



# RENOVATED FIRST-FLOOR STOREFRONT AVAILABLE FOR LEASE

1273 W BROAD ST COLUMBUS, OH 43222



## OFFERED: FOR LEASE

## LEASE RATE: NEGOTIABLE

### ±1,020 SF | MODIFIED GROSS

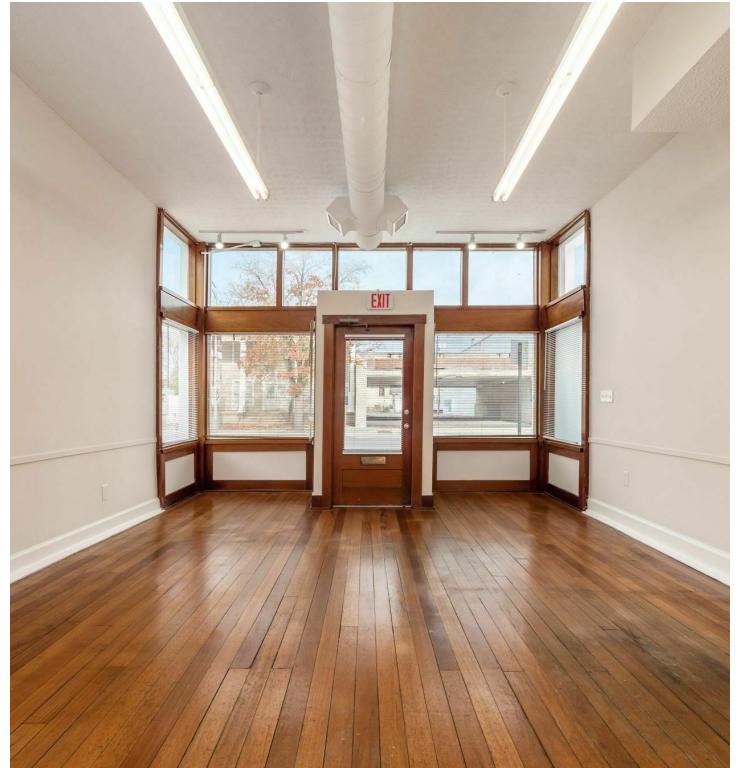
- First-floor retail storefront
- Newly renovated with Class A finishes
- Within the vibrant Franklinton neighborhood
- Just ±3 minute access to I-70, ±5 minute access to I-670

#### CONTACT:

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800.895.9329 | <https://elifinrealty.com> | May 2024  
640 Main St, Suite A, Baton Rouge, LA 70801  
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# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now available for lease, 1273 W Broad St offers the perfect blend of history and modernity with a newly renovated, ±1,020 SF retail storefront.
- The storefront features a public-facing showroom and a sectioned-off area with storage, a kitchen, and a restroom.
- Situated in a prime location, the property boasts convenient street parking as well as easy access to I-70 (±3 minutes) and I-670 (±5 minutes).
- Within the vibrant Franklinton neighborhood, the property also has great access to Downtown Columbus, the Columbus Metro Library, the Short North Arts District, COSI, Gravity, and several new or upcoming developments.
- W Broad St is a retail-dense corridor featuring numerous local businesses as well as national tenants such as Tim Horton's, McDonald's, Taco Bell, Arby's, Subway, and Popeye's.
- Off-street parking available.
- Modified Gross lease type.

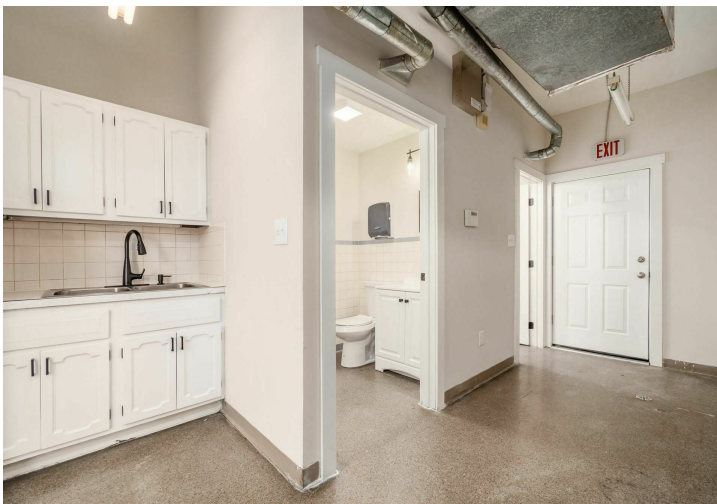
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# INTERIOR PHOTOS

