

FREESTANDING COMMERCIAL BUILDING FOR SALE

**3440 West Broad Street
Columbus, Ohio 43204**



**21,844 +/- SF Commercial Building
on 2.02 +/- Acres**



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

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Property Description

FREESTANDING COMMERCIAL BUILDING IN OPPORTUNITY ZONE!

21,844 +/- SF freestanding commercial building on 2.02 +/- ac available for sale. One 12' drive-in door and 14' ceiling with 12' drop. Zoned Manufacturing and Regional Commercial Scale District, this site is subject to the standards of the Regional Commercial Overlay. Highly visible corner location with easy access to I-270 and I-70. 120 surface parking lots. Situated in an opportunity zone, this site offers potential user opportunity zone tax benefit options.

Address: 3440 W Broad St
Columbus, OH 43204

County: Franklin

PID: 010-006891-00
010-006683-00

Location: NE Corner of Wilson Road and
West Broad Street

Total Size: 21,844 +/- SF

Year Built: 1951

Acreage: 2.02 +/- acres

Parking: 120 spaces

Taxes: \$12,479

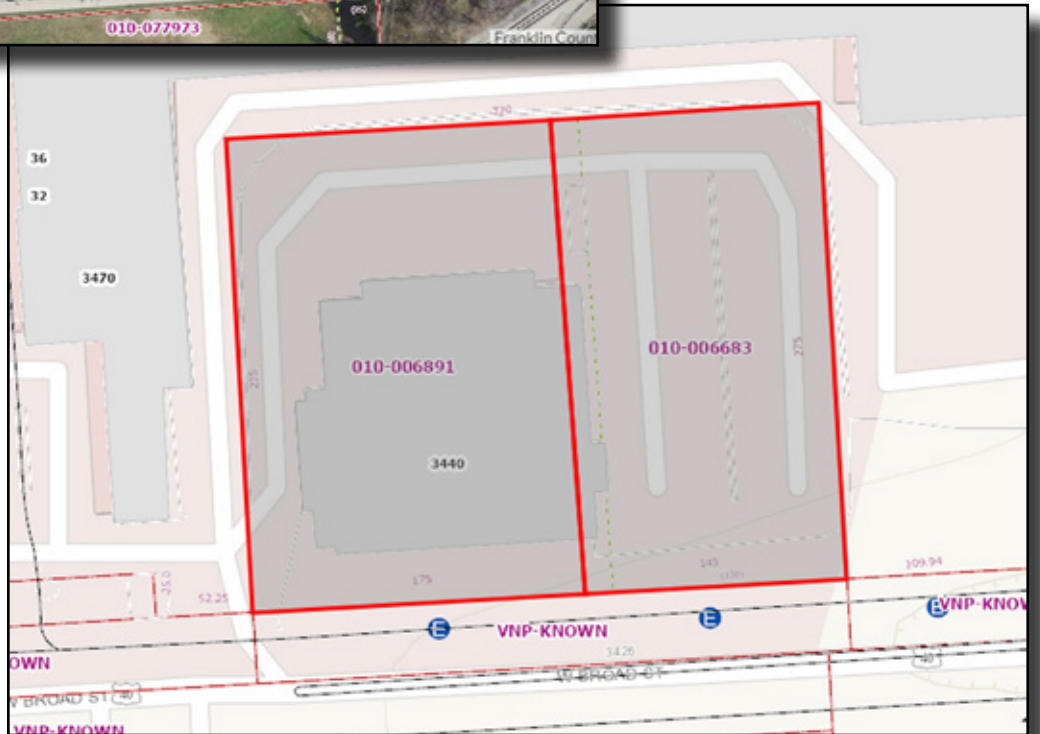
Sale Price: \$1,310,000

Zoning: M - Manufacturing District
C4 - Regional Scale Commercial
District



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Aerial & Plat Maps



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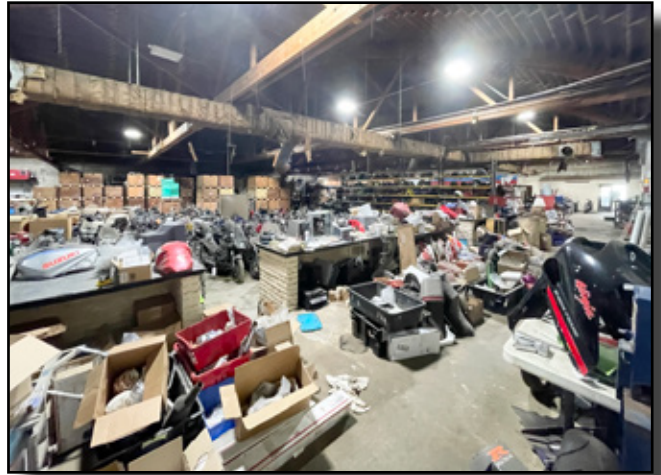
Photos



