



# VERSATILE COMMERCIAL SPACE ALONG BROAD ST RETAIL CORRIDOR

2420 W BROAD ST COLUMBUS, OH 43204



## OFFERED: FOR LEASE

# LEASE RATE: \$10.68 SF/YR (\$1,250/MO)

## ±1,404 SF

- ±1,404 SF commercial space for lease – Second floor unfinished
- Rear gravel parking area and overhead door included
- Strategically located along retail-dense corridor
- Modified Gross lease type

#### CONTACT:

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# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now available for lease, 2420 W Broad St is a ±1,404 SF commercial space that can be utilized for numerous business types.
- The space is equipped with a shop and storage area, complete with a convenient overhead door at the back for easy access.
- The offering includes a rear gravel parking area.
- The two floors provide flexibility, with the second floor comprising unfinished space that can be customized to suit specific requirements.
- This property presents an excellent choice for businesses seeking functional, adaptable space and convenient access to essential amenities.
- 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.
- The property has just ±2-3 minute access to I-70.
- Modified Gross lease type.

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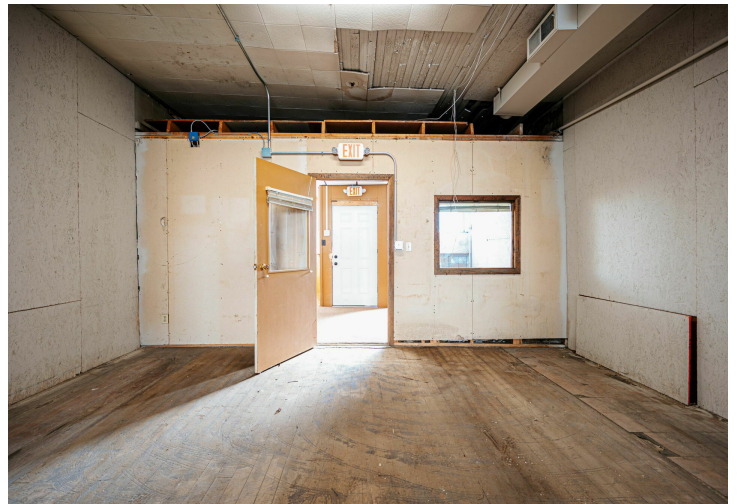
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# INTERIOR PHOTOS



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# EXTERIOR PHOTOS

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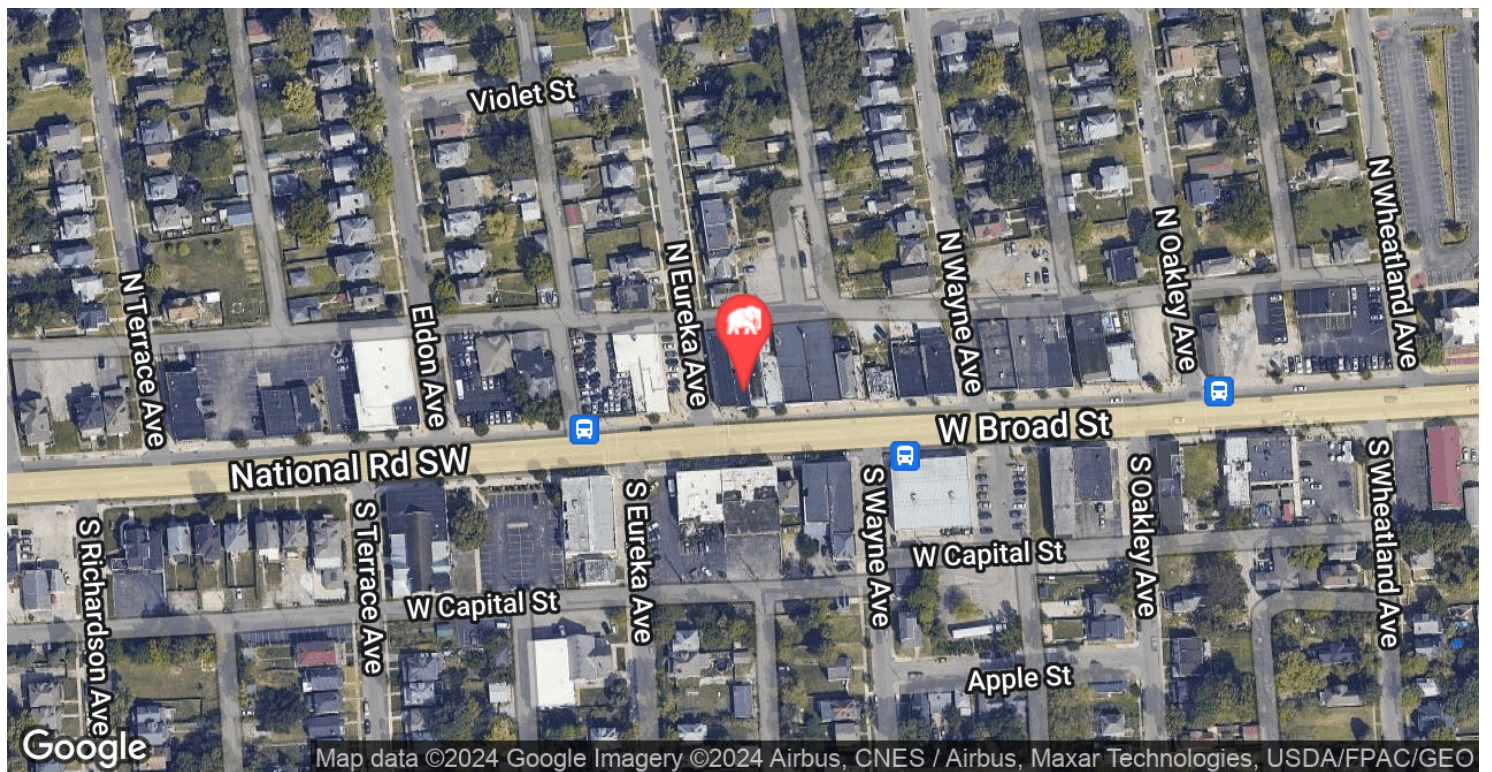
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# LOCATION MAP



