

## OFFICE FOR SALE

# 434 E. RICH ST

434 E. Rich St, Columbus, OH 43215



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$399,900
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	0.04 Acres
<b>BUILDING SIZE:</b>	1,422 SF
<b>RENOVATED:</b>	2005
<b>ZONING:</b>	Office
<b>MARKET:</b>	Columbus
<b>SUBMARKET:</b>	Central Ohio
<b>PRICE / SF:</b>	\$281.22

### PROPERTY OVERVIEW

Single use office space  
Two enclosed offices  
Large Conference Room and en suite bathroom  
Parking nearby  
Good street visibility

### PROPERTY HIGHLIGHTS

- Excellent location
- Use of large rooftop deck with great views of Columbus
- Convenient to all of Downtown
- Very Walkable
- Easy Access to I 70 & I 71
- Walking distance to CCAD, Columbus State, Main Library, Grant Hospital and Franklin University

**KW COMMERCIAL**  
1 Easton Oval,  
Suite 100  
Columbus, OH 43219

**MARTHA HUNLEY**  
Realtor  
O: 614.314.5555  
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martha@therealtygroup.us  
OH #450518

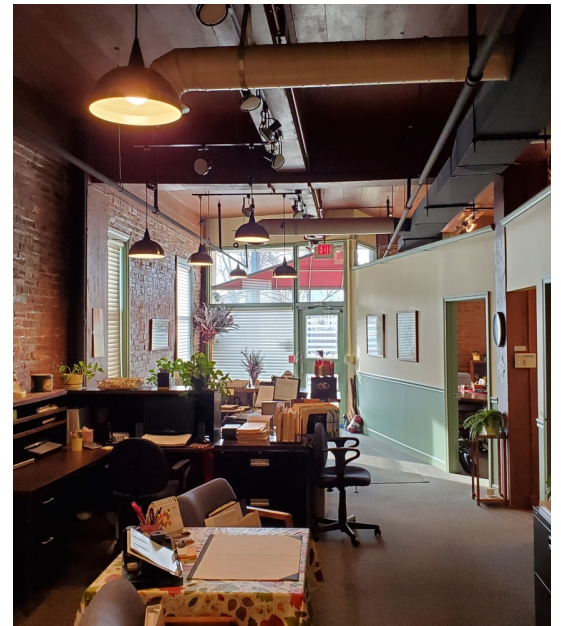
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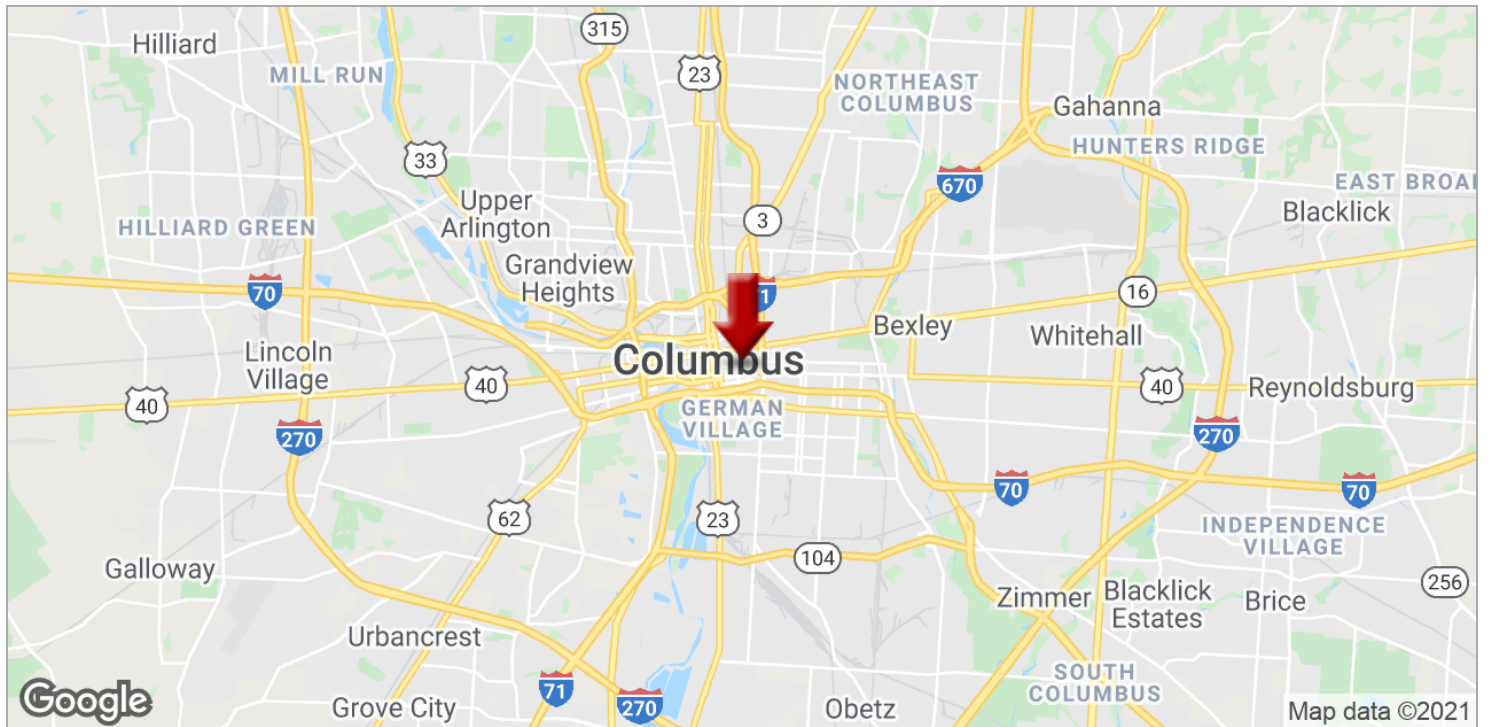
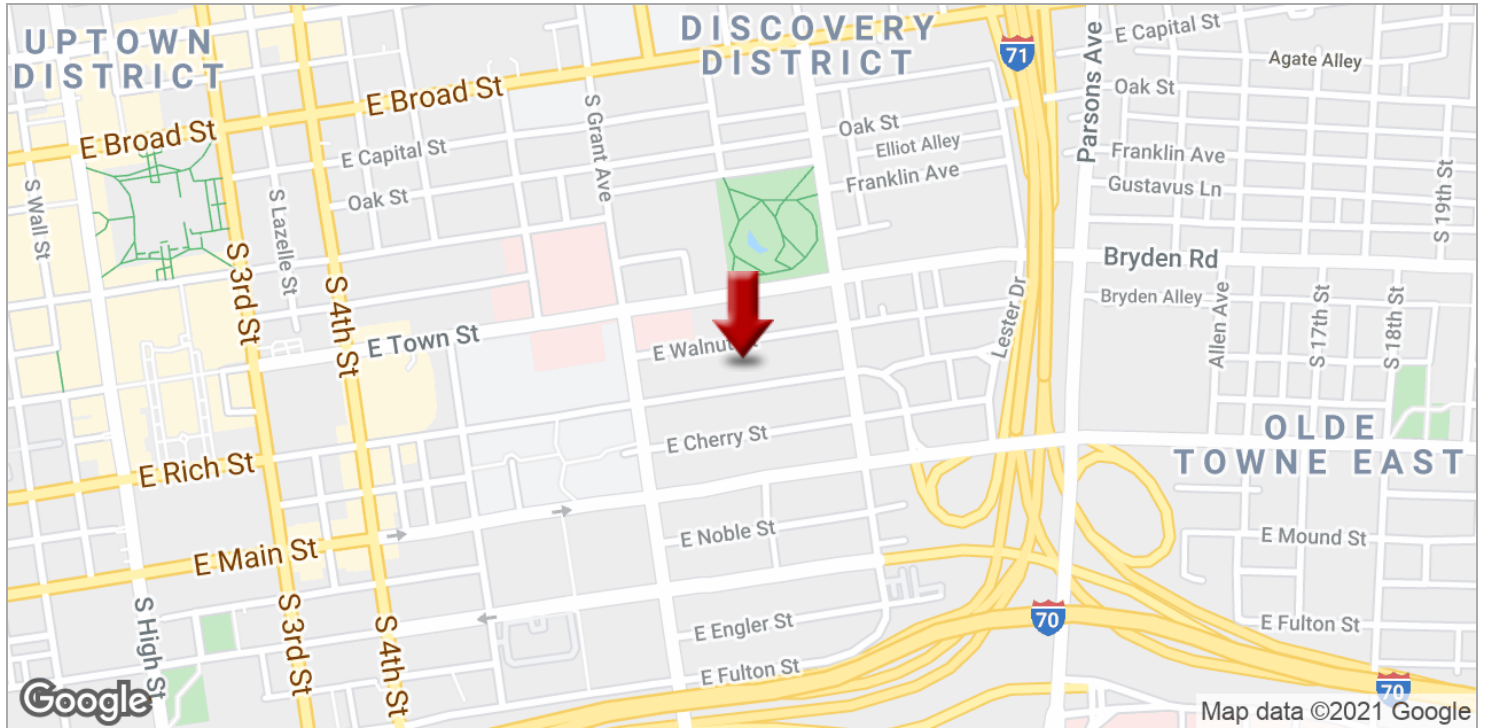
