

FOR LEASE



Warner Road Retail Center

6800 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO

Space Available

40,000 SF (Divisible)

Lease Rate

\$24.00/SF Net

Operating Expenses

\$4.00/SF

Availability

10 Months from Lease Signing

Proposed Retail Uses

Coffee Shop, Specialty Grocery Store, Paint Store, Brewery, Bakery and Furniture Store

Property Highlights

- Unmatched population growth in the immediate area
- Between the two highly desired, fast-growing communities of Dublin and Marysville
- Majority of the building is still customizable and can be suited to the tenant
- Superior frontage along Industrial Parkway with signage opportunities
- Over 40,000 vehicles per day travel along US 33

For information, please contact:

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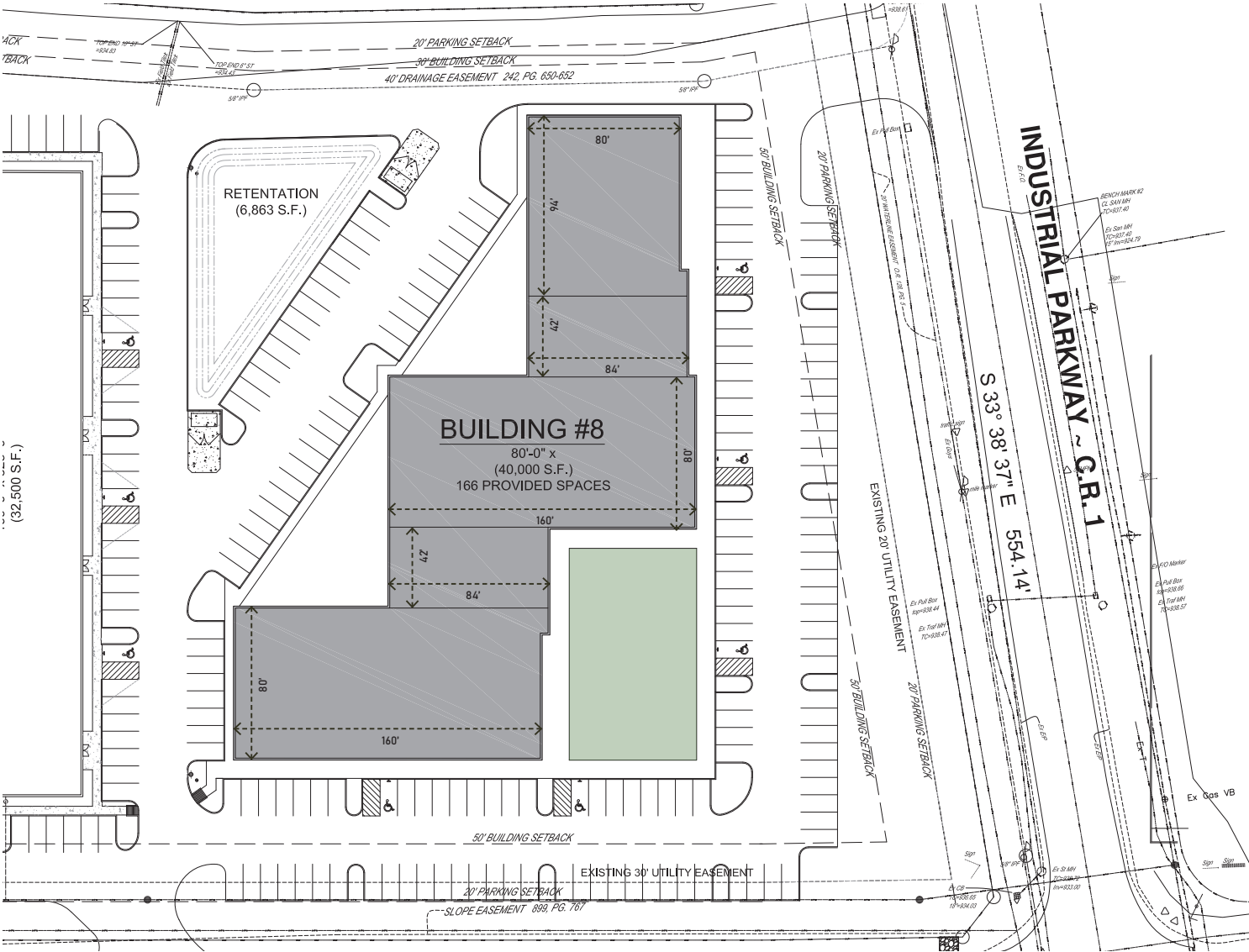


