



Property Description

Retail spaces available to lease fronting the Georgesville Road Walmart Supercenter. This attractive retail center includes a mix of national and regional retailers including Starbucks, Bloom Medicinals, Jimmy Johns, and more. Current build-out includes private offices and breakroom - a great option for professional services.

Location Description

Great retail center exposure, fronting Walmart Supercenter at Georgesville and I-270. High traffic counts and great visibility from Georgesville Road interchange. At signalized intersection. Just one-mile from Hollywood Casino.

Property Highlights

- Center includes several high-profile national and regional retailers including: Starbucks, Jimmy Johns, Aspire Dental, Domino's, Davita, and Bloom Medicinals
- Exterior signage includes internally illuminated panels
- High traffic with 24,594 vpd on Georgesville Road

OFFERING SUMMARY

Available SF:	1,430 - 2,860 SF
Lease Rate:	\$18.00 SF/yr
Op. Exp.:	\$6.00/SF
Utilities:	Paid by Tenant

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,447	21,037	38,130
Total Population	10,747	50,794	92,613
Average HH Income	\$56,359	\$58,464	\$61,973

ED FELLOWS

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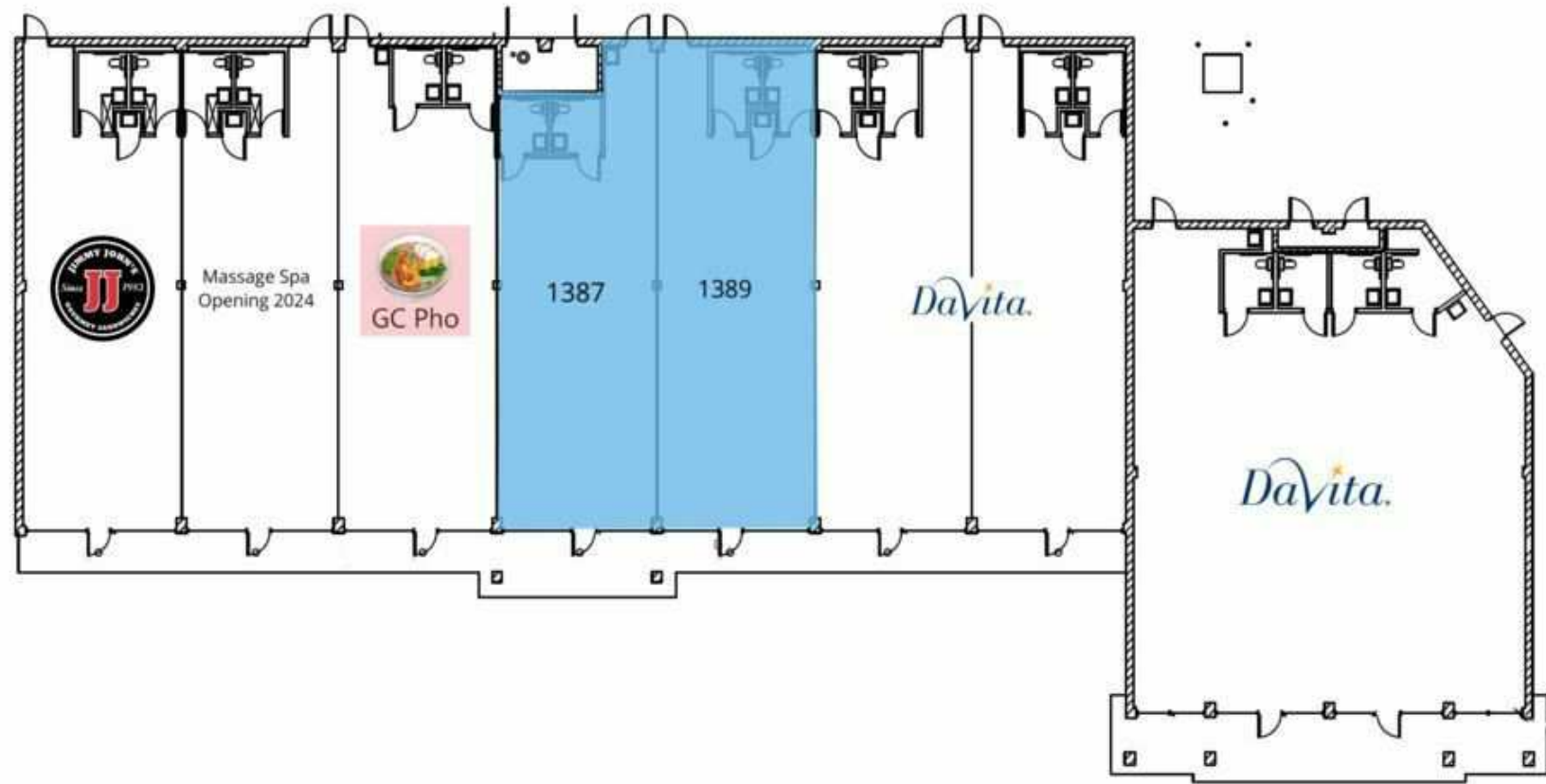
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EQUITIES

