

**FOR SALE
BUILD-TO-SUIT
GROUND LEASE**

MILL DISTRICT OUTLOT

GRANVILLE, OHIO 43023



**FOR SALE: \$1,250,000
BUILD-TO-SUIT
GROUND LEASE**



**SUBSTANTIAL ON-SITE
PARKING**



**1.423 ACRE PAD-READY SITE
BUILD-TO-SUIT OR FOR SALE**



**37,000 VEHICLES/DAY
ALONG OH-16/37**



**GREAT VISIBILITY AND
ACCESSIBILITY FROM OH-37**



**SHARED MILL DISTRICT
RETAIL SITE AMENITIES**



**PICKUP WINDOW
OPPORTUNITY**



AVAILABLE: NOW

JAMES T. KOON
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POPULATION

1 MILE	3,603
3 MILES	15,251
5 MILES	45,565

HOUSEHOLD INCOME

1 MILE	\$151,369
3 MILES	\$132,247
5 MILES	\$96,378

CONSUMER SPENDING

1 MILE	\$48.2M
3 MILES	\$197.4M
5 MILES	\$551.5M

DAYTIME EMPLOYMENT

1 MILE	2,997
3 MILES	5,391
5 MILES	21,942

Koon Property Group is pleased to present the offering of a 1.423-acre pad-ready site located adjacent to the soon-coming Mill District Retail Center in Granville, Ohio. The development site/building #2 is being offered for sale, build-to-suit, or as a ground lease opportunity with the ability to construct up to 7,000 square feet. The site benefits from cross-access easements, shared parking, and community amenities with the main five-tenant retail building. Join Chipotle Mexican Grill, The W Nail Bar, HydrateMe Med Spa, Granville DDS, and Granville Vision Center in the Village's newest development! The property is located at the direct exit of OH-161 (37,000 vehicles per day) and OH-661 which serves as one of the main north/south thoroughfares in the Village of Granville. Granville is home to Denison University, a top-rated liberal arts college with an enrollment of 2,300 students and an endowment of \$1.1 billion.

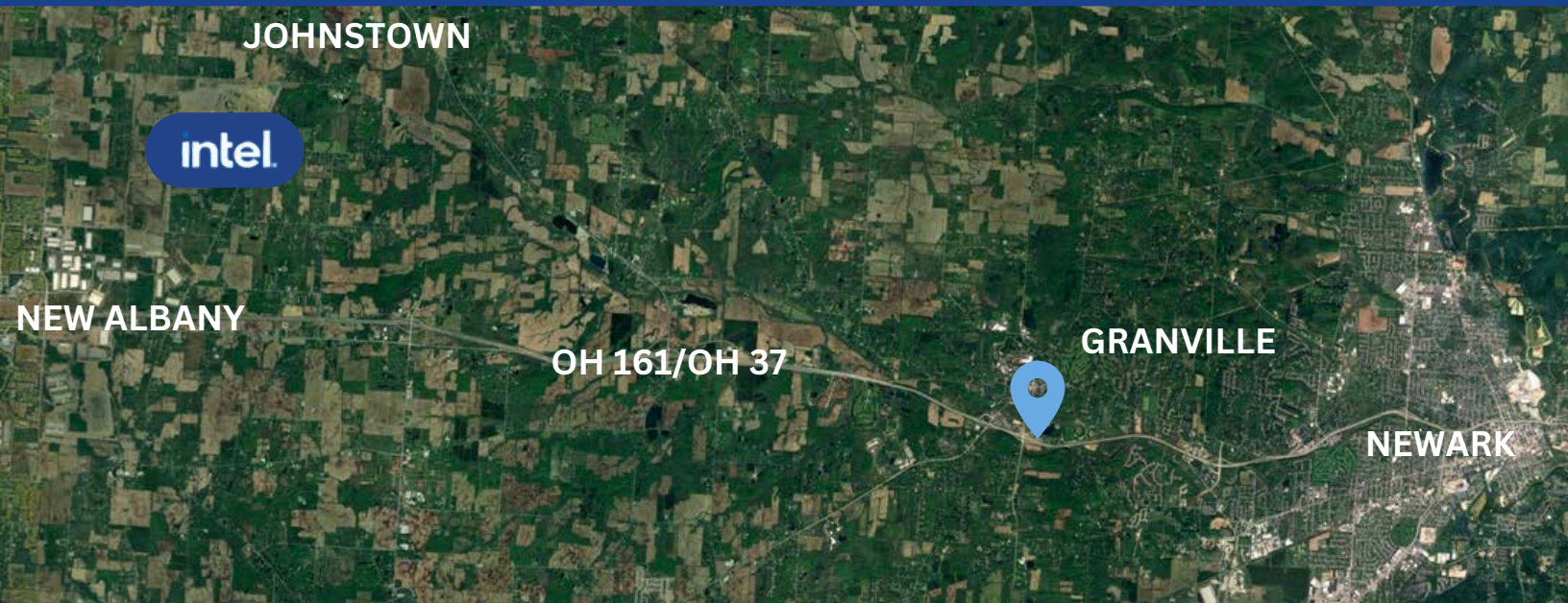
Located within 10 miles of the recently announced \$20+ billion "Ohio One" Intel Semiconductor campus in New Albany, Ohio. The development, anticipated to open in 2025, will supply jobs for upwards of 3,000 workers throughout their two manufacturing and engineering fab facilities. New Albany has been named the "Silicon Heartland" with the anticipated substantial growth the Intel facility will create for the surrounding central Ohio markets.



