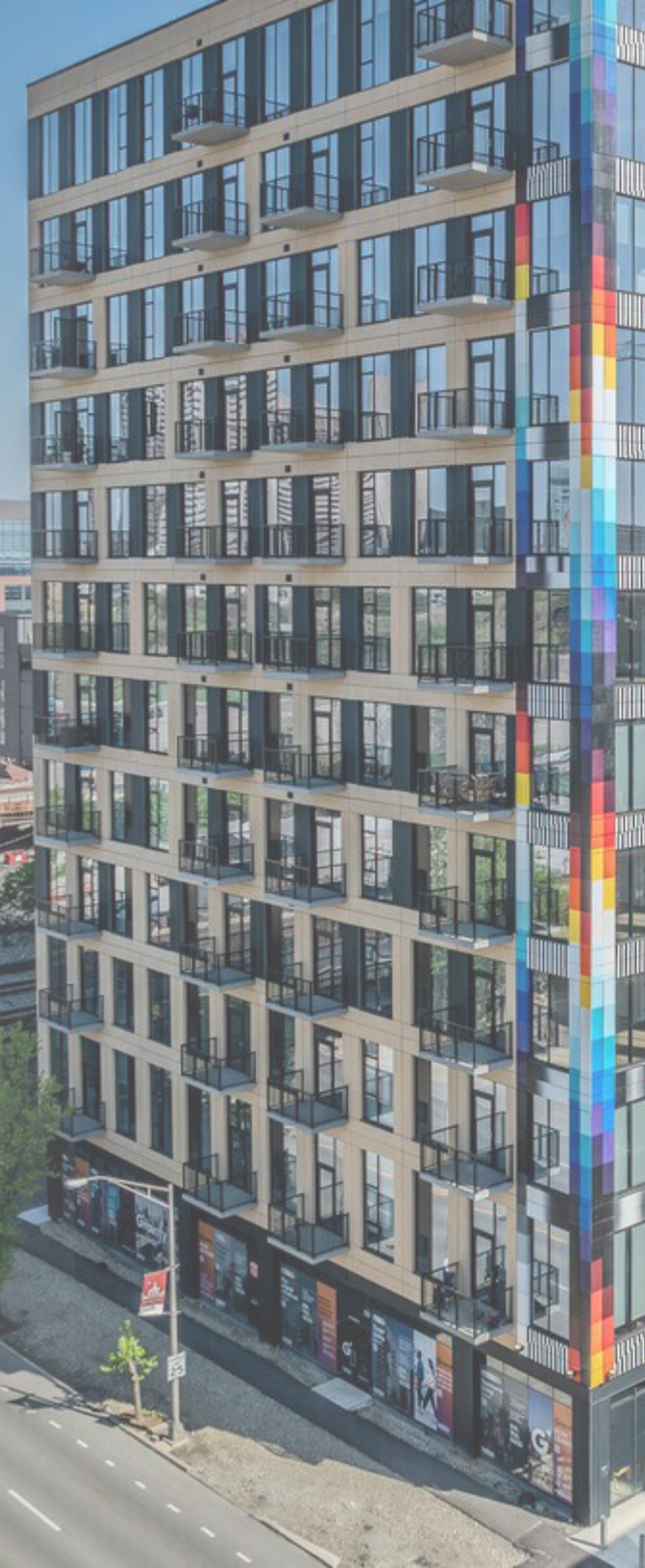


PRIME RETAIL OPPORTUNITY AT

The Tower at Horizon West

COLUMBUS
RETAIL TEAM

Colliers



A rare opportunity to create something iconic in the heart of Franklinton. With floor-to-ceiling glass, high visibility, and unmatched flexibility, this flagship space is designed for bold retail, restaurant, and experiential concepts.

433-435 W Broad St offers an exclusive opportunity to plant your flag in one of Columbus' fastest-evolving corridors. Positioned on the ground floor of the Tower at Horizon West with 250+ apartments, this open shell space is ready to be shaped into whatever you envision- retail, restaurant, showroom, or something entirely new.

