

RETAIL SPACE FOR LEASE

7,800 - 60,650 SF AVAILABLE

201-203 LANCASTER PIKE



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PROPERTY OVERVIEW

QUICK LINKS 🔗



PROPERTY INFO

PARCEL OVERVIEW

GOOGLE MAP

COSTAR LISTING

CREXI LISTING

DIGITAL FLIPBOOK

CITY

CITY WEBSITE

NICHE.COM

NEIGHBORHOOD SCOUT

DEMOGRAPHICS

COUNTY

PICKAWAY COUNTY COUNTY AUDITOR COUNTY MAP DEMOGRAPHICS

FOR LEASING INFO:

WILL ROTH 614.284.2083 WILL@ROTHREGROUP.COM







EXCELLENT VISIBILITY AND ACCESS FROM A SIGNALIZED INTERSECTION



Neighboring Kroger, this well-established shopping center boasts a diverse tenant mix, including Domino's Pizza and Rent-2-Own. With a gross leasable area of 76,364 square feet, 1,017 feet of frontage on Lancaster Pike, and ample parking (266 spaces), the center ensures high visibility and strong foot traffic. Positioned in a thriving community with ongoing economic revitalization, Circleville Center is an ideal destination for retailers looking to grow.

PROPERTY **DETAILS**



ADDRESS

201-213 Lancaster Pike, Circleville, OH 43113

AVAILABLE SPACE 7,800 - 60,650 SF

AVAILABLE Now

MIN DIVISIBLE 7,800 SF

FRONTAGE 1,017' on Lancaster Pike

GROSS LEASEABLE AREA 76,364 SF

MARKET Circleville

SUBMARKETPickaway County

RENTAL RATE \$8.00 /SF/YR NNN

LEASE TERMNegotiable

CENTER PROPERTIES

CENTER TYPE

Neighborhood Center

ZONING

Commercial Retail

PARKING 266 Spaces

TOTAL LAND AREA 8.26 AC

PARCEL ID A0510390000600

PYLON SIGNAGE

FOR ENHANCED VISIBILITY

TRIPLE NET (NNN) LEASE OPTIONS

3-10 YEARS

FLEXIBLE LEASE TERMS \$8.00+/SF/YR

COMPETITIVE RENTAL RATES

NEXT TO KROGER & BIG LOTS

CONSISTENT FOOT TRAFFIC FROM MAJOR ANCHOR STORES

AMPLE PARKING

266 SPACES - CONVENIENT ACCESS FOR CUSTOMERS AND STAFF



CIRCLEVILLE CENTER SITE PLAN

SPACE Available

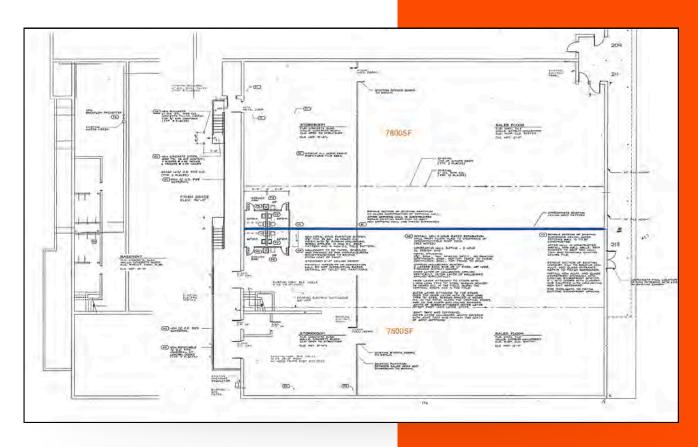
1	604.05	0.75	TED) /	DENTAL DATE	DELUT TVDE	PA
	SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE ①	BUI W/2
	1st Floor, Ste 201	45,050 SF	Negotiable	Upon Request	Negotiable	
	1st Floor, Ste 211	7,800-15,600 SF	3-5 Years	\$8.00 /SF/YR	Triple Net (NNN)	EN BUI
	,	.,		***************************************		

PARTIAL BUILD-OUT W/2 DOCKS END CAP FULL BUILD-OUT



FLOOR 1, SUITE 211-213 | 7,800-15,600 SF

HIGHLY DESIRABLE END CAP SPACE



Disclaimer: This floor plan is for illustrative purposes only and is intended to show one possible demising scenario. All dimensions are approximate and subject to change. Final layout, suite sizes, and configurations are subject to landlord approval and field verification.

