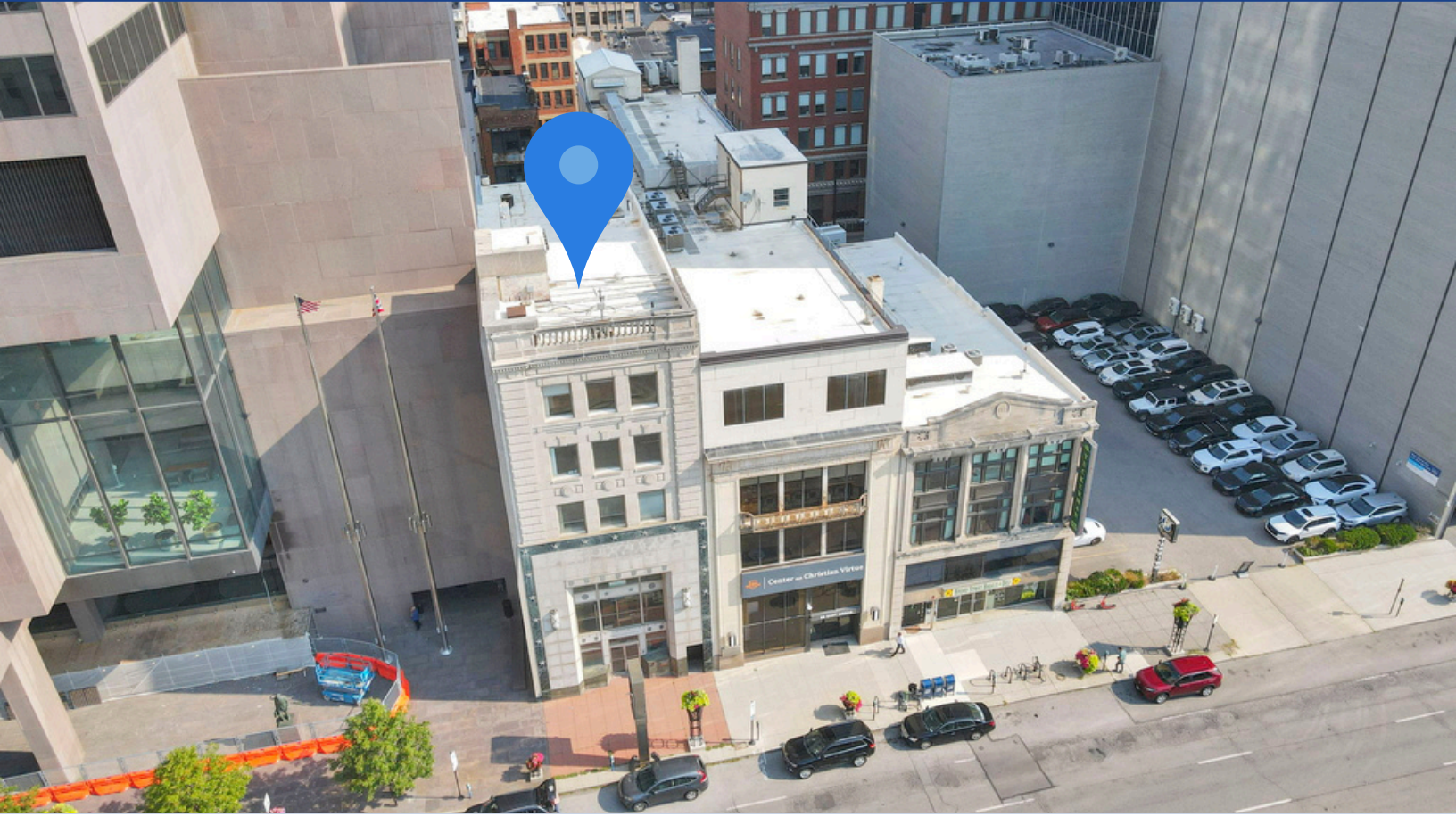


FOR SALE

60 EAST BROAD STREET

COLUMBUS, OHIO 43215



FOR SALE: \$1,600,000



DD - DOWNTOWN DISTRICT ZONING



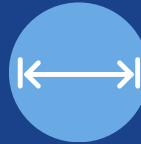
8 ON-SITE PARKING SPACES



17,000 VEHICLES/DAY ALONG EAST BROAD ST



PRIME CENTRAL BUSINESS DISTRICT LOCATION



15,660 SQUARE FEET FIVE TOTAL FLOORS



SPECTACULAR STATE HOUSE VIEWS



AVAILABLE: NOW

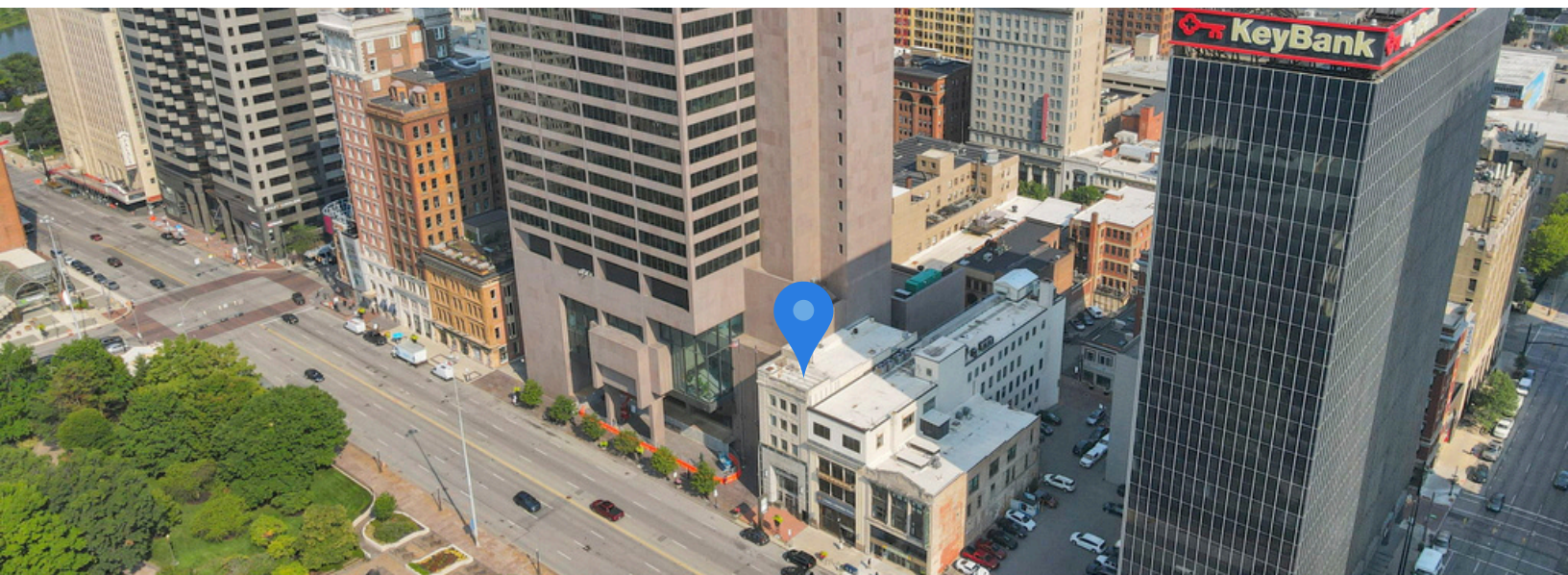
JAMES T. KOON
614-561-8338
JKOON@KOONPROPERTYGROUP.COM

KPG | KOON PROPERTY GROUP



60 EAST BROAD STREET

COLUMBUS, OHIO 43215



POPULATION

1 MILE	15,216
3 MILES	165,846
5 MILES	317,937

HOUSEHOLD INCOME

1 MILE	\$71,613
3 MILES	\$72,330
5 MILES	\$73,242

CONSUMER SPENDING

1 MILE	\$222M
3 MILES	\$1.746B
5 MILES	\$3.998B

DAYTIME EMPLOYMENT

1 MILE	95,158
3 MILES	220,848
5 MILES	294,072

Welcome to 60 East Broad Street, an exceptional commercial property located in the heart of Columbus, Ohio. This five-story building, spanning 15,660 square feet, offers a prime location in the bustling downtown district, providing unparalleled views of the Ohio Statehouse and its surrounding Capitol Square.

