



RENOVATED RETAIL WITH PRIME VISIBILITY & PARKING

1303 W BROAD ST COLUMBUS, OH 43222



OFFERED: FOR LEASE

LEASE RATE: \$950.00 PER MONTH

±416 SF | MODIFIED GROSS

- Newly renovated
- Highly visible – Directly fronts W Broad St (±16,490 Daily Traffic)
- Ample parking
- ±3 Minute access to I-70

CONTACT:

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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, 1303 W Broad St features a ±416 SF freestanding office / retail space. The property is newly renovated.
- The property enjoys great visibility directly on W Broad St (±16,490 daily traffic).
- There is ample surrounding parking.
- The property has just ±3 minute access to I-70.
- 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.
- Modified Gross lease type.

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

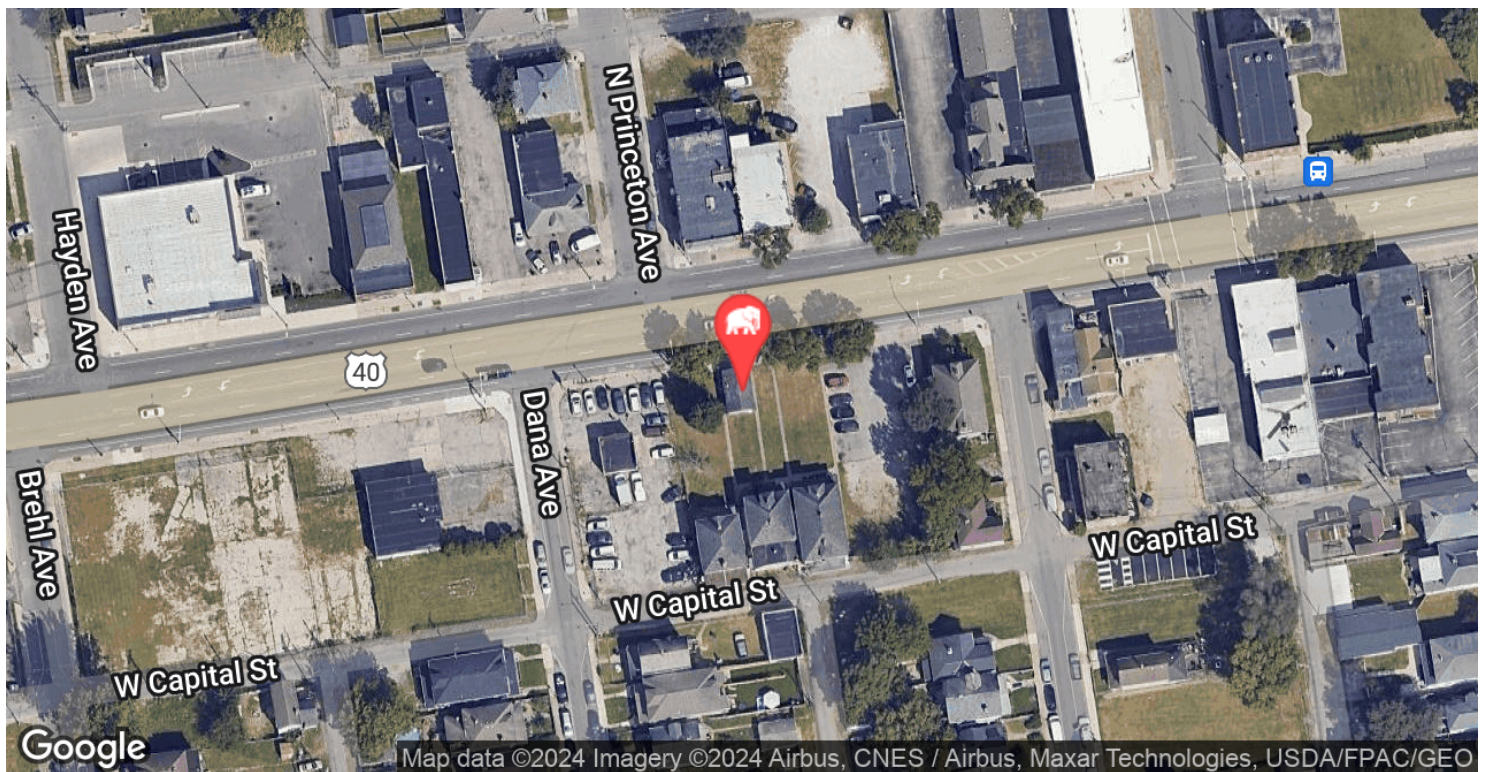
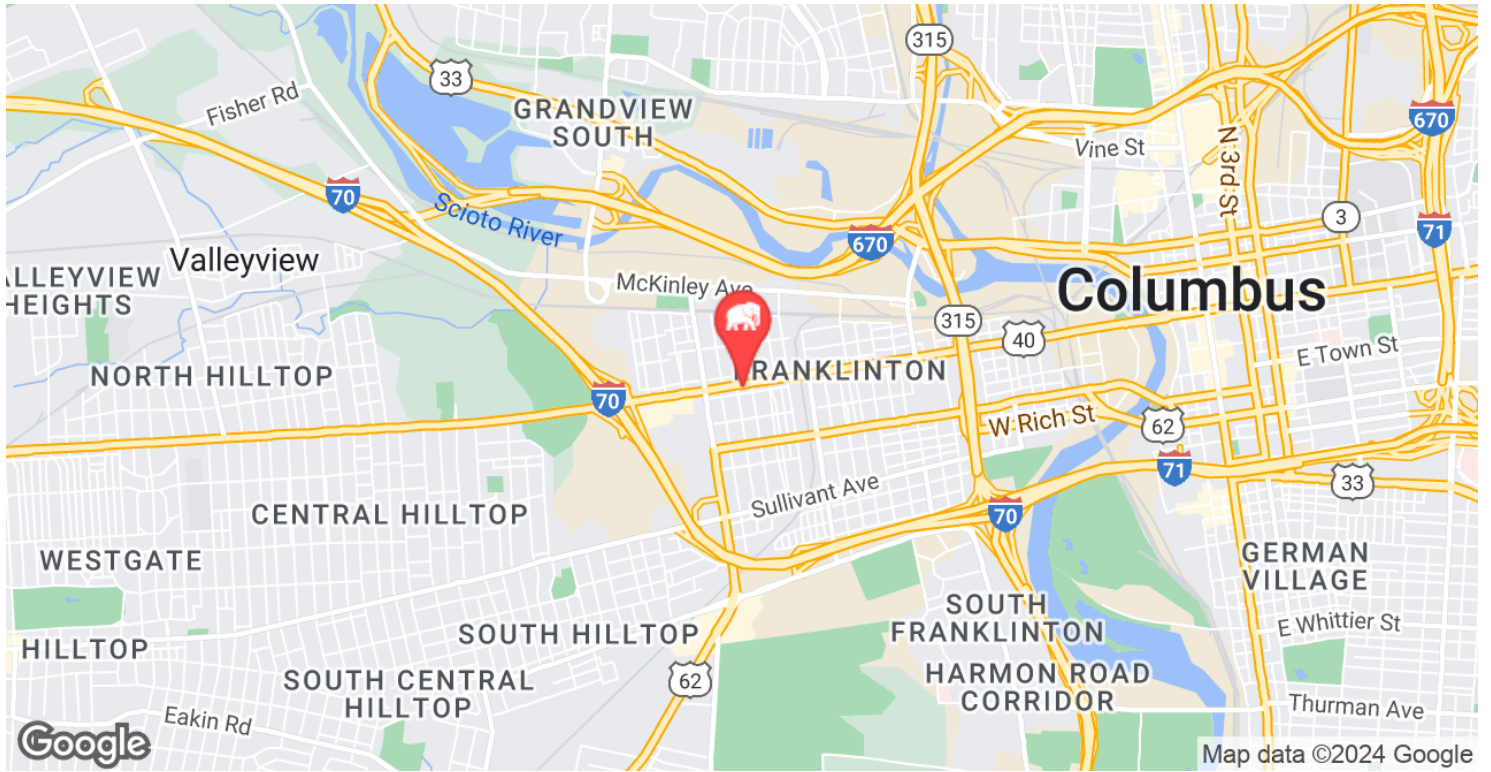
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LOCATION MAP



