



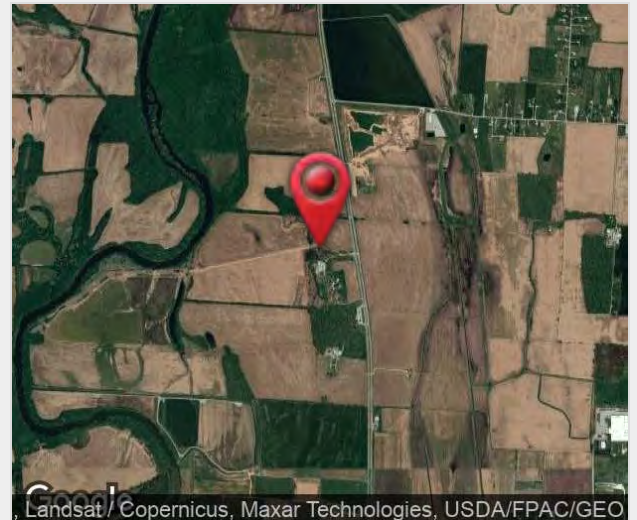
188 Acres On US 23

On Pickaway Path of Progress

Property Features

- 188 Acres in the Village of South Bloomfield
- ±25,038 SF of Building Improvements
- 1,990+ Ft of Road Frontage on US-23
- Devisable with Tremendous Retail Opportunity
- Located in the Fast Growing Pickaway County
- Situated Right Next to the New ODOT Rest Stop
- Sewer is Next Door
- Growing Residential Market
- Strong Labor Market
- 25 Minutes South of Downtown Columbus

Sale Price: \$10,900,000



For more information:

