



# ±3,590 SF FREESTANDING COMMERCIAL BUILDING IN FRANKLINTON

127 N CENTRAL AVE COLUMBUS, OH 43222



## OFFERED: FOR LEASE

# LEASE RATE: \$5,000.00 PER MONTH

## ±3,590 SF | MODIFIED GROSS

- Tenant Improvements negotiable for qualified tenants
- Ample parking in dedicated lot (20+ spaces)
- Just ±3 minute access to I-70, ±4 minute access to I-670
- Modified Gross lease type

#### CONTACT:

KEAGAN FINLEY, CCIM  
859.916.9354

800.895.9329 | <https://elifinrealty.com> | April 2024

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now available for lease, 127 N Central Ave is a freestanding commercial building with a full basement.
- There is a large, dedicated parking lot (20+ spaces) included with this offering.
- Landlord is willing to negotiate Tenant Improvements for qualified tenants. The \$5,000/mo rent includes a \$50,000 TI budget. Additional TI is negotiable with increased rental rates.
- The landlord is currently planning to repave the parking lot, fully renovate the 3 half bathrooms, assess the mechanical systems for proper function (HVAC & electrical), repair minor exterior needs, and paint the exterior of the building.
- The property has easy access to both I-70 (±3 minutes) and I-670 (±4 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.
- The property is located just 3 blocks off W Broad St, a retail-dense corridor featuring numerous local tenants as well as national tenants such as Tim Horton's, McDonald's, Taco Bell, Arby's, Subway, and Popeye's.

---

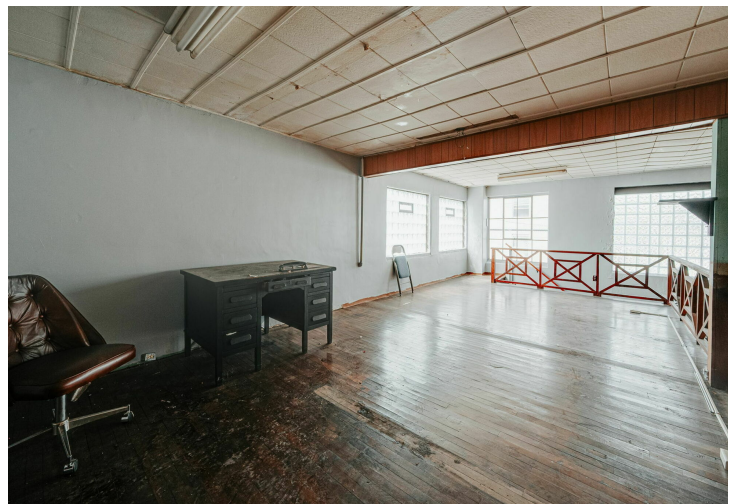
### CONTACT:

KEAGAN FINLEY, CCIM  
859.916.9354

800.895.9329 | <https://elifinrealty.com> | April 2024  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# INTERIOR PHOTOS

