

LEASE

1704 PARSONS AVENUE

1704 Parsons Avenue Columbus, OH 43207

PROPERTY DESCRIPTION

Nicely renovated Pawn Shop for rent on Parsons Avenue. Located within the Hungarian/Vassor Village, positioned just south of downtown Columbus The mixed-use building blends two ground floor retail spaces with upper-floor residential apartments. Current Tenant has done many upgrades with security bars, counters, metal shelving, cameras and a security system.

PROPERTY HIGHLIGHTS

- 1000+/- Square feet open space with a back room
- \$1100/month on a 3 year lease
- Full basement, clean, dry, and painted
- High Ceiling, newer floors and painted walls
- Clean and welcoming environment for customers
- New Tenant will purchase the Pawn shop inventory from the current tenant
- New Tenant has the option to purchase license from current tenant



OFFERING SUMMARY

Lease Rate:	\$1,100.00 per month (MG)
Available SF:	1,000 SF
Lot Size:	0.15 Acres
Building Size:	5,040 SF
Zoning:	ORIG, Commercial, C4, 2/27/1928, H-60
APN:	010-026793-00

OTHER RESOURCES

bit.ly/1704ParsonsAve

Tom Velalis

614 354 6556

tvelalis@cbc-aspire.com

Bill Davis

614 588 7561

bdavis@cbc-aspire.com

Andrew Sylvester

724 747 8974

asylvester@cbc-aspire.com



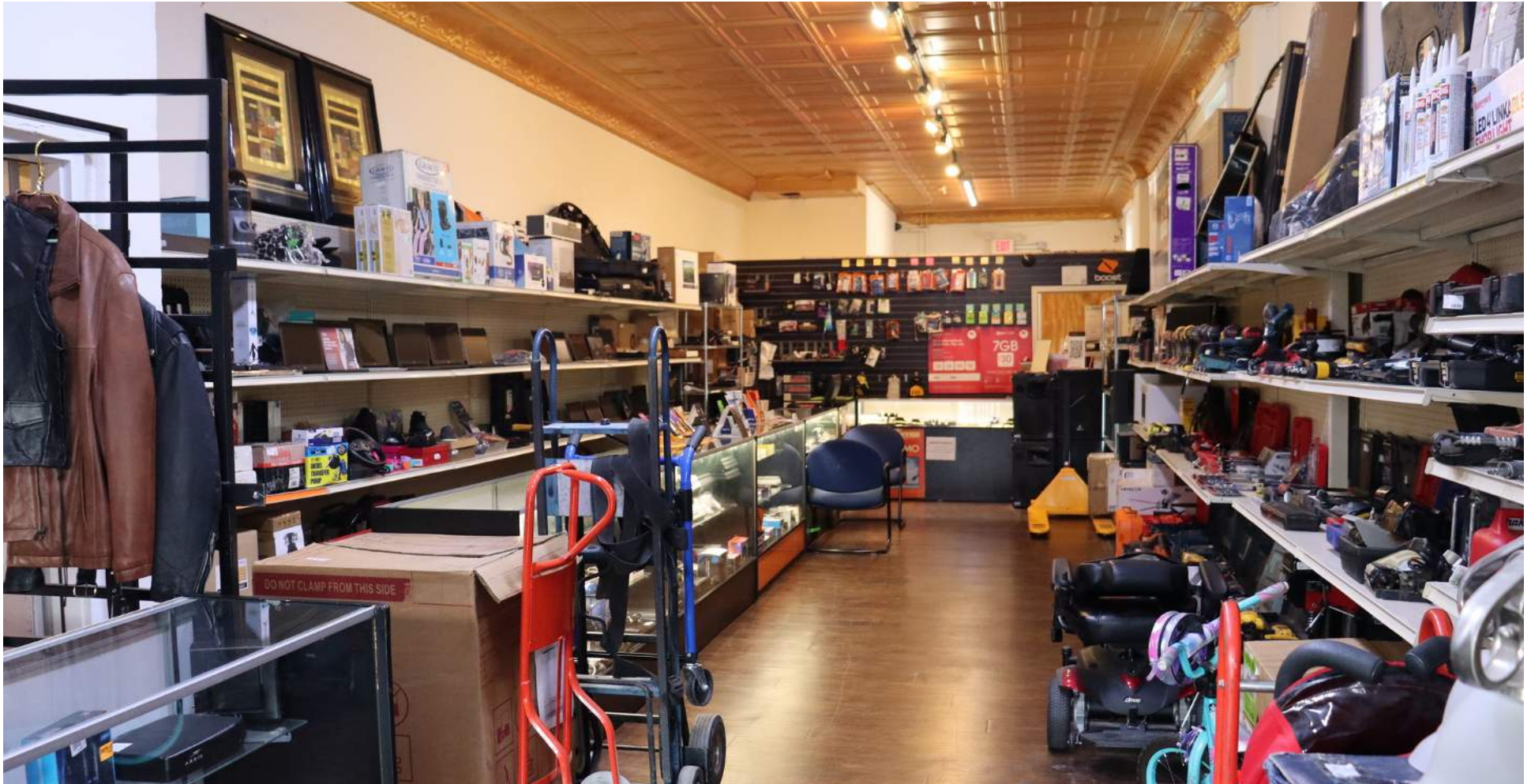
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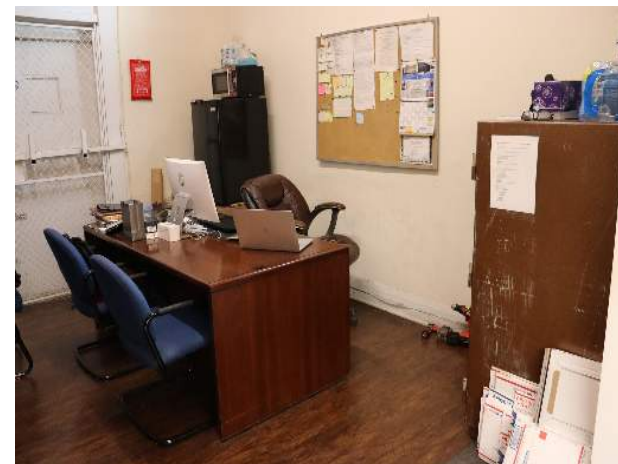


