

COMMERCIAL, RETAIL, MULTI-FAMILY LAND DEVELOPMENT

5581 W BROAD STREET
COLUMBUS, OHIO 43228

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SALIENT FACTS

5581 W Broad Street, Columbus, Ohio 43228

DEVELOPMENT LAND FOR SALE

Address:	5581 West Broad Street
Acreage:	1.0 - 3.218 Acres (last lot available!)
Parcel ID:	246-266630
Location:	South side of W. Broad St. just east of Galloway Rd.
Frontage:	200 ft. on W. Broad St.
Tax District:	City of Columbus
Nearest Intersection:	West Broad Street and Galloway Road
Distances:	I-270 – 1.5 mi I-70 – 3.2 mi Kroger – 0.2 mi Giant Eagle – 1.2 mi
Schools:	Darby Woods Elementary School – 0.9 mi Galloway Ridge Intermediate School – 0.4 mi Westland High School – 0.0 mi (adjacent to South)
Emergency Services:	Doctors Hospital – 0.6 mi
Utilities:	Water & Sewer – City of Columbus Power – American Electric Power Gas – Columbia Gas
Asking Price:	\$199,000 per Acre
Additional Notes:	Adjacent lot is a recently completed 138 unit multi-family development

SURVEYS

5581 W Broad Street, Columbus, Ohio 43228

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

Hilltop Land Title Agency Inc. and/or Oak Hill Mortgage

Legal Description: Situated in Ohio, County of Franklin, Township of Prairie, Being 3.218 Acres Virginia Military Survey #1474

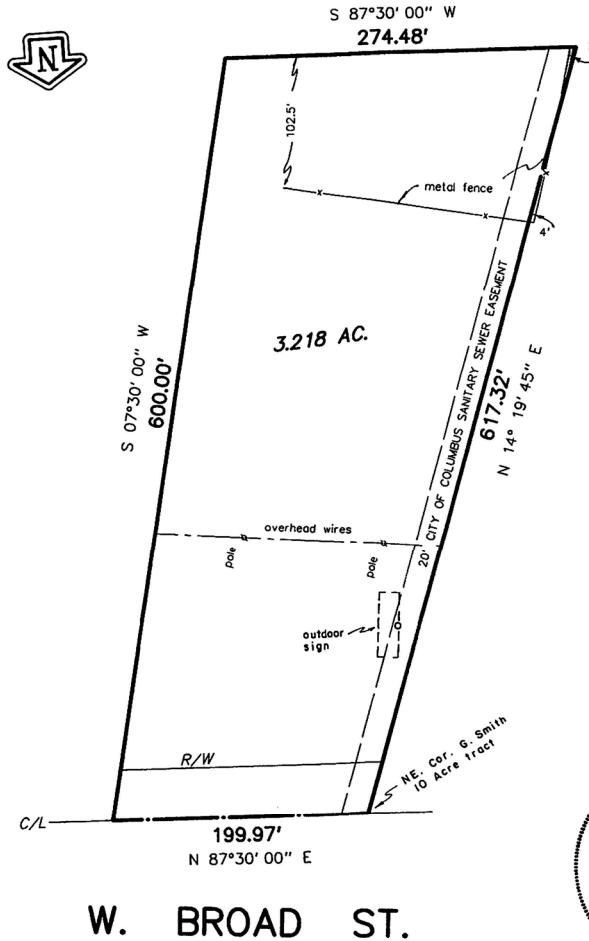
Applicant: Bill & Jill Ritter

Posted Address: 5581 W. Broad Street

F.E.M.A. Flood Zone Designation: Flood Zone "X" as per F.I.R.M. .390167 02106

Apparent Encroachments: 1) Fences not in conformance with legal description. 2) Overhead Wires Crossing Property. 3) Outdoor Sign Outside Known Easement

100' 50' 0 100'
Scale: 1" = 100'
Date: 01 - 14 - '02



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code. THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.
By *Albert J. Myers*
Professional Surveyor

Myers Order No. - 14-01/11/02 Rec. SS Field f0 DWG m Ltr. m Ck.

