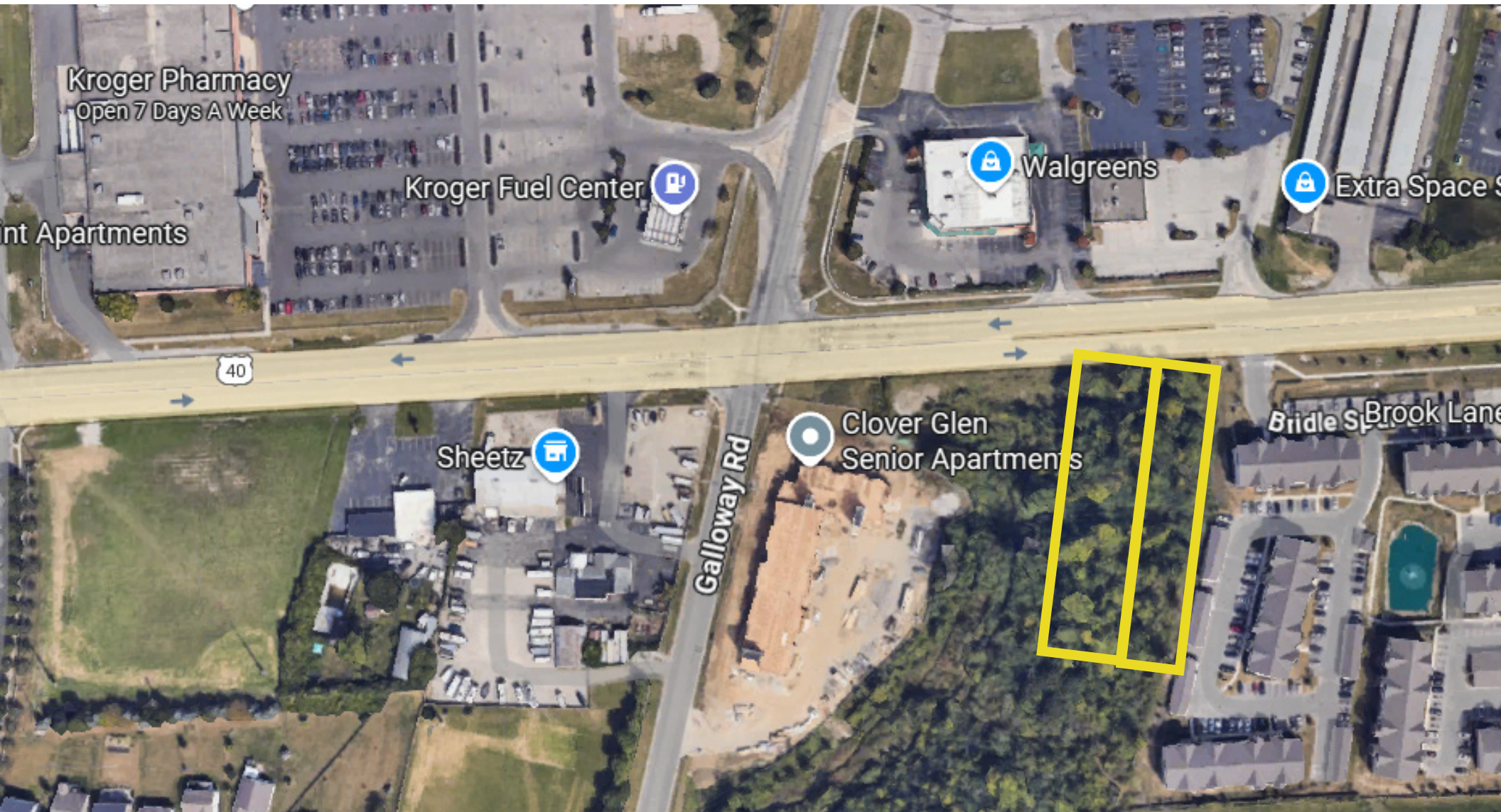


Prime Development Land W Broad St & Galloway Rd



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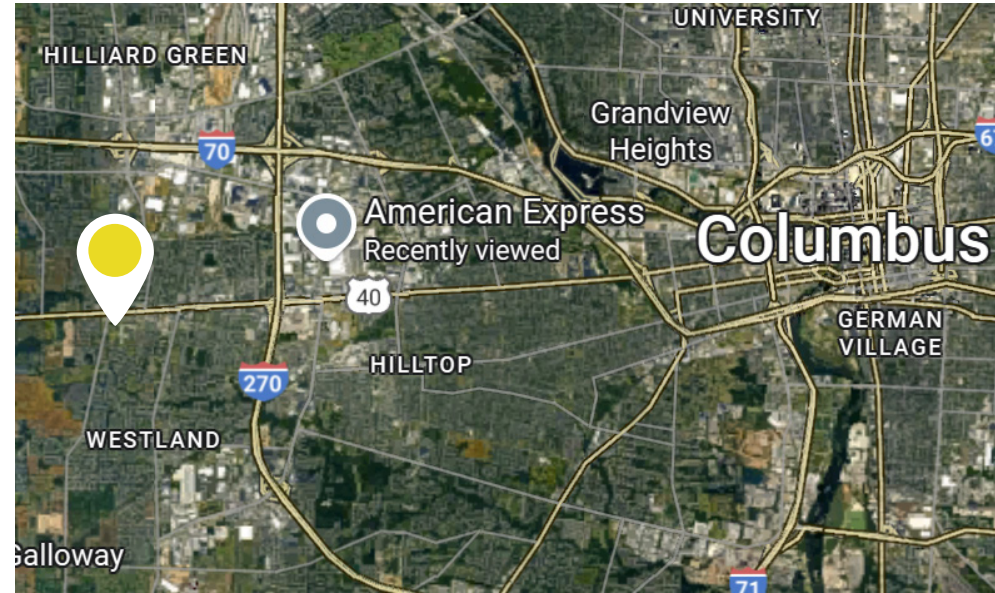
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Property Overview

Sale Price \$525,000.00

Near Corner of W Broad St & Galloway Rd

Located near the corner of Galloway Road and W Broad Street, this property offers exceptional visibility and accessibility in one of the area's most active growth corridors. Spanning approximately 2 acres across two lots, it provides the space and flexibility needed for a variety of development plans. Zoned Community Activity Center – Mixed Use (CAC-MX), the site is ideally suited for retail, office, multifamily, or mixed-use projects. This is a rare chance to secure a strategically positioned property in a thriving area poised for continued growth.



Property Highlights

- High-traffic location with strong daily vehicle counts
- Close proximity to established residential neighborhoods and growing commercial hubs
- Flexible zoning supports variety of uses
- Excellent frontage along W Broad Street for exposure
- Utilities are in the area & are appropriately sized
- 2 plots - not able to separate

Property Summary

Sale Price:	Contact Agent
Total Acres:	2.0
Zoning:	CAC Mixed Use
Traffic Count:	18,997
Traffic Count St:	W Broad St