John Mally

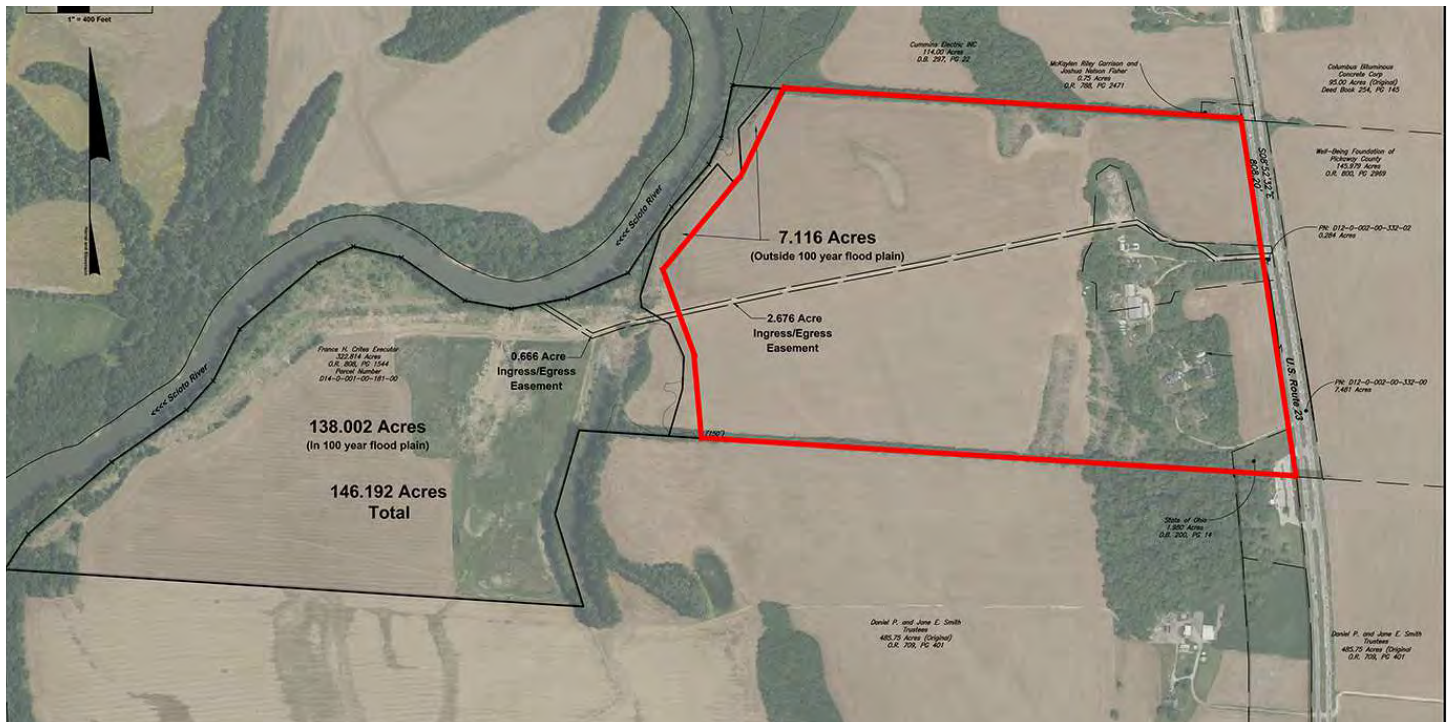
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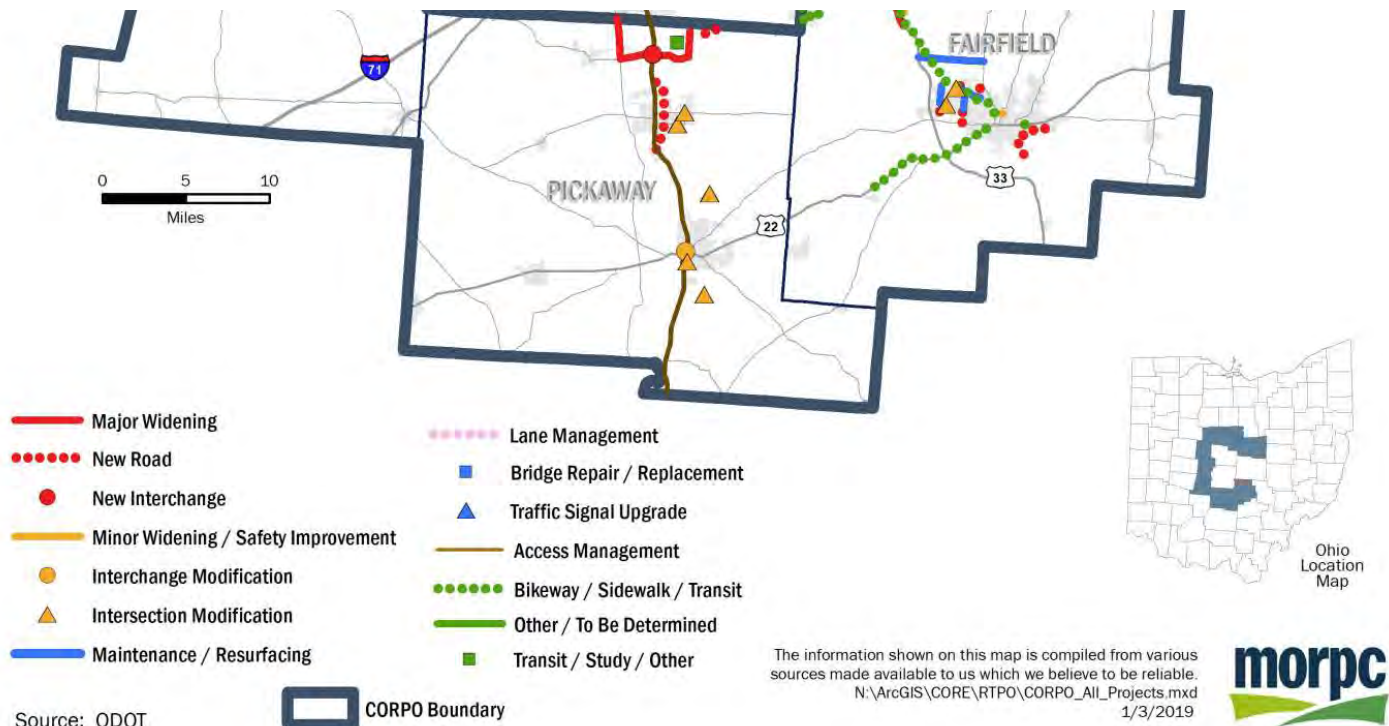












The \$60 million South Bloomfield, Ohio By-Pass project will implement an Ohio Department of Transportation study to create a more direct route between Circleville and important central Ohio job centers at Rickenbacker and Downtown Columbus.