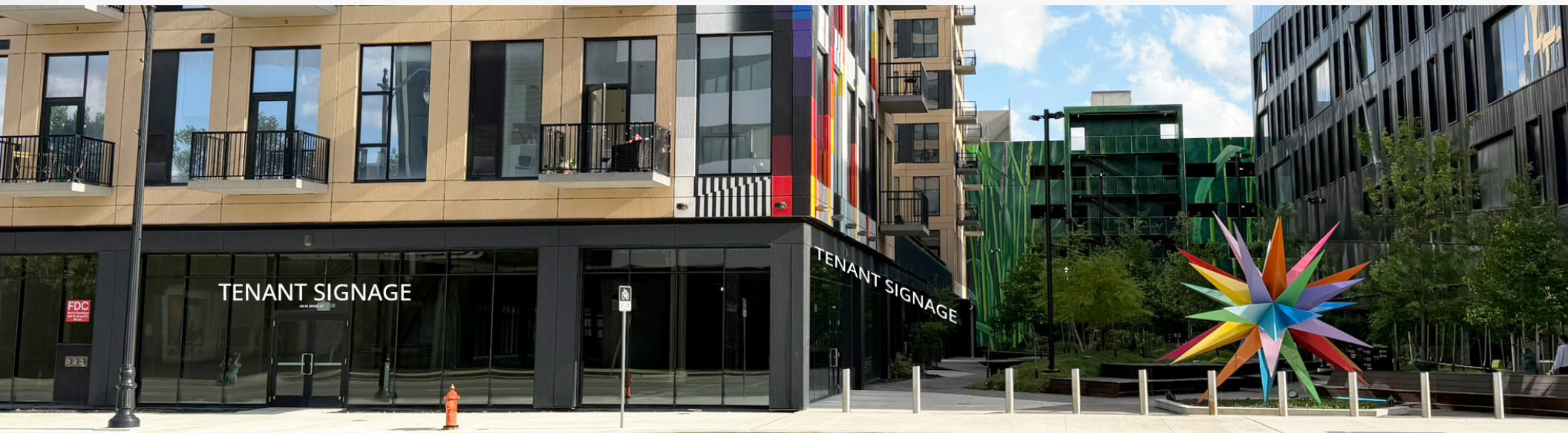
The space is flooded with natural light thanks to floor-to-ceiling windows on three sides, creating an airy, visible environment that's hard to replicate downtown. High ceilings and a clean, concrete floor give it an authentic, modern feel while offering total flexibility to design it your way.

With 400+ available parking spaces in the adjacent garage, access is easy for both customers and staff- a major advantage in an urban setting with built-in customer base from the apartments above & steady downtown traffic.



Property Highlights

- Prime retail/experiential opportunity in the highly sought-after Franklinton neighborhood
- Up to 20,970 SF contiguous; flexible options to demise the spaces to accommodate tenant needs
- Ideal for a wide range of users including full-service restaurants, experiential, fitness, wellness, and med-tail concepts
- Conveniently located less than one mile from State Route 315 and minutes from Interstate 71 & Interstate 70
- Surrounded by strong and emerging co-tenancy including OhioHealth Urgent Care, Losanti Steakhouse, The Roosevelt Coffeehouse, Little West Tavern, Land-Grant Brewing Company, SOW To Go, COSI, new Giant Eagle Market District at The Peninsula (2026), and Nocterra Brewing Co.
- Dense surrounding population with over 153,000 residents in a 3-mile radius, projected to grow to more than 165,000 by 2030 and beyond amid significant proposed area developments