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# EXTERIOR PHOTOS

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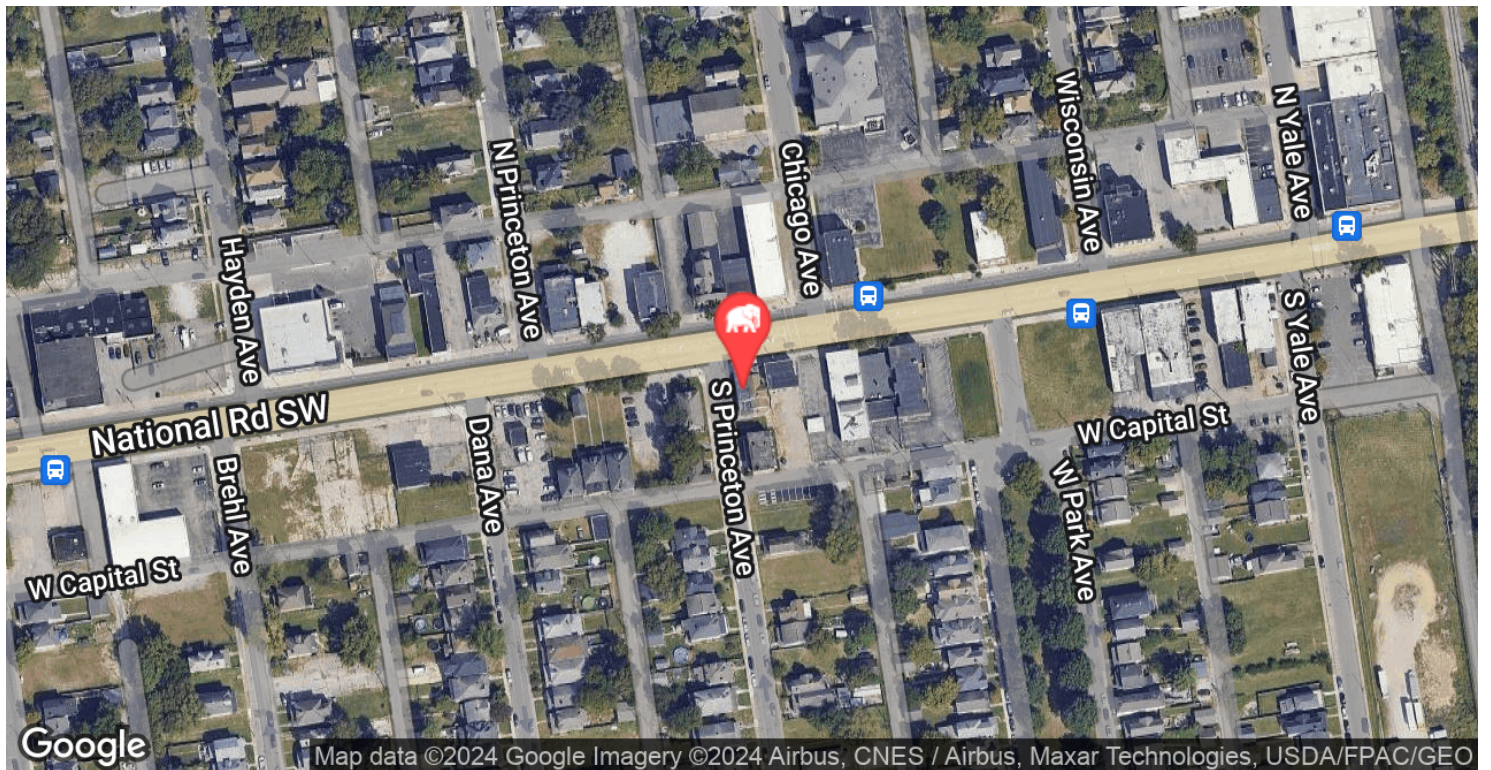
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# LOCATION MAP



