

LEASE

GREAT WESTERN COMMERCE CENTER

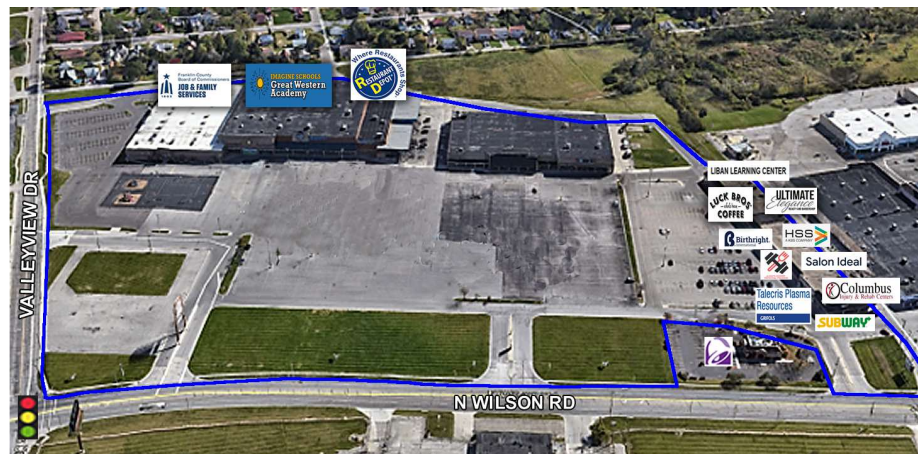
240 N Wilson Rd Columbus, OH 43204

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

- Suites ranging from 1,680 to 79,715 SF
- Great for many commercial uses
- Monument and building signage available
- Ample parking (5.5:1,000 SF ratio)
- Ground lease opportunities for outparcels



OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	18
Available SF:	1,680 - 79,715 SF
Lot Size:	37.08 Acres
Building Size:	300,254 SF