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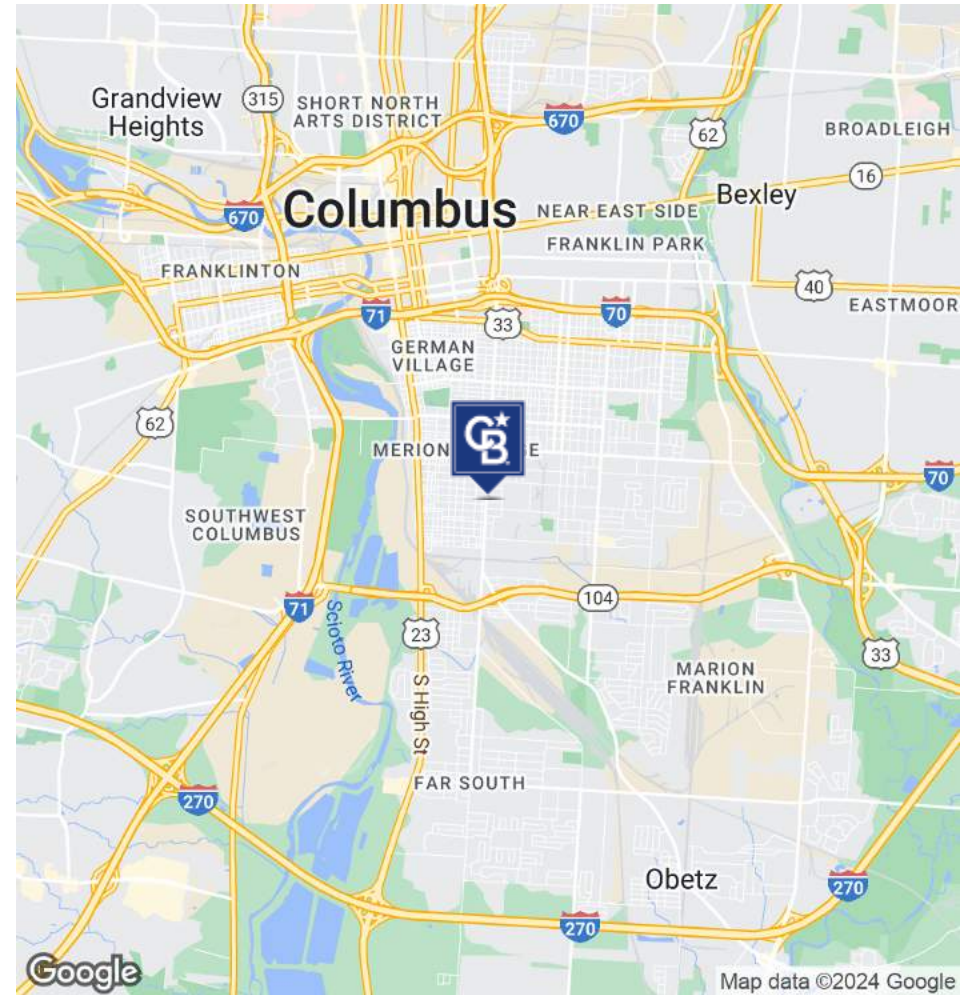
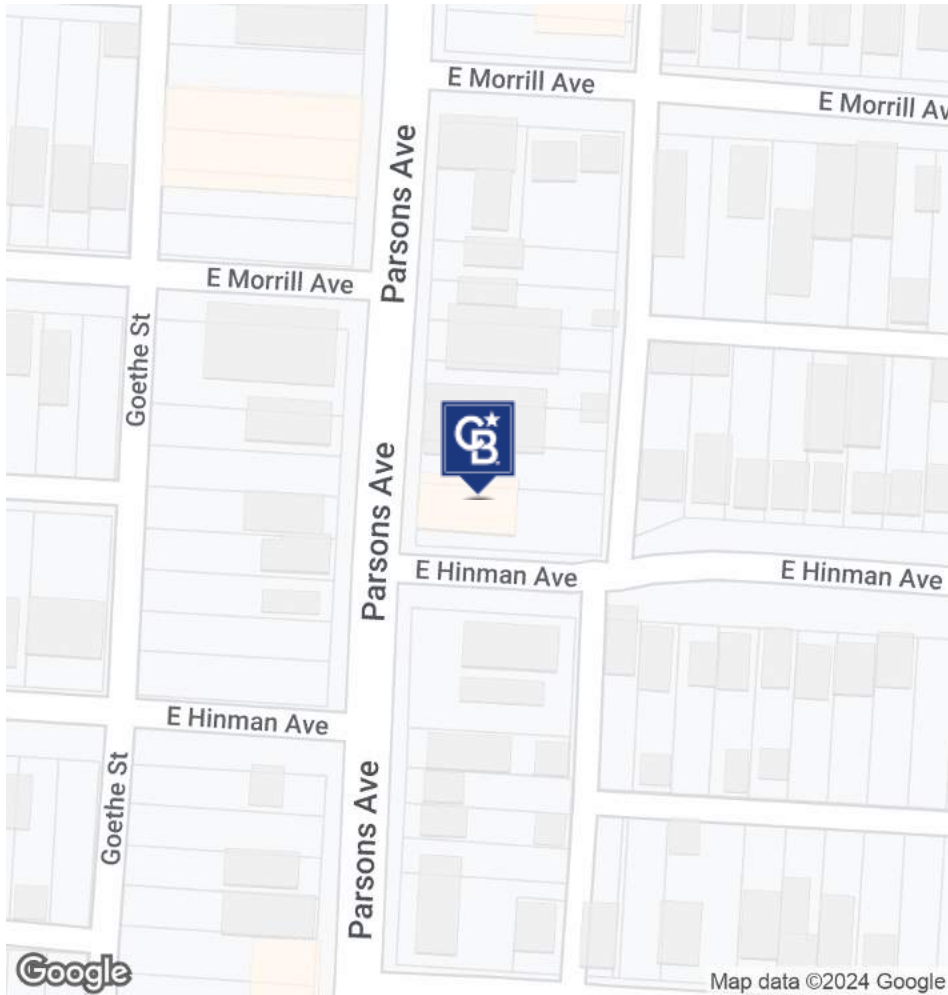