Property Overview

- Address: 60 East Broad Street, Columbus, OH
- Size: 15,660 square feet over five floors
- Parking: 8 on-site parking spaces
- Price: \$1,600,000

Building Features

- Spectacular Views: Enjoy breathtaking, panoramic views of the Ohio Statehouse, a symbol of the city's rich history and political significance. The building's prominent position ensures that these views are a constant feature, enhancing the appeal and value of the property.
- Capitol Square Location: Situated in a highly desirable area, 60 East Broad Street is right in the Capitol Square district and provides easy access to key government buildings, business hubs, and a variety of amenities. This central location is ideal for businesses looking to be at the center of Columbus's political and economic activities.
- Zoning Flexibility: The property benefits from downtown district zoning, which offers a wide range of potential uses. Whether you're considering conversion for office space, retail, mixed-use, or even residential purposes, the zoning regulations support a variety of redevelopment opportunities to suit your vision.
- Parking: With 8 dedicated on-site parking spaces, the property ensures convenient access for employees, clients, and visitors, a valuable feature in the heart of downtown.

Investment Potential

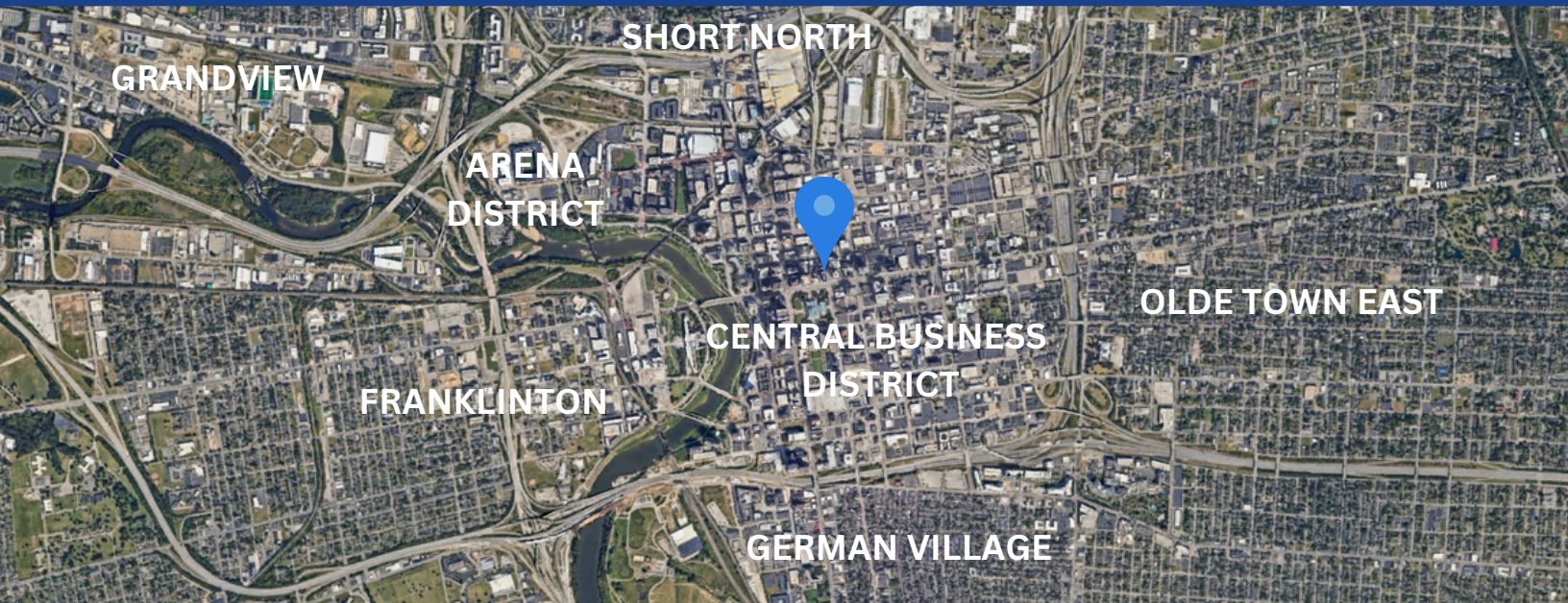
At an asking price of \$1,600,000, this building presents a remarkable investment opportunity. Its prime location, versatile zoning, and significant space make it a prime candidate for a range of uses and renovations. Whether you're looking to establish a flagship office, develop a unique retail space, or explore mixed-use possibilities, 60 East Broad Street offers a solid foundation for future success.

