

INDIAN MOUND MALL FORMER SEARS

HEATH, OH

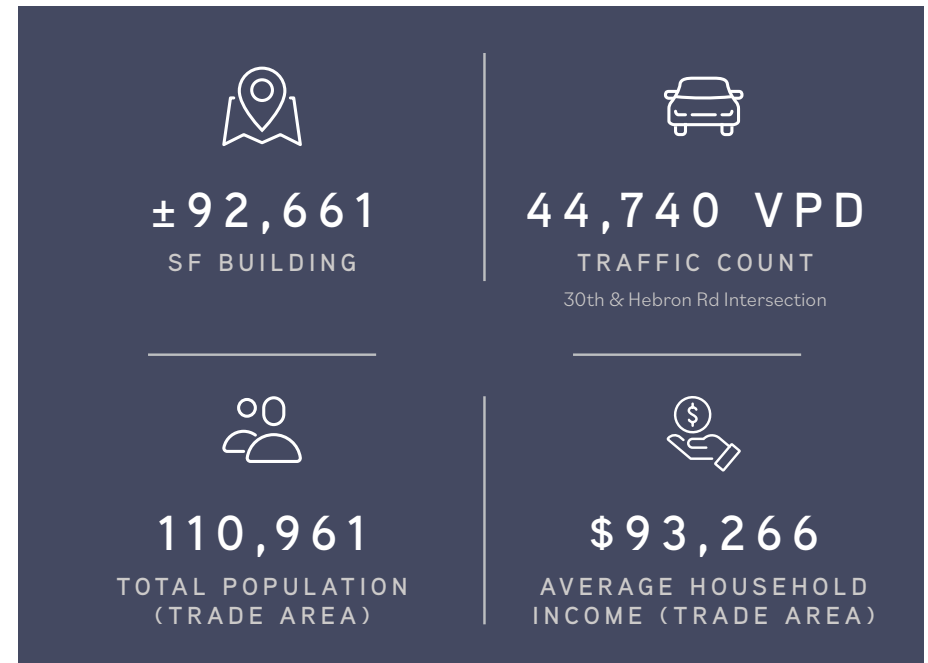
For Lease



CBRE

EXECUTIVE SUMMARY

CBRE is please to present the former Sears space available for lease to the market. Property is connected to the north of the Indian Mound Mall, located in Heath Ohio. The space is being offered in “as-is” condition.



