



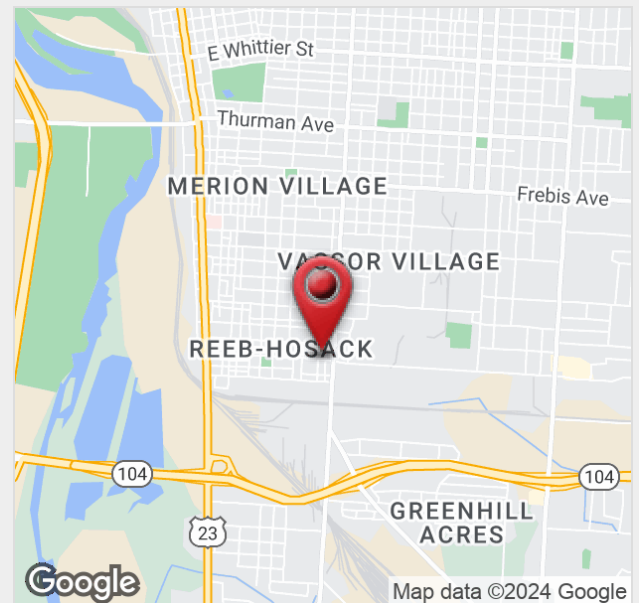
379 E Barthman Ave

Columbus, Ohio 43207

Property Features

- 7,560± SF Retail/Office Building on 0.18 Acres
- 1 Block West of Parsons Avenue & 0.5 Mile East of South High Street
- Building is Eligible for the National Register of Historic Places
- Located Directly Across from John R. Maloney Health & Wellness Center, Parsons Place & Parsons Village
- Open Second Floor Suited For a Variety of Uses
- Full Basement for Additional Storage
- 3 Additional Parcels Can Be Included for Additional 0.33 Acres: 1944-1952 Washington Avenue
- 1944 S Washington Includes Small House - Currently Rented for \$1000/month

Sale Price: \$425,000



For more information:

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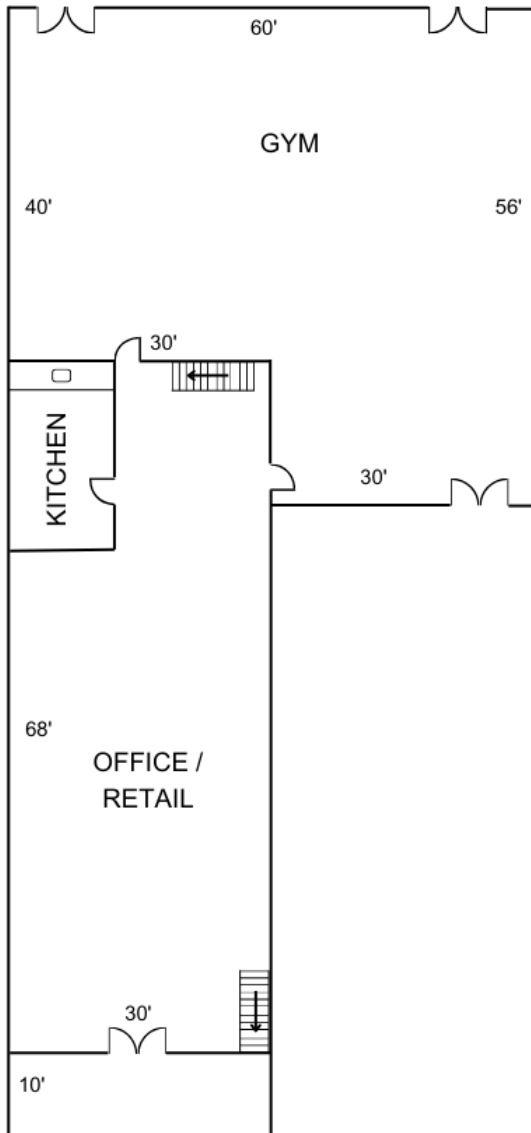
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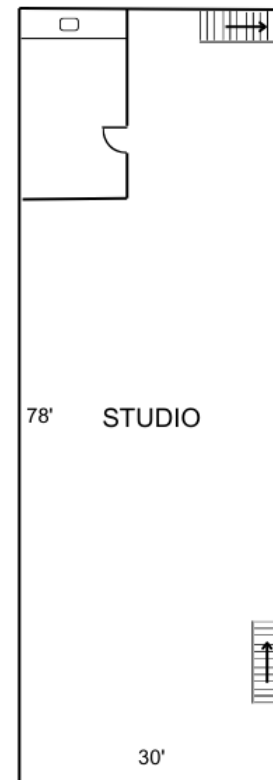


