



## 1069 W Broad St

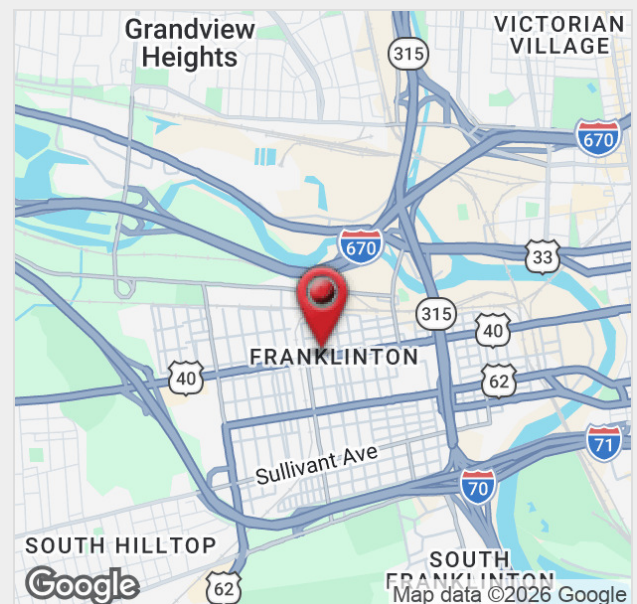
Columbus, Ohio 43222

### Property Features

- 2,322 SF Storefront Retail
- Former coffee shop and co-op space
- Corner Lot in Revitalized Franklinton Neighborhood
- Private Parking with 8 Spaces
- Heavy Traffic Location With 15,000 Vehicles Per Day
- Zoned: UTC, Commercial
- Close Proximity to the New Gravity Development
- Easy Access to I-70 and State Route 315
- Available Immediately

**Sale Price: \$460,000**

**Lease Rate: \$20 SF/Yr (MG)**



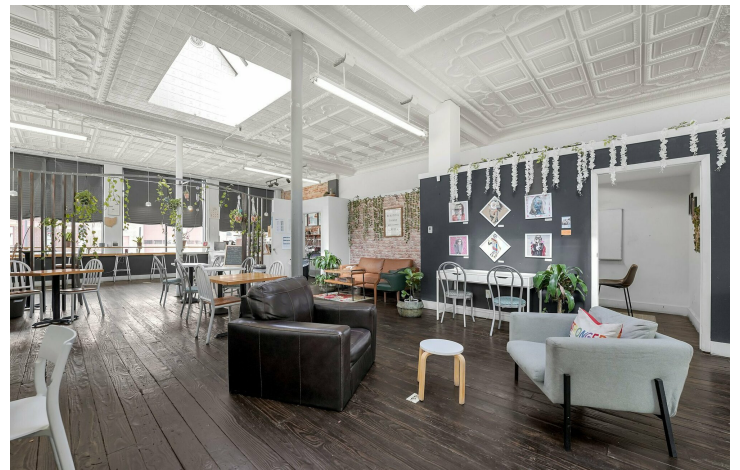
For more information:

