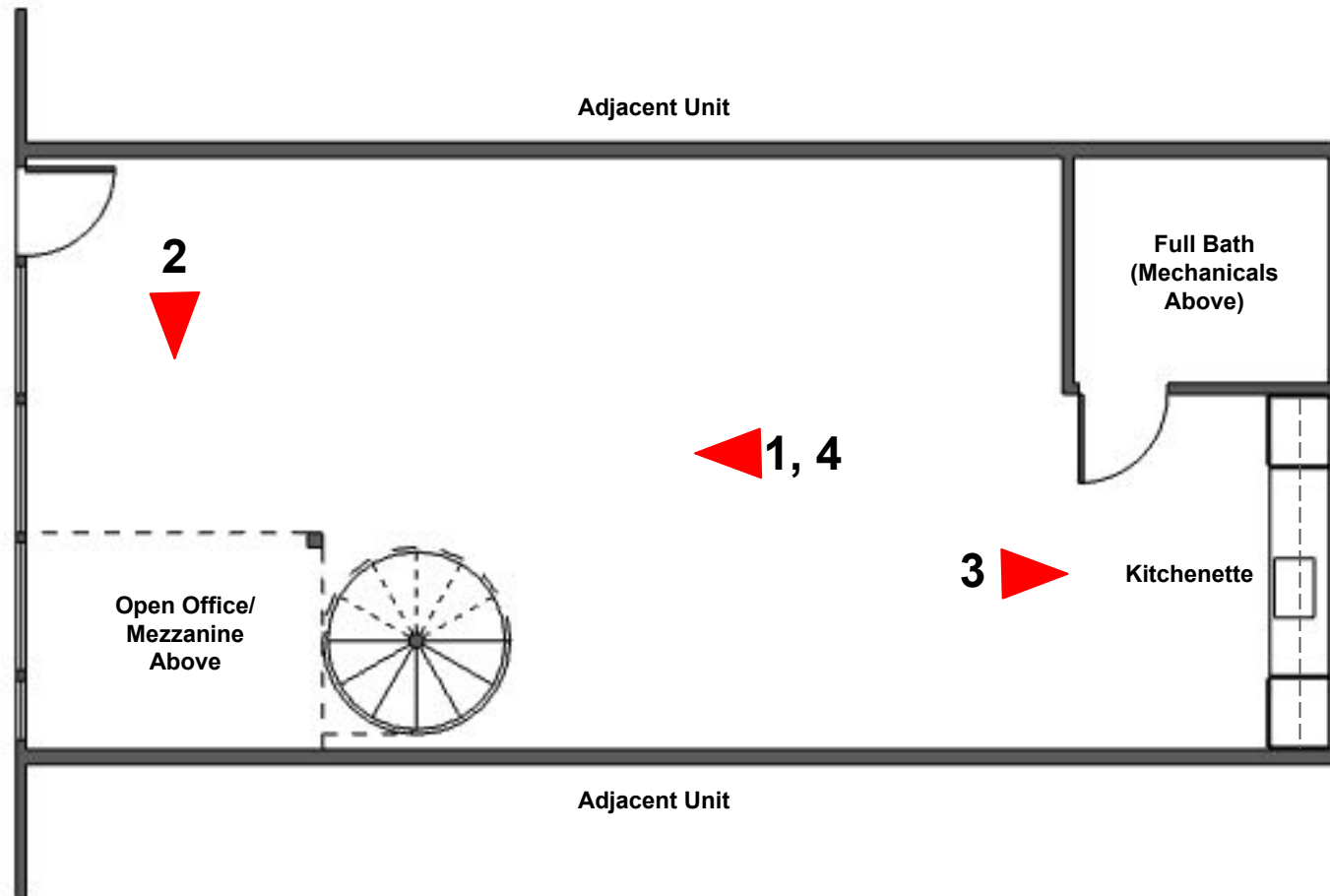
Floor Plan



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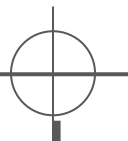
2



See Photos on following pages for corresponding keyed numbers.

