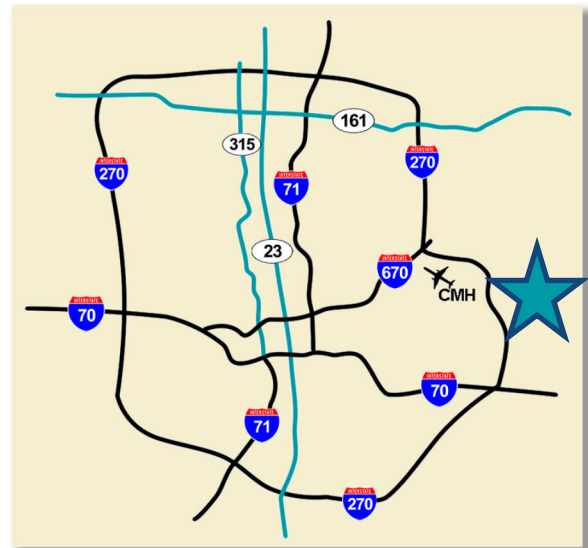


PROPERTY HIGHLIGHTS

- +/- 1.025 acres
- Commercial CPD zoning
- All utilities to site
- Easement for signage on East Broad Street
- 52,070 vehicles per day on East Broad Street

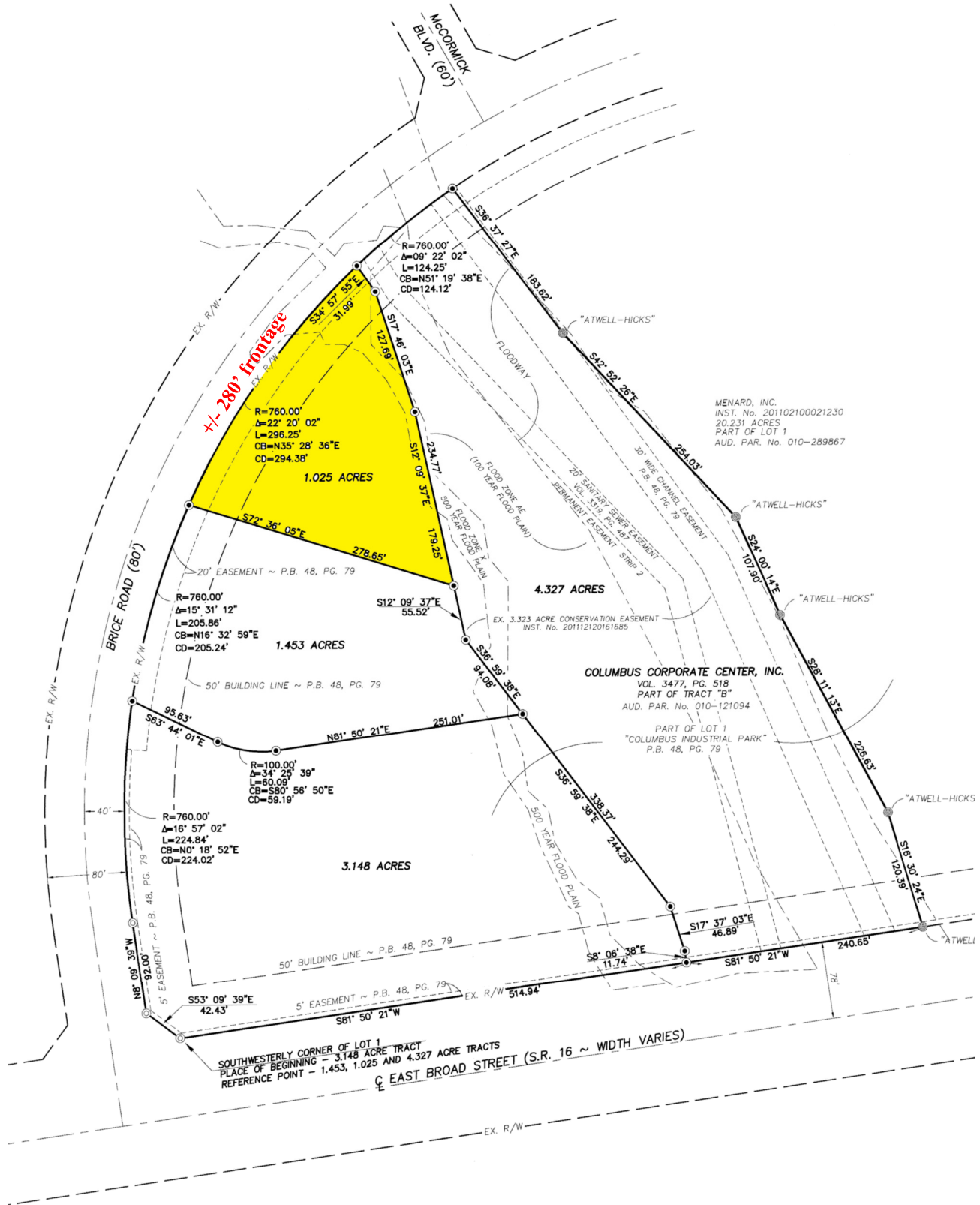


For More Information, Please Contact:

Matt Cooper
Direct: 614.334.7830
Mobile: 614.403.4732
mcooper@equity.net

www.equity.net | 614.802.2900 | 4653 Trueman Boulevard, Suite 100, Hilliard, Ohio 43026

SURVEY



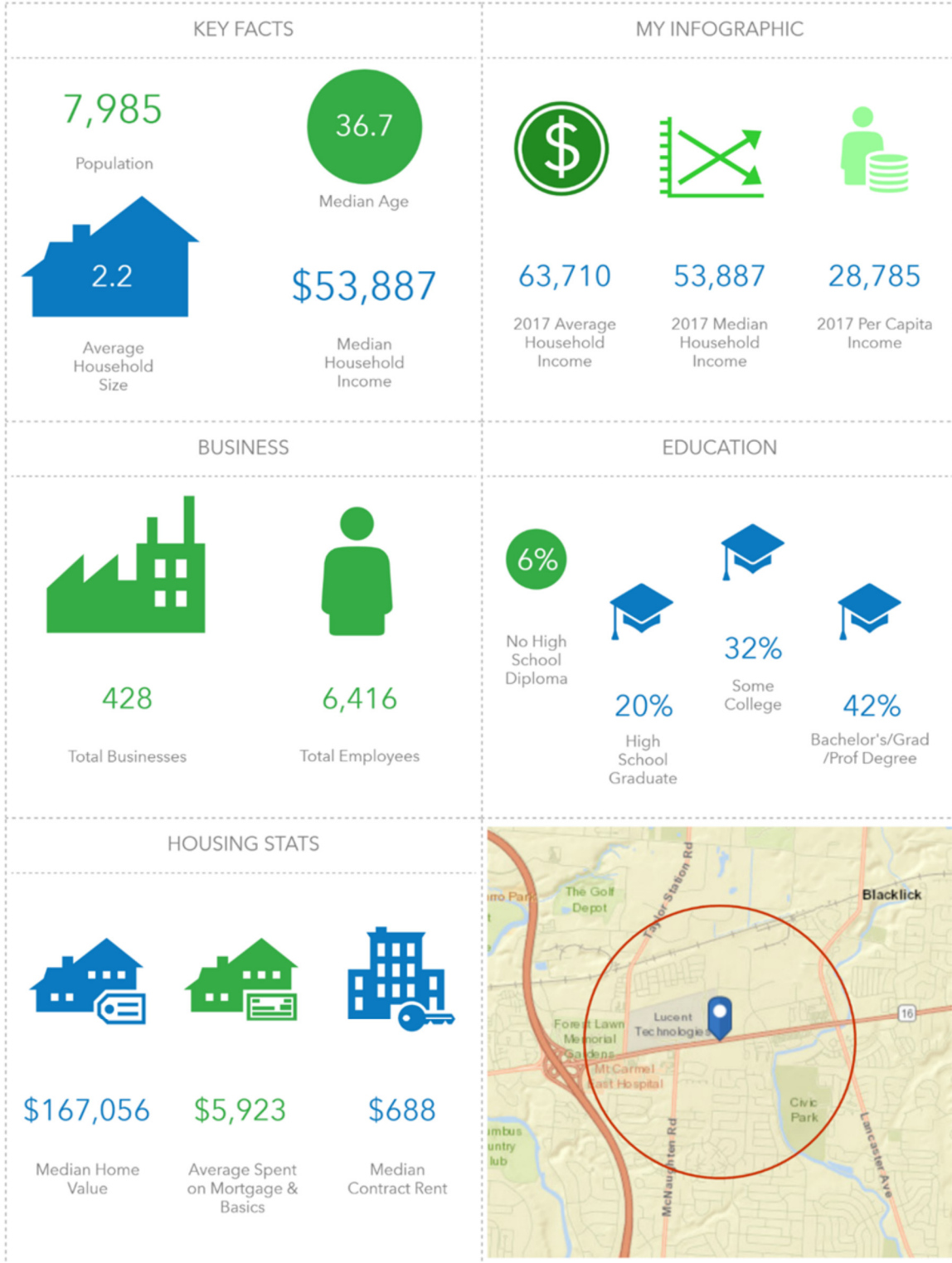
MERCHANT AERIAL



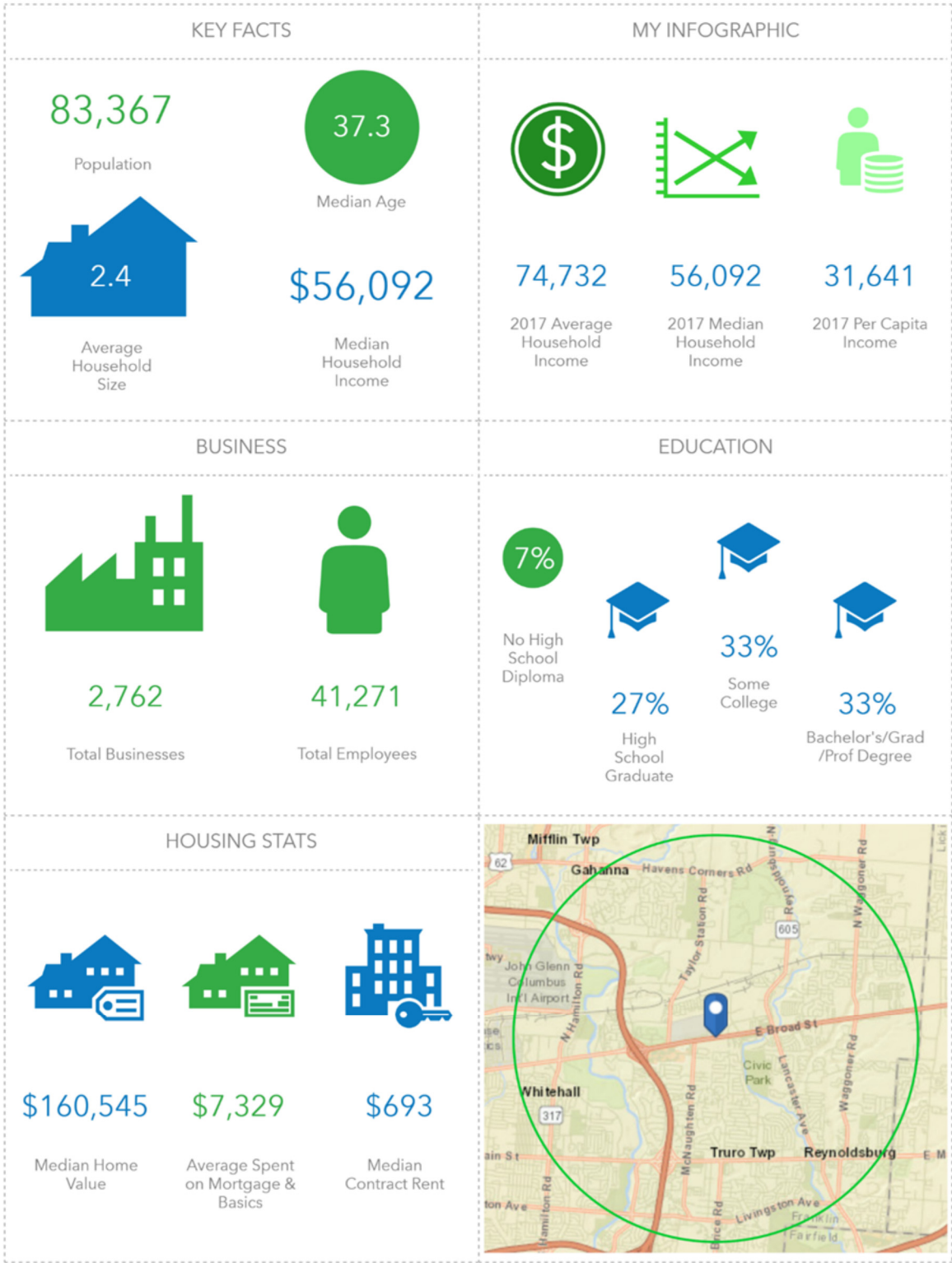
Submarket Narrative

The East Broad Street corridor has seen significant development over the past several years. Key retailers opening recently in the area include Menard’s, Raising Canes, Bank of America, AT&T, Salon Lofts, Rite Rug, Charley’s, Bibibop, Krispy Kreme, Discount Tire and others. Eastglen Exchange has added to the list of retailers opening in the corridor with the addition of LA Fitness, Potbelly, Noodles, Sunny Street Café, and Hot Head Burrito. Established retail in the area includes a Kroger anchored shopping Center and a Giant Eagle anchored shopping to the East of the subject parcel. Major traffic generators in the area include Mount Carmel East Hospital at I-270 and The Limited Brands distribution headquarters.

DEMOGRAPHICS: 1-MILE RADIUS



DEMOGRAPHICS: 3-MILE RADIUS



The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

DEMOGRAPHICS: 5-MILE RADIUS

