

## OFFICE FOR SALE

# FRANK AND BROWN RD

1960 - 1970 Brown Rd & 1031 Frank Rd, Columbus, OH 43223



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$780000
<b>CAP RATE:</b>	0.0%
<b>NOI:</b>	\$0
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	1.69 Acres
<b>BUILDING SIZE:</b>	5,759 SF
<b>ZONING:</b>	Commercial and Residential
<b>MARKET:</b>	Grove City
<b>SUBMARKET:</b>	Columbus
<b>PRICE / SF:</b>	\$135.44

### PROPERTY OVERVIEW

Excellent opportunity for redevelopment. 1.69 acres located at the southeast corner of busy intersection of Brown and Frank Rds. Going to work side of the road. Approximately 230 feet of frontage on Frank Rd 380 ft on Brown. Less than 2 miles to the entrance to I -71.

### PROPERTY HIGHLIGHTS

- 1.69 acres
- Less than 2 miles to interstate
- corner lot
- partially zoned

**KW COMMERCIAL**  
1 Easton Oval,  
Suite 100  
Columbus, OH 43219

**MARTHA HUNLEY**  
Realtor  
O: 614.314.5555  
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martha@therealtygroup.us  
OH #450518

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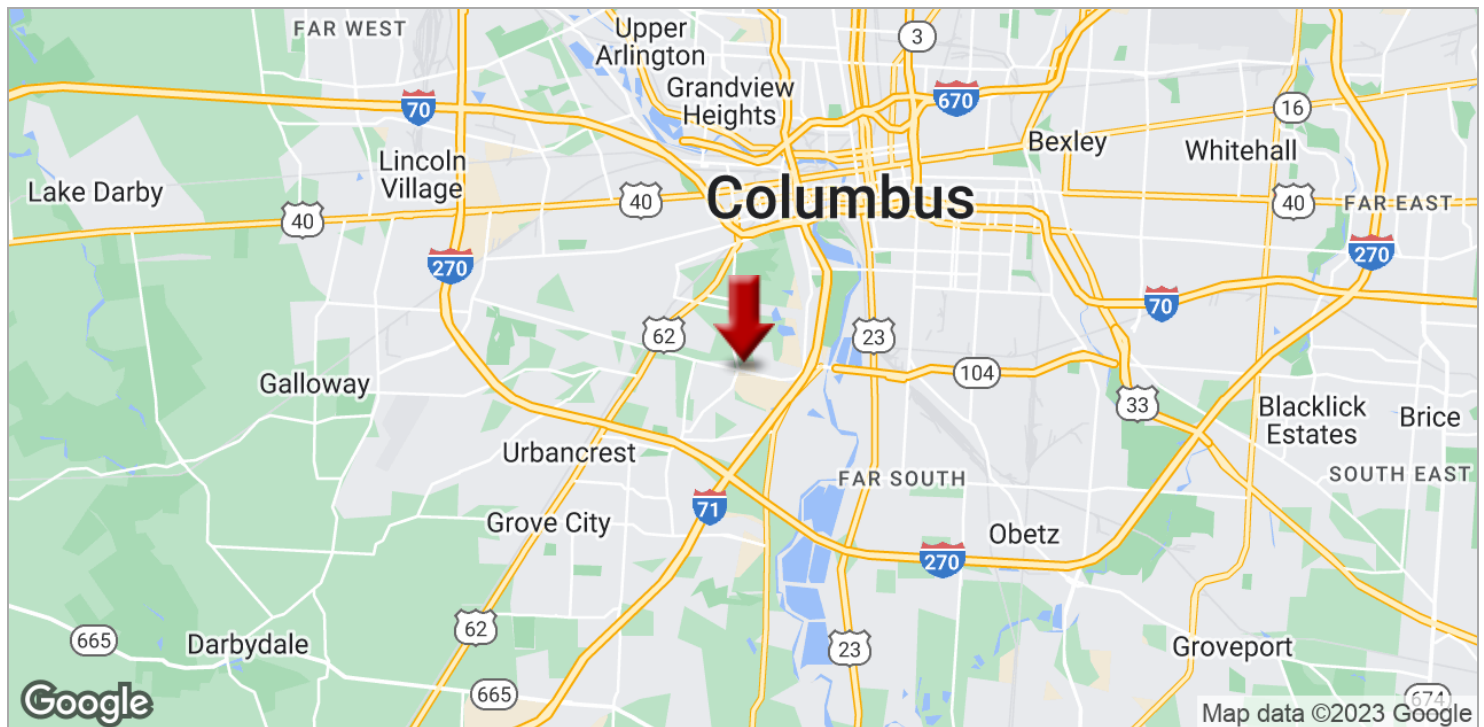
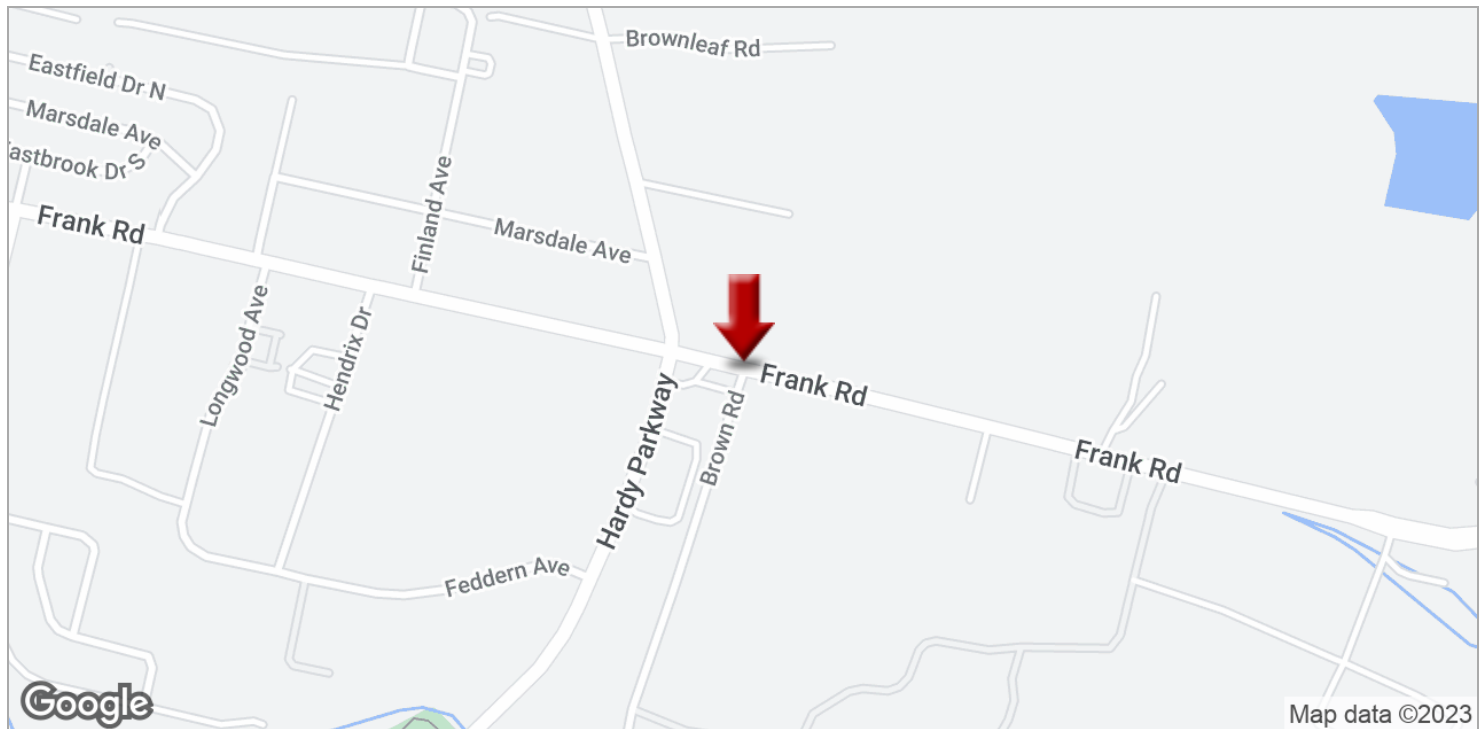
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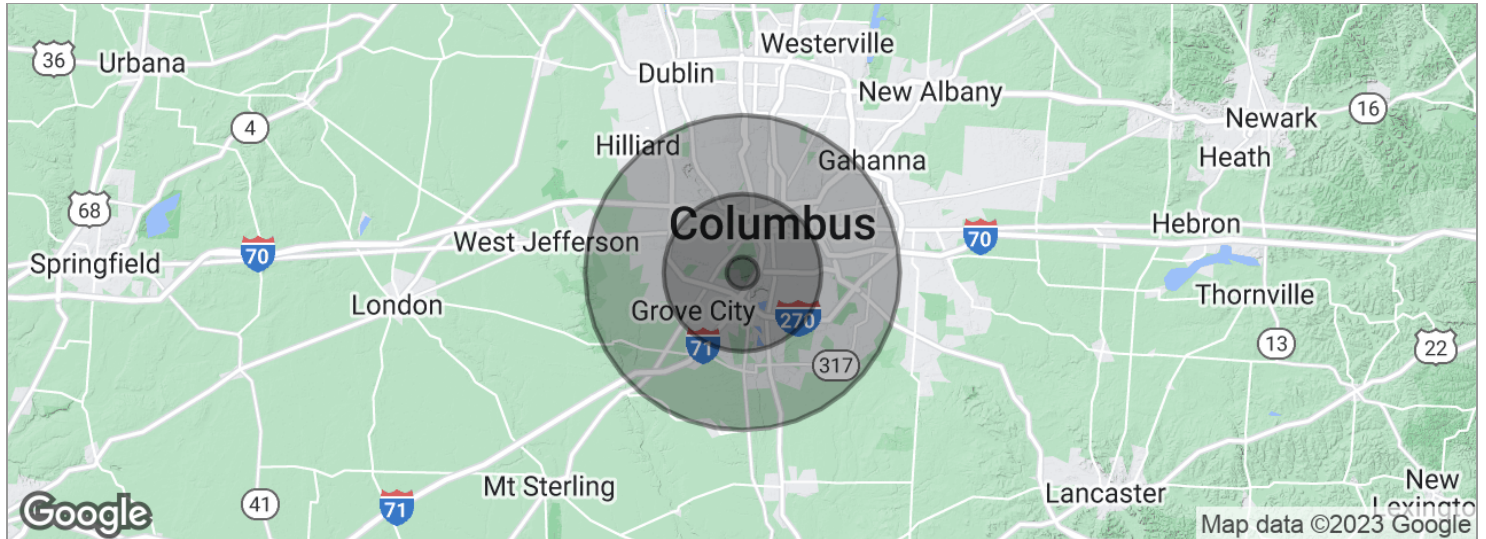
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,650	223,358	727,119
Median age	33.7	34.9	33.9
Median age (male)	35.4	33.8	32.7
Median age (Female)	32.5	35.5	34.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,558	90,745	291,555
# of persons per HH	3.0	2.5	2.5
Average HH income	\$49,238	\$52,944	\$56,591
Average house value	\$153,036	\$150,128	\$182,010

\* Demographic data derived from 2020 ACS - US Census

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