

LEASE

Retail Suites

4930-4936 W Broad Street
Columbus, OH 43228



Property Highlights

- 4930 Suite 1: 1,500 SF (red)
- 4930 Suite 2: 2,144 SF (yellow)
- Shopping Center has 200' frontage on W Broad, 2 curb cuts and pylon signage Parking 3.44/1,000 SF or 160 total spots
- Anchored by Save-a-lot
- Other tenants are: Happy Teeth Dental, The Wash and Tan, Cyber Check, & Ronnie Group
- Traffic counts of 28,997 westbound and 32,807 eastbound



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Bill Davis
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OFFERING SUMMARY

Lease Rate: \$16/SF NNN

Available SF: 1,500 - 2,144 SF

Lot Size: 1.183 Acres

Building Size: 30,082 SF

LOCATION

Discover the vibrant retail opportunities on the west side of Columbus. Positioned in a bustling commercial corridor, the area offers a prime location for retail expansion. The area has a diverse mix of local businesses, national retailers, and dining options, with close proximity to I-270 and residential neighborhoods. The nearby Hollywood Casino provide additional draw for customers.



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AVAILABLE SPACES



SUITE	TENANT	SIZE (SF)	LEASE RATE	LEASE TYPE	DESCRIPTION
4930, Suite 1	Available	1,500 SF	\$16/SF	NNN	Outlined in red. Formerly The Liberty Tax
4930, Suite 2	Available	2,144 SF	\$16/SF	NNN	Outlined in yellow. Formerly Nova Care