PROPERTY	SPACE USE	SIZE (SF)	SIZE (ACREAGE)	SALE PRICE
379 E Barthman	Commercial Building	7,560 SF	0.18 Acres	\$450,000
1944 S Washington	Residential	800 SF	0.11 Acres	\$100,000
1948-1952 S Washington	Land	--	0.22 Acres	\$100,000
TOTALS		8,360 SF	0.51 ACRES	\$650,000

**1ST
FLOOR**



379
E BARTHMAN AVE
COLUMBUS
OH 43207



**2ND
FLOOR**



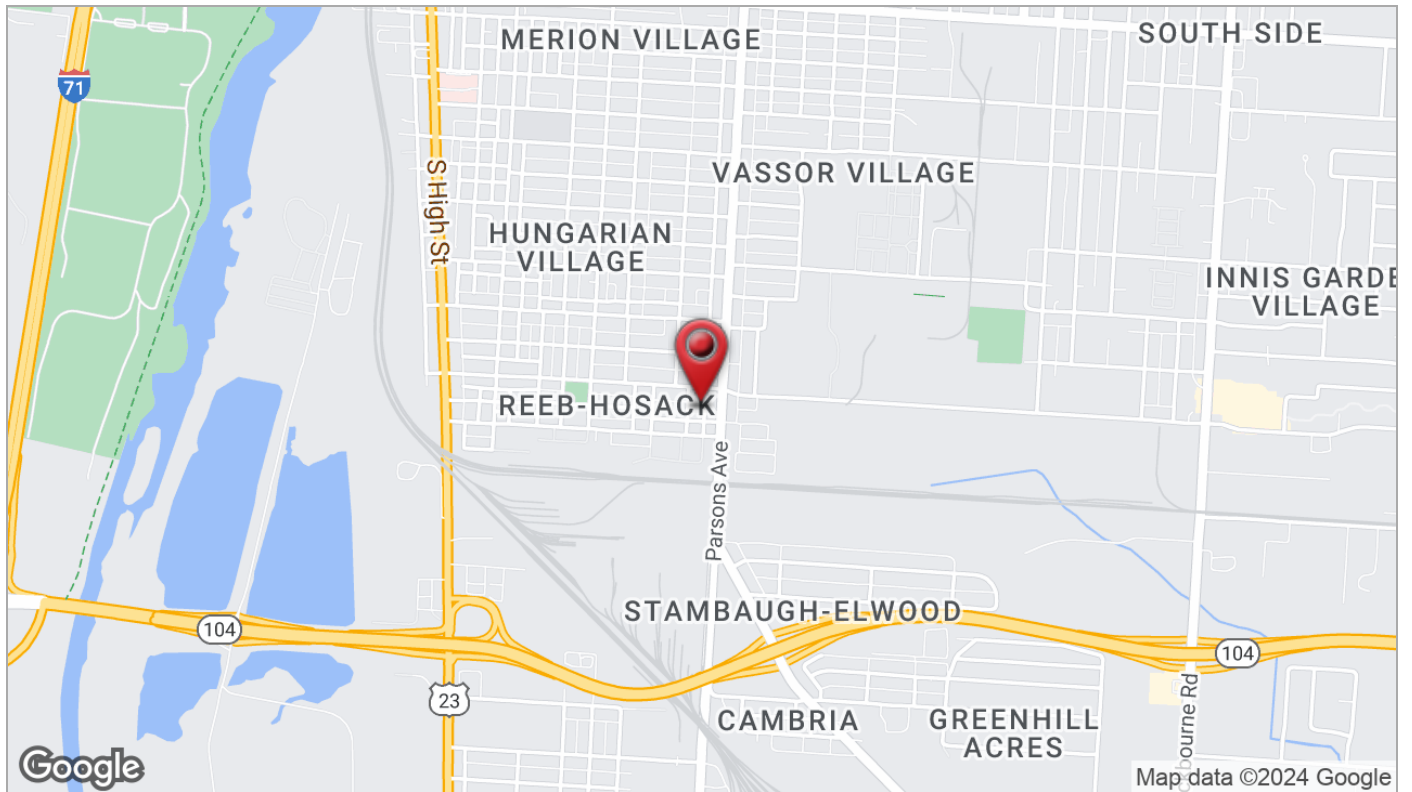


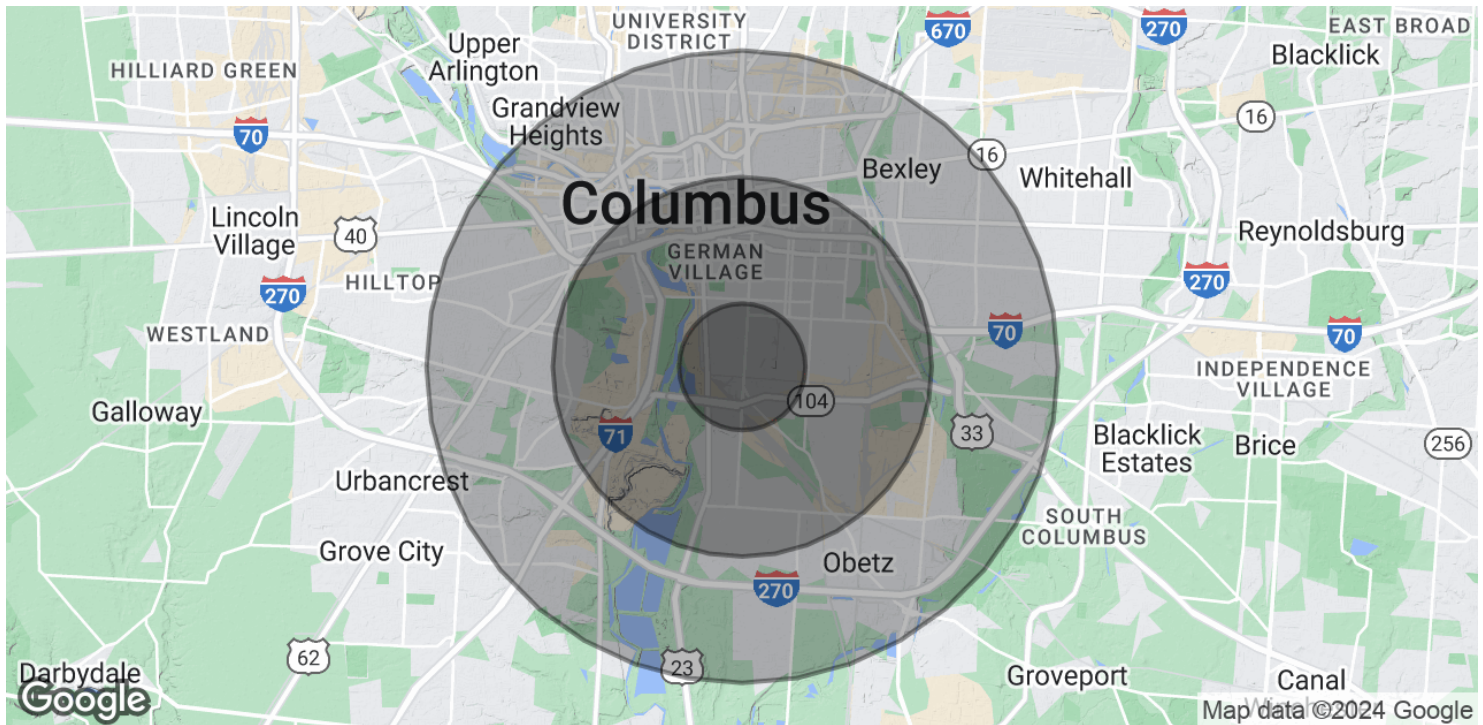


1944 S. Washington Avenue



1948-1952 S. Washington Ave - Vacant Lots





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,972	78,491	242,626
Average Age	38.4	36.6	36.1
Average Age (Male)	37.0	36.3	35.4
Average Age (Female)	38.7	36.9	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,243	40,066	115,770
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$50,746	\$56,028	\$63,119
Average House Value	\$130,768	\$159,516	\$171,925

2020 American Community Survey (ACS)