First Floor Plan

Not to Scale



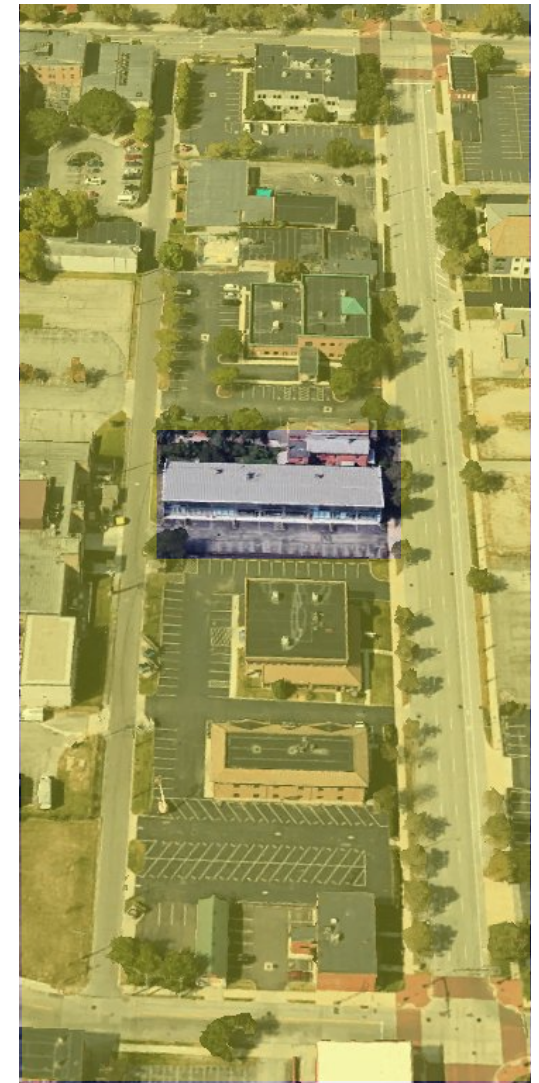
Site Photos

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3