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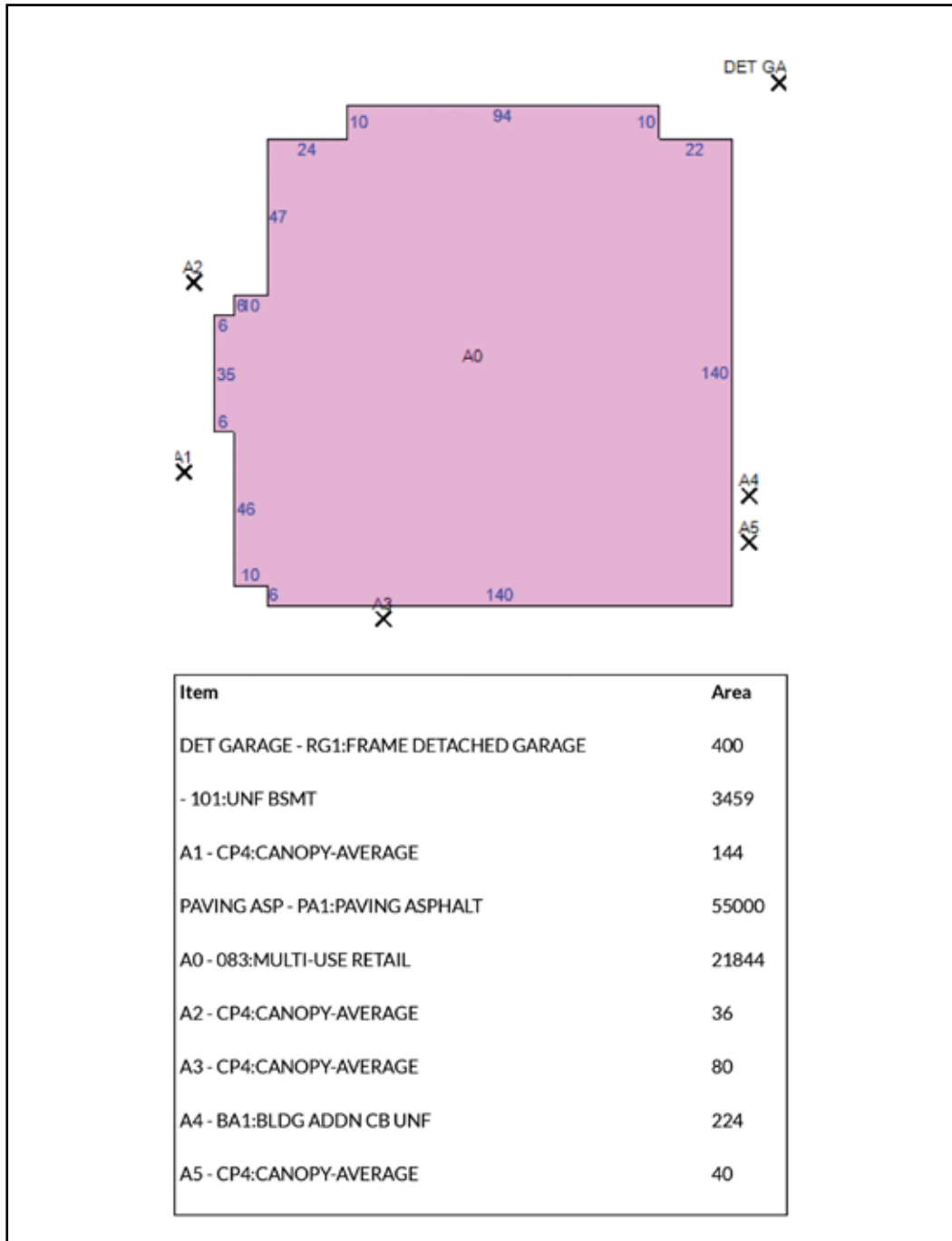
Photos



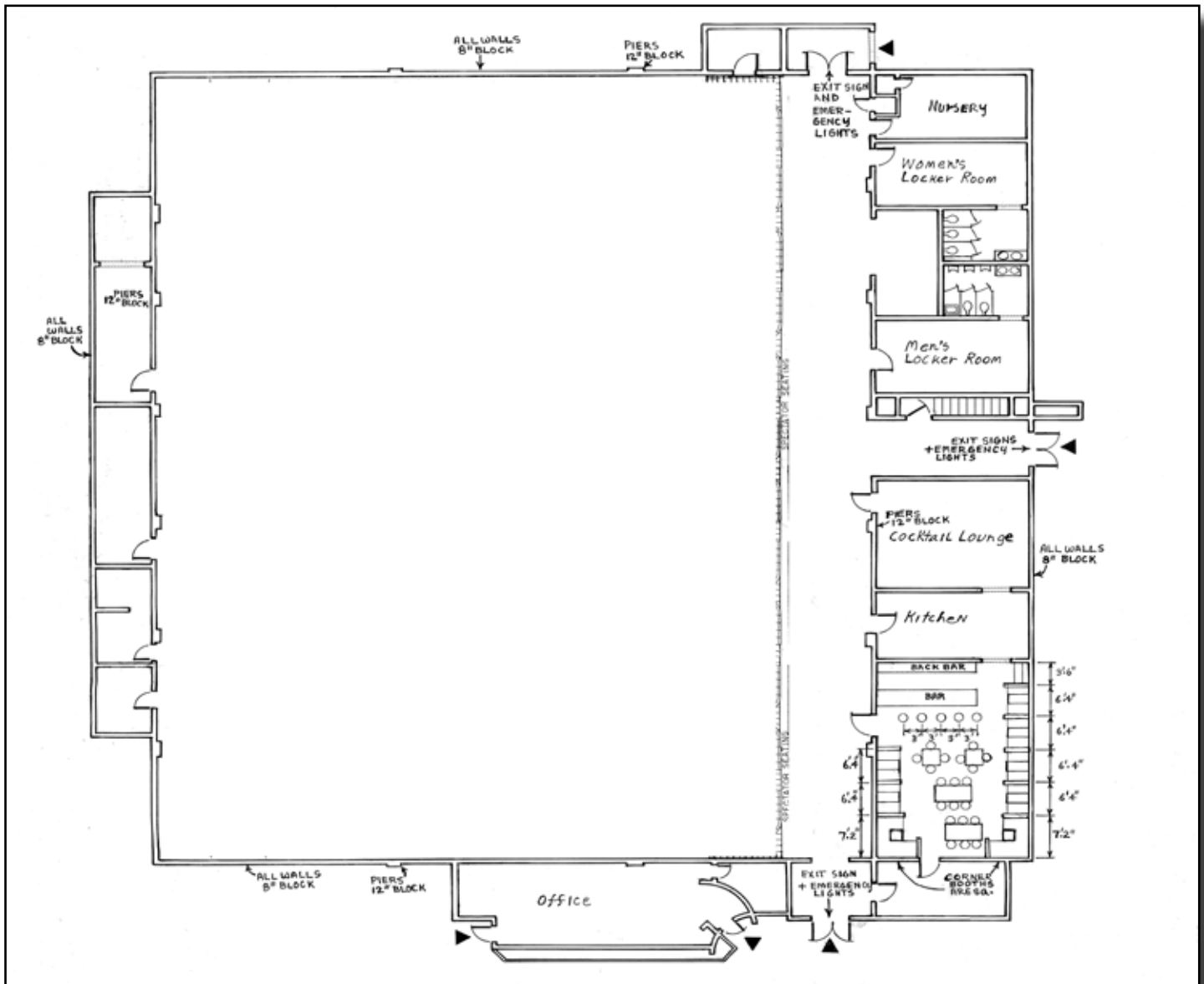
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Sketch



