



# GREAT WESTERN COMMERCE CENTER

240 N Wilson Rd, Columbus, OH 43204

LEASE



**LEASE RATE**      **NEGOTIABLE**

## OFFERING SUMMARY

Available SF:	960 - 50,800 SF
Lease Rate:	Negotiable
Lot Size:	37.08 Acres
Year Built:	1965
Building Size:	300,254 SF
Renovated:	2014
Zoning:	M - Manufacturing
Market:	Columbus, Ohio
Submarket:	West

## LOCATION OVERVIEW

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.

## PROPERTY HIGHLIGHTS

- Suites ranging from 960 to 50,800
- Great for many commercial uses
- Ample parking (5.5:1,000 SF ratio)
- Ground lease opportunities for outparcels

## PROPERTY WEBSITE

[bit.ly/GreatWesternCom](http://bit.ly/GreatWesternCom)

CBC-ASPIRE.COM

Bill Davis | 614.341.9800 x102 | bdavis@cbc-aspire.com  
 Tom Velalis | 614.341.9800 x109 | tvelalis@cbc-aspire.com  
 Andrew Sylvester | +16143419800 x112 | asylvester@cbc-aspire.com



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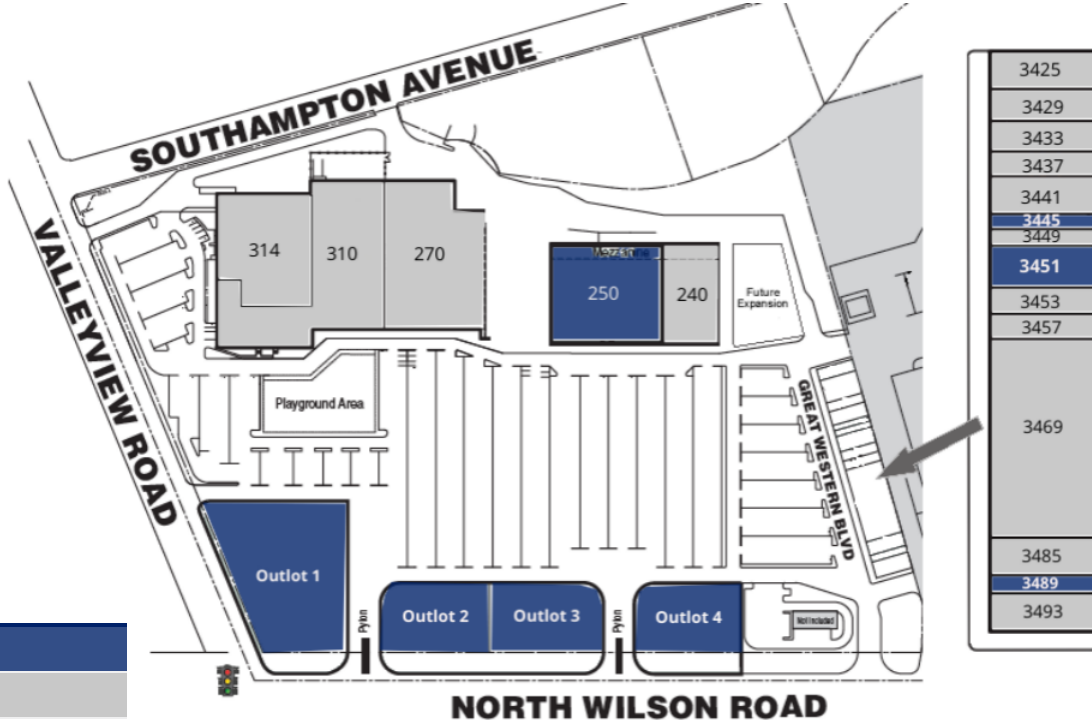
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## LEGEND

- Available
- Unavailable

## AVAILABLE SPACES

SUITE	SIZE	RATE	DESCRIPTION
250 N Wilson Rd	50,800 SF	Negotiable	Anchor 240'x212'. Former Kroger with loading dock and 2 dock doors.
3445 Great Western Blvd	960 SF	Negotiable	Inline 12'x80'
3451 Great Western Blvd	2,720 SF	Negotiable	Inline, 34'x80'
3489 Great Western Blvd	1,200 SF	Negotiable	Inline, 15'x80'
Outlot 1	1.93 Acres	Negotiable	Outparcel
Outlot 2	0.82 Acres	Negotiable	Outparcel
Outlot 3	0.82 Acres	Negotiable	Outparcel
Outlot 4	0.79 Acres	Negotiable	Outparcel