PARCEL MAP

5581 W Broad Street, Columbus, Ohio 43228



AERIAL MAP

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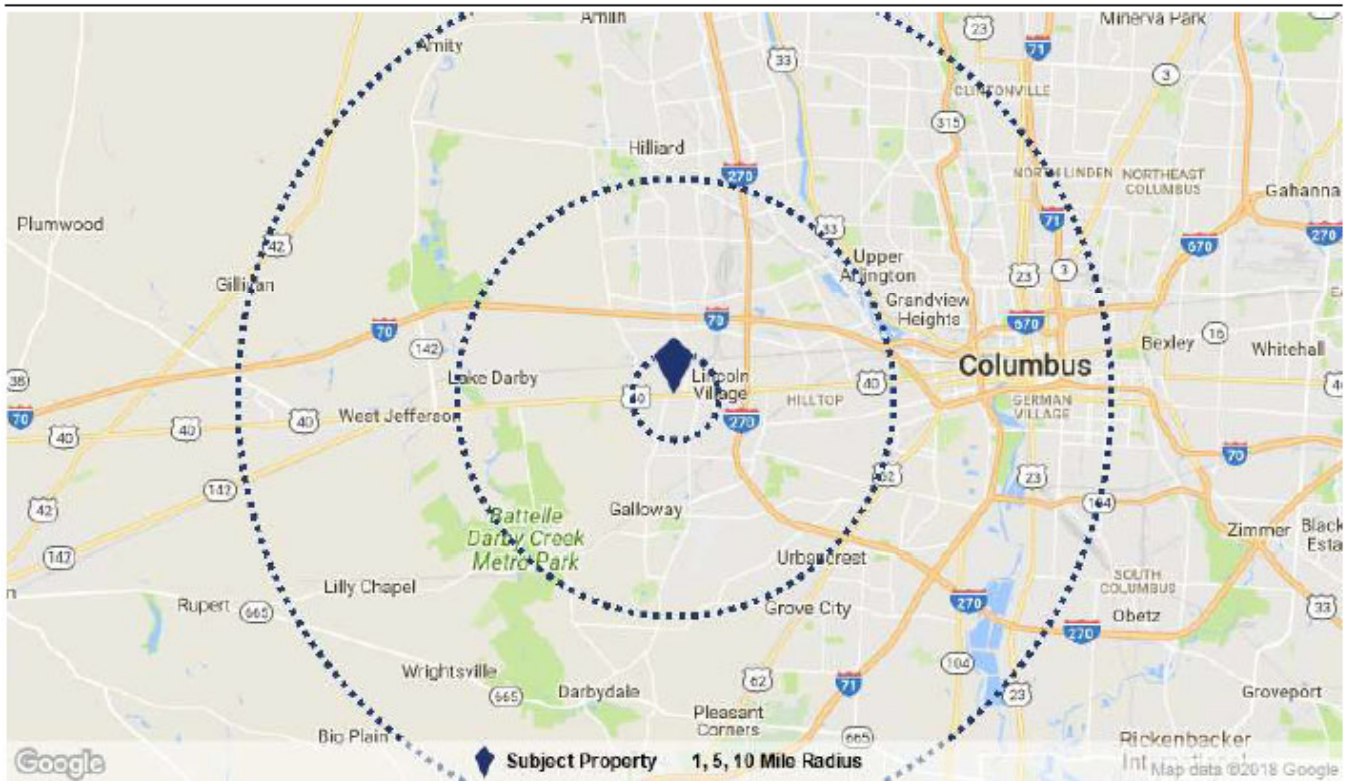


