



FOR LEASE

The Shops III at Westar · Columbus, Ohio



**PRIME
POLARIS
LOCATION**

THE SHOPS III AT WESTAR

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PRIME LOCATION:	On Polaris Parkway at Cleveland Avenue The Shops currently include the new Rusty Bucket Tavern and Barnum & Tibbets	
AVAILABLE SPACE:	1,000 - 3,157 square feet	
AVAILABILITY:	Ready for Occupancy	
NET RENT:	\$21.00 per square foot net	
CAM CHARGES:	\$4.60 per square foot	
BUILD-OUT:	Building provided in vanilla box condition.	
PARKING:	112 on-site spaces	
TRAFFIC COUNTS:	Polaris Parkway:	34,000 vpd
Key Demographics: (5-miles)	Population:	131,293
	Households:	52,665
	Avg. HH Income:	\$68,671
	Employees:	66,390

Commercial Real Estate Brokerage & Management

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POLARIS PARKWAY