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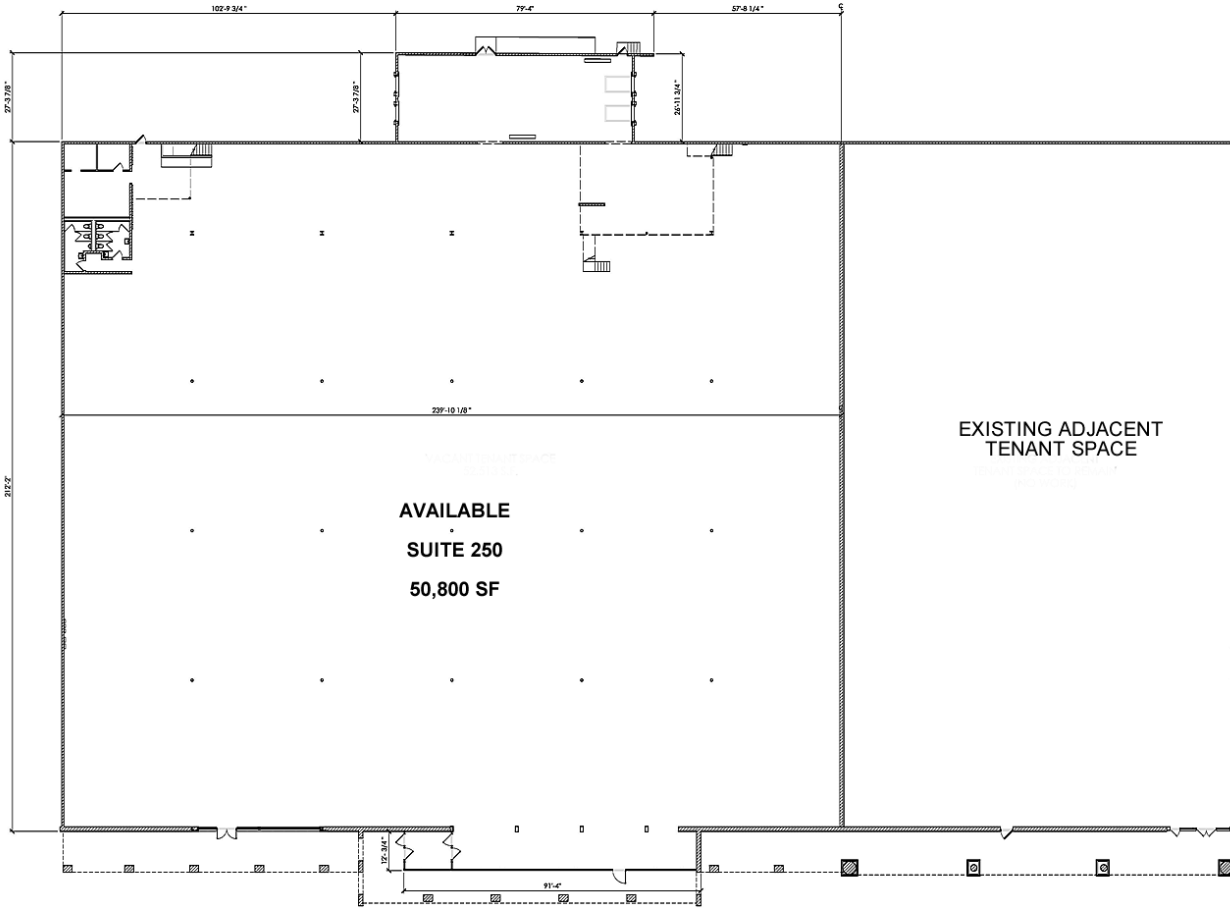
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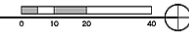
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# LEASE



**A** OVERALL BUILDING FLOOR PLAN  
SCALE: 1/16" = 1'-0"



**BEAN**

BEAN ARCHITECTURE  
2400 COLUMBIAN BLVD  
SUITE 400 • COLUMBUS, OH 43204  
TEL: 614.262.0111  
FAX: 614.262.2329

STATE OF OHIO  
J. CARTER BEAN  
10162234  
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #10162234  
EXPIRATION DATE: 12/31/2015

GREAT WESTERN SHOPPING CENTER  
BUILDING B  
WILSON ROAD, COLUMBUS, OHIO 43205  
FOR  
FB COLUMBUS, LLC  
810 SEVENTH AVENUE, 10TH FLOOR  
NEW YORK, NY 10019

DRAWING STATUS  
FIRST ISSUE OCTOBER 11, 2014  
REVISION NOVEMBER 11, 2014  
REVISION JANUARY 21, 2015

DRAWING TITLE  
OVERALL BUILDING FLOOR PLAN

DRAWING NUMBER  
**A-1.0**

BEAN #1306451

250 N Wilson Rd

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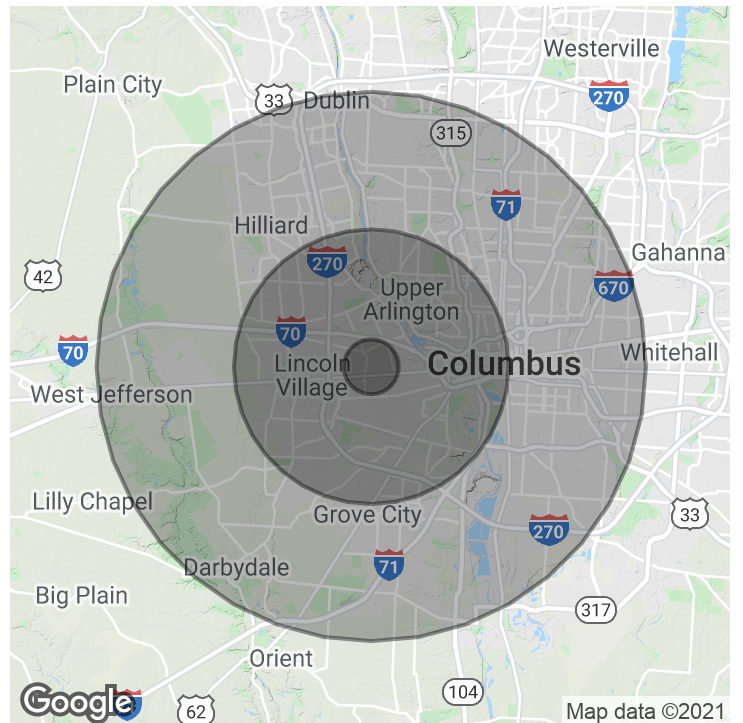
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,637	253,052	754,044
Average age	34.0	33.3	34.0

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 2010 US Census

CROSS STREETS	DIRECTION	YEAR	COUNT
N Wilson Rd & Valleyview Dr	N	1997	27,703 AADT



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