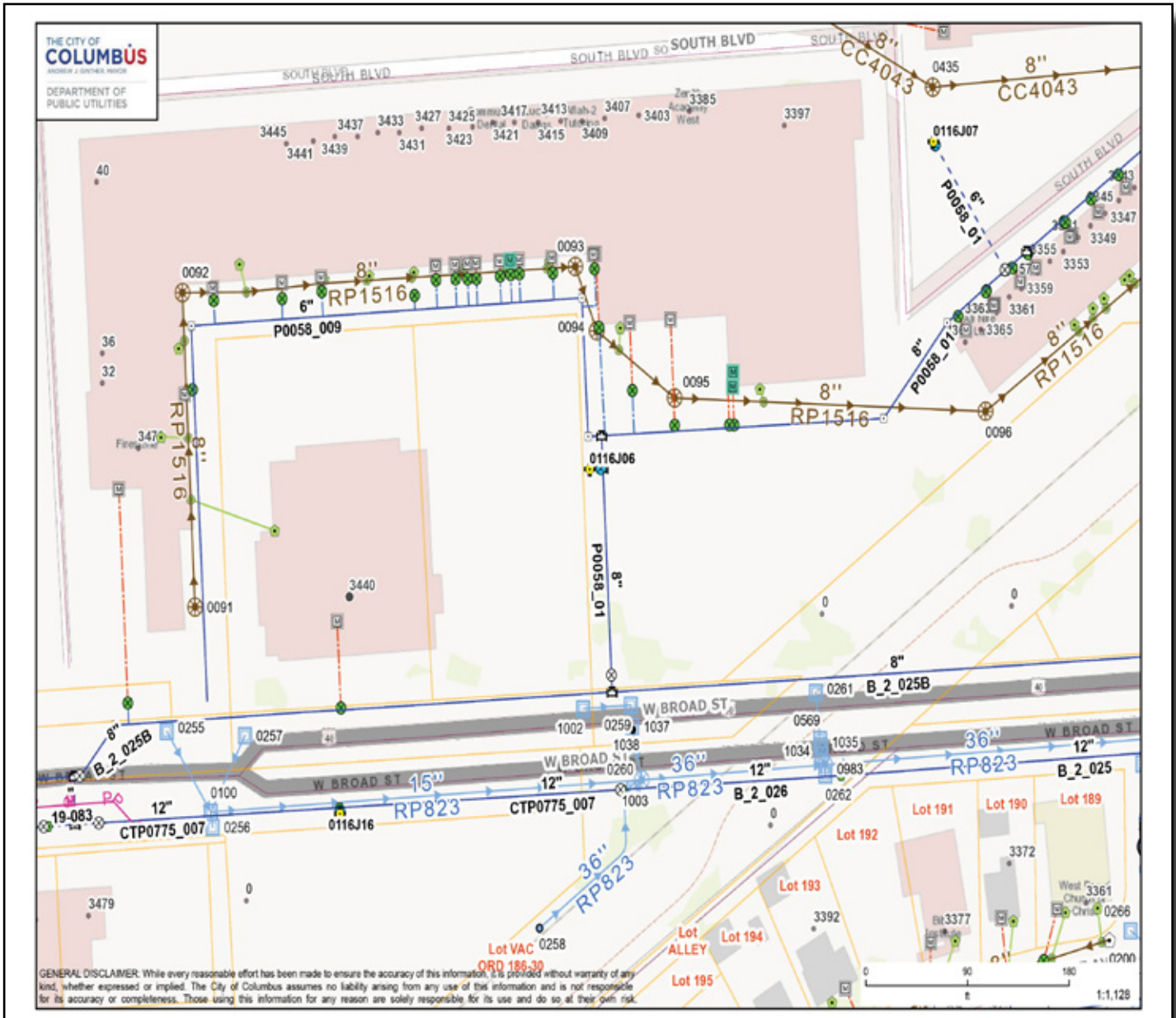
Floor Plan



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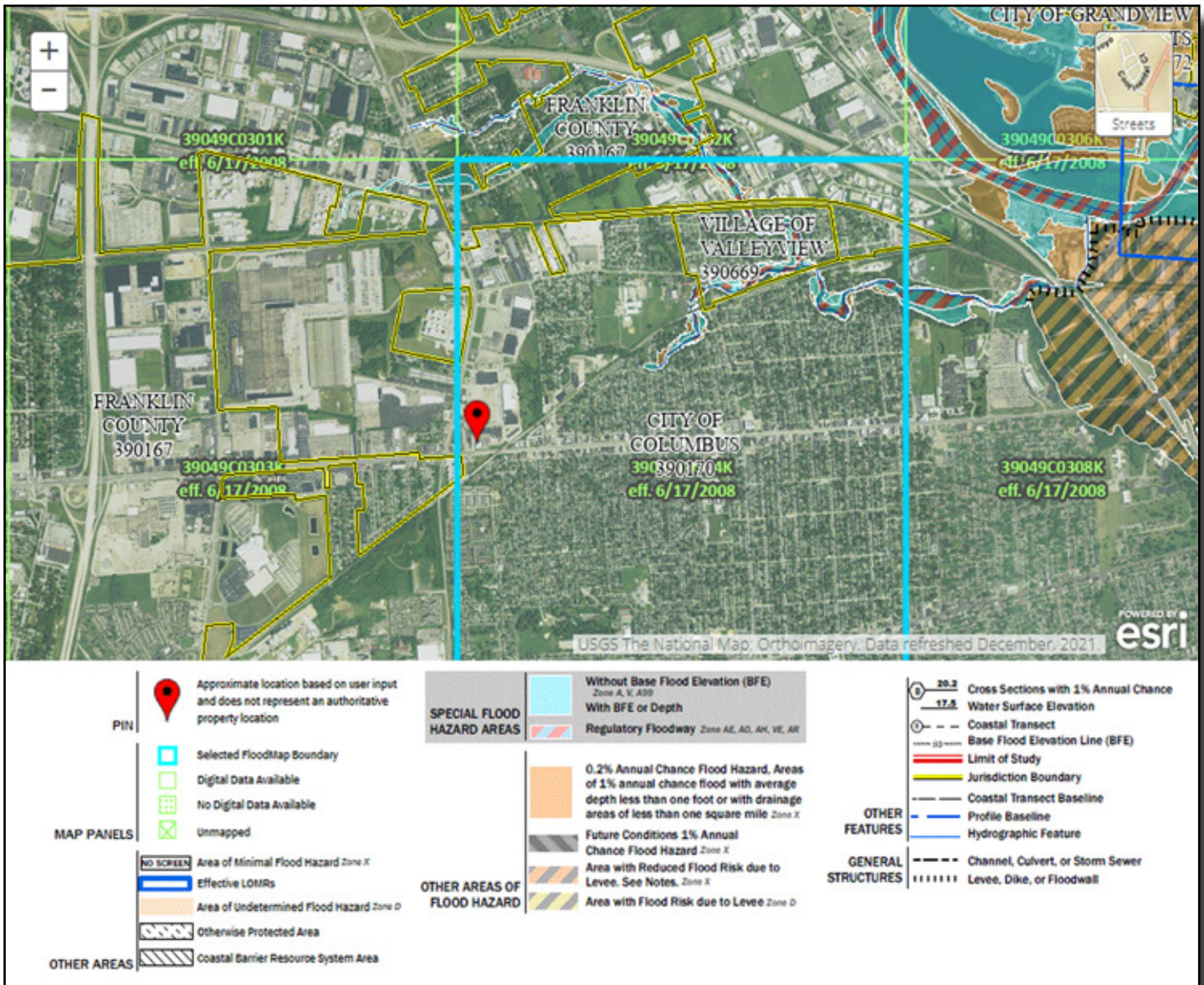
Utilities Map



