

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

- 1,600 - 4,000 available SF
- Great for many commercial uses
- Monument and building signage available
- Ample parking
- Ground lease opportunities for outparcels



OFFERING SUMMARY

Number of Units Available:	8
Available SF in Center:	1,600 - 6,000 SF
Lot Size Available:	0.81 to 1.83 Acres
Lease Rate:	Negotiable

PROPERTY WEBSITE

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



Coldwell Banker
Commercial

Aspire Realty
Services

Lease

Great Western Commerce Center
3425-3493 Great Western Blvd Columbus, OH 43204



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



Coldwell Banker
Commercial

Aspire Realty
Services

Lease

Great Western Commerce Center
3425-3493 Great Western Blvd Columbus, OH 43204

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3485 Great Western Blvd	Available	2,400 SF	NNN	Negotiable	Inline, 30'x80'
3425 Great Western Blvd	Available	2,000 SF	NNN	Negotiable	
3429-3433 Great Western Blvd	Available	4,000 SF	NNN	Negotiable	
3457 Great Western Blvd	Available	1,600 SF	NNN	Negotiable	

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



Coldwell Banker
Commercial

Aspire Realty
Services

Lease

Great Western Commerce Center
3425-3493 Great Western Blvd Columbus, OH 43204



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

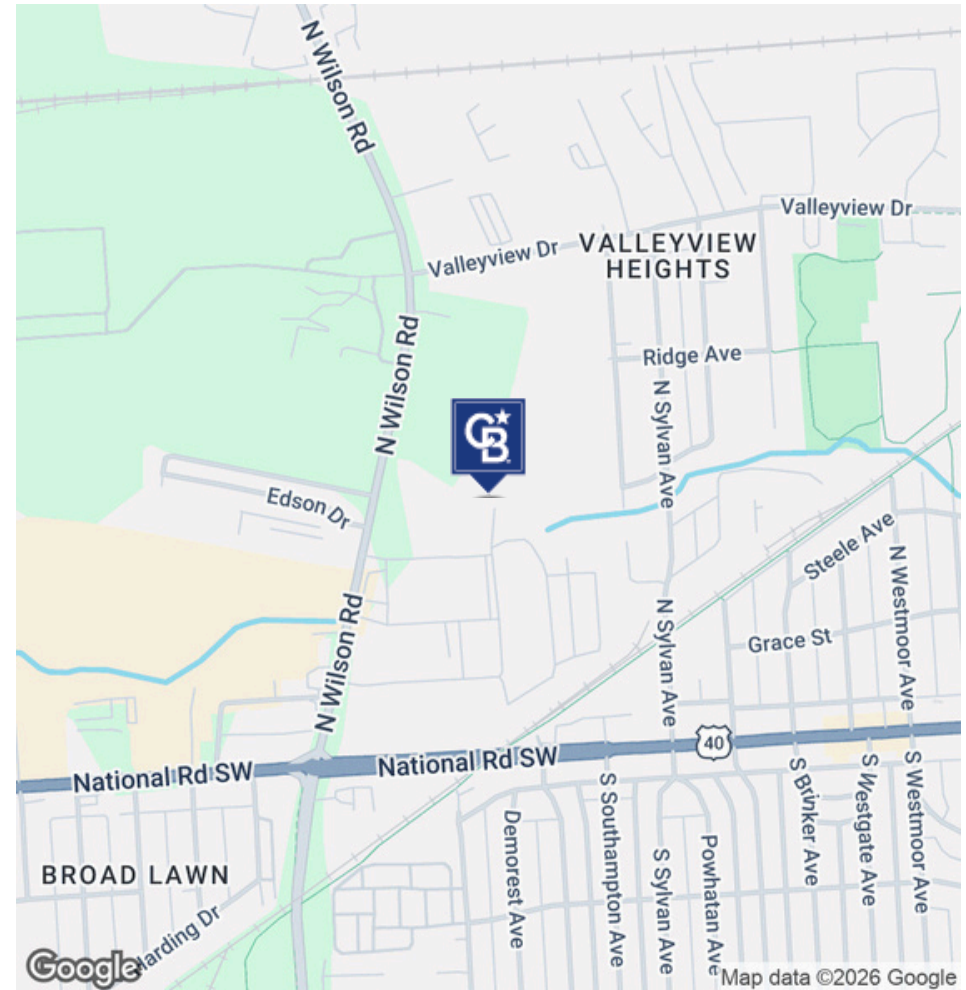
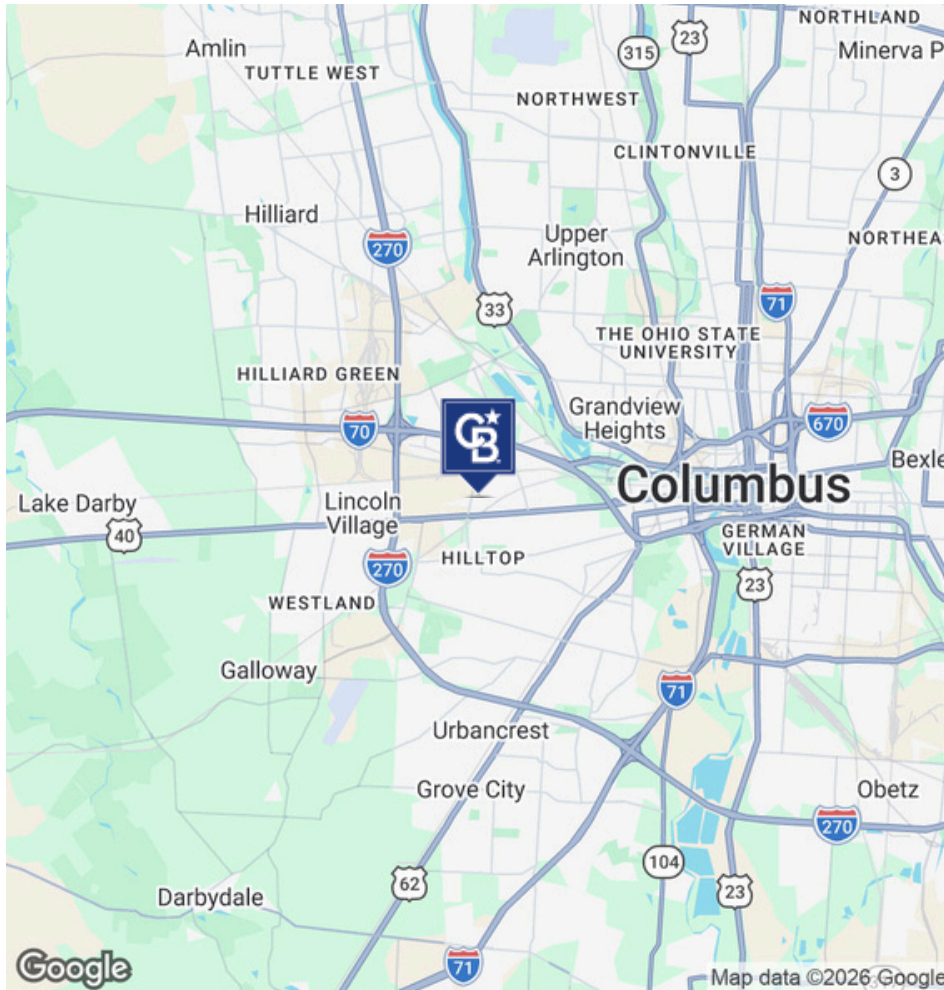