FLOOR PLAN

201-203 LANCASTER PIKE

- Lease rate does not include utilities, property expenses or building services
- Fully Built-Out as Standard Retail Space
- Highly Desirable End Cap Space
- Space is in Excellent Condition
- Central Air and Heating

FOR LEASING INFO:

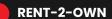
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201-203 LANCASTER PIKE

TENANT MIX







KROGER

STARBUCKS



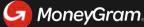


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REDBOX

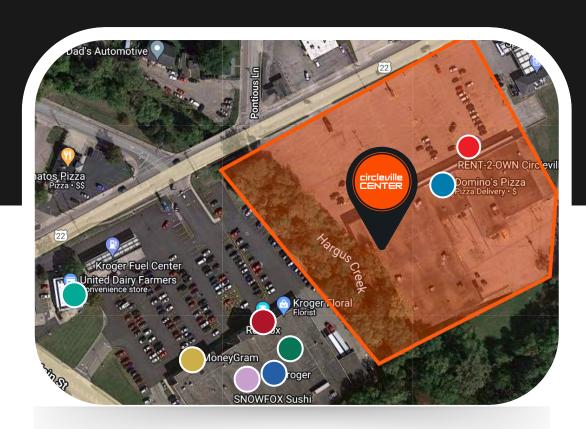












RETAILER **INSIGHTS**





FEBRUARY 2024



MONTHLY

VISITS

MONTHLY VISITORS



MONTHLY

MONTHLY VISITORS



MONTHLY

MONTHLY VISITORS VISITS



MONTHLY VISITS

MONTHLY



MONTHLY

VISITS

MONTHLY VISITORS



MONTHLY MONTHLY VISITS



MONTHLY

VISITS

MONTHLY



MONTHLY VISITS

MONTHLY VISITORS

DONATOS

MONTHLY VISITS

MONTHLY **VISITORS**



THE RETAILER ADVANTAGE

PRIME LOCATION IN A BOOMING RETAIL + SPORTS MARKET

HIGH-TRAFFIC SPORTING EVENTS THAT DRIVE CUSTOMERS

ARNOLD SPORTS FESTIVAL (Columbus, OH) – 30 miles away Attendance: 200,000+ annually

OHSAA STATE CHAMPIONSHIPS (Columbus, OH) - 30 miles away

Attendance: Tens of thousands OHIO STATE FOOTBALL GAMES (Columbus, OH) – 30 miles away

Attendance: 100,000+ per game

SCIOTO VALLEY YOUTH LEAGUE TOURNAMENTS

(Pickaway County, OH) - Local

Attendance: Thousands of young athletes and families

CHILLICOTHE PAINTS BASEBALL (Chillicothe, OH) - 22 miles away

Attendance: Tens of thousands

PICKAWAY COUNTY 5K & MARATHON EVENTS

(Circleville, OH) – Local

Attendance: 1,500+ runners and spectators









OHIO CHRISTIAN UNIVERSITY (3.5 MILES)



PICKAWAY COUNTY FAMILY YMCA (5 MILES)

CIRCLEVILLE MARKET & ACTIVE SPORTS PARTICIPATION STATS

- · Youth Sports Participation: Over 5,000 kids enrolled in leagues & school sports
- · Outdoor Enthusiasts & Runners: More than 20,000 residents regularly participate in outdoor sports
- Fitness & Gym Memberships: 11,800+ residents are engaged in gyms, training centers, and wellness programs
- Annual Sporting Events: Thousands of athletes and spectators come to the area for tournaments, marathons, and leagues

14.4K POPULATION









LIMITED COMPETITION, HIGH DEMAND

THE PERFECT SPOT FOR A SPORTS RETAILER!

SURROUNDING CITIES & ESTIMATED SPORTS RETAILERS

AREA	POPULATION	# SPORTS RETAILERS
COLUMBUS	905,000	60
GROVE CITY	42,000	2
CHILLICOTHE	22,000	1
LANCASTER	41,000	2
WASHINGTON Courthouse	14,000	0
PICKAWAY COUNTY	59,000+	3
CIRCLEVILLE	14,000	
WASHINGTON COURTHOUSE PICKAWAY COUNTY	14,000 59,000+	0

NEARBY CITIES DRIVE ADDITIONAL CONSUMER DEMAND

GROVE CITY

22 MILES | 42K RESIDENTS

Strong retail sales (\$3.5B annually)

LANCASTER

24 MILES | 41K RESIDENTS

Expanding retail and fitness demand (\$3.3B in annual retail sales)