Interior Photos

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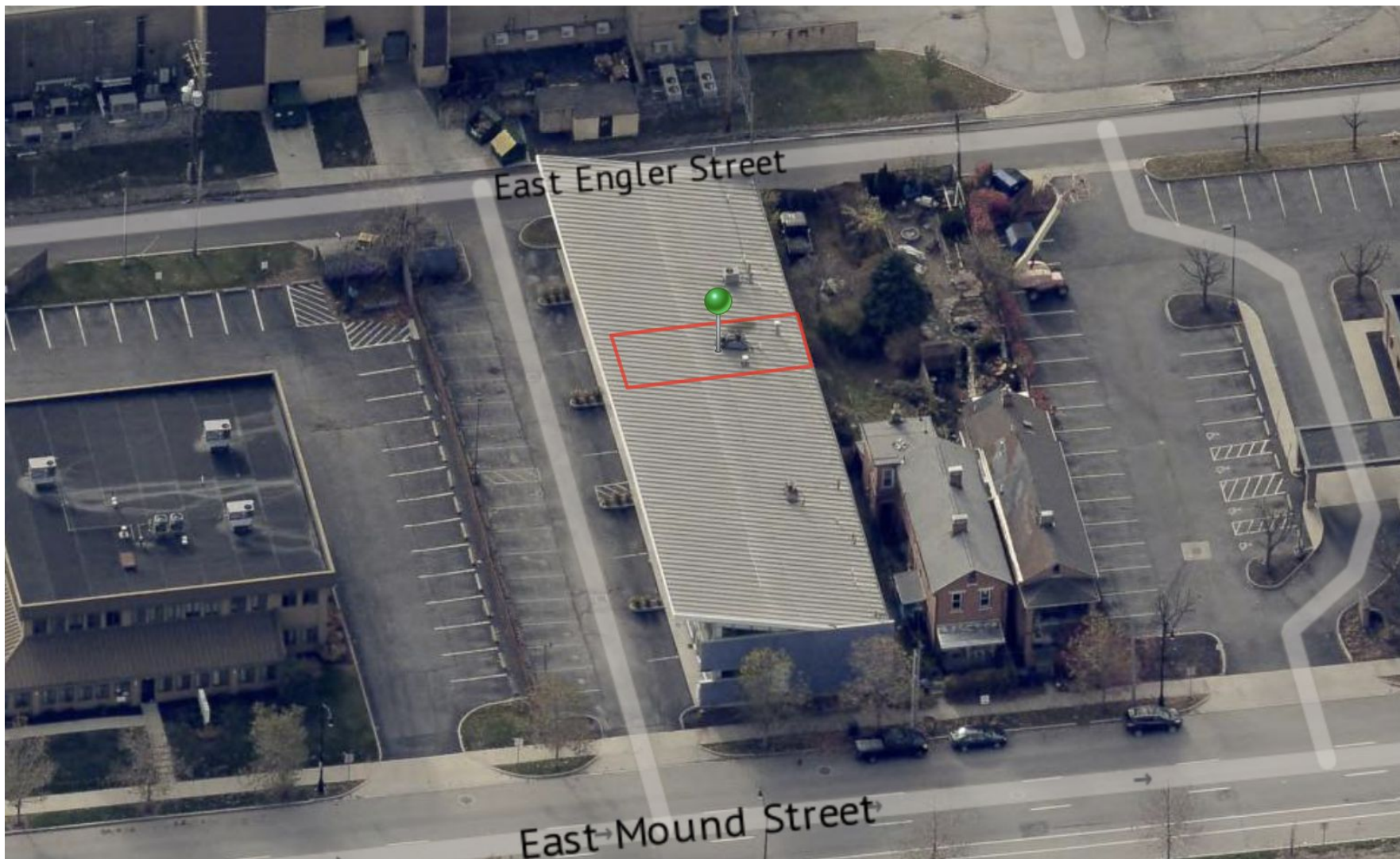


