



## 1943 W Fifth Ave

Columbus, Ohio 43212

### Property Features

- 2,360 SF Two-Story Office
- 8 Private Offices
- Full Kitchen
- 2 Restrooms
- Finished Basement (Storage Space)
- 6 Parking Spaces On-Site
- Numerous Shops & Restaurants Nearby
- Owner is Licensed Real Estate Agent

**Sale Price: \$425,000**

**Lease Rate: \$18.50 SF/Yr (MG)**

**[www.TriVillageOffice.Com](http://www.TriVillageOffice.Com)**



For more information:

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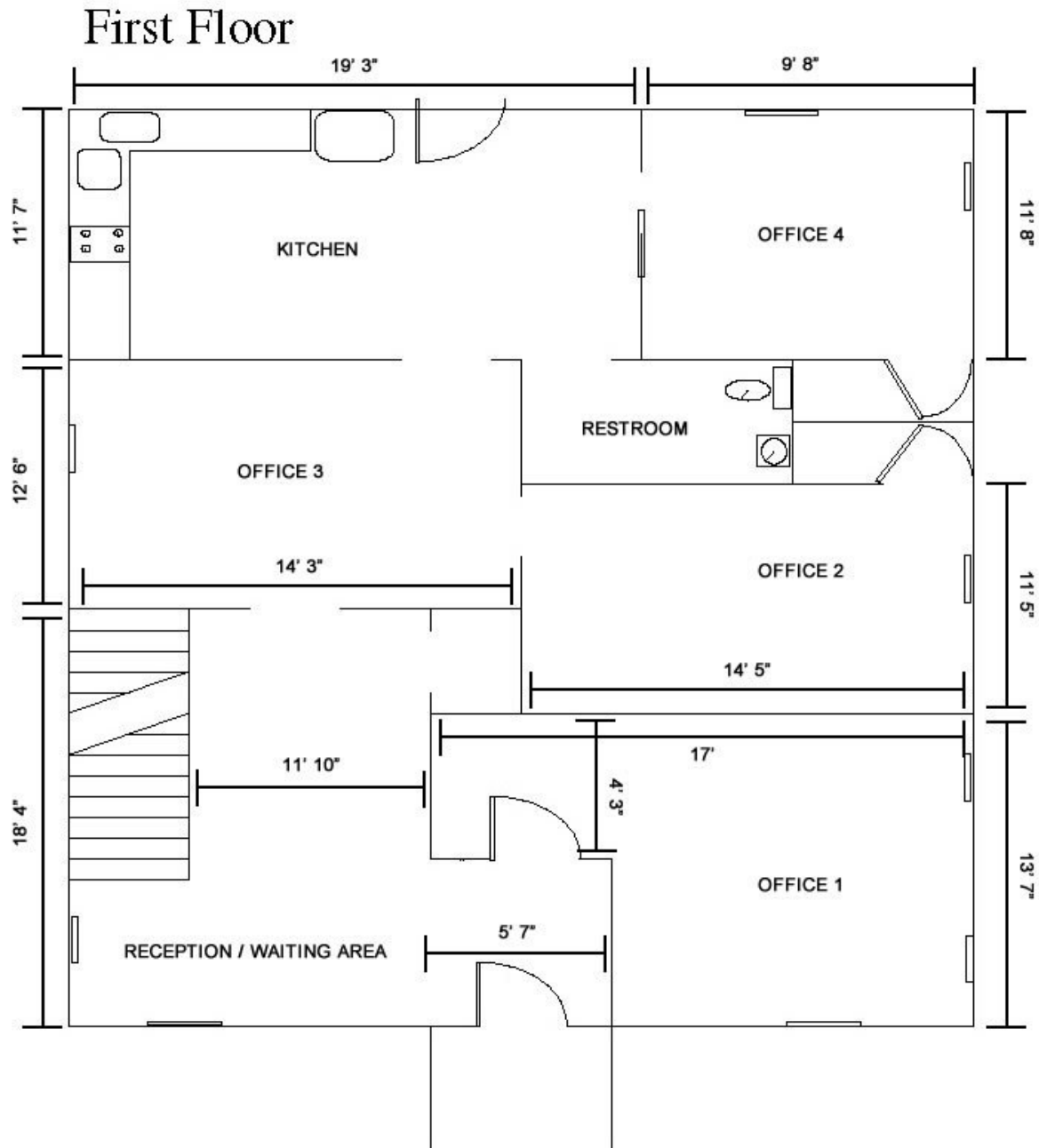
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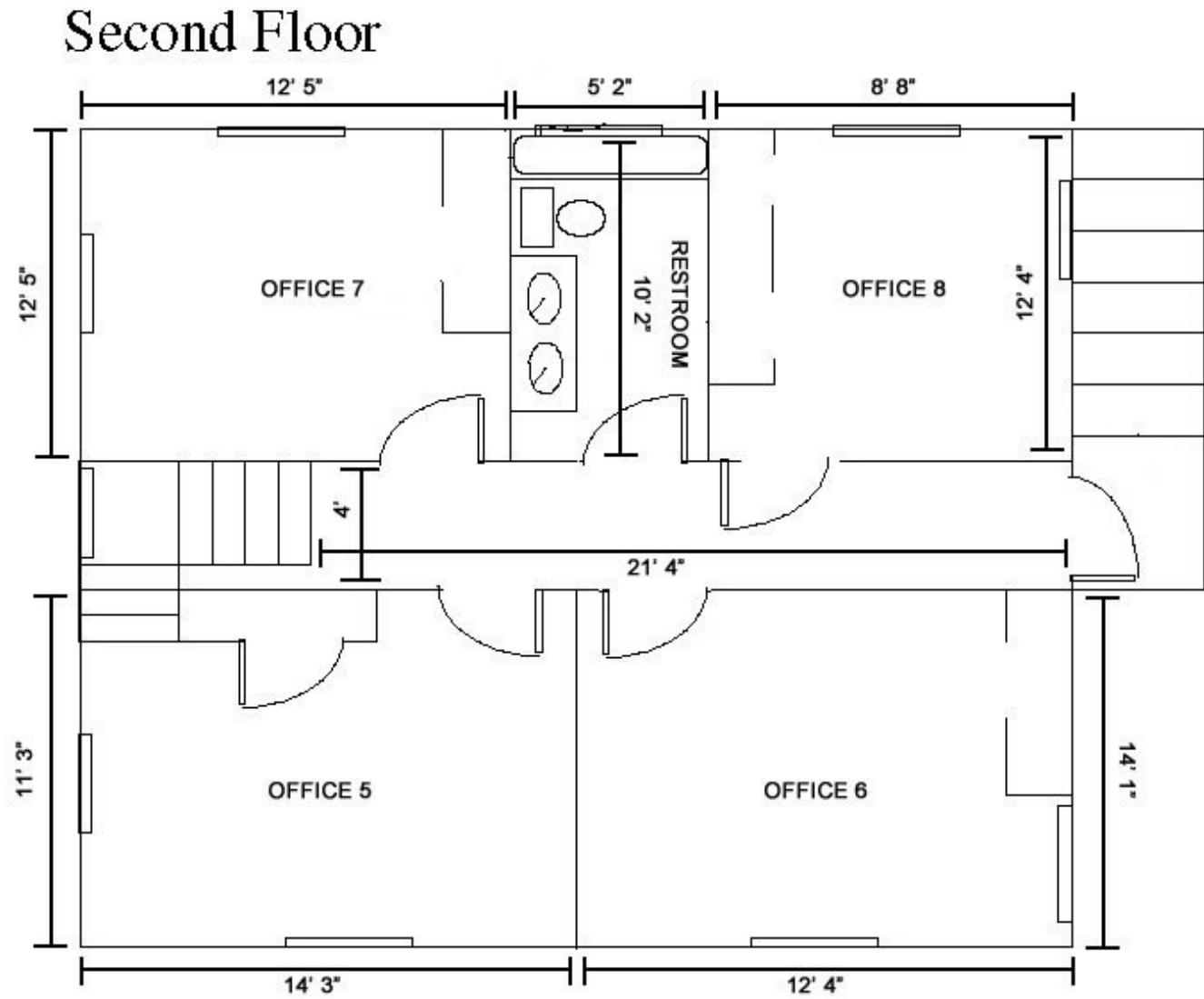
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# Floor Plan