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NEARBY RETAILERS



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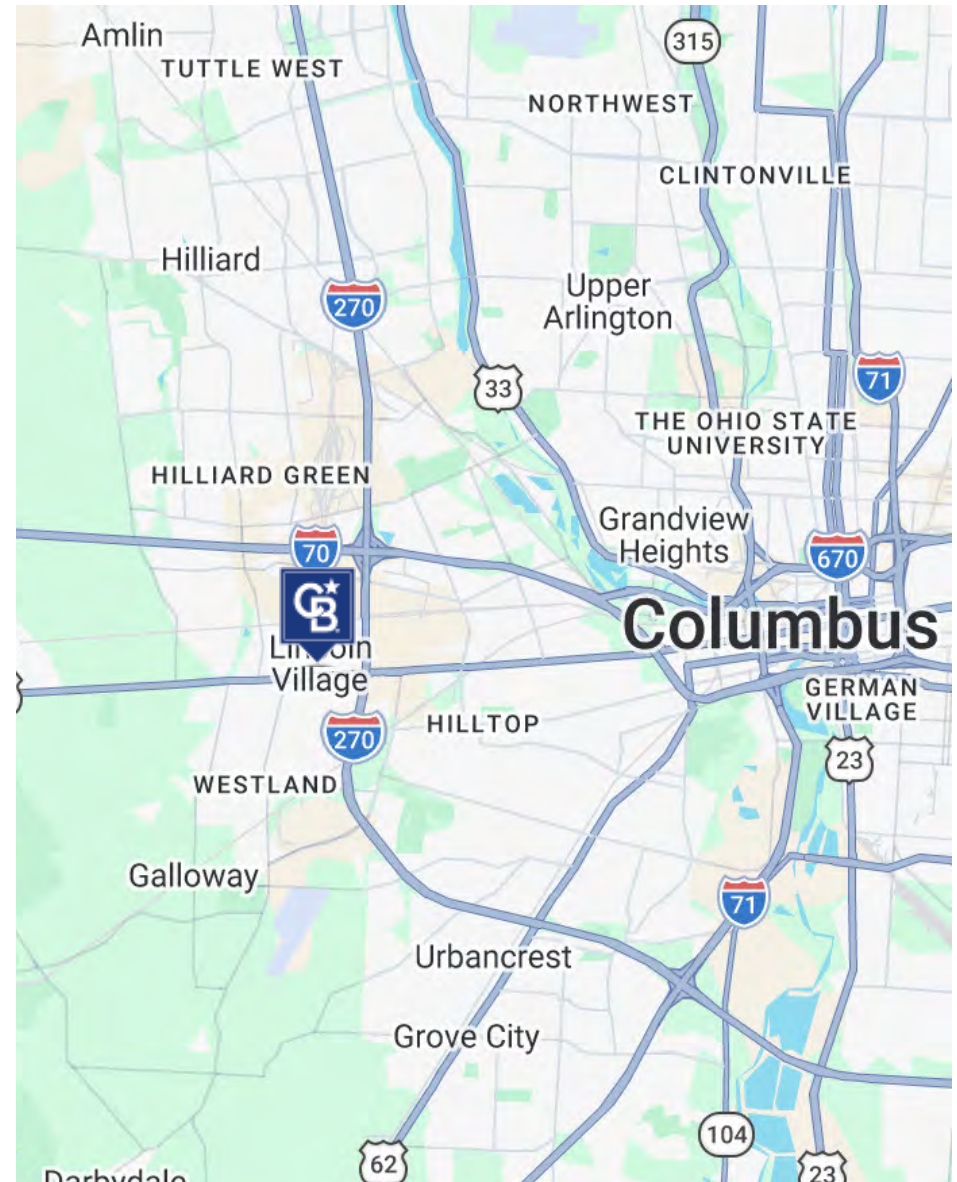
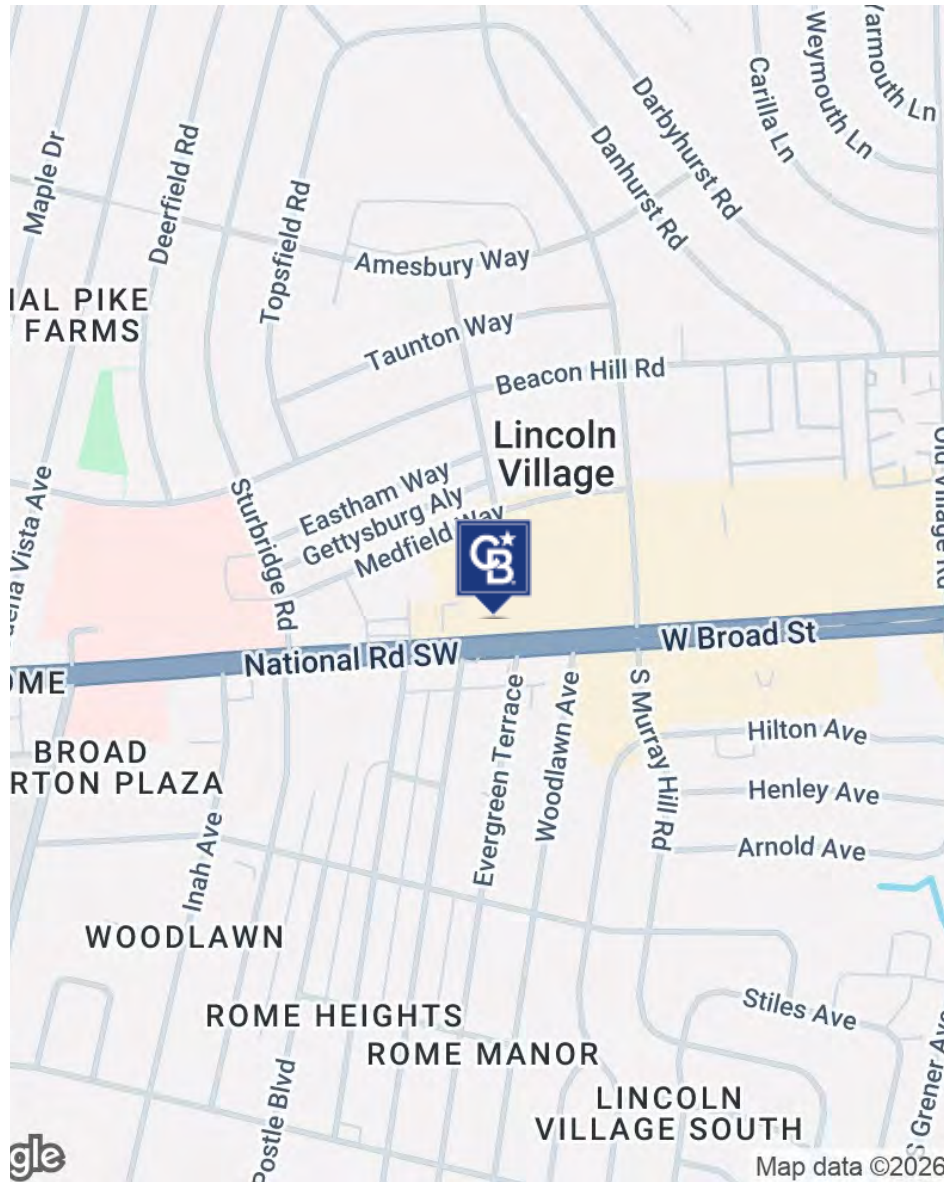


