

# LEASE

## GREAT WESTERN COMMERCE CENTER

3425-3493 Great Western Blvd Columbus, OH 43204

### LOCATION DESCRIPTION

Surrounding the center is large industrial employers and residential neighborhoods. There are national, regional, and local retailers in the immediate area. The center is in close proximity to the Hollywood Casino and Doctors West Hospital. The property's prime location also provides easy access to major roadways, making it convenient for both locals and visitors.

### PROPERTY HIGHLIGHTS

- 2,400 SF or 2,720 SF suite available
- Great for many commercial uses
- Monument and building signage available
- Ample parking
- Ground lease opportunities for outparcels



### OFFERING SUMMARY

Number of Units Available:	6
Available SF in Center:	2,400 - 2,720 SF
Lot Size Available:	0.81 to 1.83 Acres
Lease Rate:	Negotiable

### PROPERTY WEBSITE

[bit.ly/GreatWesternCom](http://bit.ly/GreatWesternCom)

#### Bill Davis

O: (614) 341-9800 x102 | C: (614) 588-7561  
bdavis@cbc-aspire.com

#### Tom Velalis

O: (614) 341-9800 x109 | C: (614) 354-6556  
tvelalis@cbc-aspire.com

#### Andrew Sylvester

O: (614) 341-9800 x112 | C: (724) 747-8974  
asylvester@cbc-aspire.com



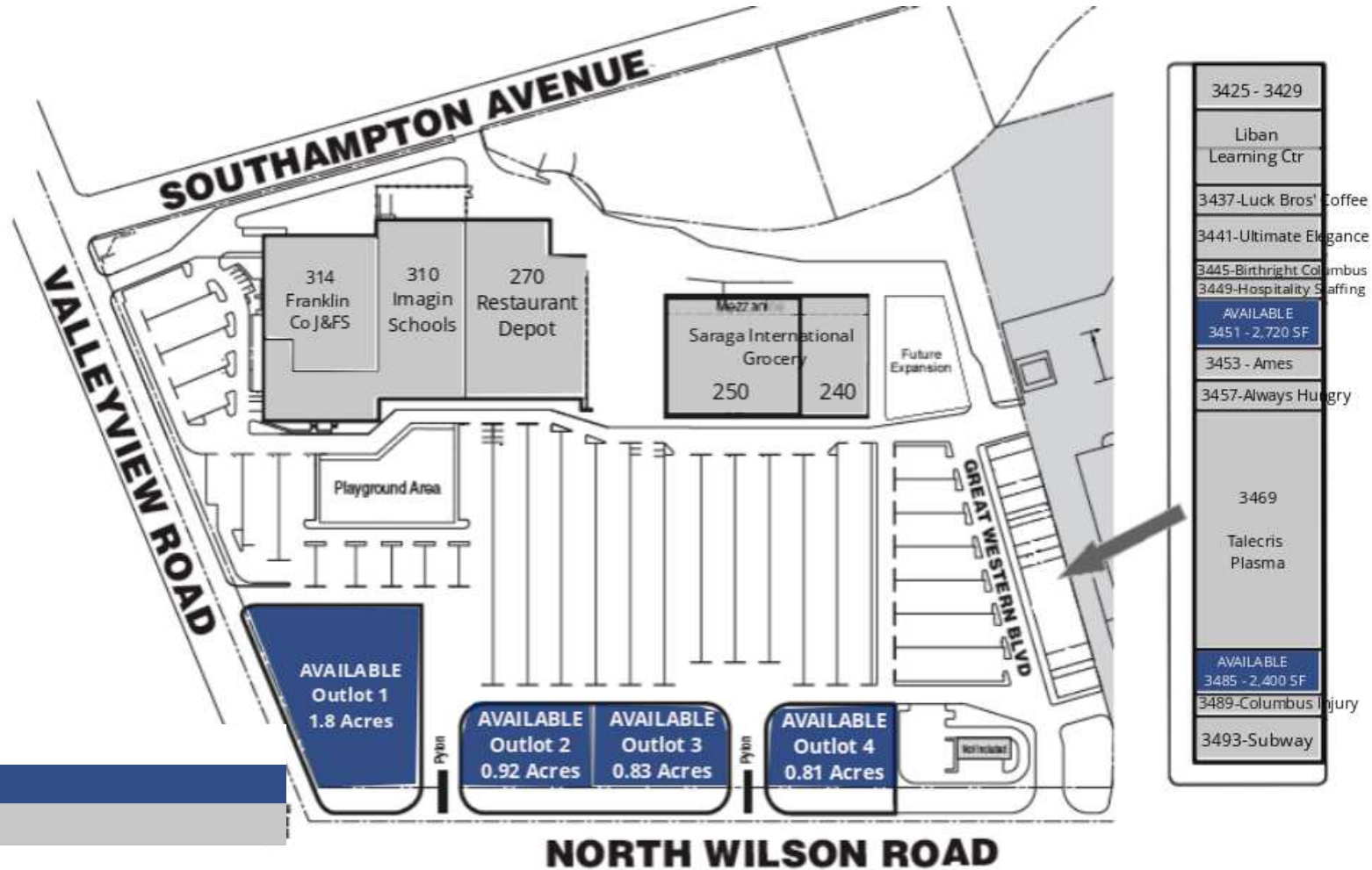
COLDWELL BANKER  
COMMERCIAL

ASPIRE REALTY  
SERVICES

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### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3451 Great Western Blvd	Available	2,720 SF	NNN	Negotiable	Inline, 34'x80'
3485 Great Western Blvd	Available	2,400 SF	NNN	Negotiable	Inline, 30'x80'
Outlot 1	Available	1.83 Acres	NNN	Negotiable	Outparcel
Outlot 2	Available	0.92 Acres	NNN	Negotiable	Outparcel
Outlot 3	Available	0.83 Acres	NNN	Negotiable	Outparcel
Outlot 4	Available	0.81 Acres	NNN	Negotiable	Outparcel

