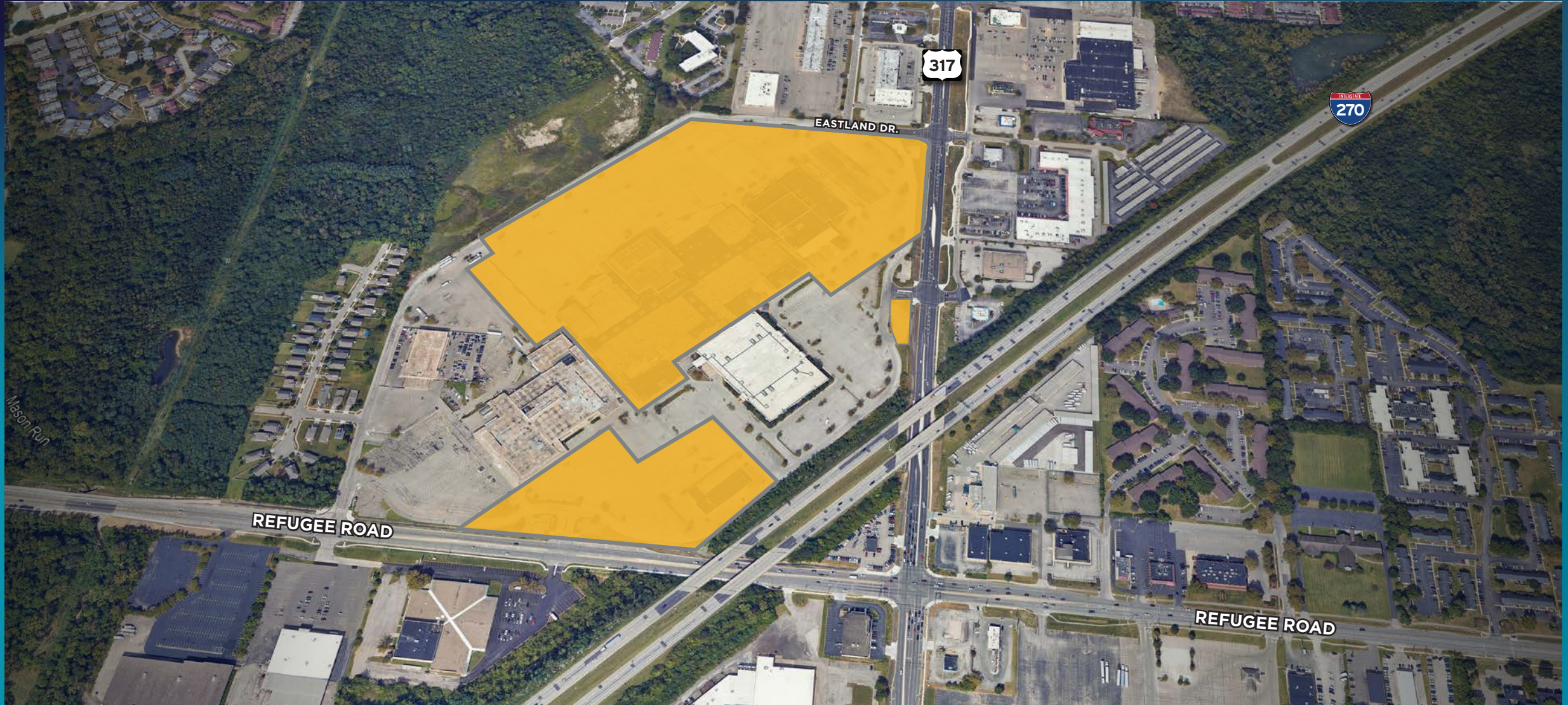


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EASTLAND MALL REDEVELOPMENT

2740 SOUTH HAMILTON ROAD | COLUMBUS, OHIO 43232



±42.84 ACRES

PRIME REDEVELOPMENT SITE | FORMER EASTLAND MALL





PROPERTY OVERVIEW

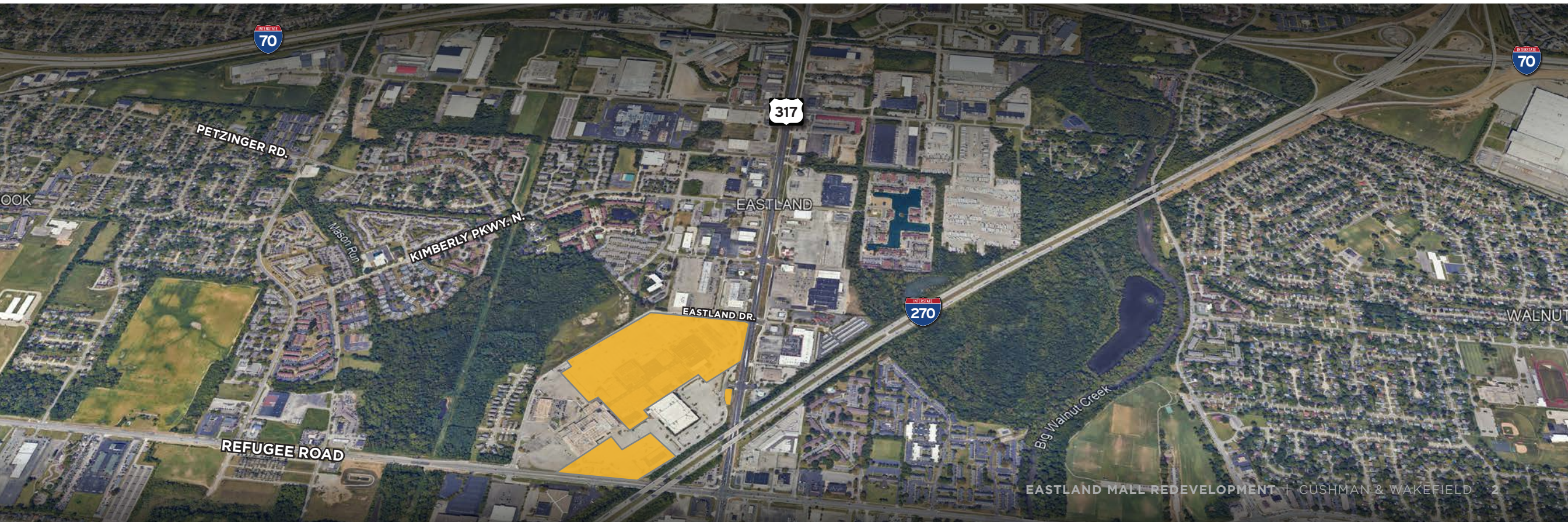
EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present a prime redevelopment opportunity at the former Eastland Mall site. This approximately 42.84 acre property offers a rare chance to transform a substantial land parcel within the I-270 boundary. With an exceptional location and convenient access to the I-70, I-270, and SR-33 freeway systems, the site is ideally suited for new retail, multi-family, and industrial/flex development.

Eastland Mall was a super-regional mall located in Columbus, Ohio and was anchored by Sears (un-owned), JC Penney, and Macy's). The Property as a whole consists of approximately 1,016,242 square feet.

