

6539 E Broad Street
Columbus, OH 43123

For Lease



**2,315 SF Retail-Restaurant Site with drive thru window
Visible to over 47,000+ VPD on E Broad St**

Lease Rate: \$25.00 psf NNN
2019 Estimated Op Exps \$19.16 psf

Available 2/01/2020

- Pylon and building signage
- 2 tenant property; Wingstop is other tenant
- Newly constructed in 2014
- 3 access points to the property; 26 parking spaces
- Surrounding area dense mix of businesses, residential and conveniences including Mt Carmel Hospital
- Built out as Potbelly Sandwich Shop - walk-in cooler and other items may be available

Demographics	1 mile	3 mile	5 mile
Population	10,838	84,859	135,463
Households	4,980	35,304	61,526
Average Age	36	36	37
Median HH Income	\$55,278	\$60,495	\$54,890
Daytime Employees	10,380	40,742	84,173



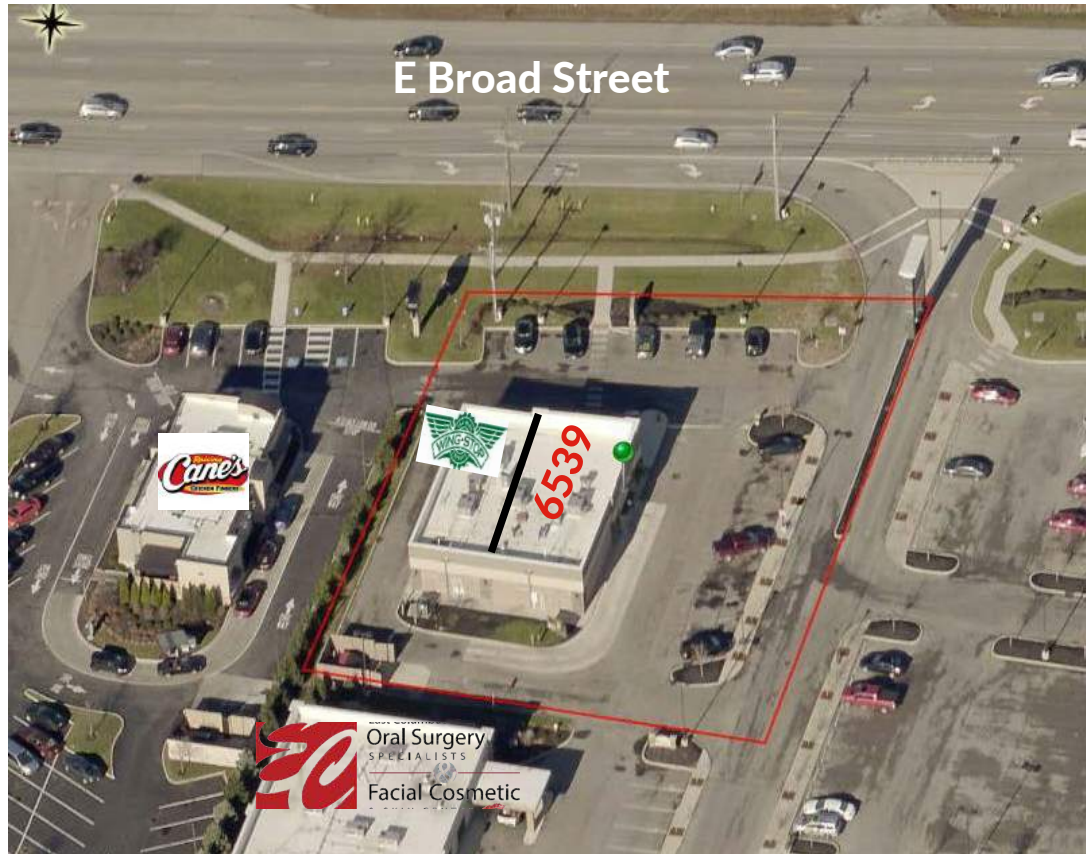
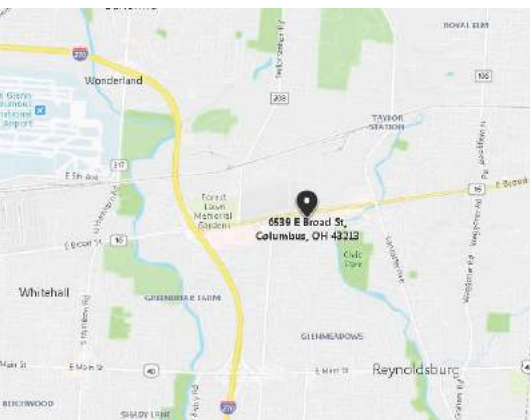
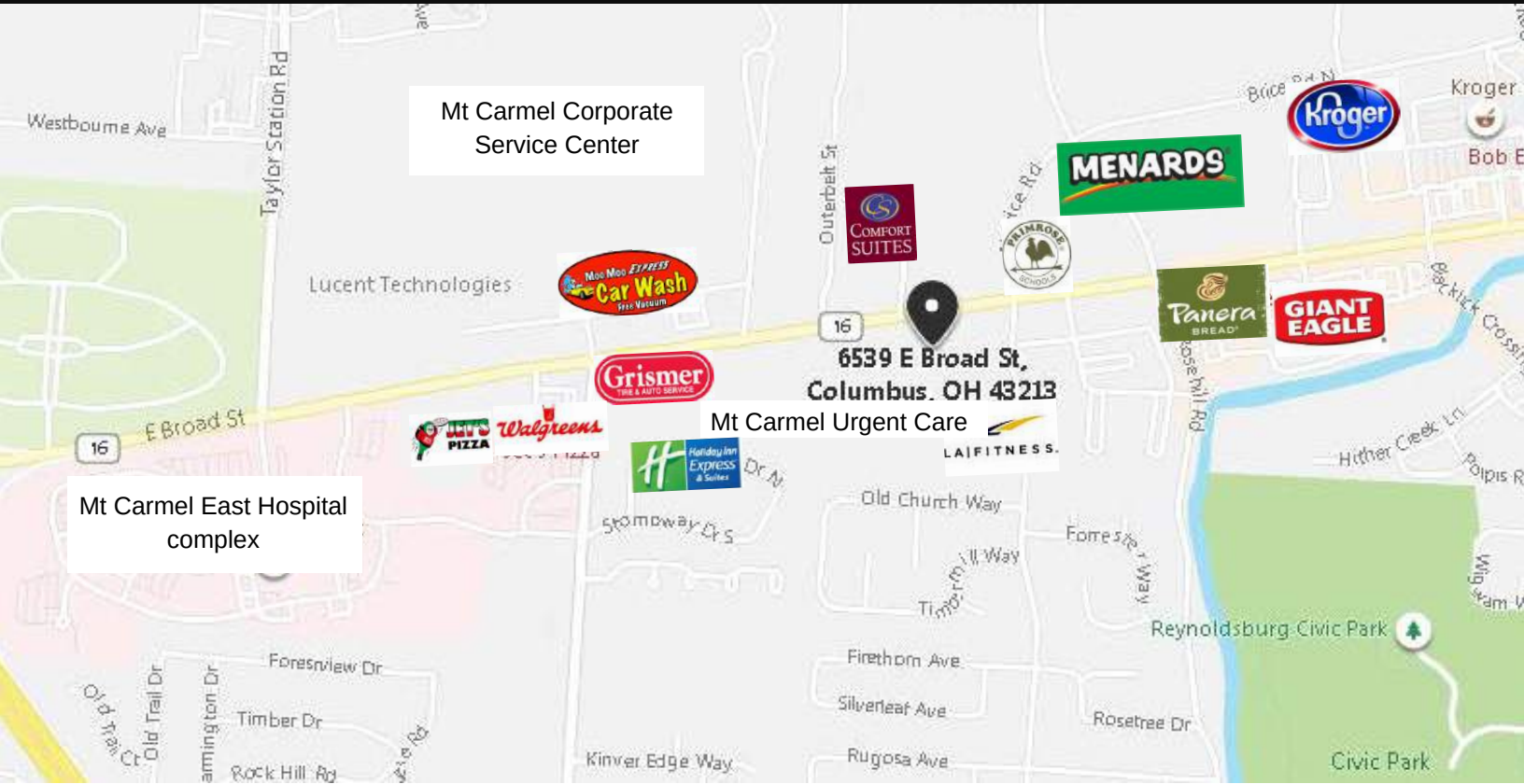
Jackson N Pulliam
614.285.7234
jpulliam@AlterraRE.com

Brad L Kitchen
614.545.2155
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Suite 6539 currently consists of an open dining/eating area, a kitchen area, designated restrooms and a small office area. Interior finishes consist of a combination of polished concrete and ceramic tile floor coverings, a combination of bead board, ceramic tile and painted gypsum board walls and a combination of acoustic tile and exposed metal ceilings.



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