

WOODSIDE RETAIL CENTER

RETAIL FOR LEASE

1021 COLUMBUS AVENUE, MARYSVILLE, OHIO 43040



Conceptual image—not final approved design



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PROPERTY HIGHLIGHTS

- Two buildings of +/- 10,374 SF each
- +/- 0.72 acre outparcel available for ground lease at \$70,000 per year
- Woodside Commerce District is a 100+ acre fully integrated, mixed-use community
- Over 850 new residential units just off Columbus Avenue (Industrial Parkway)
- Across from Colemans Crossing and near downtown Marysville
- New retail space for lease at \$40.00 NNN psf + \$8.00 est. op. exp.

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MARYSVILLE AERIAL

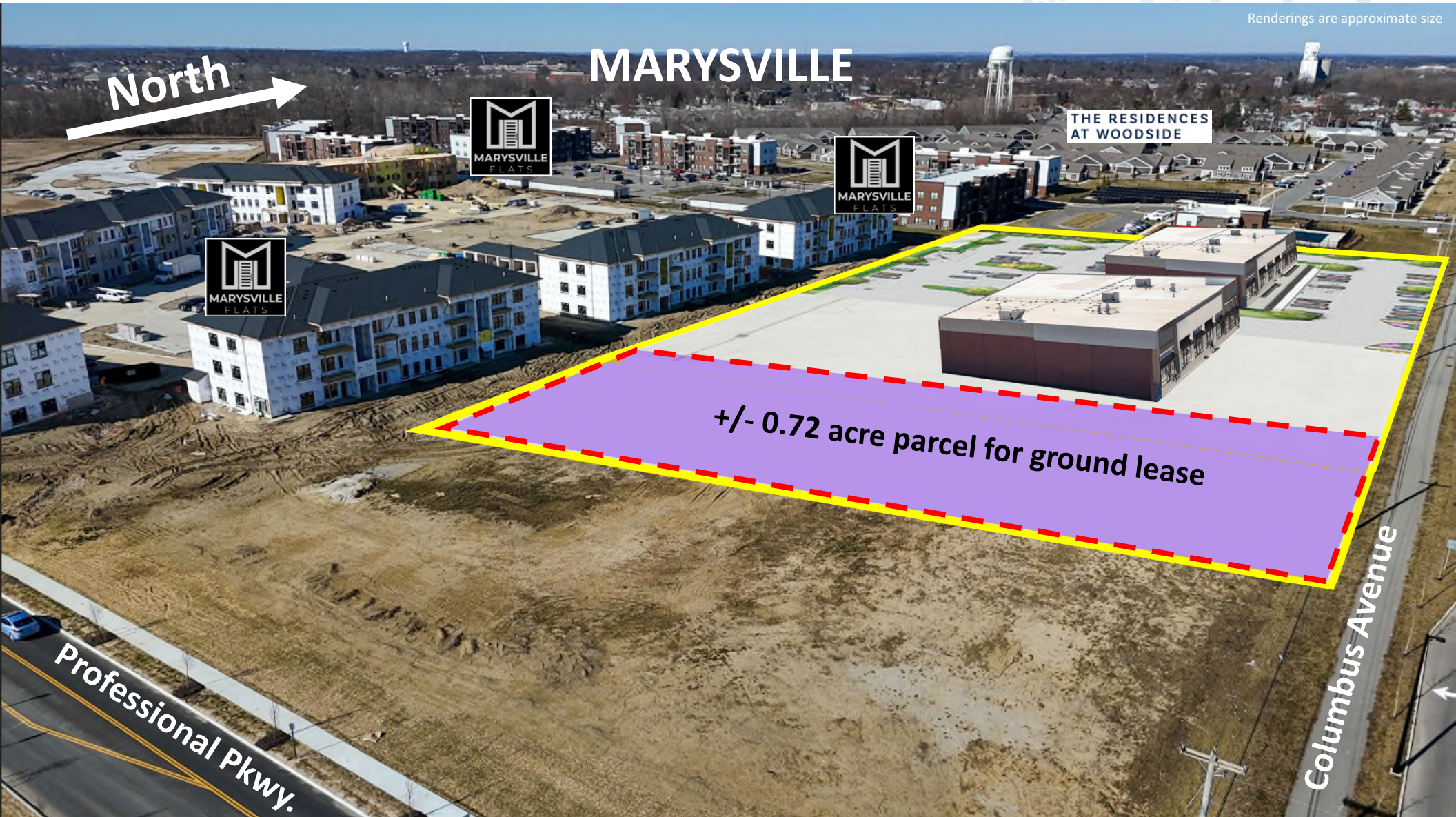


PARCEL AERIAL



OBLIQUE AERIAL

Renderings are approximate size



MARYSVILLE

North

THE RESIDENCES
AT WOODSIDE

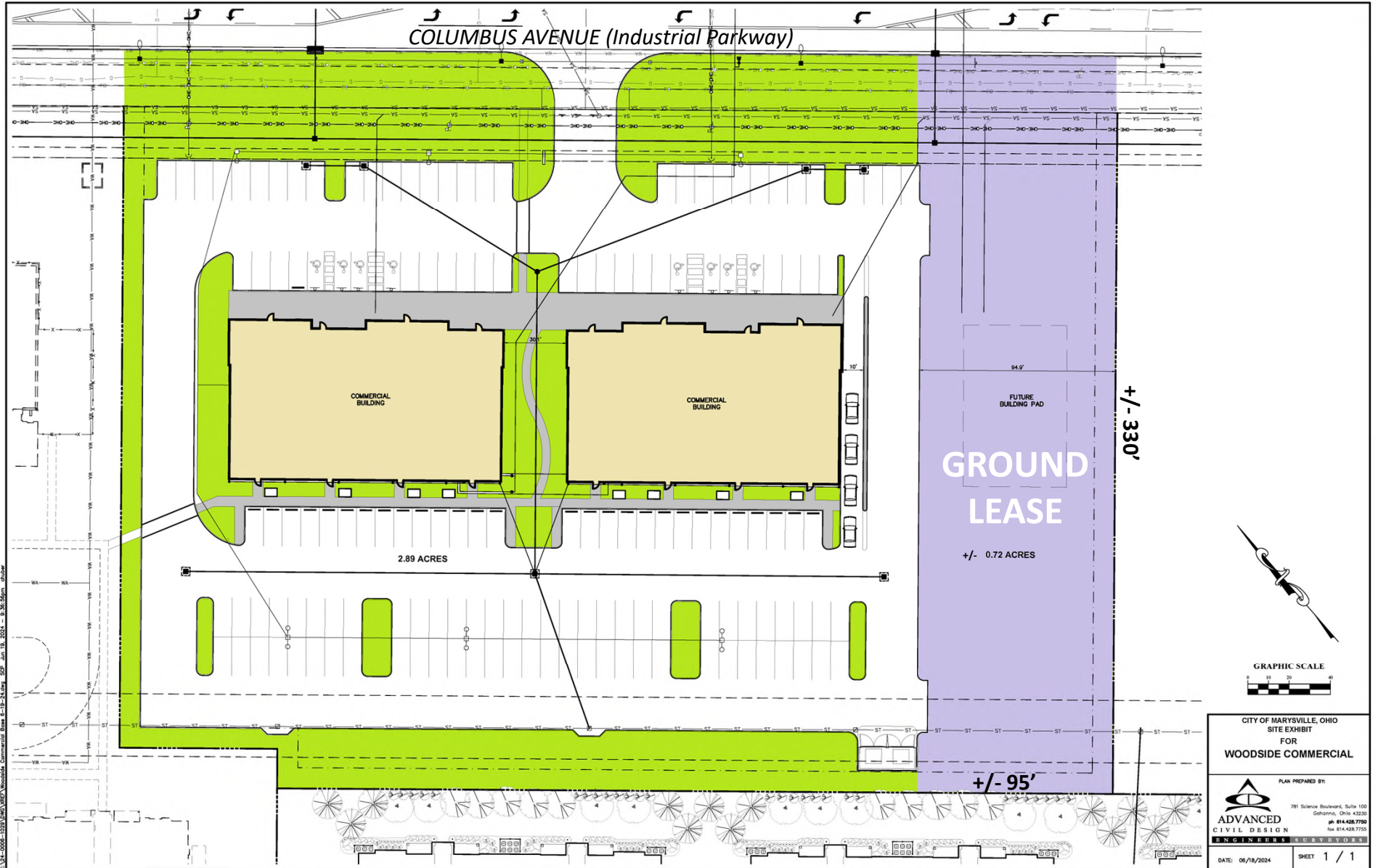


+/- 0.72 acre parcel for ground lease

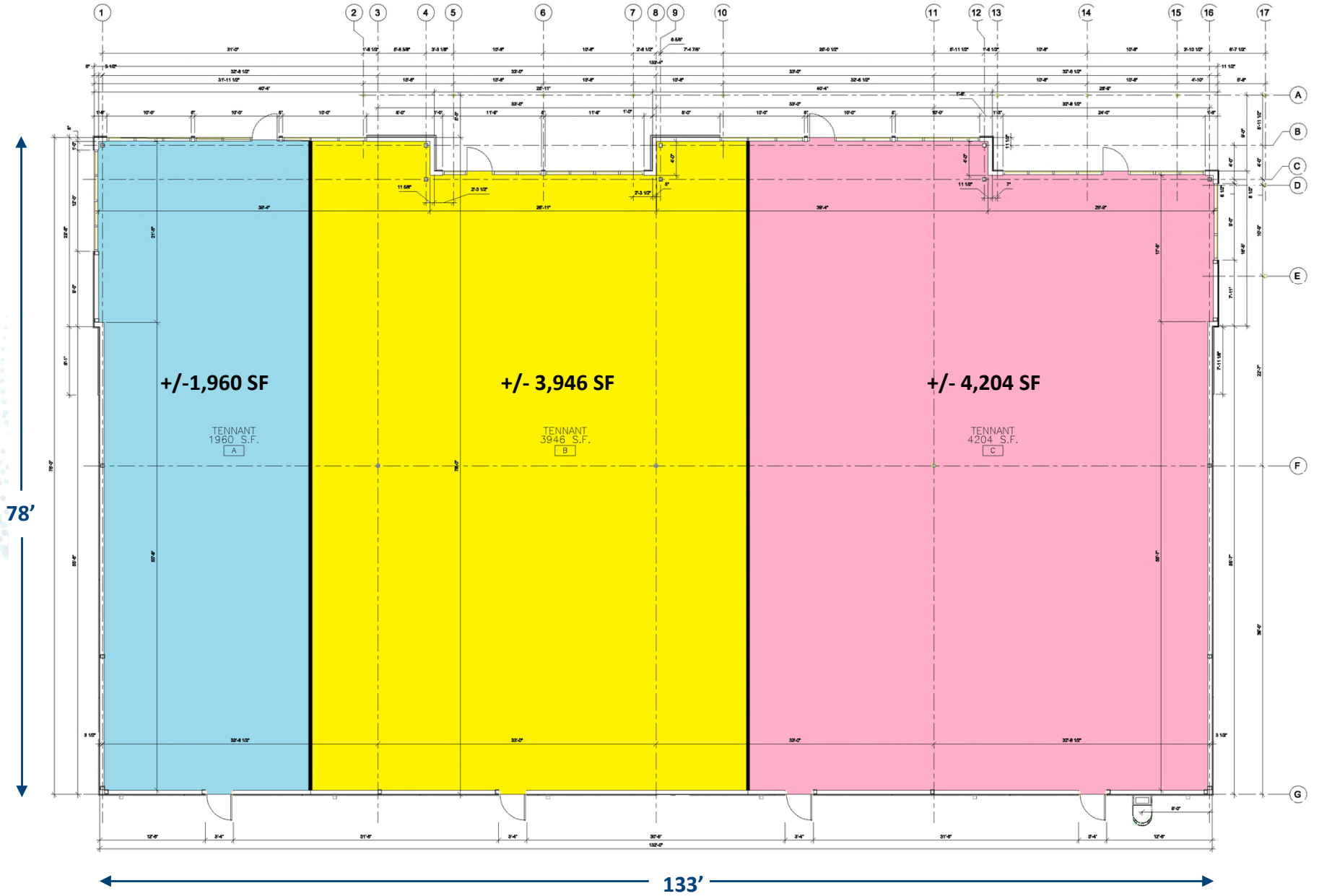
Professional Pkwy.