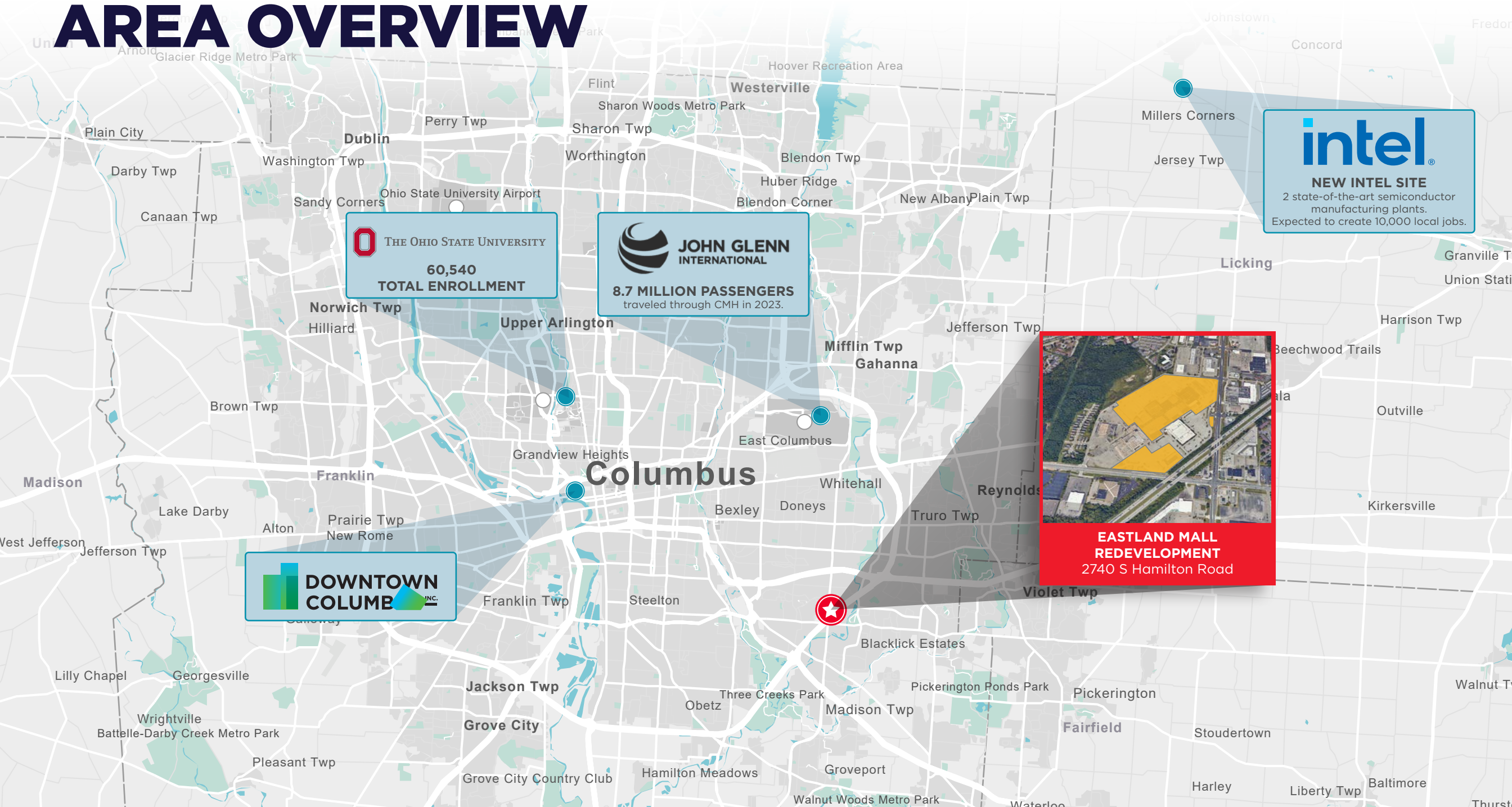
The Property was originally constructed in 1968 and extensively renovated in 2005. After that, an additional \$2.0M was spent on capital expenditures such as roof replacement, parking lot improvements, lighting enhancements, HVAC replacement and security upgrades.

ADDRESS	2740 S Hamilton Road, Columbus, Ohio 43232
SUBMARKET	Southeast
RSF (IN-PLACE)	1,016,242
YEAR BUILT	1968
LAND SIZE	±42.84 Acres
ZONING	CAC - Community Activity Center District
TRAFFIC COUNT	79,325 VPD - I-270 combined North & South 22,944 VPD - Intersection Hamilton & Refugee
LOCATION	NE quadrant of I-270 & Hamilton Road
ACCESS	The main entrance drives are located along Refugee Road on the south side of the Property. Additional entrance drives are located along the other adjacent public streets.
PARKING	The Property contains large paved surface parking areas with approximately 4,949 total spaces.
UTILITIES	Electric: American Electric Power Gas: Columbia Gas Water/Sewer: City of Columbus





