



## 1351 S Parsons Avenue

Columbus, Ohio 43206

### Property Highlights

- ± 2,500 - 10,000 SF Available
- 34 Parking Spaces
- New Roof Installed April 2022
- New Exterior Paint and Interior Renovation
- 10x8 Drive-In-Door and 10 Foot Garage Door Added
- Zoned Commercial, C-4
- 188' of Frontage on Parsons Avenue
- ± 17,694 Vehicles Traveling By Per Day
- Convenient Access to Major Travel Routes
- Previously Occupied by Dollar Tree

**Sale Price: \$1,390,000**

**Lease Rate: \$12.00 SF/Yr (NNN)**



[View Property Video](#)

For More Information

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## Property Description

±10,000 SF of retail space available for sale or lease at 1351 S Parsons Avenue. The building has the potential to be divided into multiple spaces, with the minimum divisible space being ±2,500 SF. The building has a new roof as of April 2022 and provides ample parking for customers (34 parking spaces available). The property is zoned Commercial (C4) and provides opportunities for various different users.

## Location Description

1351 S Parsons Avenue is located in Columbus, OH. The property features 188' of frontage along the busy Parsons Avenue, which sees approximately 17,694 vehicles per day. The surrounding area primarily consists of residential communities, with a population of around 91,000 within a 3-mile radius. In addition, The property is also located in close proximity to major travel routes including I-70 and I-270, providing convenient access to other parts of Columbus metropolitan area. Various other retailers and amenities are located nearby, making this an ideal retail location in a growing area.





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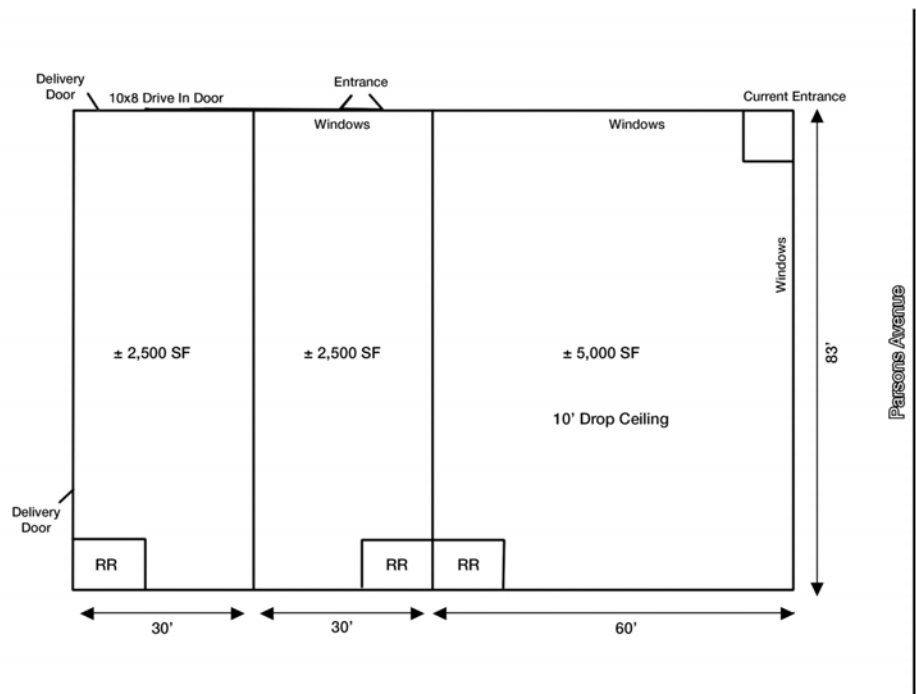