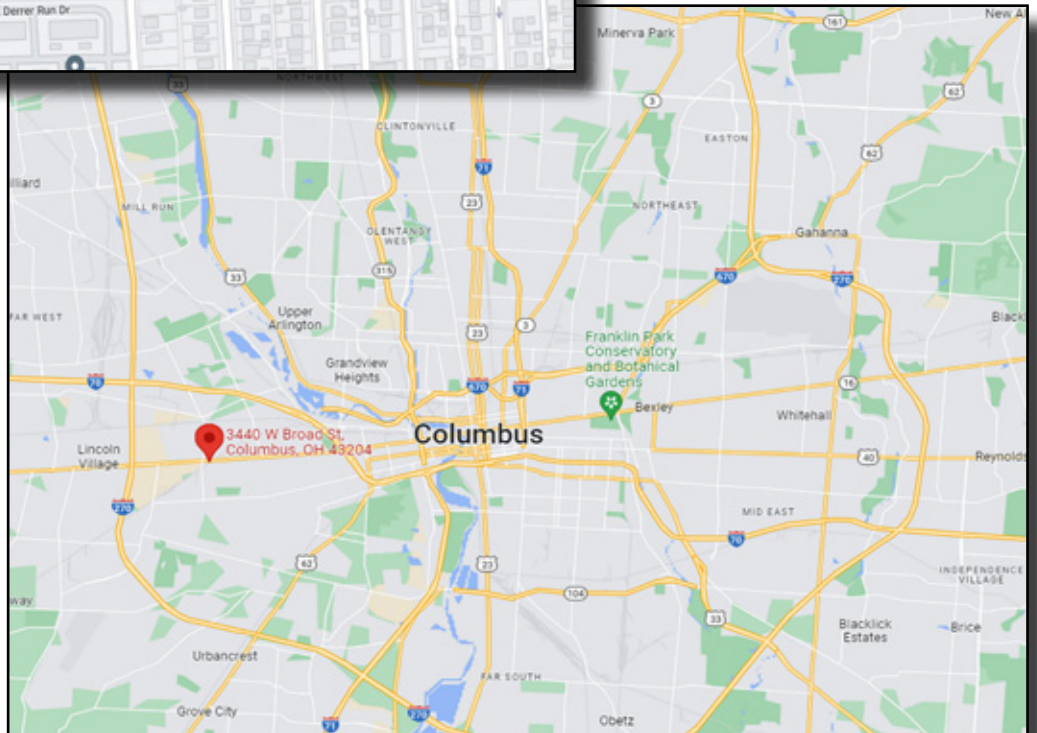
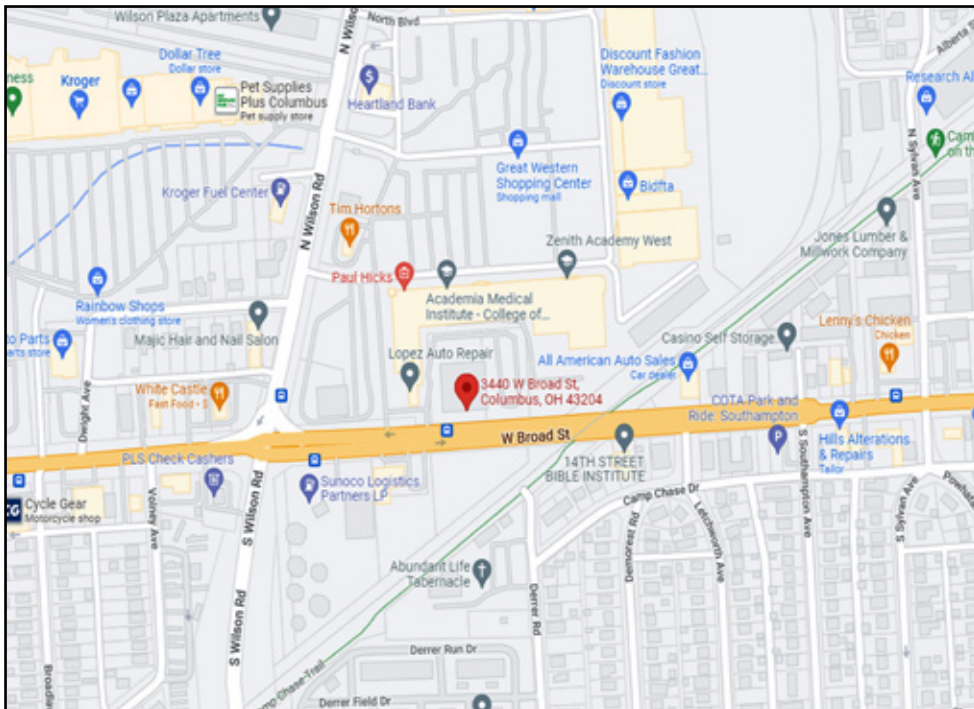
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Flood Map



Street Maps



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Property Location



Great Location!