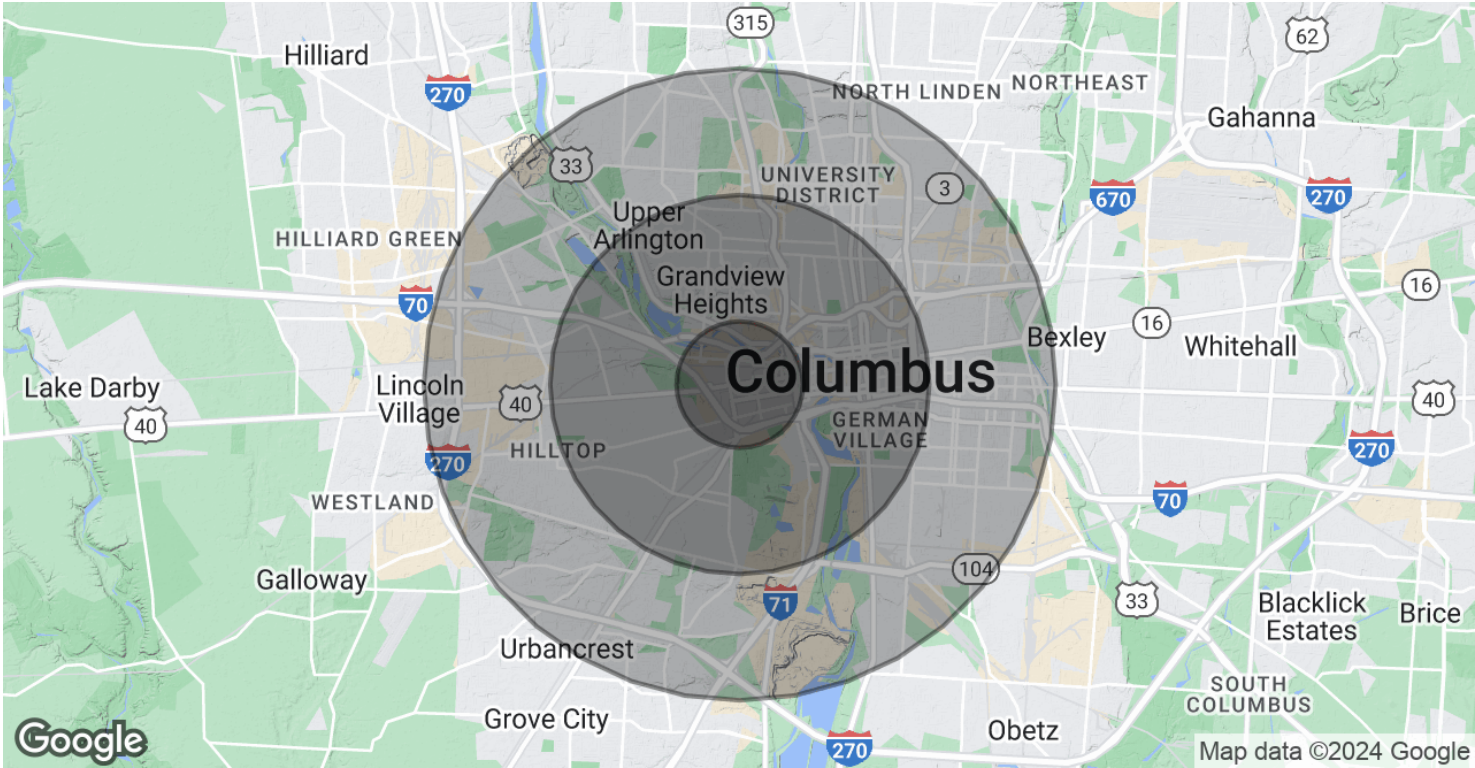
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,243	127,873	315,384
Average Age	36.3	33.4	33.3
Average Age (Male)	34.6	33.6	33.0
Average Age (Female)	41.2	33.7	33.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,161	63,534	144,059
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$32,867	\$70,211	\$65,337
Average House Value	\$69,026	\$203,625	\$183,066

2020 American Community Survey (ACS)

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