

# SALE

## 1435 W BROAD ST

1435 W Broad St Columbus, OH 43222

### LOCATION DESCRIPTION

The property is situated in the vibrant heart of Columbus, OH, an area renowned for its dynamic economic growth and rich cultural heritage. Just minutes from downtown, the location offers easy access to major highways, ensuring excellent connectivity. Nearby, the renowned Franklinton Arts District offers a hub of creative energy with galleries, studios, and trendy eateries. The area is also home to COSI, the nationally acclaimed science museum, and the bustling Arena District, featuring premier entertainment and dining options. With proximity to The Ohio State University and its bustling campus, the location benefits from high foot traffic and a diverse customer base, making it ideal for retail or free-standing building investment.

### PROPERTY HIGHLIGHTS

- 3,752 SF retail/free-standing building
- 1.46 acres at signalized hard corner.
- Multiple access points for ingress/egress
- 18,300+ average daily traffic
- Vault to remain
- Seller to deed restrict on cannabis
- Zoned UCT, Urban Center District (Mixed Use)
- Year built 1994



### OFFERING SUMMARY

Sale Price:	\$1,375,000
Lot Size:	1.468 Acres
Building Size:	3,752 SF

### PROPERTY WEBSITE

[bit.ly/1435WBroadSt](https://bit.ly/1435WBroadSt)

#### Anthony Maronitis, CCIM, MS

O: 614 341 9800 x103 | C: 614 352 8669  
amaronitis@cbc-aspire.com

#### Chris Howard

O: 614 341 9800 x104 | C: 614 264 6801  
choward@cbc-aspire.com

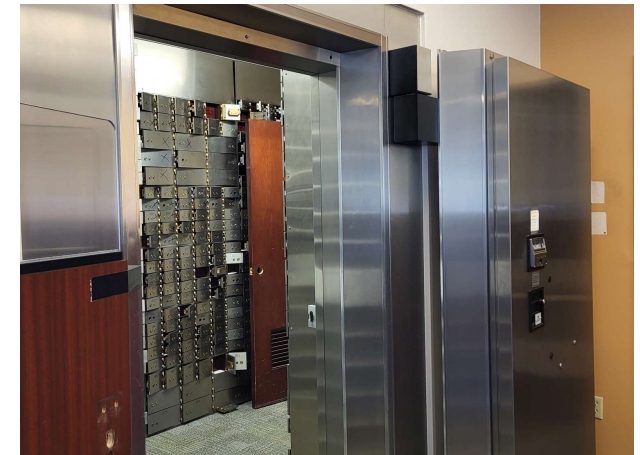
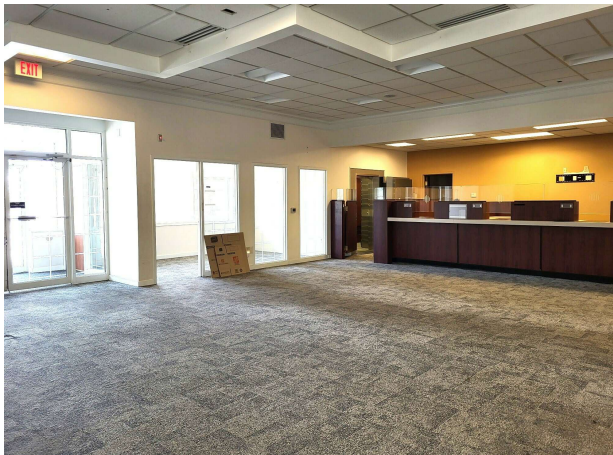


