



**PLAZA PROPERTIES**  
Developers / Managers

# FOR LEASE

## West Broad Centre

3631 - 3659 W. Broad Street • Columbus, Ohio • 43228

- 1,600 - 5,669 SF Available
- Located on the corner of W. Broad and Broadlawn
- Area Tenants: Kroger and McDonald's
- Near Hollywood Casino



Offered By



Commercial

Jeff Ungar  
[jungar@lgrrealty.com](mailto:jungar@lgrrealty.com)

**614.237.0781**

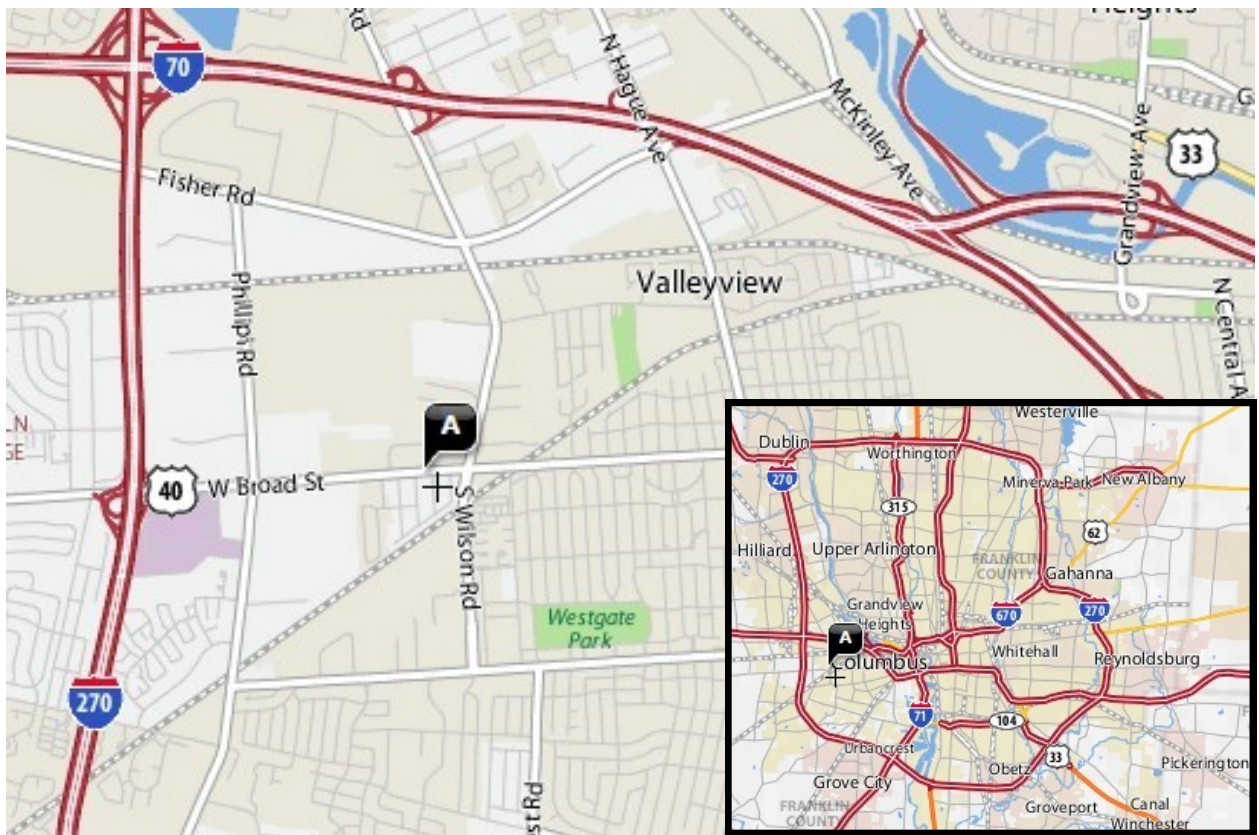
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# West Broad Centre

<b>Location</b>	Located in Columbus, Ohio at the corner of West Broad Street and Broadlawn Avenue	
<b>Demographic Information *2010 Census</b>	Population	1 mile radius – 8,730 3 mile radius – 104,642 5 mile radius – 237,211
	Households	1 mile radius – 3,680 3 mile radius – 41,060 5 mile radius – 96,495
	Average Household Income	1 mile radius - \$41,033 3 mile radius - \$47,834 5 mile radius - \$58,630
<b>Traffic Counts 2009**</b>	Wilson Road	24,477 vehicles north of Broad Street 16,879 vehicles south of Broad Street
<b>Traffic Counts 2009**</b>	Broad Street	19,901 vehicles east of Wilson Road 26,083 vehicles west of Wilson Road

\*\*Figures are provided by the Mid-Ohio regional Planning Commission





SPACE NO.	TENANT	ADDRESS	AREA
101	EZ CASH PAWN	3059 W. BROAD STREET	2,702 S.F.
102	ADVANCE AMERICA	3053 W. BROAD STREET	825 S.F.
103	ADVANCE AMERICA	3051 W. BROAD STREET	5,275 S.F.
104	ADV. ART	3049 W. BROAD STREET	5,000 S.F.
105	FIVE STAR NAILS	3047 W. BROAD STREET	5,000 S.F.
106	COM. STATION	3045 W. BROAD STREET	5,000 S.F.
107	COM. STATION	3039 W. BROAD STREET	5,000 S.F.
108	AVAIL. AREA	3037 W. BROAD STREET	677 S.F.
109	AVAIL. AREA	3035 W. BROAD STREET	5,000 S.F.
110	AVAIL. AREA	3033 W. BROAD STREET	5,000 S.F.
111	AVAIL. AREA	3031 W. BROAD STREET	5,000 S.F.
112	AVAIL. AREA	3027 W. BROAD STREET	6,000 S.F.

