



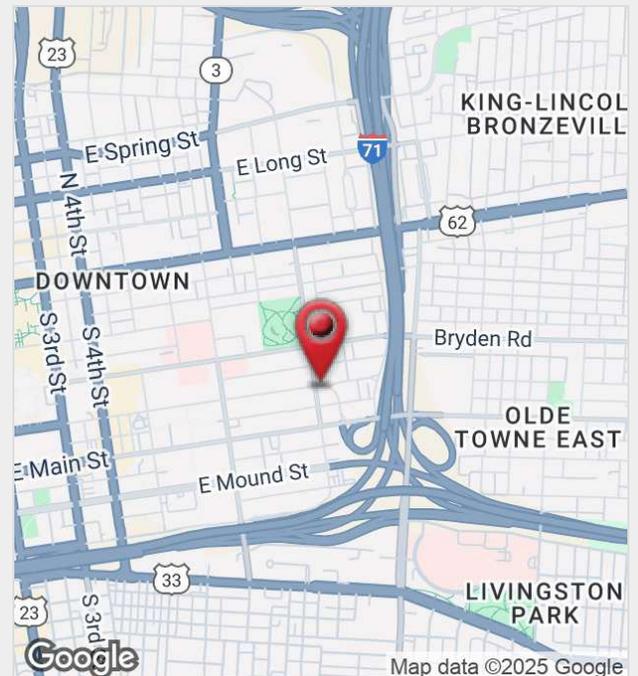
513 E. Rich Street

Columbus, Ohio 43215

Property Features

- Investment or Owner/User Opportunity
- 13,795 SF Three-Story Office Building with Finished Lower Level
- Entire First Floor Available (4,208 SF)
- One Passenger Elevator
- Pylon Signage
- 24 On-Site Parking Spaces
- Brick & Stone Exterior Finish
- Easy Access to All Major Highways
- Half a Mile Away from Nationwide Children's Hospital, OhioHealth Grant Medical Center, Franklin University, Columbus Metropolitan Library, the Topiary Park, & downtown Columbus

Sale Price: \$1,200,000

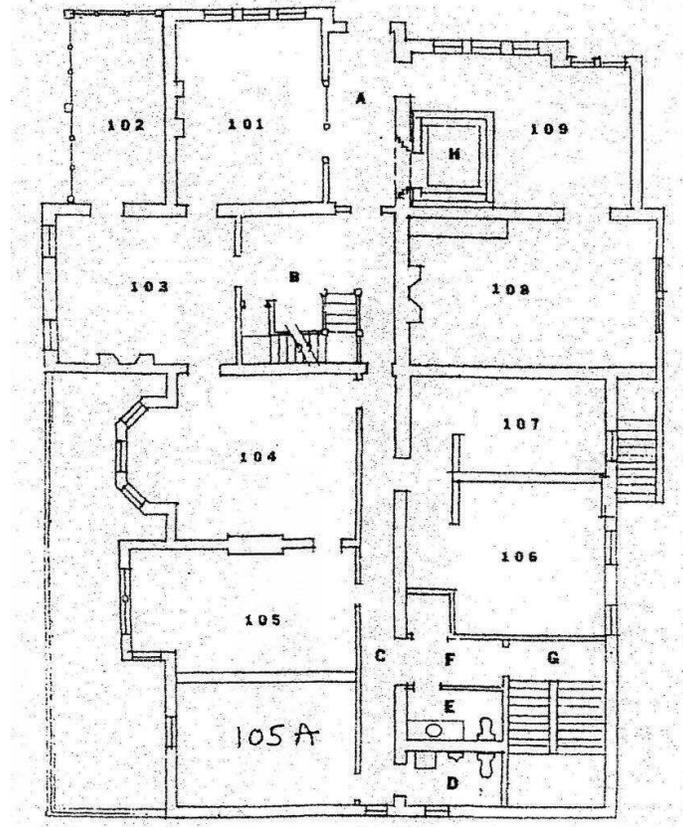


For more information:

Mitchell Moore

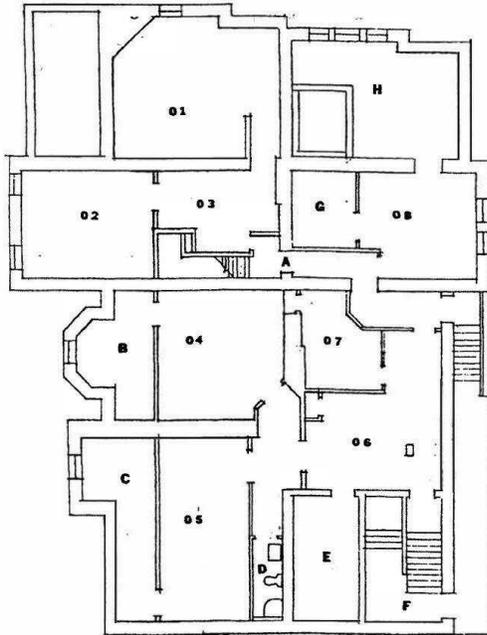
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FIRST FLOOR