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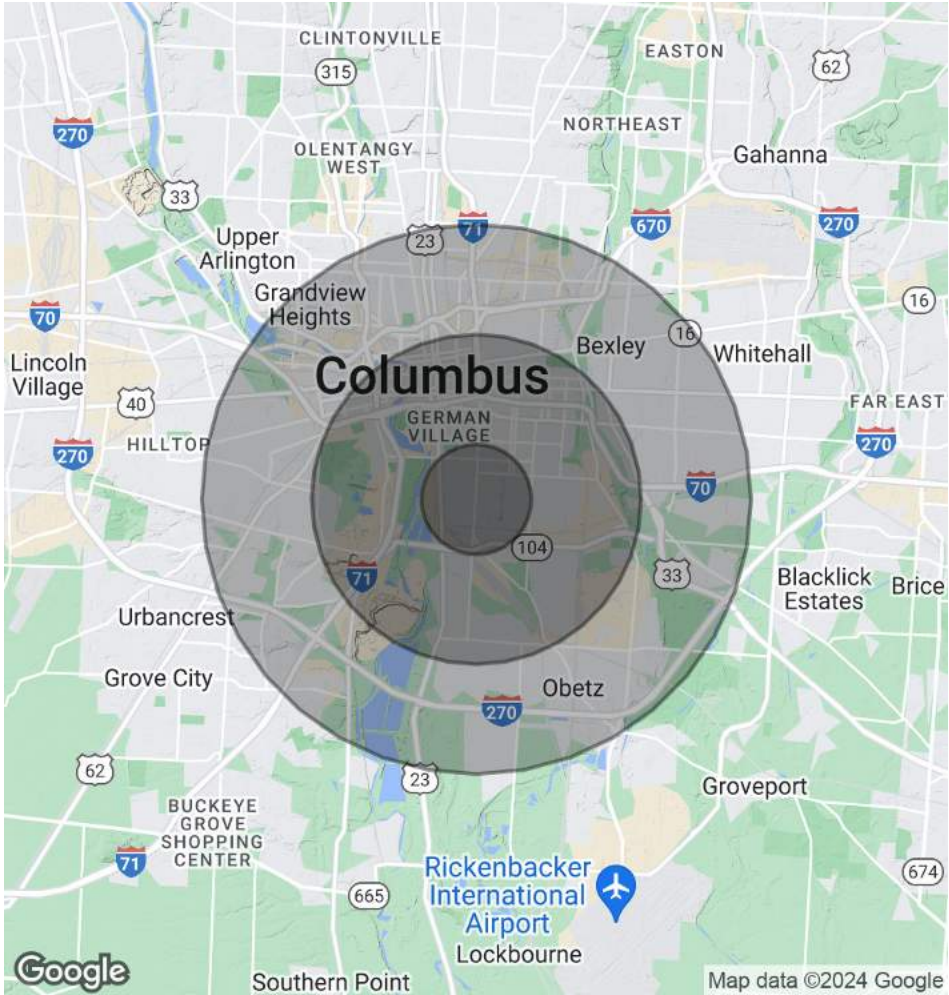
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,139	83,315	261,219
Average Age	36.9	36.6	35.3
Average Age (Male)	37	36.4	34.6
Average Age (Female)	36.2	36.9	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,658	43,658	122,416
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$56,500	\$55,854	\$61,685
Average House Value	\$149,812	\$167,498	\$167,901

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT	LOCATION	DIRECTION	YEAR
14,738	Parsons Ave	2-WAY	2016
791	E. Morrill Ave West of Parsons Ave	2-WAY	2022



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