

For Sale



\$335,000

1251 W Broad Street, Columbus, OH 43222

Newly Renovated Office Building For Sale in Franlinton

- Newly renovated office building in Franklinton located on W Broad Street with 14 private offices
- ± 3,280 Square Foot single-story building set up with mostly private offices, including a kitchen and three bathrooms
- 4 onsite parking spaces with street parking also available
- Adjacent lot can be purchased with property for \$50,000
- 7 Short-Term tenants in place, paying \$3,005/Month
- Close proximity to downtown Columbus, with frontage on W Broad Street
- Easy access to on and off ramps for I-70 and State Route 315



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Questions? Contact Us:

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4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

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Exterior Photos



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Interior Photos



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Additional Property Information

Legal Information

Legal Property Description	Office Building For Sale
Price	\$335,000
Parcel Number	010-025047
Possession	Immediate

Land Information

Land Acreage	± 0.1318 Acres
Parking Available	Yes
Current Use	Office Suites
Current Zoning	UCT Mixed-Use
Jurisdiction and School District	Columbus CSD

Structural Information

Building Square Footage	± 3,280 Square Feet
Occupancy Rate	43.80%
Private Offices	14
Year Built	1935
Year Renovated	2020

Additional Information

Lot Specifics	Prime Frontage on High Traffic W Broad St
Parcel Benefits	Easy Access, Street Parking Available
Fees and Associations	None
Water/Sewer System	Public
Real Estate Taxes (2025)	\$6,311.92

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Parcel View



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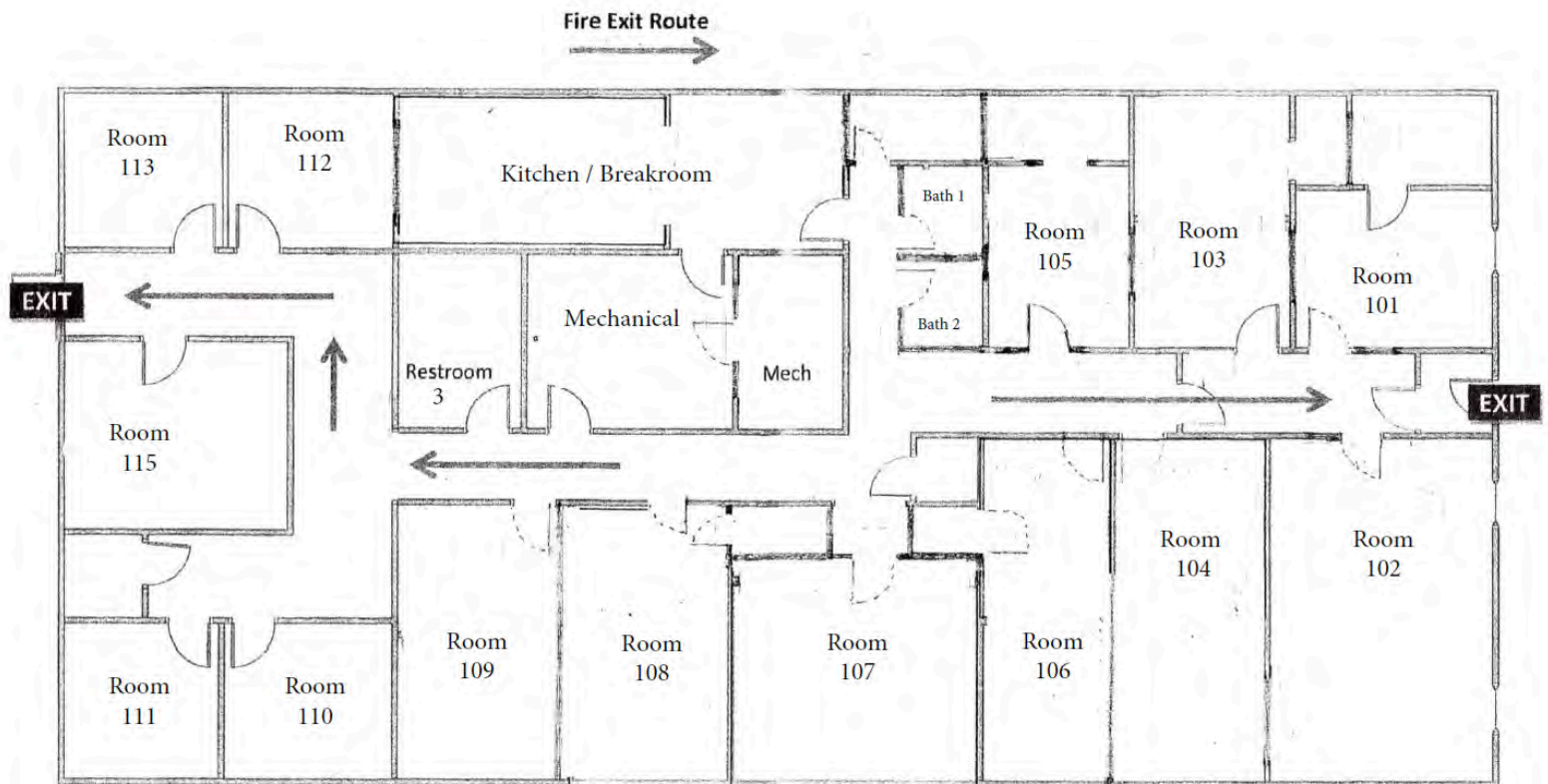
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Floor Plan



