

Central Park of Gahanna

Development Sites For Sale



Distance to:

John Glenn Intl Airport	2.4 miles
Downtown Columbus	8.5 miles
Easton Town Center	5.3 miles
Gahanna	2.3 miles
New Albany/Intel	7.5 miles

- Property in between Downtown Columbus and New Albany Intel site.
- Development sites with minimal land-use restrictions.



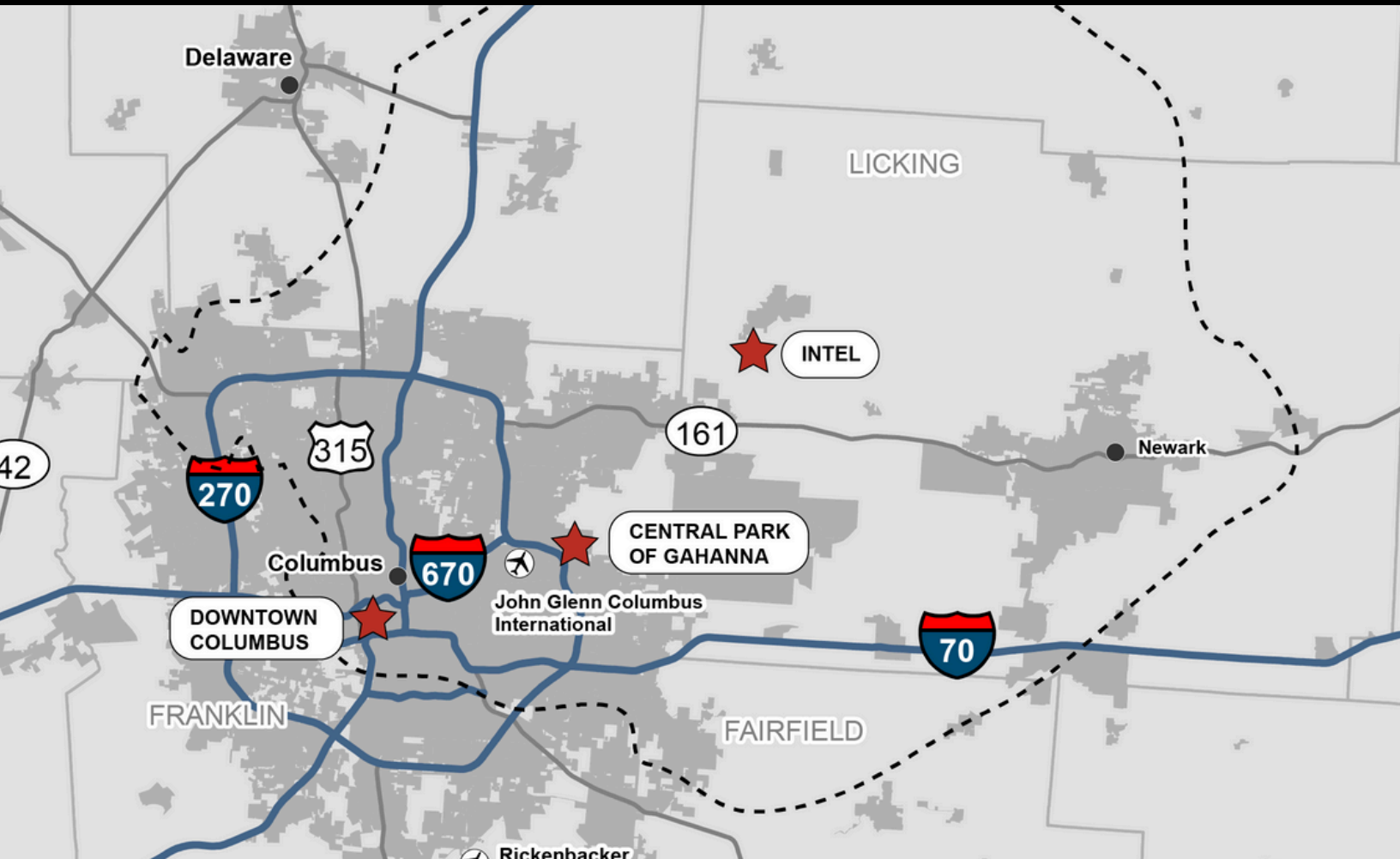
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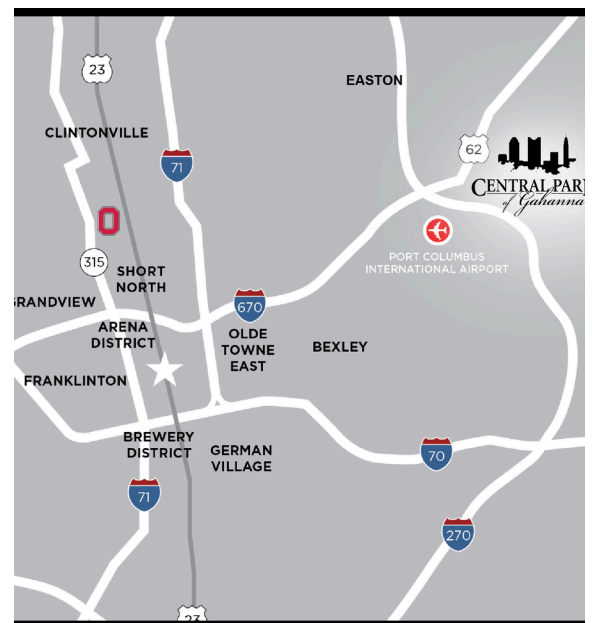
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Development Sites For Sale



