



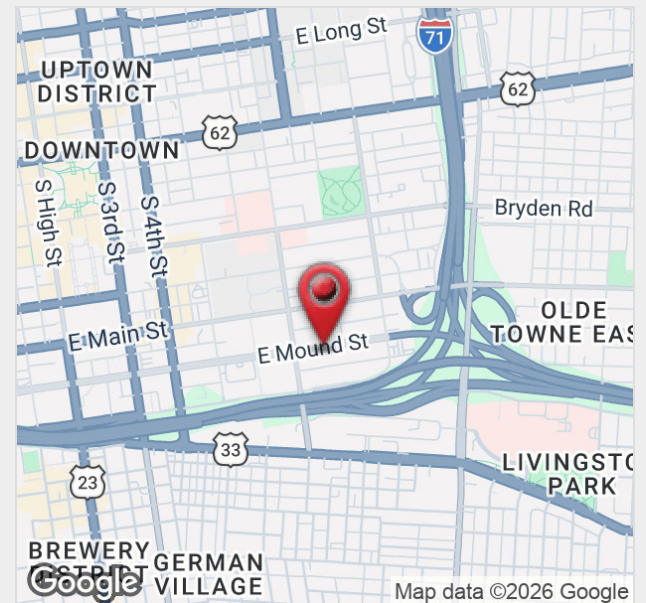
## 401 E Mound St

Columbus, Ohio 43215

### Property Features

- Rare Downtown Warehouse Investment Opportunity
- 6,008 SF Retail Warehouse Building
- Double-Door in Back of Building
- Alley Access Connectivity
- Fenced Concrete Pad (Parking, Storage, or Patio Use)
- Located On E. Mound St. - Major Downtown Artery
- Minutes to I-70 & I-71
- Strong Infill Downtown Location with Ongoing Development
- Stable Cash Flow with Future Repositioning Potential
- Annual NOI of \$60,004
- Lease Expiration: April 22, 2027

**Sale Price: \$865,000**



For more information:

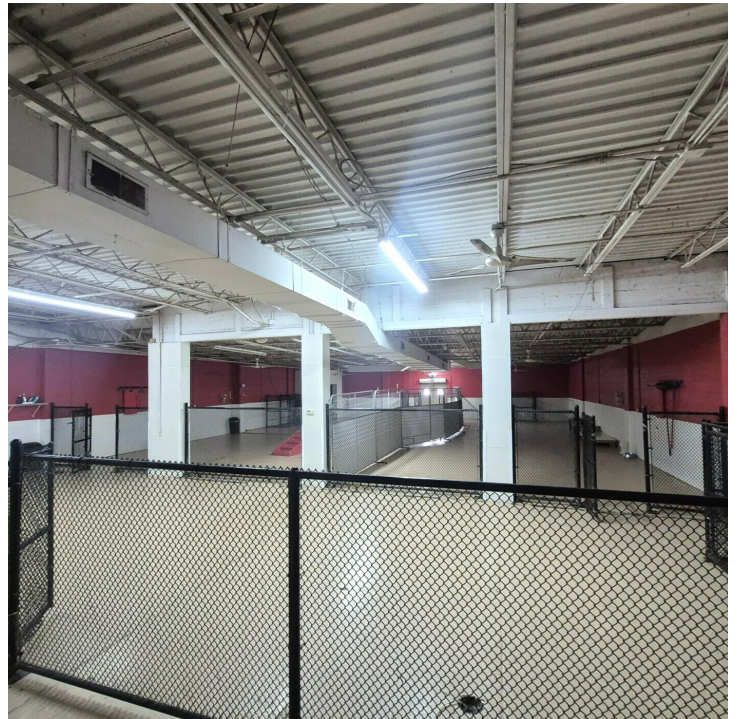
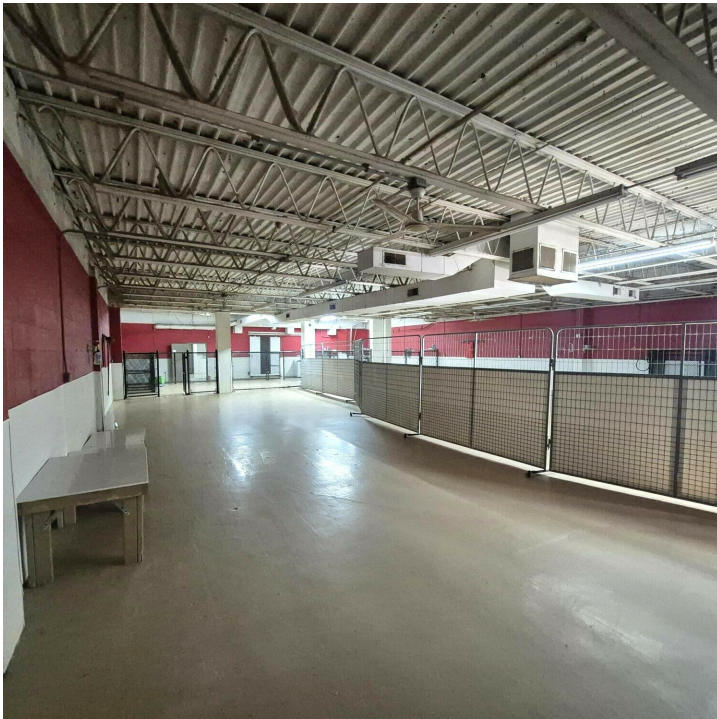
**John Mally**