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Parking Overview

Parking Options for 1251 W. Broad Street



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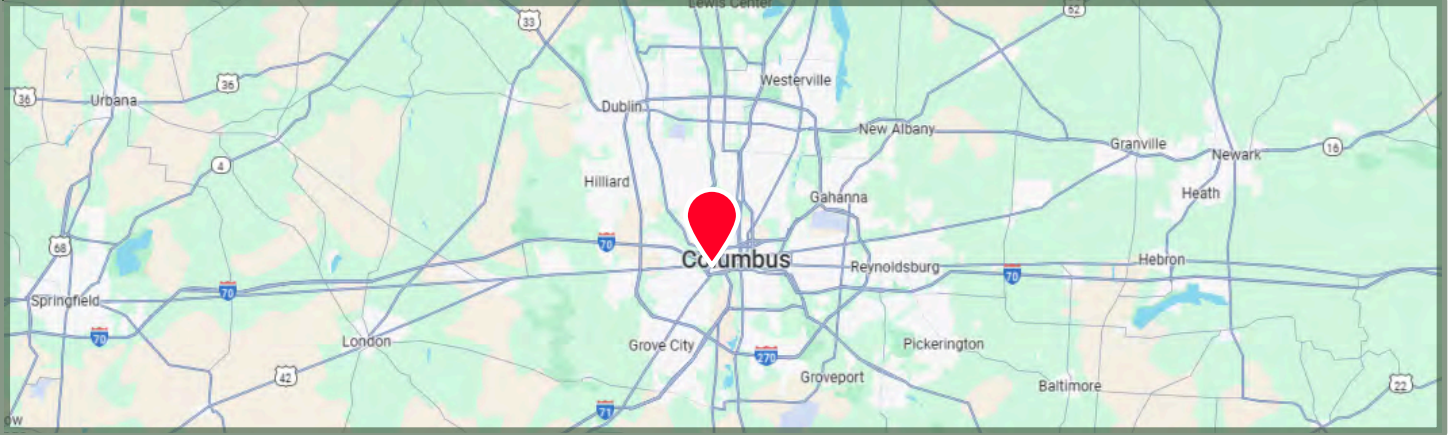
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Traffic Counts and Regional Demographics



Local Traffic (2025)

W Broad Street

±18,787 VPD

N Central Avenue

±6,089 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	7,570	71,724	228,812
Households	4,790	43,422	104,078
Avg Household Income	\$31,470	\$48,530	\$45,002

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THE CITY OF COLUMBUS

Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.