**Max Ward**

614 629 5204 • mward@ohioequities.com

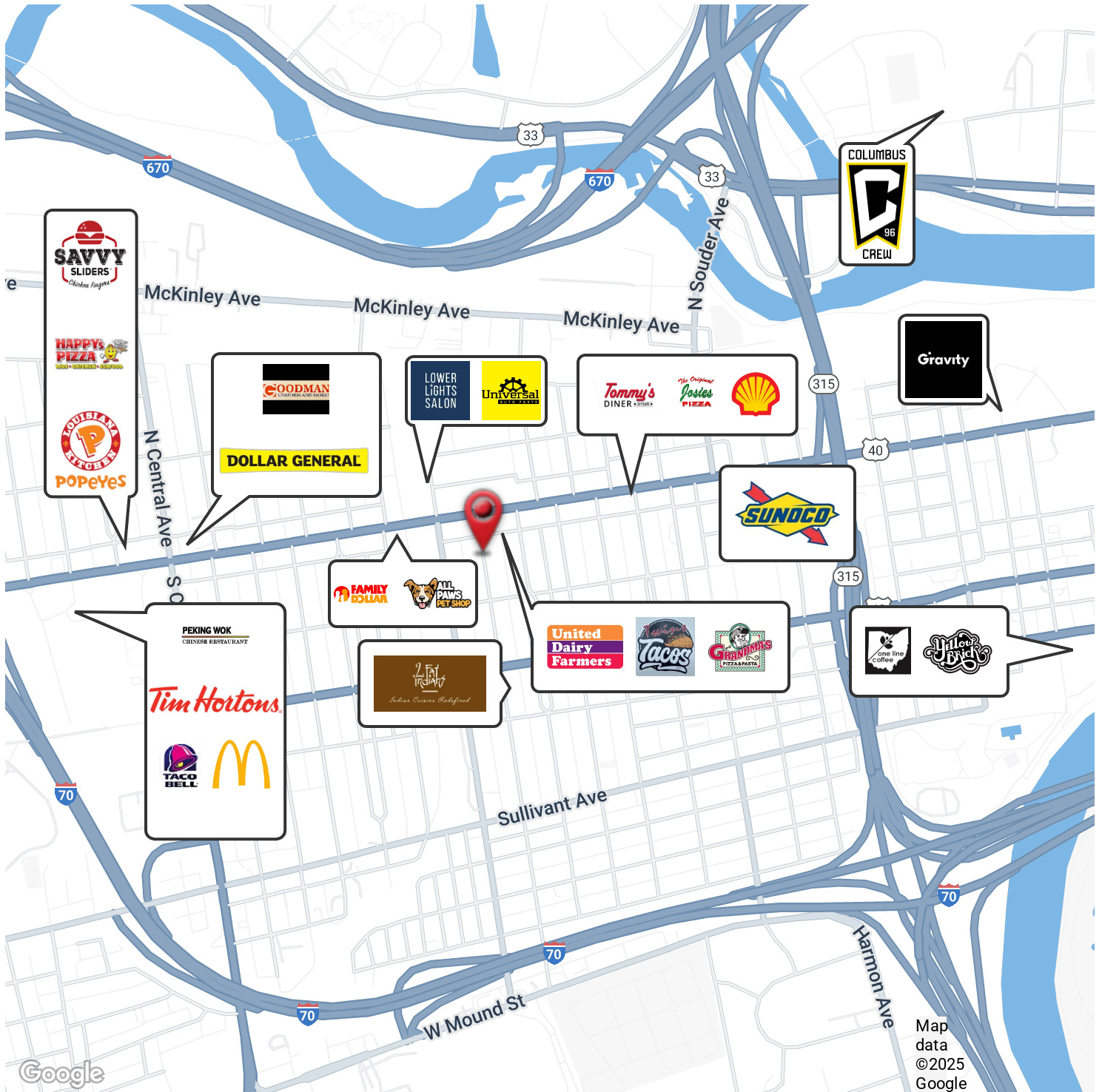
**Chad Boggs**

