



## 1022 W Broad Street

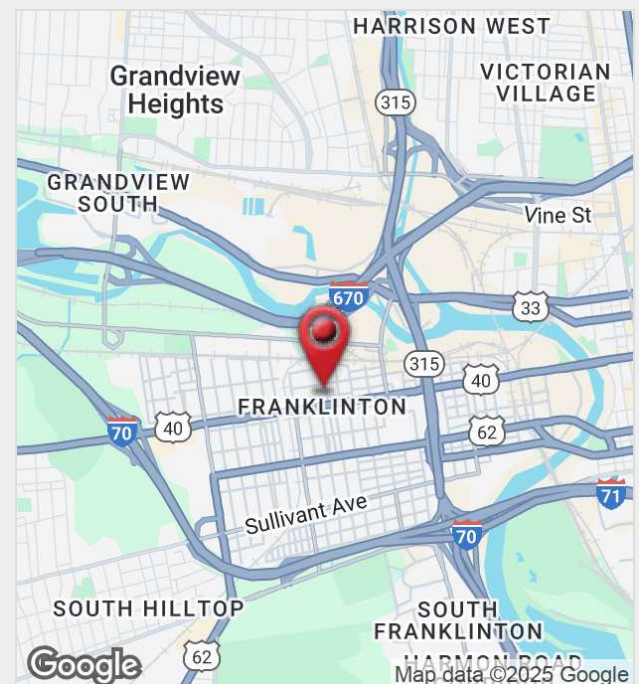
Columbus, Ohio 43222

### 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:

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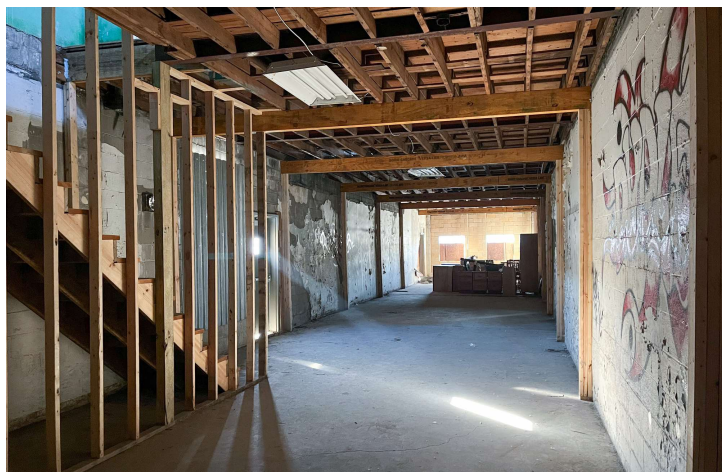
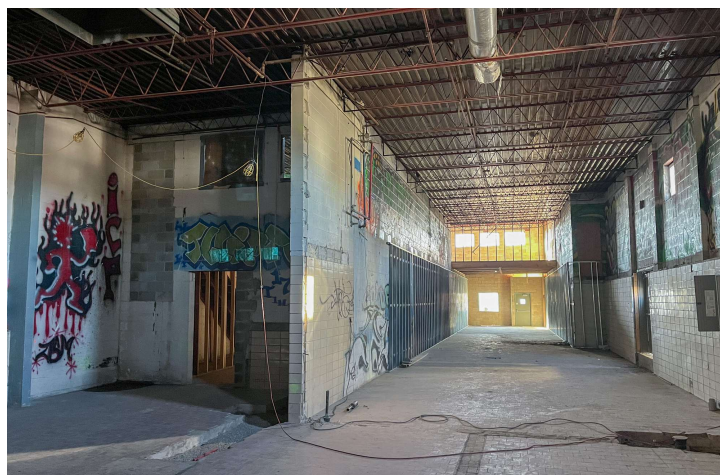