CHILLICOTHE

22 MILES | 22K RESIDENTS

Regional shopping hub (\$2.1B annual retail sales)

WASHINGTON COURT HOUSE

28 MILES | 14K RESIDENTS

Underserved retail market (\$1.2B annual retail sales)

\$10.3 BILLION **Industry Benchmarks**

1 SPORTS RETAILER PER 10,000 RESIDENTS

- Ideal Market Size for Sports Retail: Industry benchmarks suggest 1 sports retailer per 10,000 residents
- Pickaway County should have at least 5 sporting goods stores to meet demand
- Unmet Demand: 2+ additional sports retailers needed to fully serve the growing community

A CHANCE TO DOMINATE AN UNDERSERVED, GROWING MARKET WITH VIRTUALLY NO COMPETITION

WHAT THIS MEANS FOR RETAILERS

Circleville is a wide-open market for sports retail—only 1 sporting goods store serves nearly 60,000 people in Pickaway County, while nearby Chillicothe and Washington Court House have virtually none. With over 5,000 youth athletes, 20,000+ outdoor sports participants, and 11,800+ fitness enthusiasts, the demand is there, but the supply isn't. Surrounding cities have 2-60 competitors, while Columbus is oversaturated.

POTENTIAL RETAIL SPEND

THE OPPORTUNITY

MARKET STATS THAT GIVE YOUR BUSINESS THE COMPETITIVE EDGE

circleville CEN/TER

201-203 LANCASTER PIKE -

\$12.50/SF 50K+ 5.1%

AVG RETAIL LEASE RATE

Our spaces start at just \$8.00/SF/YR NNN, offering a competitive advantage in a prime location.

TRAFFIC COUNTS PER DAY

Along Lancaster Pike (US-22), driving continuous exposure to your business.

PICKAWAY COUNTY'S RETAIL VACANCY RATE

Lower than the Ohio state average, indicating strong demand and limited supply.

Circleville's low 2% local income tax rate keeps operating costs down for retailers compared to higher-tax cities in Ohio

20/0 INCOME TAX RATE 30 MILES FROM COLUMBUS

CAPTURE SPILLOVER CONSUMER SPENDING FROM A MAJOR METROPOLITAN AREA 10

✓ MINIMAL COMPETITION

Few dedicated sports retailers in the area, giving new entrants a first-mover advantage

✓ HIGH SPORTS ENGAGEMENT

Active youth sports leagues, local tournaments, and fitness-focused consumers create built-in demand

✓ SPILLOVER MARKET POTENTIAL

Access to Columbus metro-area spending and regional sporting events

✓ AFFORDABLE LEASE RATES

Prime retail spaces available at below-market rates (Starting at \$8.00/SF/YR NNN)

✓ STRATEGIC GROWTH

Pickaway County is experiencing steady population and retail expansion, ensuring long-term success

CIRCLEVILLE, OH

circleville CENTER



Originally designed as a perfect circle in 1810, Circleville evolved into a grid layout while retaining a centralized, walkable downtown and strong commercial core.

ECONOMIC OPPORTUNITY

With a strong industrial base and business-friendly growth, Circleville is a smart location for long-term expansion.

POTENTIAL FOR BUSINESS GROWTH

Circleville Center offers high visibility, strong traffic, and flexible space—ideal for diverse retail concepts.

LOW COST OF LIVING

The city's low cost of living helps businesses cut overhead and attract talent with affordable housing.

INFRASTRUCTURE

Circleville's infrastructure investments along US-23 are enhancing access and business appeal for future tenants.

RECOGNITION + AWARDS

2023

SHOPPING AREAS LIKE

CIRCLEVILLE CENTER EASILY

ACCESSIBLE

2022

2021

2020

TOP 10 RETAIL GROWTH CITIES IN OHIO

BEST SMALL CITY FOR BUSINESS EXPANSION FASTEST-GROWING RETAIL MARKET IN CENTRAL OHIO EMERGING RETAIL DESTINATION









5 MILES

DEMOGRAPHICS MILE **MILES** MILES **TOTAL POPULATION** 6.5K 18K 30K **AVERAGE AGE** 38 38 40 **AVERAGE HH INCOME** \$65K \$69K \$72K **AVERAGE HOUSE VALUE** \$180K \$185K \$190K Demographic data derived from datausa.io

Covering an area of 6.76 square miles, Circleville is strategically located in central Ohio. The proximity to Columbus, combined with its own unique charm, positions Circleville as an attractive location for both businesses and residents.