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NEWMARK

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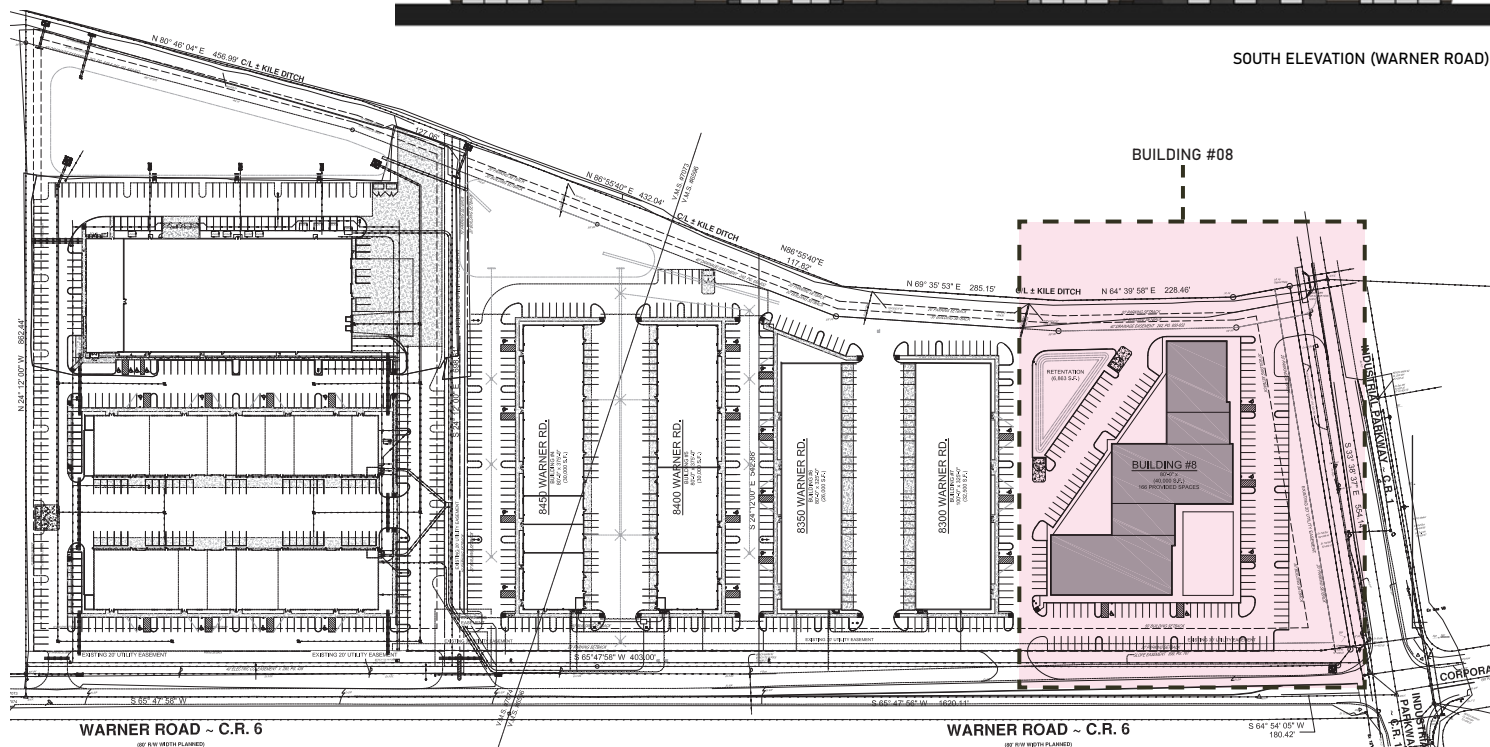