Columbus Avenue

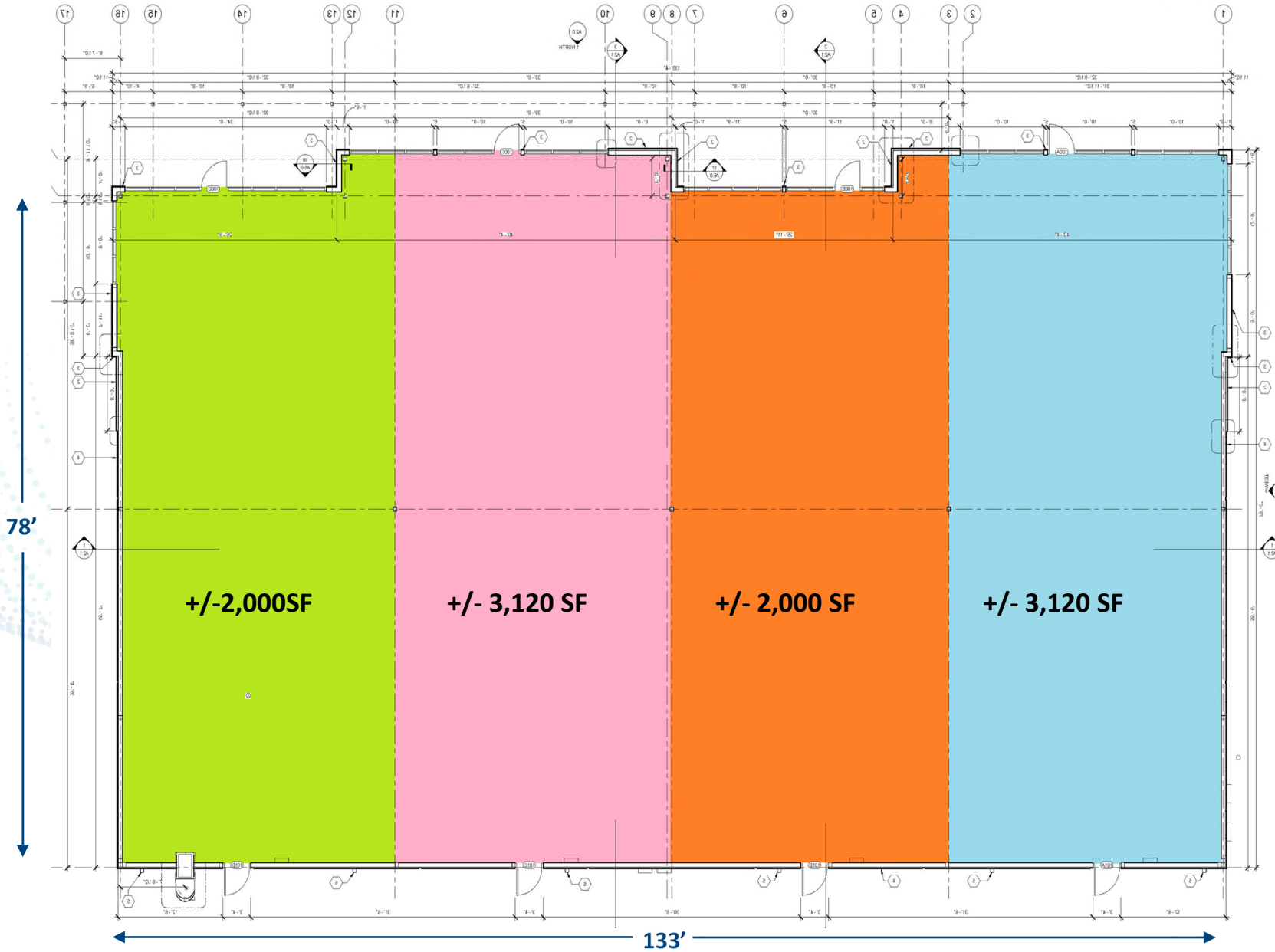
SITE PLAN



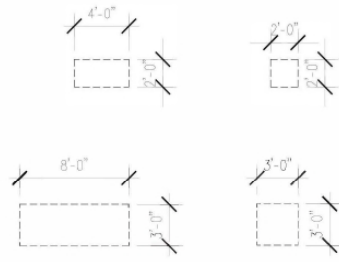
SPACE PLAN: BUILDING ONE



SPACE PLAN: BUILDING TWO



ELEVATIONS

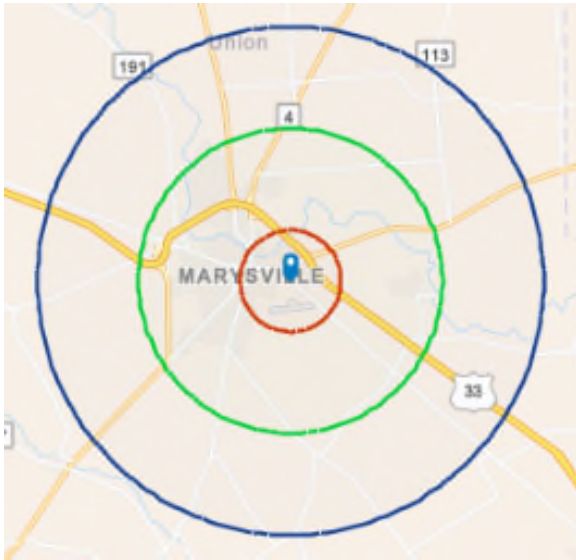


SIGNAGE MAXIMUM DIMENSIONS



EXHIBIT E-3

1-MILE RADIUS DEMOS



KEY FACTS

3,332
Population

2.3
Average
Household Size

37.2
Median Age

\$67,082
Median Household Income

BUSINESS

476

Total Businesses

6.250

Total Employees

EDUCATION

10%

No High School
Diploma

40%

High School
Graduate

27%

Some
College

23%

Bachelor's/Grad/Prof
Degree

INCOME



\$39,181
Per Capita
Income



\$67,082
Median
Household
Income



\$94,618
Average
Household
Income

EMPLOYMENT

50.5
White
Collar %

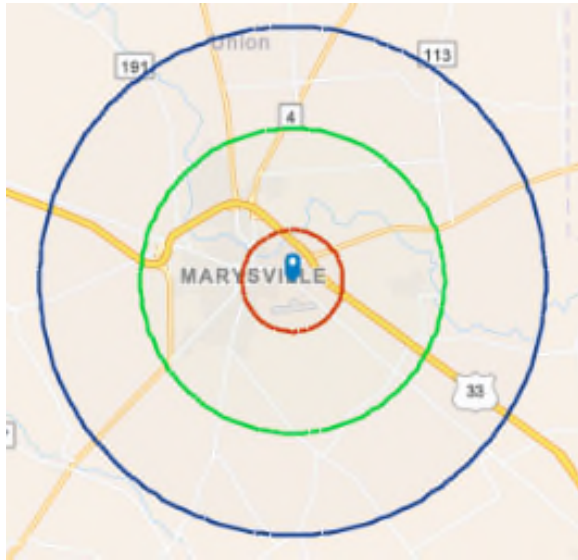
34.9
Blue
Collar %

14.6
Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

27,138
Population

2.5
Average
Household Size

35.9
Median Age

\$84,882
Median Household Income

BUSINESS

868

Total Businesses