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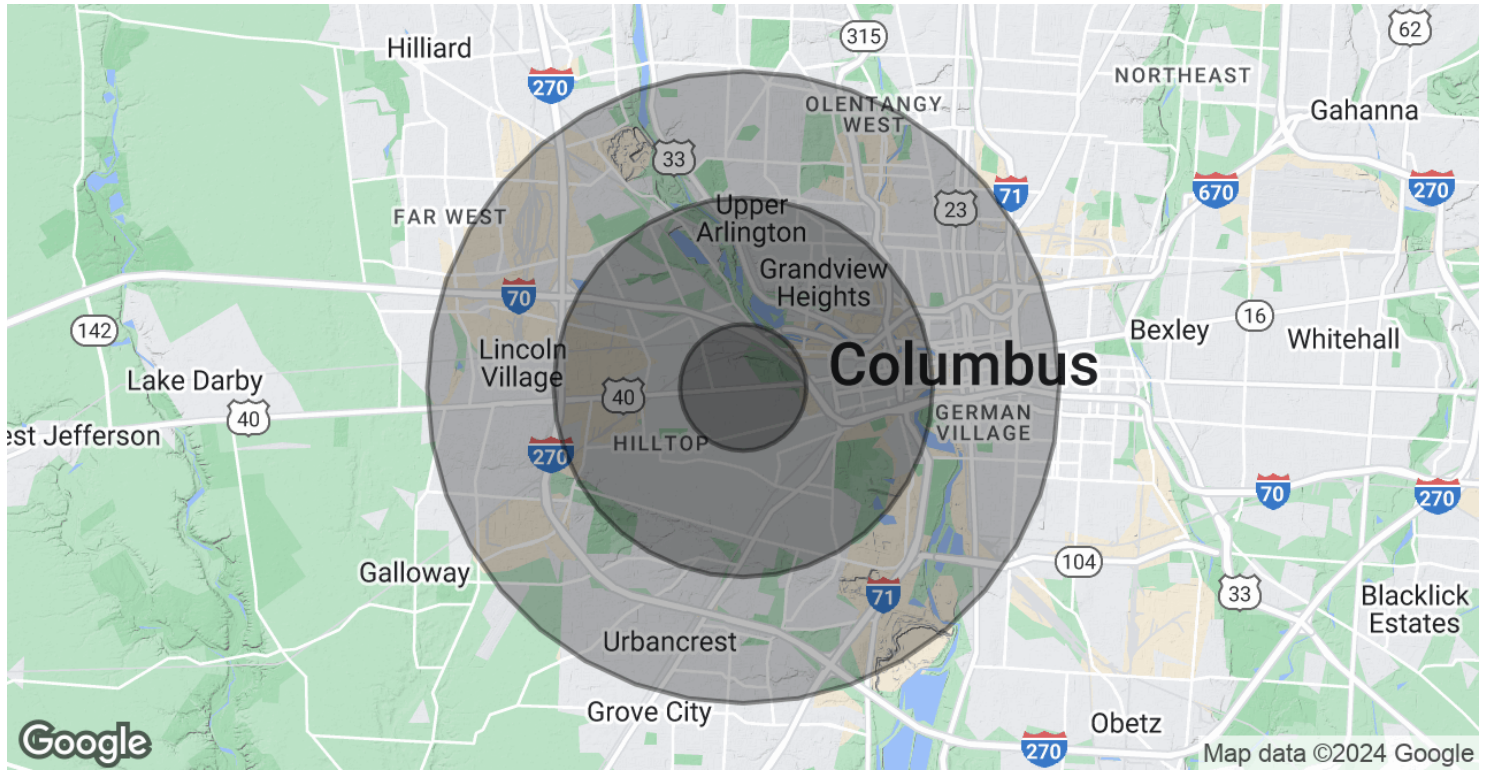
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,826	109,146	300,732
Average Age	32.4	35.3	33.3
Average Age (Male)	31.0	35.4	33.1
Average Age (Female)	34.6	36.3	34.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,136	49,542	134,097
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$41,073	\$64,962	\$70,069
Average House Value	\$76,274	\$161,750	\$189,457

2020 American Community Survey (ACS)

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