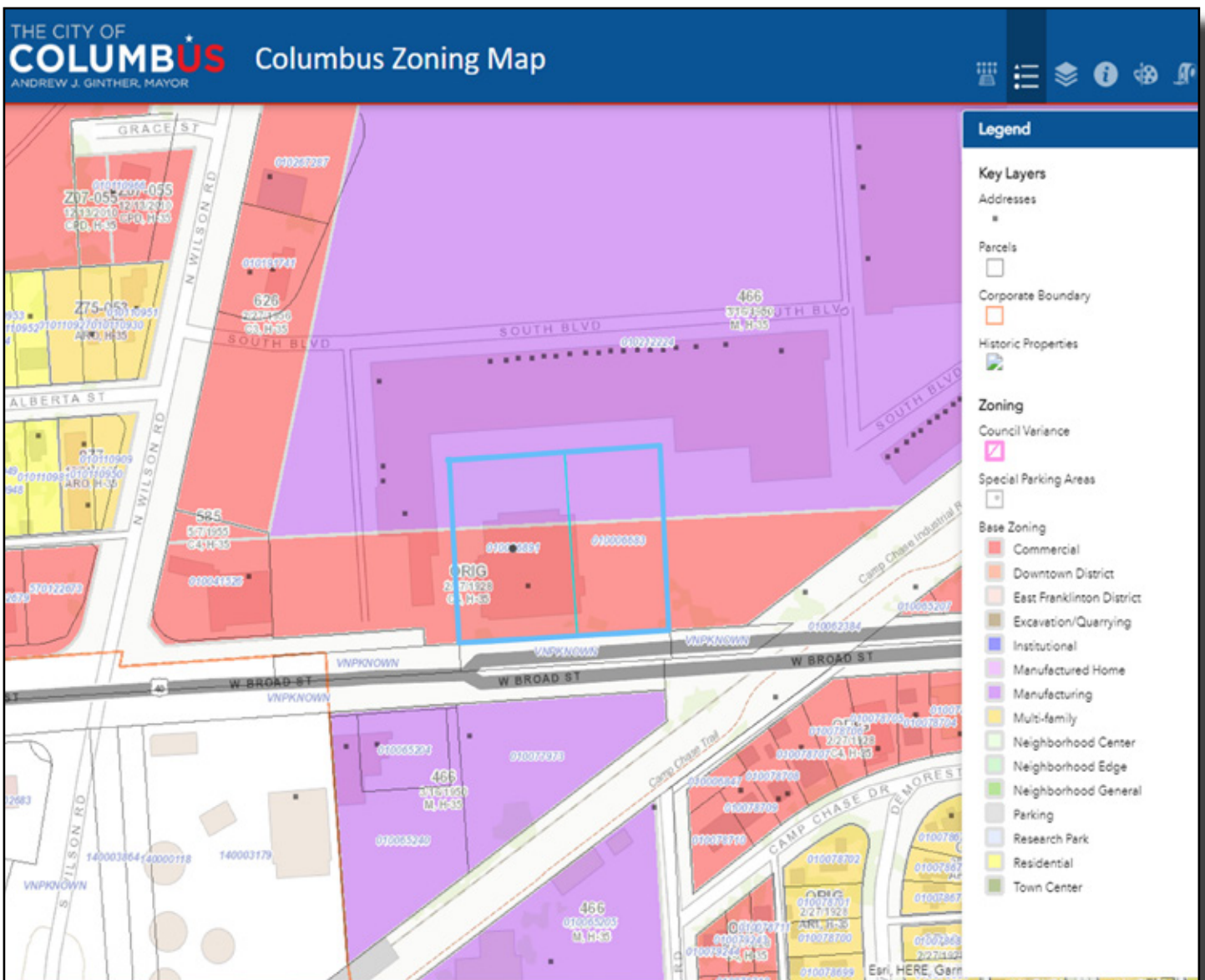
Easy access to I-270 and I-70
15 minutes to Downtown Columbus
20 Minutes to John Glenn Columbus
International Airport



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Zoning Map



Click below to see zoning regulations

[M - Manufacturing District](#)

[C4 - Regional Scale Commercial District](#)

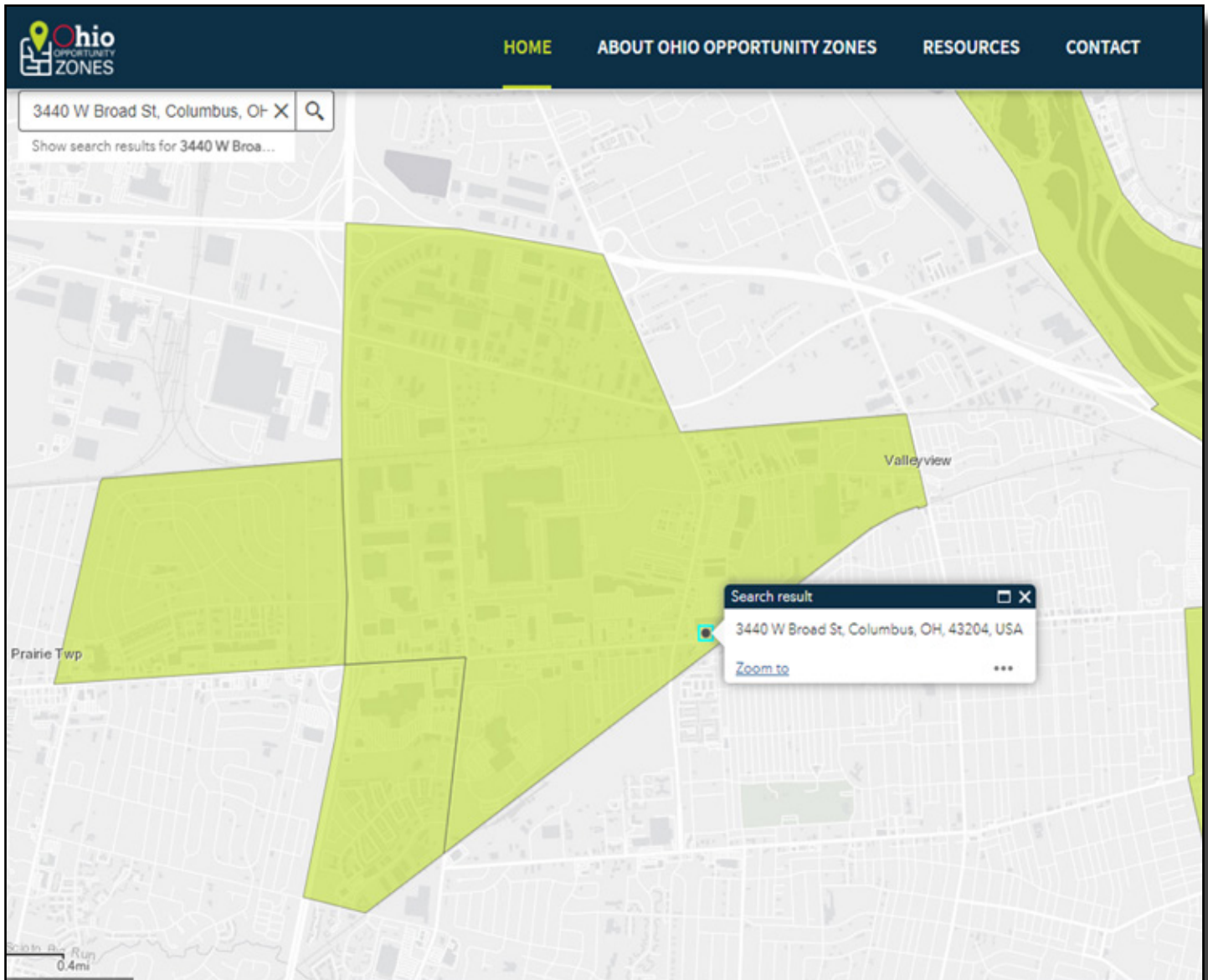
The site is subject to the standards of the Regional Commercial Overlay