614 629 5254 • [jmally@ohioequities.com](mailto:jmally@ohioequities.com)

**Gabriel Dent**

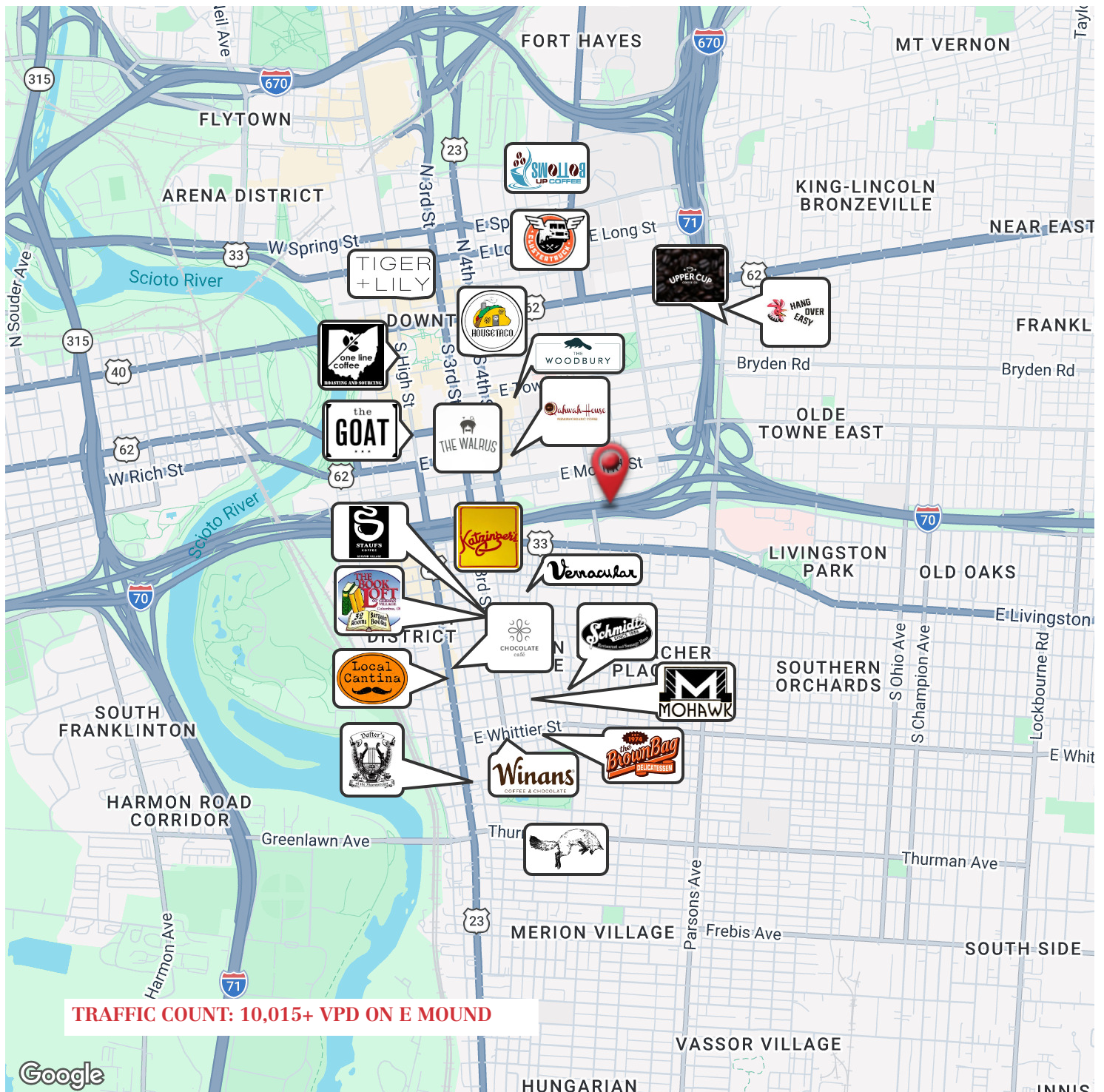
614 629 5247 • [gdent@ohioequities.com](mailto:gdent@ohioequities.com)