Don't miss the opportunity to own a piece of downtown Columbus with such outstanding attributes. Contact us today for more information or to schedule a viewing.



LOCATION

60 EAST BROAD STREET COLUMBUS, OHIO 43215



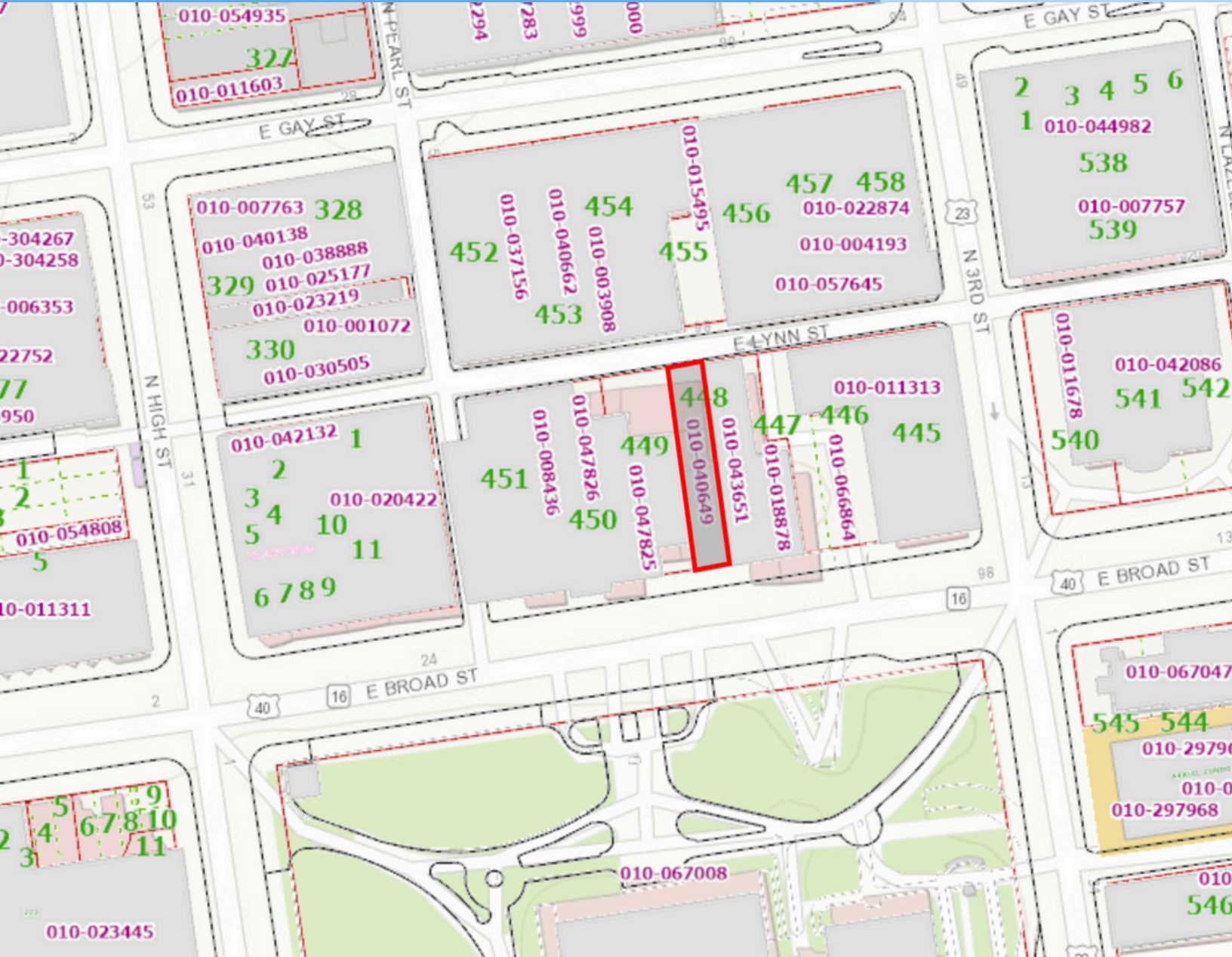
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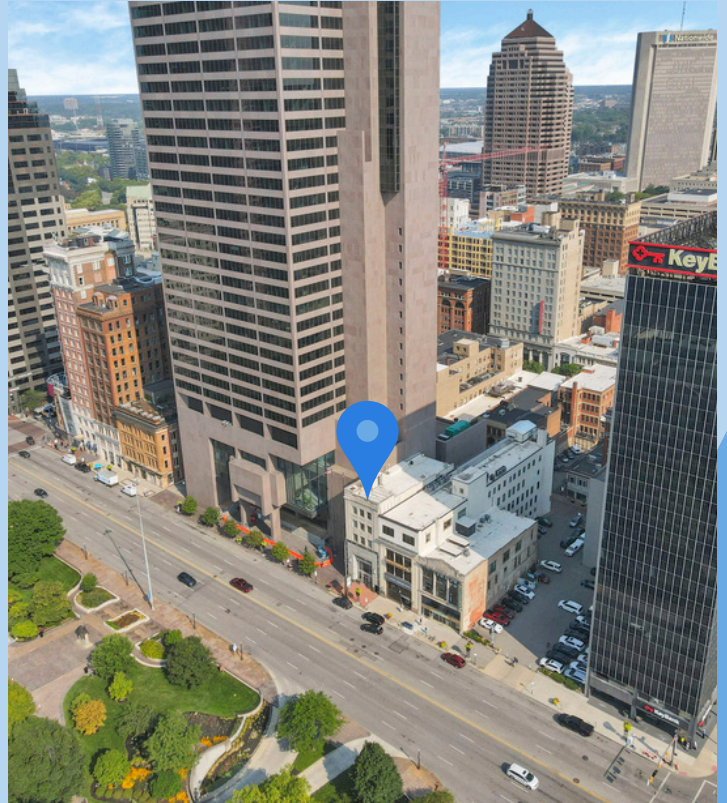
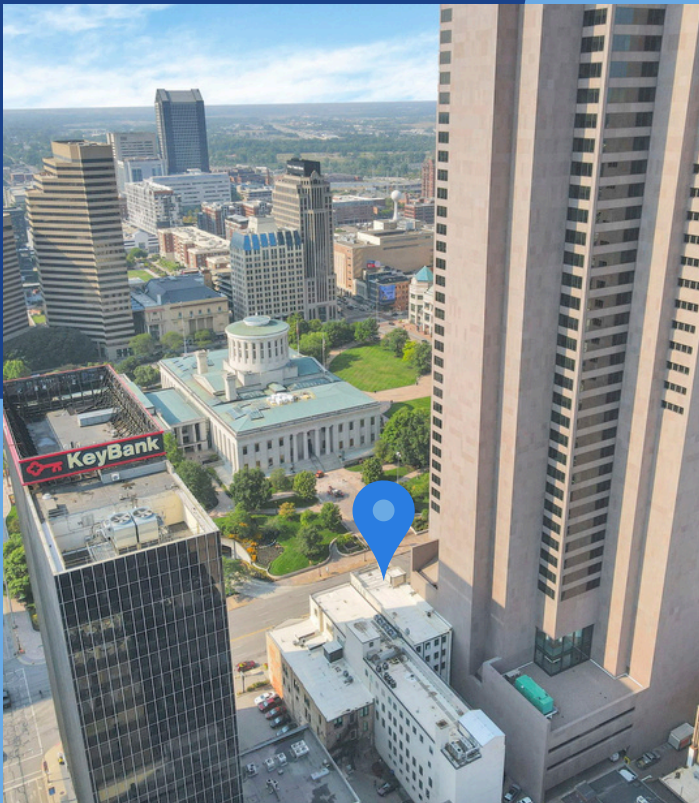
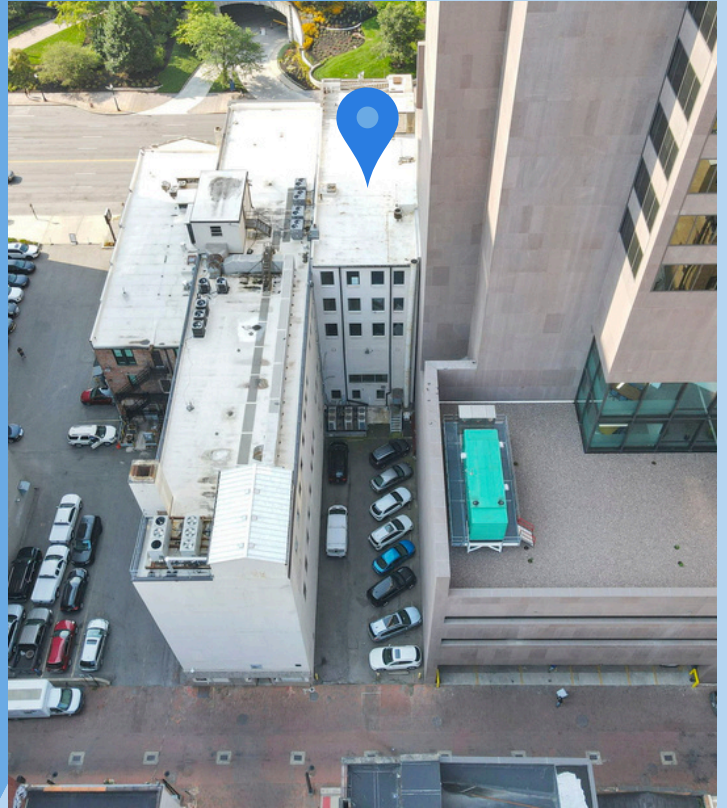