PRO BUSINESS COMMUNITY

- Suitable for office, flex/industrial/fulfillment, hotel, medical office
- Developed area with new infrastructure
- Sites have water, sewer, gas
- Possible tax incentives/CRA
- High building coverage ratio to land required
- Easy access to I-270, I-670 & I-70
- Unique setting with views of golf course and wooded ravine; bike/walking paths & conservation areas



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Development Sites For Sale



Available Project Sites

Available Sites

Site Acreage

Price

- Lot 1a*

4.95 acres

\$249,000/acre

- Lot 5b**
IN CONTRACT

10 acres

**See additional information
on page 5

- Lot 9c

3.37 acres

\$175,000/acre

- Lot 11*
IN CONTRACT

2.05 acres

\$85,000/acre

- Lot 12

0.87 acres

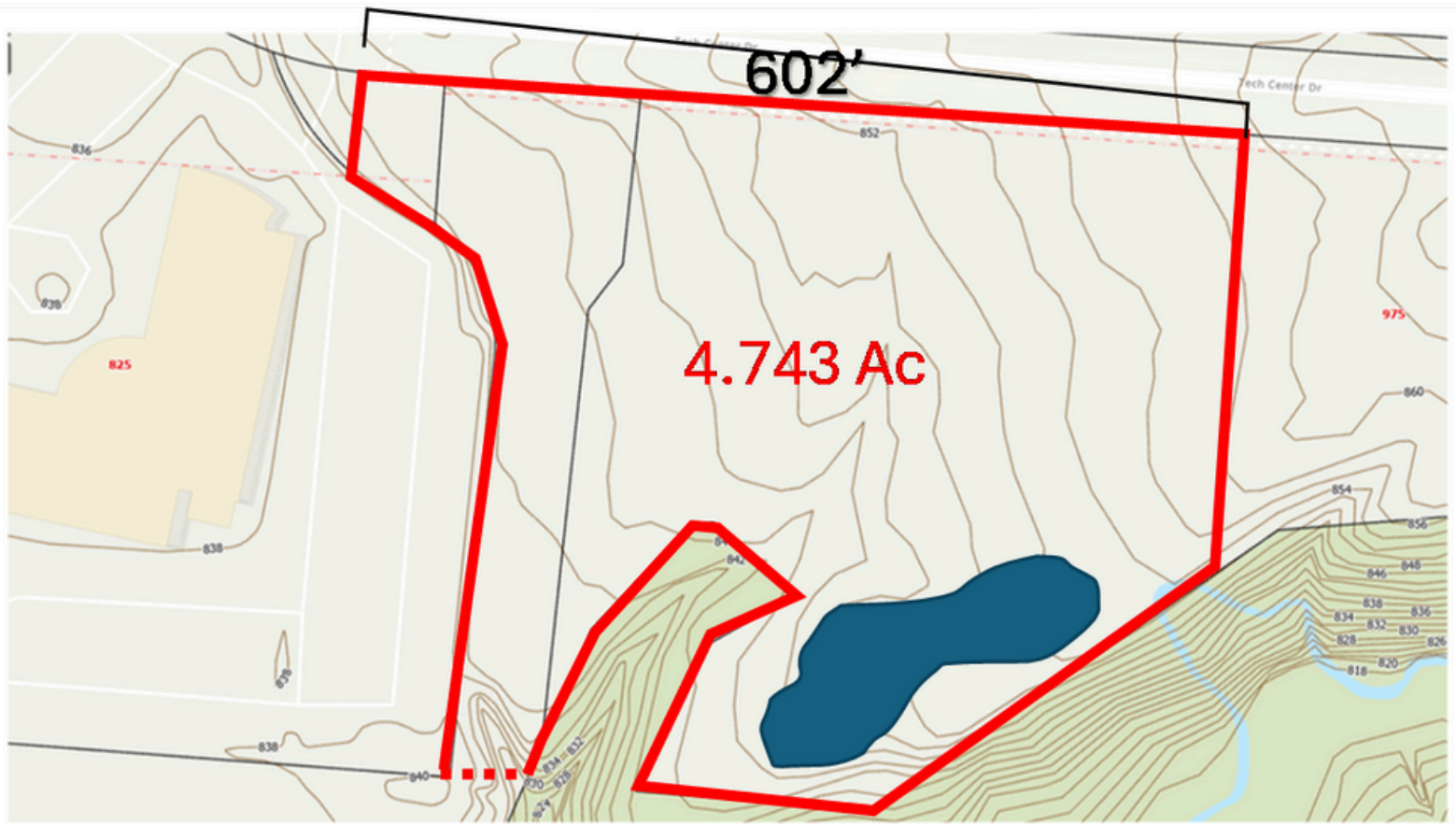
\$175,000/acre

*See additional information on page 4

**See additional information on page 5

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LOT 1a:

- Lot 1a is presently 3.973 acres, and the additional acres as marketed will come an adjacent parcel. A lot line adjustment on 025- 013630 will be occur upon the sale of Lot 11 (where the +/-0.87 acres of that property, PID 025- 013630, will be added to Lot 1a). As a result, the acreage as marketed is approximate.
- Attractive site for commercial development
- Existing detention already on site, designed for the maximum runoff for most uses for the site, and situated on the least-developable portion of the property
- Over 600 feet of frontage along Tech Center Drive
- Gentle grade and shovel ready
- Adjacent to new Gahanna City Hall, North American headquarters for ADB Safegate, and other regional and national headquarters