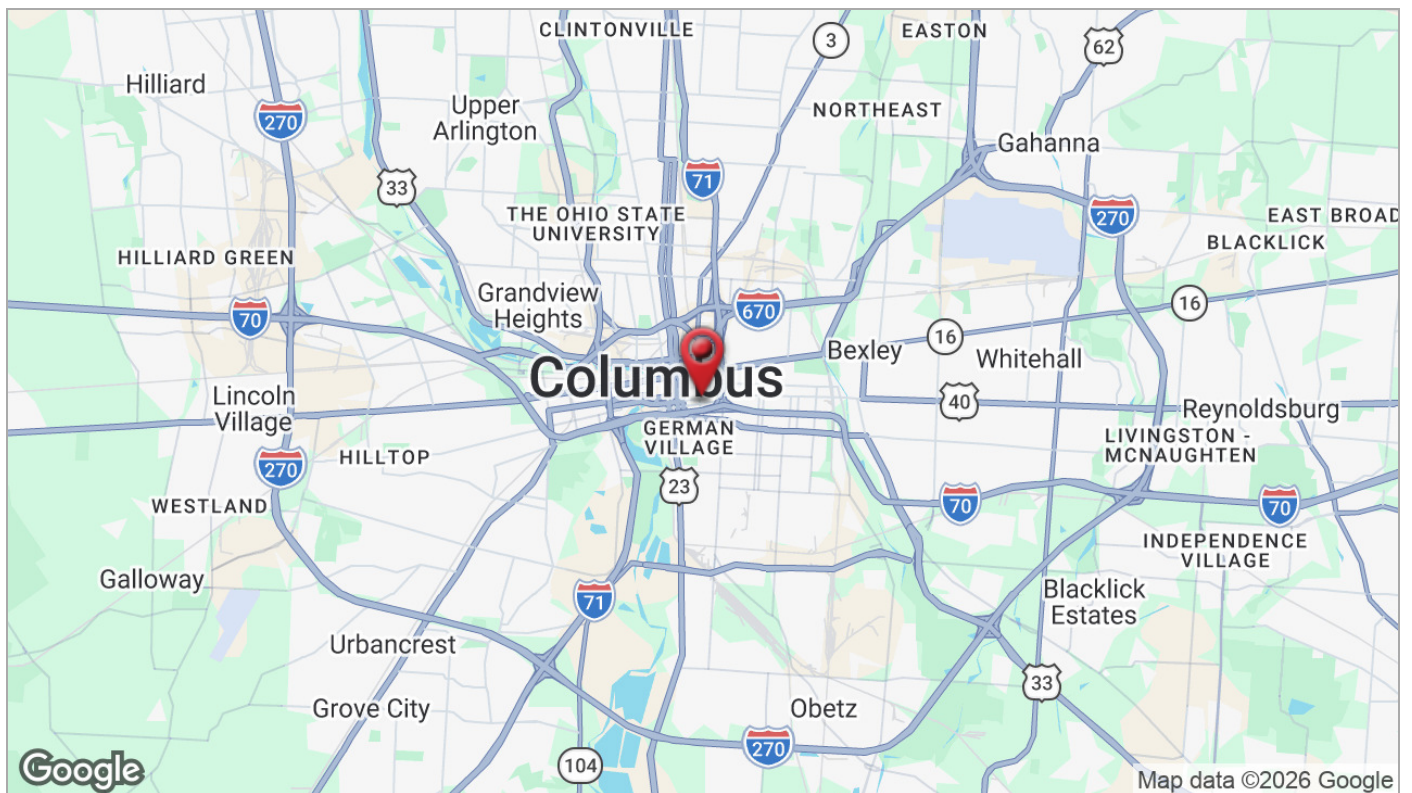
