

WEST BROAD STREET PLAZA

4178-4220 West Broad Street, Columbus, OH 43228



CoStar
POWERBROKER
2017 Top Firm Award



MOREY ROTFUS

614.674.6945

mrotfus@gilbertgrouprealestate.com

JOE NAZAR

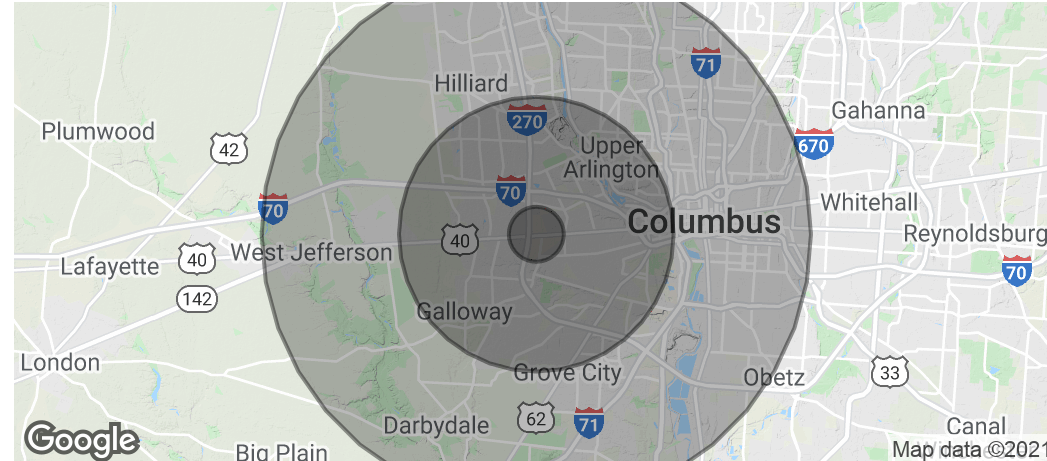
614.674.6953

jnazar@gilbertgrouprealestate.com



WEST BROAD STREET PLAZA

4178-4220 West Broad Street, Columbus, OH 43228



OFFERING SUMMARY

Available SF: 3,000 - 5,000 SF
 Lease Rate: Negotiable
 Lot Size: 1.6 Acres
 Year Built: 1978
 Building Size: 43,833
 Zoning: C4
 Market: Southwest
 Submarket: West

PROPERTY HIGHLIGHTS

- Retail sites by the \$400 Million Dollar Casino
- Extremely high traffic count - one of the highest in the city
- Good visibility from I-270 - approximately 1,000 feet
- Traffic Counts: 38,000 VPD

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,841	89,250	269,362
Total Population	7,257	227,796	667,822
Average HH Income	\$39,419	\$58,833	\$63,278

CO-TENANTS



MOREY ROTFUS

614.674.6945
 mrotfus@gilbertgrouprealestate.com

JOE NAZAR

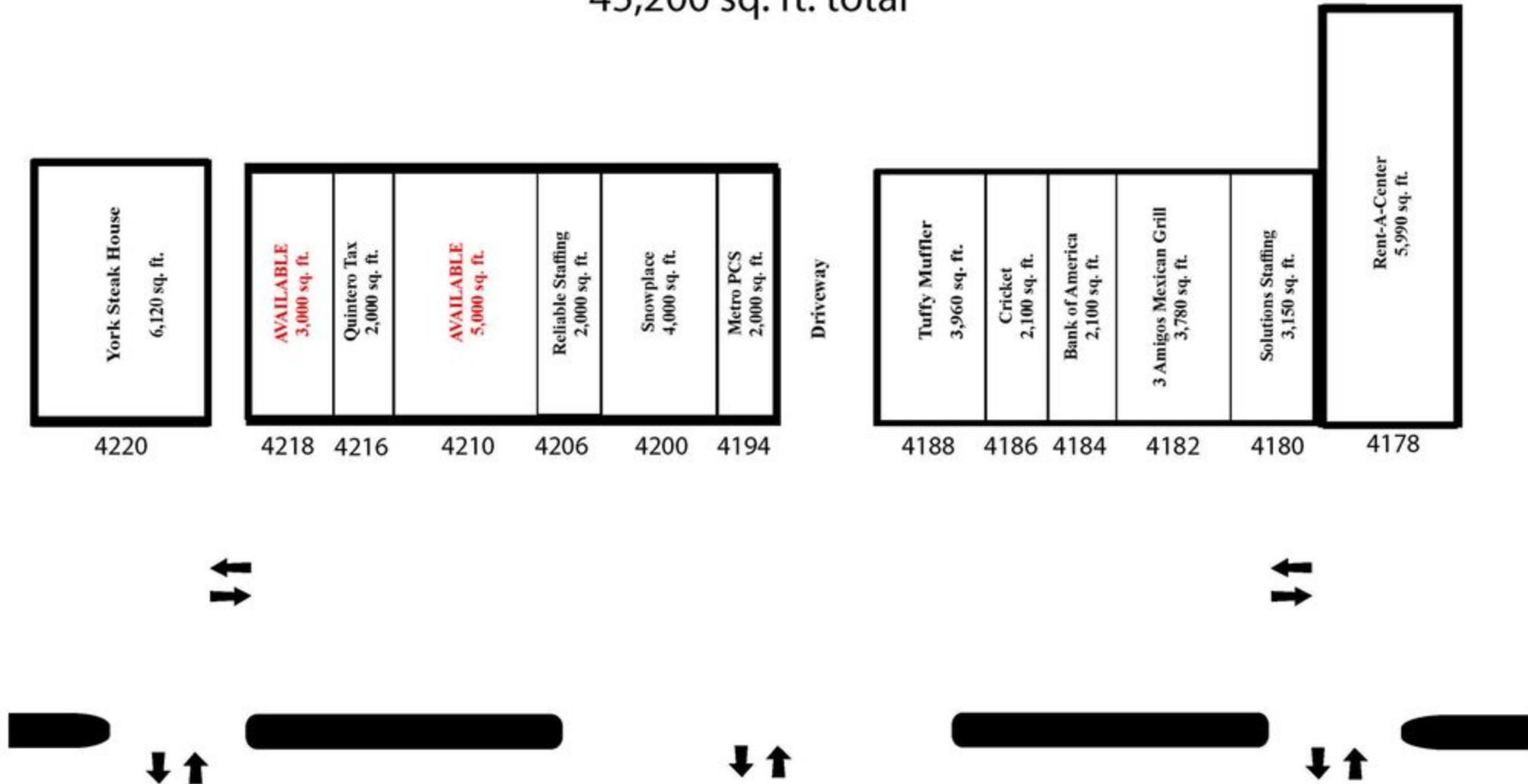
614.674.6953
 jnazar@gilbertgrouprealestate.com



