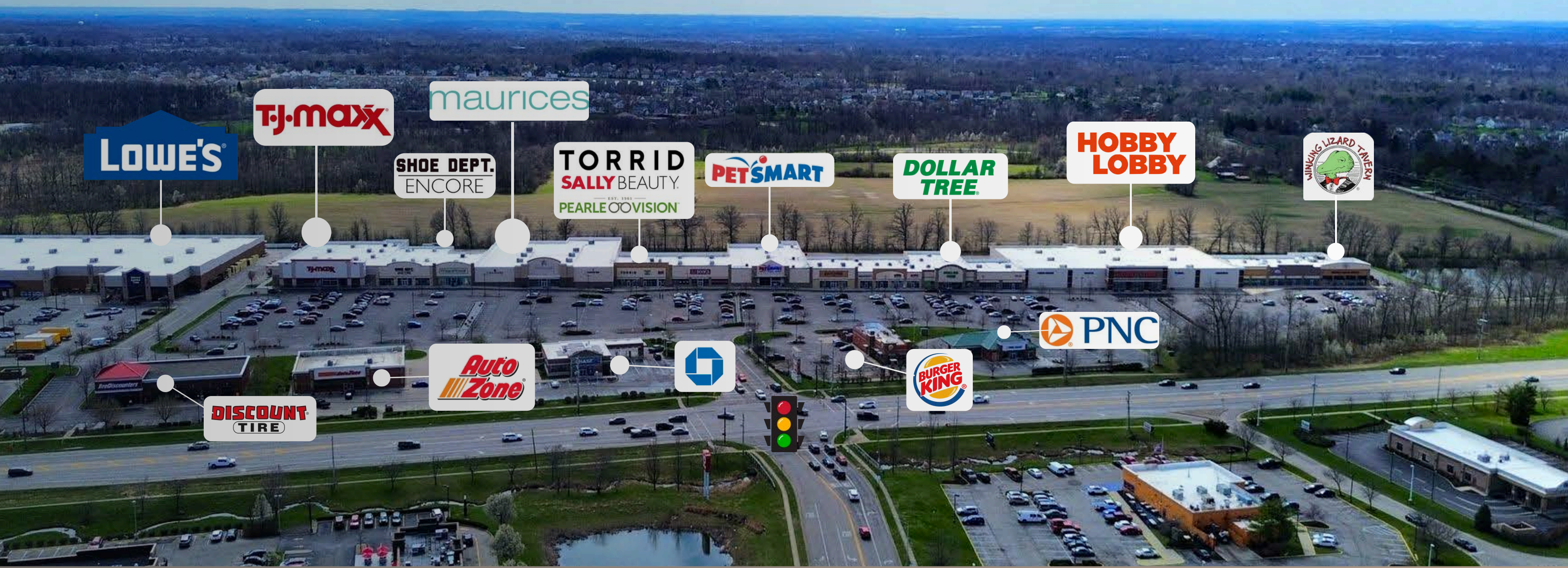


# THE SHOPPES AT EAST BROAD AVAILABLE FOR LEASE

7995-8173 E BROAD ST REYNOLDSBURG, OH 43068



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COMMERCIAL BROKERAGE

# THE OPPORTUNITY

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## KEY HIGHLIGHTS / PROPERTY OVERVIEW

- Up to 14,068 SF of prime retail space available
- Strong anchor lineup including Hobby Lobby, TJ Maxx, PetSmart, and Dollar Tree
- Positioned near top national and regional retailers such as Meijer, Target, Lowe's, and Aldi
- Excellent access with three points of ingress/egress and three signalized intersections
- Over \$919M in consumer spending within a 3-mile radius
- Adjacent to the 900,000 SF Limited Brands distribution campus, supporting 600+ employees



## PROPERTY INFORMATION

Address	7995-8173 E Broad St Reynoldsburg, OH 43068
GLA	204,725 SF
Acreage	24.85 AC
Parking Spaces	767
Availability (Existing)	14,068 SF
Primary St	East Broad Street
Secondary St	Waggoner Road
Primary Frontage	1,177'
Secondary Frontage	475'
Ingress/Engress	3 Signalized Intersections East Broad Street & S Waggoner Road
Primary Traffic	30,765
Secondary Traffic	11,537
Year Built	2016
PPN	067-000069