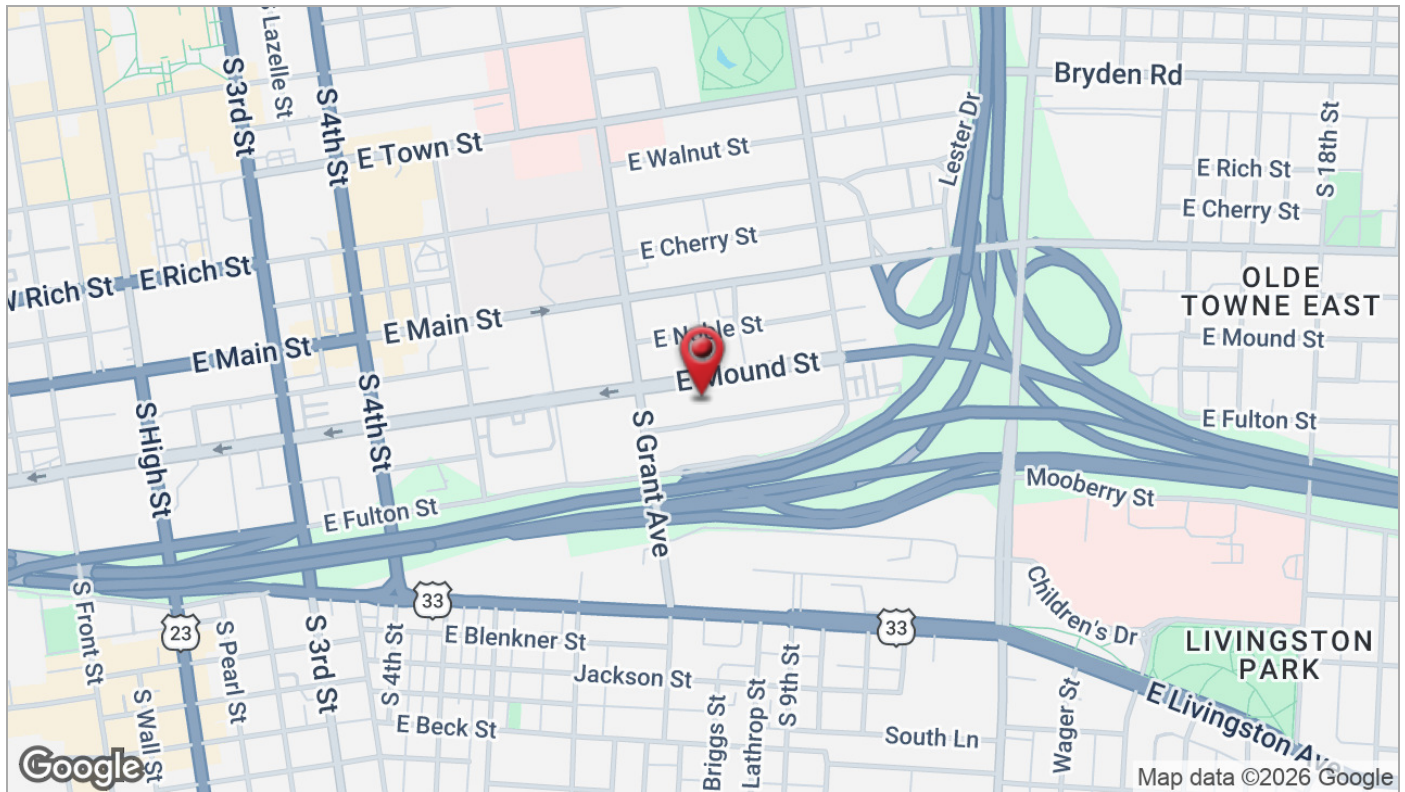