DEMOGRAPHIC OVERVIEW

5581 W Broad Street, Columbus, Ohio 43228

Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
16,431	2.5	34	\$47,621

DEMOGRAPHIC RADIUS RINGS



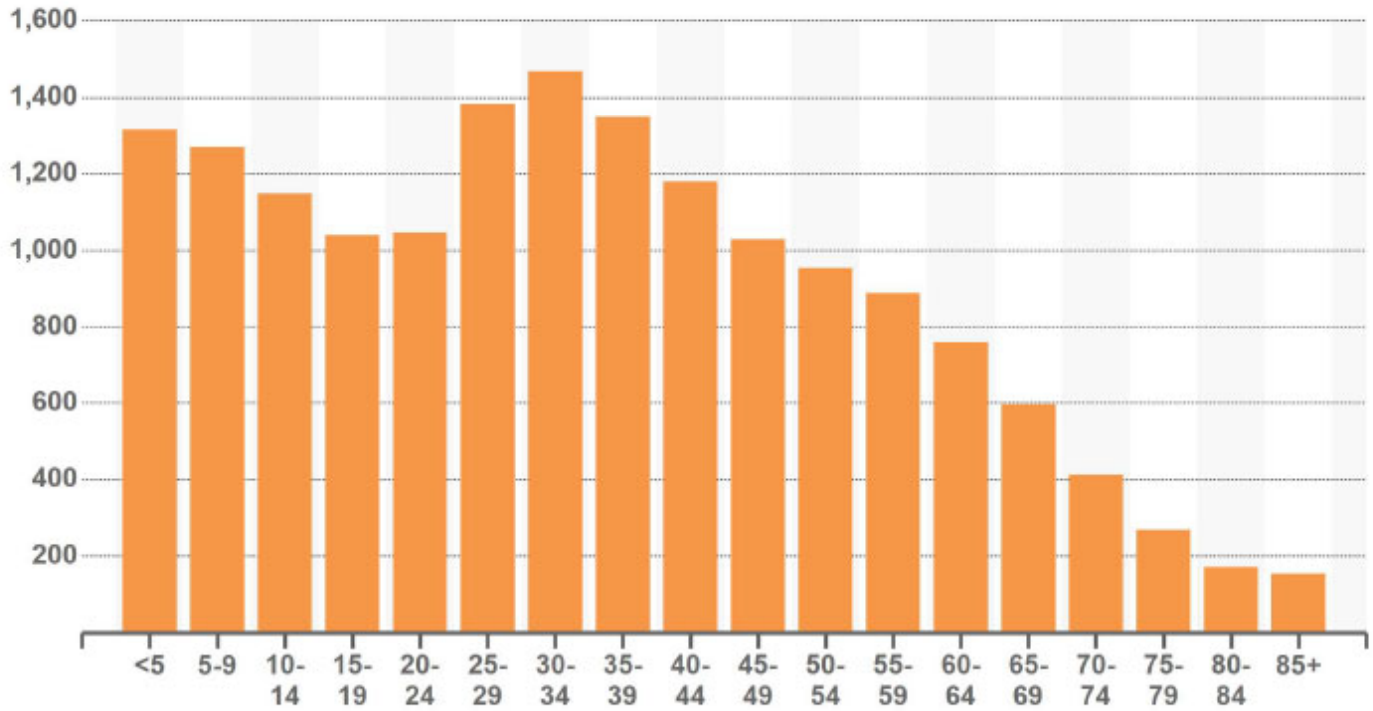
DEMOGRAPHIC SUMMARY

	1 Mile	5 Mile	10 Mile
Population			
2017 Population	16,431	182,266	580,270
2022 Population	17,478	192,928	612,914
Pop Growth 2017-2022	6.4%	5.9%	5.6%
2017 Average Age	34	35	36
Households			
2017 Households	6,446	69,358	237,374
2022 Households	6,852	73,342	250,849
Household Growth 2017-2022	6.3%	5.7%	5.7%
Median Household Income	\$47,621	\$53,750	\$56,375
Average Household Size	2.5	2.6	2.4
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$139,594	\$138,966	\$172,323
Median Year Built	1990	1985	1972