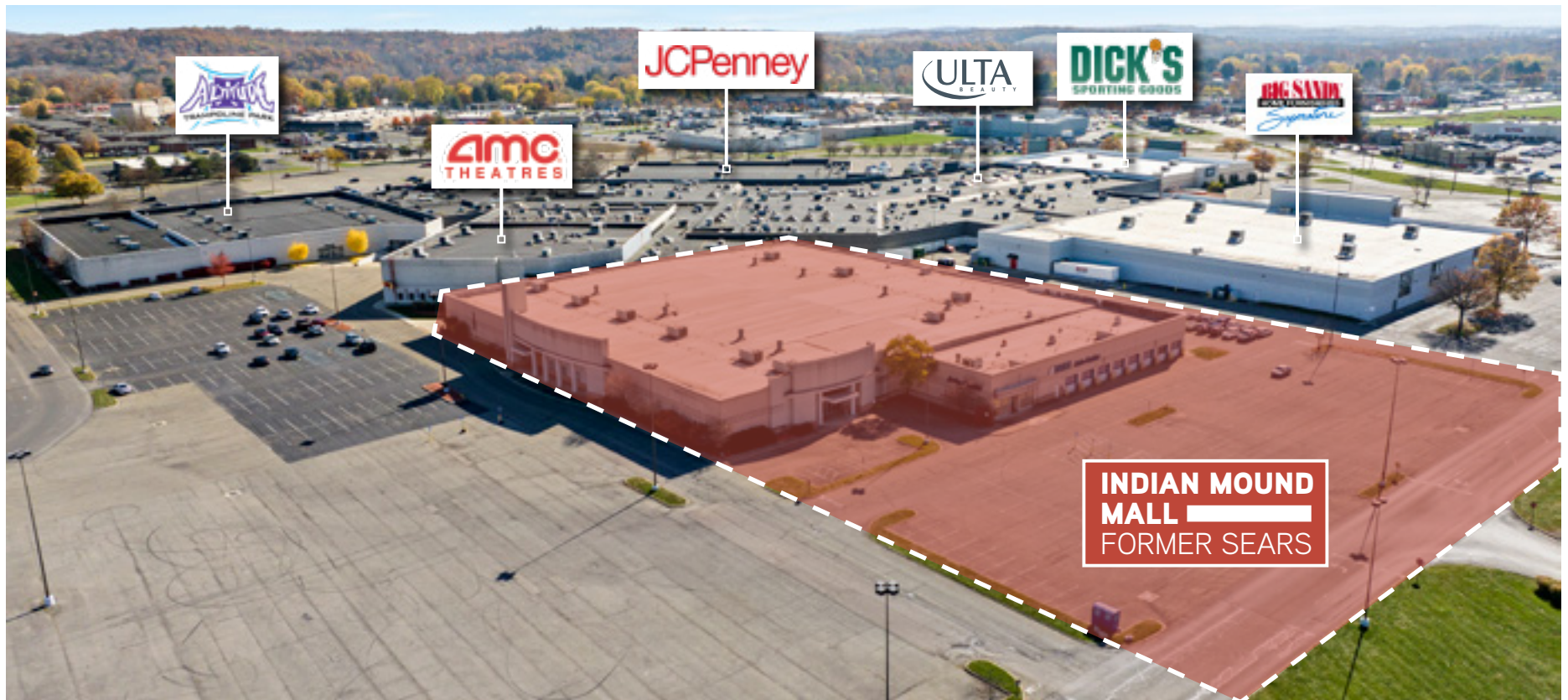
LEASING HIGHLIGHTS

SITUATED WITHIN INDIAN MOUND MALL

The former Sears box is situated at the northwest end of Indian Mound Mall. The mall consists of 735,991 SF and is anchored by J.C. Penney, Dick's Sporting Goods, AMC Theatres, and Altitude Trampoline Park. Strong in-line tenants, such as Ulta, American Eagle, and Shoe Sensation compliment these anchors. Furthermore, Indian Mound Mall is located in a high growth market, giving the mall significant development upside.

LOCATED IN THE DOMINANT RETAIL CORRIDOR

The former Sears box is located in a robust retail node, with over two million square feet of commercial retail space anchored by Indian Mound Mall. Other national retailers in the immediate area are Target, Walmart Supercenter, T.J. Maxx, Petsmart, Aldi, Harbor Freight Tools, and Lowe's.



LEASING HIGHLIGHTS

CENTRAL PARK DISTRICT EXPANSION

A \$218 million project to develop 300 acres featuring residential buildings, a community pool, restaurants, parks, and additional amenities is being developed adjacent to Indian Mound Mall.

Phase One:

- Built on 48 acres near Indian Mound Mall, includes four mixed-use buildings, a community center and eight multi-family residential buildings totaling 424 units.

Phase Two:

- 24 buildings, including 21 multi-family residential buildings, two restaurants and a senior living facility. A public plaza and a 410,000 square-foot sports complex with soccer fields and an ice skating rink are also planned for this phase.



source: nbc4i.com and columbusunderground.com

AERIAL LOOKING NORTHWEST

INDIAN MOUND MALL
FORMER SEARS

GIANT EAGLE **Dunham's SPORTS** **W&W**
DOLLAR TREE **petco**
T-Mobile • **GNC** LIVE WELL