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COMMERCIAL SERVICES

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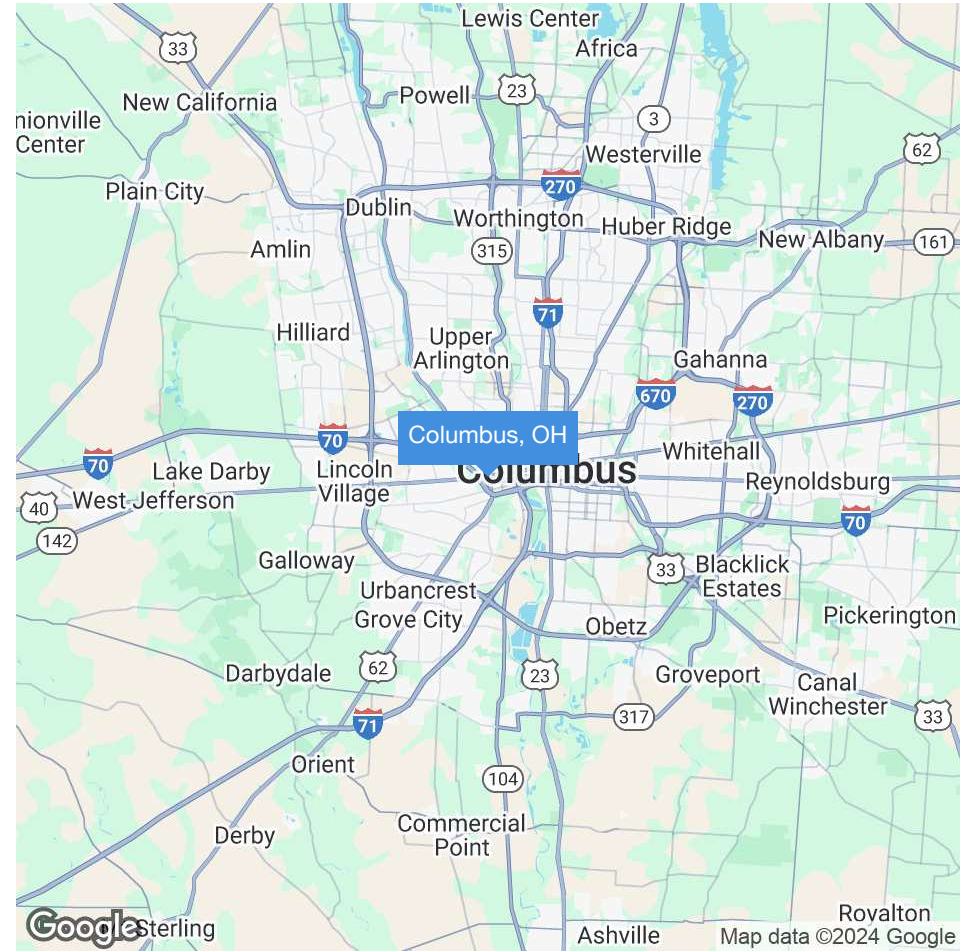
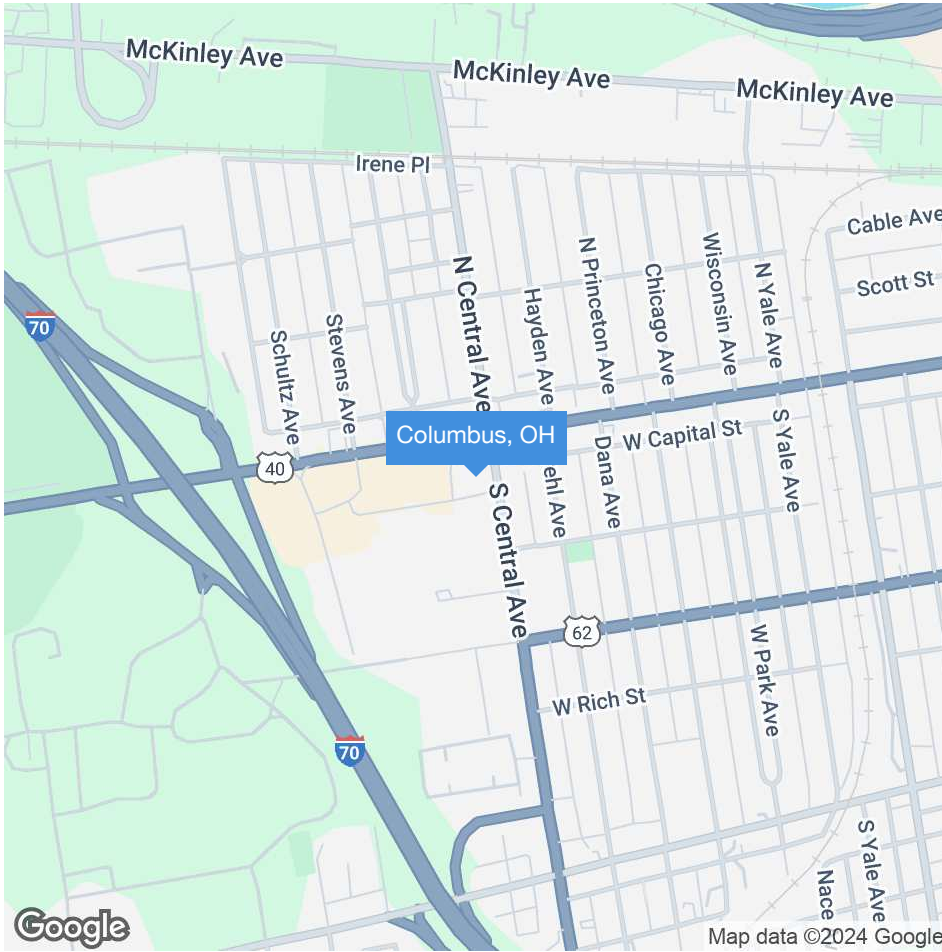