AREA OVERVIEW



 **THE OHIO STATE UNIVERSITY**
60,540
TOTAL ENROLLMENT

 **JOHN GLENN INTERNATIONAL**
8.7 MILLION PASSENGERS
traveled through CMH in 2023.

 **DOWNTOWN COLUMBUS INC.**



EASTLAND MALL REDEVELOPMENT
2740 S Hamilton Road


NEW INTEL SITE
2 state-of-the-art semiconductor manufacturing plants.
Expected to create 10,000 local jobs.



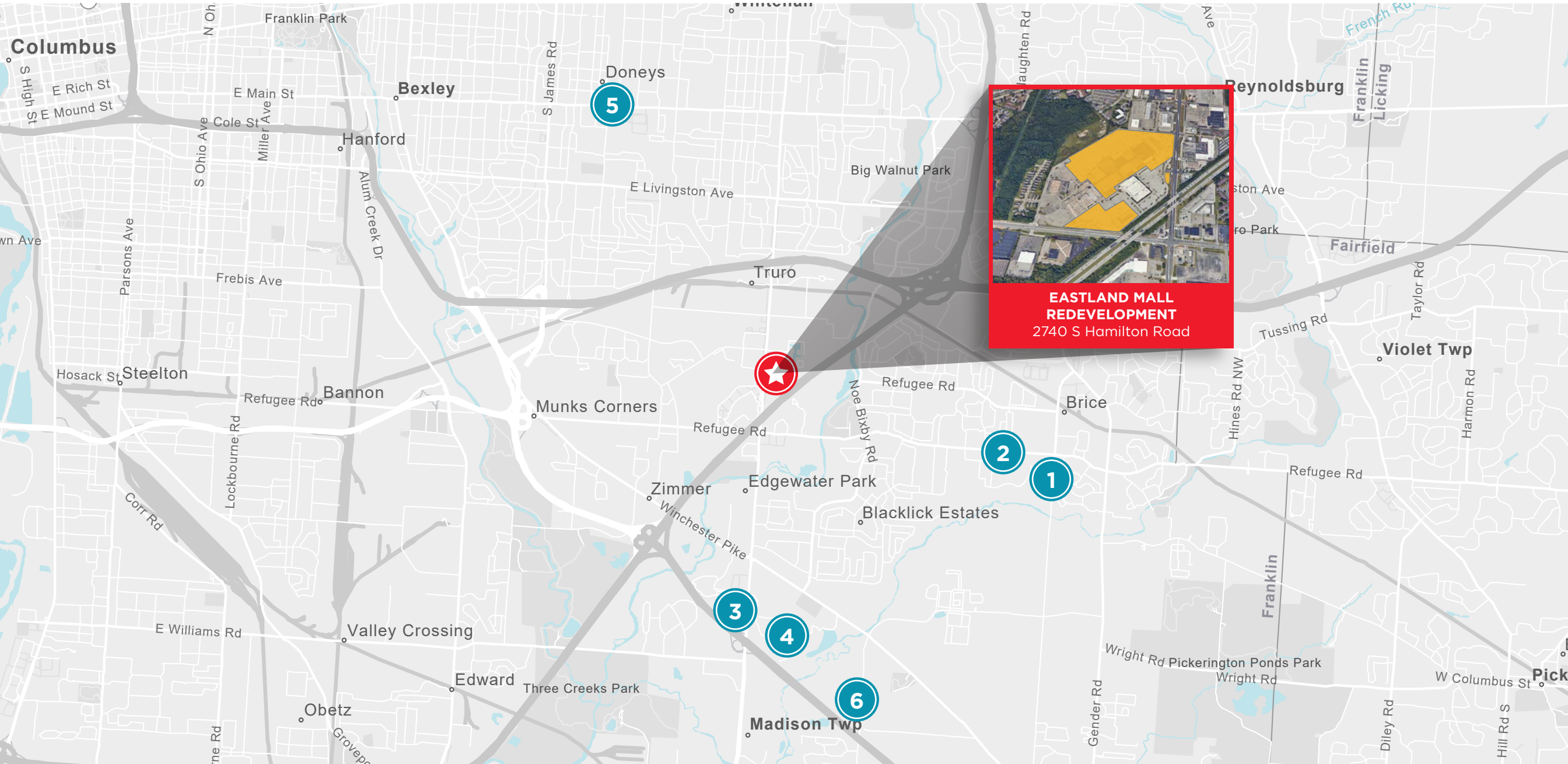
APARTMENT SURVEY



	ECCO PARK APARTMENTS	RIVERSIDE TRAIL APARTMENTS	THE BAYLOR	LAKESIDE VILLAGE	THE ENCLAVE ON MAIN	BIRCH CREEK APARTMENTS
ADDRESS	3301 Brice Rd Canal Winchester 43110	5795 Chatterton Rd Columbus 43232	3995 S Hamilton Rd Groveport 43125	4100 Lakeview Crossing Groveport 43125	3520 E Main St Whitehall 43213	5071 Ebright Rd Canal Winchester 43110
DISTANCE	3.6 Miles	3.0 Miles	2.4 Miles	2.8 Miles	4.2 Miles	3.7 Miles
YEAR BUILT	2023	2020	2021	2023	Under Construction	Under Construction
TOTAL # UNITS	360	248	288	264	102	198
# OF 1 BDRM UNITS	72	248	72	36	25	100
1-BDRM AVG SF	772	809	681	681	688	TBD
1-BDRM ASKING RENT	\$1,125.00	\$970.00	\$1,260.00	\$1,220.00	TBD	TBD
# 2-BDRM UNITS	228	NA	180	192	50	98
2-BDRM AVG SF	1053	NA	957	957	800	TBD
2-BDRM ASKING RENT	\$1,345.00	NA	\$1,434.00	\$1,340.00	TBD	TBD
# 3-BDRM UNITS	60	NA	36	36	27	NA
3-BDRM AVG SF	1298	NA	1225	1225	1,333	NA
3-BDRM ASKING RENT	\$1,695.00	NA	\$1,863.00	\$1,865.00	TBD	NA



APARTMENT SURVEY MAP





COLUMBUS OVERVIEW



THE COLUMBUS REGION

With a metropolitan area population of over 1.7 million people*, Columbus is anything but a small town. Comparable in size to more well-known metro areas such as Las Vegas, Charlotte, and San Antonio, Columbus has all the amenities, opportunities, and events that one would expect from a major city. Great restaurants, a thriving art scene, distinctive neighborhoods, a bustling nightlife, and abundant shopping are all integral to giving Columbus that “big city” atmosphere.

Yet in many ways Columbus retains that “small town” feel. You’ll find that, despite its size, Columbus is easy to get around, incredibly affordable, and populated by friendly, outgoing people. Combine that with a central location that is within a day’s drive of 50% of the U.S. population, and it’s easy to see why in 2006 Money magazine ranked Columbus the 8th best big city to live in. The Property was originally constructed in 1968 and extensively renovated in 2005. After that, an additional \$2.0M was spent on capital expenditures such as roof replacement, parking lot improvements, lighting enhancements, HVAC replacement and security upgrades.