Shorter commute times from Circleville to Columbus job centers will provide easier access for current Circleville residents to gain jobs and make it more attractive for housing, retail and office developers to make investments in Circleville. Funding for the South Bloomfield By-Pass can be gained from the Ohio Department of Transportation and/or potential alternative funding vehicles, such as public-private partnerships or transportation improvement districts. Developing the South Bloomfield By-Pass also creates a more efficient transportation connection for the logistics industry and the growing shale energy industry in Eastern and Southern Ohio. Also, traffic congestion caused by population growth north of Franklin County creates an opportunity for Circleville to attract residential and business development for those interested in a strategic location near central Ohio job sites such as Rickenbacker and Downtown Columbus. The lack of uninterrupted highway access from Circleville to the Central Ohio job centers is an impediment to growth in the city of Circleville that must be addressed.

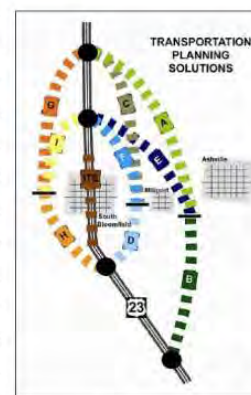
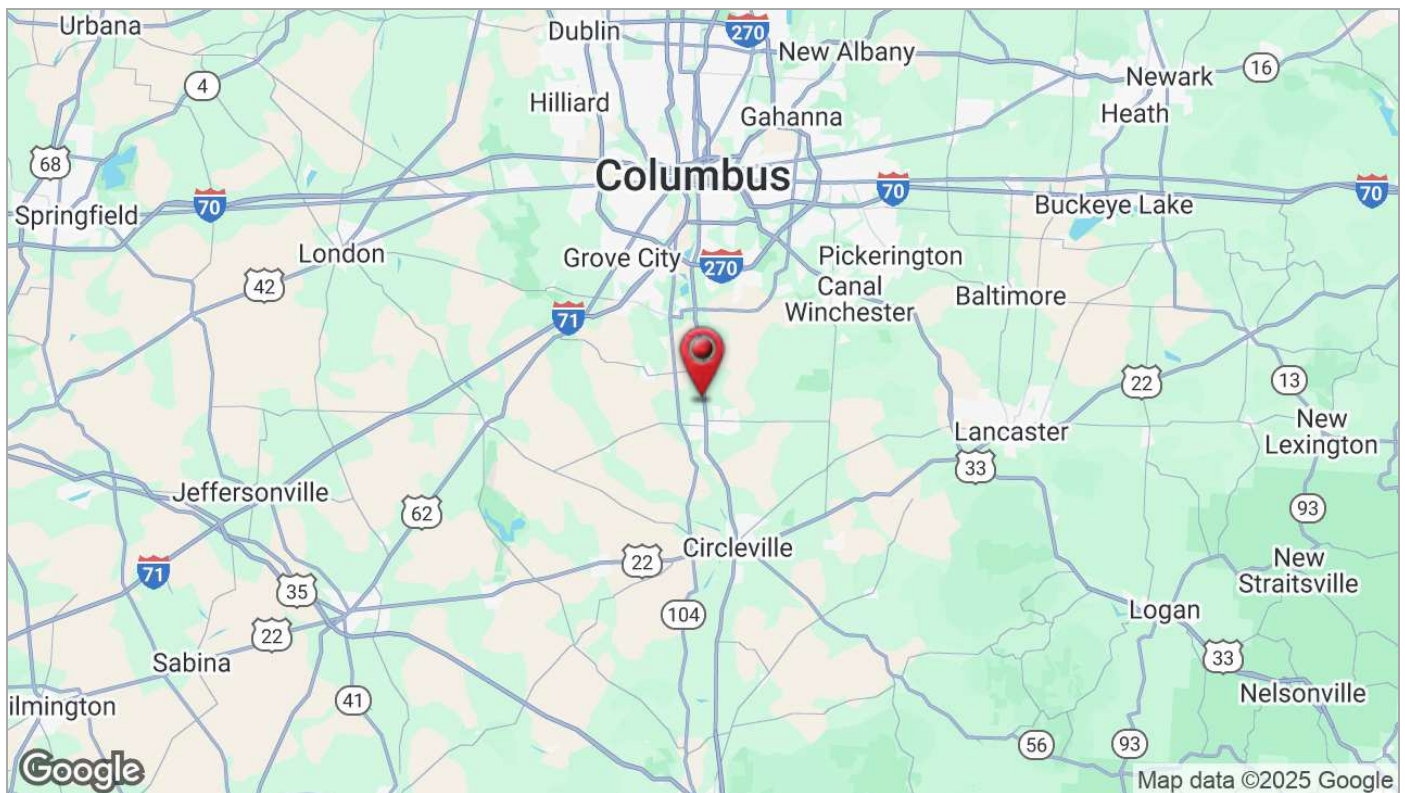