LOCATION

MILL DISTRICT OUTLOT

GRANVILLE, OHIO 43023



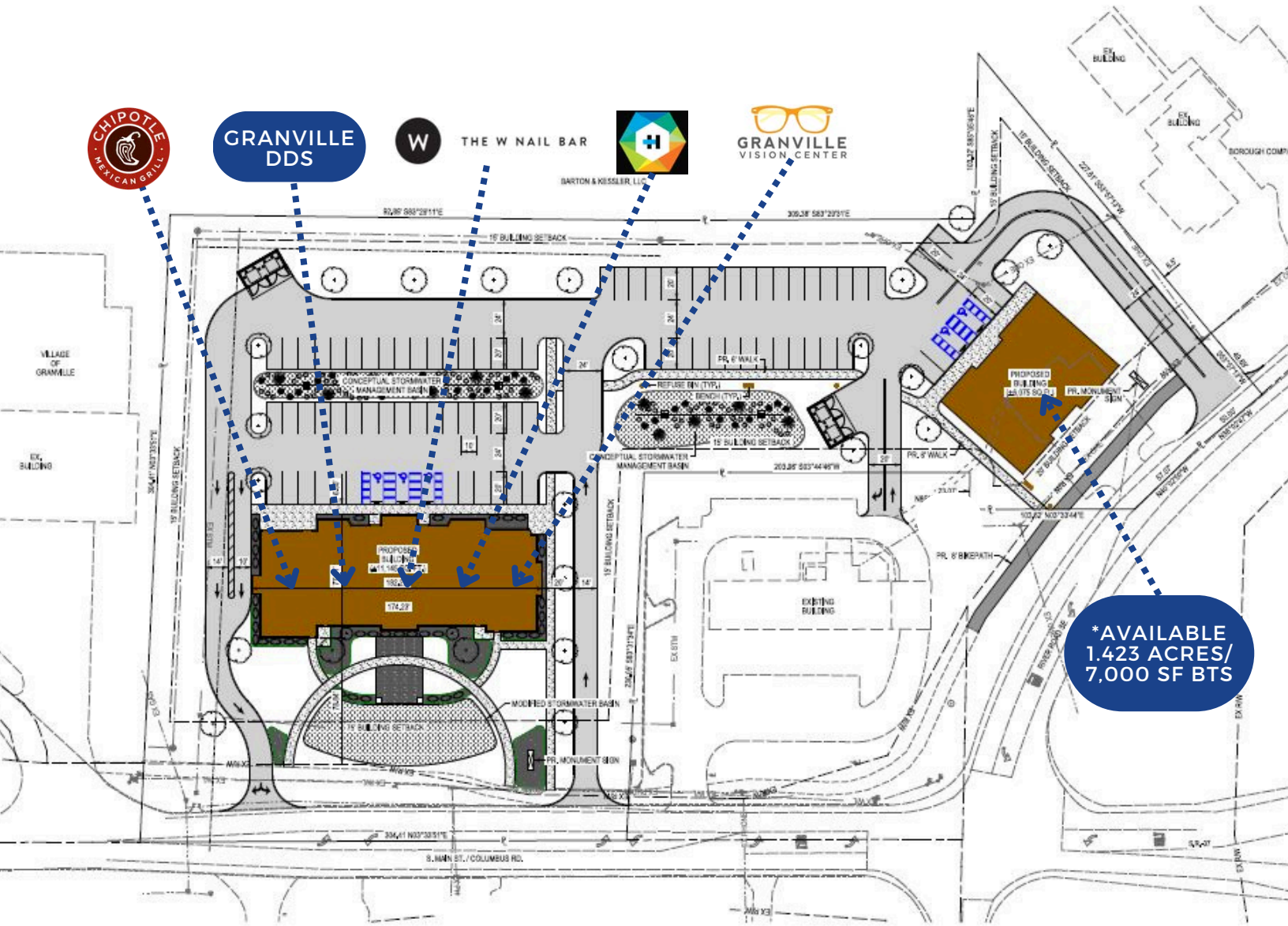
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SKETCH PLAN



*Available for build-to-suit, ground lease, or 1.423 acre pad for sale

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