

OFFERING MEMORANDUM



±53.39 ACRES
PRIME REDEVELOPMENT SITE
FORMER EASTLAND MALL

2740 S HAMILTON ROAD
COLUMBUS, OHIO 43232



**CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW

EXECUTIVE SUMMARY

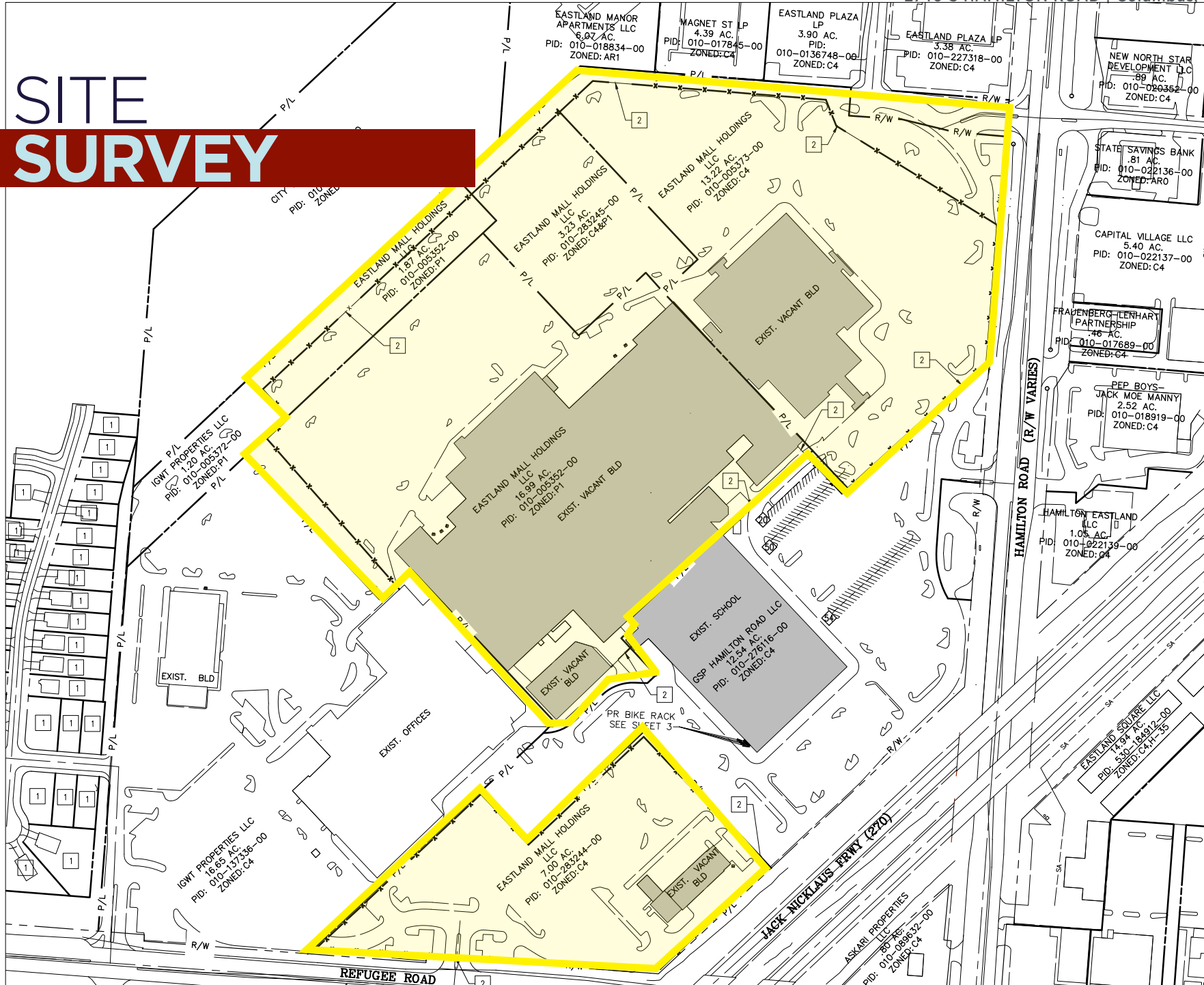
Cushman & Wakefield is pleased to present a prime redevelopment opportunity at the former Eastland Mall site. This approximately 53.39 acre property offers a rare chance to transform a substantial land parcel within the I-270 boundary. With an exceptional location and convenient access to the I-70, I-270, and SR-33 freeway systems, the site is ideally suited for new retail, multi-family, and industrial/flex development.

Eastland Mall was a super-regional mall located in Columbus, Ohio and was anchored by Sears (un-owned), JC Penney, and Macy's). The Property as a whole consists of approximately 1,016,242 square feet.

