

## **For Sale or Lease** 3,456 SF Total Mixed-Use Opportunity



## 1600 S. 6th Street

Columbus, Ohio 43207

#### **Property Features**

- Unique Investment Opportunity For Sale or Lease
- Two Buildings Situated on 0.18 Acres
- Recently Renovated in 2023
- Includes a Cash-Flowing Short Term Residential Rental Totaling 1,296 SF
- Office/Special Purpose Building Totals 2,160 SF
- · Access to 11 Parking Spaces
- Corner Lot with High Visibility and Accessibility
- Prime Location in Merion Village Neighborhood, Minutes
  from Downtown Columbus
- Close Proximity to I-71, I-70, Arena District, German
  Village and the Brewery District

#### Office Lease Rate: \$3,330.00 Per Month (MG) Sale Price: \$700,000



For more information:

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### MOhio Equities

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# **N**Ohio Equities

## For Sale or Lease

1600 S. 6th Street Office/Special Purpose Exterior



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## For Sale or Lease

1600 S. 6th Street Office/Special Purpose Interior



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# **N**Ohio Equities

## **For Sale or Lease** 199 Welch Ave Residential Exterior



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**For Sale or Lease** 199 Welch Ave Residential Interior

















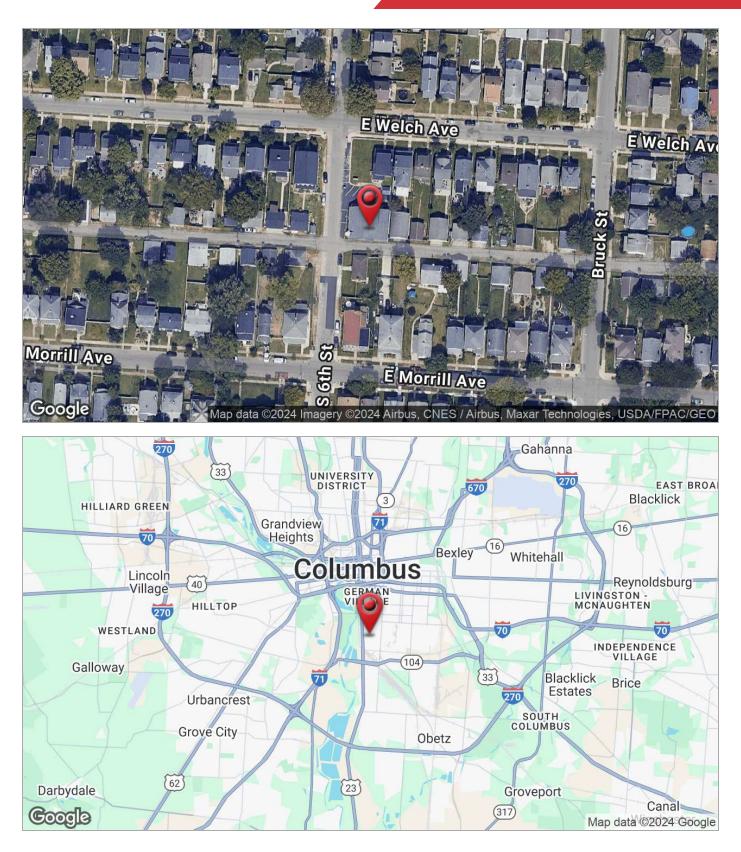
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## For Sale or Lease

1600 S. 6th Street Location Maps



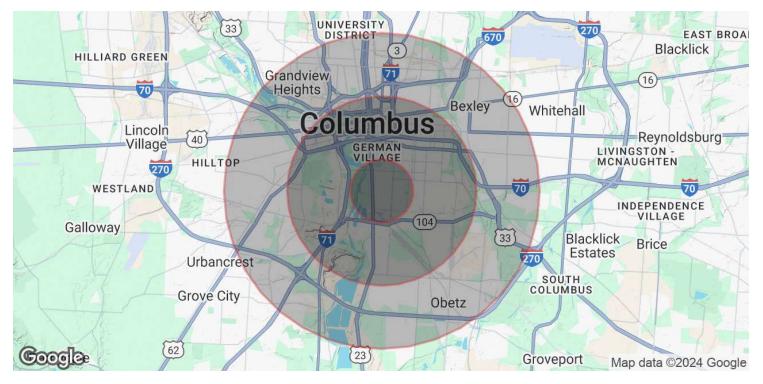
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**Demographics** 



POPULATION	1 MILE	3 MILES	<b>5 MILES</b>
Total Population	12,114	88,192	281,769
Average Age	38	39	37
Average Age (Male)	38	38	36
Average Age (Female)	38	39	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	<b>5 MILES</b>
HOUSEHOLDS & INCOME Total Households	<b>1 MILE</b> 5,707	<b>3 MILES</b> 40,962	<b>5 MILES</b> 120,582
Total Households	5,707	40,962	120,582
Total Households # of Persons per HH	5,707 2.1	40,962 2.2	120,582 2.3

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