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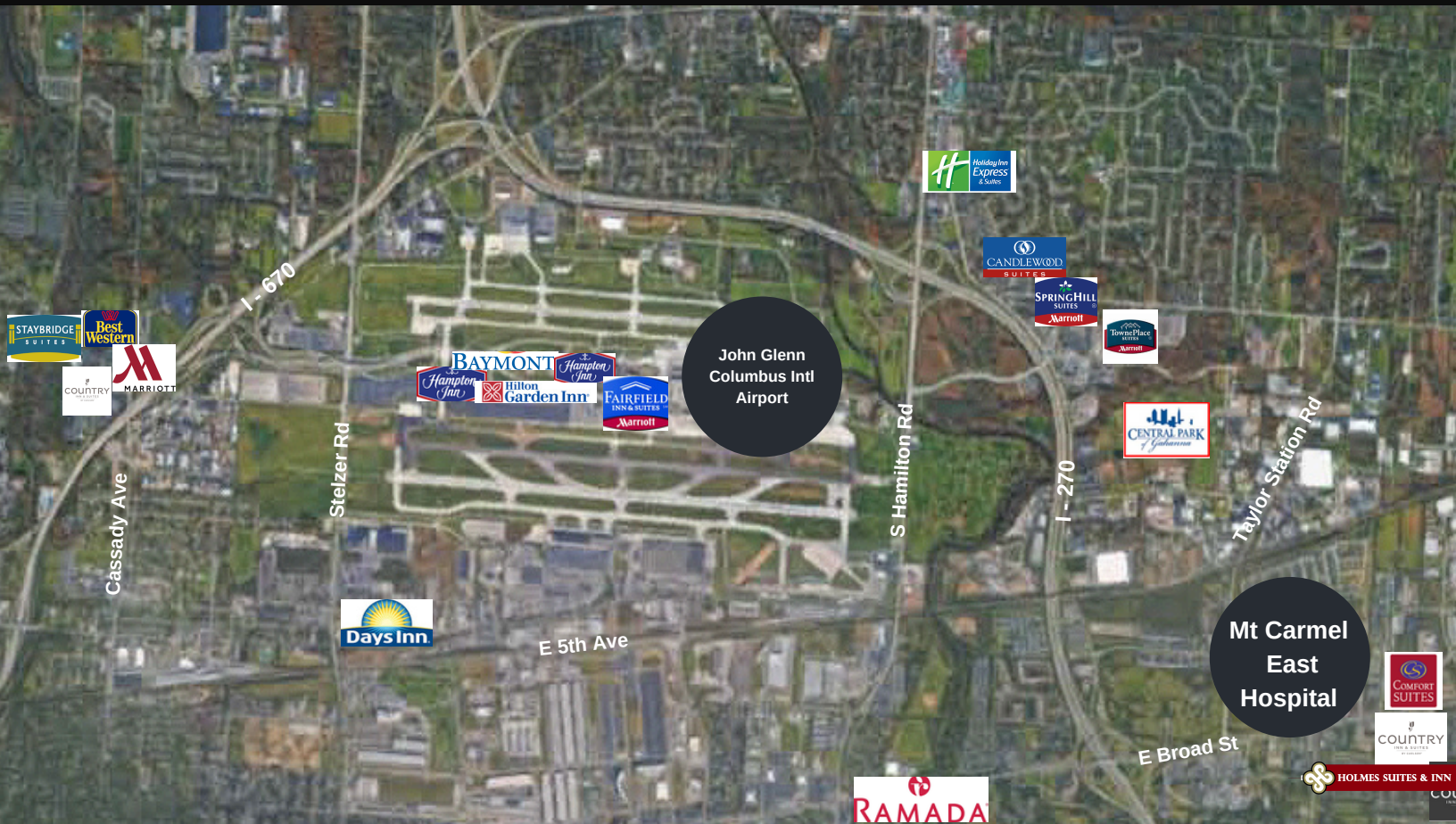
Lot 5b

10 acres

\$249,000/acre

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Development Sites For Sale



Sites Are Near Travel & Medical Amenities

- Property has proximity to airport and hospitality.
- Executive golf course and driving range adjacent to site; breweries and entertainment in district
- Unique setting with views of golf course and wooded ravine; bike/walking paths & conservation areas
- Site has water, sewer, gas
- Possible tax incentives/CRA
- Easy access to I-270, I-670 & I-70

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