

**FOR SALE OR LEASE**



**\$299,000 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*** ▶

**JAMES MANGAS**

PHONE: 614-559-3350 EXT 115

EMAIL: JMANGAS@BESTCORPORATEREAL ESTATE

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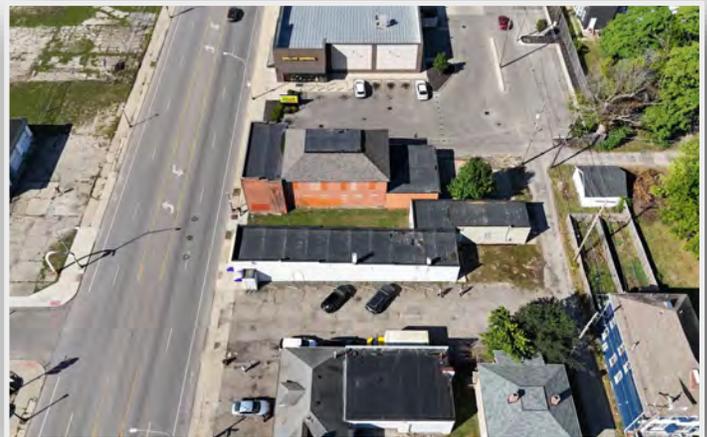
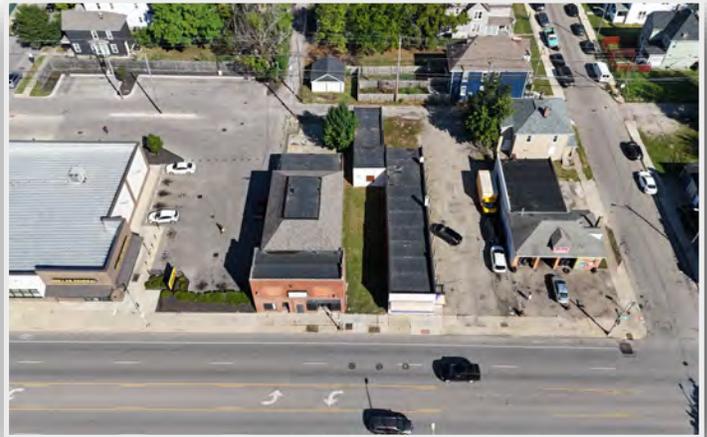
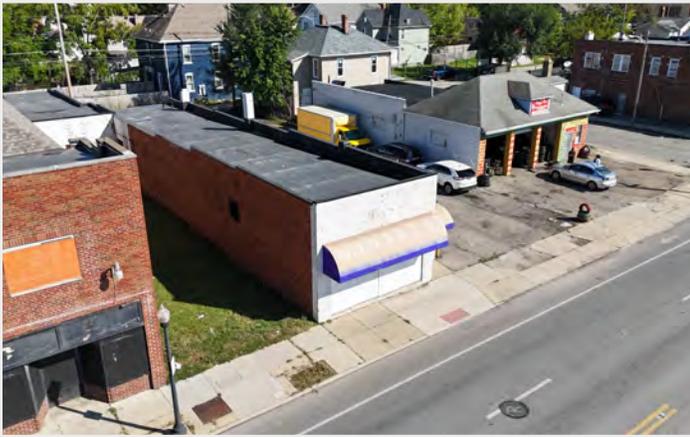
**BEST CORPORATE REAL ESTATE**

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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: | <b>Commercial Building for Sale and Lease</b> |
| Price:                      | <b>\$299,000 or \$11.33/SF</b>                |
| Parcel Number:              | <b>010-051512</b>                             |
| Occupancy:                  | <b>0%</b>                                     |

### LAND

|                 |                           |
|-----------------|---------------------------|
| Land Acreage:   | <b>± 0.02561</b>          |
| Current Zoning: | <b>Urban Center - UCT</b> |
| Jurisdiction:   | <b>Columbus</b>           |

### STRUCTURAL

|                          |                            |
|--------------------------|----------------------------|
| Building Square Footage: | <b>± 2,981 Square Feet</b> |
| Unit Square Footage:     | <b>± 2,981 Square Feet</b> |
| Floors Above Ground:     | <b>1</b>                   |
| Year Built:              | <b>1961</b>                |

### ADDITIONAL INFO

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

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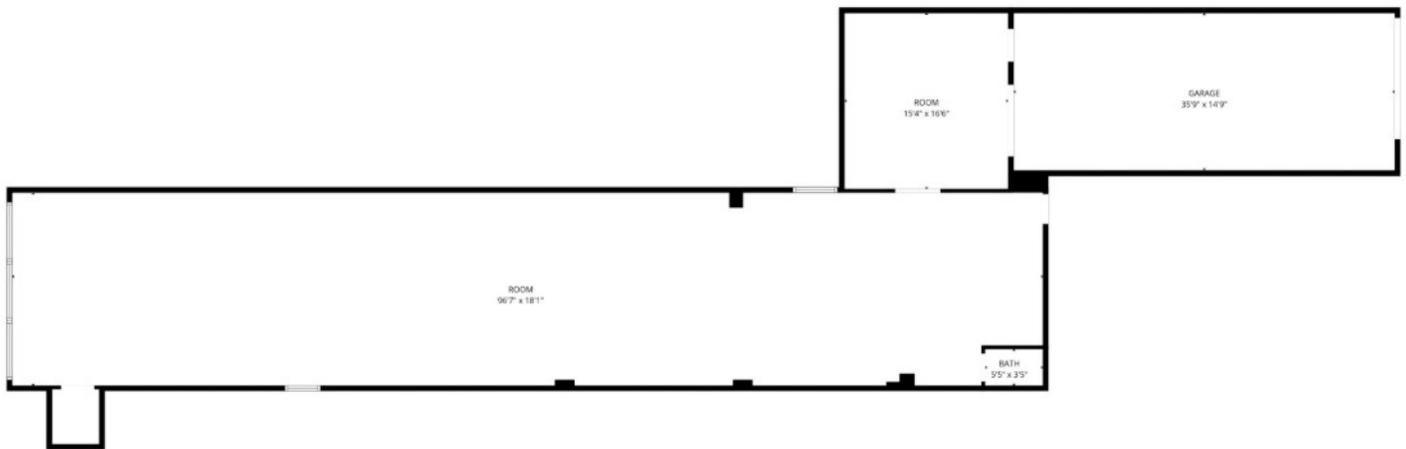


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## Floor Plan



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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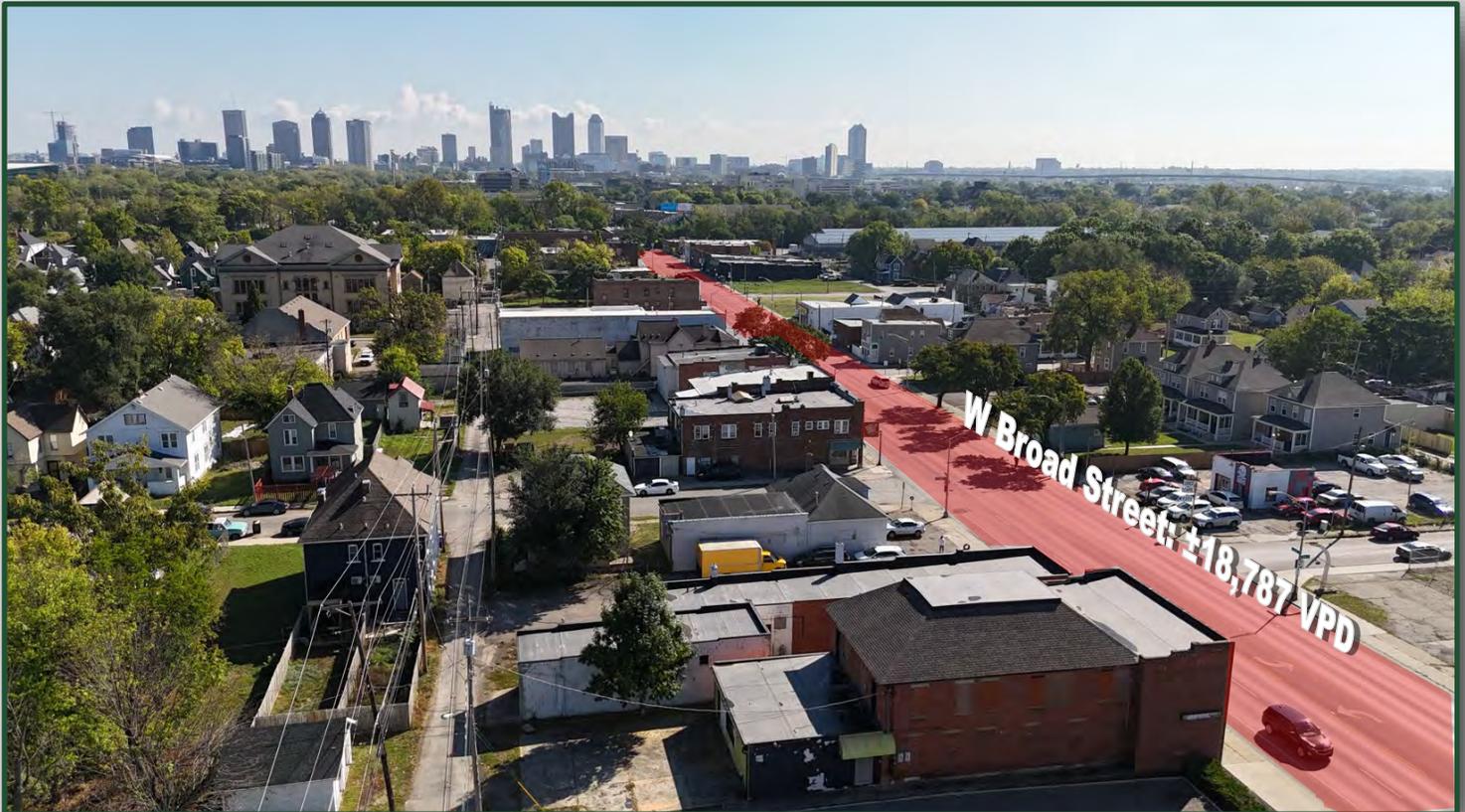


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# TRAFFIC COUNTS AND AREA OVERVIEW

\*Line Drawings are Approximate



## 1328 W Broad Street, Columbus, OH 43222

LESS THAN A MILE FROM  
INTERSTATE 70 EXIT

LESS THAN 5 MINUTE DRIVE TO  
DOWNTOWN COLUMBUS



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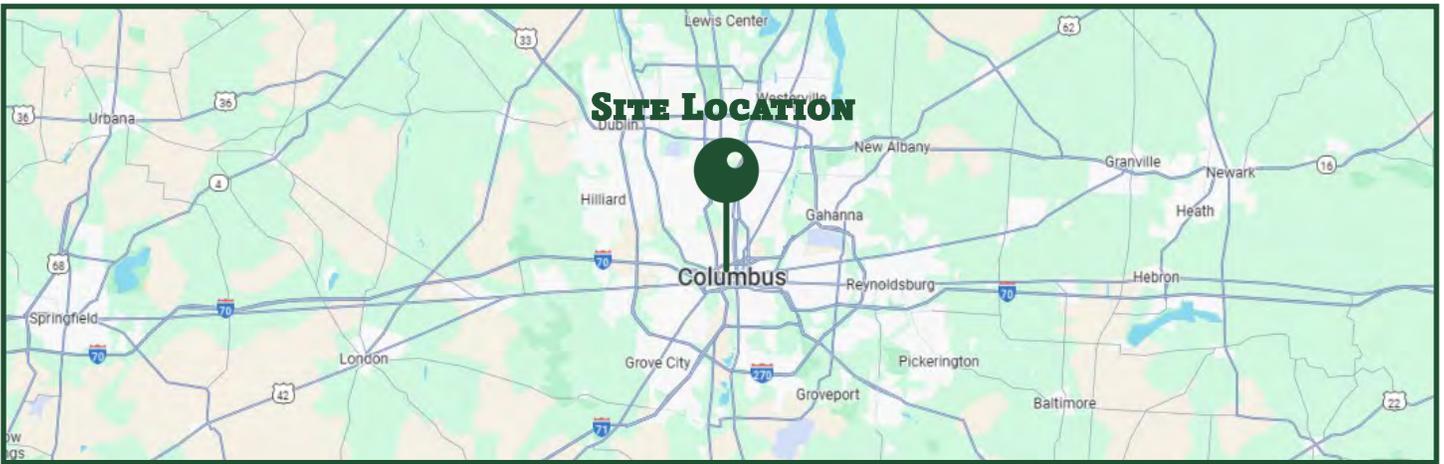
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## TRAFFIC OVERVIEW

| Street                | Avg Daily Volume |
|-----------------------|------------------|
| <b>W Broad Street</b> | <b>18,787</b>    |
| <b>N Central Ave</b>  | <b>6,089</b>     |

## DEMOGRAPHICS

|                             |   | WITHIN 1 MILE   | WITHIN 3 MILES  | WITHIN 5 MILES  |
|-----------------------------|---|-----------------|-----------------|-----------------|
| Population (2024)           |  | <b>7,570</b>    | <b>71,724</b>   | <b>228,812</b>  |
| Households (2024)           |  | <b>4,790</b>    | <b>43,422</b>   | <b>104,078</b>  |
| Avg Household Income (2024) |  | <b>\$31,470</b> | <b>\$48,530</b> | <b>\$45,002</b> |

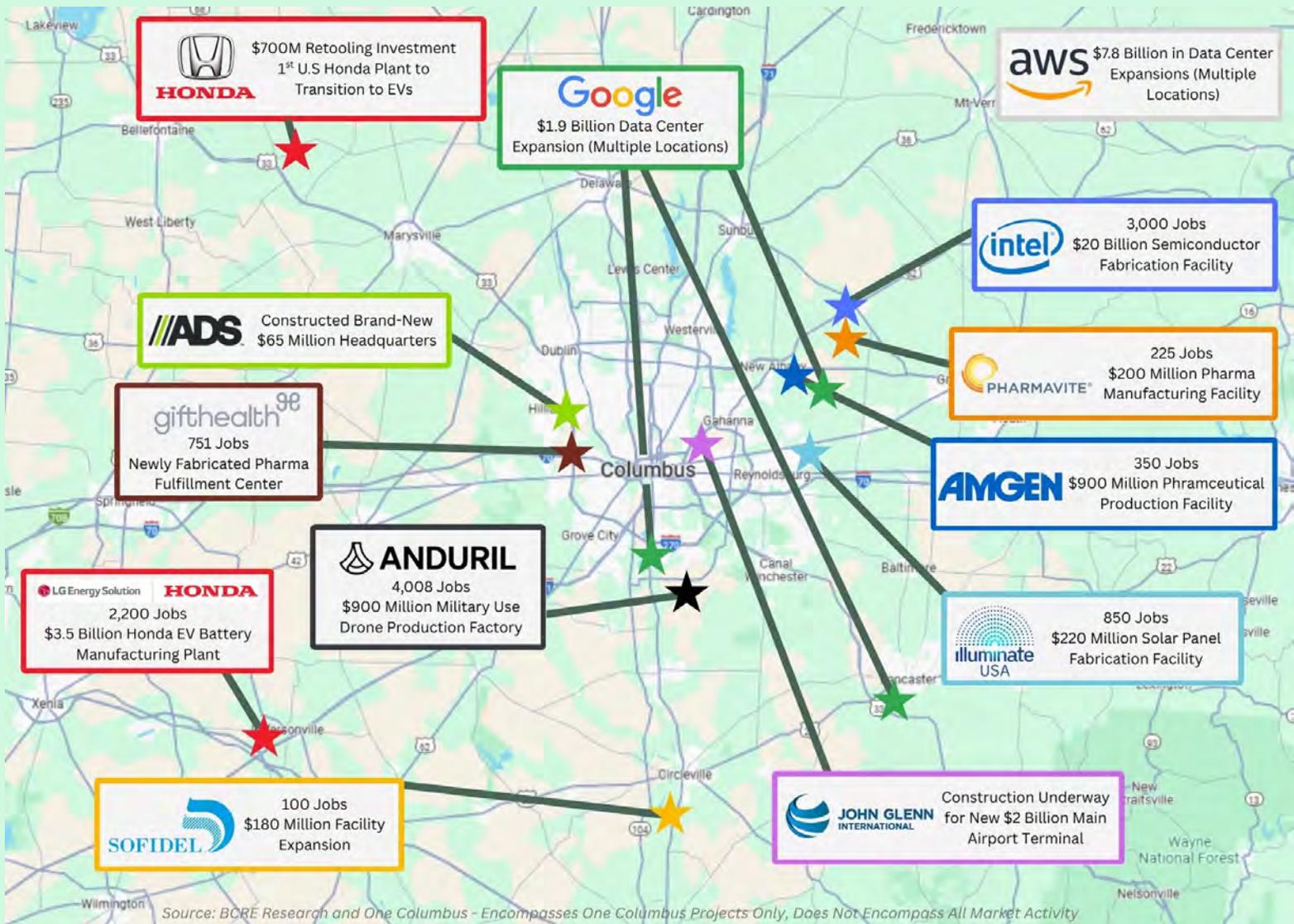
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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

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By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

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By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

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The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

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