Aerial Photos

449 East Mound St.
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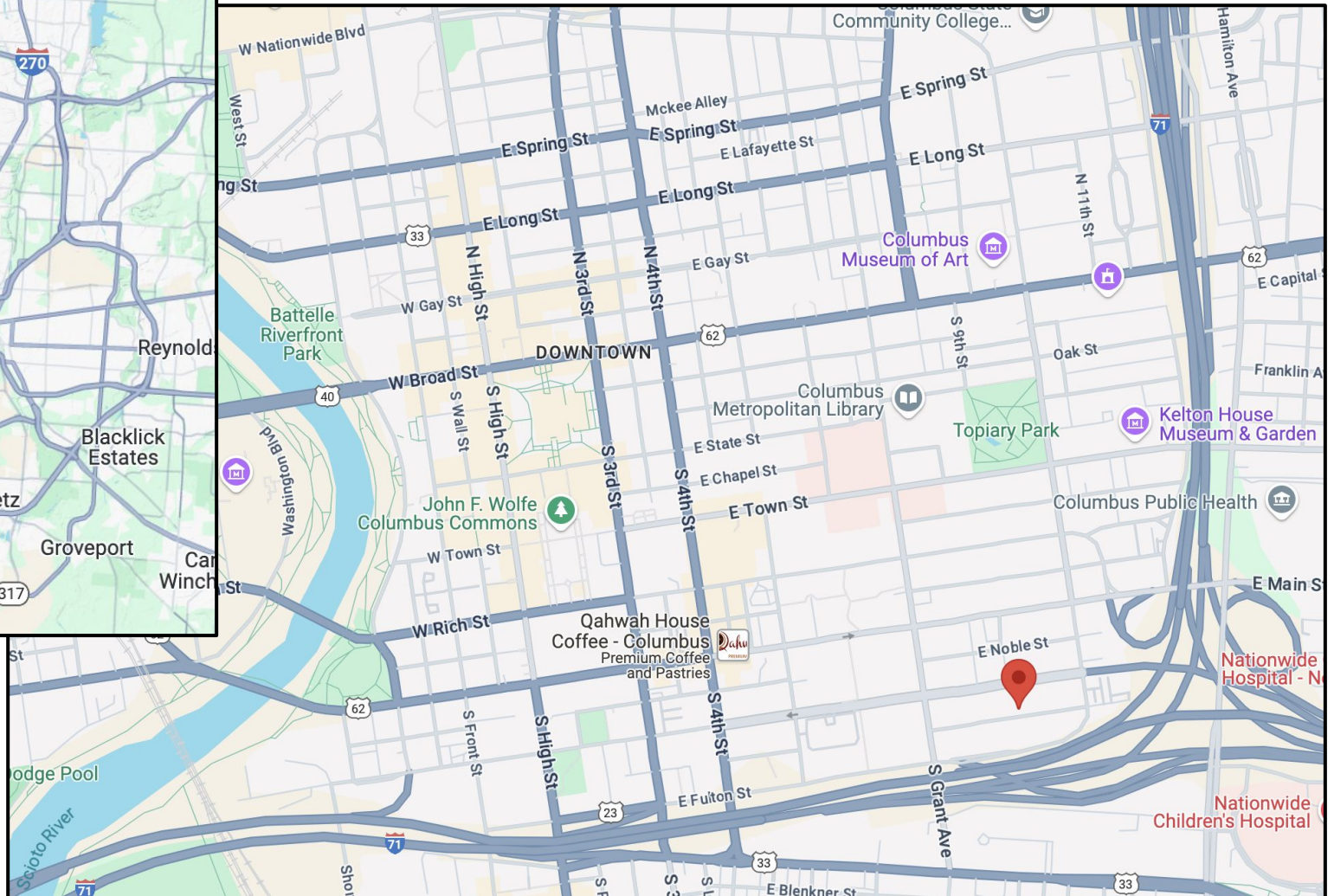
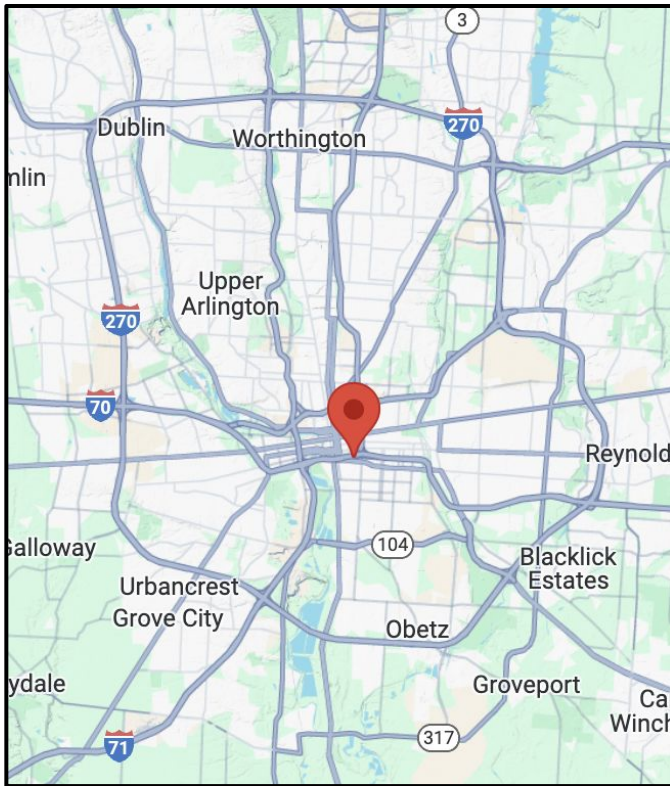