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Opportunity Zone Map



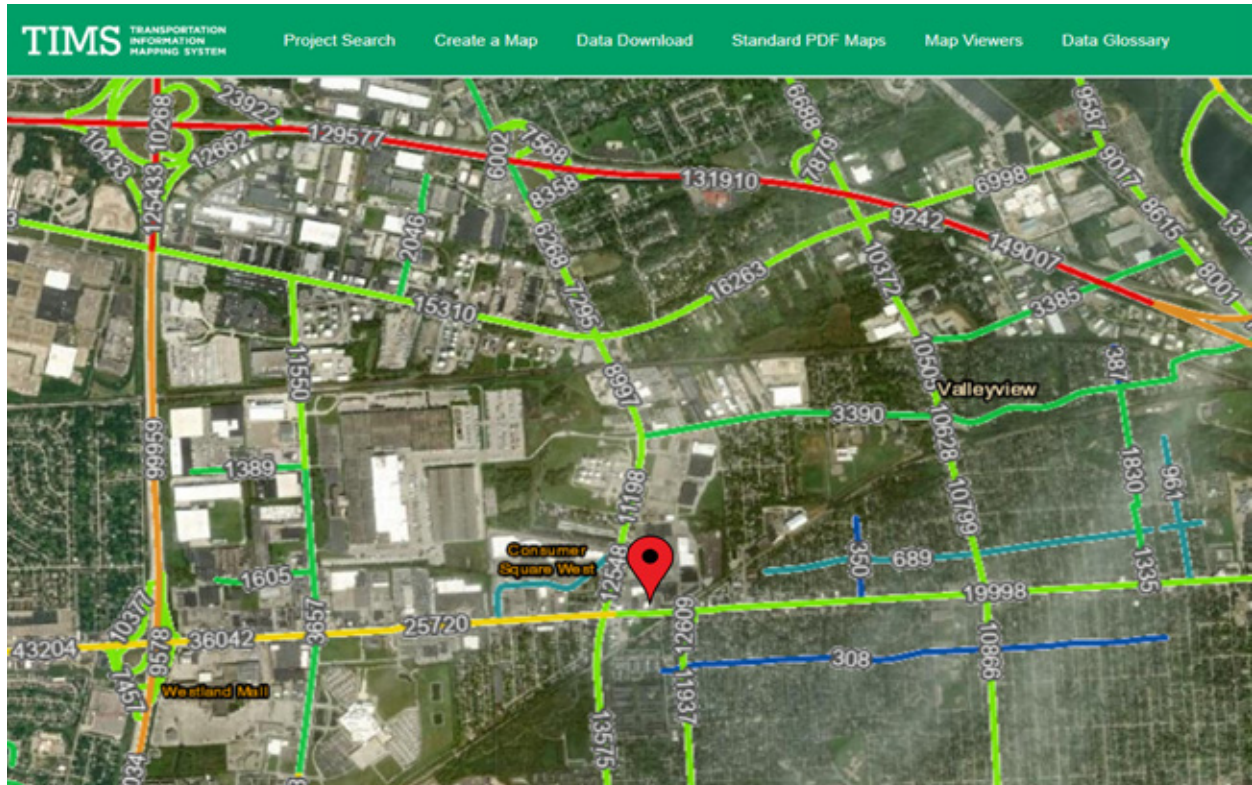
Click [here](#) to see Opportunity Zone Program in Columbus



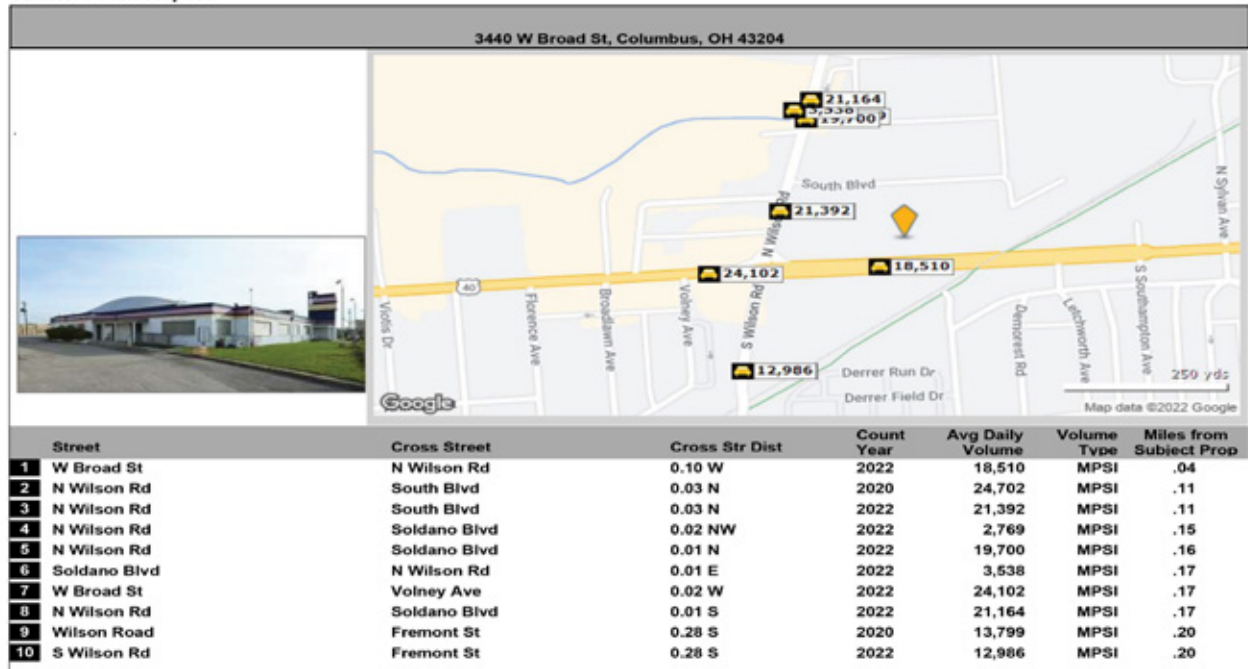
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Traffic Map



