

OPPORTUNITY ZONE PRIME MIXED-USE
FRANKLINTON REDEVELOPMENT



MULTI-FAMILY / RETAIL DEVELOPMENT

907 West Broad Street | Columbus, Ohio 43222

PRICE: \$3,350,000



DISCLAIMER

Although effort has been made to provide accurate information, neither the owner nor Anchor Cleveland LLC dba Anchor Retail can warrant or represent the accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form, and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor Anchor Cleveland LLC dba Anchor Retail represents that this document is all-inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in exact time the evaluations were undertaken. They do not purport to redact changes in the economic performance of the property or the business activities of the owner since the date of preparation of this document. The projected economic performance of the property, competitive sub-market conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market, and the surrounding competitive environment.

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Anchor Cleveland LLC dba Anchor Retail 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 Anchor Cleveland LLC dba Anchor Retail, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Anchor Cleveland LLC dba Anchor Retail, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

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INVESTMENT OVERVIEW

01

Offering Summary
Regional Map
Aerial Photos
Property Details



PROPERTY DESCRIPTION

Anchor Retail is glad to exclusively represent ownership for the development in an Opportunity Zone in the prime Franklinton sub-market in Columbus, Ohio. This 0.74± acre property is set for transformation into a vibrant mixed-use development, situated at the strategic intersection of Broad Street and Martin Avenue in downtown Columbus. The site benefits from high visibility and significant foot traffic, and the surrounding area is a community filled with residential, retail, and commercial spaces.



INVESTMENT HIGHLIGHTS

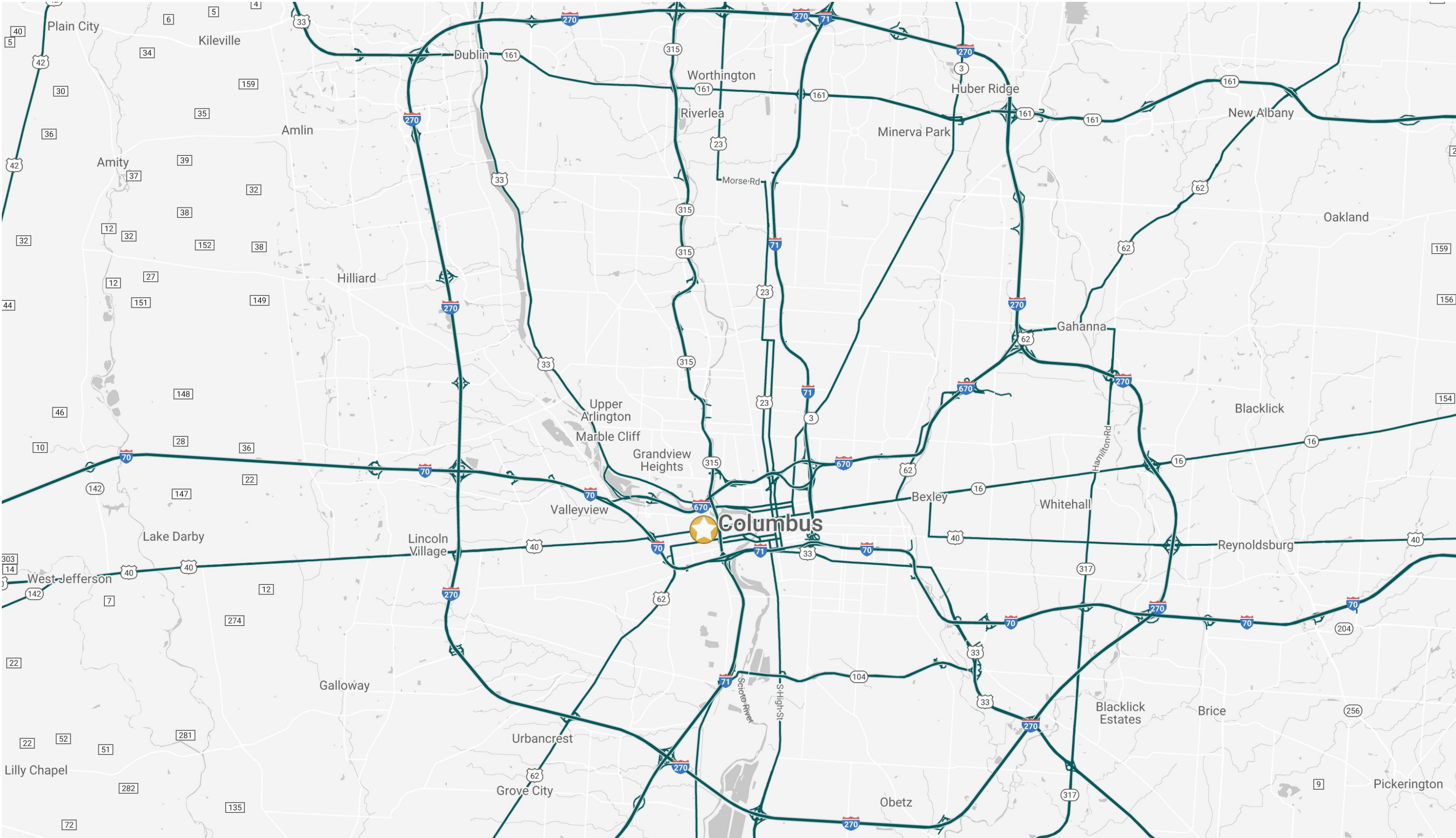
- Prime area to transform this 0.74 acre property into a vibrant mixed-use, multi-family development, capitalizing on its strategic location in downtown Columbus in a tax-advantaged Opportunity Zone
- 200'+ of frontage on a hard corner at the SW corner of Broad Street & Martin Avenue
- High density demographics: 340,000+ population within five (5) miles
- On downtown Columbus' main throughway with 17,000+ VPD
- Current zoning LC-4: Vacant restaurant with ample parking