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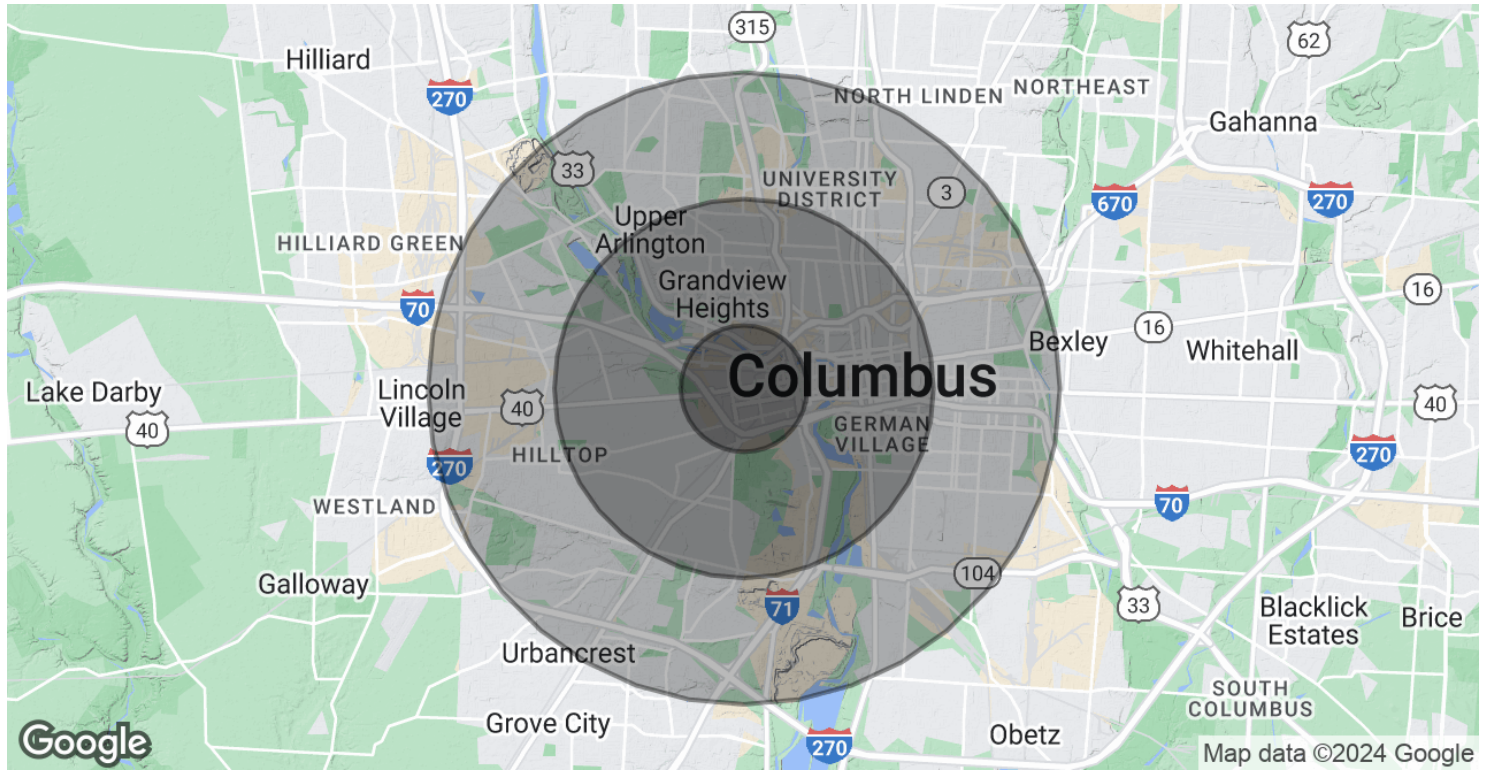
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,183	128,894	315,856
Average Age	36.3	33.2	33.3
Average Age (Male)	34.6	33.5	33.0
Average Age (Female)	41.2	33.5	33.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,135	63,848	144,302
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$33,368	\$69,976	\$65,356
Average House Value	\$71,603	\$203,809	\$183,315

2020 American Community Survey (ACS)

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