

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- **2,800 SF Available for Lease**
- 113,864 SF retail center anchored by a recently expanded and remodeled Kroger and Home Depot, located at a major intersection on a main thoroughfare in one of Columbus' largest retail districts
- Population of 59,560 within a three-mile radius with an average household income of \$184,274
- Major retailers at the intersection include Kroger, Meijer, Home Depot and Giant Eagle
- Restaurants in the area include Jersey Mike's Subs, Nothing Bundt Cakes, Scramblers, Chipotle, Panera, Bob Evan's, IHOP, McDonald's, Tim Horton's, Wendy's, Burger King, Arby's and Bibibop

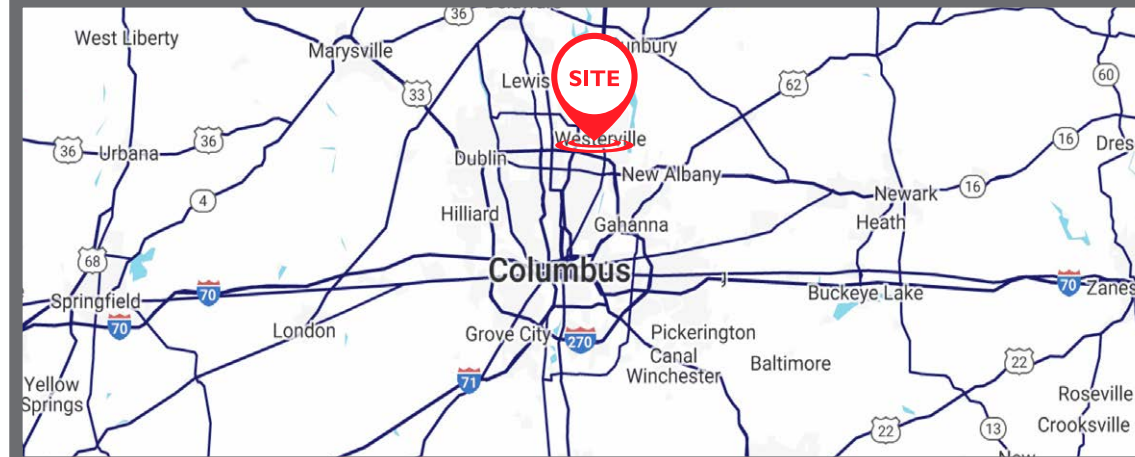


TRAFFIC COUNTS

- 21,202 (24) VPD: OH-3
- 29,804 (24) VPD: Polaris Parkway

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,385	59,560	171,963
HOUSEHOLDS	3,362	22,747	69,185
AVG HH INCOME	\$163,230	\$184,274	\$144,873
EMPLOYEES	5,057	26,406	73,019

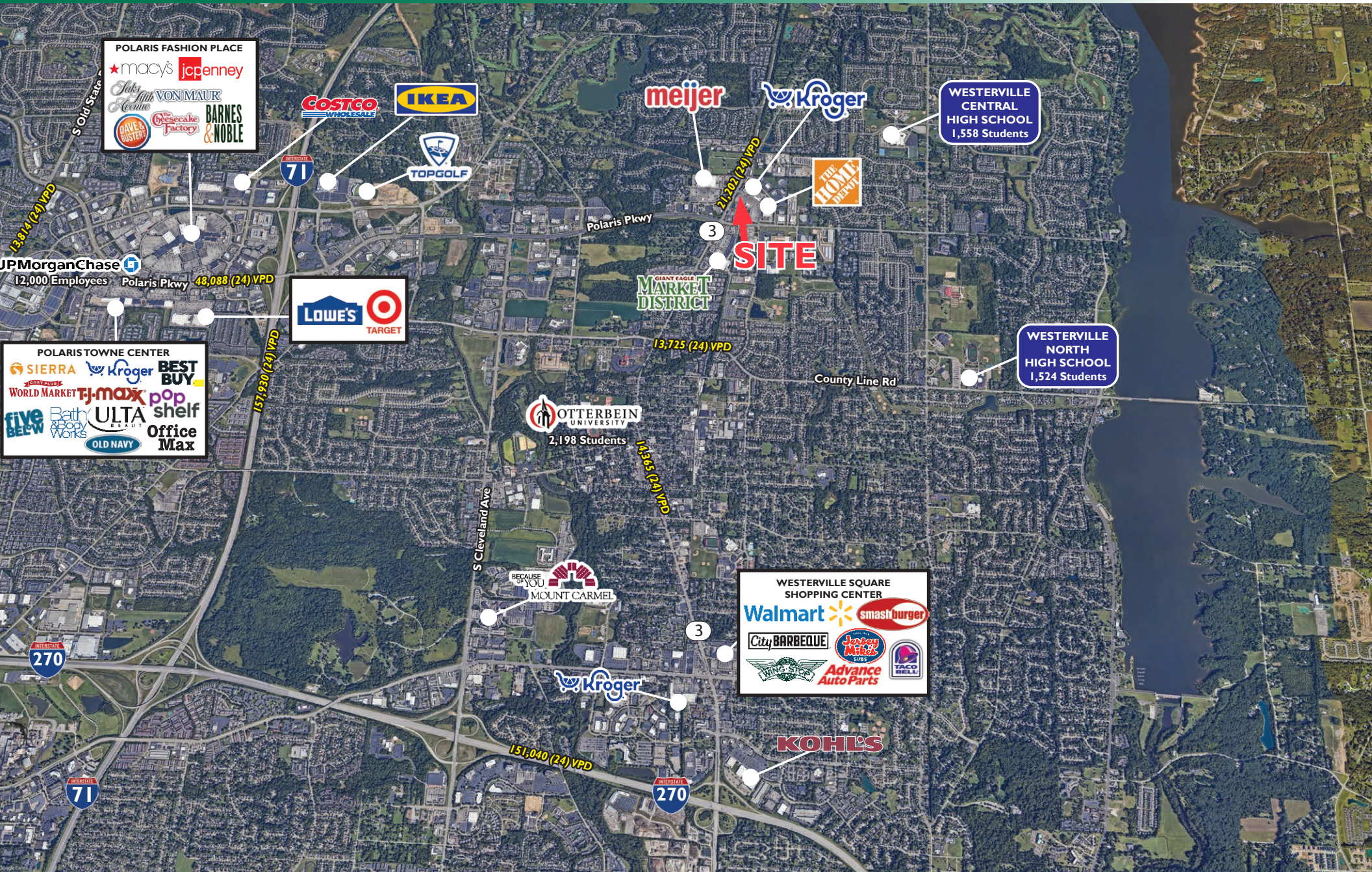


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A MEMBER OF
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SITE PLAN



SUITE	TENANT	SF
1	Kroger	90,501
7	AVAILABLE	2,800
8	Jersey Mike's Subs	1,400
9	Beignets & Brew	1,400
10	Postnet	1,400
11	Nothing Bundt Cakes	2,100
12	Hallmark	4,002
13	Scramblers	2,998
202	New China Express	1,982
203	Greatclips	1,053
204	Domino's Pizza	1,404
205	Crystal Nail Spa	1,263
206	Bibibop	1,561

- LEASED
- AVAILABLE
- NOT A PART

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