LIST PRICE: \$3,350,000

2023 TAXES: \$31,096.08

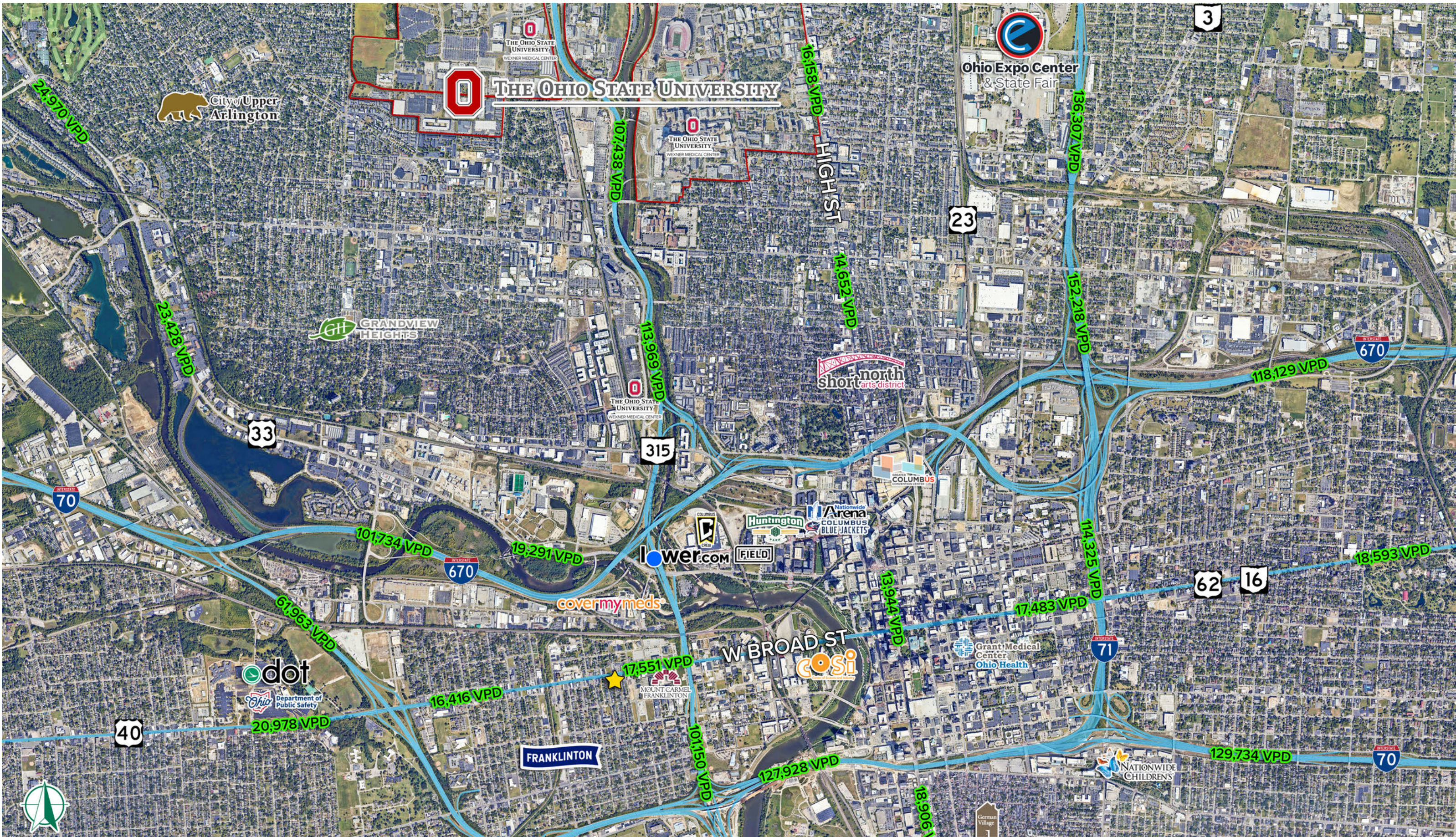


INVESTMENT OVERVIEW: Regional Map



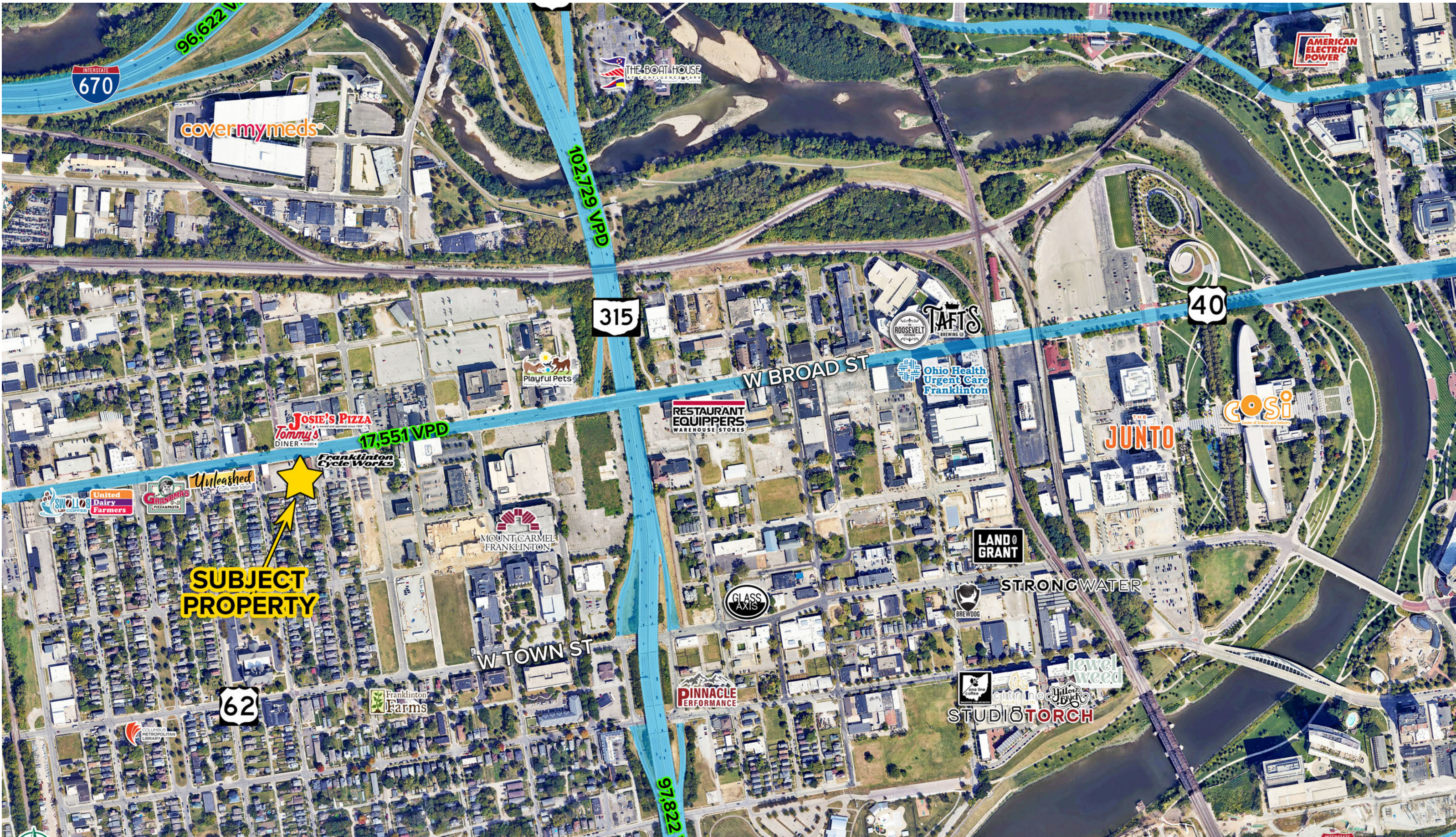


INVESTMENT OVERVIEW: Market Aerial



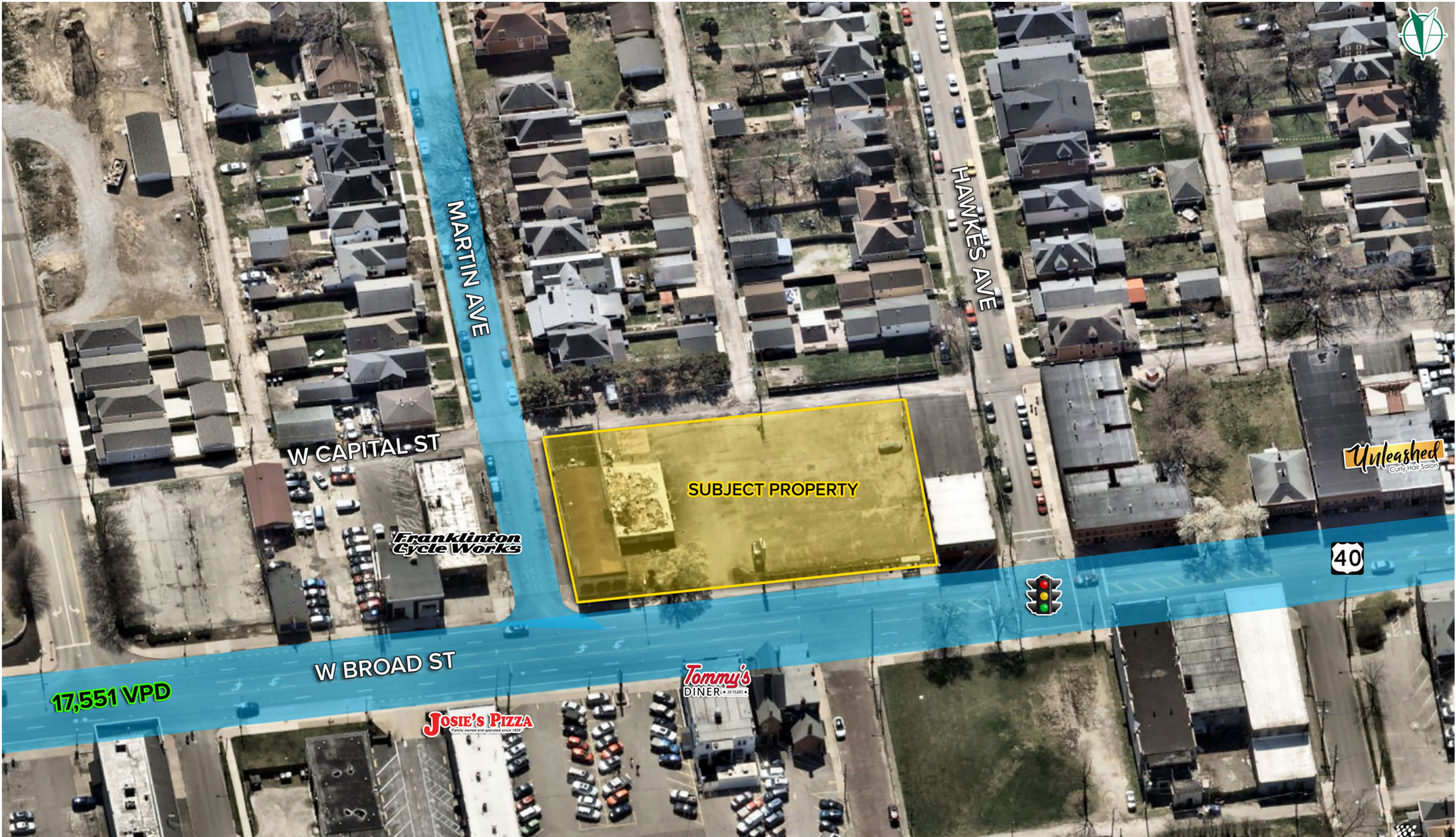


