

LEASE

REYNOLDSBURG CENTER

6962-7106 E Main St Reynoldsburg, OH 43068

LOCATION DESCRIPTION

Reynoldsburg is located 12 miles east of Columbus and is accessible from I-70. Reynoldsburg is a city committed to economic development. The City invested over \$10 million dollars in streetscape improvements that were completed along E. Main St. in 2006. Since the completion of the streetscape project, there have been over \$7 million in new commercial investment along E. Main St. The City of Reynoldsburg continues to be an attractive and prosperous place for new businesses and residents alike.

PROPERTY HIGHLIGHTS

- Former Kroger box 40,000± SF
- Smaller in-line suites available
- Outparcel opportunities
- Signalized entrance on both ends of the center
- Full curb cuts with right and left turn in and out
- Monument and building signage available
- Located in close proximity to the City of Reynoldsburg municipal offices and several recreation areas.



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	800 - 10,000 SF
Lot Size:	12.77 Acres
Building Size:	80,562 SF

PROPERTY WEBSITE

bit.ly/ReynoldsburgCenter

Andrew Sylvester

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Chris Howard

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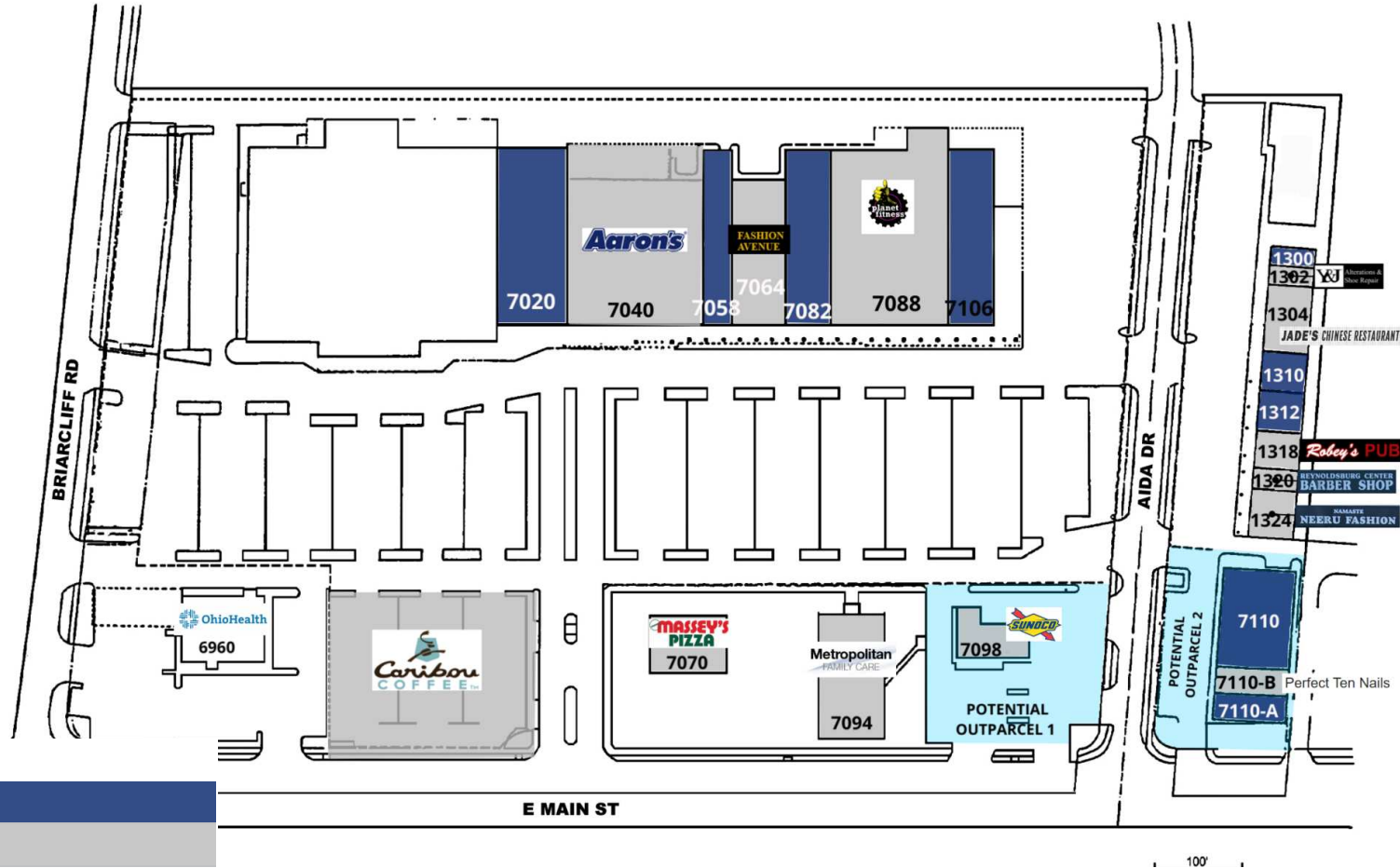
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
7020 E Main St	Available	10,000 SF	NNN	Negotiable	In-Line
7058 E Main St	Available	3,750 SF	NNN	Negotiable	In-line
7082 E Main St	Available	6,000 SF	NNN	Negotiable	In-line
7106 E Main St	Available	8,702 SF	NNN	Negotiable	End Cap
1300 Aida Dr	Available	800 SF	NNN	Negotiable	End Cap
1310 Aida Dr	Available	1,200 SF	NNN	Negotiable	In-Line
1312 Aida Dr	Available	1,200 SF	NNN	Negotiable	In-Line
7110 E Main St	Available	5,000 SF	NNN	Negotiable	End Cap
7110-A E Main St	Available	1,100 SF	NNN	Negotiable	End Cap

