

# SALE/LEASE

**Franklinton Office**  
839, 841, & 845 W Broad St.  
Columbus, OH 43222



## Property Highlights

- 5,867 SF of recently renovated office
- Situated in an Opportunity Zone
- Mix of private offices, conference rooms, open work areas, large kitchen, multiple means of egress, reception & waiting rooms
- Building 1 is 4,607 SF
- Building 2 is 1,260 SF that could also be used as residential
- Former medical office and then a counseling center, the property can be utilized for a variety of uses or multi-tenanted
- Courtyard connects both buildings



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**Bill Davis**  
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## OFFERING SUMMARY

**SALE PRICE:** \$1,089,000

**LEASE RATE:** \$15 SF/YR (NNN)

**BUILDING SIZE & AVAILABLE SF:** 5,867 SF

**LOT SIZE:** 0.167 ACRES

**PRICE / SF:** \$185.61

**RENOVATED:** 2019

**ZONING:** MIXED USE

## LOCATION

Situated on West Broad Street in Franklinton – Columbus's oldest and fastest-evolving neighborhood – this retail/office address offers exceptional visibility along one of the city's most heavily trafficked corridors. Just over a mile from Downtown Columbus, the property benefits from immediate access to I-70 and SR-315, ensuring strong regional draw. The surrounding area is experiencing a surge of investment, including major mixed-use developments along Broad Street, hundreds of new residential units, and an expanding arts and dining scene anchored by the Franklinton Arts and Innovation District. Growing daytime and residential population density make this an outstanding opportunity to capture an engaged and expanding consumer base.



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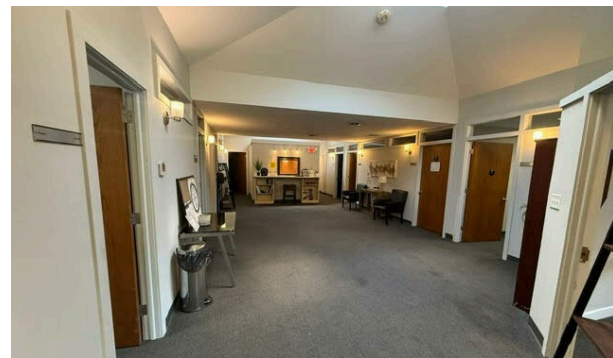
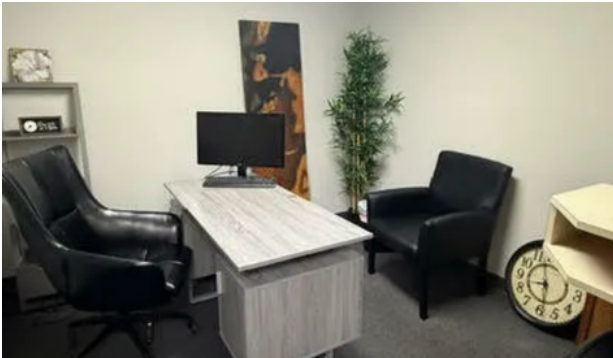


