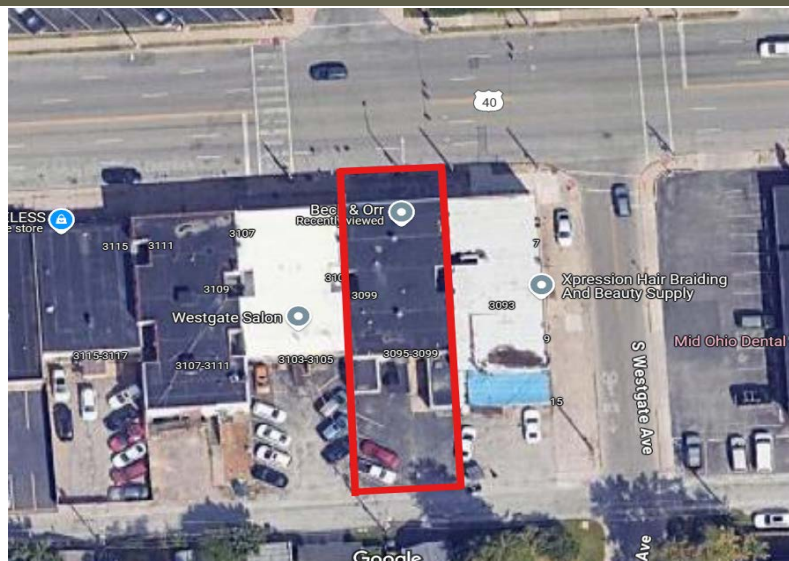


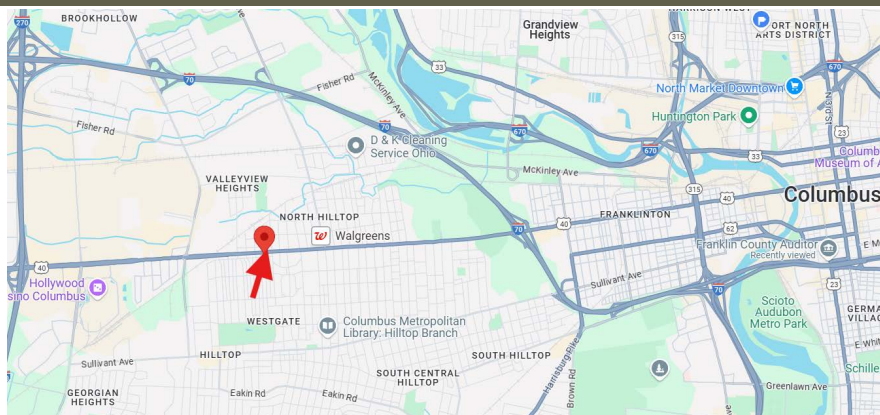
# Mixed Use Retail For Sale

3095-3099 W Broad St. Columbus, OH 43204

**GRABILL**  
& COMPANY  
REAL ESTATE SERVICES



- **Sale Price:** \$525,000
- **Taxes(2023):** \$5,663
- **Zoning:** Retail
- **Building:** 6,048 SF (3,024 SF each Floor)
- **Year Built:** 1925
- **Lot Size:** (+/- 0.142 Acres)
- **Parking:** Street & Limited Parking in Rear (3 Spots)
- **MEP's:** All MEPS are updated and maintained.



## PROPERTY OVERVIEW

Located on a high-traffic stretch of West Broad Street, this versatile commercial property offers excellent visibility and easy access to I-70 and downtown Columbus. Ideal for retail, office space, or mixed-use, it features an open layout, ample parking, and a prime location with strong neighborhood demographics. Currently houses the Beck & Orr Book binding business. One of the oldest Book Binding Businesses in Columbus!

With thousands of daily cars passing by, this is a prime opportunity for businesses looking to capitalize on high exposure. Contact us today to learn more!

## PROPERTY HIGHLIGHTS

- **High Visibility:** Located on a major, high-traffic corridor of West Broad Street.
- **Has additional income provided by the 2nd floor apartment units (4)**
- **Versatile Space:** Open layout ideal for retail, office, or mixed-use development.
- **Strong Demographics:** Surrounded by residential, commercial properties.
- **Investment Opportunity:** Ideal for businesses looking for visibility or investors seeking a high-demand location.