## First Floor



## Second Floor



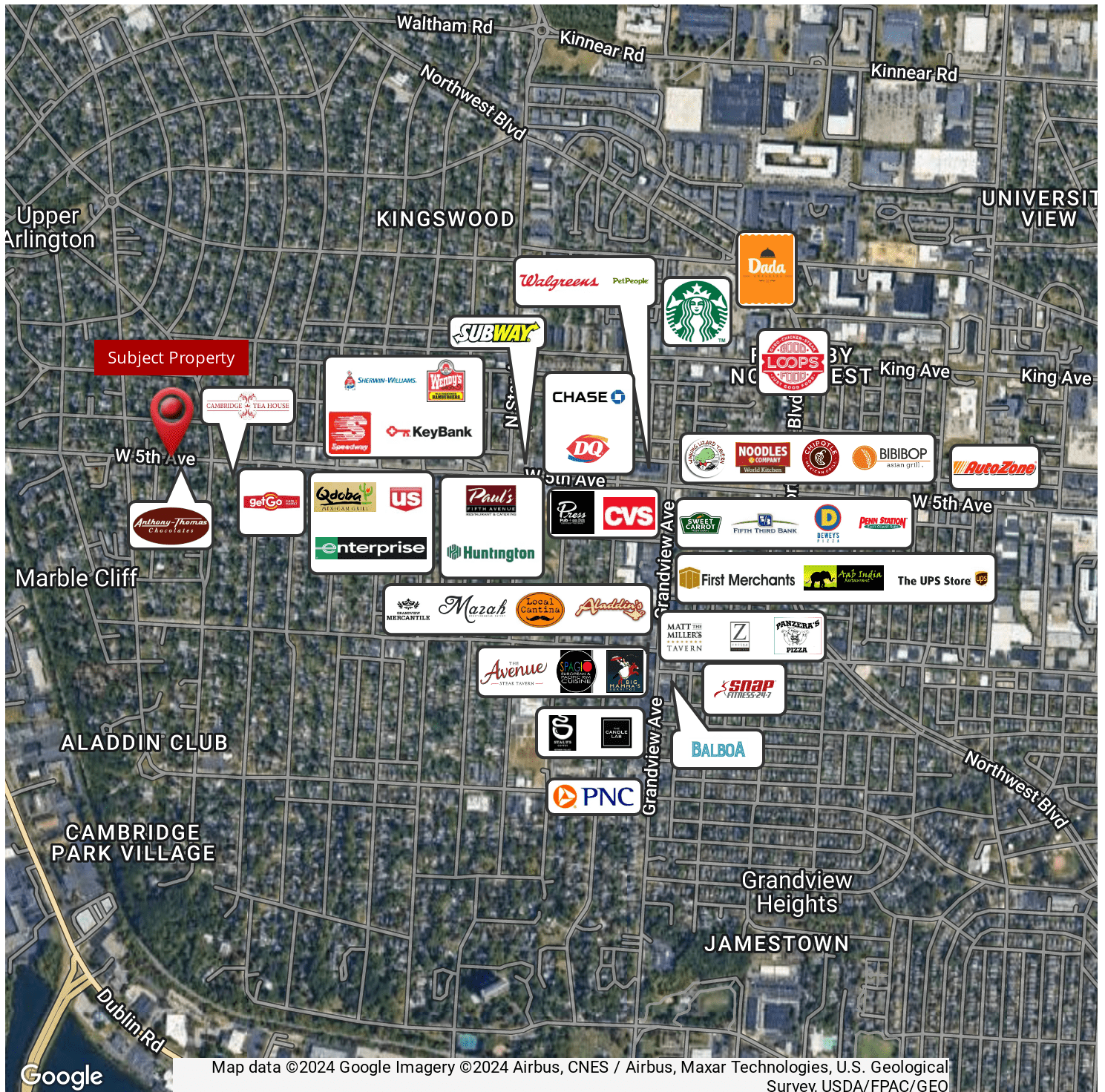




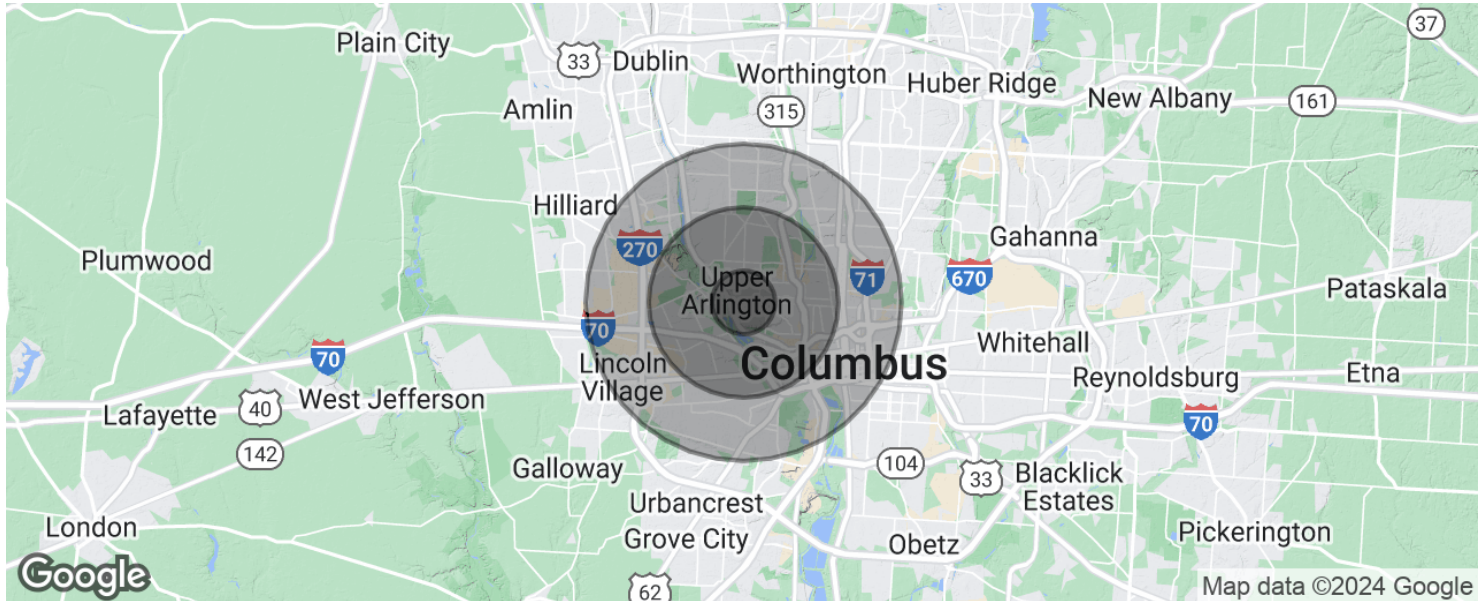












## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,008	98,741	308,607
Median age	37.8	33.5	32.6
Median age (Male)	36.6	32.6	31.9
Median age (Female)	38.4	34.1	33.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,445	41,052	125,596
# of persons per HH	2.0	2.4	2.5
Average HH income	\$89,859	\$69,987	\$61,523
Average house value	\$387,972	\$284,584	\$236,728

\* Demographic data derived from 2020 ACS - US Census