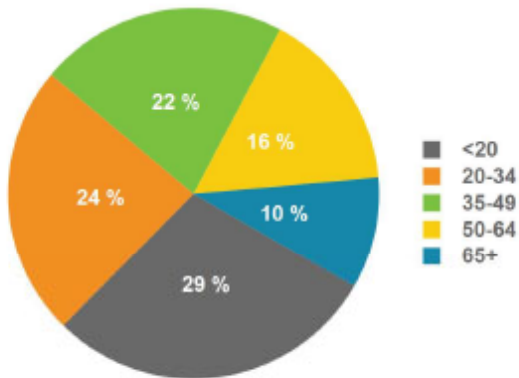
DEMOGRAPHICS – AGE & EDUCATION

5581 W Broad Street, Columbus, Ohio 43228

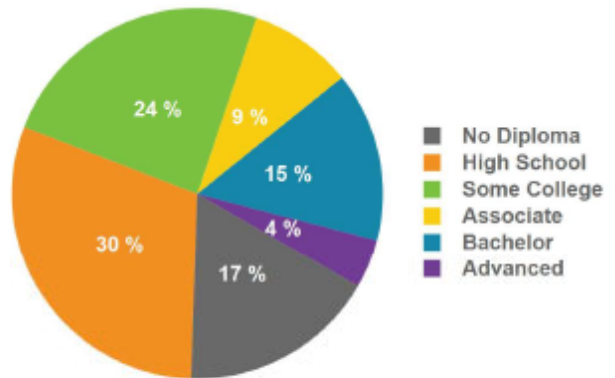
POPULATION BY AGE GROUP IN 1 MILE RADIUS



POPULATION BY AGE IN 1 MILE RADIUS



POPULATION BY EDUCATION IN 1 MILE RADIUS



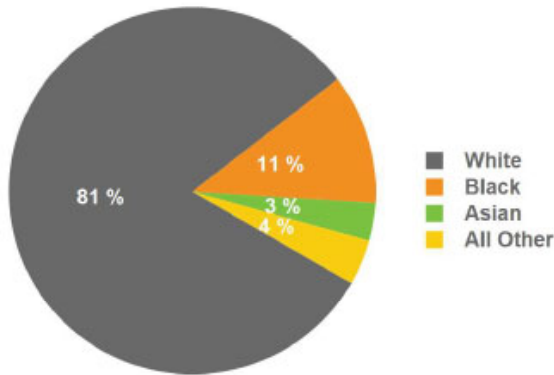
DEMOGRAPHICS – ETHNICITY

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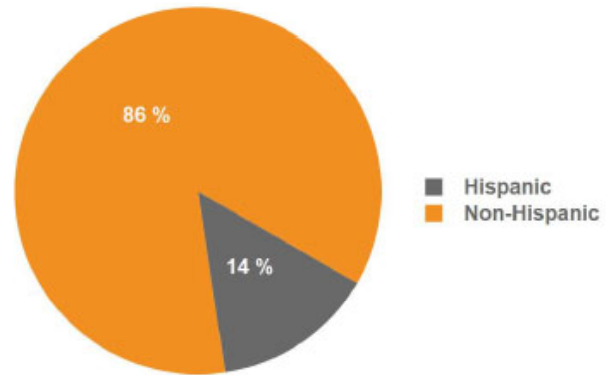
POPULATION BY RACE

Race	2018 Population							
	1 Mile			5 Mile		10 Mile		
White	13,339			81.18%	143,136	78.53%	451,638	77.83%
Black	1,887			11.48%	23,334	12.80%	74,824	12.89%
Asian	547			3.33%	8,118	4.45%	34,139	5.88%
American Indian & Alaskan	103			< 1%	979	< 1%	2,089	< 1%
Hawaiian & Pacific Islander	6			< 1%	237	< 1%	506	< 1%
Other	550			3.35%	6,462	3.55%	17,075	2.94%