HOBBY LOBBY **BEST BUY**

Staples **MATTRESS FIRM**

JOANN

HEBRON RD | 28,744 VPD

ACE Hardware

JCPenney

AMC THEATRES

THE SHOPS *Supplies*

ULTA

DICK'S SPORTING GOODS

BIG LOTS

HARBOR FREIGHT TOOLS
Quality Tools at Wholesale Prices

TARGET

RURAL KING
EST. 1980
AMERICA'S CAR & HOME STORE

CENTRAL PKWY | 24,611 VPD

ALDI **TJ-maxx** **GameStop**
PETSMART T-Mobile • **SALLY BEAUTY**
AT&T **SHOE CARNIVAL** **OLD NAVY**

WALMART

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

Property Name:	Indian Mound Mall Former Sears
Location:	771 S 30th Street Ste 9001 Heath, OH, 43056
Site Size:	±2.13 Acres
Building Size:	92,661 SF
Year Built:	1996
PIN:	030-088104-00.002
Shape:	Irregular
Parking	417 Spaces
Loading Docks	3 loading docks
Access:	The Mall has two main points of access. The first is on 30th street road and the 2nd point of access is along Central Parkway.
Flood Hazard:	This property is located in flood zone "x" which is the area between the limits of the 100-year and 500-year floods.
Zoning:	Located in a B-3 (general business) zoning district. This district allows for a variety of business uses including retail and service, wholesale and warehousing, eating and drinking establishments, entertainment, trade or business schools, hotels, and commercial recreation.
Traffic Counts:	S 30th Street: 13,904 VPD Hebrod Road: 30,836 VPD

STRUCTURAL

Foundation:	Slab-on-grade.
Frame:	Structural steel framing.
Exterior Lighting:	Parking lot lighting is accessed using a BAS system.
Roof:	Main building roof deck is galvanized steel per project specifications.
Ceiling Height:	12'foot ceiling height with suspended acousting ceiling.
Walls:	Material varies in the general sales area.
Floor Cover:	The general sales area varies by material, finish, and base.

MECHANICAL & EQUIPMENT

Fire Protection:	Contains sprinkler system, fire alarm, and fire pump.
Plumbing:	Contains oil/water separator, cast iron.
HVAC:	Air transfer fan existing at front entrance, smoke exhaust fan, and roof exhaust fan.
Heating:	Heater units running on gas.

SITE PLAN



COLUMBUS
36 MILES

OHIO STATE UNIVERSITY
39 MILES



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES	TRADE AREA
POPULATION				
2024 Population - Current Year Estimate	6,040	38,120	72,423	110,961
2024 Median Age	40.10	40.60	40.00	41.60
HOUSEHOLD INCOME				
2024 Average Household Income	\$74,905	\$88,884	\$89,044	\$93,266
2029 Average Household Income	\$86,972	\$102,253	\$102,887	\$108,130
2024 Median Household Income	\$58,721	\$62,179	\$62,235	\$67,788
2029 Median Household Income	\$65,722	\$72,290	\$73,472	\$78,781
2024 Per Capita Income	\$32,369	\$36,928	\$36,500	\$37,639
2029 Per Capita Income	\$37,731	\$42,643	\$42,274	\$43,775
EMPLOYMENT STATUS				
2024 Civilian Population 16+ in Labor Force	2,907	18,259	34,843	54,371
2024 Employed Civilian Population 16+	98.1%	97.4%	97.4%	97.5%
2024 Unemployed Population 16+	1.9%	2.6%	2.6%	2.5%
DAYTIME POPULATION				
2024 Daytime Population	8,777	46,084	81,468	110,352
Daytime Workers	63.6%	55.5%	52.4%	47.0%
Daytime Residents	36.4%	44.5%	47.6%	53.0%
HOUSING VALUE				
2024 Median Value of Housing Units	\$179,803	\$224,559	\$231,452	\$260,362
2024 Average Value Housing Units	\$229,192	\$278,890	\$294,415	\$313,396

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HEATH, OH



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