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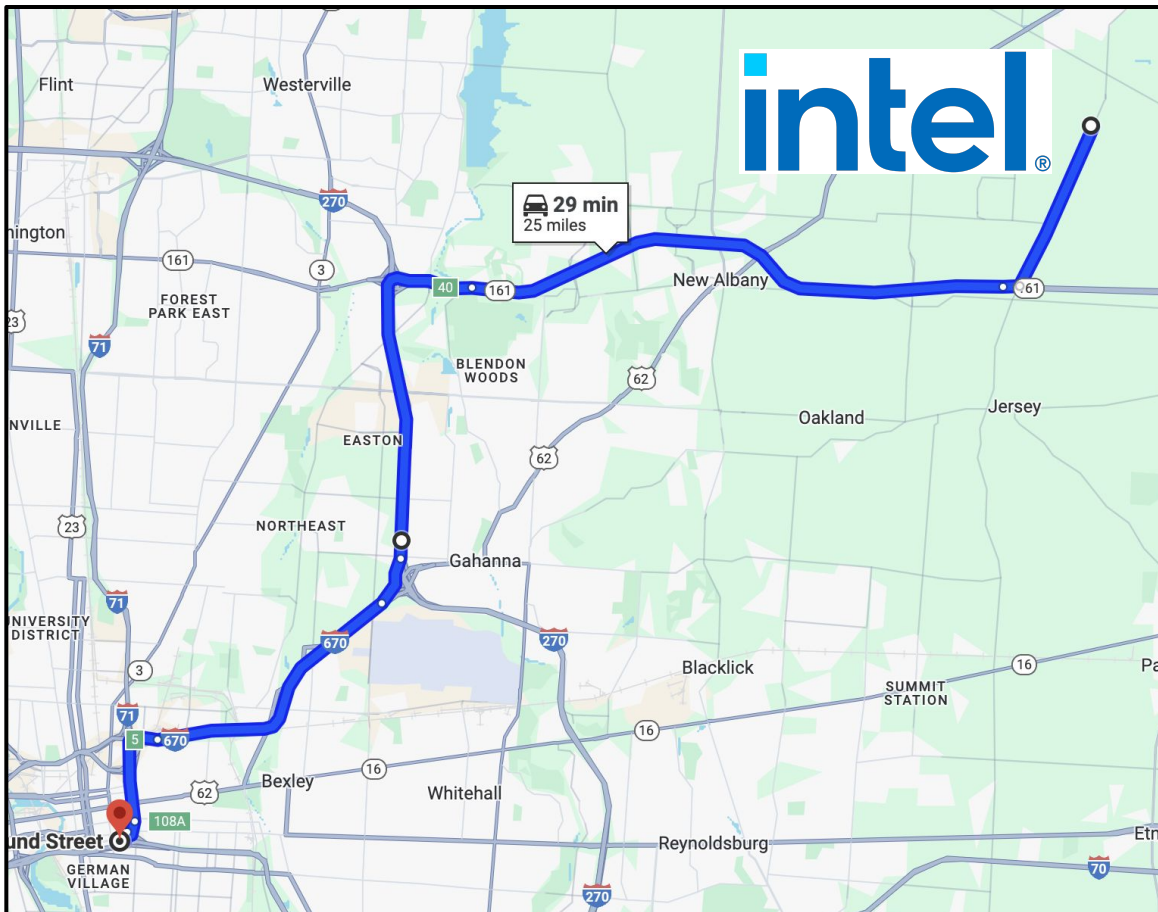
Location

449 East Mound St.
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Drive Times

449 East Mound St.
Columbus, OH 43215



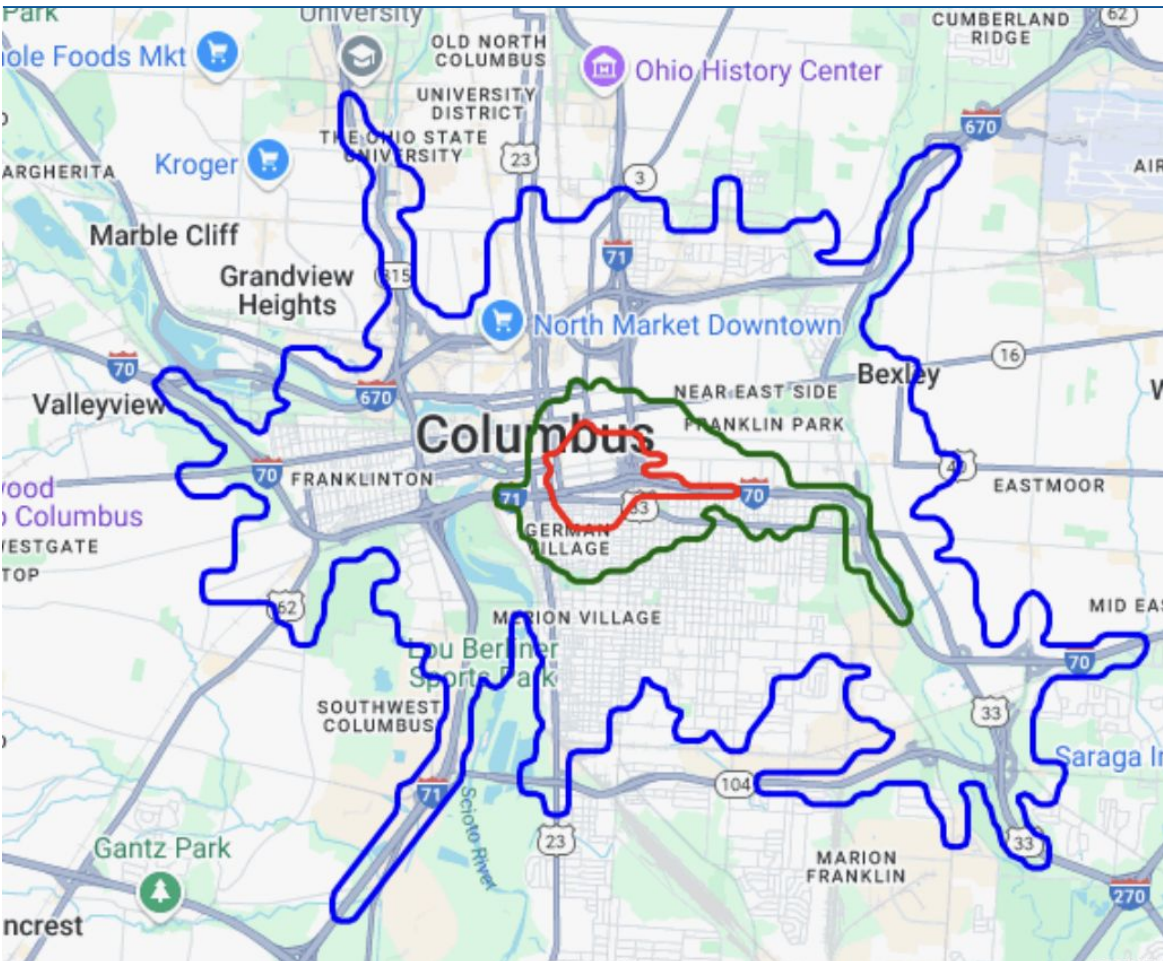
449 E Mound Street is conveniently located in Downtown Columbus with the following drive times:

- .4 miles to I-70/I-71
- .4 miles to German Village
- 1 mile to the Ohio Statehouse
- 1.6 miles to OH 315
- 1.6 miles to I-670
- 2 miles to the Convention Center
- 2 miles to Nationwide Arena
- 8 miles to John Glenn Airport
- **25 miles to Intel**

Demographics

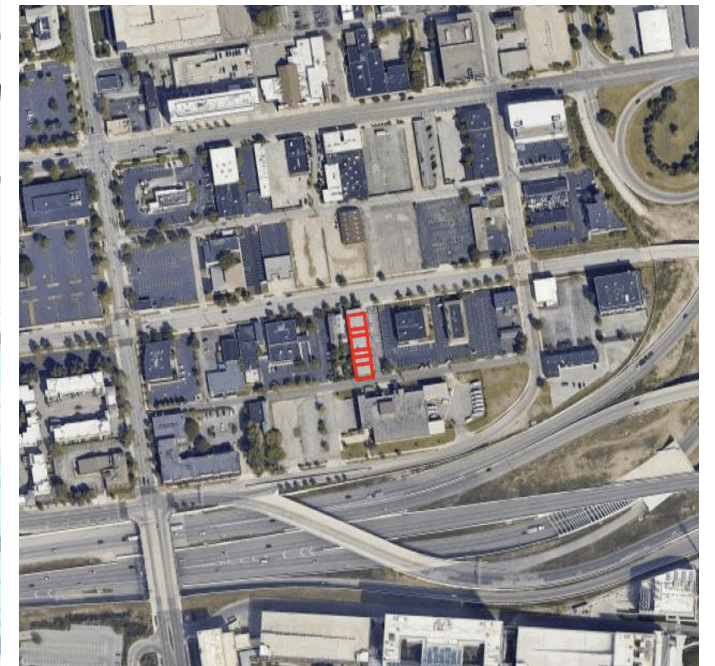
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Demographics