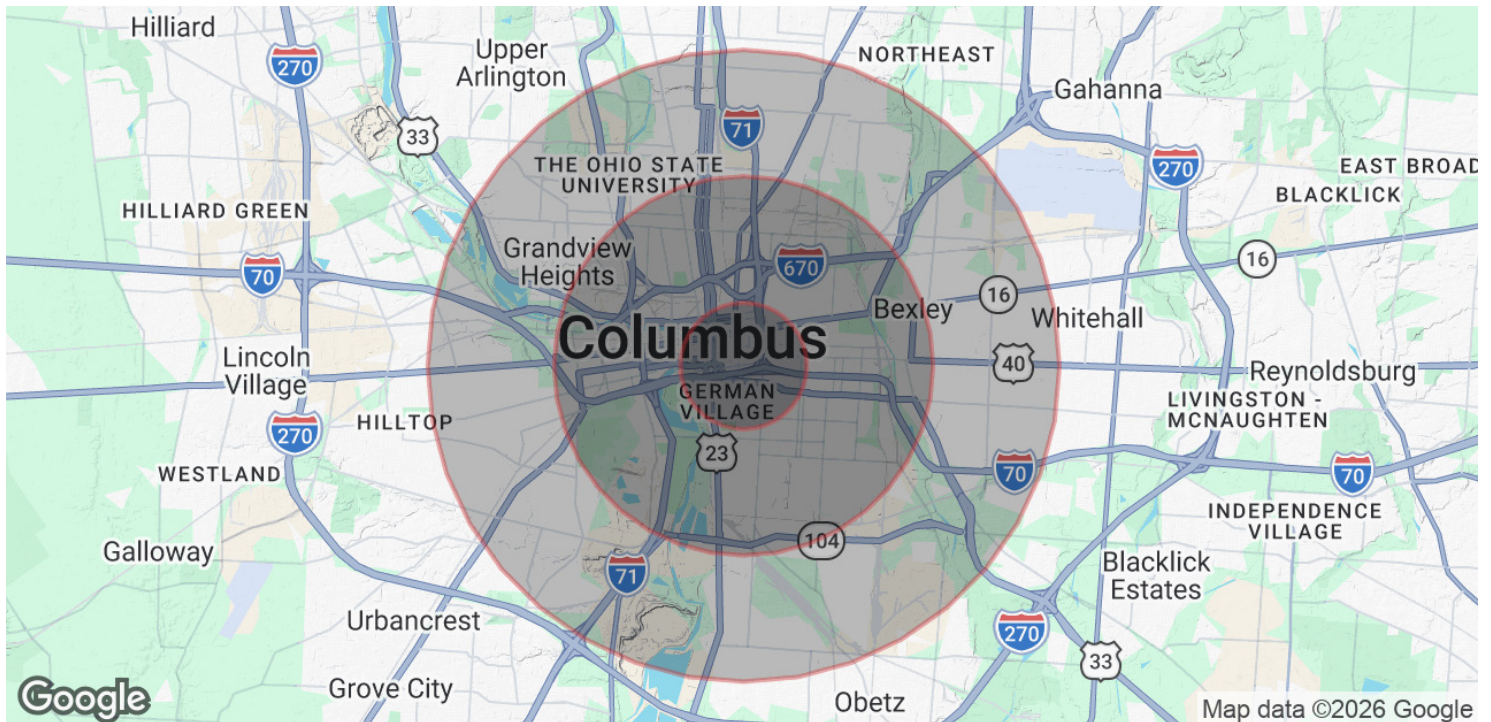




Red Outline is for Illustrations Purposes Only







### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 18,261 | 123,808 | 324,326 |
| Average Age          | 34.5   | 33.4    | 33.9    |
| Average Age (Male)   | 37.7   | 33.8    | 33.5    |
| Average Age (Female) | 33.5   | 33.5    | 34.5    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 10,794    | 59,926    | 138,649   |
| # of Persons per HH | 1.7       | 2.1       | 2.3       |
| Average HH Income   | \$109,320 | \$94,013  | \$85,936  |
| Average House Value | \$515,246 | \$357,639 | \$281,272 |

2023 American Community Survey (ACS)