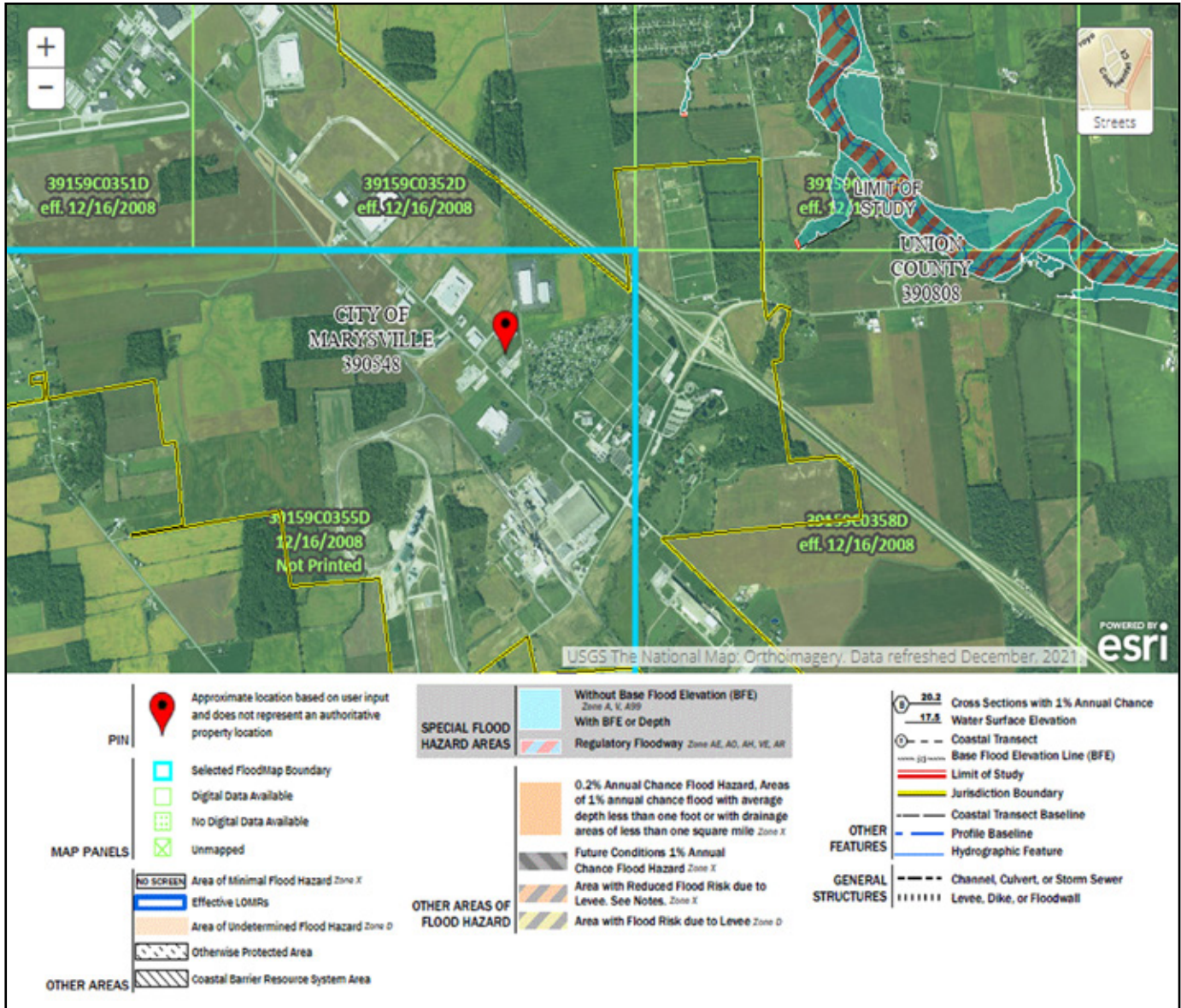
Traffic Count Report



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Flood Map



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Demographics

Demographic Summary Report

3440 W Broad St, Columbus, OH 43204



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	12,171	124,398	293,609
2022 Estimate	11,680	118,759	280,077
2010 Census	10,607	104,065	243,475
Growth 2022 - 2027	4.20%	4.75%	4.83%
Growth 2010 - 2022	10.12%	14.12%	15.03%
2022 Population by Hispanic Origin	1,541	14,059	24,319
2022 Population	11,680	118,759	280,077
White	8,756 74.97%	86,370 72.73%	215,969 77.11%
Black	1,905 16.31%	21,746 18.31%	38,170 13.63%
Am. Indian & Alaskan	148 1.27%	814 0.69%	1,344 0.48%
Asian	335 2.87%	4,510 3.80%	13,897 4.96%
Hawaiian & Pacific Island	13 0.11%	149 0.13%	296 0.11%
Other	523 4.48%	5,169 4.35%	10,401 3.71%
U.S. Armed Forces	0	27	110
Households			
2027 Projection	4,974	47,667	119,937
2022 Estimate	4,784	45,649	114,420
2010 Census	4,412	40,900	99,871
Growth 2022 - 2027	3.97%	4.42%	4.82%
Growth 2010 - 2022	8.43%	11.61%	14.57%
Owner Occupied	2,484 51.92%	23,236 50.90%	58,819 51.41%
Renter Occupied	2,300 48.08%	22,413 49.10%	55,601 48.59%
2022 Households by HH Income	4,784	45,650	114,420
Income: <\$25,000	1,144 23.91%	10,917 23.91%	21,274 18.59%
Income: \$25,000 - \$50,000	1,221 25.52%	10,735 23.52%	22,730 19.87%
Income: \$50,000 - \$75,000	1,005 21.01%	10,334 22.64%	24,018 20.99%
Income: \$75,000 - \$100,000	554 11.58%	5,138 11.26%	14,570 12.73%
Income: \$100,000 - \$125,000	538 11.25%	3,852 8.44%	11,244 9.83%
Income: \$125,000 - \$150,000	100 2.09%	1,549 3.39%	6,681 5.84%
Income: \$150,000 - \$200,000	123 2.57%	1,560 3.42%	7,049 6.16%
Income: \$200,000+	99 2.07%	1,565 3.43%	6,854 5.99%
2022 Avg Household Income	\$62,114	\$66,650	\$82,539
2022 Med Household Income	\$50,644	\$52,634	\$62,976



