



FORMER KFC

Dense Retail & Business Corridor | Adjacent to Columbus International Airport & US Military Office

3819 E Broad St, Columbus, OH 43213

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc., a California Corporation © 2026 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID: ZAH0320282

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

SITE PLAN // 3819 E BROAD STREET



East Broad Street (18,081 VPD)

SUBJECT PROPERTY
+/-0.54 Acres
Parcel #: 090-000802

26 Parking Spaces

2,208-SF

Collingwood Ave

HIGHLIGHTS // 3819 E BROAD STREET

- **FEE SIMPLE OWNERSHIP:** Provides the buyer with the highest form of real estate ownership and absolute control over the asset.
- **PRIME RETAIL CORRIDOR:** Located in a dense retail and business corridor on East Broad Street.
- **READY-TO-USE INFRASTRUCTURE:** Built in 2000 (renovated in 2006), the 2,208-SF building includes 26 parking spaces on a 0.54-acre lot.
- **VERSATILE ZONING:** Zoned as Broad Street District (BRD), allowing for a wide range of uses including retail, medical, office, flex space, and public assembly. Zoning supports a maximum building height of 5 stories, offering significant future redevelopment upside.
- **HIGH TRAFFIC COUNTS:** The property benefits from significant exposure with approximately 18,081 vehicles per day (VPD) passing the site.
- **AIRPORT PROXIMITY:** The site is within 3 miles of John Glenn Columbus International Airport, which serves over 9 million annual passengers. A new \$2 billion terminal is coming in 2029, expected to increase annual passenger capacity to over 13 million.
- **MASSIVE EMPLOYMENT BASE:** The property is adjacent to the Columbus Defense Logistics and Finance Service Supply Center, a major military logistics installation which employs over 4,900 people and includes a VA Medical Center and US Army Reserves Base.
- **CORPORATE & GOVERNMENT PRESENCE:** Columbus is the state capital and a national transportation hub, home to five Fortune 500 companies. The region has also emerged as a major data center hub for tech giants including Meta, Google and Amazon.
- **GROWING MARKET:** The Columbus metro is the most populated in Ohio, with a projected population growth of 2.6% and household growth of 3% through 2029.

OFFERING SUMMARY // 3819 E BROAD STREET

\$1,159,200

LIST PRICE

\$525

PRICE/SF

PROPERTY DESCRIPTION

Address:	3819 E Broad St, Columbus, OH 43213
Year Built:	2000/2006
Lot Size:	+/-0.54-Acres
GLA:	2,208-Sq. Ft.
Parking:	26 Spaces
Type of Ownership:	Fee Simple
Parcel No.:	090-000802

ZONING DESCRIPTION

Zoning:	Broad Street District - BRD
---------	-----------------------------

Intent:

The Broad Street District is intended to create a pedestrian- scaled, walkable corridor with uses focused on corporate office, neighborhood retail nodes, financial services, and restaurants to support corridor workers and those in the neighboring MILO district. Development should augment transit, active transportation and vehicular access to this corridor as a significant community spine for local residents and workers as well as regional visitors. Large-scale residential at medium to high-density are also appropriate for this corridor, with quality site design that creates pedestrian-oriented street frontages.

Permitted Uses:	Wide Range of Retail, Multi-Tenant, Flex, School, Medical, Office and Public Assembly Uses
-----------------	--

Max Building Height:	5 Stories
----------------------	-----------

Minimum Setback:	Side Street: 15' Front: 20'
------------------	-------------------------------



AERIAL // 3819 E BROAD STREET

New \$2B Terminal Coming in 2029

1 Million-SF With 36 Gates and 5,000 New Parking Spaces.
Increasing Annual Passenger Capacity to Over 13 Million



John Glenn Columbus International Airport
9.36 Million Annual Passengers

Columbus International Air Center
Business Park



W 5th Ave



Airport Golf Course

Whitehall YMCA



Columbus VA Medical Center



US Army Reserve Center



Columbus Defense Logistics and Finance Service
4,900+ Employees

Columbus Early College
High School
317 Students



Hamilton Rd (15,495 VPD)

Norton Crossing Apartments
360 Units

Columbus
Country Club

Downtown Columbus
4.5 Miles From Subject

Steitzer Rd (29,431 VPD)

East Broad St (18,081 VPD)



Columbus City/Prep
School for Boys
100 Students

Eastmoor High School
557 Students

SUBJECT PROPERTY

Whitehall City Hall,
Fire & Police Dept.



