

**FOR SALE**



**\$765,000**

## **3143 E Main St, Columbus, OH 43213**

- Two Buildings: service station approximately +/- 1,416 SF & newer building approximately +/- 3,851 SF on +/- 0.42 acres on high traffic major intersection.
- Larger Building has a Front Showroom Space with Two Offices, and a Large Warehouse in Rear.
- One Overhead Door on Each Building
- Real Estate and building could be used for multiple uses or development.
- High Traffic Corner access on Main Street and James Road.
- Fenced-in Outdoor Storage Areas



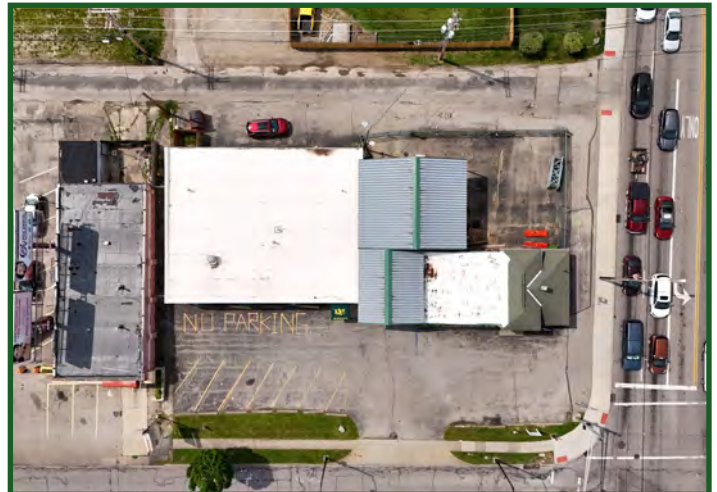
**Click Here for Video**

BEST CORPORATE REAL ESTATE  
RICHARD BARTH  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 120  
EMAIL: RBARTH@BESTCORPORATEREALESTATE.COM





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# 3143 E Main St

**ASKING PRICE**

\$765,000

**LAND USE**

Small Retail Structure

**PARCEL**

# 010-088754-00

**BUILDINGS**

2

**YEAR BUILT**

+/-1,416 building year built unknown, +/- 3,851 building year build 1999

**SQUARE FOOTAGE (TOTAL)**

±5,267 Sq Ft

**ACREAGE**

±0.42 AC

**OCCUPANCY**

100%

**DRIVE-IN DOORS**

2

**PARKING SPACES**

±

**TAXES (2024)**

\$13,176.70

**TAX DISTRICT**

City Of Columbus

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## Aerial View



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## Nearby Amenities



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## TRAFFIC COUNT (2023)

Street	Avg Daily Volume
E Main St - S James Rd	19,725
E Main St - S Everett Ave	22,597
E Main St - S Hampton Rd	26,503
James Road - Dale Ave	22,981

## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		10,952	80,231	170,640
Households (2023)		8,032	40,557	90,093
Avg Household Income (2023)		\$68,656	\$52,279	\$48,251

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## **Disclaimer And Confidentiality Agreement - Continued -**

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

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