



Retail / Restaurant / Office / Medical for Lease

**4600-4780 W BROAD STREET
COLUMBUS, OHIO**

Available

3,120 SF
10,000 SF



Property Highlights

- ± 230,000 sf Center anchored by Giant Eagle
- Direct access to I-270
- Prime site for medical office
- Close proximity to Hollywood Casino
- Located adjacent to Doctors West Hospital, part of the OhioHealth system; Doctors Hospital has 213 beds and is the 4th ranked hospital in Columbus, Ohio; the hospital had 9,338 admissions in 2019
- Major tenants: Public Library, Family Dollar, Harbor Freight, Joann Fabrics
- Huge traffic counts - 43,000 vehicles per day

For information, please contact:

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Lincoln Village Plaza Shopping Center



Current Tenants

Giant Eagle	50,155 sf	FedEx Office	4,200 sf
Alpha Dental	3,000 sf	Big Bob's Flooring Outlet	12,000sf
Nationwide Children's Primary Care Center	7,500 sf	Moonlight Childcare	7,440 sf
Joseppe's Pizza	3,840 sf	Anthony Thomas	2,640 sf
Labor Source	1,800 sf	El Barco Mexican	5,400 sf
Nationwide Insurance	1,250 sf	AVAILABLE	3,120 sf
Westland Area Library	20,256 sf	Family Dollar	10,240 sf
Clarkson Eyecare	3,000 sf	Harbor Freight Tools	14,260 sf
Great Clips	1,400 sf	W.G. Grinders	2,400 sf
Appliance & Mattress Outlet	4,655 sf	Jo Ann	30,743 sf

Area Improvements

- Starting in 2007, the City of Columbus and Prairie Township initiated a new plan through a JEDD to enhance the streetscape in the area just east of the property
- 70,000 sf of medians added, along with new curbing, trees, and traffic lights, total cost was nearly \$10,000,000
- The project has improved pedestrian accessibility and revitalized roadways

OhioHealth Doctors Hospital

- Doctors Hospital also stands out among other Ohio hospitals as a premier osteopathic teaching institution, operating the second largest osteopathic medical training program in the United States. The hospital has been named one of the nation’s 100 Top Hospitals by IBM Watson Health for the eighth time in the “Major Teaching Hospital” category.
- The hospital just completed a new \$17.9 million Surgical Modernization Project including a surgery waiting area, pre-operative, post-operative and post-anesthesia care unit rooms. The space boasts a total of nine new operating rooms.

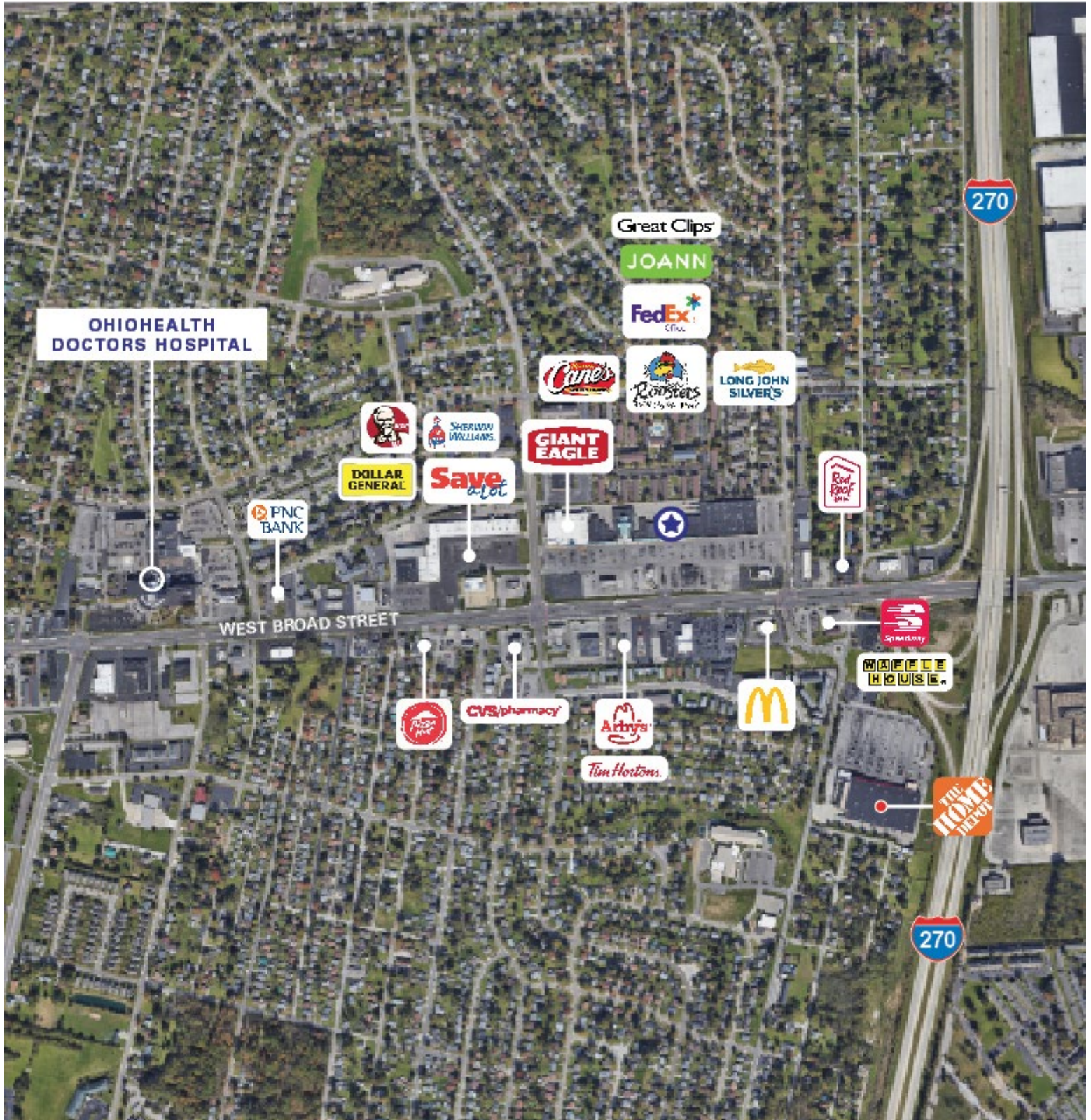
Hollywood Casino

- 475,000 sf casino
- Built in 2012 on the corner of Georgesville Road and West Broad Street
- Created over 3,500 jobs
- Less than one mile from Lincoln Village Plaza Shopping Center

Demographics	1 mile	3 miles	5 miles
2024 Population	14,761	101,737	219,898
2029 Population Projection	14,838	101,573	220,429
Avg. Household Income	\$63,283	\$73,529	\$85,163
Daytime Employment	7,543	35,143	74,548

Traffic Counts

W Broad St & Old Village Rd	52,869 VPD (23)
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