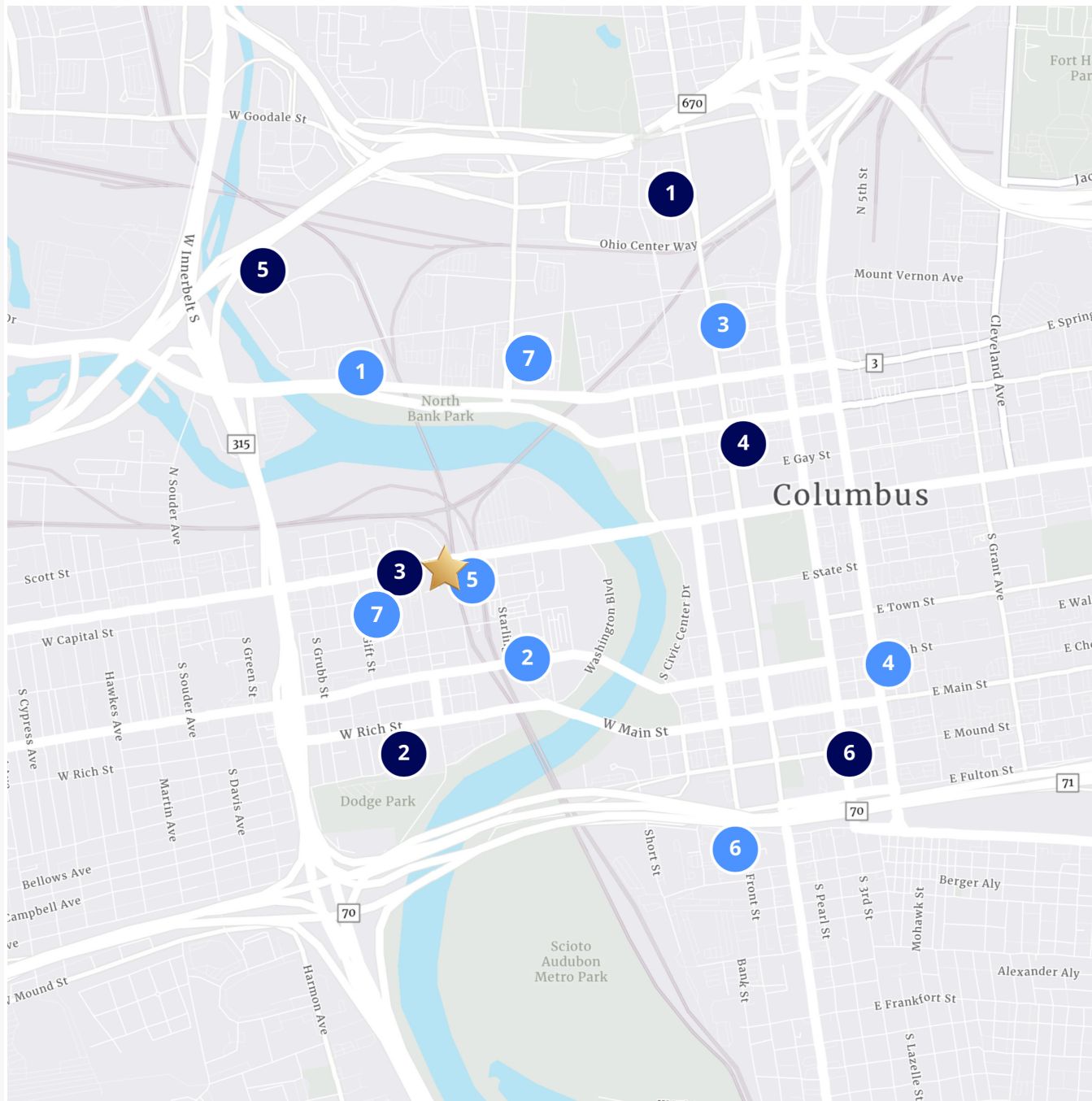


Additional options available upon request



Proximate Growth & Development

The Horizon West block is anchored by a dense infill population exceeding 150,000 residents within a 3-mile radius, bolstered by significant residential and mixed-use development activity reshaping the surrounding urban core.



Subject Property 433-435 W Broad St
20,970 SF

UNDER CONSTRUCTION

- 1 The Merchant Building** 475 N Wall St | **2026**
Mixed-Use
700,000 SF
174 Units
- 2 Westrich** 241 McDowell St | **2026**
Multifamily
415,347 SF
235
- 3 The Peninsula Phase II** 501 W Broad St | **2026**
Mixed-Use
313,000 SF
313 Units
- 4 100 N High St** | **2026**
Mixed-Use
152,000 SF
152 Units
- 5 Astor Park** 640-650 W Nationwide Blvd | **2026**
Multifamily
154,000 SF
225 Units
- 6 AspireColumbus** 360 S 3rd St | **2027**
Multifamily
135,000 SF
82 Units

PROPOSED

- 1 530 W Spring St** | **2027**
Multifamily
382,000 SF
244 Units
- 2 Scioto Peninsula** 334 W Town St | **2028**
Mixed-Use
307,000 SF
249 Units
- 3 The Centennial on High** 280 N High St | **2027**
Mixed-Use
336,189 SF
148 Units
- 4 The Estella** 175-199 E Rich St | **2029**
Mixed-Use
200,000 SF
252 Units
- 5 The Macklin** 397 W Broad St | **2029**
Multifamily
235,000 SF
246 Units
- 6 Front & Fulton** 477 S Front St
Mixed-Use
230,000 SF
200 Units
- 7 Nationwide Realty Investors (NRI)**
Land
Approx. 15 AC
Plans TBA