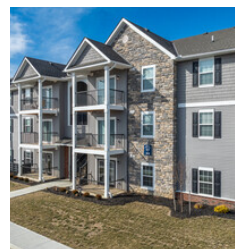
The Property was originally constructed in 1968 and extensively renovated in 2005. After that, an additional \$2.0M was spent on capital expenditures such as roof replacement, parking lot improvements, lighting enhancements, HVAC replacement and security upgrades.

| | |
|----------------|---|
| ADDRESS | 2740 S Hamilton Road Columbus, Ohio 43232 |
| SUBMARKET | Southeast |
| RSF (IN-PLACE) | 1,016,242 |
| YEAR BUILT | 1968 |
| LAND SIZE | +/-53.39 Acres |
| ZONING | CAC - Community Activity Center District |
| TRAFFIC COUNT | 79,325 VPD - I-270 Combined N & S 22,944 VPD - Intersection Hamilton & Refugee |
| LOCATION | NE quadrant of I-270 & Hamilton Road |
| ACCESS | The main entrance drives are located along Refugee Road on the south side of the Property. Additional entrance drives are located along the other adjacent public streets. |
| PARKING | The Property contains large paved surface parking areas with approximately 4,949 total spaces. |
| ELECTRICITY | American Electric Power |
| GAS | Columbia Gas |
| WATER | City of Columbus |
| SEWER | City of Columbus |

SITE SURVEY



APARTMENT SURVEY



| Name | Ecco Park | Riverside Trail Apartments | The Baylor | Lakeside Village | The Enclave on Main | Birch Creek Apartments |
|--------------------|--|--------------------------------------|---------------------------------------|--|-----------------------------------|--|
| Address | 3301 Brice Rd Canal Winchester 43110 | 5795 Chatterton Rd Columbus 43232 | 3995 S Hamilton Rd Groveport 43125 | 4100 Lakeview Crossing Groveport 43125 | 3520 E Main St Whitehall 43213 | 5071 Ebright Rd Canal Winchester 43110 |
| Distance | 3.6 Miles | 3.0 Miles | 2.4 Miles | 2.8 Miles | 4.2 Miles | 3.7 Miles |
| Year Built | 2023 | 2020 | 2021 | 2023 | Under Construction | Under Construction |
| Total # Units | 360 | 248 | 288 | 264 | 102 | 198 |
| # of 1 Bdrm Units | 72 | 248 | 72 | 36 | 25 | 100 |
| 1-Bdrm Avg SF | 772 | 809 | 681 | 681 | 688 | TBD |
| 1-Bdrm Asking Rent | \$1,125.00 | \$970.00 | \$1,260.00 | \$1,220.00 | TBD | TBD |
| # 2-Bdrm Units | 228 | NA | 180 | 192 | 50 | 98 |
| 2-Bdrm Avg SF | 1053 | NA | 957 | 957 | 800 | TBD |
| 2-Bdrm Asking Rent | \$1,345.00 | NA | \$1,434.00 | \$1,340.00 | TBD | TBD |
| # 3-Bdrm Units | 60 | NA | 36 | 36 | 27 | NA |
| 3-Bdrm Avg SF | 1298 | NA | 1225 | 1225 | 1,333 | NA |
| 3-Bdrm Asking Rent | \$1,695.00 | NA | \$1,863.00 | \$1,865.00 | TBD | NA |

COLUMBUS OVERVIEW

THE COLUMBUS REGION

With a metropolitan area population of over 1.7 million people*, Columbus is anything but a small town. Comparable in size to more well-known metro areas such as Las Vegas, Charlotte, and San Antonio, Columbus has all the amenities, opportunities, and events that one would expect from a major city. Great restaurants, a thriving art scene, distinctive neighborhoods, a bustling nightlife, and abundant shopping are all integral to giving Columbus that “big city” atmosphere.

Yet in many ways Columbus retains that “small town” feel. You’ll find that, despite its size, Columbus is easy to get around, incredibly affordable, and populated by friendly, outgoing people. Combine that with a central location that is within a day’s drive of 50% of the U.S. population, and it’s easy to see why in 2006 Money magazine ranked Columbus the 8th best big city to live in.