POPULATION BY RACE IN 1 MILE RADIUS



HISPANIC POPULATION IN 1 MILE RADIUS



MILITARY POPULATION

	2018 Population							
	1 Mile			5 Mile		10 Mile		
Military	19			< 1%	85	< 1%	228	< 1%
Non-Military Workforce	8,902			99.79%	92,343	99.91%	298,719	99.92%

Columbus Office

150 East Broad Street
Suite 500
Columbus, OH 43215
614.883.1200

Bruce Massa, SIOR, CRE

Associate Director
614.883.1330
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BRUCE F. MASSA, SIOR, CRE

ASSOCIATE DIRECTOR | INDUSTRIAL SERVICES GROUP

ROLE & RESPONSIBILITIES

For more than 44 years, Bruce F. Massa has been selling, leasing, and developing real estate in central Ohio and Florida. He has extensive experience in all phases of real estate brokerage and development with an emphasis on industrial sales and leasing.

His career has been built on integrity, trust, and honesty. Combining a solid work ethic that is second to none and maintaining an open line of communication with his clients and partners, his goals are simple; represent the best interests of his clients at all times, and find a way to successfully complete assignments.

WORK EXPERIENCE

Mr. Massa's successful assignments include leasing or sales projects for General Electric, AT&T, Dominion Freight, Cummins Diesel, Ameritech, Firestone Tire and Rubber, Time Warner, Liberty Mutual Life Insurance, The Catholic Diocese of Columbus, and the Masonic Lodge.

Prior to joining Continental Realty / Newmark Knight Frank, Mr. Massa founded Massa Realty & Development in 1989. He has successfully developed, leased, and sold warehousing in central Ohio, engaged in land development for all major local single family homebuilders, has acted as an expert witness in Franklin County civil litigation cases, and has completed counseling assignments in the entitlement process for land acquisition, development, and disposition.

AFFILIATIONS & APPOINTMENTS

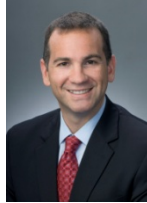
- The Society of Industrial and Office Realtors (SIOR) past state chapter president
- The Counselors of Real Estate (CRE)
- The National Association of Industrial and Office Parks (NAIOP)
- The Columbus Commercial Industrial Investment Realtors (CCIIR)
- The local, state, and national Boards of Realtors, past president 2000
- The Land Review Commission for the City of Columbus
- The Franklin County Probate Court
- Franklin County Common Pleas Court – receivership appointee
- The Central Ohio Realtor Political Action Committee (CORPAC) life member
- Foundation Fund Advisory Board
- Member of Athletic Club of Columbus, St. Andrews Parish

Columbus Office

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MATT DIXON
SALES & LEASING

ROLE & RESPONSIBILITIES

Matt joined Continental Realty / Newmark Knight Frank in 2014. After receiving his Juris Doctor degree from The Capital University Law School in 2002, Matt practiced law in various fields including the representation of private equity firms, developers, landlords and tenants in numerous transactions such as investment sales and acquisitions, syndications for real estate developments, sales and leasing, and finance related matters. While practicing law, Matt discovered that his true passion for assisting clients in commercial real estate would be better realized as a sales agent.

Through his commercial real estate practice, Matt has provided guidance and service to a wide range of clients in various transactions involving office, retail and industrial sales and leasing, as well as multi-family sales, development land sales and investment sales. Matt takes pride in providing best in class service and advice to his clients through keen attention to detail and a strong work ethic.

WORK EXPERIENCE

Matt's successful assignments include projects for, Northwest Title Family of Companies, First American Title Insurance Company, Ohio State Highway Patrol Federal Credit Union, Lane Aviation, Spectrum Retirement Communities, LLC, ProScan Imaging Centers, Nippon Life Insurance Company, Fishbeck, Thompson, Carr & Huber, Inc. and numerous law firms, among others.