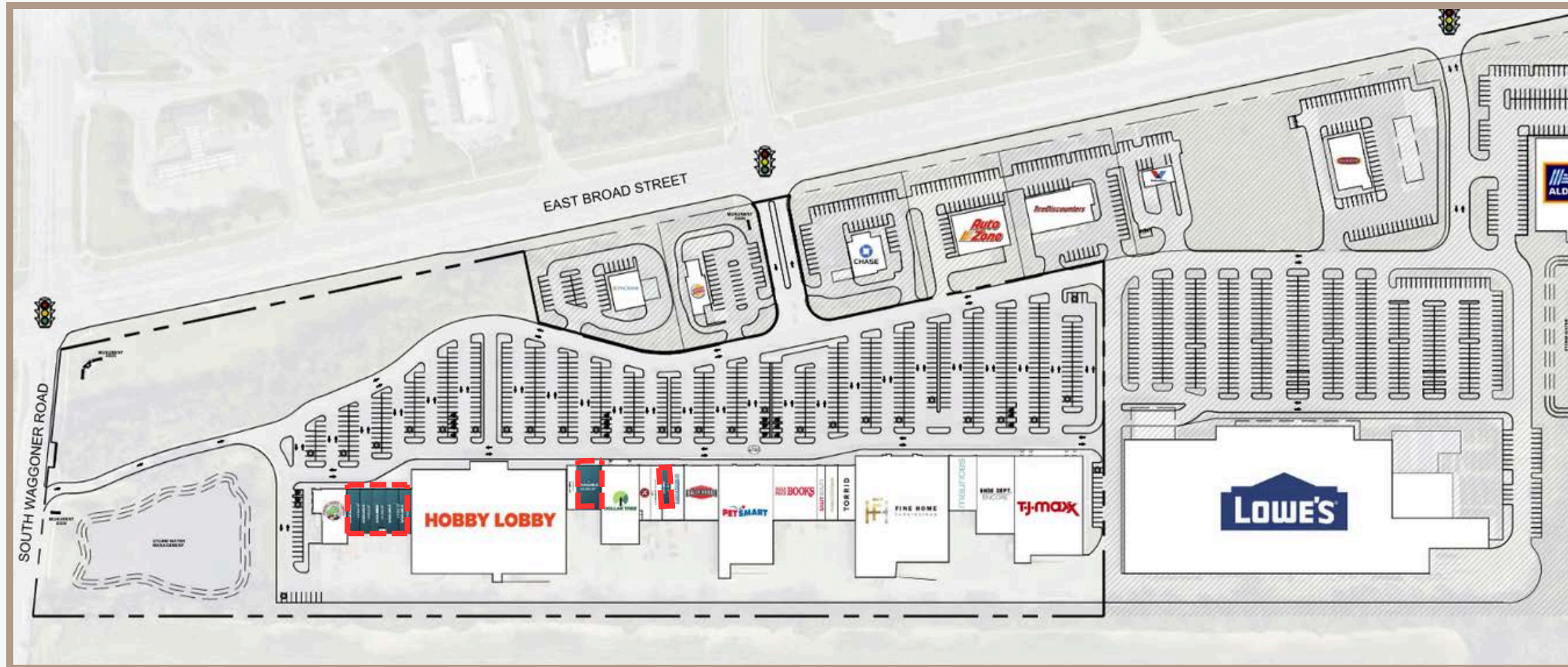
## AVAILABILITY — SIZE — PRICING

AVAILABILITY	SIZE	PRICING
8001	1,924 SF	Upon Request
8003	1,924 SF	Upon Request
8005	1,780 SF	Upon Request
8007	1,900 SF	Upon Request
8009	1,900 SF	Upon Request
8065	3,540 SF	Upon Request
8075	1,100 SF	Upon Request