INVESTMENT OVERVIEW: Near Vicinity Aerial





INVESTMENT OVERVIEW: Property Aerial



Unleashed
Curly Hair Salon

40



SUBJECT PROPERTY

MARTIN AVE

HAWKES AVE

W CAPITAL ST

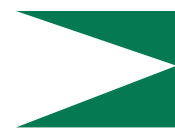
Franklinton
Cycle Works

W BROAD ST

17,551 VPD

JOSIE'S PIZZA
Family owned and operated since 1989

Tommy's
DINER • 30 YEARS •



INVESTMENT OVERVIEW: Property Details

LOCATION

Primary Address 907 West Broad Street
 Neighborhood Franklinton

PARCEL

Parcel ID 010-046810-00
 Tax District 010 - City of Columbus

TRANSPORTATION

Closest Line COTA #10, E Broad/W Broad
 Nearest Stops East-bound: directly in front of subject
 West-bound: across the street, 200' east

BUILDING

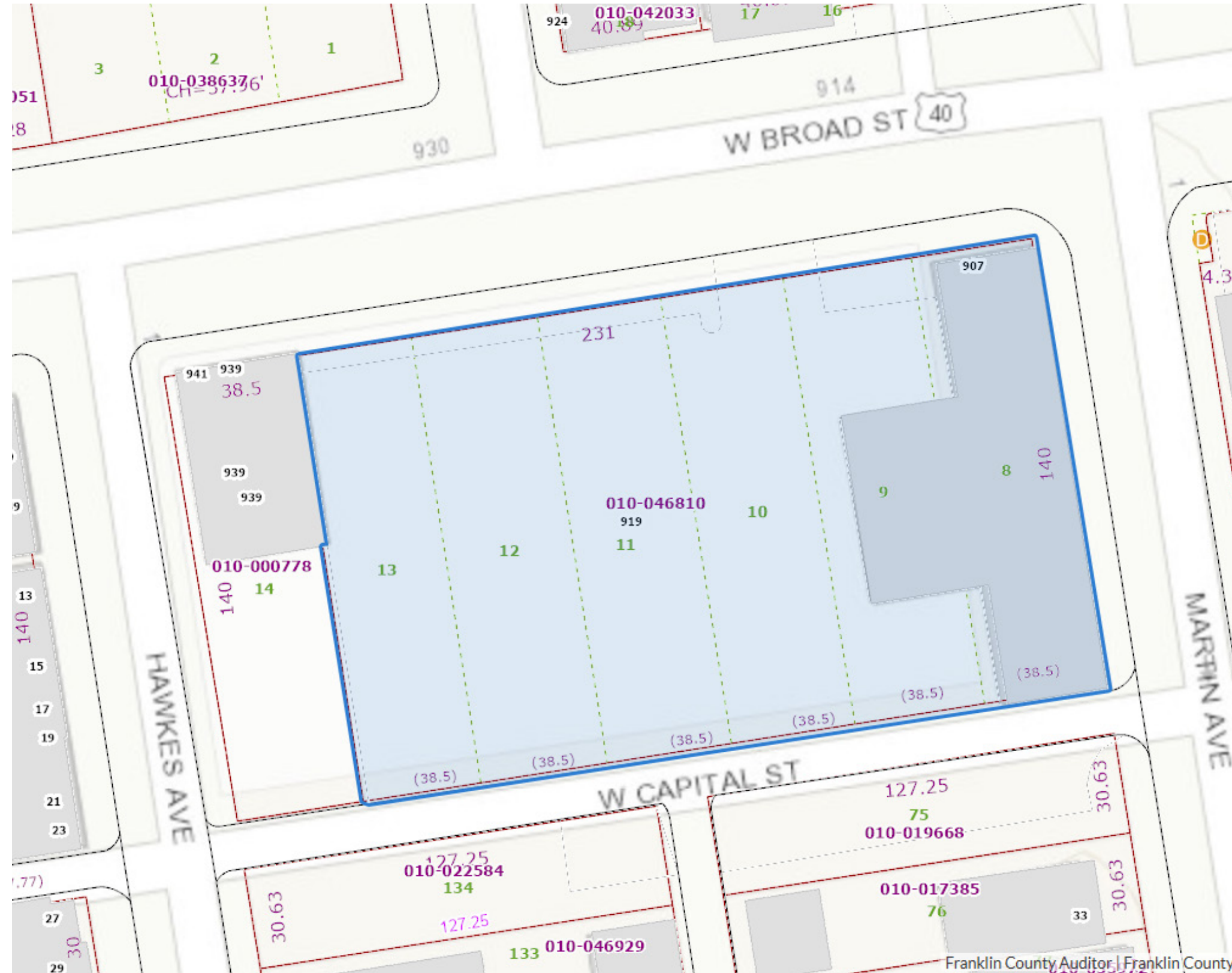
Square Feet 6,562
 Stories 1
 Year Built 1960
 Structure Type Restaurant