\*Image Has Been Edited to Show Potential Exterior Option\*



Parking Lot



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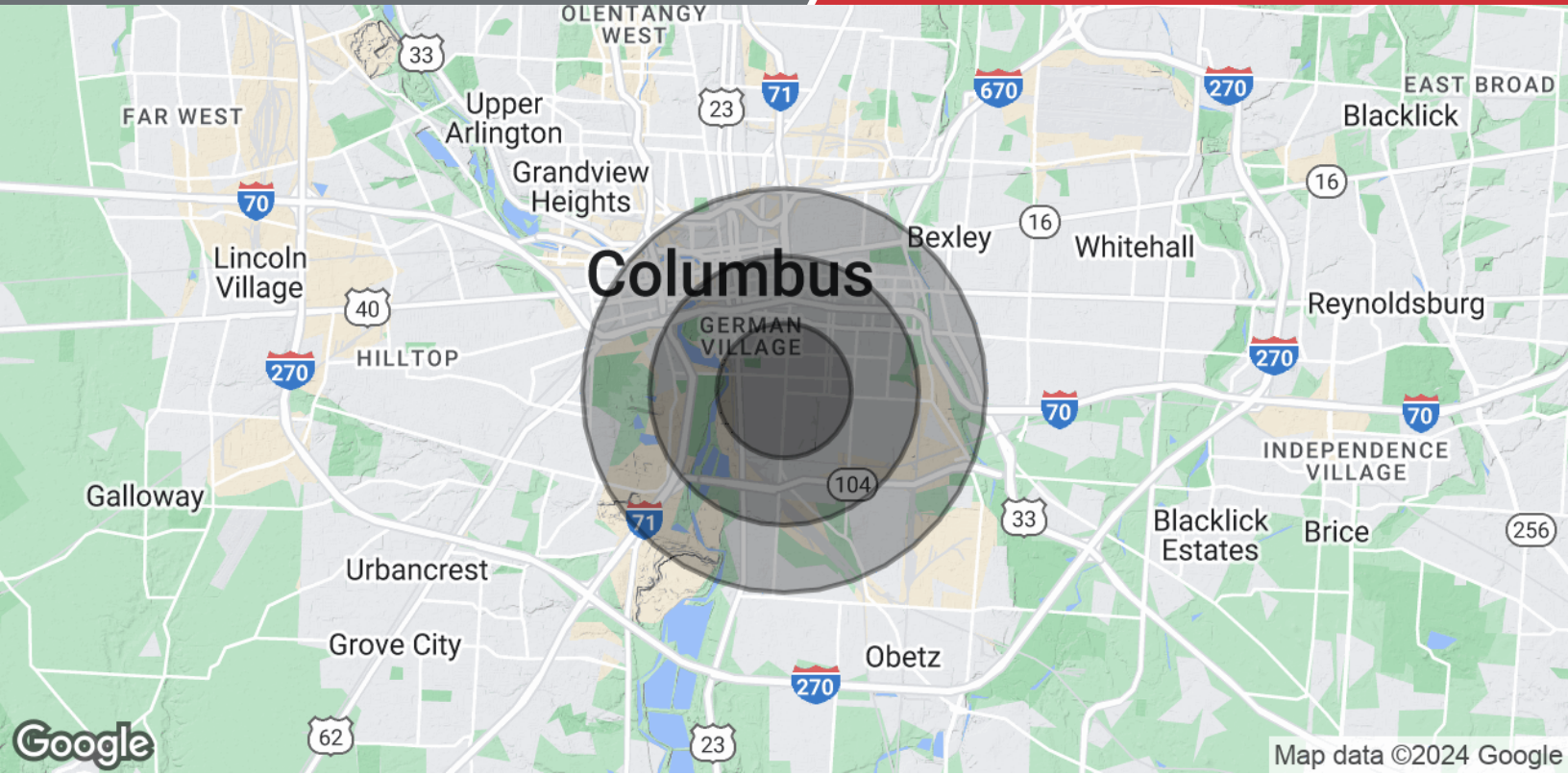
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## Population

	1 Mile	2 Miles	3 Miles
Total Population	20,663	52,954	91,032
Average Age	32.9	35.8	35.4
Average Age (Male)	32.6	34.4	34.5
Average Age (Female)	32.9	36.4	36.1

## Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	8,582	23,490	39,653
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$50,610	\$50,746	\$46,099
Average House Value	\$149,805	\$168,997	\$157,507

## Traffic Counts

S Parsons Avenue & Frebis Avenue	17,694/day
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2020 American Community Survey (ACS)