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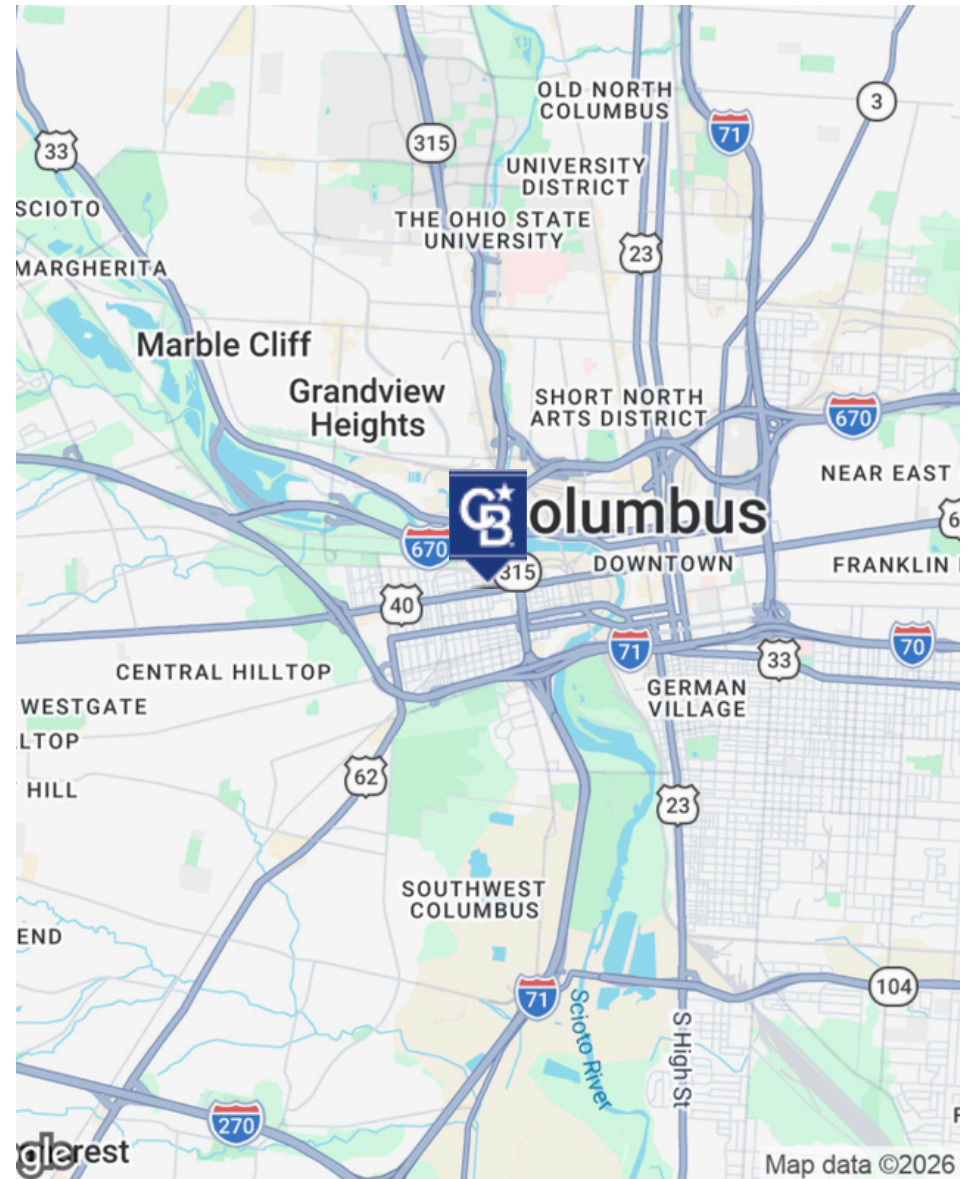
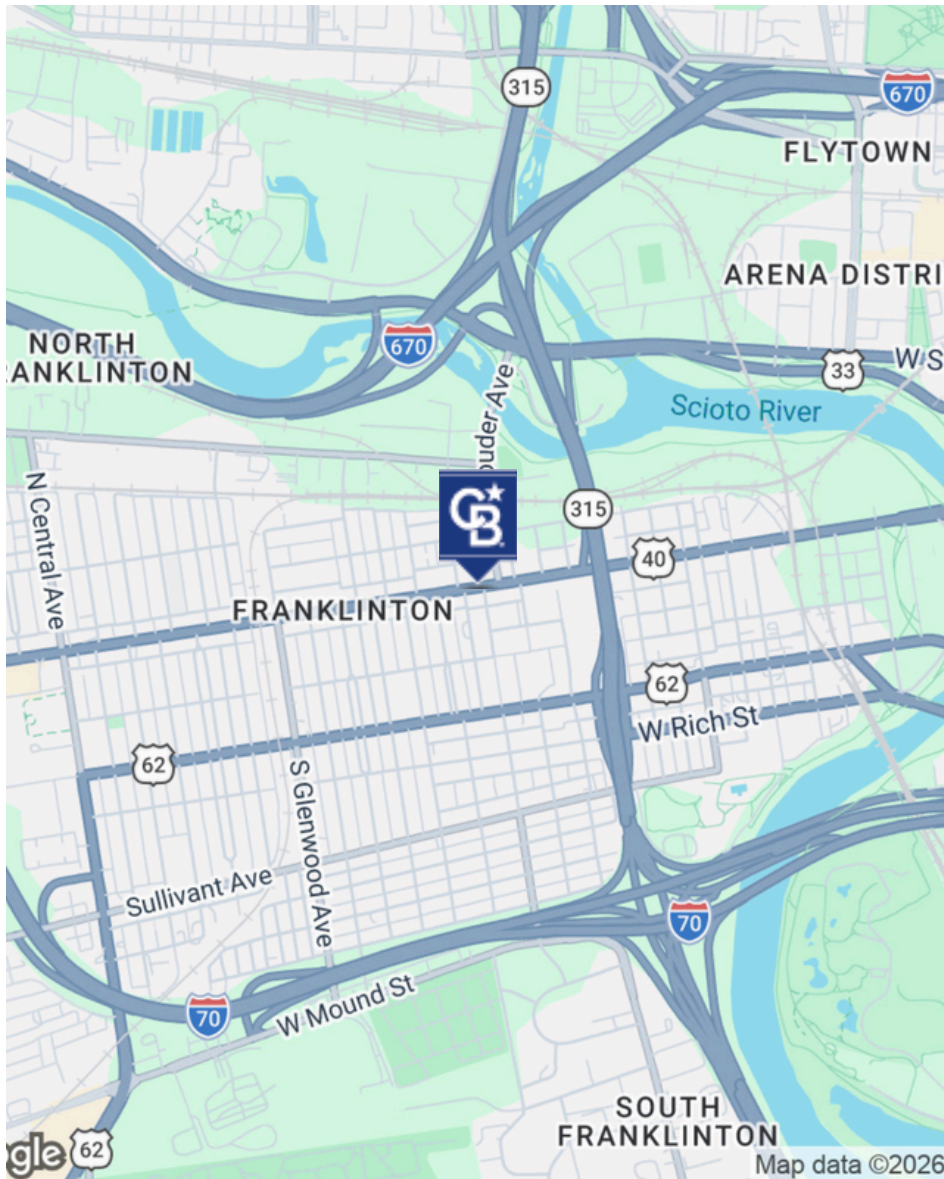