1.1 MILLION

LABOR FORCE



4%

UNEMPLOYMENT RATE



2.4% JOB

GROWTH - 2024



\$25.50 AVG

HOURLY WAGE



4.2% JOB

VACANCY RATE

A DRIVING WORKFORCE

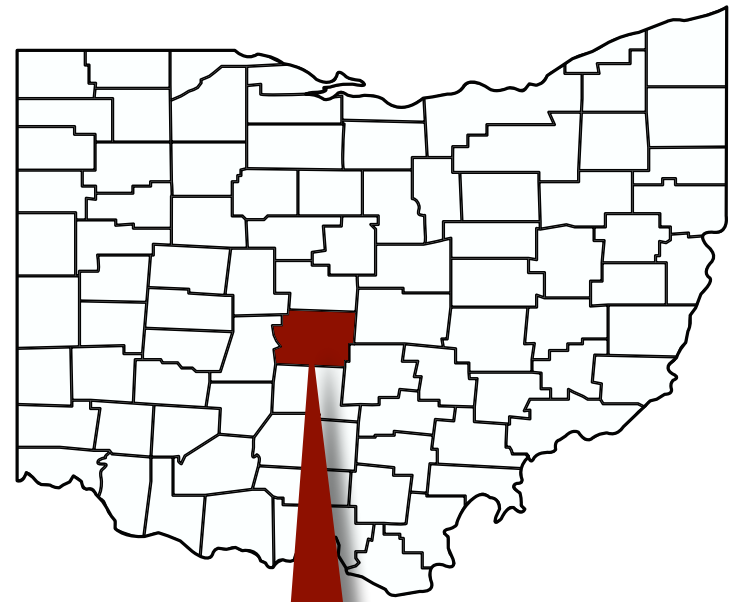
As of July 2024, the Columbus metro area had a civilian labor force of approximately 1.169 million people. Employment was at about 1.116 million, with an unemployment rate of 4.5%.

INDUSTRY EMPLOYMENT

- Total Nonfarm Employment: The total nonfarm employment in the area was approximately 1.169 million

SECTOR-SPECIFIC EMPLOYMENT

- Mining, Logging, and Construction: 55.9 thousand jobs, a 7.3% increase over the previous year
- Manufacturing: 73.4 thousand jobs, a decrease of 2.0%
- Trade, Transportation, and Utilities: 221.3 thousand jobs, a decrease of 1.9%
- Professional and Business Services: 188.8 thousand jobs, down 1.5%
- Education and Health Services: 178.0 thousand jobs, with a 4.7% increase
- Leisure and Hospitality: 118.0 thousand jobs, up 2.3%.



COLUMBUS OVERVIEW



| | 1 MILE | 3 MILES | 5 MILES |
|--|----------|----------|----------|
| Estimated Population (2024) | 9,325 | 93,224 | 237,951 |
| Projected Population (2029) | 9,535 | 93,984 | 245,110 |
| Estimated Households (2024) | 4,434 | 39,394 | 99,523 |
| Projected Households (2029) | 4,521 | 39,537 | 102,527 |
| Estimated Median Household Income (2024) | \$37,603 | \$53,321 | \$61,302 |
| Projected Median Household Income (2029) | \$36,913 | \$53,655 | \$62,574 |
| Total Households | 4,434 | 39,394 | 99,523 |
| Total Businesses | 452 | 2,772 | 7,343 |
| Total Employees | 3,847 | 22,215 | 72,947 |

COLUMBUS OVERVIEW

HOME TO THE WORLD'S MAJOR PLAYERS

Corporate Operations Grow Here

The Columbus region is home to 16 Fortune 1000 headquarters and has a diverse economy where no major industry sector represents more than 17% of employment.

FORTUNE 500 HQ



NOTABLE HQ



MAJOR OPERATIONS



JPMORGAN CHASE & CO.

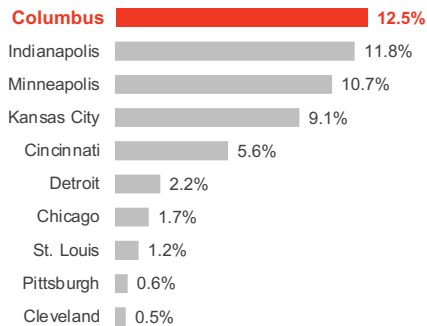
JPMorgan Chase employs over 20,000 people in the Columbus Region, including over 5,000 tech workers that build apps and digital tools for Chase online banking. In fall 2018, the company announced the opening of a fintech research center in Columbus to engineer solutions ranging from blockchain to app design.

TOP METRO IN THE MIDWEST AND U.S.

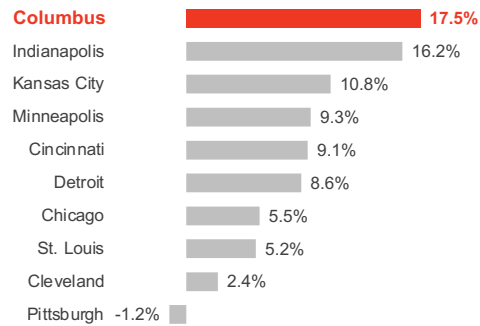
Unprecedented Economic Growth

The Columbus metro ranks first among large Midwest metro areas for population and job growth since 2010 and is among the fastest growing metros in the country.

Population growth (2010 – 2020)



Private sector job growth (2010 – 2020)





RETAIL MAP

CONTACT INFORMATION

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