WEST BROAD STREET PLAZA

4178-4220 West Broad Street, Columbus, OH 43228

45,200 sq. ft. total



MOREY ROTFUS

614.674.6945

mrotfus@gilbertgrouprealestate.com

JOE NAZAR

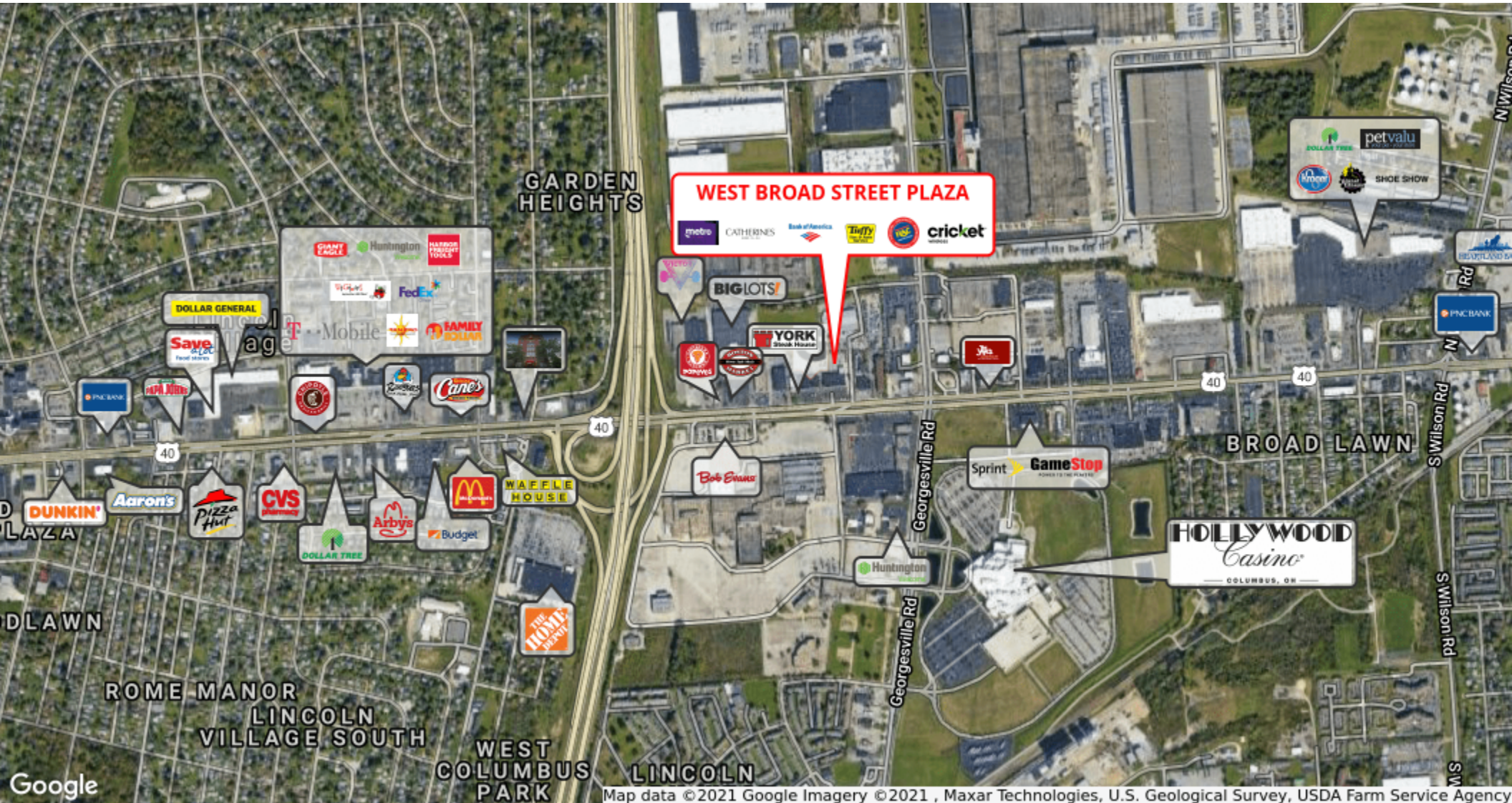
614.674.6953

jnazar@gilbertgrouprealestate.com



WEST BROAD STREET PLAZA

4178-4220 West Broad Street, Columbus, OH 43228



MOREY ROTFUS
 614.674.6945
 mrotfus@gilbertgrouprealestate.com

JOE NAZAR
 614.674.6953
 jnazar@gilbertgrouprealestate.com

