



## 3500 W BROAD ST

Columbus, OH 43204

# SALE



### SALE PRICE

**\$750,000**

### OFFERING SUMMARY

Lot Size:	0.68 Acres
Year Built:	1955
Building Size:	7,525 SF
Renovated:	1980
Zoning:	C4 Regional Scale Commercial District
Market:	Columbus, Ohio
Submarket:	West
Price / SF:	\$99.67

### LOCATION OVERVIEW

This property is located in the Westmoor neighborhood of Columbus, Ohio. It is located 8.5 miles from downtown Columbus. There are large industrial employers to the north and residential neighborhoods surround the site. There are national, regional, and local retailers in the immediate area. The center is in close proximity to the Hollywood Casino and Doctors West Hospital.

### PROPERTY HIGHLIGHTS

- 7,525± SF former bank building with basement
- Five lanes for drive-in and ATM services
- At hard signalized intersection
- Great visibility on heavily traveled W Broad St

### PROPERTY WEBSITE

[bit.ly/3500wBroadSt](https://bit.ly/3500wBroadSt)

CBC-ASPIRE.COM

Anthony Maronitis, CCIM, MS  
O: 614 341 9800 x103 | C: 614 352 8669  
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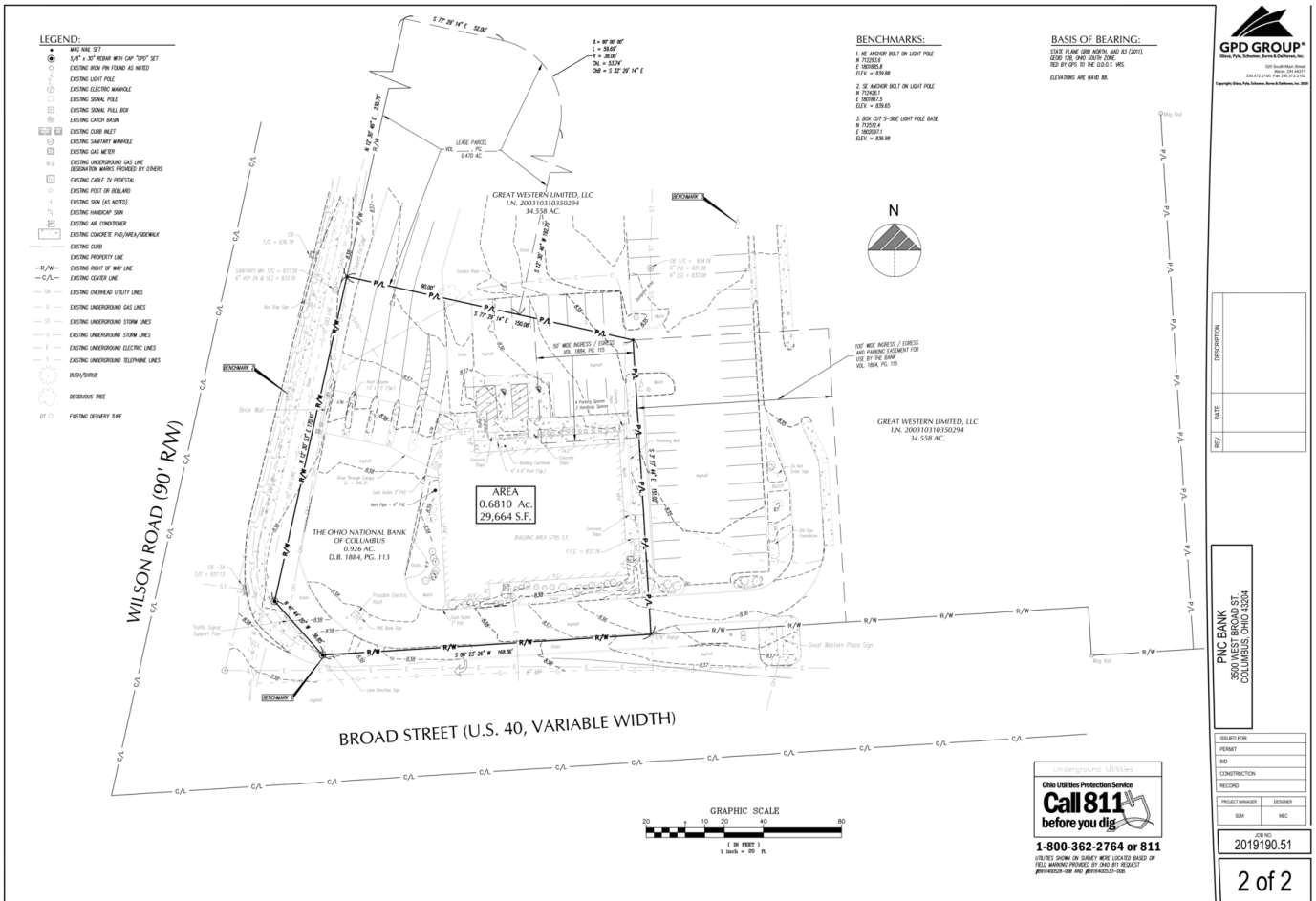




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REV.	DATE	DESCRIPTION

**PNC BANK**  
3500 WEST BROAD ST.  
COLUMBUS OH 43204

ISSUED FOR:	
PERMIT:	
NO.:	
CONSTRUCTION:	
RECORD:	
PROJECT MANAGER:	
DESIGNER:	
S.M.	
N.C.	

2019190.51  
2 of 2

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,892	110,272	332,452
Average age	41.6	38.0	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,496	50,721	137,113
# of persons per HH	2.0	2.2	2.4
Average HH income	\$71,208	\$65,819	\$61,826
Average house value	\$252,625	\$213,998	\$218,922

\* Demographic data derived from 2010 US Census

CROSS STREETS	DIR	YEAR	COUNTS
W Broad Street, east of Georgesville Road	2-way	2020	22,531 AADT
Wilson Road, south of W Broad Street	2-way	2020	12,621 AADT



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