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Aerial View

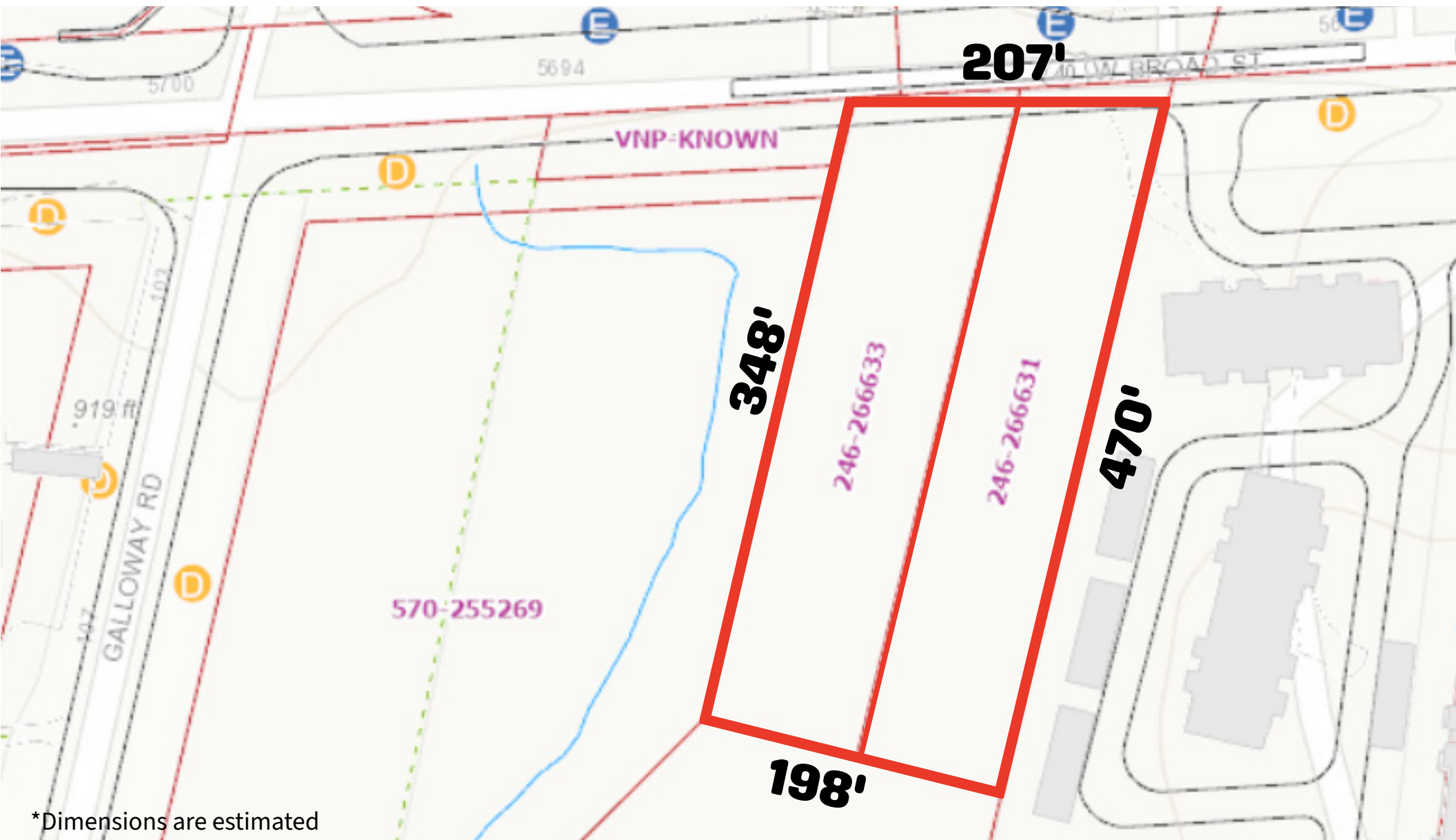


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Plat Map



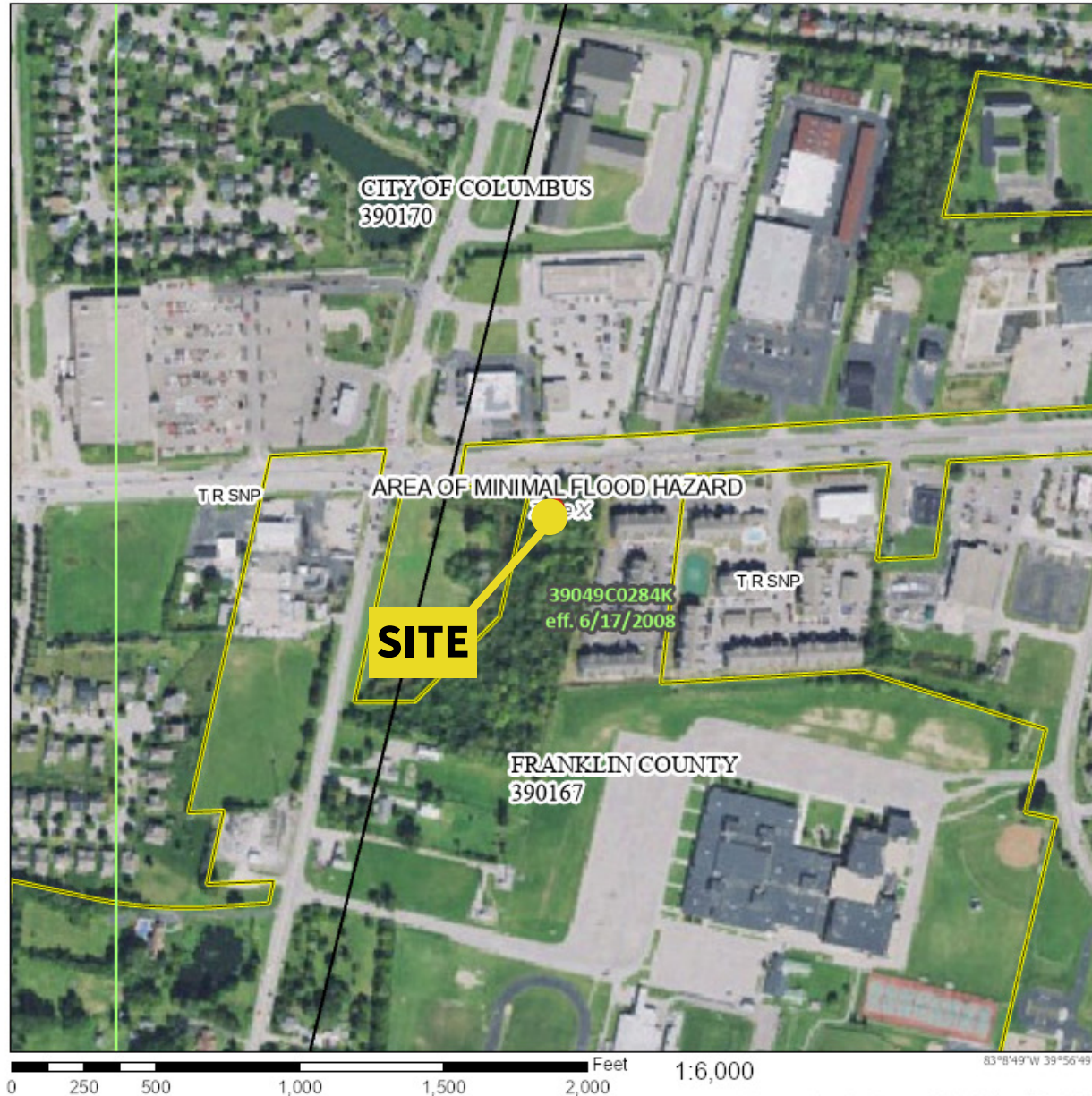
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Flood Map

83°9'26"W 39°57'16"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



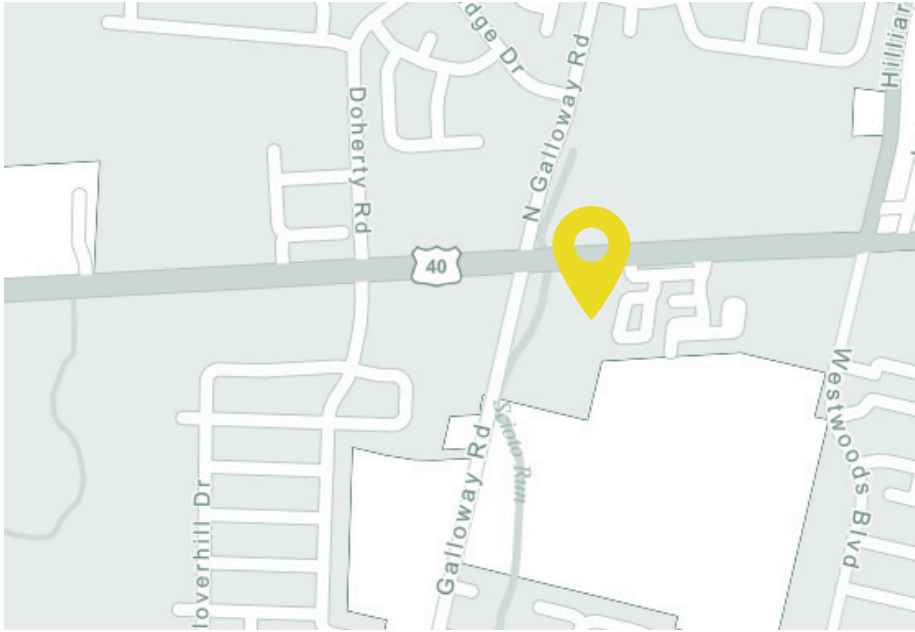
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Market Overview - Columbus



Demographic Snapshot

	2 miles	5 miles
Population	50,073	179,316
Households	19,618	68,524
Avg HHI	\$77,574	\$82,996
Businesses	1,407	4,930
Employees	12,588	51,274

Retailers & Companies Nearby



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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.

For more information, please contact:



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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.