Major Regional Employers



Demographics



Area Population
2,230,960

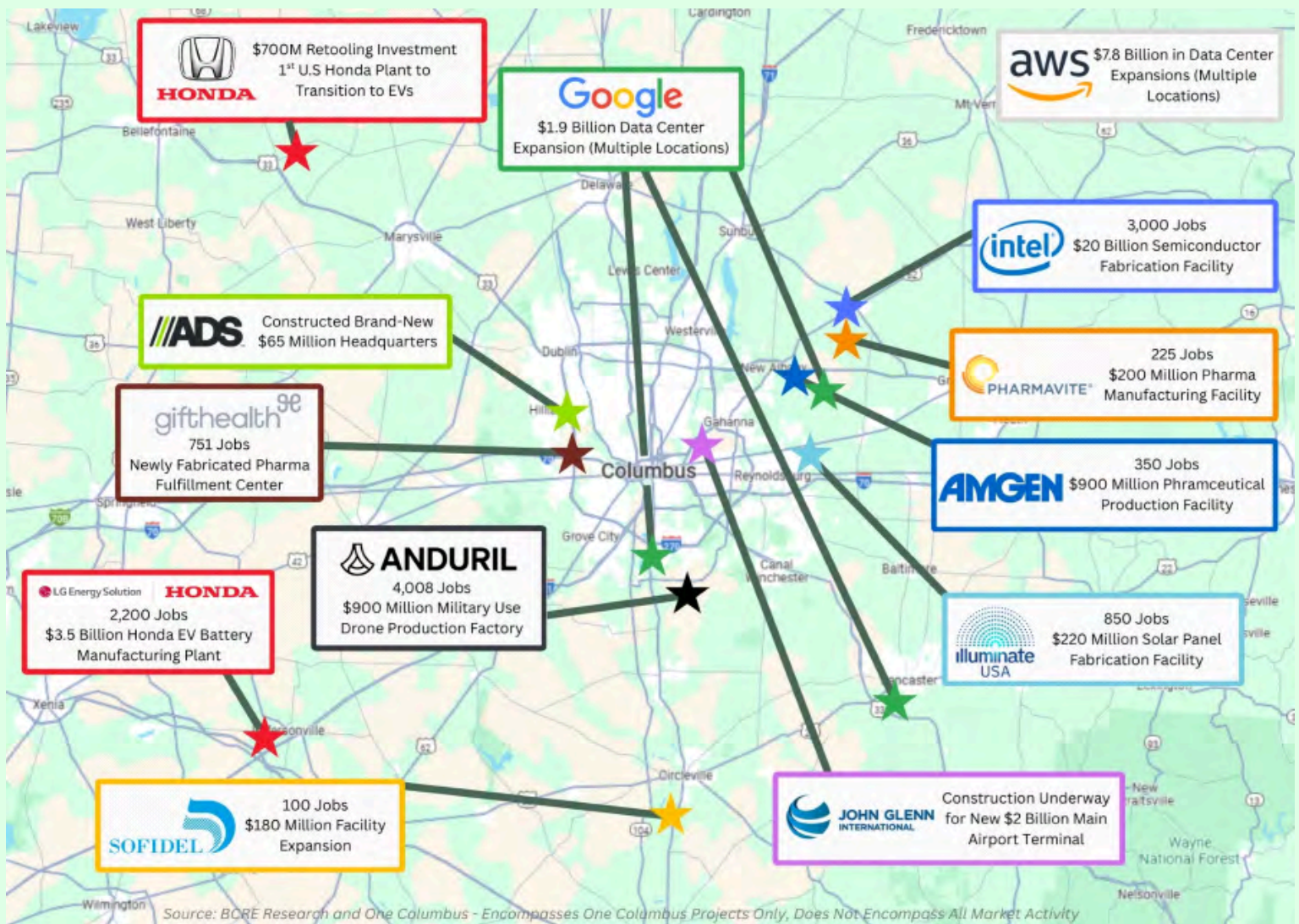


Area Households
826,729

Major Interstates



NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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