DEMOGRAPHIC REPORT // COLUMBUS, OH

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	11,964	92,780	276,134
2025 Estimate	11,823	91,398	271,812
2020 Census	12,260	93,345	272,364
2010 Census	10,763	85,350	251,069
2025 Daytime Population	10,295	99,979	308,258
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$54,705	\$81,033	\$77,699
Median	\$46,944	\$66,142	\$62,322
Per Capita	\$23,393	\$34,321	\$33,200
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection	5,205	39,814	118,786
2025 Estimate	5,115	39,086	116,166
2020 Census	4,944	37,696	111,140
2010 Census	4,539	35,419	103,508
HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$131,418	\$221,338	\$237,463
EMPLOYMENT	1 Mile	3 Miles	5 Miles
2025 Unemployment	6.70%	4.64%	4.11%
Avg. Time Traveled <30 Min.	23	23	23
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
High School Graduate	2.73%	2.34%	2.41%
Some College, No Degree	49.65%	36.74%	36.82%
Associate Degree	15.01%	15.64%	15.40%
Bachelor's Degree	8.20%	7.17%	7.36%
Advanced Degree	14.08%	28.16%	27.74%

MAJOR EMPLOYERS		EMPLOYEES
1	Jubilee Limited Partnership	5,005
2	Defense Finance & Accounting Services	4,900
3	Abbott Laboratories-Abbott Nutrition	3,000
4	Nationwide Childrens Hospital	1,594
5	State Auto Insurance Companies	1,500
6	Sb Capital Acquisitions LLC	1,500
7	Mount Carmel East Hospital	1,100
8	Columbus State Community College	1,000
9	Airtech LLC	924
10	GNC Inc	910
11	George J Igel & Co Inc	892
12	United States Dept of the Treasury	827
13	Nationwide Childrens Hospital-Pediatrics Clinic	761
14	Nationwide Childrens Hospital-Homecare	761
15	JC Penney Logistics Center	753
16	Nesco Inc	748
17	Mount Carmel Health System	733
18	Netjets International Inc	665
19	Nationwide Childrens Hospital-Research Institute	635
20	Ohio State University Medical Center-ENT	618
21	Central Ohio Transit Authority-COTA	600
22	Motorists Mutual Insurance Co	550
23	Abbott Laboratories-Abbott Nutrition	550
24	G & J Pepsi-Cola Bottlers Inc	550

MARKET SUMMARY // COLUMBUS, OH

COLUMBUS

The Columbus metro is Ohio's most populated metropolitan area, comprising 10 counties in the rolling hills of central Ohio. Natural landmarks include reservoirs to the north and the Scioto River, which crosses through the city itself. Situated in Franklin County, the city of Columbus is the capital of Ohio and now the country's 14th-largest city. Multiple geographic attributes also make Columbus a national transportation and distribution hub, with nearly 65 percent of the U.S. population within a one-day driving radius. Interstates 70 and 71 intersect in Columbus, while Interstate 270 forms a beltway around the metro and Interstate 670 bisects the city. John Glenn Columbus International Airport, east of downtown, is the area's primary air passenger facility. Columbus is within driving distance of Ohio's only national forest, the Wayne National Forest, which offers hiking, caving and hunting opportunities.