**CONTACT:**

**KEAGAN FINLEY, CCIM**  
859.916.9354

800.895.9329 | <https://elifinrealty.com> | April 2024

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# INTERIOR PHOTOS

**CONTACT:**

KEAGAN FINLEY, CCIM  
859.916.9354

800.895.9329 | <https://elifinrealty.com> | April 2024

640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# ADDITIONAL PHOTOS

**CONTACT:**

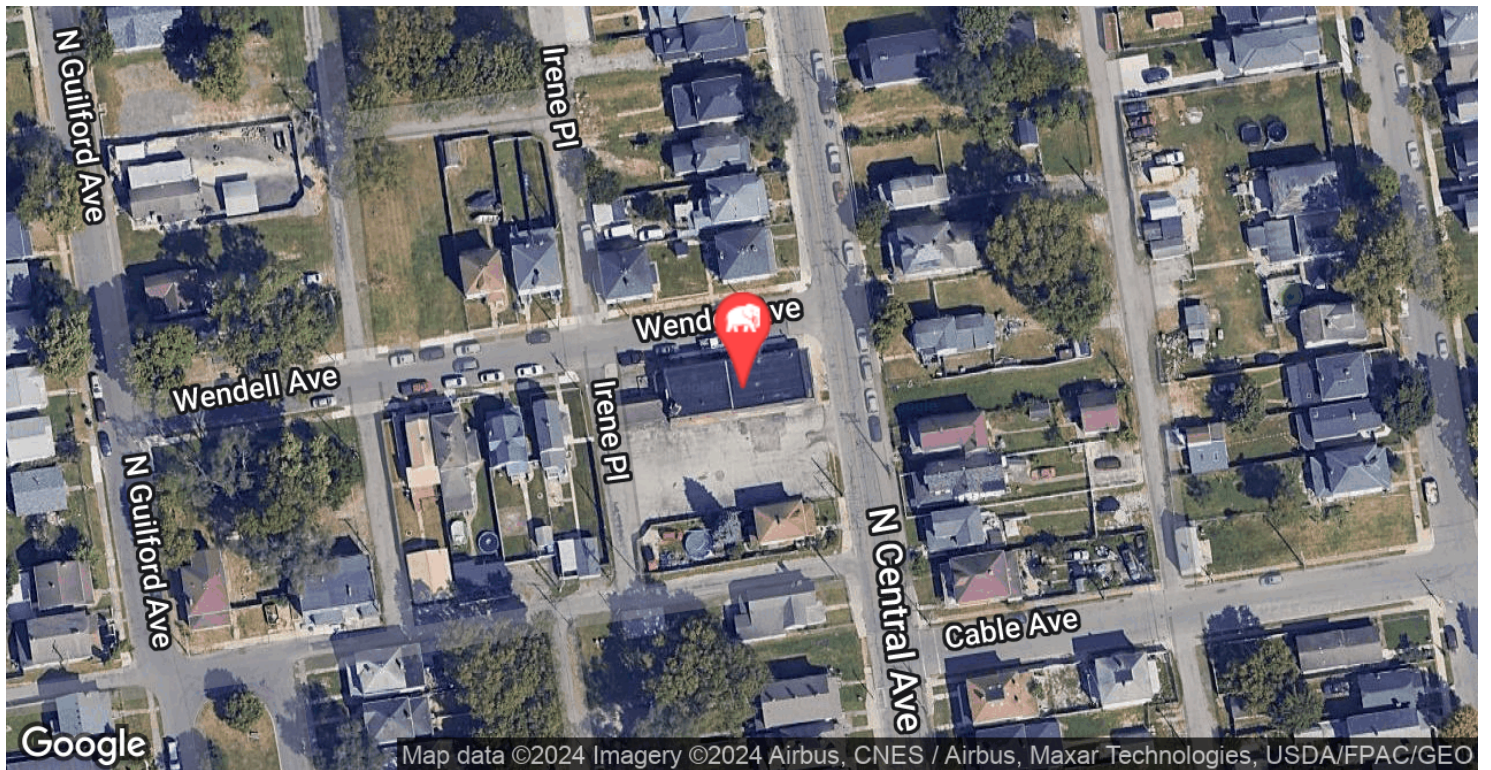
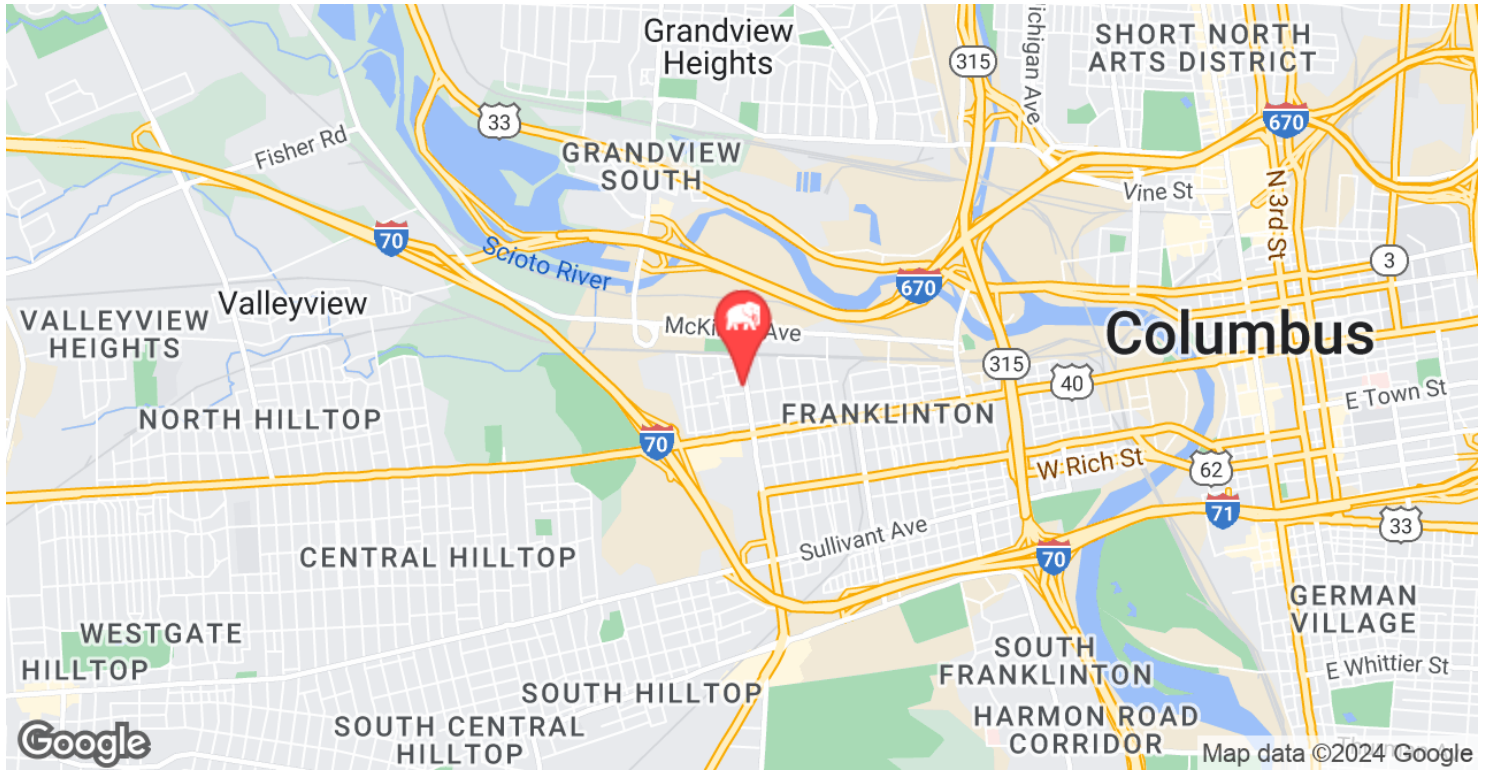
**KEAGAN FINLEY, CCIM**  
**859.916.9354**