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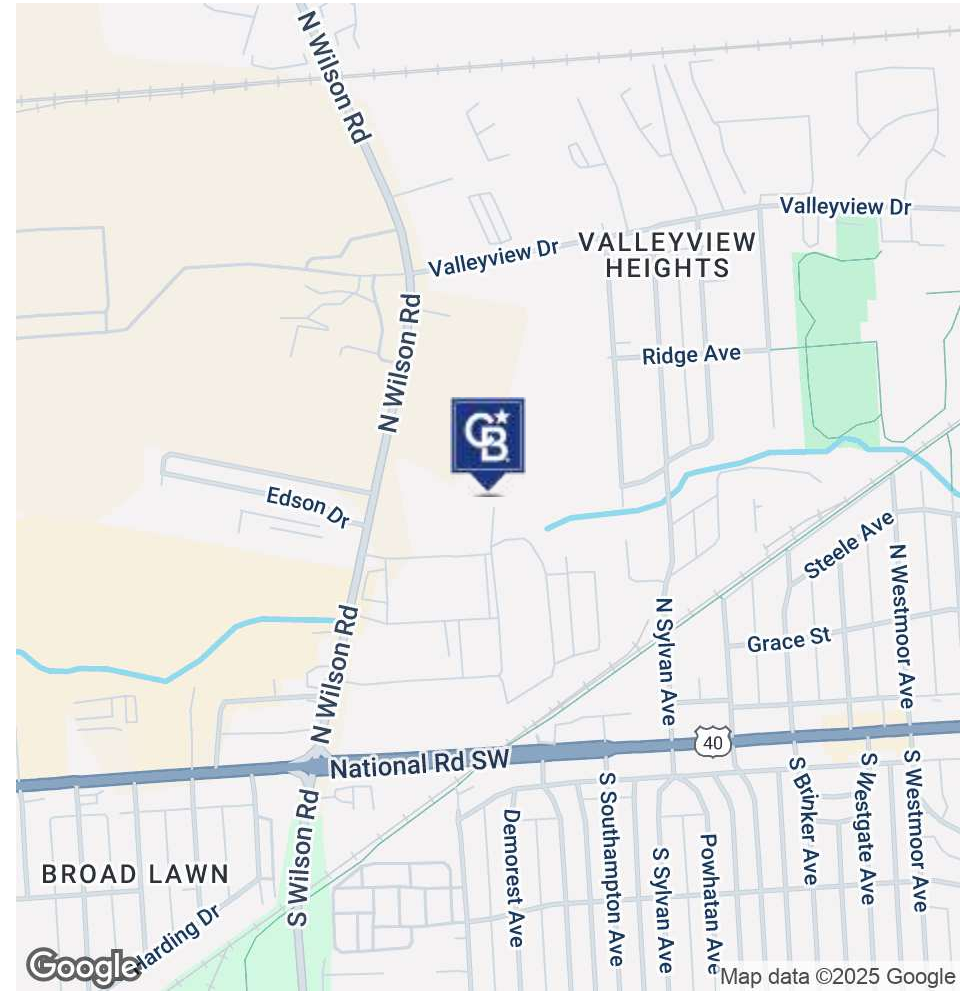
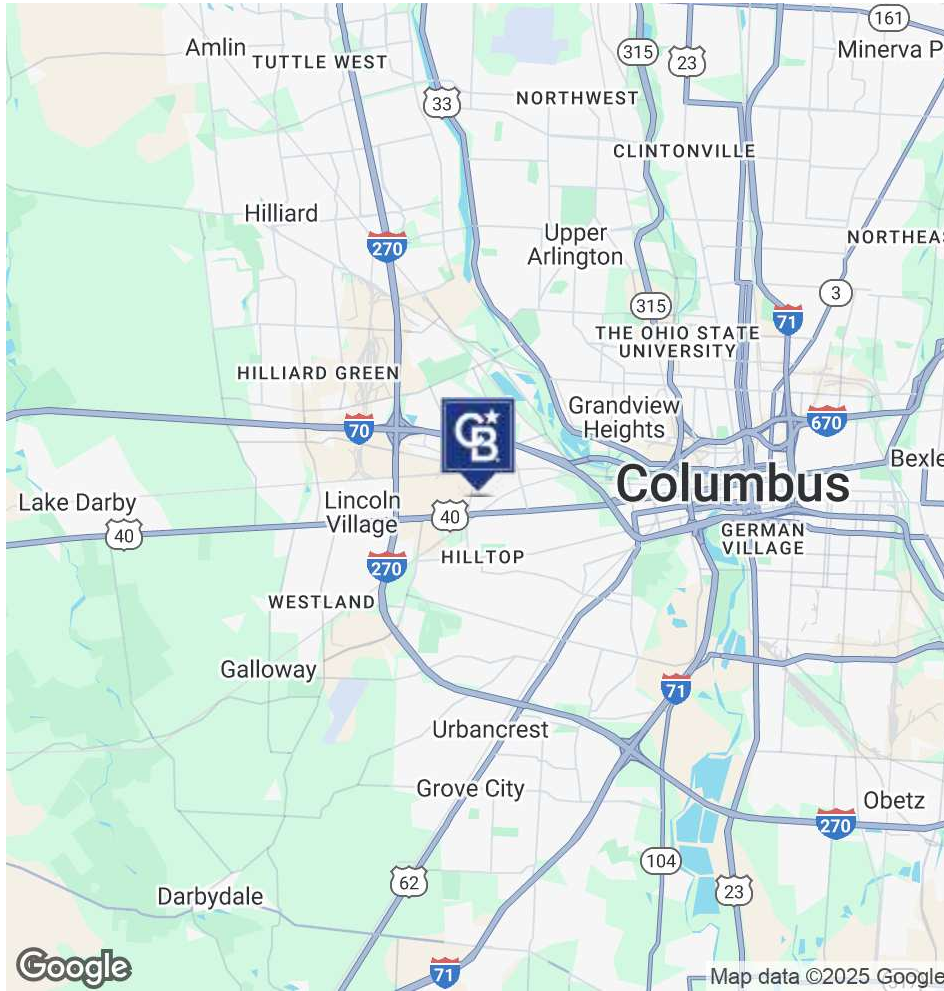
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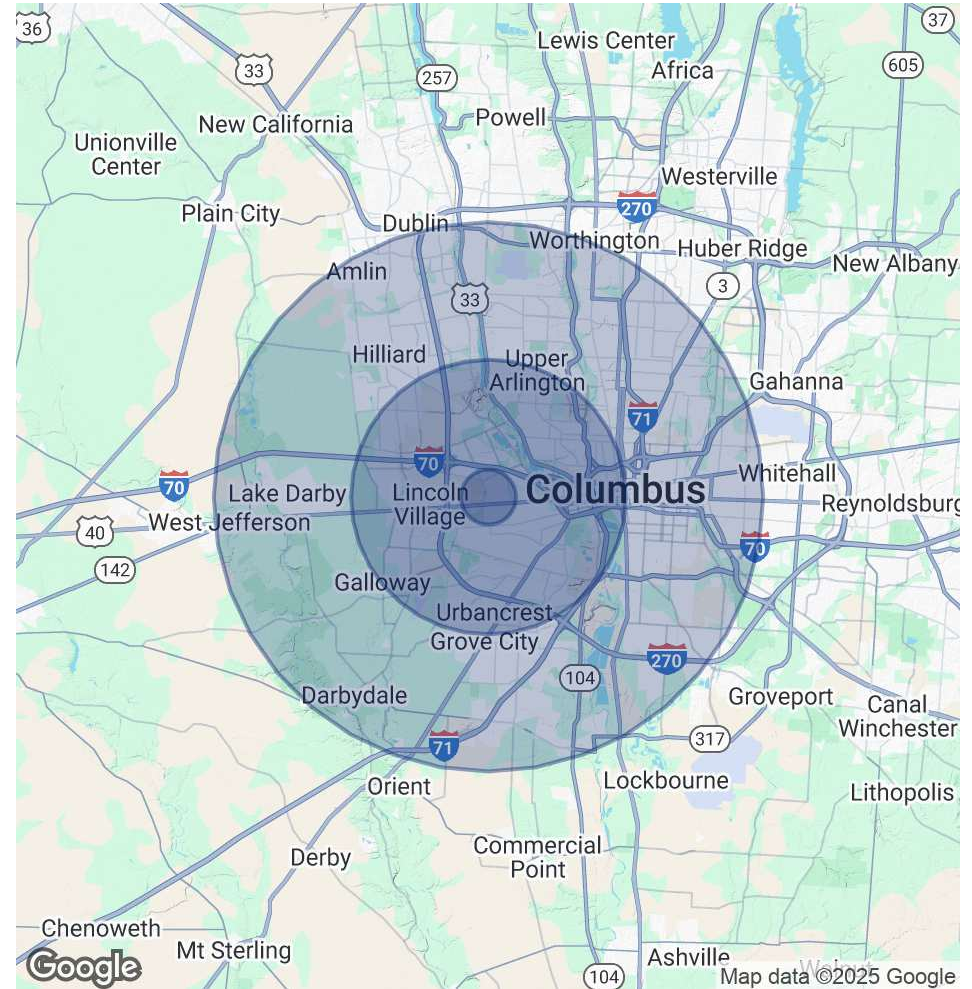
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,260	299,082	875,180
Average Age	38	36	37

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,259	124,964	361,836
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$70,196	\$94,126	\$94,786
Average House Value	\$216,983	\$321,399	\$317,064

\* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS	DIRECTION	YEAR	COUNT
W Broad St US 40 Broad St E of Georgesville Rd	2-WAY	2023	24,946
Fisher Rd W of Wilson Rd	2-WAY	2023	14,599
W Broad St US 40 Broad St E of Wilson Rd	2-WAY	2023	18,801



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