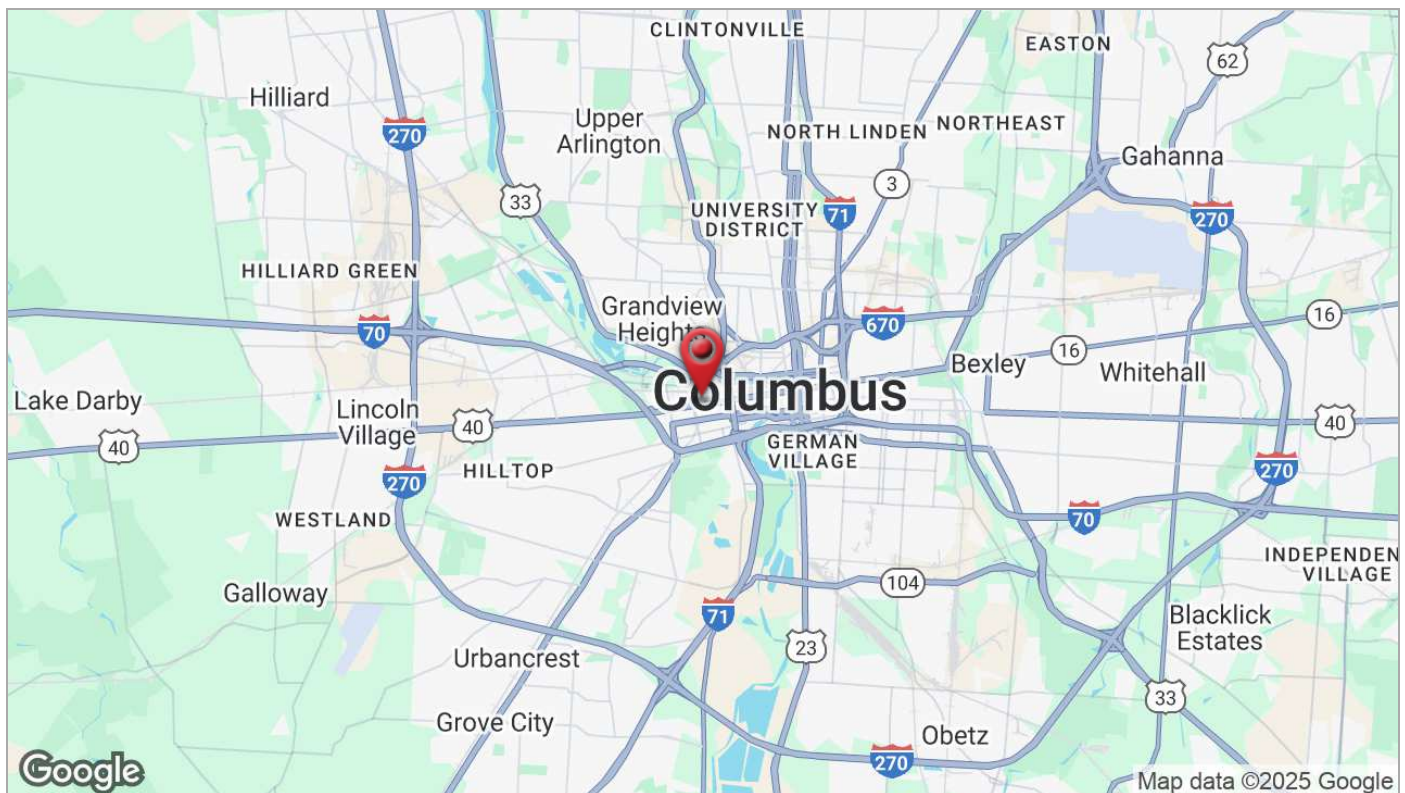
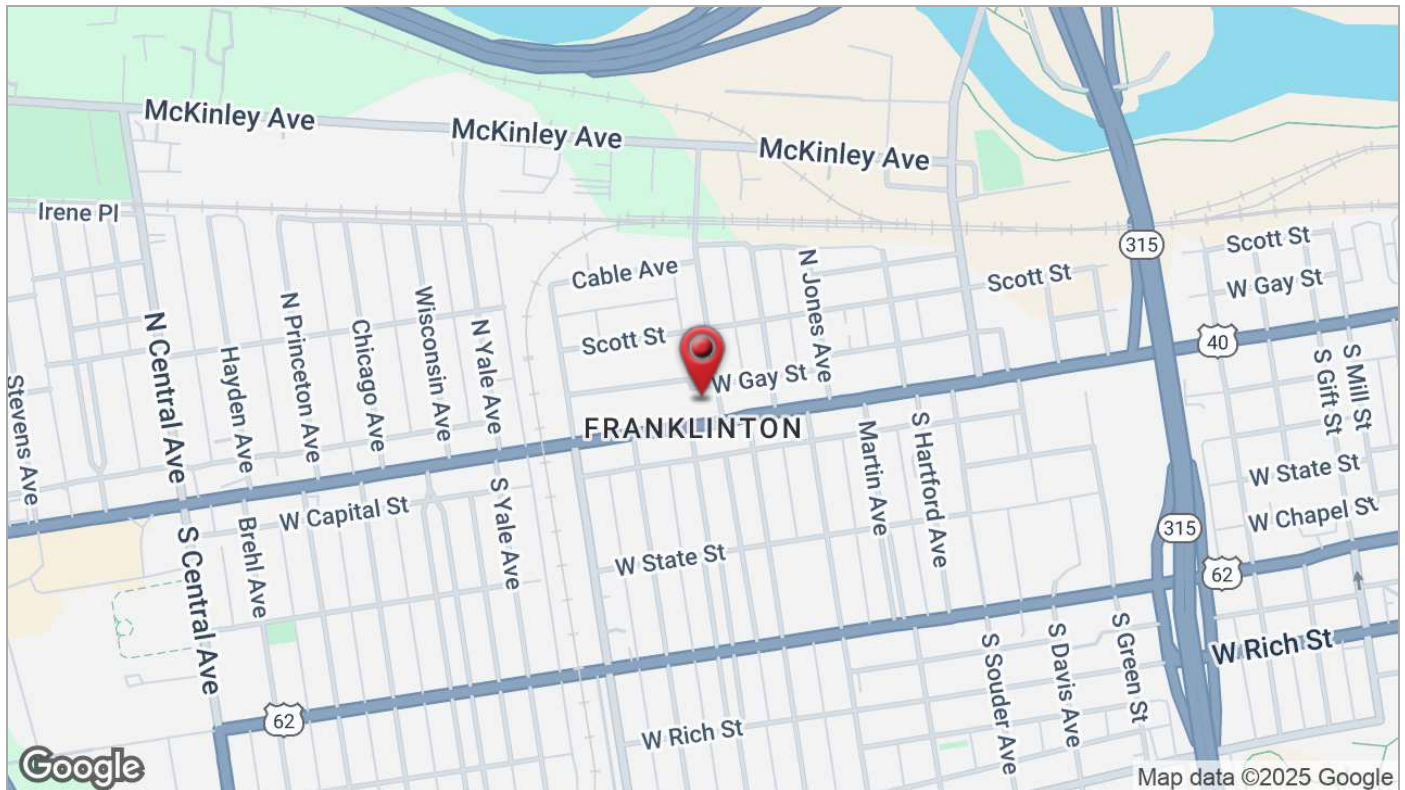


