

Incredible Ownership Opportunity - 3440 W Broad St



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KRG
Kohr Royer Griffith Inc
Commercial Real Estate Services

Property Offering Summary

3440 W Broad St, Columbus, OH 43204

Built in 1951 and extensively renovated in 2018, this freestanding commercial property blends historic character with modern upgrades. Sitting on 2+/- acres at the prime corner of West Broad and Wilson Road, the site offers 21,844 sq. ft. of interior space plus a 2,500 sq. ft. basement with double walkout doors and large exterior stairs for ease of access. Its location ensures excellent visibility, accessibility, and strong signage opportunities, making it an attractive choice for both owner-occupants and investors.

Opportunity Zone Advantage

This property is located in a designated Opportunity Zone, offering potential tax incentives. Recent updates to Columbus's zoning code, including reduced restrictions for multifamily development, further enhance the property's redevelopment potential for ambitious investors.

Sale Price: \$1,488,000.00
Zoning: M - Manufacturing
Acreage: 2.02 acres
Building SF: 21,844 (2,500 SF basement)

Additional Features

Kitchen facilities on-site
New steel doors at all entrances (installed 2018)
Pylon signage with strong road visibility
COTA bus stop directly in front of property
Parking lot potholes repaired and resealed in Spring 2025

Positioned for Growth

With its upgraded infrastructure, high-visibility location, and proximity to a growing Columbus market, 3440 W Broad St offers a versatile platform for businesses and developers alike.

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Building Details

Modernized Infrastructure

The building has been upgraded with a newly poured concrete floor, updated electrical systems (including two new panels with 3 Phase 120/208v 400 amp and 3 Phase 480/277v 400 amp service), and a plumbed compressed air system throughout half the building. Additional updates include energy-efficient LED motion-activated lighting and upgraded plumbing lines for ease of access to kitchen and bath connections.

Flexible Open Space

The main area features a wide-open floor plan with no columns, allowing maximum flexibility for a variety of layouts. With 12 ft ceiling height (14 ft peak and 12 ft drop), the space can easily accommodate light manufacturing, warehousing, distribution, or creative redevelopment.