Population

Distance	Male	Female	Total
3- Minute	1,979	1,654	3,633
5- Minute	9,048	8,242	17,290
10- Minute	54,174	55,492	109,667



Demographics

449 East Mound St.
Columbus, OH 43215

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 437-451 E Mound St, Columbus, OH 43215

CITY, STATE

Columbus, OH

POPULATION

109,666

AVG. HHSIZE

2.32

MEDIAN HH INCOME

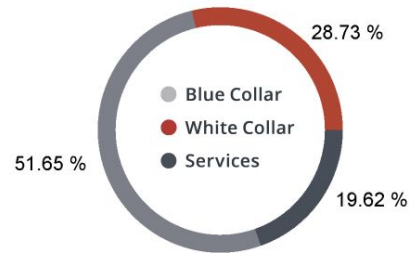
\$36,773

HOME OWNERSHIP

Renters: **30,312**

Owners: **17,439**

EMPLOYMENT



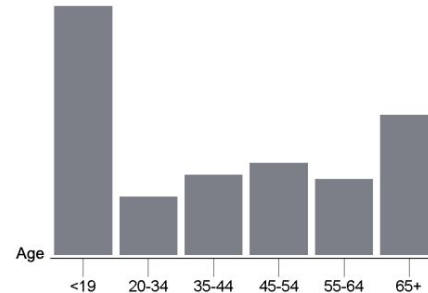
46.57% Employed
3.03% Unemployed

EDUCATION

High School Grad: **26.28%**
Some College: **18.39%**
Associates: **4.20%**
Bachelors: **26.73%**

GENDER & AGE

49.40% **50.60%**

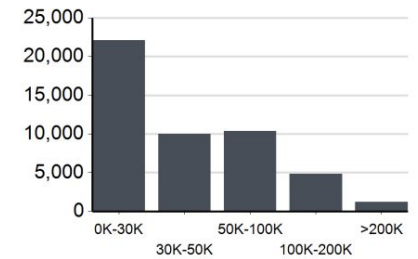


RACE & ETHNICITY

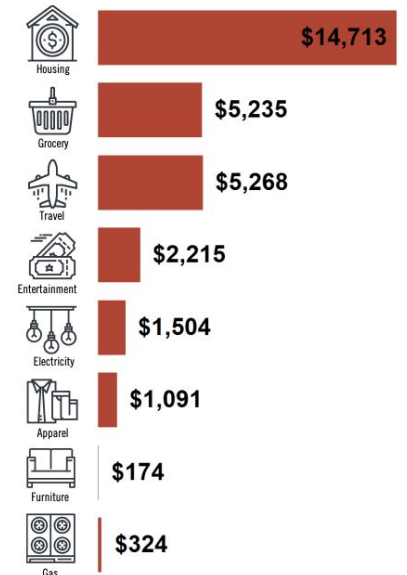
White: **48.89%**
Asian: **0.76%**
Native American: **0.00%**
Pacific Islanders: **0.00%**
African-American: **46.21%**
Hispanic: **2.04%**
Two or More Races: **2.10%**

