

±0.74—±1.67-Acre Outparcel Opportunities

4600 E. Broad Street | Whitehall/Columbus, Ohio



- 4,566 s.f. building for lease or redevelopment opportunity
- ± 1.71 acres with excellent visibility and accessibility to E. Broad Street
- Located in front of 103,161 s.f. Discover Financial Services Customer Care Center
- Robust development currently underway in the area:
 - Relocation of 50,500+ s.f. Wasserstrom Co. headquarters (opened summer 2017; 250 employees)
 - 60,000 s.f. corporate headquarters of Heartland Bank (opened end of 2017; 100 employees)
 - Redevelopment of 20-acre tract (Norton Crossing) to include new residential, office, retail and greenspace
 - New residential (Lofts at Norton Crossing) opened June 2020
- Nearby Defense Supply Center Columbus (DSCC) employs 8,000+ DoD civilians, 900 contractors and 500 military personnel
- Located 17 minutes/6.5 miles from downtown Columbus, 8 minutes/3.4 miles from the John Glenn International Airport, and 3 minutes/1.25 miles from Interstate 270
- [\\$300M redevelopment of the former Woodcliff condominium complex will be called Rockwell District, with the Whitehall Community Park being integrated into the development.](#)
 - The development will include 1,000 residential units, 250,000 s.f. of Class A office space and 75,000 s.f. of retail/restaurant space.
 - Vertical construction to begin in 2024.



Location

4600 E. Broad Street,
Columbus, Ohio (39.9765, -82.8781)
[Click to navigate to Google Maps](#)

Traffic Counts

E. Broad Street: 27,407
Hamilton Road: 20,212



Key Demographics

5-Mile Radius

Current Estimated Population	239,646
Projected Population (5 Years)	237,854
Current Estimated Households	98,412
Average Household Income	\$75,720
Median Age	37 years
Total Daytime Population	288,097
Total Retail Expenditure	\$2.72 B

Property Contact

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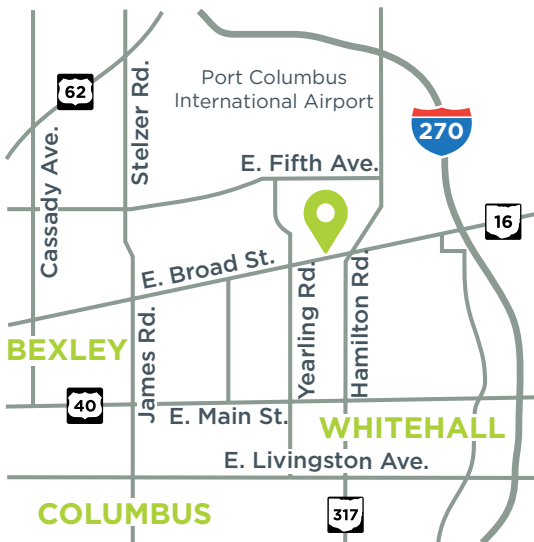


Broad St.

±0.933 Acres Available

±0.74 Acres Available

Location Map



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