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# Rent Roll

3095-3099 W Broad St. Columbus, OH 43204



## 3095 W Broad Rent Roll

6048 SF

	<u>Rent / Month</u>	<u>Term</u>	
Suite 1 (Studio)	\$600.00	Month to Month	
Suite 2 (Studio)	\$600.00	Month to Month	
Suite 3 (Studio)	Vacant	Month to Month	
Suite 4 (3 Bedroom)	\$900.00	Month to Month	
Suite 5 (1st Floor Retail)	<u>\$1,512.00</u>	Month to Month	\$6 PSF
	<u>\$3,612.00</u>	Per Month	
			\$43,344.00 Annually

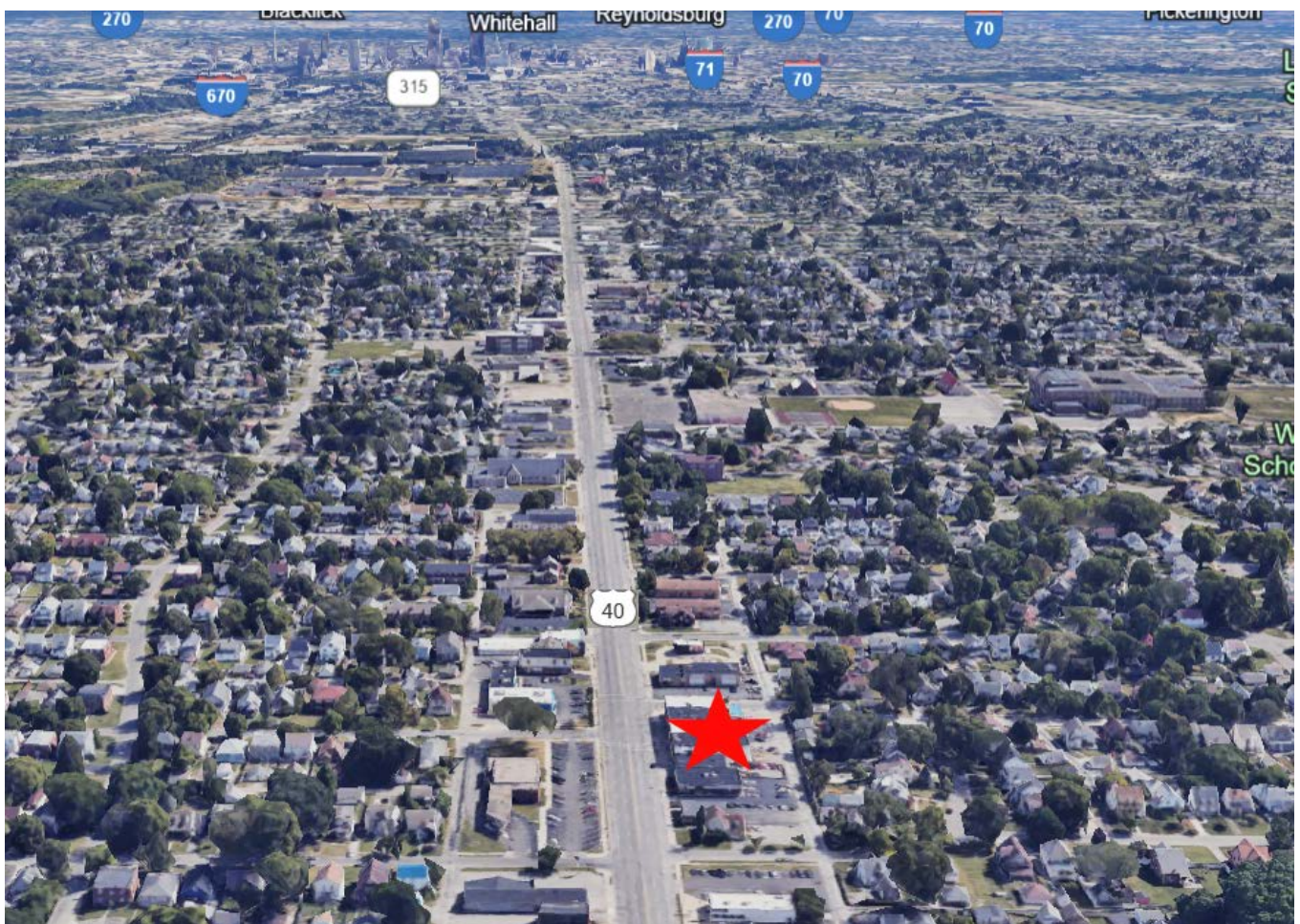
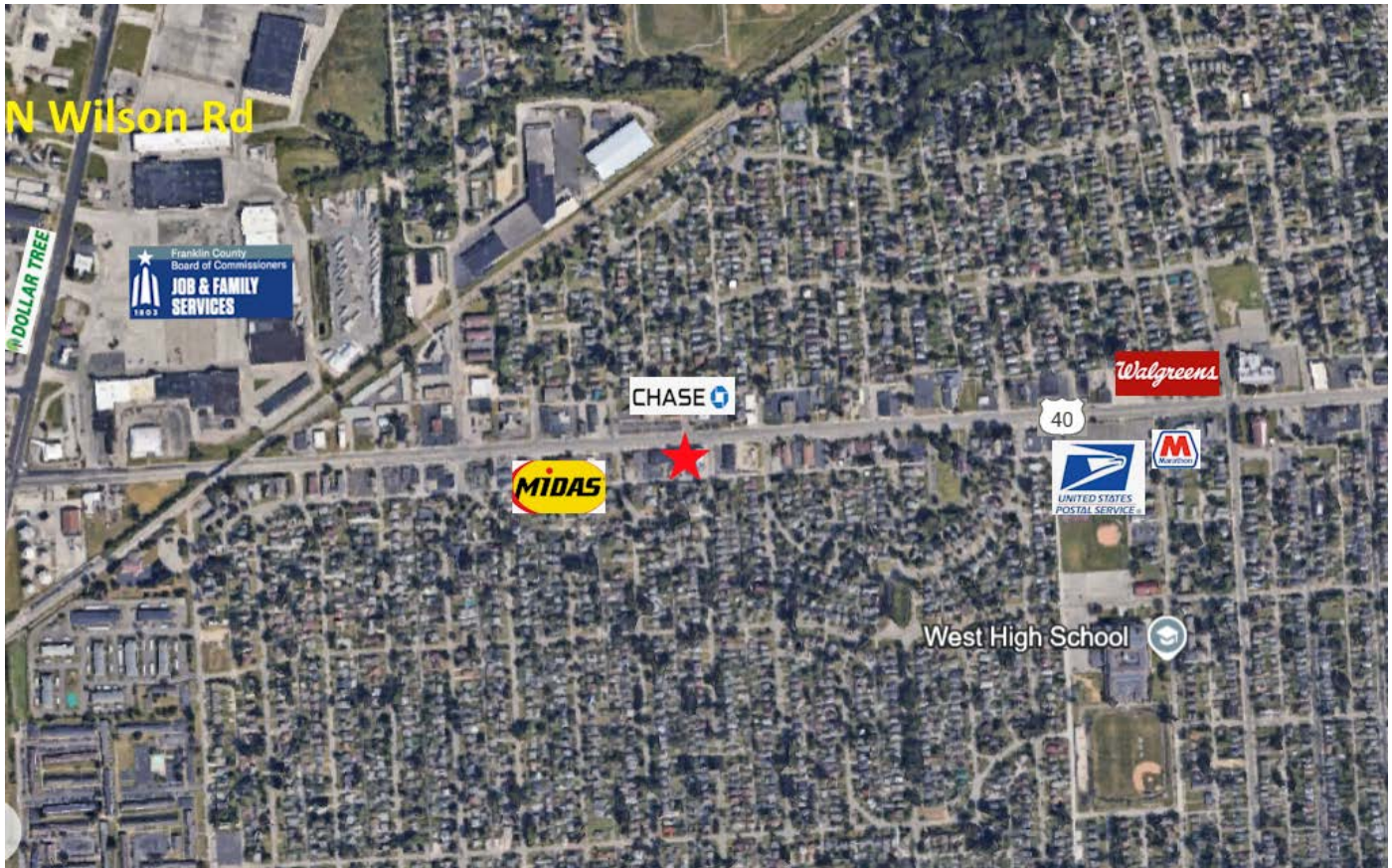
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# 3D Map