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

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# LOCATION MAP



## CONTACT:

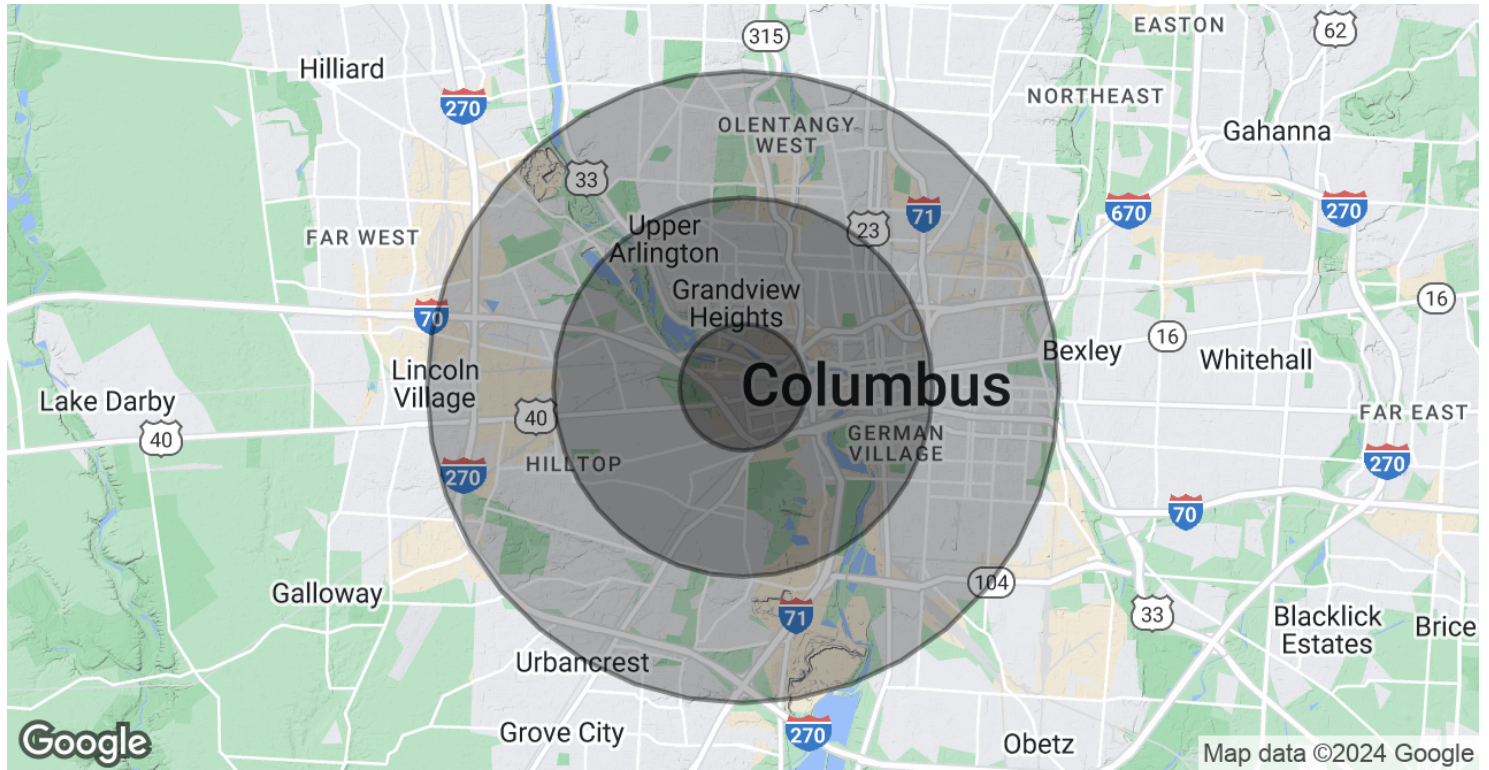
KEAGAN FINLEY, CCIM  
859.916.9354

800.895.9329 | <https://elifinrealty.com> | April 2024

640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,315	128,042	317,965
Average Age	36.1	33.1	33.3
Average Age (Male)	34.5	33.5	33.0
Average Age (Female)	40.5	33.5	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,675	62,582	145,082
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$34,908	\$71,238	\$66,048
Average House Value	\$71,591	\$208,268	\$184,367

2020 American Community Survey (ACS)

## CONTACT:

KEAGAN FINLEY, CCIM  
859.916.9354

800.895.9329 | <https://elifinrealty.com> | April 2024  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.