**SIGN**

**Updated:**  
04.13.2011  
02.24.2013  
04.25.2014  
04.01.2016

**PARKING SUMMARY**  
88 PARKING SPACES  
76 TOTAL PARKING SPACES  
11,000 TOTAL SQUARE FEET OF LEASABLE SPACE  
350 PARKING SPACES PER 1,000 S.F. = 60 PARKING SPACES  
HANDICAP SPACES REQUIRED  
81 TO 75 TOTAL PARKING SPACES = 3 HANDICAP SPACES REQUIRED

**LAND AREA CALCULATION**  
TOTAL AREA 45,744 SQUARE FEET = 0.86 ACRES  
LEASABLE SPACE 11,000 SQUARE FEET = 0.20 ACRES  
0.20 ACRES / 0.08 ACRES = 4.8 OF TOTAL AREA LEASABLE

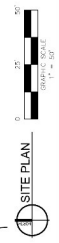
**LEASABLE AREA**

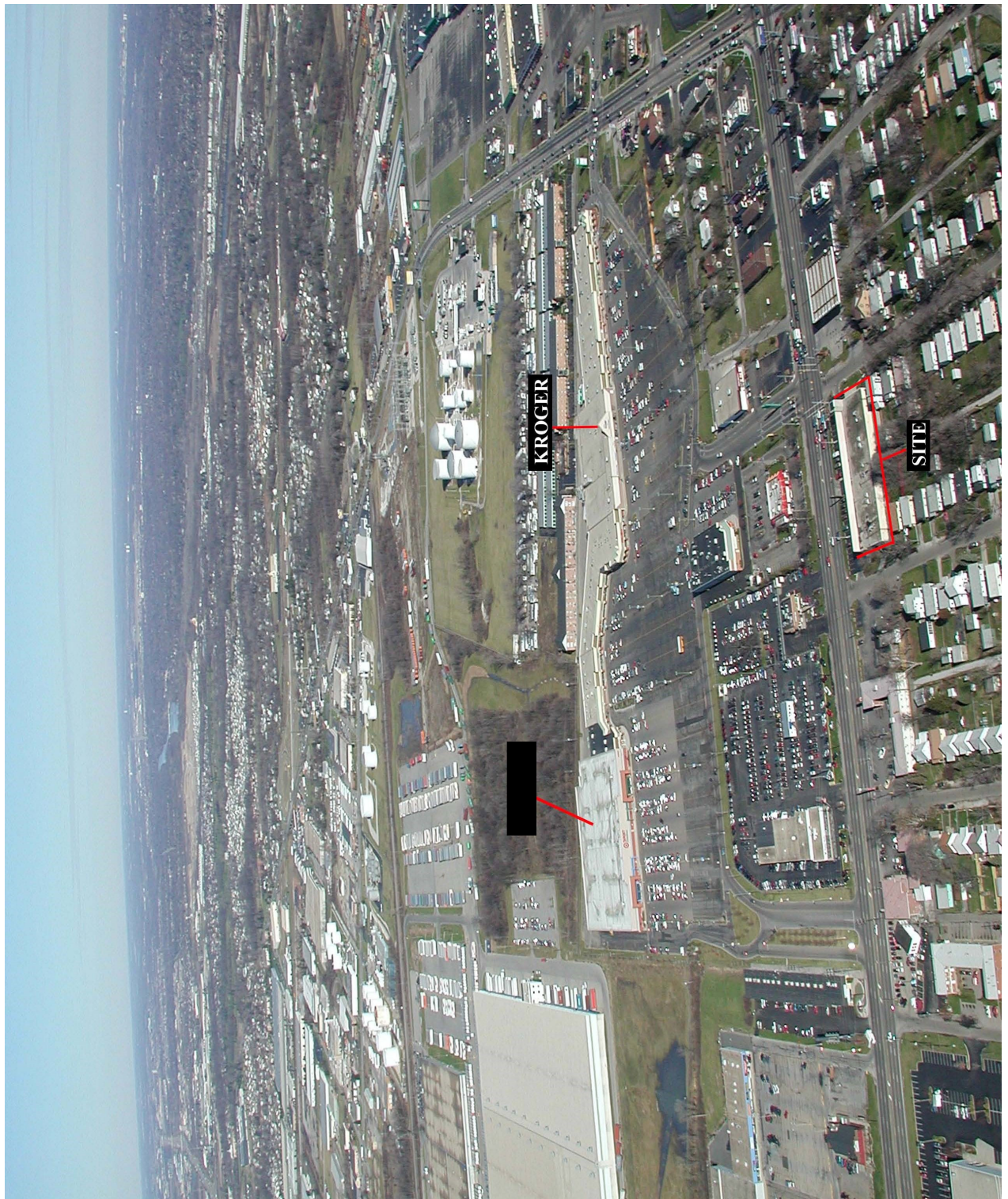
**PLAZA BROKER/LETTERS**  
801-3469 W. Broad Street  
Columbus, OH 43228  
703  
BUH, T 1990

**Updated:**  
05/04/2017

**Vicinity Map**

**Location Map**





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