FOR LEASE | RETAIL GEORGESVILLE 270 CENTER

1387 GEORGESVILLE ROAD, COLUMBUS, OH 43228



Available Spaces

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
1387	1,430 - 2,860 SF	\$18.00 SF/yr	<p>Current layout includes several private offices, service counter and two restrooms.</p> <p>Landlord is willing to demo existing interiors to a vanilla box condition with restroom. See attached potential plan.</p>

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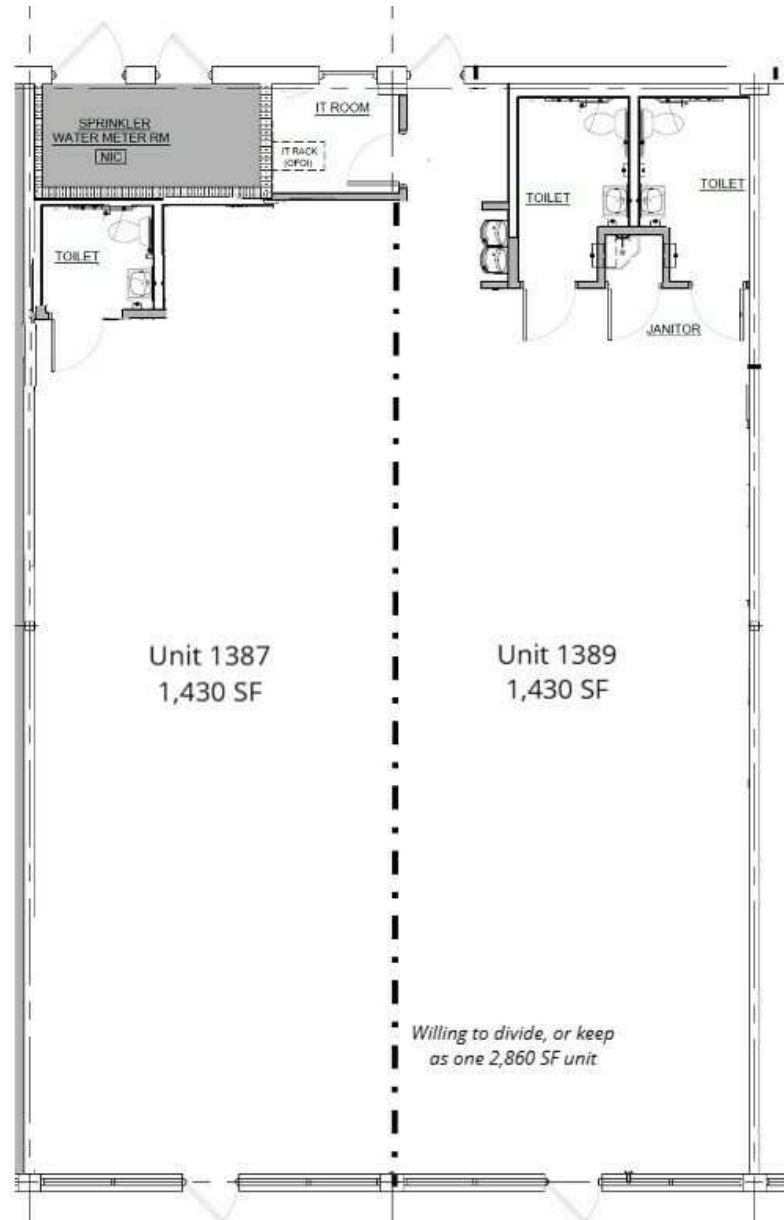
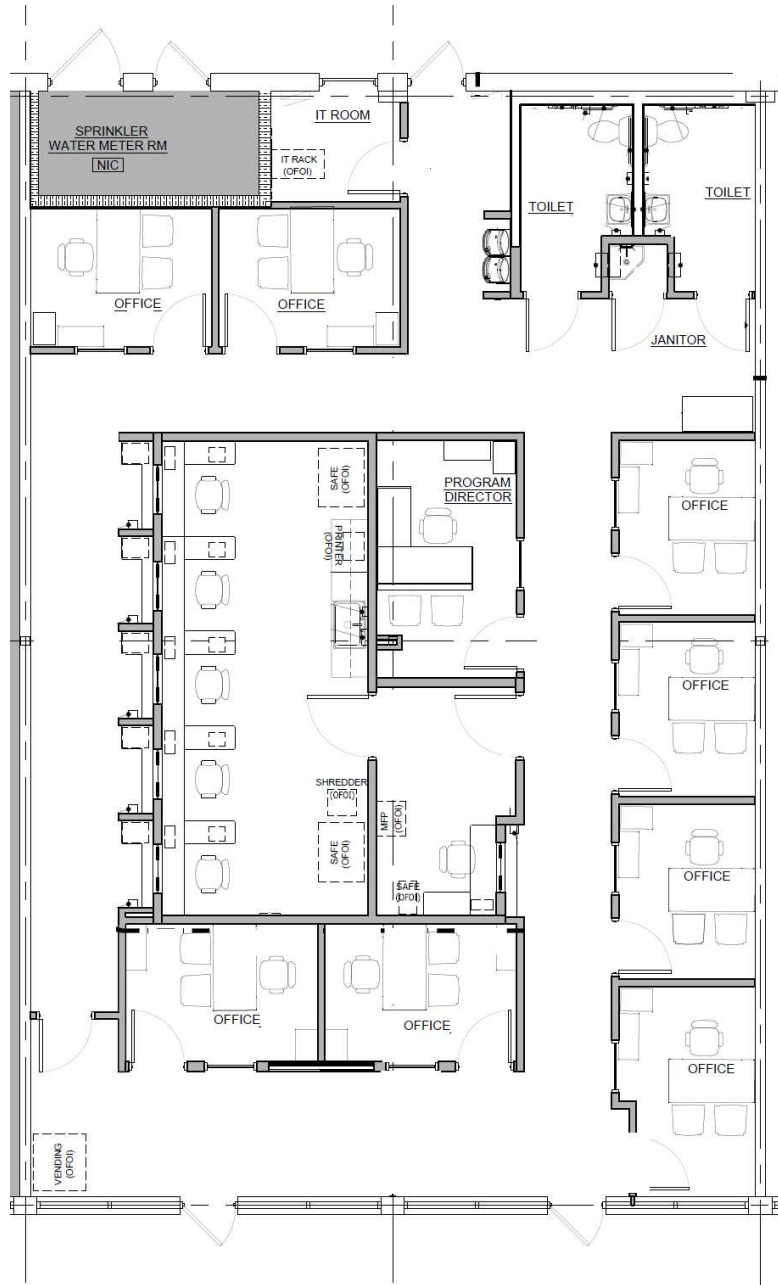
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Unit 1387
1,430 SF