Can be  
combined  
up to  
9,428 SF

# SITE PLAN

7995-8173 E BROAD ST  
REYNOLDSBURG, OH 43068



## TENANT INDEX

7995	Winking Lizard Tavern	5,437 SF
8001	Available	1,924 SF
8003	Available	1,924 SF
8005	Available	1,780 SF
8007	Available	1,900 SF
8009	Available	1,900 SF
8035	Hobby Lobby	55,000 SF
8057	Nail Talk	1,450 SF
8065	Available	3,540 SF
8067	Dollar Tree	10,000 SF
8071	Jade's Chinese	1,910 SF
8073	Buckeyes Appliances	2,140 SF
8075	Available	1,100 SF
8077	Hand & Stone	3,000 SF
8089	Rally House	6,241 SF
8095	PetSmart	17,931 SF
8107	Half Price Books	8,000 SF
8119	Sally Beauty	1,500 SF
8121	Pearle Vision	2,284 SF
8123	Torrid	3,264 SF
8137	Fine Home Furnishings	35,000 SF
8157	Maurices	5,000 SF
8163	Shoe Dept. Encore	10,000 SF
8173	TJ Maxx	22,500 SF
<b>Total</b>		<b>204,725 SF</b>

## OUT PARCELS

U-8079	PNC Bank
U-8105	Burger King
U-8139	Chase Bank
U-8167	Auto Zone
U-8197	Tire Discounters
U-8217	Valvoline
U-8231	Lowe's
U-8271	Sheetz
U-8301	Aldi

# AVAILABILITIES

## SUITES 8001 - 8009

7995-8173 E BROAD ST  
REYNOLDSBURG, OH 43068

**UNITS CAN BE COMBINED**



# AVAILABILITIES

## SUITE 8065

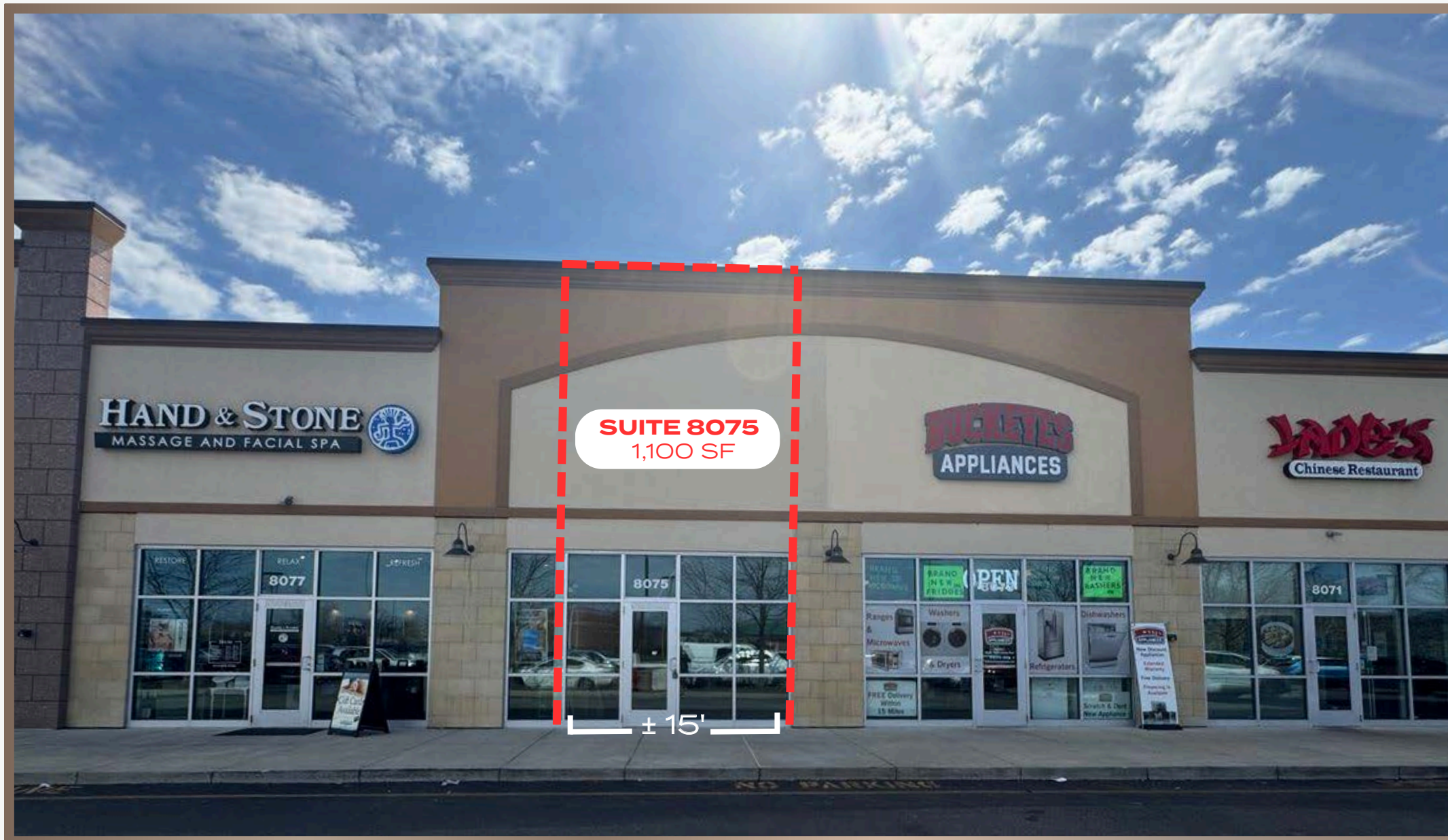
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# AVAILABILITIES