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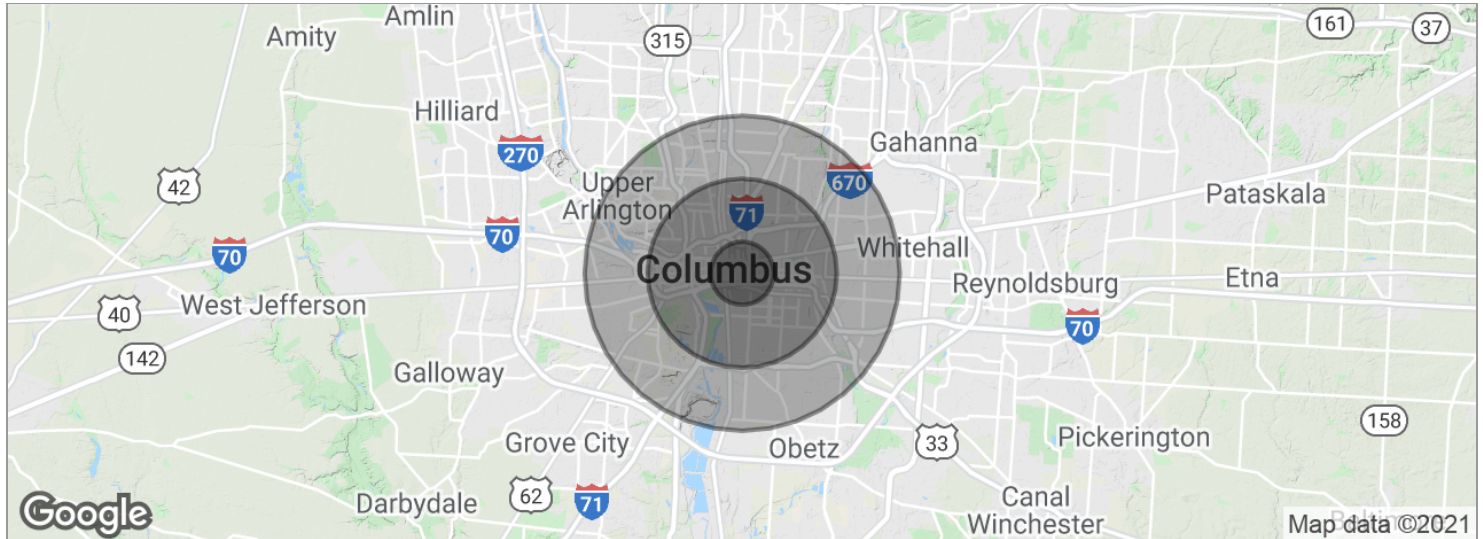
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	11,863	126,397	312,966
Median age	37.4	31.9	32.0
Median age (male)	37.8	31.4	31.3
Median age (Female)	36.3	32.2	32.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	6,829	55,578	127,157
# of persons per HH	1.7	2.3	2.5
Average HH income	\$60,025	\$45,809	\$47,734
Average house value	\$253,188	\$175,868	\$158,077

\* Demographic data derived from 2010 US Census

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