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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,795	95,118	209,707
Average Age	37.5	34.3	35.1
Average Age (Male)	35.1	33.5	34.4
Average Age (Female)	39.3	35.8	35.9

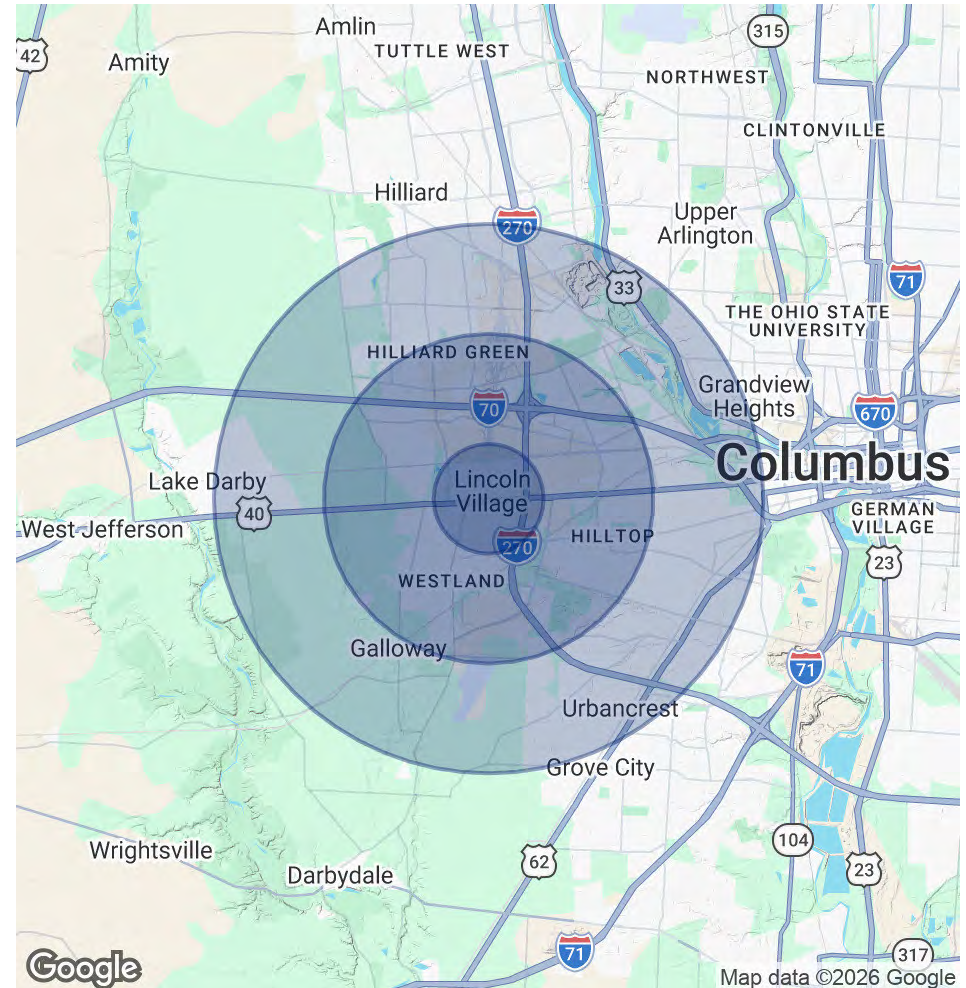
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,718	38,749	83,972
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$72,560	\$82,564	\$95,494
Average House Value	\$169,289	\$217,071	\$258,177

2023 American Community Survey (ACS)

CROSS STREETS

	DIRECTION	YEAR	TRAFFIC COUNTS
W Broad Street west of the entrance to Lincoln Plaza	2-way	2025	39,387 AADT
W Broad Street east of Norton Rd	2-way	2025	31,850 AADT



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