## SUITE 8075

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REYNOLDSBURG, OH 43068



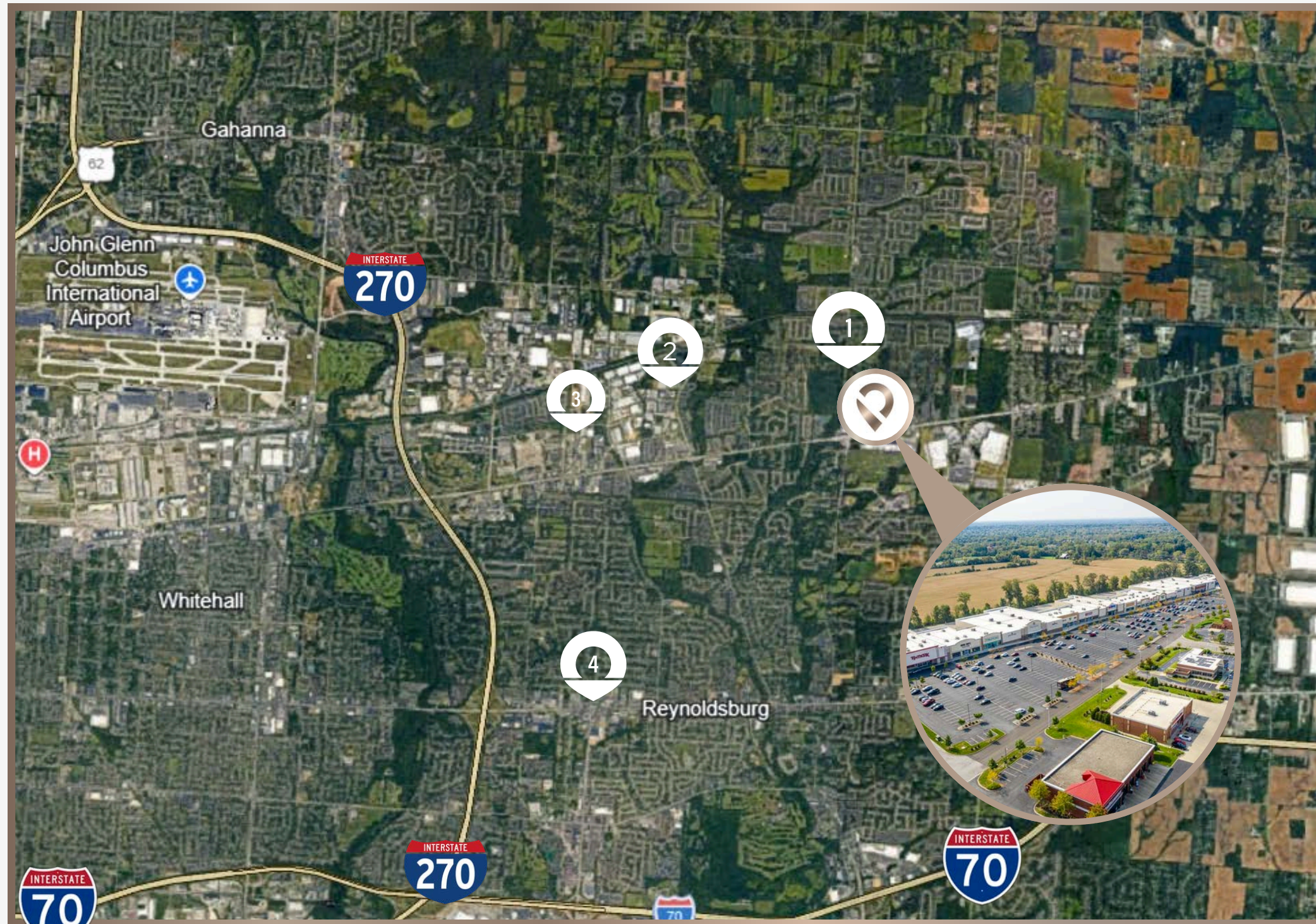
# TRADE AERIAL

7995-8173 E BROAD ST  
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# NOTEABLE DEVELOPMENTS

7995-8173 E BROAD ST  
REYNOLDSBURG, OH 43068



## 1 Waggoner Road Improvement Project (2025-2026)

Major roadway widening, curb work, and infrastructure upgrades improving traffic flow and accessibility immediately north/south of the site.

## 2 Taylor Road & East Broad Infrastructure Upgrades

Ongoing roadway resurfacing and traffic improvements enhancing connectivity to I-70 and surrounding retail corridors.

## 3 Core5 Industrial Development (±54 Acres)

Large-scale warehouse/logistics project east of Taylor Rd bringing ~400 jobs, driving daytime population and demand for nearby retail/services.

## 4 Population Growth - Reynoldsburg (43068)

Projected growth from ~55K to 60K+ residents by 2025+, supporting sustained retail demand and household spending.

# LOCATION OVERVIEW

7995-8173 E BROAD ST  
REYNOLDSBURG, OH 43068

The Shoppes at East Broad is positioned along East Broad Street in Reynoldsburg, Ohio, one of Central Ohio's most established and heavily trafficked retail corridors. This mature submarket is supported by strong surrounding residential density, steady population growth, and direct connectivity to I-270, providing convenient access to the broader Columbus