MANUFACTURING SECTOR

Manufacturing forms a significant part of Circleville's economy. The city is home to several major employers, including:

- DuPont's largest chemical plant in Ohio, producing Mylar and Tedlar plastic films
- PACCAR, a Seattle-based truck manufacturing company with a large factory
- Sofidel Group, a major tissue paper manufacturer that invested \$400 million in a new plant

CIRCLEVILLE DEMOGRAPHICS

Vacancy rates in Circleville retail sector are at 5.1%, showing strong leasing activity

RETAIL VACANCY RATE

ightarrow 5.1%



VALUE



BACHELOR'S DEGREE





MEDIAN HOUSEHOLD INCOME



12

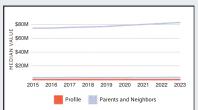
201-203 LANCASTER PIKE





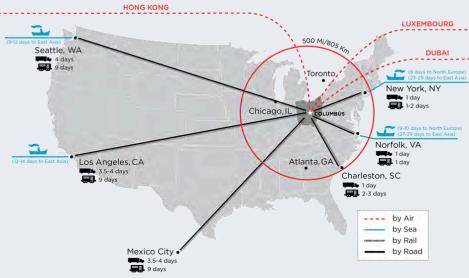
PICKAWAY COUNTY

PICKAWAY COUNTY IS CENTRAL OHIO'S NEXT FRONTIER TO EXPAND OR LOCATE YOUR BUSINESS



Pickaway County has low vacancy and limited new retail space, signaling strong tenant demand and stable rent growth. With over 59,000 residents and growing, the market is underserved in key categories like sporting goods, specialty fitness, and active lifestyle retail, creating a clear opening for new entrants.



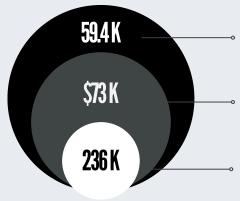


STRATEGIC LOCATION

Pickaway County is centrally located in the state of Ohio and has a well-developed transportation and utility infrastructure system with adequate capacities to accommodate most industrial and business needs.

Vacancy rates in Pickaway County's retail sector are at 5.1%, showing strong leasing activity

RETAIL VACANCY RATE



TOTAL POPULATION **AVG HH INCOME**

AVG HH VALUE

RETAIL CONSTRUCTION **PIPELINE**

Minimal new construction, keeping supply tight

TOP PERFORMING SECTORS

General merchandise, food & beverage, fitness/wellness

\$690M ANNUAL RETAIL SALES VOLUME

OCCUPIED RETAIL





LOCAL MARKET OVERVIEW

PICKAWAY COUNTY

59.4TOTAL POPULATION

\$73K
AVERAGE HOME VALUE

\$236K AVERAGE HH INCOME

COLUMBUS METRO

2.14MTOTAL POPULATION

\$252K AVERAGE HOME VALUE

\$77K
AVERAGE HH INCOME

OHIO RANKED #7 AMERICA'S TOP STATES FOR BUSINESS 2024 CNBC



RANKED AMONG THE TOP 10 CITIES FOR BUSINESS GROWTH FORBES

Forbes

NAMED ONE OF THE BEST CITIES FOR YOUNG PROFESSIONALS FORBES

Forbes

BEST
DESTINATIONS
FOR CULINARY
TRAVEL 2024

ESSENCE

RANKED IN THE TOP 10 HOTTEST JOB MARKETS WALL STREET JOURNAL

WSJ

Pickaway County and the Columbus Region have received numerous accolades that highlight their attractiveness to businesses, including retailers. The region is recognized as a top-ranked business climate with a strong economy and a prepared workforce.