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County Highlights

FRANKLIN COUNTY

DEMOGRAPHICS

 1,264,597
RESIDENTS

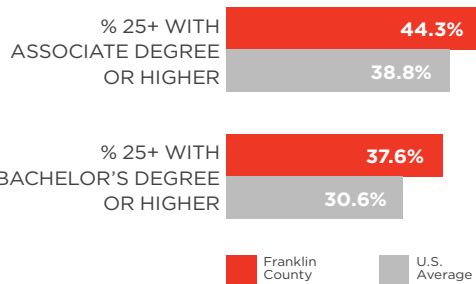
 33.8
MEDIAN AGE

 480,946
HOUSEHOLDS

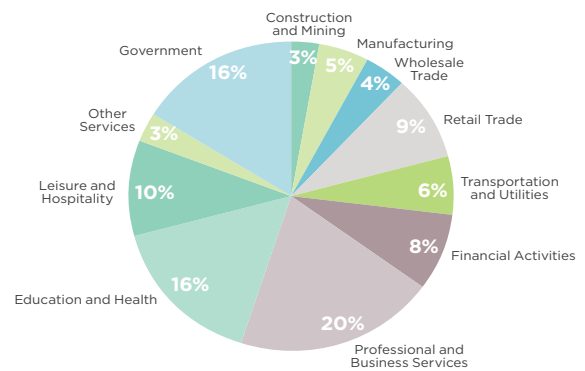
 \$52,341
MEDIAN HOUSEHOLD INCOME

WORKFORCE

4.1% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

Region Highlights

REGIONAL OVERVIEW

THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). The information and data in this document cover the 11-county region with City of Columbus highlights. Some data is only available at the MSA level and is identified as such in the text, title or source.

- **Eleven-county** region located in Central Ohio
- Population of **2.2 million** people
- Population growth rate of 10 percent since 2010
- Ten-county Columbus MSA, **fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- Over **forty-nine** college and university campuses
- Nearly **132,000** college students
- Home to **15** Fortune 1000 headquarters

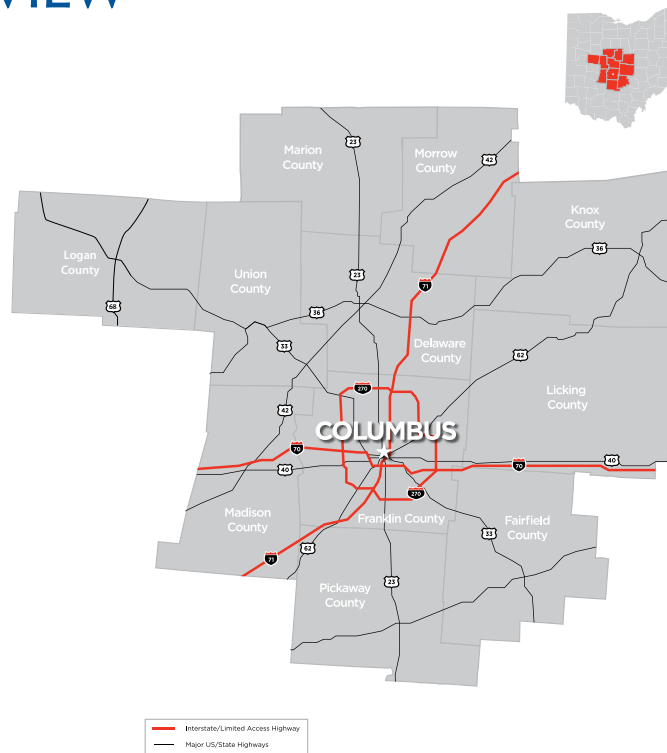
COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **Fourteenth largest city** in the U.S.

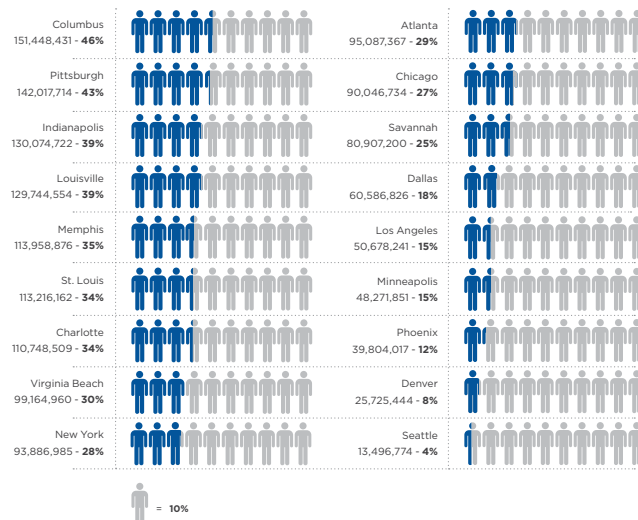
COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- John Glenn Columbus International Airport: Over **160** daily flights to more than **40** destinations
- Enhanced freight rail connections to East Coast ports in Norfolk, VA; Baltimore, MD; and Wilmington, NC
- Columbus is within a 10-hour drive of **151 million** people in the U.S., higher than other major distribution centers in the U.S.

Sources: ESRI Business Analyst 2018; 600 minute (10-hour) drive time from city center. U.S. Census, 2018 Population Estimates; Columbus 2020



U.S. population within 10-hour drive



Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.



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