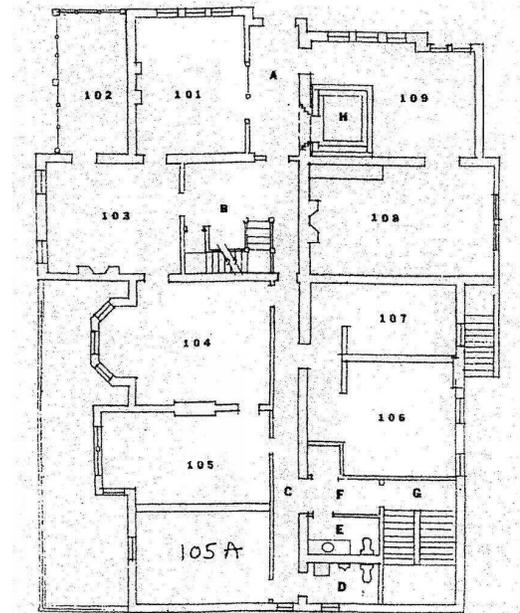


SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
First Floor	Office	\$18.50 SF/YR	Full Service	4,208 SF	VACANT

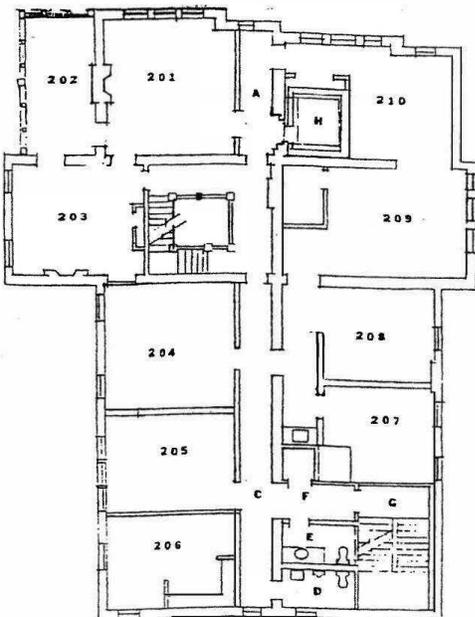
LOWER LEVEL



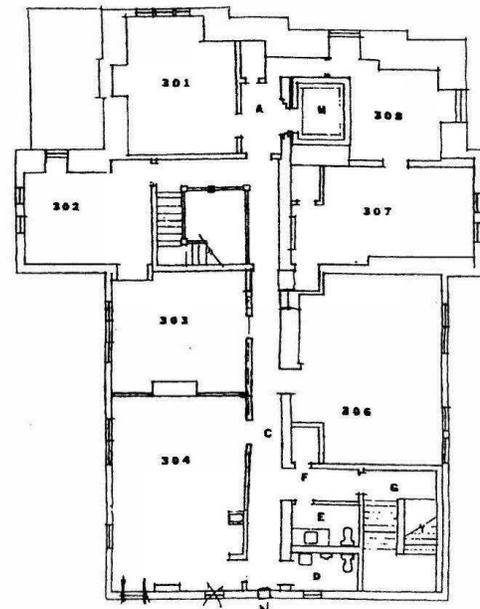
FIRST FLOOR