ECONOMY

- State agencies and the Ohio State University provide a diverse array of employment opportunities. A lower cost of doing business and strategic location draw major corporations to the metro.
- Columbus has emerged as a data center hub, with Meta, Google and Amazon maintaining massive data facilities in the metro.
- The metro is notable for its involvement in the chemicals industry. Numerous for-profit enterprises have offices in the metro, but the American Chemical Society's database and journal publishing arm, the Chemical Abstracts Service, is also headquartered in Columbus.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUICK FACTS



POPULATION

2.2M

Growth 2025-2029*
2.6%



HOUSEHOLDS

877K

Growth 2025-2029*
3%



MEDIAN AGE

38.0

U.S. Median:
39.0

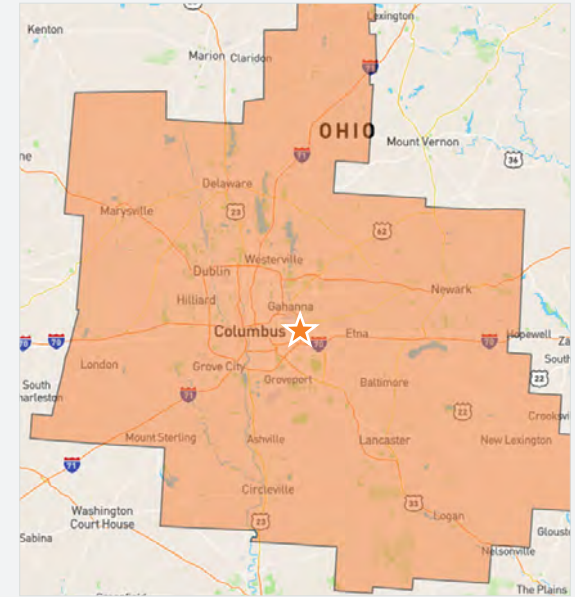


MEDIAN HOUSEHOLD INCOME

\$89,000

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS

LOGISTICS HUB

Rickenbacker Inland Port is a multimodal logistics hub that provides air, truck and rail transport to locations throughout the U.S. and Canada, making the metro a key point for distribution activities.

MIDWESTERN COMMERCIAL CENTER

Greater Columbus is home to five Fortune 500 companies and many regional operations, drawing a variety of other employers and residents.

AFFORDABLE HOUSING COSTS

The median home price in Columbus is well below the national level, attracting workers seeking a more affordable suburban lifestyle and channeling discretionary income toward retailers and entertainment.

QUALITY OF LIFE

Columbus is best known as a college-centric city, but for a midsize community, it offers residents big-city amenities. The metro is home to major league sports teams, including the Blue Jackets of the NHL and the Columbus Crew of MLS. The city is host to the Columbus Symphony Orchestra, BalletMet and Opera Columbus, as well as theater companies, art galleries and dealers, and a variety of museums. Many of the galleries and restaurants are located in Short North — a vibrant neighborhood north of downtown. The region's economic vitality and social scene are supported by a strong post-secondary education network, including the nationally recognized Ohio State University and many other four-year colleges, universities and two-year institutions.



FORMER KFC

3819 E BROAD ST, COLUMBUS, OH 43213

EXCLUSIVELY LISTED BY:

DANTE MORETTI

Associate, Investments
Columbus Office

Direct: (614) 360-9077

Dante.Moretti@marcusmillichap.com

License: OH SAL 2025002556

DAN YOZWIAK

Senior Managing Director, Investments
Columbus Office

Direct: (614) 403-1094

Dan.Yozwiak@marcusmillichap.com

License: OH SAL 2008003600

DARPAN PATEL

Senior Managing Director, Investments
Tampa Office

Direct: (513) 878-7723

Darpan.Patel@marcusmillichap.com

License: OH SAL 2012000748

Michael Glass

Broker of Record

500 Neil Ave., Ste. 100

Columbus, OH 43215

P: (614) 360-9800

Lic. # BRK.2007005898

Marcus & Millichap