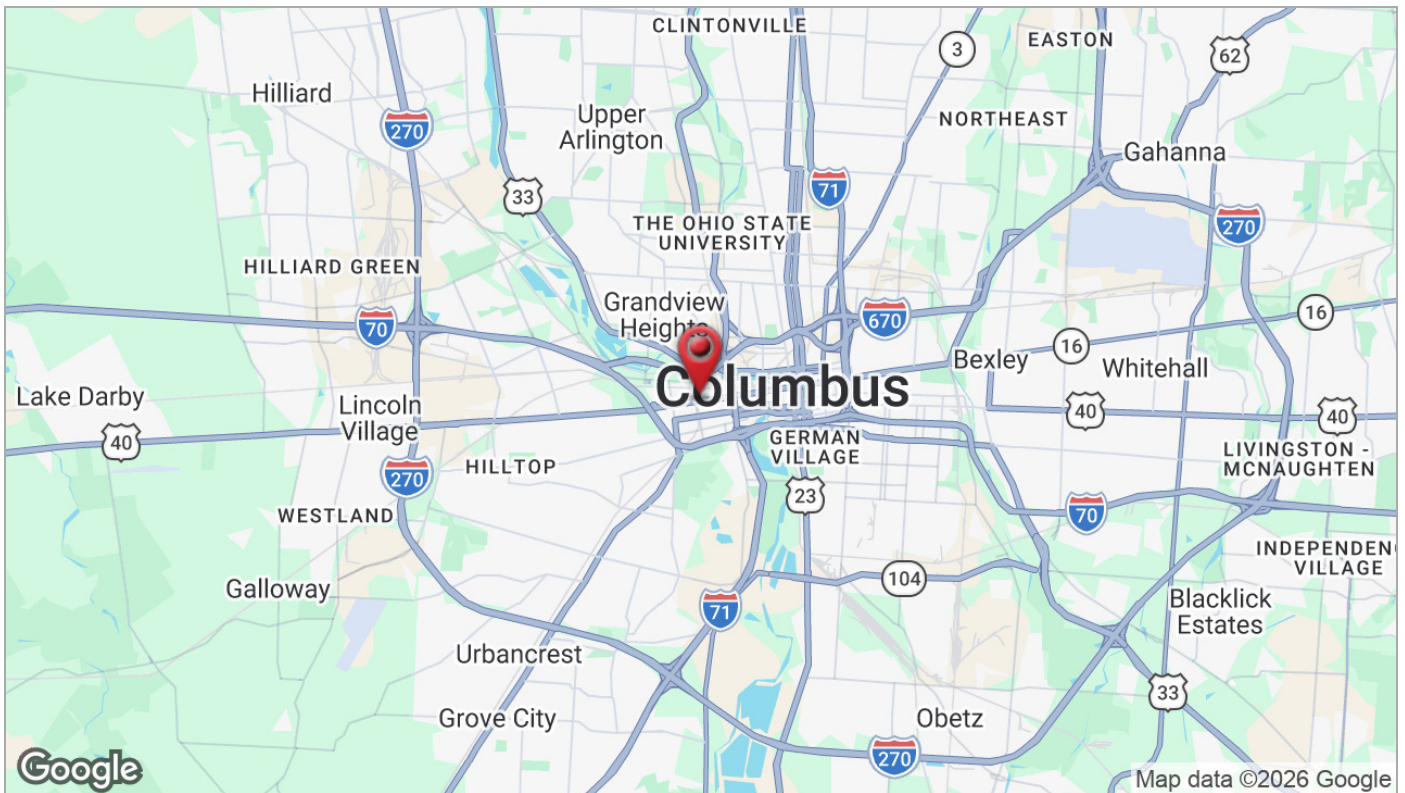
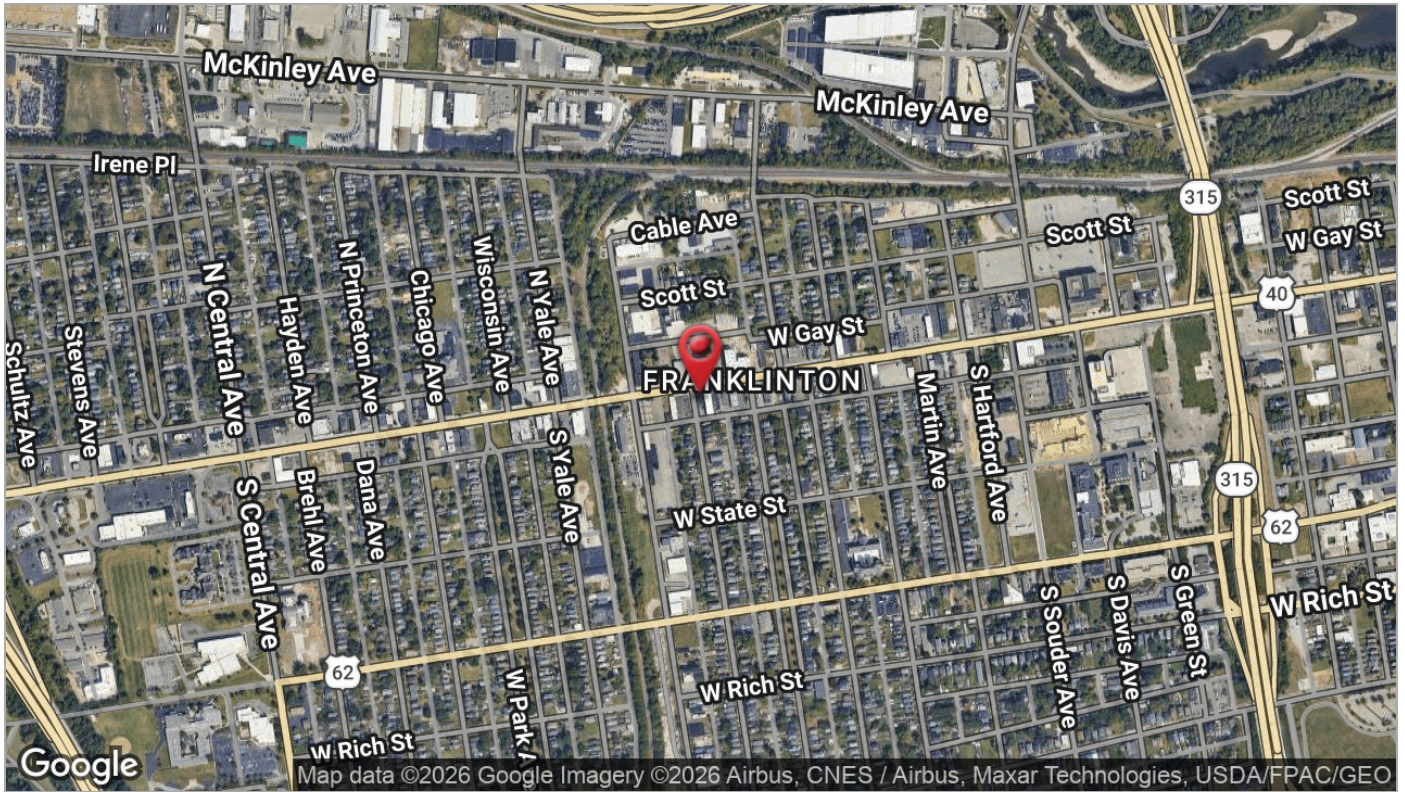
614 629 5261 • cboggs@ohioequities.com