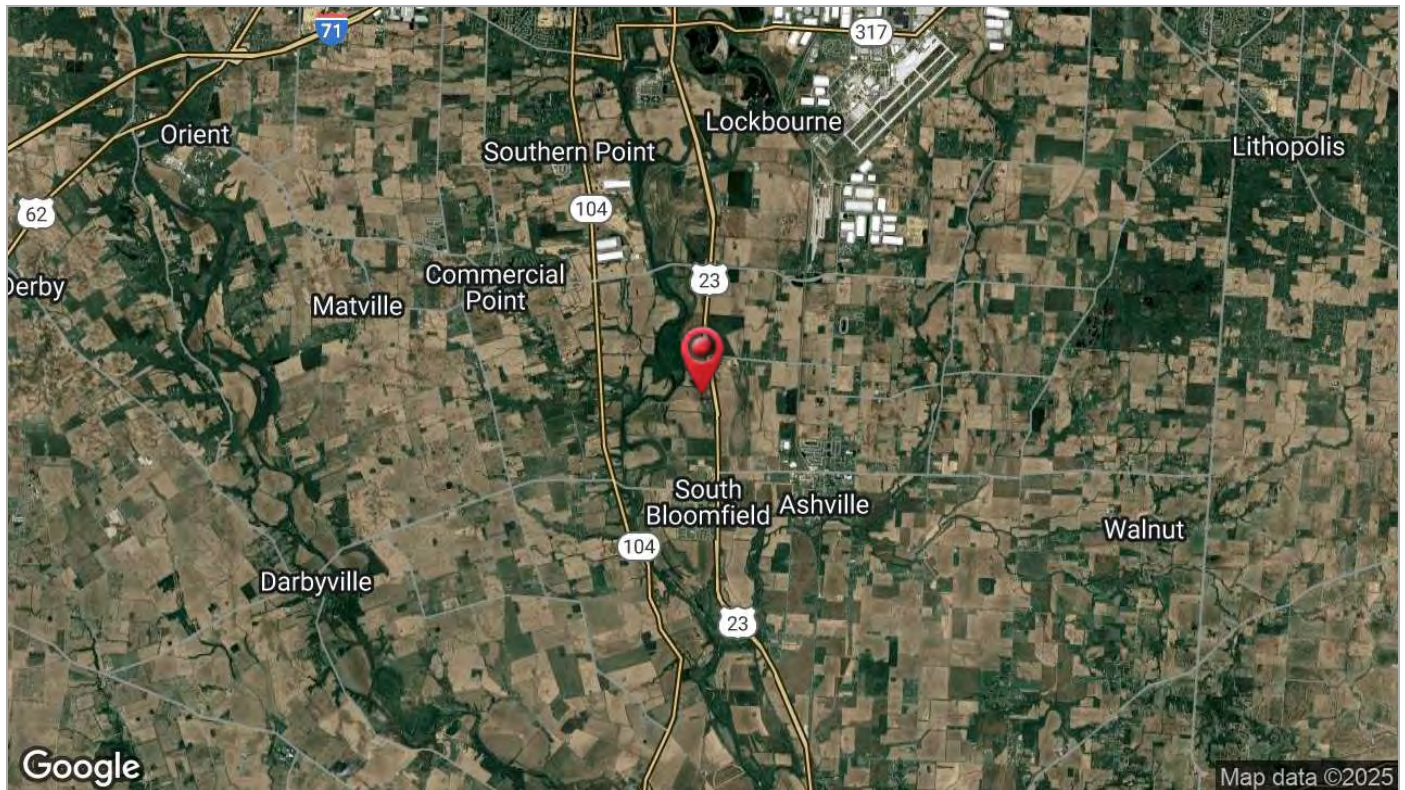
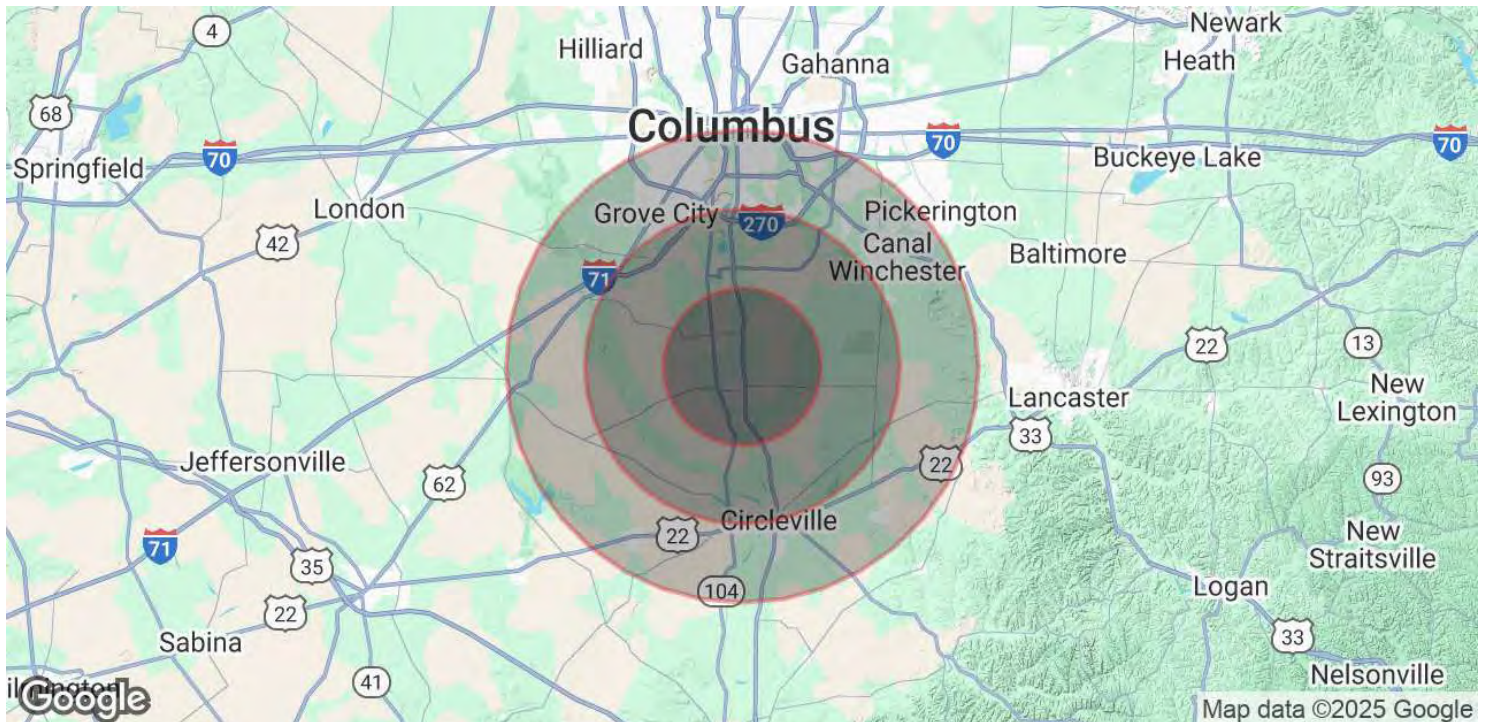


Figure 28: South Bloomfield Ohio By-Pass
Source: Ohio Department of Transportation²³





POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	14,494	101,272	398,896
Average Age	38	40	39
Average Age (Male)	38	39	38
Average Age (Female)	39	41	40

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	5,353	36,196	152,990
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$117,071	\$105,151	\$89,046
Average House Value	\$273,004	\$279,238	\$251,389

Demographics data derived from AlphaMap