

PROPERTY SUMMARY

41 N YEARLING RD | WHITEHALL, OH 43213



PROPERTY DESCRIPTION

Up to 1.06 Acres available for ground lease or build-to-suit. Location is perfectly suited for freestanding medical or data-center office facilities or other users seeking to capitalize on the high traffic exposures and active military workforce passing the site daily.

PROPERTY HIGHLIGHTS

- Within the area of influence for upcoming Intel chip manufacturing investments.
- Abundant on-site parking, approx. 5 spaces per 1,000sf, in addition to being located on the COTA #10 route.
- Many restaurants and other amenities in the immediate area such as Chipotle, Starbucks, Panda Express, Target, and more.
- Prominent pylon signage on Broad Street with an additional pylon on Yearling Road
- Immediate proximity to I-270, I-670, John Glenn International Airport, and a multitude of US Department of Defense facilities.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Available SF:	1.06 Acres
Lot Size:	53,140 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,180	37,795	106,422
Total Population	10,489	91,317	264,560
Average HH Income	\$66,134	\$80,198	\$79,729

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LOCATION MAP

41 N YEARLING RD | WHITEHALL, OH 43213




AIRPORT
~11 miles

**EASTON
TOWN
CENTER**
~5 miles


**\$20 Billion
Development**
~8.8 miles


~6.8 miles

 **JOHN GLENN
INTERNATIONAL**
~1.4 miles


**DOWNTOWN
COLUMBUS INC.**
~5.5 miles

 **SUBJECT PROPERTY**

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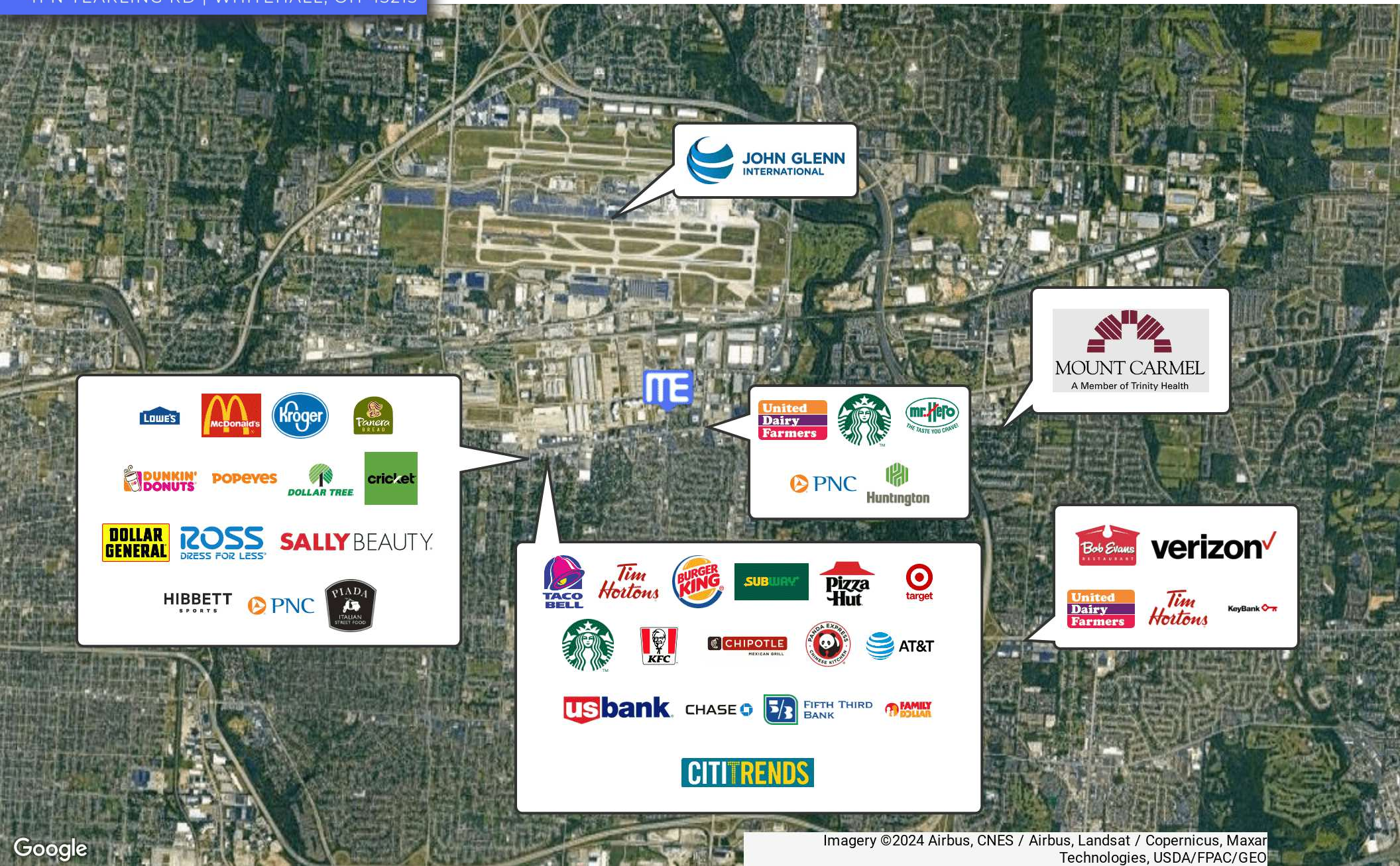
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RETAILER MAP