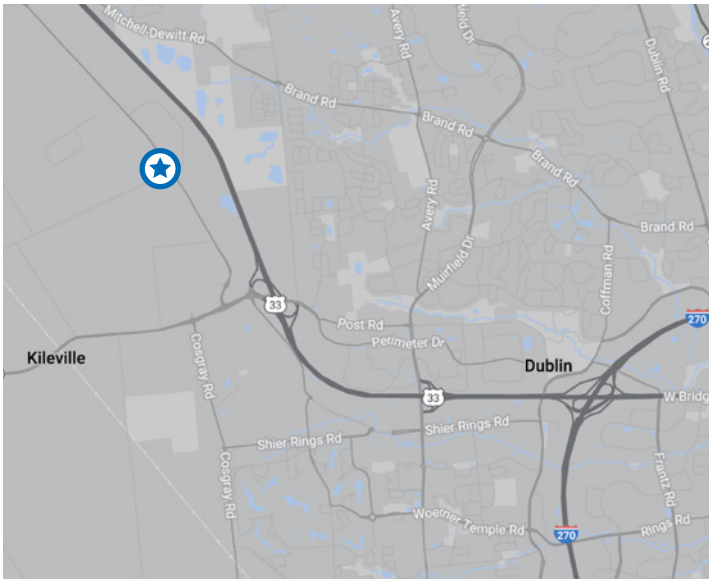
The architectural drawings show the proposed building from four perspectives:

- EAST ELEVATION (INDUSTRIAL ROAD):** Features a dark, low-pitched roof with a 1:12 slope. The elevation includes large windows and a central entrance. Callouts include: TOP OF ROOF PITCH: 23'-3", 1:12 SLOPE, 16'-0", WOOD SIDING, MAPES CANOPY, METAL SIDING COOL EBONY, SPLIT FACE WITH WATERTABLE, and 16'-0".
- NORTH ELEVATION:** Shows the side profile of the building. Callouts include: SPLIT FACE WITH WATERTABLE, STANDING SEAM METAL ROOF, METAL SIDING COOL EBONY, 1:12 SLOPE, 14'-0", METAL SIDING COOL EBONY, METAL SIDING (HORIZONTAL): COOL EBONY, WOOD SIDING, MAPES CANOPY, and 16'-0".
- WEST ELEVATION:** Shows the side profile of the building. Callouts include: SPLIT FACE WITH WATERTABLE, 16'-0", MAPES CANOPY, METAL SIDING COOL EBONY, WOOD SIDING, 12'-0", and 16'-0".
- SOUTH ELEVATION (WARNER ROAD):** Shows the front facade of the building. Callouts include: SPLIT FACE WITH WATERTABLE, 16'-0", MAPES CANOPY, METAL SIDING COOL EBONY, WOOD SIDING, 12'-0", and 16'-0".

A north arrow is located in the bottom left corner, indicating the orientation of the drawings.



WARNER ROAD RETAIL CENTER



Area Population	1 mile	1,231
	3 miles	26,469
	5 miles	80,552
Population Growth	1 mile	16.3%
	3 miles	1.9%
	5 miles	1.2%
Total Households	1 mile	388
	3 miles	8,821
	5 miles	29,678
Average Income	1 mile	\$203,422
	3 miles	\$184,759
	5 miles	\$154,881
Consumer Spending	1 mile	\$19.8M
	3 miles	\$421.1M
	5 miles	\$1.3B

