

For Sale/Lease

CBRE

# 2383 W. Broad St.

Columbus, OH 43204



# 9,180

Square feet

## Former Family Dollar

Prime Retail Opportunity on W  
Broad Street in Columbus, OH.

Retail



\$1.4M

Sale Price

\$15

PSF plus NNN

2015

Year Built

### Property Highlights:

- + **High-Visibility Location-** Situated on W Broad St. a major retail corridor with strong traffic counts.
- + **Spacious Floor Plan-** Approx. 9,180 square feet of open retail space, ideal for a variety of uses.
- + **Ample Parking-** Dedicated lot with easy access for customers.
- + **Excellent Signage Potential-** Maximize exposure with prominent street-front signage.
- + **Drivers use Potential-** Perfect for retail, convenience, discount, or psecialty stores
- + **Strong Demographics-** Dense residential base.

19,000

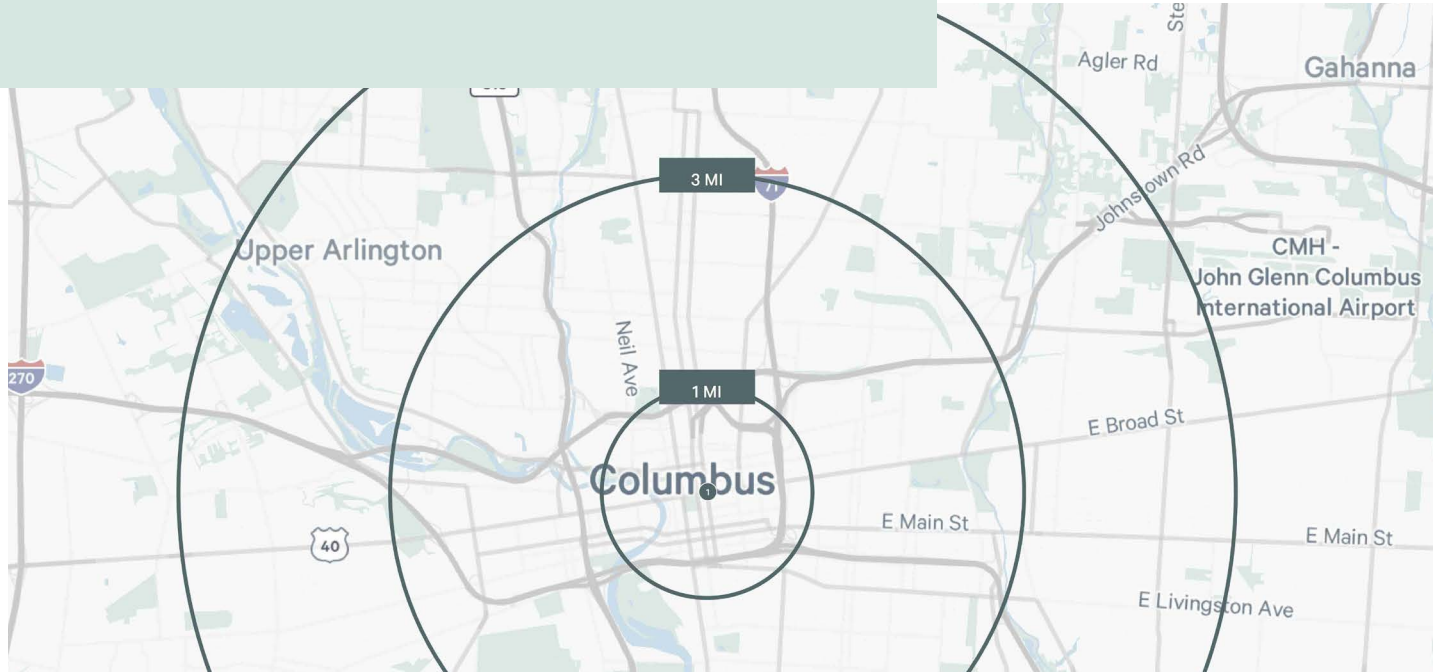
people within 1 mile

10%

rental increases

25,371

Cars per day



DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	18,940	114,671	326,004
Population growth	-0.27%	0.57%	0.70%
Some college	16%	14.4%	15.3%
Average HH income	\$65,336	\$92,619	\$97,018
Daytime population	15,830	118,390	471,358
Businesses	336	4,157	14,161

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## Contact Us

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