41 N YEARLING RD | WHITEHALL, OH 43213



JOHN GLENN
INTERNATIONAL

MOUNT CARMEL
A Member of Trinity Health

LOWE'S McDonald's Kroger Panera BREAD
DUNKIN' DONUTS POPEYES DOLLAR TREE cricket
DOLLAR GENERAL ROSS DRESS FOR LESS SALLY BEAUTY
HIBBETT SPORTS PNC PIADA ITALIAN STREET FOOD

United Dairy Farmers Starbucks mr. Hero THE TASTE YOU CRAVE
PNC Huntington

TACO BELL Tim Hortons BURGER KING SUBWAY Pizza Hut target
Starbucks KFC CHIPOTLE MEXICAN GRILL PANDA EXPRESS CHINESE BUFFET AT&T
usbank CHASE FIFTH THIRD BANK FAMILY DOLLAR
CITITRENDS

Bob Evans RESTAURANT verizon
United Dairy Farmers Tim Hortons KeyBank

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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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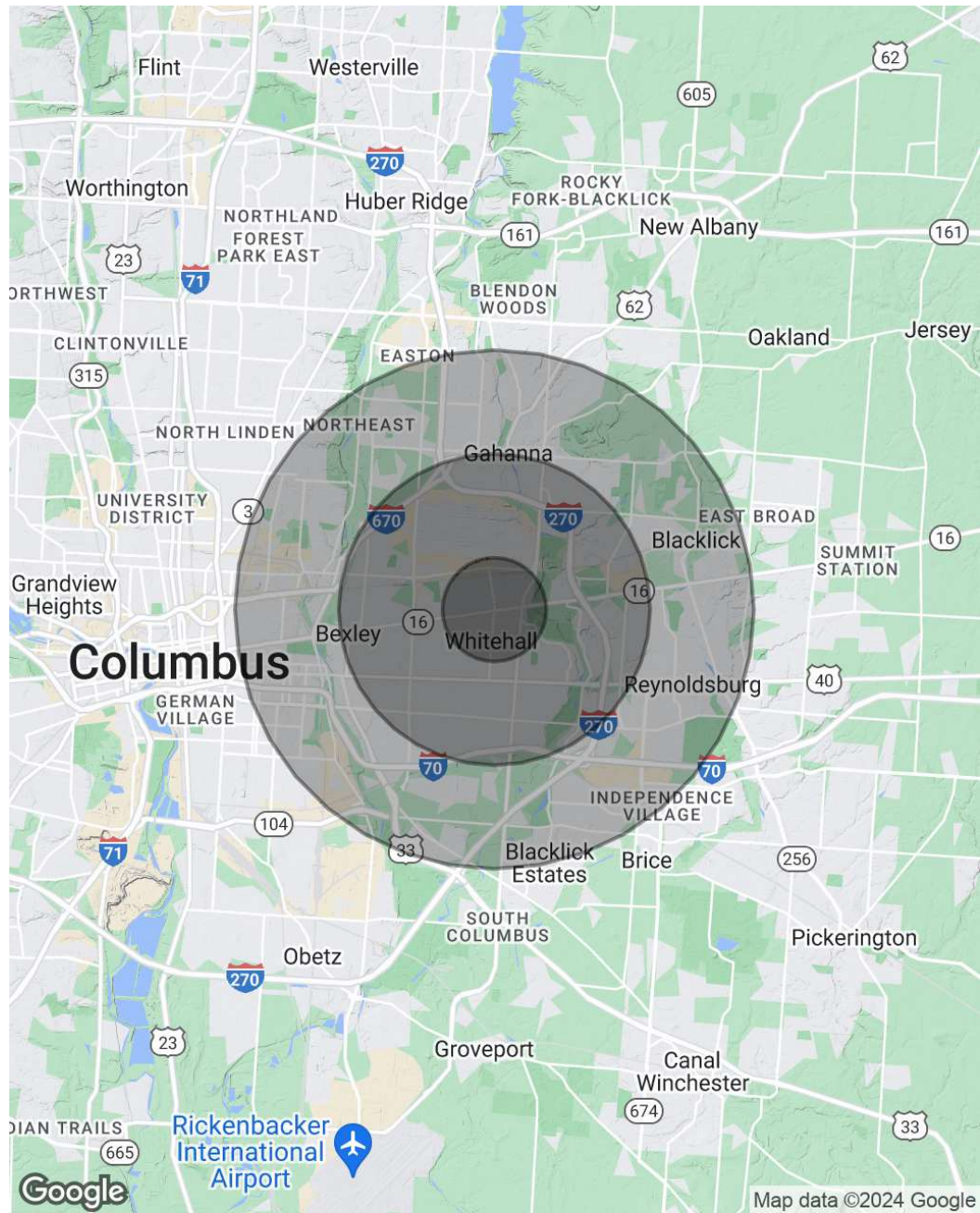
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,489	91,317	264,560
Average Age	37	39	38
Average Age (Male)	35	38	36
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,180	37,795	106,422
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$66,134	\$80,198	\$79,729
Average House Value	\$196,628	\$273,465	\$263,234

Demographics data derived from AlphaMap



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