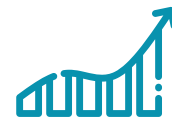
1.1 MILLION

LABOR FORCE



\$25.50

AVERAGE HOURLY WAGE



4%

UNEMPLOYMENT RATE



2.4%

JOB GROWTH - 2024



4.2%

JOB VACANCY RATE



A DRIVING WORKFORCE

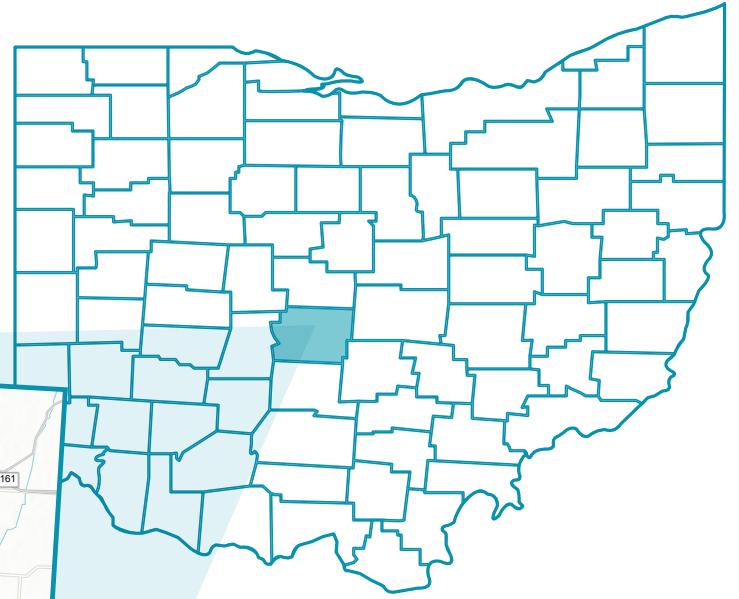
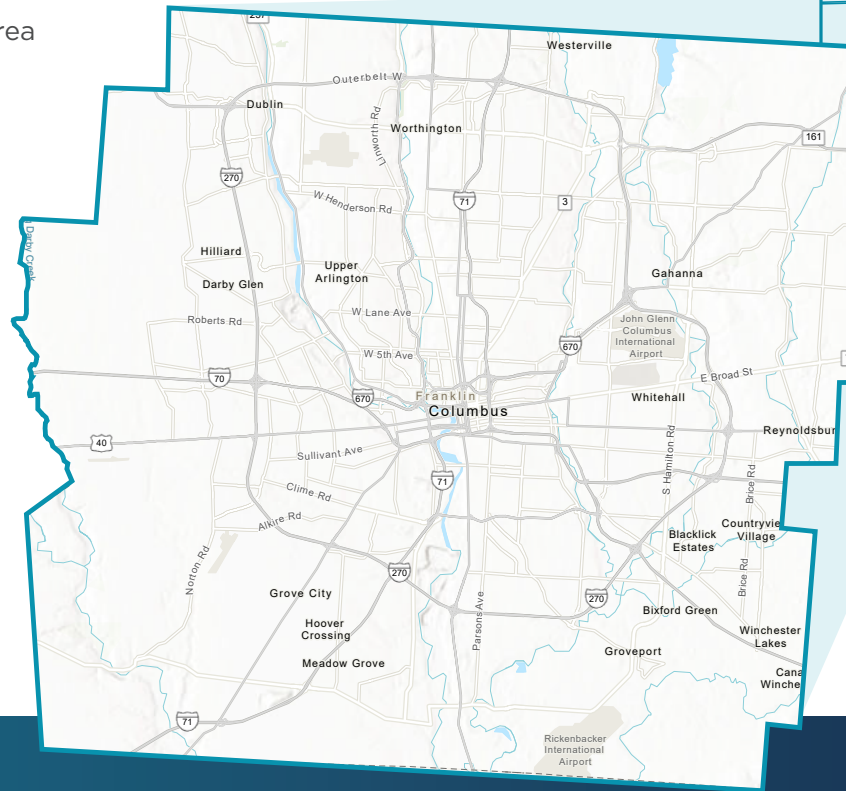
As of July 2024, the Columbus metro area had a civilian labor force of approximately 1.169 million people. Employment was at about 1.116 million, with an unemployment rate of 4.5%.

