

# BIG!LOTS

FOR LEASE

## Winchester Business Park

2837 Winchester Pike

Columbus, OH 43232

**19,900 - 53,578 SF**

AVAILABLE

**\$7.00**

SF/YR

**4**

SPACES

### Tori Mathews

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## Property Overview

<b>19,900 - 53,578</b> <b>SF</b> AVAILABLE SF	<b>\$7</b> ASKING RATE SF/YR	<b>4</b> SPACES AVAILABLE	<b>1965</b> YEAR BUILT	<b>13.92</b> LOT SIZE
<b>121401</b> BUILDING SQFT	<b>530148736</b> PARCEL ID	<b>Commercial</b> ZONING	<b>Franklin</b> COUNTY	<b>800</b> FRONTAGE
<b>39.914693,-82.915462</b> COORDINATES				

### — EXECUTIVE SUMMARY

- Winchester Business Park, a 121,401 square feet center located on Winchester Pike, in the city of Columbus, OH.
- Anchored by Big Lots, the center receives high daily foot traffic from surrounding residential communities such as Glenbrook and Eastland.
- Winchester Business Park has great exposure on Columbus's Retail Corridor attracting +40,000 cars per day and provides easy access to parking and stores with multiple ingress & egress points within the property.
- Columbus is one of the fastest growing cities in the US making this a very desirable location to invest in.

### — PROPERTY HIGHLIGHTS

- The site benefits from its positioning in an extremely dense and growing residential area.
- Easy Access with ingress/egress points.
- Below Market Rents.
- Population of 240,582 within a 5 Mile radius of Winchester Business Park.
- Ample parking available with over 600 parking spaces for shoppers and employees
- Outparcels available (0.65 - 1.23 acres)