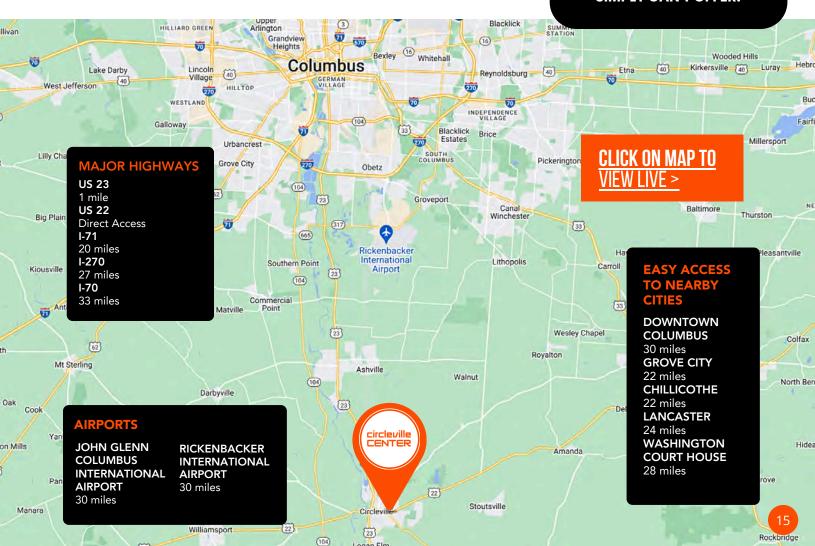


MAXIMUM EXPOSURE FOR RETAILERS & BRAND AWARENESS

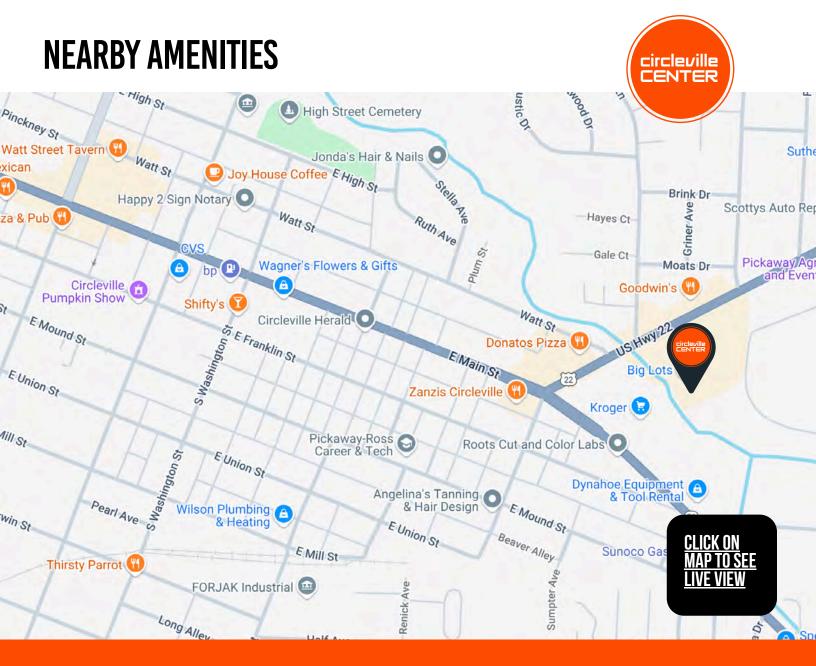


- √ 50,000+ vehicles pass daily ensuring constant visibility for your business.
- ✓ Located in a prominent shopping district, giving retailers a built-in customer base.
- ✓ High signage opportunities allowing businesses to attract passing traffic.





Logan Elm





SHOPPING

0.2 miles 0.3 miles 1.5 miles 1.3 miles 10 miles **CVS WINGS** 10 miles 1.6 miles

DINING

GOODWIN'S

0.1 miles **ZANZIS CIRCLEVILLE DONATOS PIZZA** THIRSTY PARROT **ROOSTERS BUFFALO WILD**

COFFEE

JOY HOUSE COFFEE 0.3 miles TIM **HORTONS**

STARBUCKS

SCHOOLS

CAREER + TECH 1.2 miles **OHIO CHRISTIAN UNIVERSITY** 3.5 miles **CIRCLEVILLE HIGH SCHOOL**

PICKAWAY ROSS

2 miles

X TRANSPORTATION

COTA Bus Stop 0.8 miles US 23 ACCESS 1 mile



GANT'S PIZZA & PUB 1.8 miles **TOOTLES PUMPKIN INN** 2 miles

GAS

SUNOCO SPEEDWAY SHELL 0.9 miles



HUNTINGTON 1.3 miles **PNC**

WHY CHOOSE CIRCLEVILLE CENTER FOR YOUR BUSINESS

Choosing Circleville Center means positioning your business in a dynamic retail environment with a proven track record of success. With its strategic location, diverse tenant mix, and flexible leasing options, *Circleville Center offers the ideal setting for businesses to thrive.*

- √ Strong Youth Sports Presence & Expanding Recreation Market
- Easy Access to Columbus, OH & Major Sporting Events
- Strategic Location with Strong Retail Demand
- √ Flexible Leasing Terms & Competitive Rates
- Excellent Visibility with High Traffic Counts
- √ Strategic Retail Positioning in a High-Growth Market
- √ Surrounded by Established Businesses & Consumer Attractions
- ✓ A Growing Market with Economic Strength & Development Potential

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