INDUSTRY EMPLOYMENT

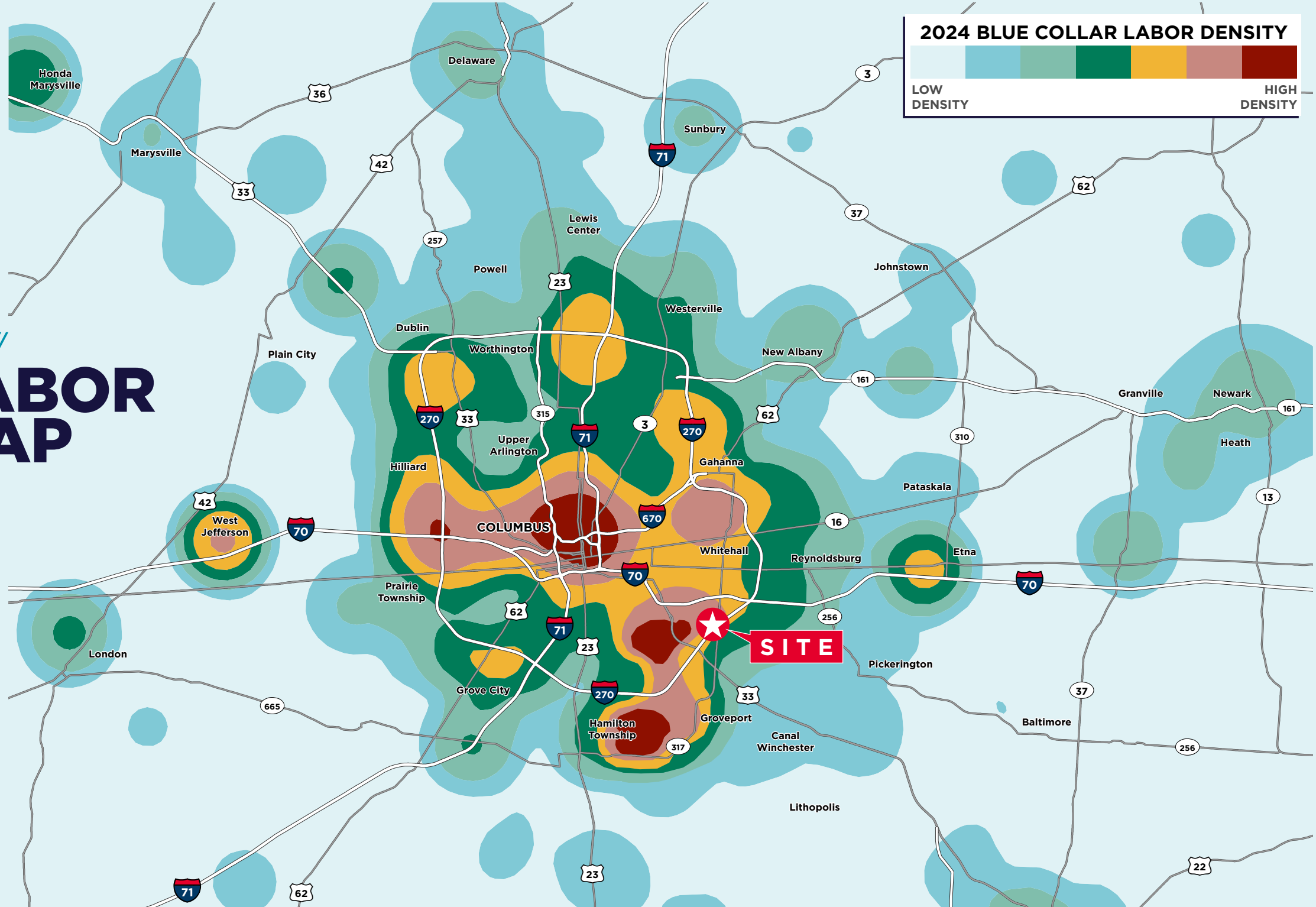
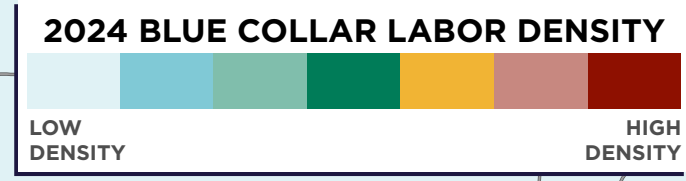
- **Total Non-farm Employment:** The total non-farm employment in the area was approximately 1.169 million

