

OFFICE FOR SALE

434 E. RICH ST

434 E. Rich St, Columbus, OH 43215



OFFERING SUMMARY

SALE PRICE:	\$449,900
NUMBER OF UNITS:	1
LOT SIZE:	0.04 Acres
YEAR BUILT:	1923
BUILDING SIZE:	1,422 SF
RENOVATED:	2005
ZONING:	Office
MARKET:	Columbus
SUBMARKET:	Central Ohio
PRICE / SF:	\$316.39

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
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OH #450518

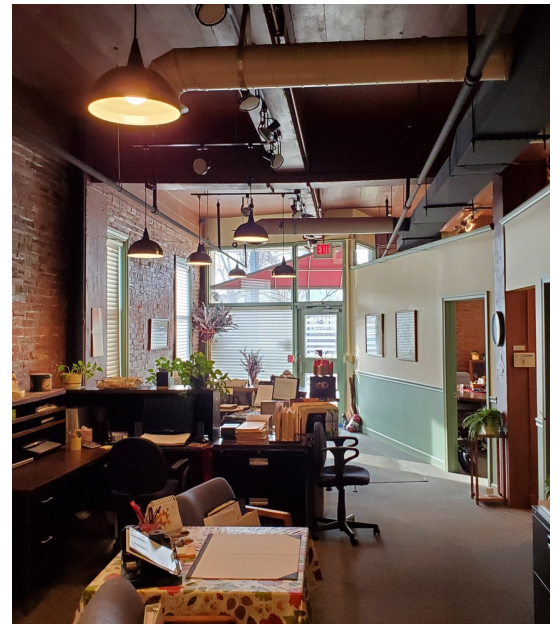
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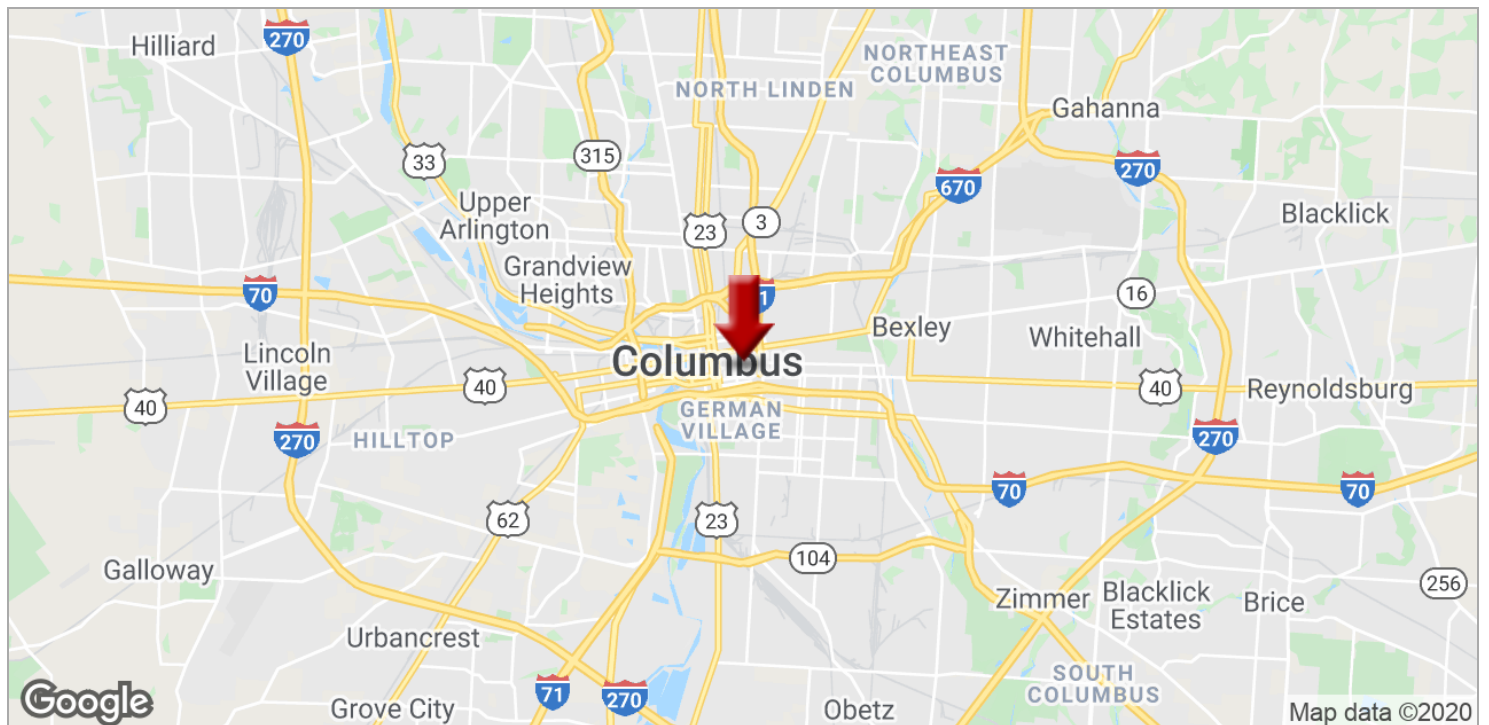
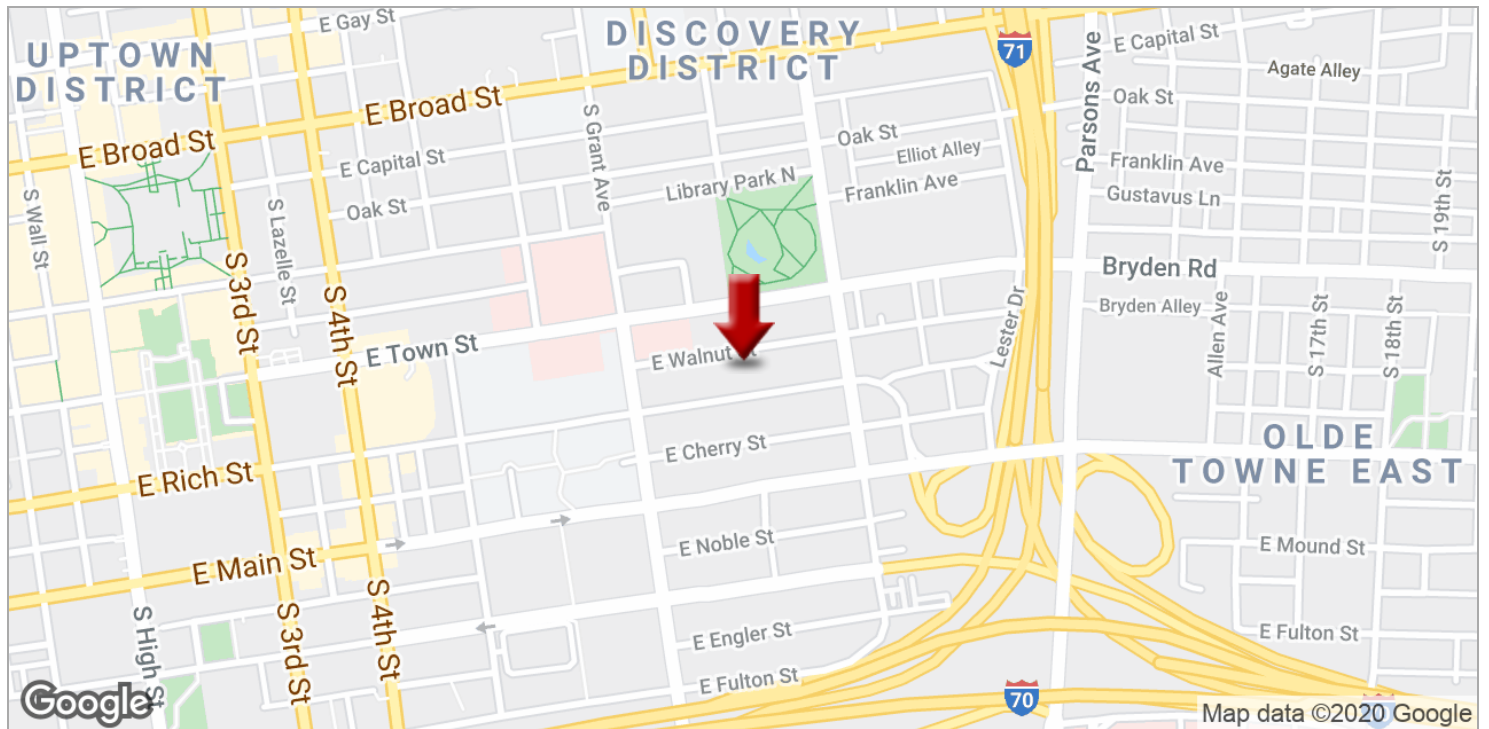
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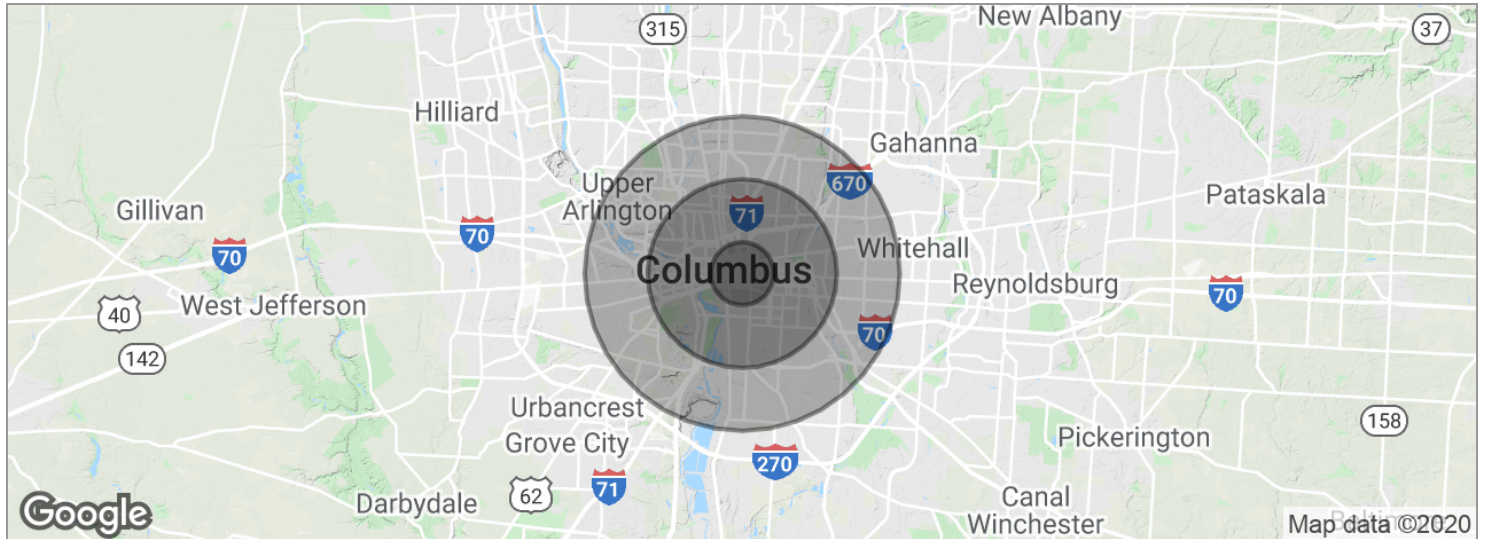
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,863	126,397	312,966
Median age	37.4	31.9	32.0
Median age (male)	37.8	31.4	31.3
Median age (Female)	36.3	32.2	32.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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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