3095-3099 W Broad St. Columbus, OH 43204



# Auditors Map

3095-3099 W Broad St. Columbus, OH 43204



# Location details

3095-3099 W Broad St. Columbus, OH 43204

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1009-1011 West Broad Street, Columbus, OH 43222

CITY, STATE

**Columbus, OH**

POPULATION

**203,125**

AVG. HH SIZE

**2.33**

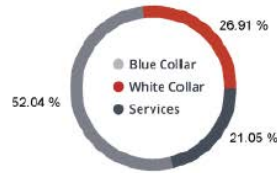
MEDIAN HH INCOME

**\$38,732**

HOME OWNERSHIP

Renters:	<b>51,681</b>
Owners:	<b>34,067</b>

EMPLOYMENT



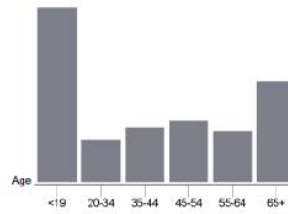
Employed	<b>46.57 %</b>
Unemployed	<b>2.08 %</b>

EDUCATION

High School Grad:	<b>24.45 %</b>
Some College:	<b>17.66 %</b>
Associates:	<b>4.62 %</b>
Bachelors:	<b>36.44 %</b>

GENDER & AGE

49.79 % 50.21 %

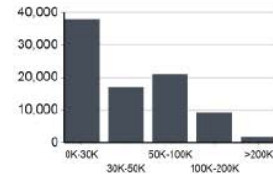


RACE & ETHNICITY

White:	<b>69.63 %</b>
Asian:	<b>1.09 %</b>
Native American:	<b>0.03 %</b>
Pacific Islanders:	<b>0.03 %</b>
African-American:	<b>18.98 %</b>
Hispanic:	<b>5.05 %</b>
Two or More Races:	<b>5.19 %</b>



INCOME BY HOUSEHOLD



HH SPENDING