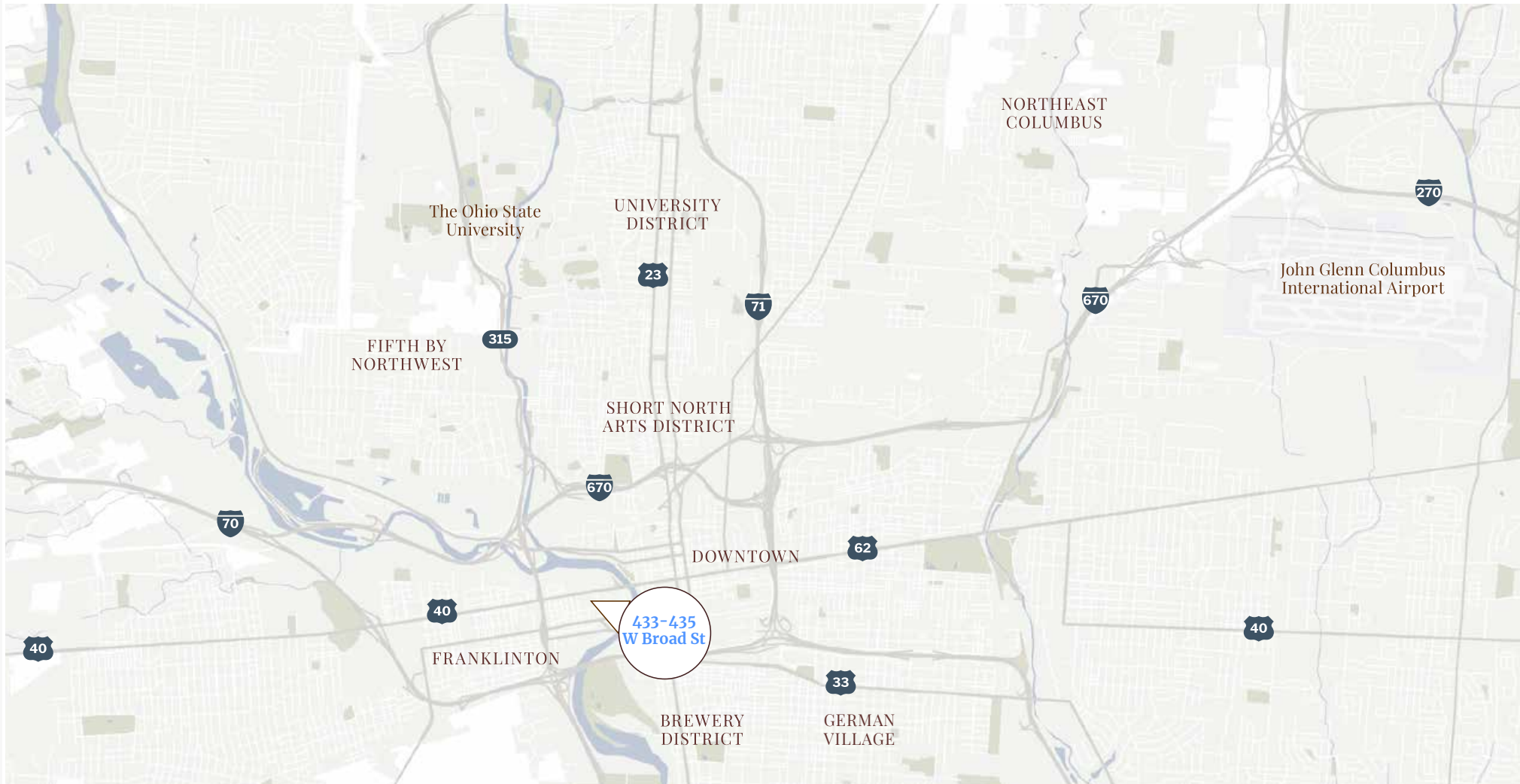
Retailer Map



Location Map

Strategically positioned adjacent to Downtown Columbus, 433-435 W Broad St offers immediate access to I-70 and I-71, is just minutes from John Glenn Columbus International Airport, and is less than 3 miles from The Ohio State University. The property's central location provides seamless connectivity to the region's major business, education, and transportation hubs.