LOT

Lot Square Feet 32,339
 Lot Acres 0.7424
 Lot Dimensions 231 ft x 140 ft

ZONING

Zoning LC-4



Franklin County Auditor | Franklin County



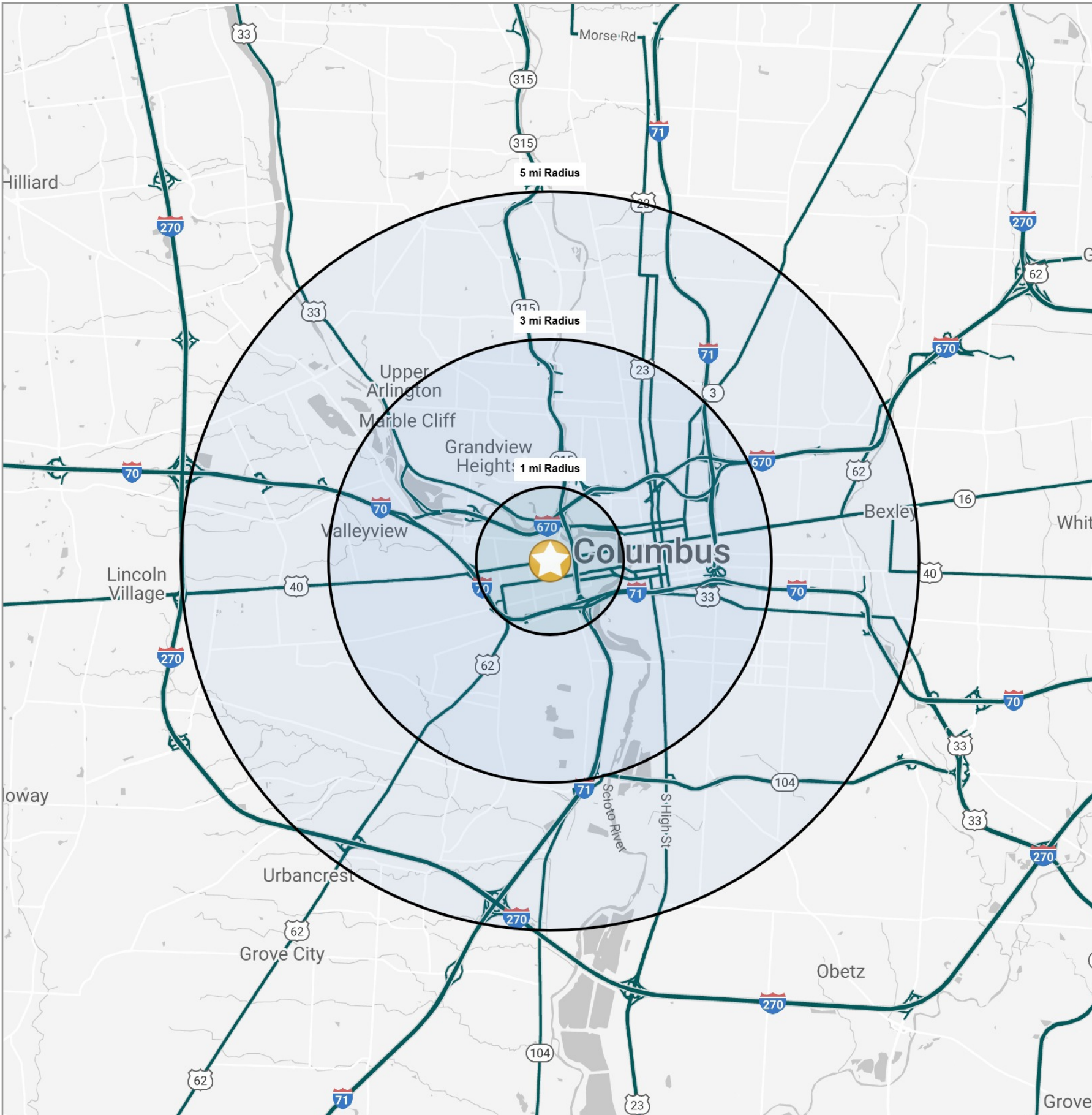
MARKET OVERVIEW

02

Demographics



MARKET OVERVIEW: Demographics



POPULATION: 2023

3 Miles 163,284

5 Miles 353,019



POPULATION: 2028 est.

3 Miles 167,130

5 Miles 357,849



NUMBER OF HOUSEHOLDS: 2023

3 Miles 71,107

5 Miles 146,743



NUMBER OF HOUSEHOLDS: 2028 est.

3 Miles 73,041

5 Miles 148,896



AVERAGE HOUSEHOLD INCOME

3 Miles \$77,348

5 Miles \$76,017

MEET THE TEAM

Deal Team

The Anchor Retail Team

ARTHUR KAPLAN

Senior Vice President - Investment Sales

Arthur Kaplan is a Senior Vice President of Anchor Retail and established the Columbus office. A twelve (12) year veteran of the commercial real estate industry, his relevant experience is highly diverse, being involved on the analyst, debt underwriting, and investment sales sides. He has worked on land development as well as net lease, retail, industrial, office, and hotel acquisitions and dispositions on behalf of high net worth clients as well as large private and publicly-traded entities.

Prior to joining Anchor, Arthur managed the Kaplan Retail Advisors team within Marcus & Millichap for the past eight (8)-plus years, worked with Northstar Realty on single tenant and retail strip development, and served as Vice President of Real Estate at Schiff Capital in the mixed-use urban multi-family development sector.

Arthur attended Stanford University and graduated from The Ohio State University with a Bachelor of Science in Molecular Genetics, French, and a concentration in International Business.

He currently splits time between Ohio, New York, and Florida, with a portion of his time spent with charitable organizations, including being on the board of the FIDF Ohio Chapter and the After-School All-Stars, as well as being involved with the Ronald McDonald Foundation, Salvation Army, Homeless Families Foundation, and Operation Underground Railroad.



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NOTABLE CLIENTS