SECTOR-SPECIFIC EMPLOYMENT

- Mining, Logging, and Construction: 55.9 thousand jobs, a 7.3% increase over the previous year
- Manufacturing: 73.4 thousand jobs, a decrease of 2.0%
- Trade, Transportation, and Utilities: 221.3 thousand jobs, a decrease of 1.9%
- Professional and Business Services: 188.8 thousand jobs, down 1.5%
- Education and Health Services: 178.0 thousand jobs, with a 4.7% increase
- Leisure and Hospitality: 118.0 thousand jobs, up 2.3%.



LABOR MAP





COLUMBUS DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2024)	9,325	93,224	237,951
PROJECTED POPULATION (2029)	9,535	93,984	245,110
ESTIMATED HOUSEHOLDS (2024)	4,434	39,394	99,523
PROJECTED HOUSEHOLDS (2029)	4,521	39,537	102,527
ESTIMATED MEDIAN HOUSEHOLD INCOME (2024)	\$37,603	\$53,321	\$61,302
PROJECTED MEDIAN HOUSEHOLD INCOME (2029)	\$36,913	\$53,655	\$62,574
TOTAL HOUSEHOLDS	4,434	39,394	99,523
TOTAL BUSINESSES	452	2,772	7,343
TOTAL EMPLOYEES	3,847	22,215	72,947





COLUMBUS OVERVIEW

HOME TO THE WORLD'S MAJOR PLAYERS

Corporate Operations Grow Here

The Columbus region is home to 16 Fortune 1000 headquarters and has a diverse economy where no major industry sector represents more than 17% of employment.

FORTUNE 500 HQ



NOTABLE HQ



MAJOR OPERATIONS



JPMORGAN CHASE & CO.

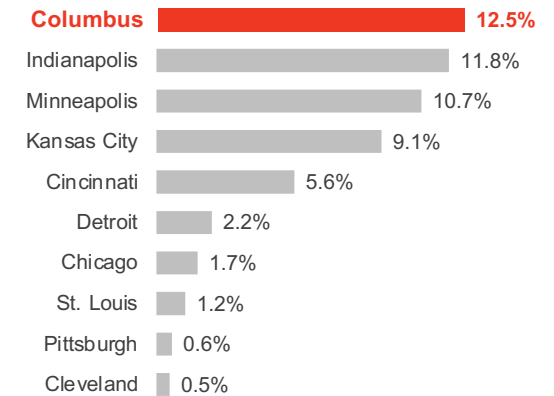
JPMorgan Chase employs over 20,000 people in the Columbus Region, including over 5,000 tech workers that build apps and digital tools for Chase online banking. In fall 2018, the company announced the opening of a fintech research center in Columbus to engineer solutions ranging from blockchain to app design.

TOP METRO IN THE MIDWEST AND U.S.

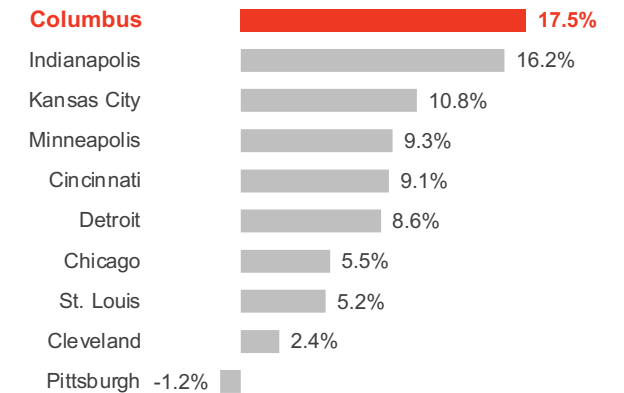
Unprecedented Economic Growth

The Columbus metro ranks first among large Midwest metro areas for population and job growth since 2010 and is among the fastest growing metros in the country.

Population Growth (2010 - 2020)



Private Sector Job Growth (2010 - 2020)





AREA RETAIL





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Better never settles

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