

**Carmel Village Commons**

6150 E. Broad Street  
Columbus, Ohio 43213

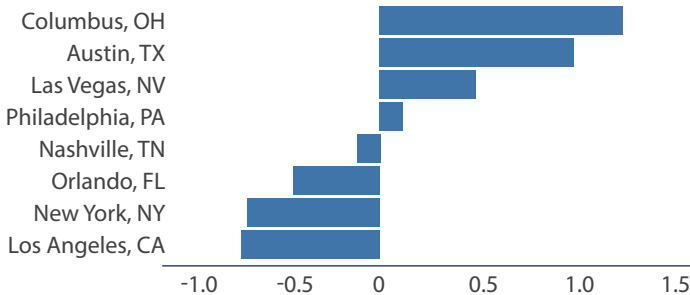


**NOW PRE-LEASING NEW CONSTRUCTION:**

40 acres of Commercial and Retail

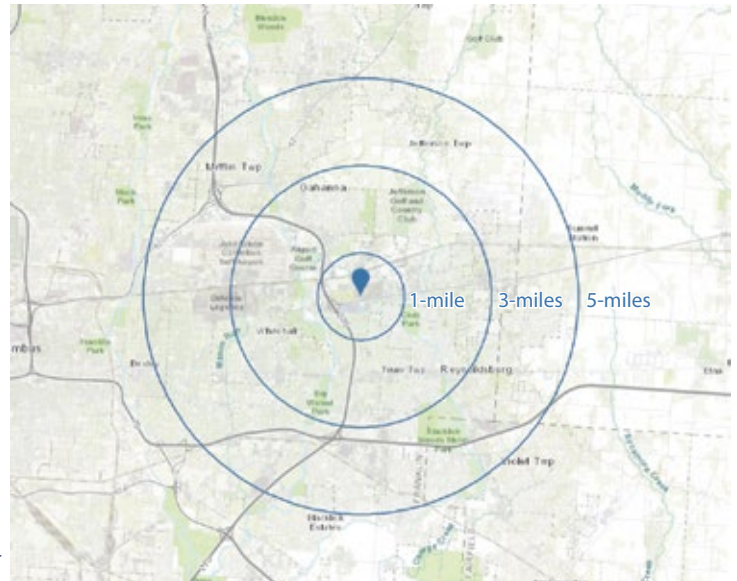
**PROPERTY HIGHLIGHTS**

- New mixed-use development project spanning approximately 40 acres
- Ideally positioned at the corner of Taylor Station Road and E Broad Street with two full access signalized intersections
  - 15,200 VPD on Taylor Station Rd
  - 57,661 VPD on E Broad St
- Easy access to I-270
- Site is zoned CPD/C4 and has all utilities on site
- Great for grocery, retail, restaurants, hotel or corporate office
- Multiple pad opportunities for lease, sale, or build-to-suit
- Project will be graded and delivered in early 2025
- Columbus, Ohio considered to be the number one growth marketing in the US



**DEMOGRAPHICS**

Icon	Category	1 MILE	3 MILE	5 MILE
👤	<b>POPULATION</b>	6,853	85,417	247,279
☀️	<b>DAYTIME POPULATION</b>	13,072	90,153	230,308
💰	<b>AVERAGE HH INCOME</b>	\$104,529	\$84,392	\$89,768
🏢	<b>BUSINESSES/EMPLOYEES</b>	480/9,384	3,056/47,396	6,861/97,148



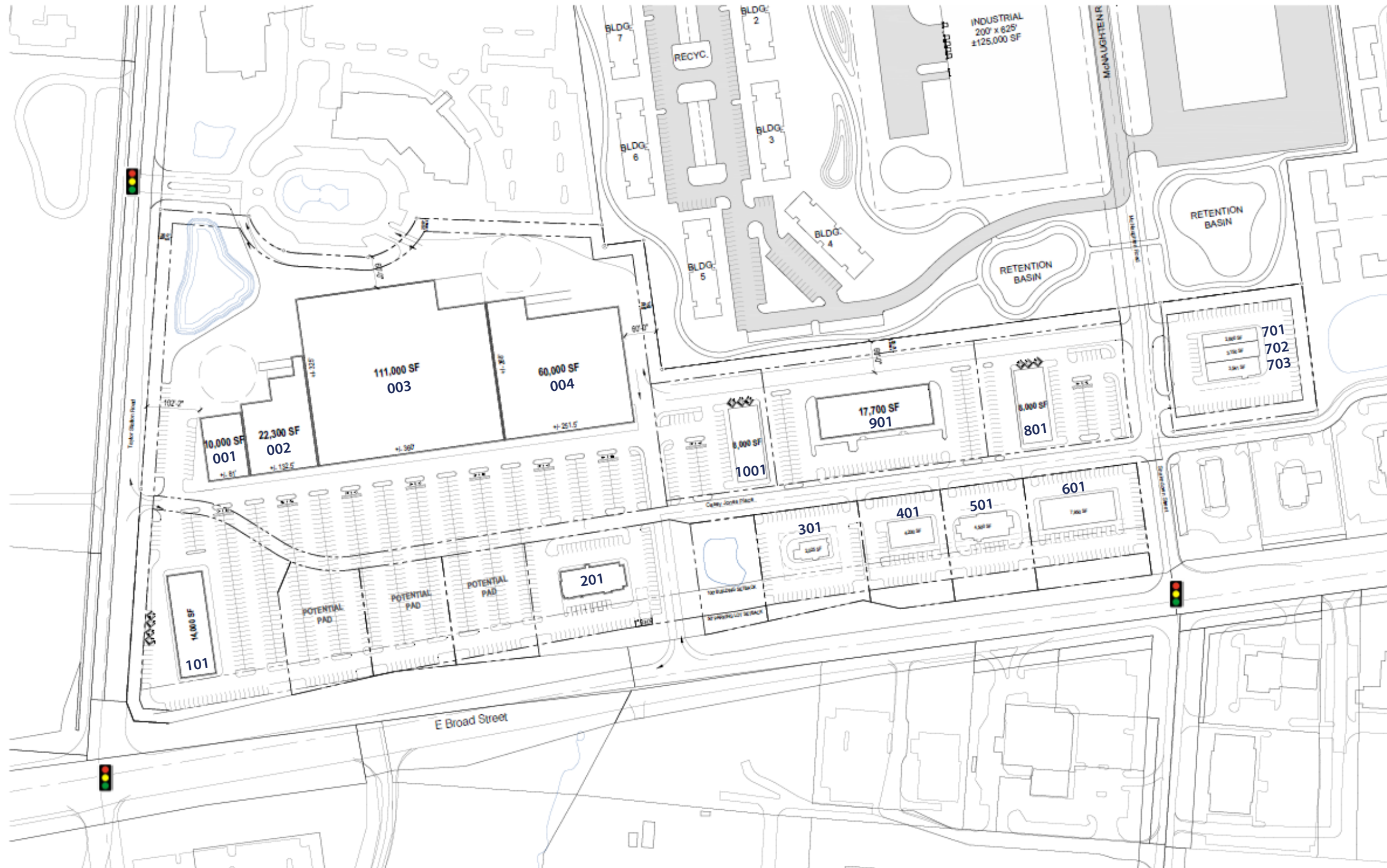
Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

**For leasing information, please contact:**

**Eric Penney**

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SUITE	SF
001	10,000
002	22,300
003	111,000
004	60,000
101	14,000
201	TBD
301	2,025
401	4,200
501	4,500
601	7,950
701	2,600
702	3,150
703	3,541
801	8,000
901	17,700
1001	8,000



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