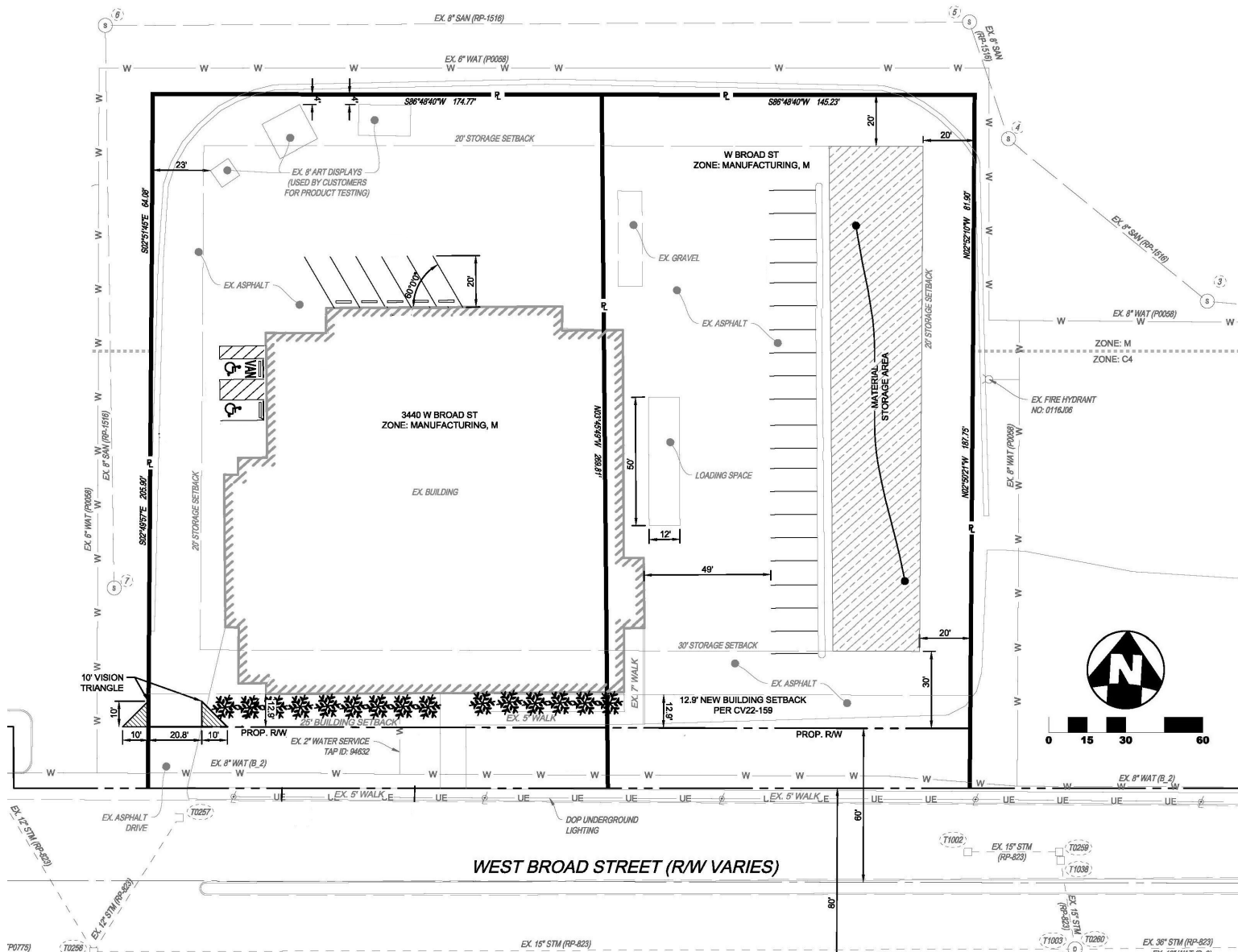


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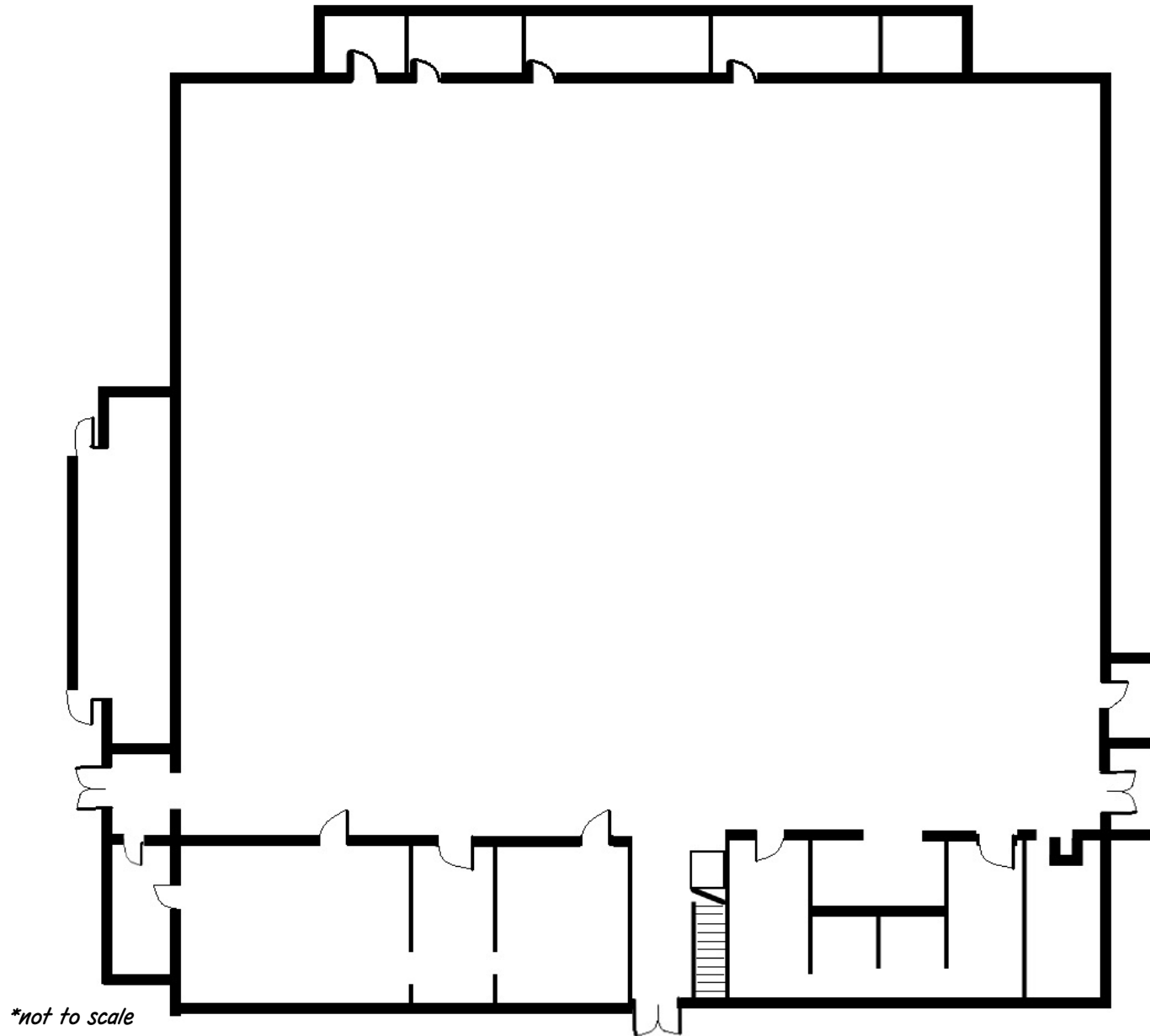
Site Plan