Coldwell Banker
Commercial

Aspire Realty
Services

Lease

Great Western Commerce Center
3425-3493 Great Western Blvd Columbus, OH 43204



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



Coldwell Banker
Commercial

Aspire Realty
Services

Lease

Great Western Commerce Center
 3425-3493 Great Western Blvd Columbus, OH 43204



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



Coldwell Banker
Commercial

Aspire Realty
 Services

Lease

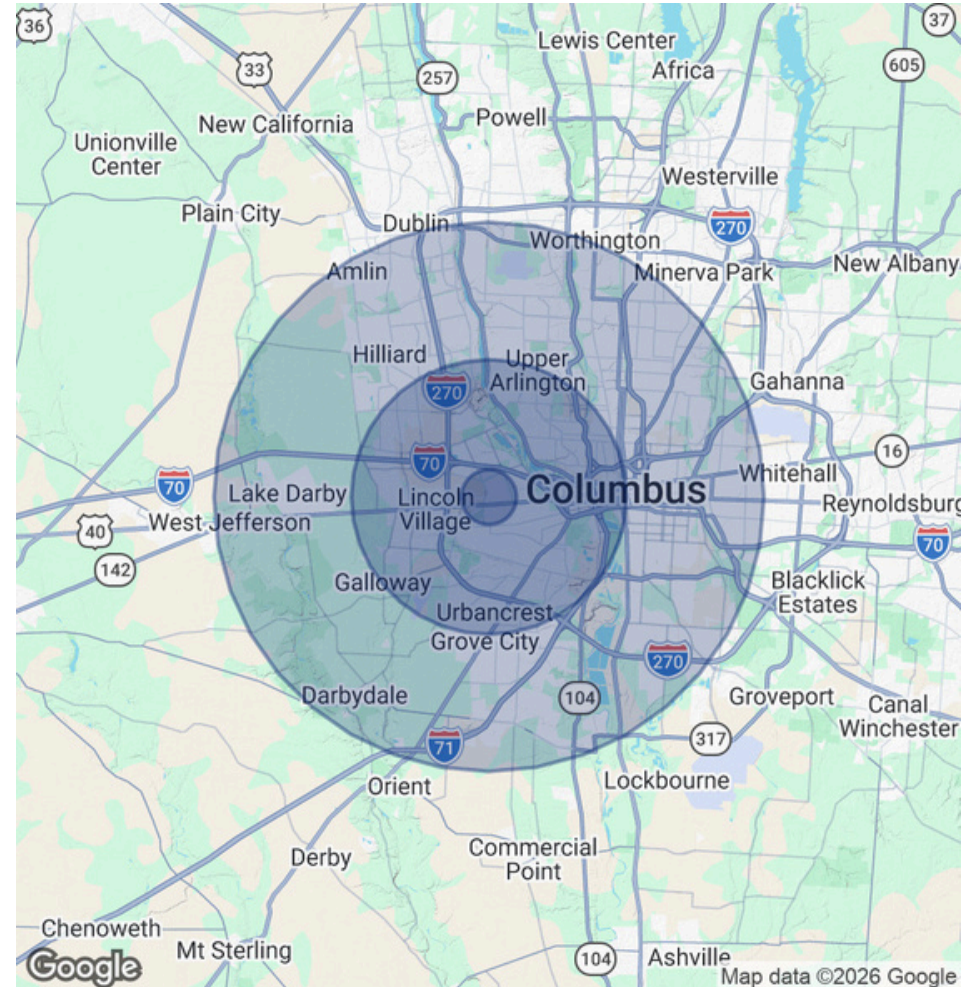
Great Western Commerce Center
3425-3493 Great Western Blvd Columbus, OH 43204

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-	2023	24,946
Fisher Rd W of Wilson Rd	WAY	2023	14,599
W Broad St US 40 Broad St E of Wilson Rd	2-	2023	18,801
	WAY		
	2-		
	WAY		



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



Coldwell Banker
Commercial

Aspire Realty
Services