12,109

Total Employees

EDUCATION

7%

No High School
Diploma

36%

High School
Graduate

28%

Some
College

30%

Bachelor's/Grad/Prof
Degree

INCOME



\$39,848

Per Capita
Income



\$84,882

Median
Household
Income



\$110,113

Average
Household
Income

EMPLOYMENT



64.4

White
Collar %



25.6

Blue
Collar %



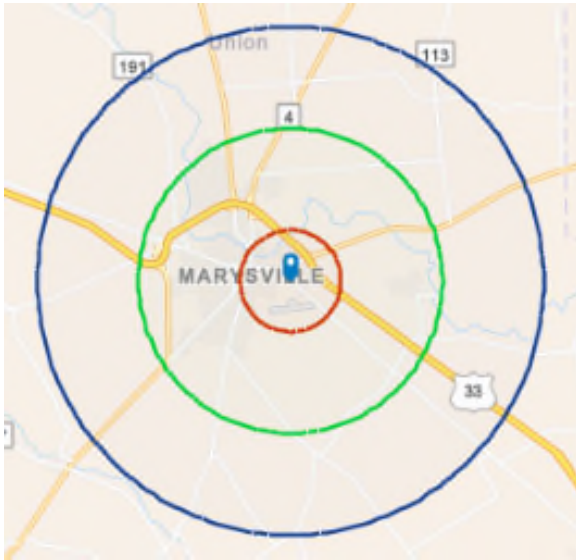
10.0

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

32,442
Population

2.6
Average
Household Size

36.6
Median Age

\$89,609
Median Household Income

BUSINESS

947

Total Businesses

13,144

Total Employees

EDUCATION

6%

No High School
Diploma

35%

High School
Graduate

28%

Some
College

32%

Bachelor's/Grad/Prof
Degree

INCOME



\$41,420

Per Capita
Income



\$89,609

Median
Household
Income



\$115,852

Average
Household
Income

EMPLOYMENT



65.8

White
Collar %



24.2

Blue
Collar %



10.0

Services
%

equity | brokerage

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