Unit 1389
1,430 SF

*Willing to divide, or keep
as one 2,860 SF unit*

Units 1387 - 1389 : As-Built

Landlord will demo to vanilla box, if needed

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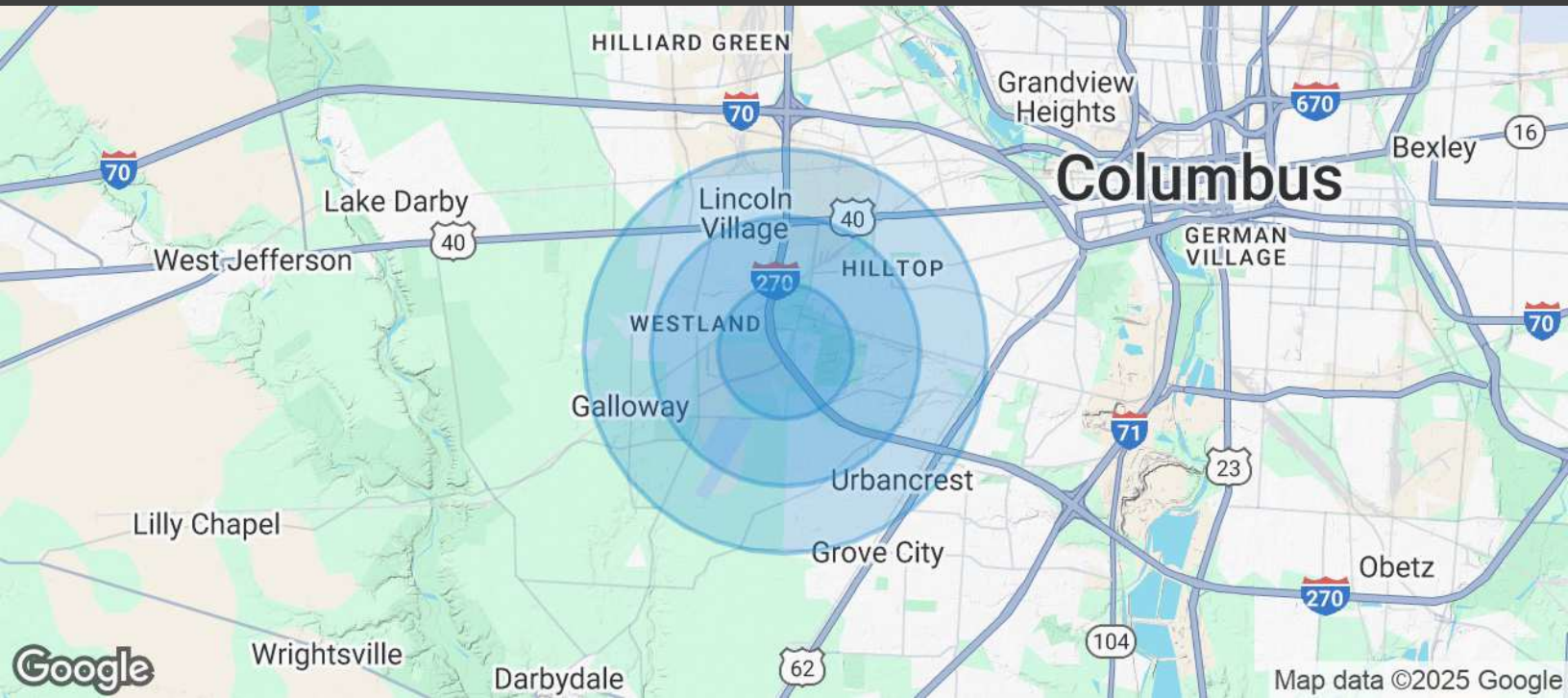
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,747	50,794	92,613
Average Age	30.8	33.2	35.3
Average Age (Male)	31.0	33.1	34.7
Average Age (Female)	33.2	34.5	36.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,447	21,037	38,130
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$56,359	\$58,464	\$61,973
Average House Value	\$131,684	\$122,069	\$125,664

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