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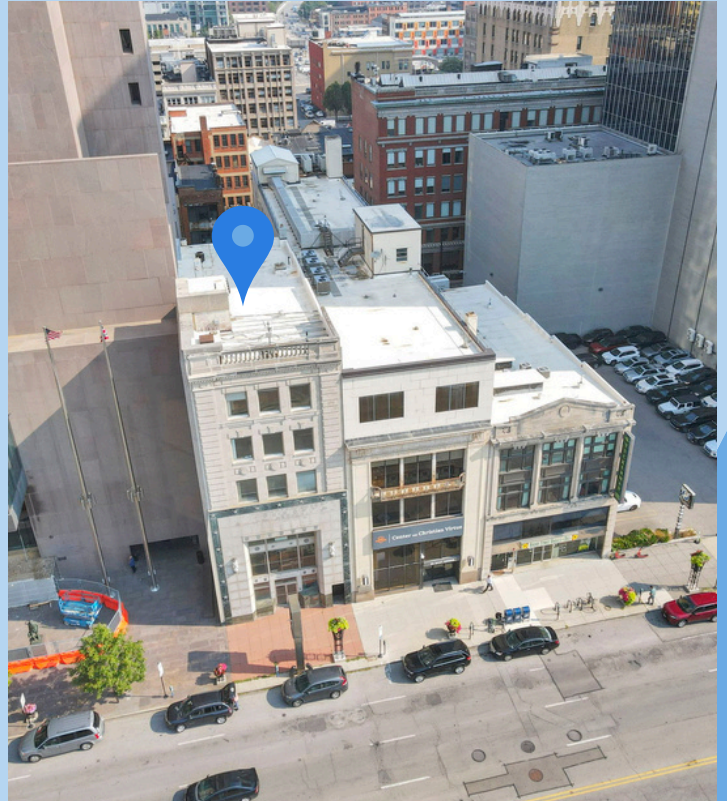
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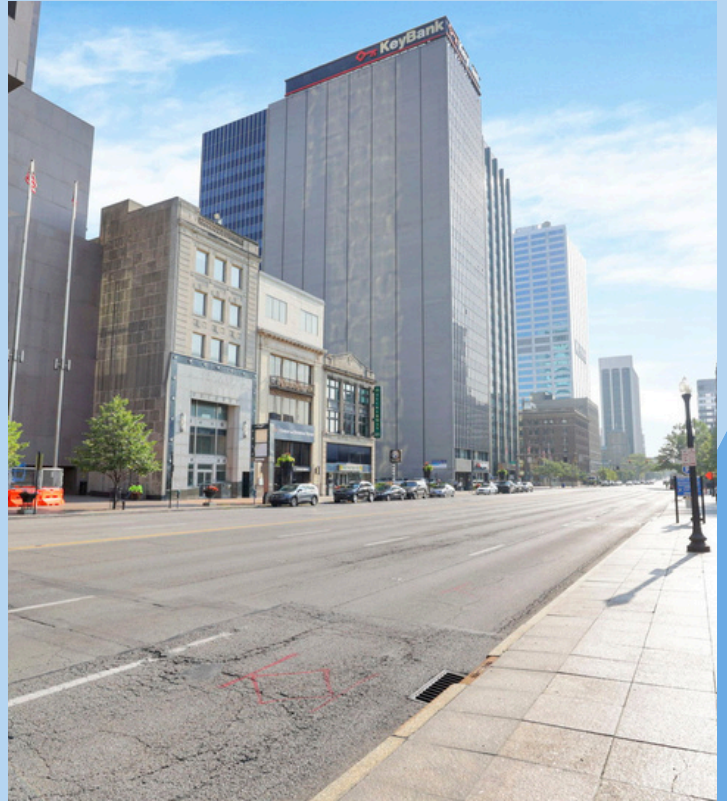
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