PROPERTY WEBSITE

bit.ly/GreatWesternCom

Bill Davis

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,680 - 79,715 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
240 N Wilson Rd	Available	25,000 SF	NNN	Negotiable	End cap
250 N Wilson Rd	Available	50,000 SF	NNN	Negotiable	Anchor 240'x212'. Former Kroger with loading dock and 2 dock doors.
3451 Great Western Blvd	Available	2,720 SF	NNN	Negotiable	Inline, 34'x80'
3453 Great Western Blvd	Available	1,680 SF	NNN	Negotiable	Inline
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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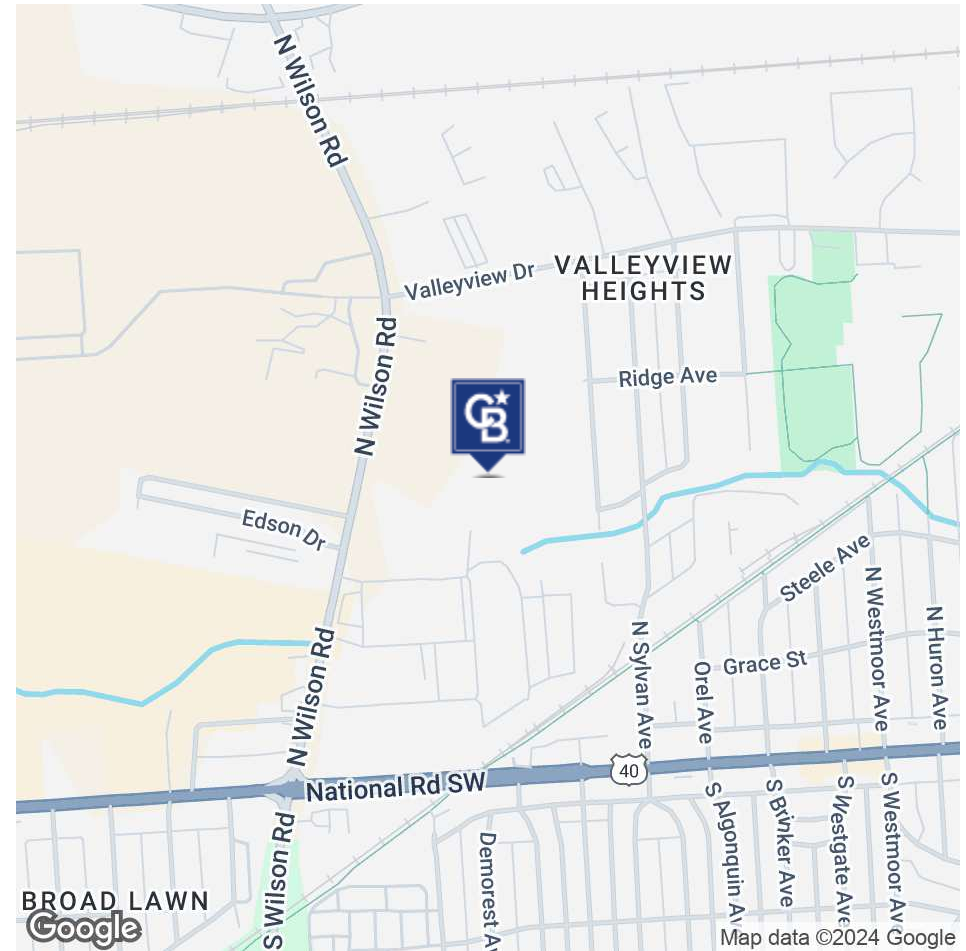