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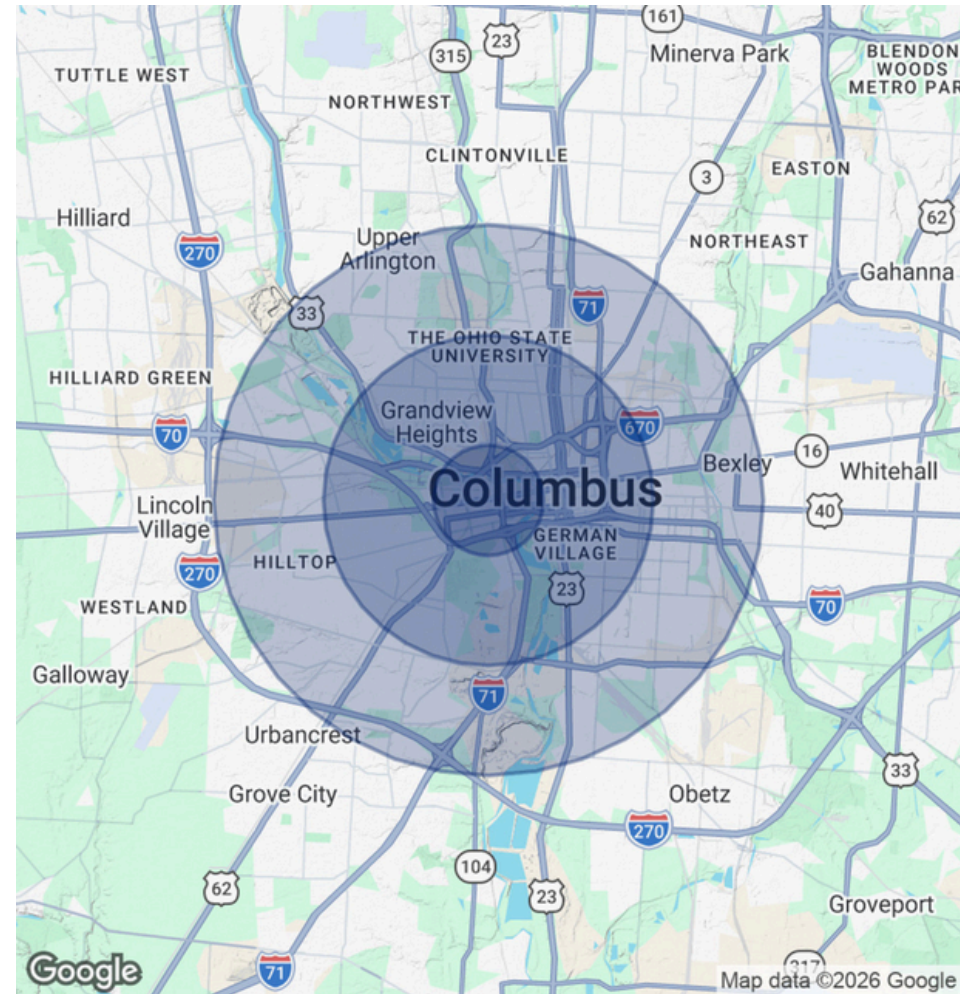
DEMOGRAPHICS

POPULATION	1MILE	3MILES	5 MILES
Total Population	10,246	141,919	318,859
Average Age	32.5	32.1	33.6
Average Age (Male)	31.4	32.7	33.5
Average Age (Female)	34.8	31.9	34.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,508	65,852	136,924
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$81,356	\$92,476	\$92,763
Average House Value	\$321,707	\$347,527	\$309,708

2023 American Community Survey (ACS)

TRAFFIC COUNTS	DIRECTION	YEAR	COUNTS
W Broad Street east of Glenwood	2-way	2025	17,644
SR-315 north of Broad St	2-way	2025	96,416
S Hartford Ave between W Town and W Broad	2-way	2025	2,005



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