# Space Available

**#27**

**\$7 SF/Yr**

SF AVAILABLE

**19,900 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

**Pad**

**NEGOTIABLE**

SF AVAILABLE

**28,314 SF**

TERM

Negotiable

TYPE

Negotiable

USE

Retail

**Pad**

**NEGOTIABLE**

SF AVAILABLE

**30,056 SF**

TERM

Negotiable

TYPE

Negotiable

USE

Retail

**Pad**

**NEGOTIABLE**

SF AVAILABLE

**53,578 SF**

TERM

Negotiable

TYPE

Negotiable

USE

Retail



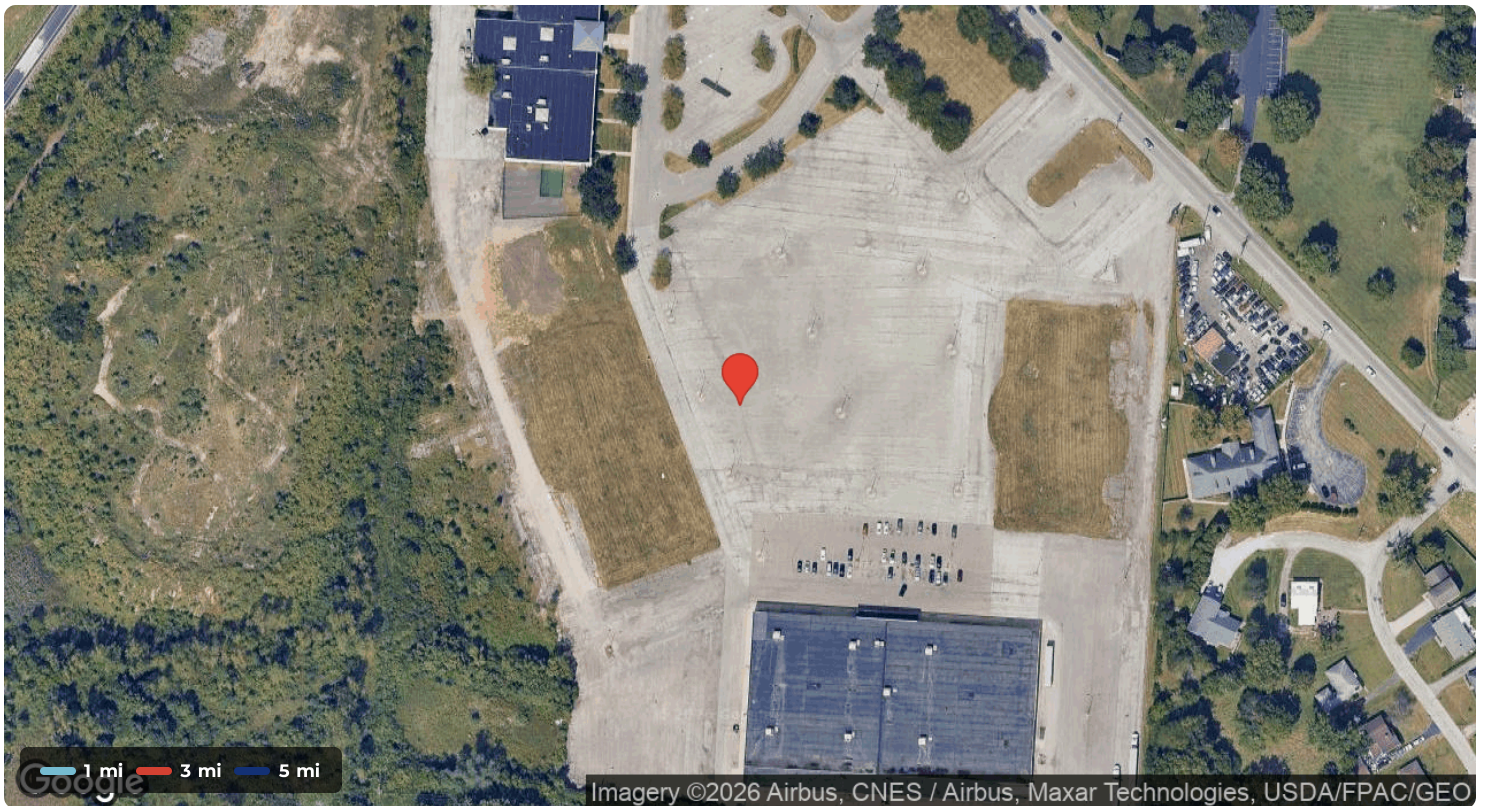




# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,652	73,737	220,885
2010 Population	5,810	74,311	217,016
2025 Population	5,902	80,570	237,184
2030 Population	5,882	80,776	242,195
2025-2030 Growth Rate	-0.07 %	0.05 %	0.42 %
2025 Daytime Population	4,748	71,324	241,101

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	2,325	30,883	92,515	less than \$15,000	330	4,087	11,122
2010 Total Households	2,376	30,835	90,932	\$15,000-\$24,999	295	2,863	8,101
2025 Total Households	2,498	34,112	101,223	\$25,000-\$34,999	211	3,149	9,096
2030 Total Households	2,509	34,492	104,236	\$35,000-\$49,999	361	5,316	14,596
2025 Avg. Household Size	2.36	2.32	2.31	\$50,000-\$74,999	407	6,400	18,008
2025 Owner Occupied Housing	1,147	15,395	47,277	\$75,000-\$99,999	381	4,303	12,523
2030 Owner Occupied Housing	1,197	15,790	48,913	\$100,000-\$149,999	332	4,846	14,889
2025 Renter Occupied Housing	1,351	18,717	53,946	\$150,000-\$199,999	117	1,544	5,753
2030 Renter Occupied Housing	1,312	18,702	55,323	\$200,000 or greater	63	1,604	7,132
2025 Vacant Housing	255	2,954	9,757	Median HH Income	<b>\$52,114</b>	<b>\$54,428</b>	<b>\$58,052</b>
2025 Total Housing	2,753	37,066	110,980	Average HH Income	<b>\$66,605</b>	<b>\$74,109</b>	<b>\$84,480</b>



Source: ESRI / ArcGIS Business Analyst

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OH, 43232

PRESENTED BY



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