BRAD AMBORSKI

Investment Sales Associate

Brad Amborski is a dynamic commercial real estate sales agent based in Columbus, Ohio, with a degree from Ohio State University's Max M. Fisher College of Business. His background includes a development analyst internship in real estate, diverse roles in customer service, operations, and a notable stint in the U.S. Marine Corps. Amborski's blend of academic achievement, practical real estate experience, and military discipline underpins his drive toward financial freedom in the commercial real estate industry.

Brad E. Amborski is an up-and-coming professional in the field of commercial real estate, currently based in Columbus, Ohio. Graduating in May 2024 from The Ohio State University's Max M. Fisher College of Business with a specialization in Real Estate, Brad has equipped himself with a robust knowledge base, including courses in construction management, finance, international business, accounting, marketing, legal operations management, logistics management, and real estate analytics. He brings to the table a variety of essential skills like advanced Excel proficiency, problem-solving, keen attention to detail, exceptional customer service, effective time management, and teamwork.

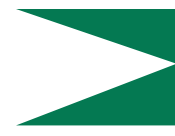
His hands-on experience in the real estate sector was significantly enhanced through his role as a Development Analyst Intern at Spire Development, where he assisted in identifying and underwriting new real estate development opportunities, preparing funding applications, and coordinating market research. His involvement in various stages of project development, from initiation to asset management, showcases his comprehensive understanding of the industry.



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MEET THE TEAM: The Anchor Retail Team

With over 100 years of combined experience between our brokers, Anchor Retail has the history and the knowledge to help acquire, promote, grow and develop our client's businesses above their expectations.