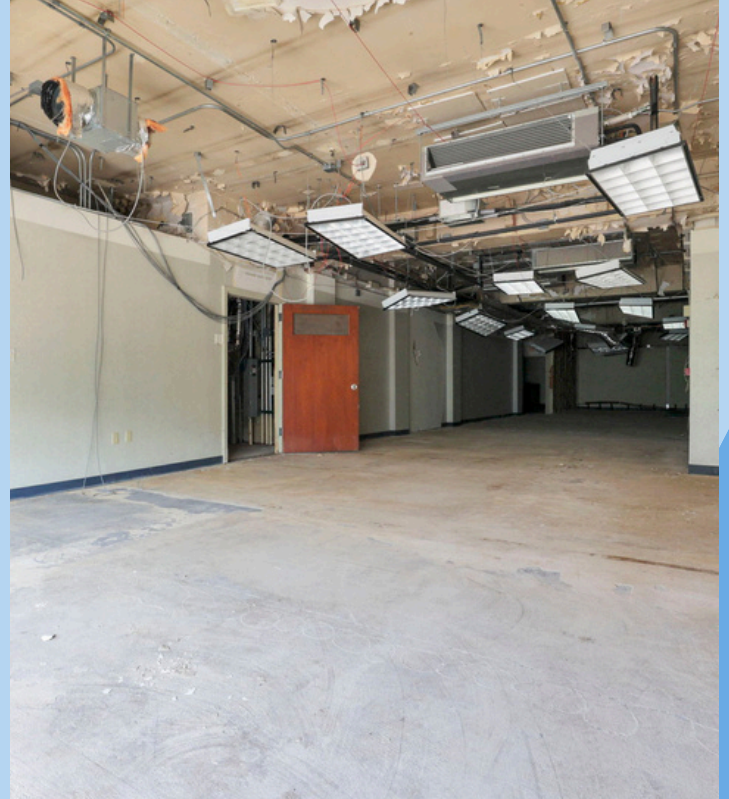


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PICTURES

60 EAST BROAD STREET COLUMBUS, OHIO 43215



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