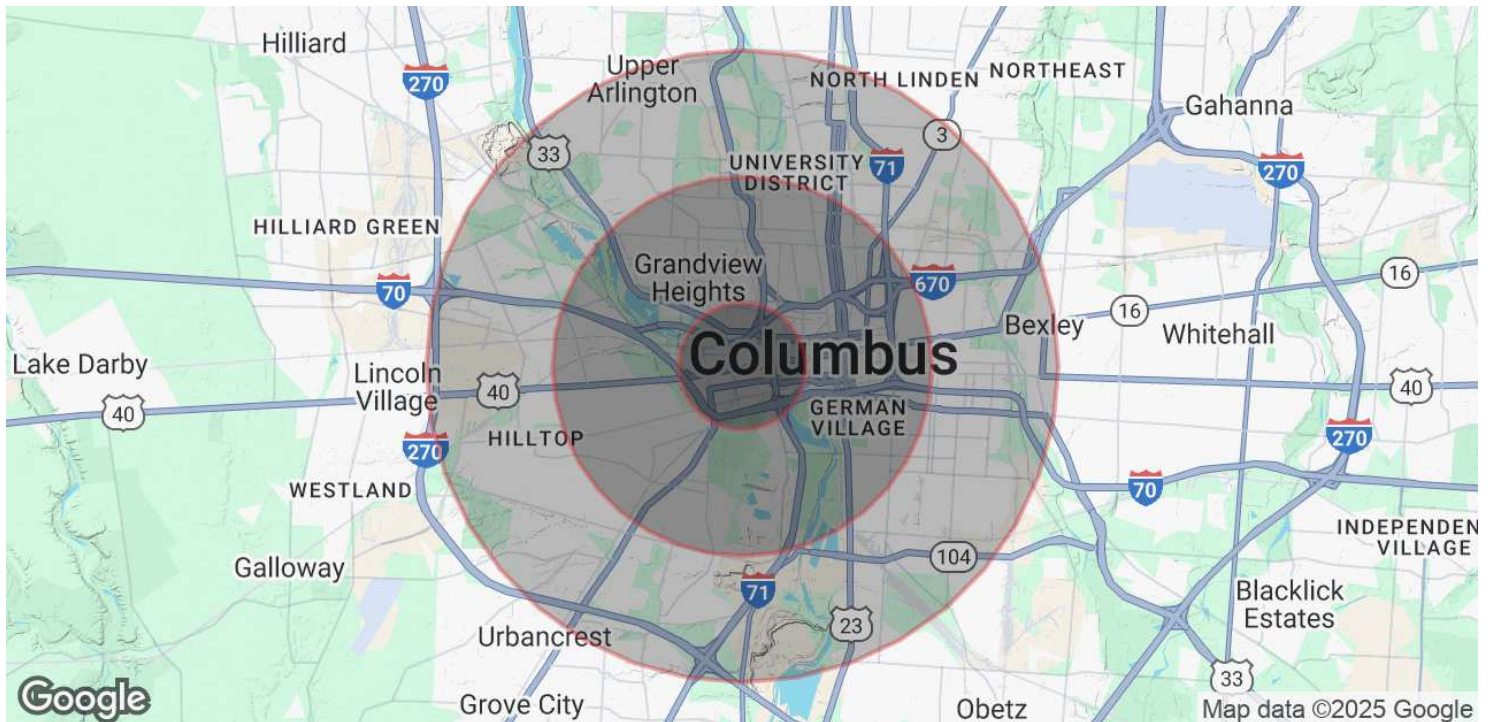












### POPULATION

	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	3 MILES	5 MILES
Total Households	4,810	50,858	128,784
# of Persons per HH	2.6	2.3	2.5
Average HH Income	\$39,538	\$52,082	\$51,082
Average House Value	\$238,088	\$214,146	\$181,645

\* Demographic data derived from 2020 ACS - US Census