TORI NOOK

As a highly respected broker in commercial real estate, Tori is the principal, founder, and managing broker of Anchor Retail.

Tori has 23 years of experience representing national retailers, restaurants, and developers. She has expert market knowledge in the tenant representation approval process by coordinating the site selection, strategic planning, LOI negotiation, and site packaging. Tori has nationwide relationships with tenants, landlords, brokers, and developers.

Tori's real estate career has been distinguished by her long-term exclusive relationships and high production of multi-state tenant representation, shopping center leasing, and land sales. Tori and her team closed on over \$108 million worth of real estate in 2023. She is a member of International Council of Shopping Centers (ICSC), Urban Land Institute, and Realty Resources Network, Inc., a board member at Providence House, and has her undergraduate degree from John Carroll University Boler School of Business (B.S.B.A in Marketing). Tori has been recognized numerous times in Crain's Cleveland Business, including "Top Forty under Forty" in 2017, "Source Lunch" in 2018, and "Notable Leaders in Commercial Real Estate" in 2023. In 2021, Tori was awarded The Mother Of The Bread Award by Panera Bread, and in 2022 she received the Women in Business Designation in the State of Ohio.

NOTABLE TENANTS



GREG GUYURON | Executive Vice President

Greg is an industry veteran of 17 years, during which time he has established himself as a top tenant representation specialist, representing some of the country's top restaurants and retailers. In addition, Greg has worked with many of the premier developers and landlords to pre-lease and lease prime retail projects throughout Ohio.



MATT WILSON | Associate Broker

Matt is a 35-year veteran in the real estate business. He specializes in big and mid-size box leasing and representation, land assemblages and dispositions, and investment sales. Matt has been involved with more than 900 lease and sale transactions for retail clients such as Meijer, Marc's, Kohl's, Lowe's, Best Buy, PetSmart, Cabela's, TJ Maxx, Urban Air, and many more.



ARTHUR KAPLAN | Senior Vice President - Investment Sales

Arthur is a 12-year veteran of the commercial real estate industry. His relevant experience is highly diverse, being involved on the analyst, debt underwriting, and investment sales sides. He has worked on land development as well as net lease, retail, office, and hotel acquisitions and dispositions on behalf of high net-worth clients as well as large private and publicly-traded entities.



CHRISTOPHER MCFARLAND | Vice President

Christopher started in the commercial real estate industry in 2000. He has a unique dept of knowledge and experience from being the VP of Leasing and Site Acquisition for a national developer for ten (10) years. From entitlements to pre-leasing to proformas to acquisition and then disposition, Christopher has a well-rounded knowledge he uses to represent buyers, tenants, sellers, and landlords.



VICTOR KIRALLAH | Vice President

Victor specializes in representing national tenants and landlords in leasing space and negotiating renewals. He represents national restaurants' and retailers' portfolios throughout Ohio. Victor offers a unique combination of market knowledge and financial expertise. His strong financial background as a public accountant for eight (8) years helps his clients achieve positive results.



ALLISON GIOMUSO | Vice President

Allison works in both tenant and landlord representation on a local, regional, and national scale, representing property owners, buyers, and tenants. She has extended her services and collaborated with a variety of tenants ranging from local boutiques to large national brands like Benjamin Moore, Verizon Wireless Corporate, Handel's Homemade Ice Cream & Yogurt, Crumbl Cookies, and more.



JIMMY DIFONZO | Sales Associate

Jimmy is a premier leasing agent, specializing in retail leasing nationwide. His diligence, market insight, and deep-rooted financial background allow him to provide superior service to his clients. Expanding his business and knowledge every chance he gets, Jimmy is an expert at connecting with owners and tenants, identifying their needs and wants, and guiding them through their investment decisions.



ANGELA GREINER | Sales Associate

Angela is a retail leasing and investment sales agent with over a decade of experience working on commercial real estate projects nationwide. Her expertise is germane to market research, relationship building, marketing, and tenant placement. From small shops under 1,000 square feet to big box retailers, her focus is always on the success of the client.



BRAD AMBORSKI | Investment Sales Associate

Brad is a recent graduate of the Max M. Fisher College of Business at The Ohio State University. He has a BS in Business Administration with a Real Estate Specialization. Brad brings his extensive financial, organizational, and customer service skills, including serving four (4) years in the United States Marine Corps.



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MEMBER

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