2 min.	Interstate 71
2 min.	Interstate 70
10 min.	John Glenn Columbus International Airport
5 min.	The Ohio State University



Demographics

	1 Mile	3 Miles	5 Miles
Population	10,643	141,544	329,298
Total Households	6,360	65,007	141,219
Average Household Income	\$116,969	\$90,910	\$92,121

Traffic Counts

W Broad St	19,317 VPD
W Town St	11,620 VPD
I-70	114,169 VPD
I-71	112,546 VPD
SR-315	56,340 VPD *South-bound exit

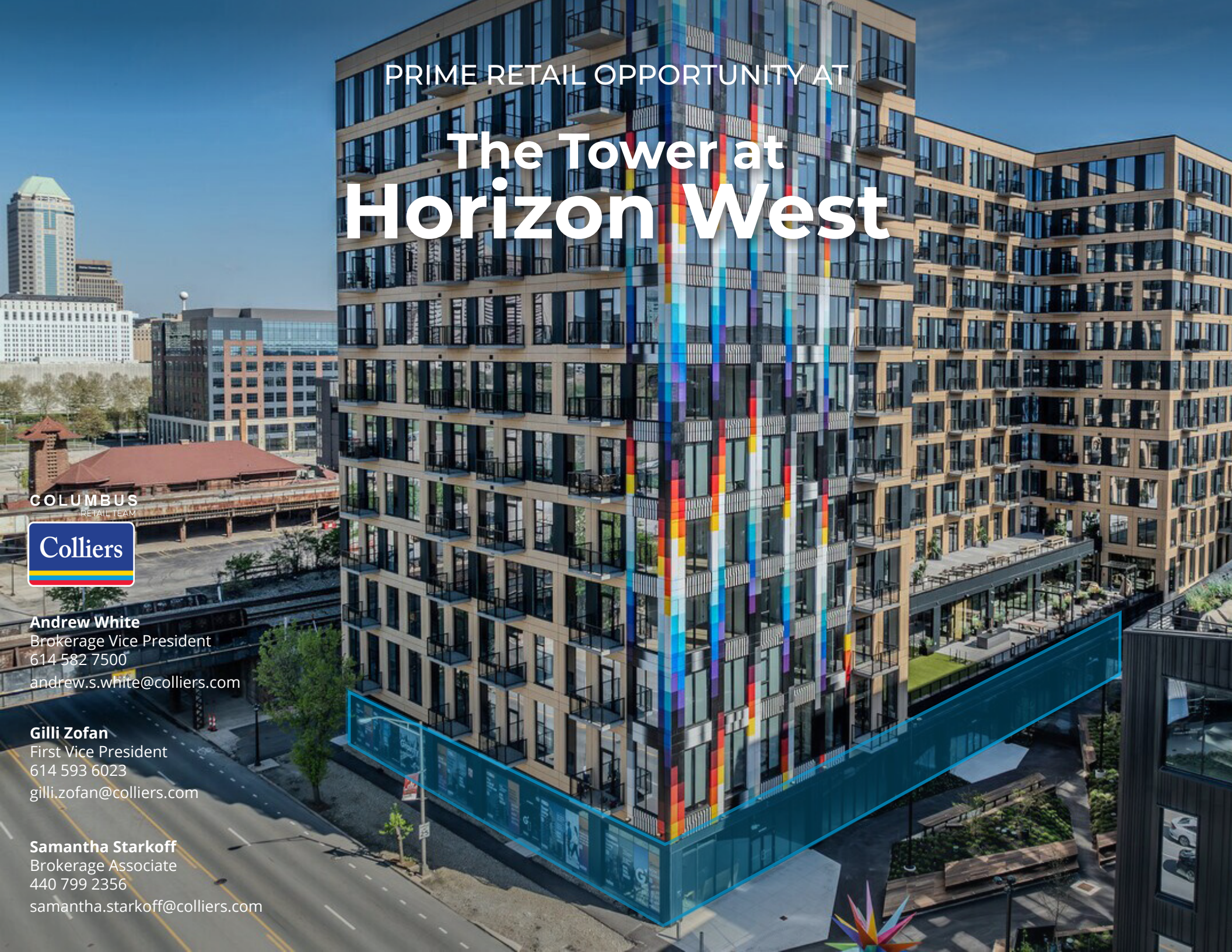
Property Information

County: Franklin

Available SF (Retail): 20,970 SF

Parking: On-Site Parking Garage





PRIME RETAIL OPPORTUNITY AT

The Tower at Horizon West

COLUMBUS
RETAIL TEAM

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