MSA. The retail landscape in this trade area is anchored by a dominant mix of national and regional retailers, including Hobby Lobby, TJ Maxx, PetSmart, and Dollar Tree, with additional nearby anchors such as Meijer, Target, Lowe's, and Aldi driving consistent daily traffic and regional draw. The site benefits from excellent visibility and accessibility, with multiple signalized intersections and three points of ingress and egress along East Broad Street. The surrounding trade area generates over \$919 million in consumer spending within a 3-mile radius, reinforcing the area's strong purchasing power. Additionally, the property is located adjacent to the 900,000 SF Limited Brands distribution campus, which employs more than 600 people and contributes to a consistent daytime population and sustained retail demand.

## REYNOLDSBURG, OHIO



3 MILE  
TOTAL CONSUMER SPENDING

**\$919,804,515**



2025 ABSORPTION

**78,396 SF**



2025 VACANCY RATE  
EAST COLUMBUS SUBMARKET

**6%**



2026 Q1  
NEW CONSTRUCTION

**0 SF**



REYNOLDSBURG POPULATION  
GROWTH (2020-2025)

**6.69%**



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	10,456	76,050	154,097
Households	3,853	28,521	60,285
Average Household Income	\$113,944	\$105,750	\$100,985
Median Household Income	\$91,480	\$85,281	\$78,203
Consumer Spending	\$128.9M	\$919.8M	\$1.8B

# CONTACT

THE SHOPPES AT EAST BROAD  
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