Catylist Research

INCOME BY HOUSEHOLD

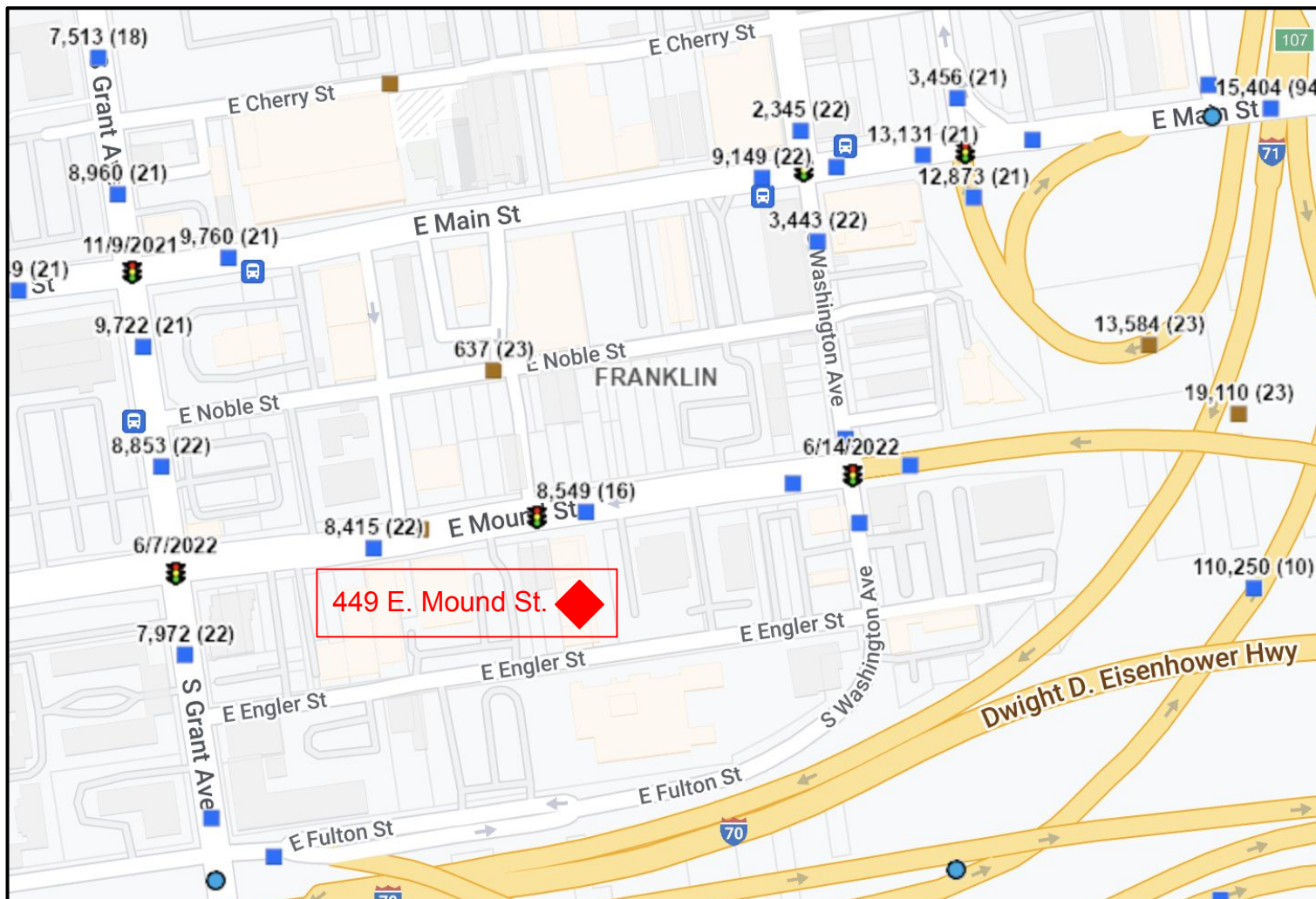


HH SPENDING



Traffic Counts

449 East Mound St.
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Average Annual Daily Traffic Counts (AADT):
Mound Street (16):
8,549
Mound Street (22):
8,415

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EXCLUSIVELY LISTED BY:

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Thank you!