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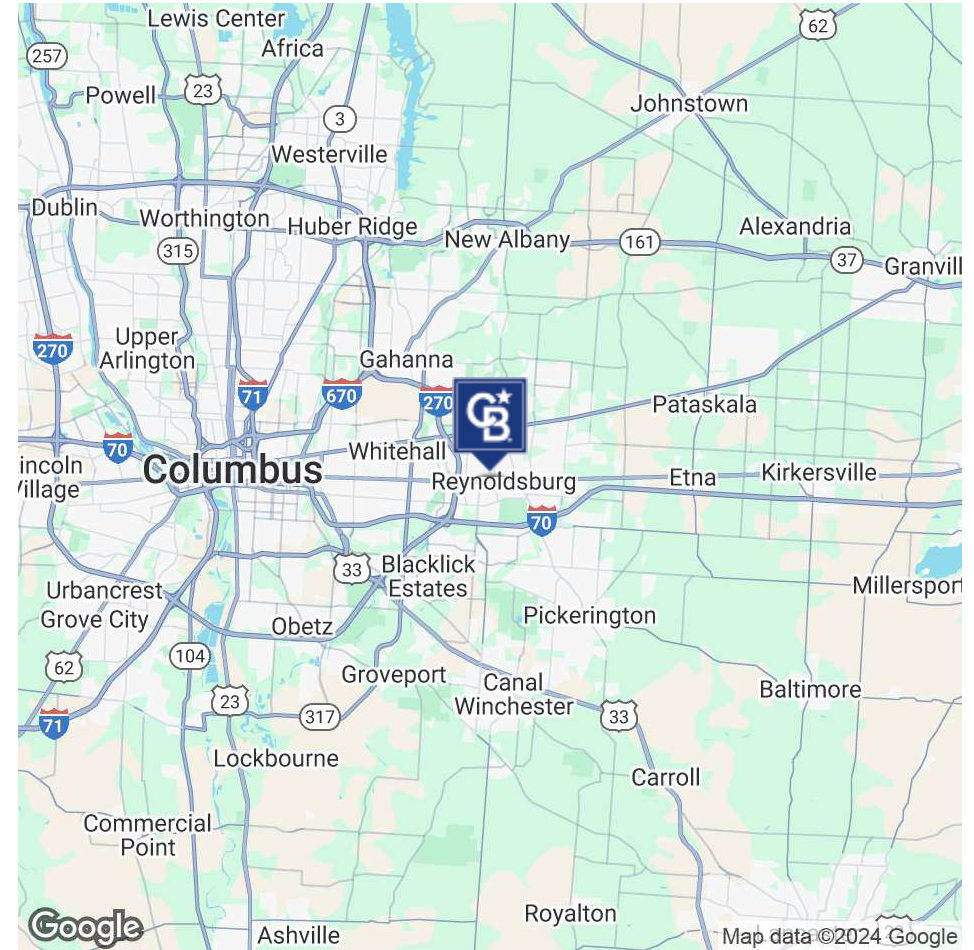
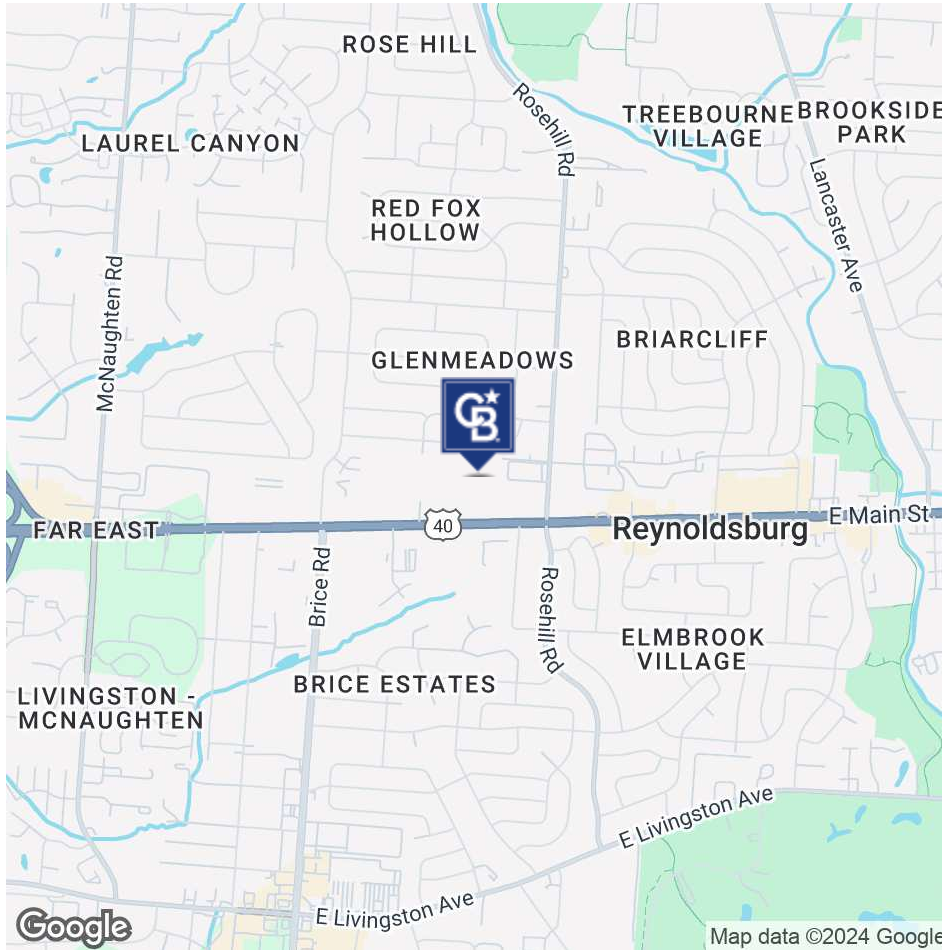
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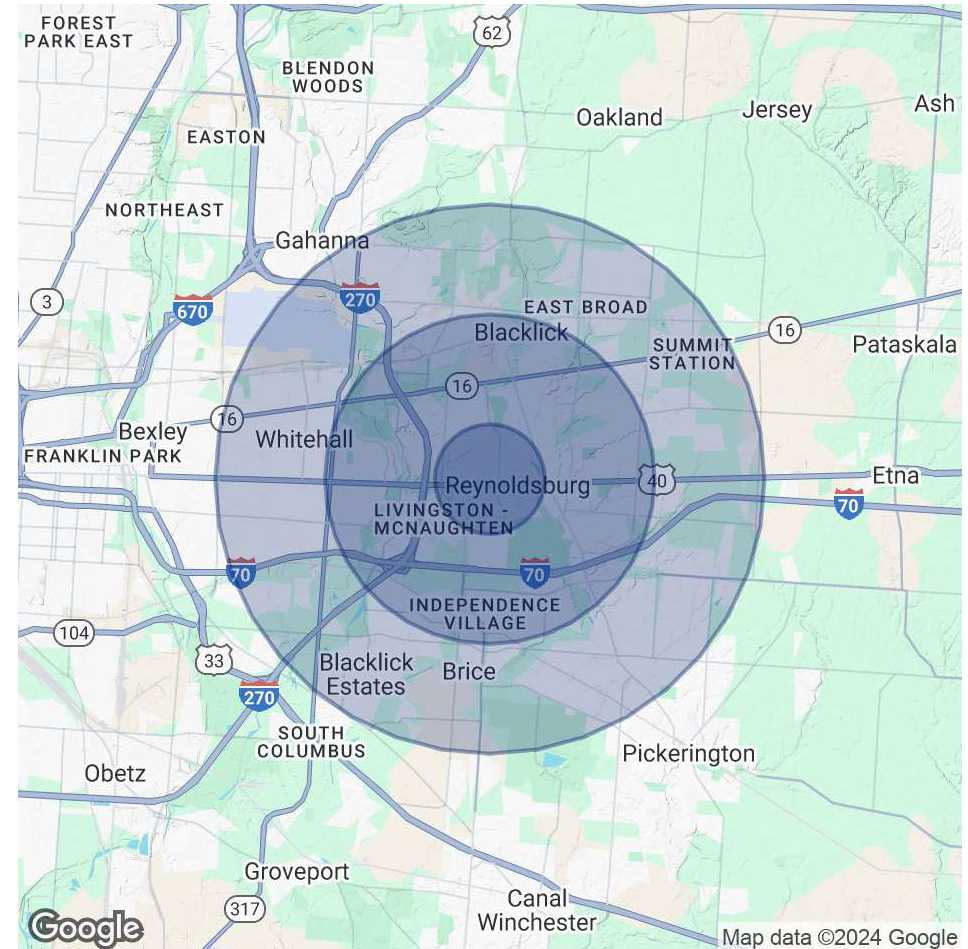
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,250	89,462	194,838
Average Age	36.1	34.4	34.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,479	36,179	76,987
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$53,637	\$61,650	\$64,017
Average House Value	\$122,964	\$155,045	\$164,323

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS	DIRECTION	YEAR	COUNTS
E Main Street, east of Briarcliff Rd	2-way	2016	26,390 AADT
E Main Street, west of Rosehill Rd	2-way	2022	26,122 AADT
E Main Street, east of Jackson St	2-way	2021	18,551 AADT



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