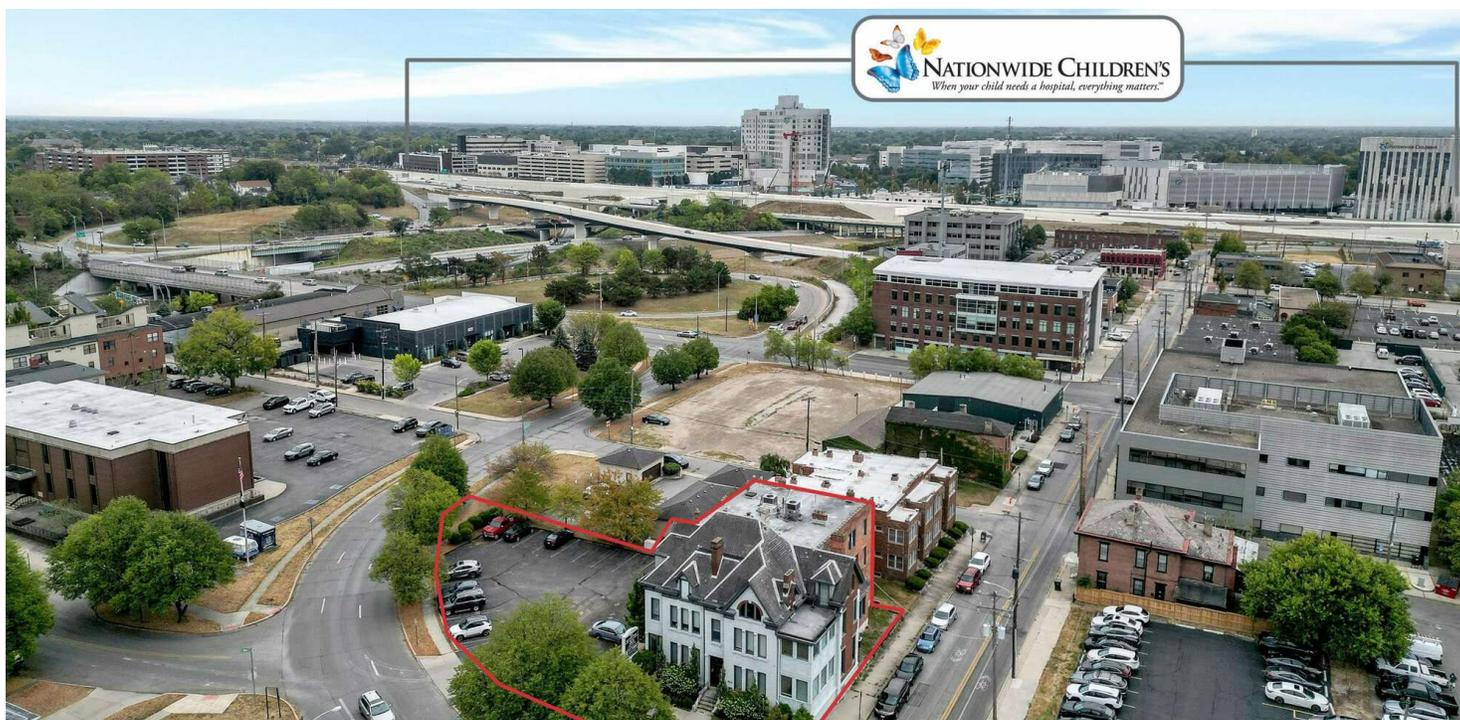


SECOND FLOOR



THIRD FLOOR

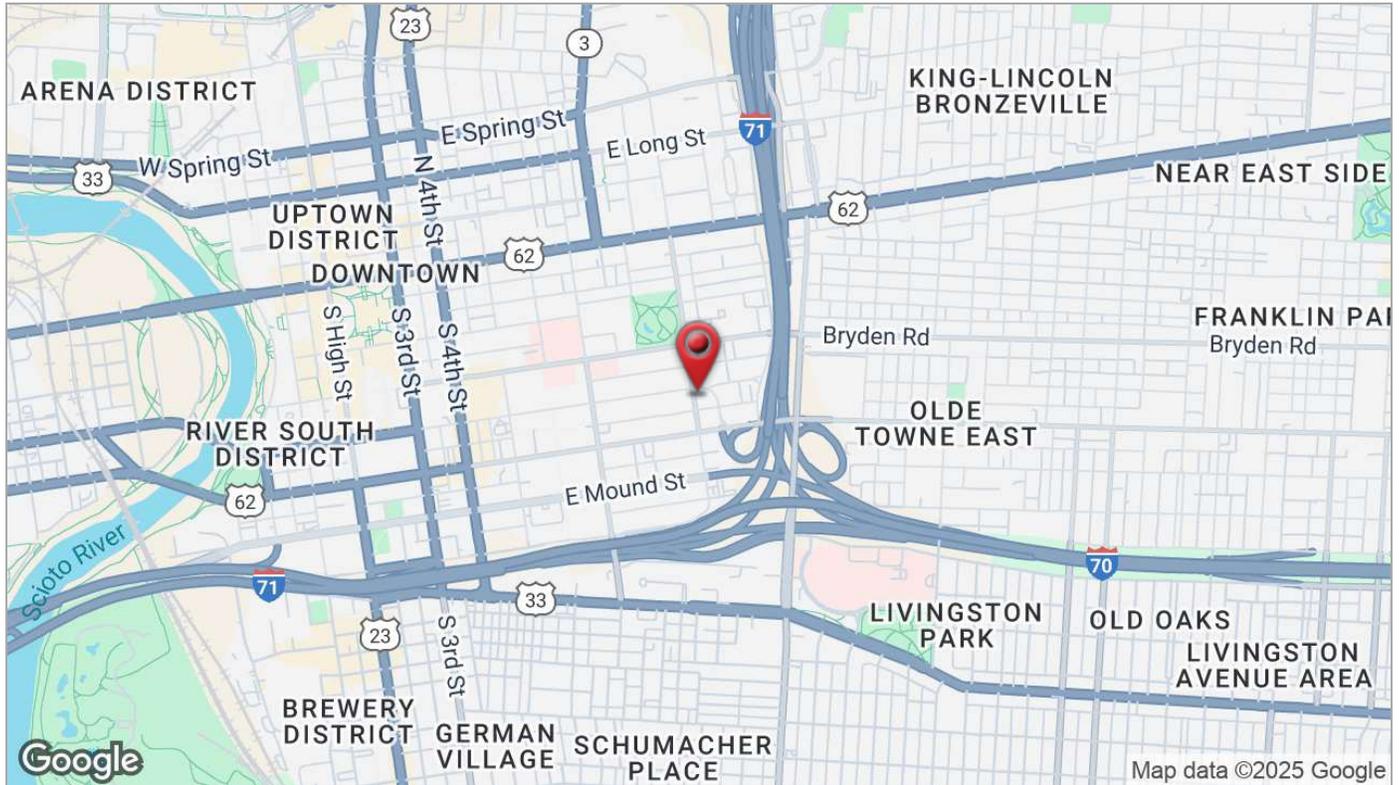


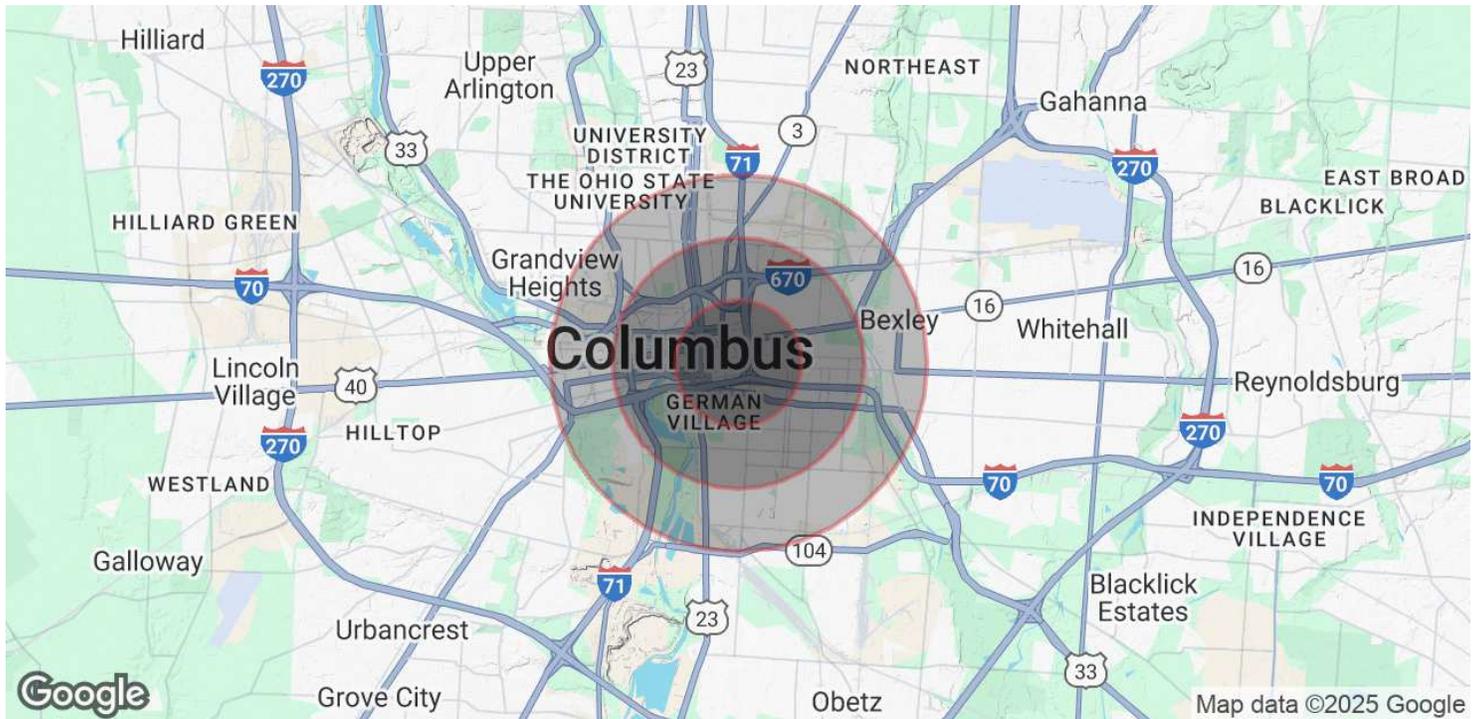












POPULATION	1 MILE	2 MILES	3 MILES
Total Population	20,298	69,076	135,446
Average Age	39	37	35
Average Age (Male)	39	38	35
Average Age (Female)	38	37	35

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	11,742	36,377	64,959
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$90,182	\$84,838	\$81,577
Average House Value	\$593,261	\$435,176	\$403,807

Demographics data derived from AlphaMap