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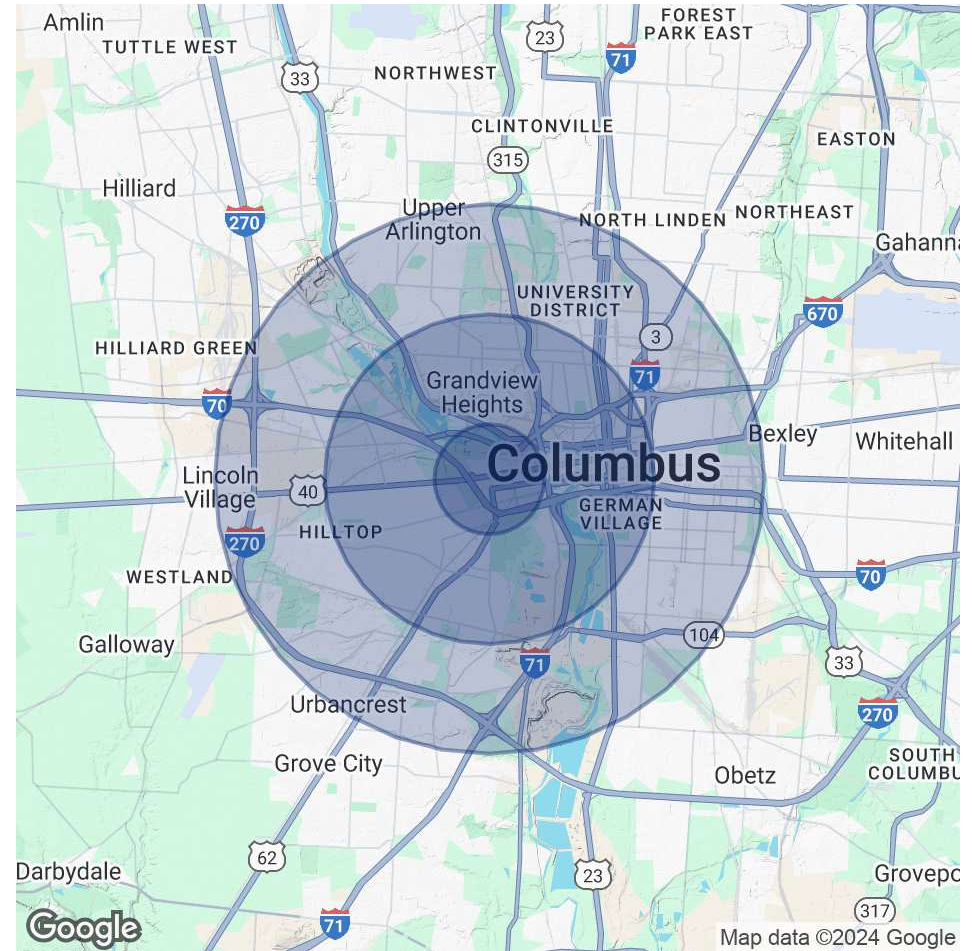
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,179	134,034	317,850
Average Age	36	36	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,950	65,054	135,690
# of Persons per HH	2.6	2.1	2.3
Average HH Income	\$52,803	\$87,909	\$84,255
Average House Value	\$202,162	\$380,486	\$330,061

*Demographics data derived from AlphaMap*

TRAFFIC COUNTS	DIRECTION	YEAR	COUNT
Broad St W of Central Ave	2-Way	2022	18,382
Central Ave N of Broad St	2-Way	2022	6,028
Broad St E of Central Ave	2-Way	2022	13,810
Central Ave S of Broad St	2-Way	2022	10282



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