

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

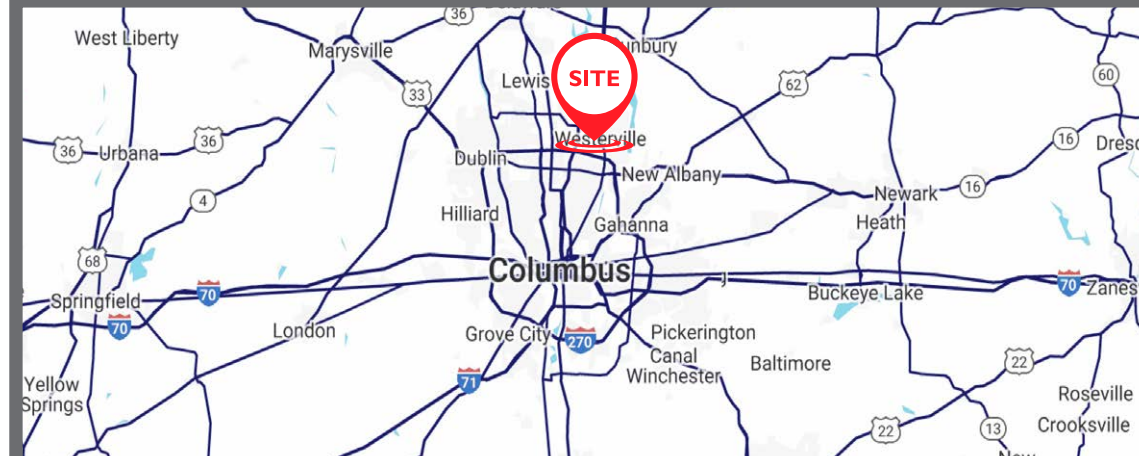
- **1,400 SF Available for Lease**
- 113,864 SF retail center anchored by a recently expanded and remodeled Kroger and Home Depot, located at a major intersection on a main thoroughfare in one of Columbus' largest retail districts
- Population of 59,560 within a three-mile radius with an average household 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



CONTACT

RYAN ERTEL
513 784 1106
rertel@anchor-associates.com

Northgate Plaza

7345 STATE ROUTE 3 | WESTERVILLE, OH 43082

Anchor
ASSOCIATES



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Northgate Plaza

7345 STATE ROUTE 3 | WESTERVILLE, OH 43082

Anchor
ASSOCIATES



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Northgate Plaza

7345 STATE ROUTE 3 | WESTERVILLE, OH 43082

Anchor
ASSOCIATES

SITE PLAN



SUITE	TENANT	SF
1	Kroger	90,501
7	Tint World	2,800
8	Jersey Mike's Subs	1,400
9	COMING AVAILABLE	1,400
10	Postnet	1,400
11	Nothing Bundt Cakes	2,100
12	Hallmark	4,002
13	Scramblers	2,998
100	Wendy's	-
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

4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS