

SR-256 AT I-70

RETAIL FOR LEASE

2406-2418 TAYLOR PARK DRIVE, REYNOLDSBURG, OHIO 43068



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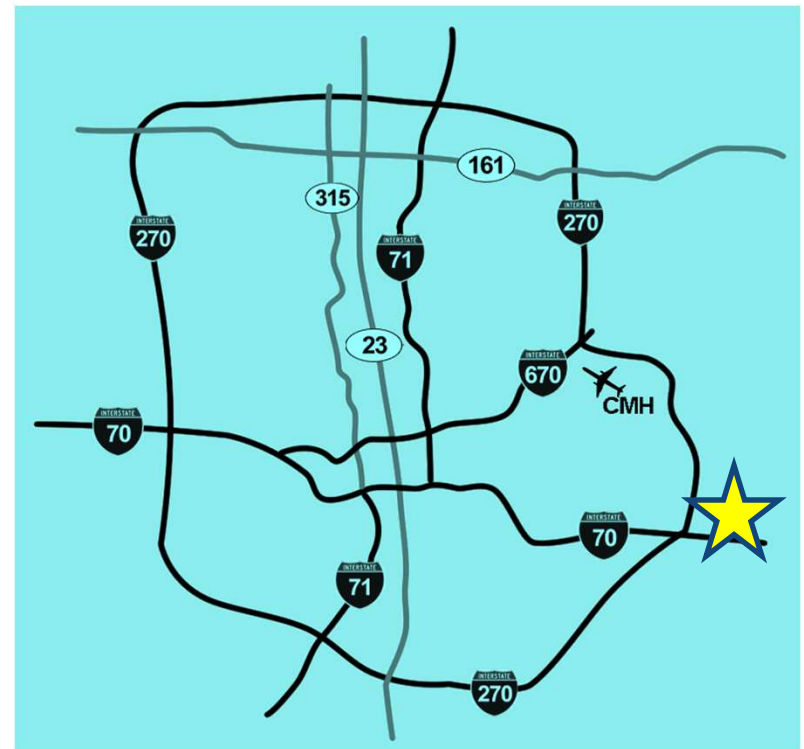
PROPERTY HIGHLIGHTS

SR - 256 AT I - 70

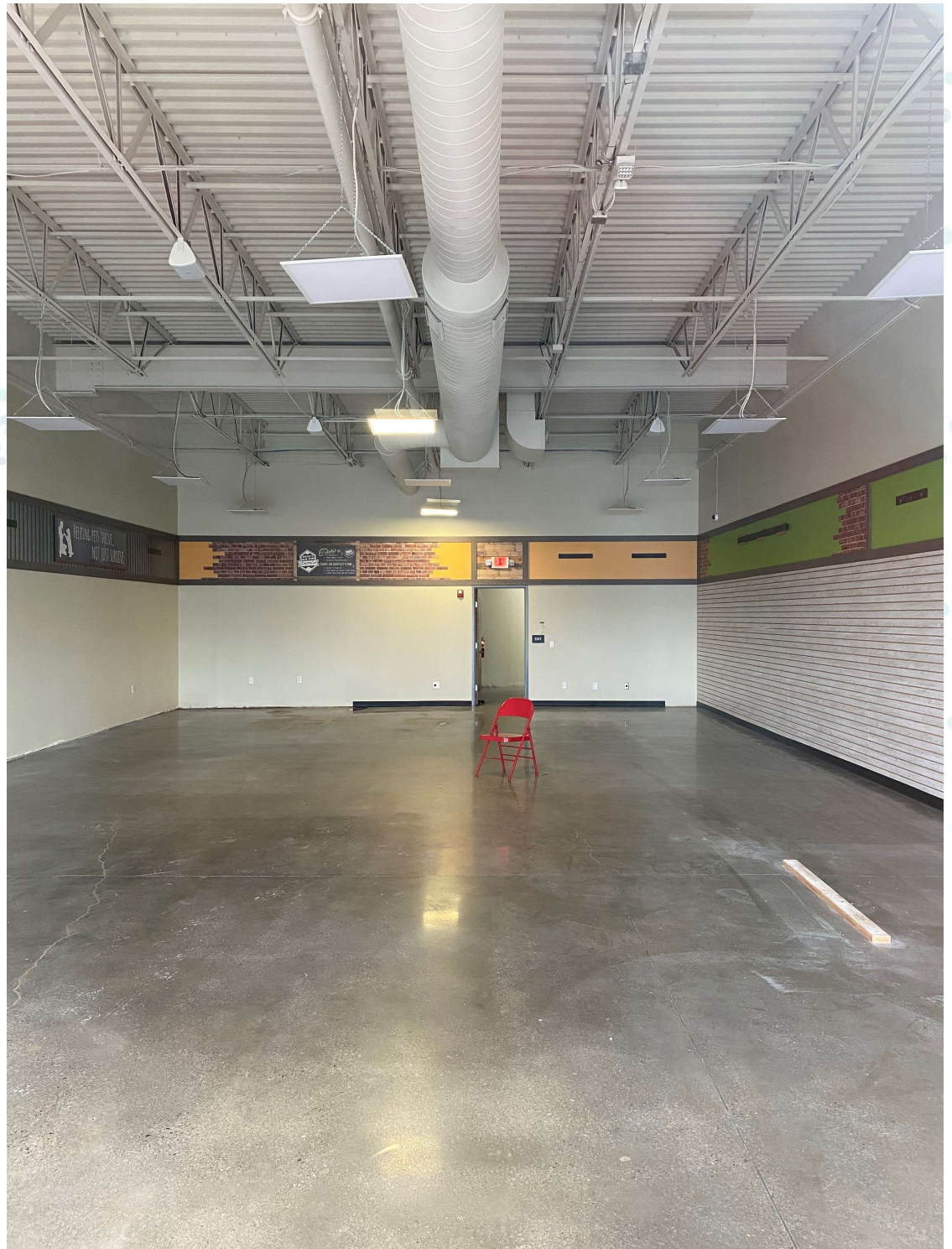
RETAIL FOR LEASE

2406-2418 TAYLOR PARK DRIVE, GAHANNA, OHIO 430680

- +/- 2,303 SF available; shadow anchored by Target
- Main retail corridor for Pickerington and Reynoldsburg
- 94,274 vehicles per day on I-70 (MORPC 2021)
- 47,462 vehicles per day on State Route 256
- 20,840 vehicles per day on Taylor Park Drive
- Prominent location with visibility to I-70 and SR-256
- 72 parking spaces (5.71 per 1,000 SF)



PHOTOS

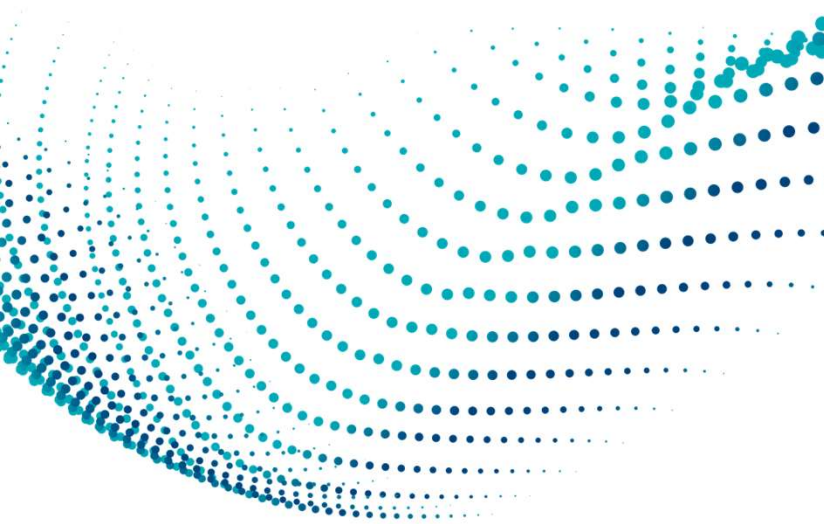




AERIAL



DEMOGRAPHICS: 1-MILE RADIUS



KEY FACTS

9,988

Population

35.6

Median Age



Average
Household
Size

\$60,484

Median
Household
Income

INCOME



\$60,484

Median
Household
Income



86,459

2022 Average
Household
Income (Esri)



34,498

2022 Per Capita
Income (Esri)

BUSINESS



420

Total Businesses



5,910

Total Employees

EDUCATION

7%

No High
School
Diploma



26%

High School
Graduate



32%

Some College



36%

Bachelor's/Gr
ad/Prof
Degree

HOUSING STATS



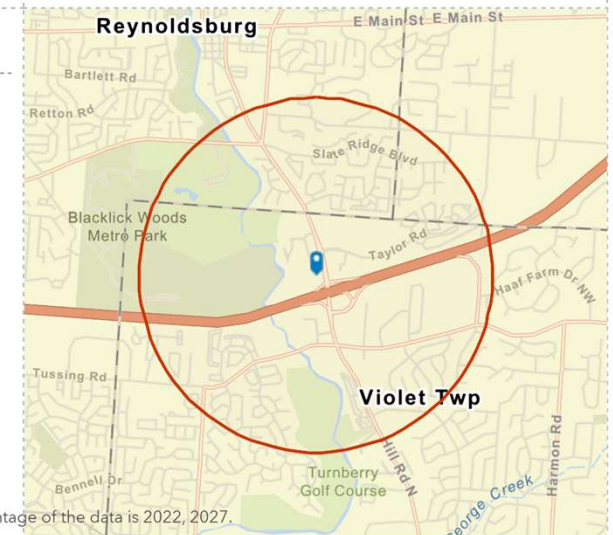
\$229,516

Median Home
Value



\$907

Median
Contract Rent



DEMOGRAPHICS: 3-MILE RADIUS

KEY FACTS

92,852

Population

36.7

Median Age



Average
Household
Size

\$72,852

Median
Household
Income

INCOME



\$72,852

Median
Household
Income



93,254

2022 Average
Household
Income (Esri)



35,419

2022 Per Capita
Income (Esri)

BUSINESS



2,365

Total Businesses



27,724

Total Employees

EDUCATION

6%

No High
School
Diploma



27%
High School
Graduate



32%
Some College



36%
Bachelor's/Gr
ad/Prof
Degree

HOUSING STATS



\$210,973

Median Home
Value



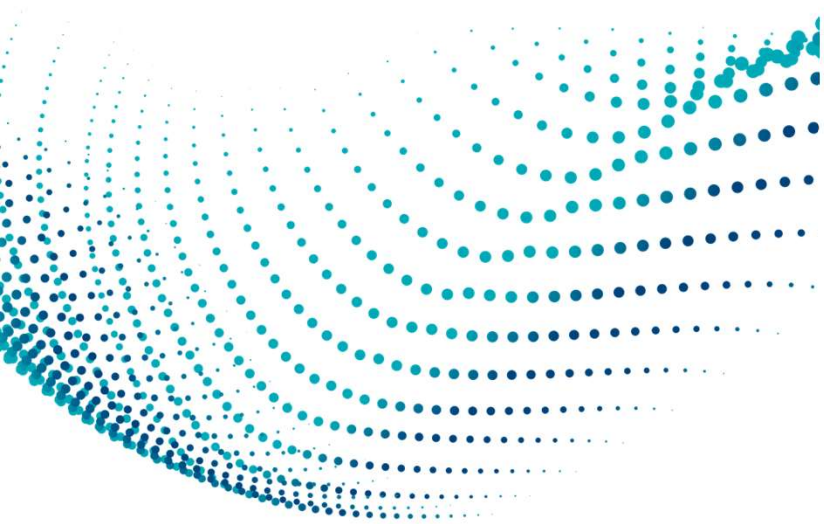
\$879

Median
Contract Rent



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2022, 2027.

DEMOGRAPHICS: 5-MILE RADIUS



KEY FACTS

208,415

Population

36.1

Median Age



Average
Household
Size

\$68,596

Median
Household
Income

INCOME



\$68,596

Median
Household
Income



90,804

2022 Average
Household
Income (Esri)



34,583

2022 Per Capita
Income (Esri)

BUSINESS



4,674

Total Businesses



60,732

Total Employees

EDUCATION

6%

No High
School
Diploma



28%

High School
Graduate



31%

Some College



34%

Bachelor's/Gr
ad/Prof
Degree

HOUSING STATS



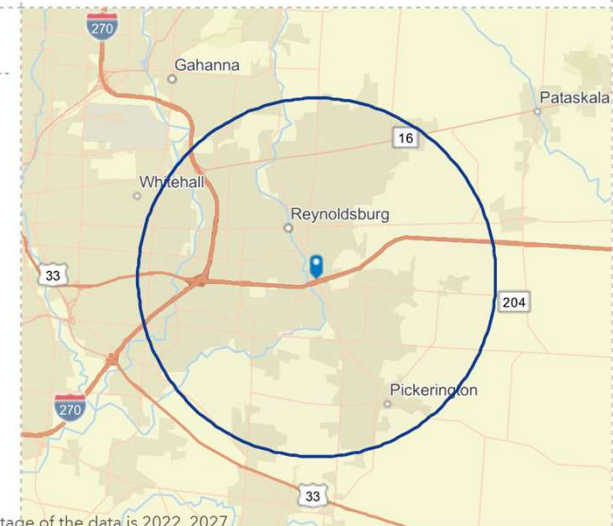
\$209,673

Median Home
Value



\$854

Median
Contract Rent



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