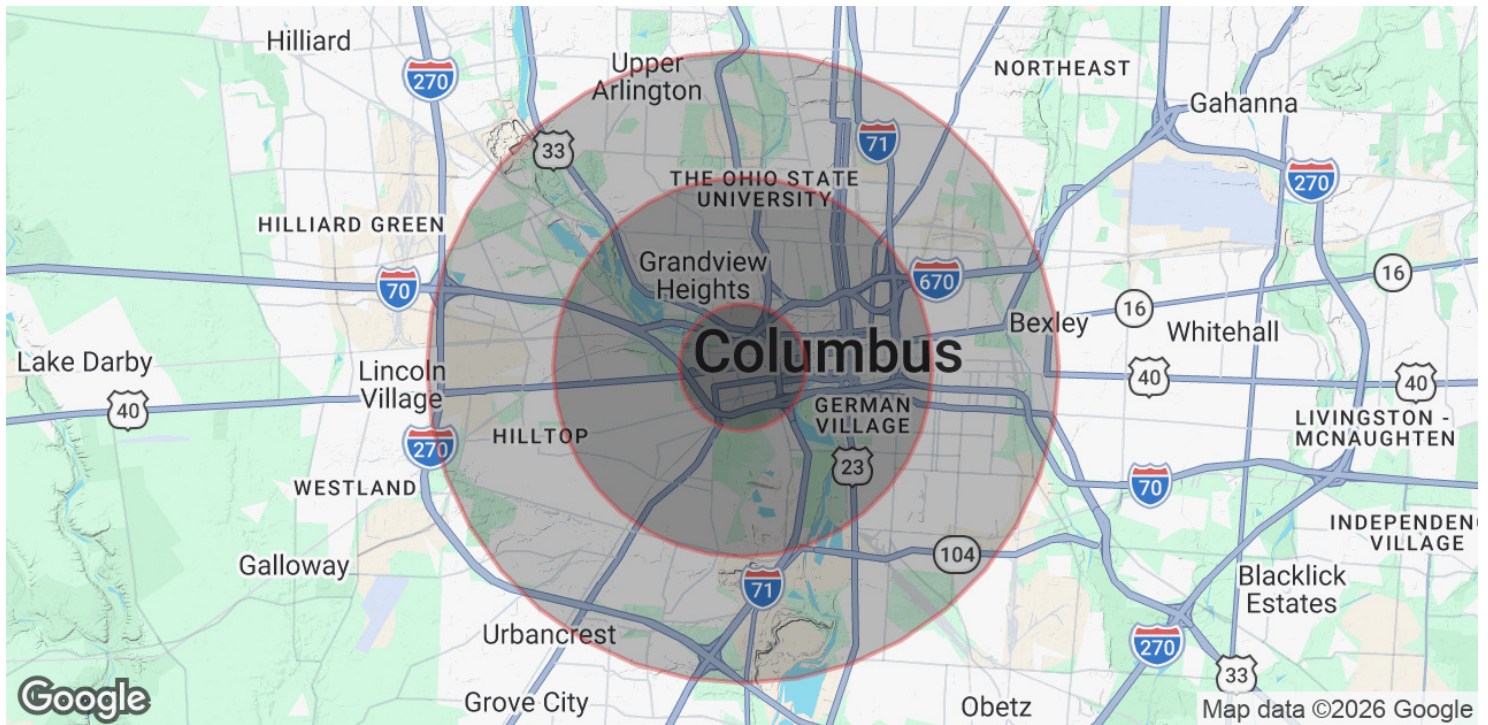




\*Red outline is for illustration purposes only.







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,398	145,633	342,749
Average Age	36	35	36
Average Age (Male)	37	35	35
Average Age (Female)	36	35	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,502	68,577	146,893
# of Persons per HH	2.4	2.1	2.3
Average HH Income	\$48,993	\$85,436	\$83,112
Average House Value	\$230,878	\$378,963	\$322,358

2020 American Community Survey (ACS)