# Na Ohio Equities

For Sale or Lease 8,000 SF on 0.35 Acres Commercial Property



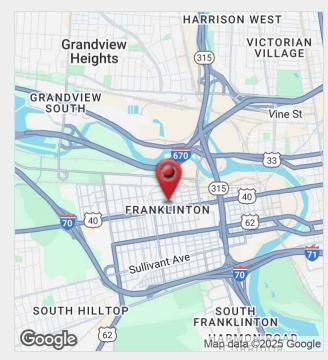
## 1022 W Broad Street

Columbus, Ohio 43222

#### **Property Features**

- 8,000 SF Franklinton Commercial Building
- First Floor: 5,500 SF
- Second Floor: 2,500 SF
- 0.35-Acre Lot on Busy W Broad Street (13K VPD)
- Shell Condition Ready for Customization & Build-Out
- Located in an Opportunity Zone
- Zoned LC-4, Allowing for a Variety of Commercial Uses
- Two (2) Parking/Outdoor Storage Lots On Site
- Located Along the West Broad Bus Rapid Transit Corridor Scheduled for Completion by 2028

Sale Price: \$795,000 Lease Rate: Negotiable



For more information:

#### Ryan McGreevy

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#### For Sale or Lease 1022 W Broad Street Parcel Outline







#### For Sale or Lease 1022 W Broad Street Exterior Photographs











### For Sale or Lease 1022 W Broad Street Interior Photographs







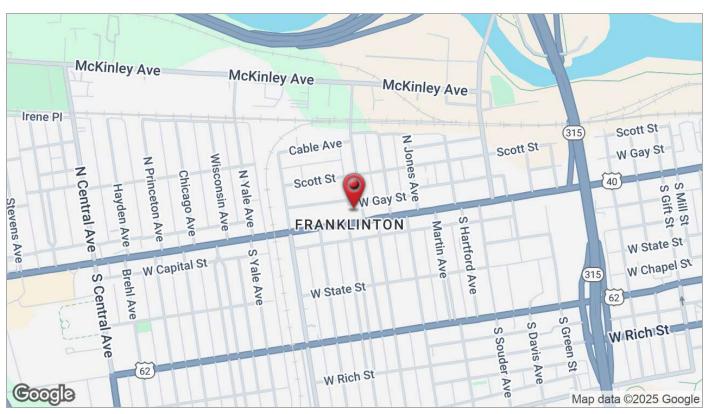








#### For Sale or Lease 1022 W Broad Street Location Maps

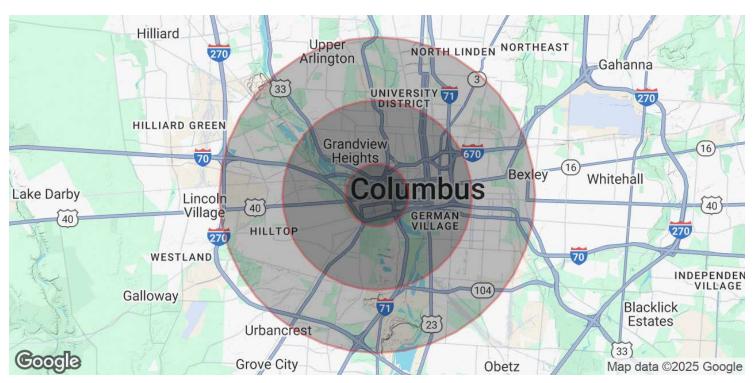








#### For Sale or Lease 1022 W Broad Street Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,535	117,116	320,570
Average Age	30.4	31.4	31.7
Average Age (Male)	33.0	31.7	30.9
Average Age (Female)	29.6	31.2	32.4
HOUSEHOLDS & INCOME	1 MILE	2 MII ES	5 MILES
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME  Total Households	<b>1 MILE</b> 4,810	<b>3 MILES</b> 50,858	<b>5 MILES</b> 128,784
Total Households	4,810	50,858	128,784

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