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Floor Plan



**not to scale*

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Market Information

Notable Companies Nearby

- Swift Transportation Cbus Hub
- Heidelberg Distributing Corp
- Marathon Petroleum Corp
- Sally Beauty Company
- D & A Truck and Trailer Repair
- Columbus Crossdock & Warehouse
- Sunoco Logistics Partners
- Hollywood Casino
- Great Western Shopping Center
- Plaza West Shopping Center
- Wilson Plaza
- Lincoln Village Plaza Shopping Center
- Pilot Travel Center

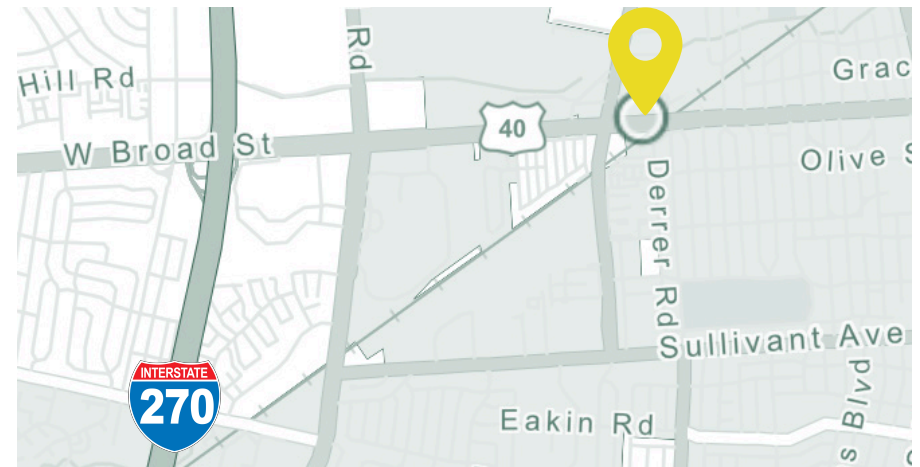
Nearby Traffic Counts



W Broad St	23,141
N Wilson Rd	18,765

Demographic Snapshot

	2 miles	5 miles
Population	58,213	274,787
Households	21,567	113,790
Avg HHI	\$60.610	\$87,706
Businesses	1,965	18,083
Employees	18,199	215,509



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About KRG



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Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies. Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

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Offering Memorandum

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.