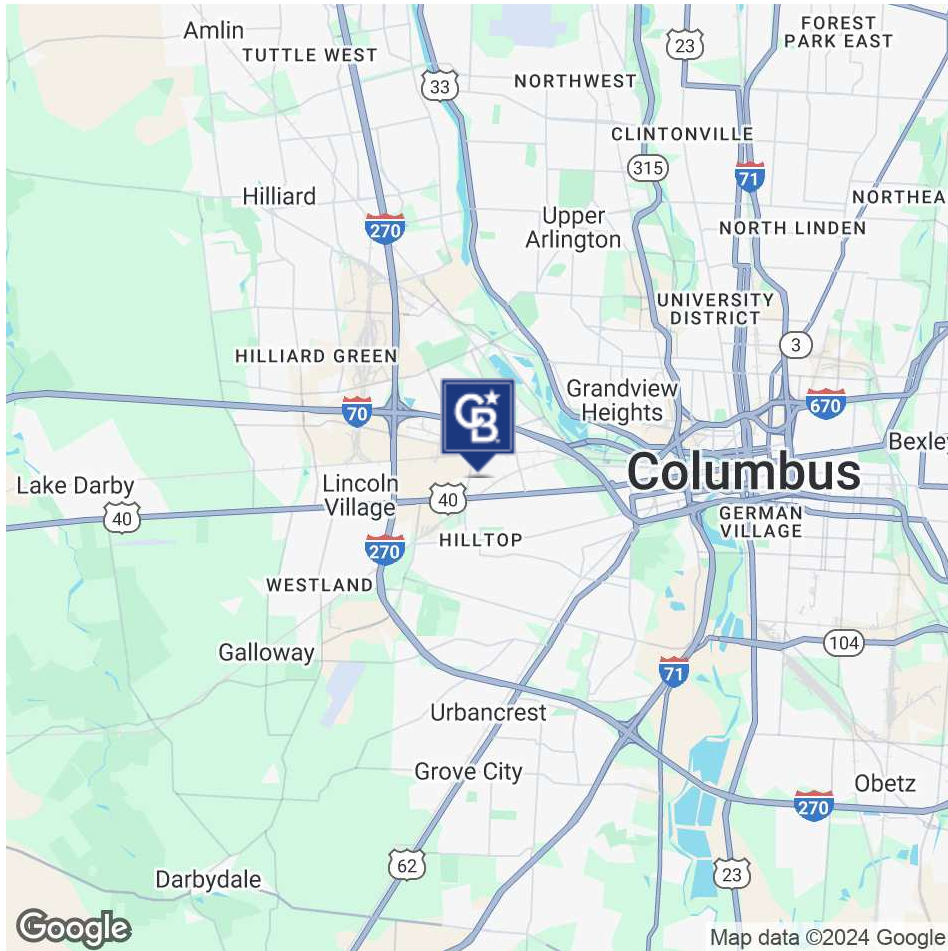
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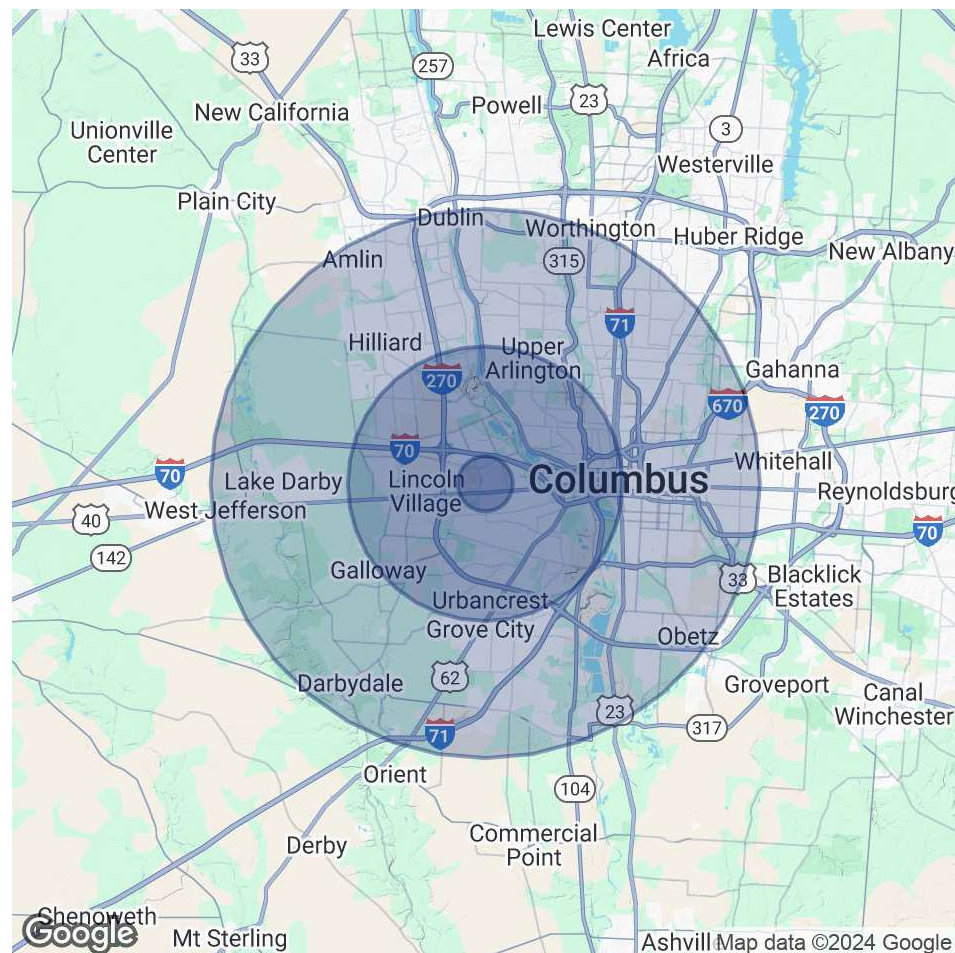
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,637	253,052	754,044
Average Age	34	33.3	34

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,424	100,479	305,949
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$53,166	\$59,284	\$61,367
Average House Value	\$147,828	\$179,647	\$195,008

* 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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