



400 S WILSON RD, SUNBURY, OH 43074



FOR MORE INFO: 614.440.5767

Alec Miller | amiller@passovgroup.com



PASSOV GROUP
COMMERCIAL BROKERAGE

TANGER COLUMBUS

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Ground Lease or Joint Venture Opportunity
- +/- .78 Acres
- Excellent Highway Visibility from I-71 with 82k vpd
- 2,600+ Units Proposed or Under Construction in the area
- 706 AC planned Industrial Park in the area
- New Exit South of Tanger to Wilson Rd
- Sunbury is the 2nd fastest growing city in Ohio
- 5 major universities within 45 min, with 53,943 students and 3,336 student athletes
- New High School and Middle School recently built due to the rising population

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	17,918	76,168	241,349
2028 Projection	18,389	77,276	238,771
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	2,947	7,020	11,970
2023 Estimated Total Employees	59,519	120,236	171,425
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$46,150	\$65,068	\$62,932
2023 Estimated Median Household Income	\$35,493	\$44,410	\$43,880



TANGER COLUMBUS

SITE PLAN



TANGER COLUMBUS

PHOTOS

Tanger
COLUMBUS



For more Information: 614.440.5767 | Alec Miller / amiller@passovgroup.com

TANGER COLUMBUS

TRADE AERIAL

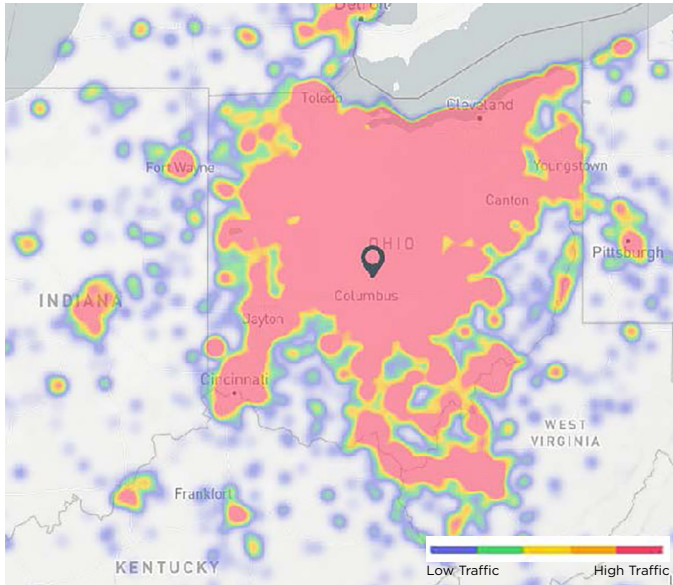


For more Information: 614.440.5767 | Alec Miller / amiller@passovgroup.com

TANGER COLUMBUS

MARKET DATA

CUSTOMER TRAFFIC MAP



SALES SEASONALITY

JAN	FEB	MAR	APR	MAY	JUN
4.3%	3.8%	9.5%	7.3%	8.5%	8.8%
JUL	AUG	SEP	OCT	NOV	DEC
9.0%	10.6%	7.2%	7.3%	11.2%	12.5%

CLOSEST MARKET COMPETITORS

- Polaris Fashion Place – 9 mi
- Easton Town Center – 15 mi
- Mall at Tuttle Crossing – 17 mi
- Destination Outlets – 57 mi

COLUMBUS INSIGHTS

#1 Rising

U.S. City for Startups
Based on Strong Talent Pool, VC Activity,
and Innovative Business Climate - Forbes

Home to **5 Fortune 500** companies &
17 Fortune 1000 companies

\$7 Billion
in annual visitor spending

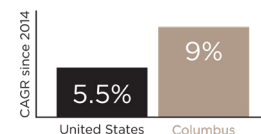
#1 Fastest Growing
City in the Midwest
+13.1% Population Increase in Last Decade
(based on current census data)

140,000
Students
attend Columbus-based
colleges and Universities

0 including 60,000
students at
The Ohio State
University

More than
253
acres
of green space
downtown

Growth of Columbus
Residential Values is
Outpacing the U.S.



Top 3 Rising Food Cities

RECENT NATIONAL RECOGNITION
"If there's one thing we know
about the Midwest now, it's to
stop expecting certain things
from the Midwest, and certainly
not Ohio's capital city. **Good
things are happening.**"
- Food & Wine Magazine

I More than
8.1 million
passengers traveled
through John Glenn
Columbus International
Airport in 2019

Included on New York Times'
Top 52
Places to Visit in 2019

More than
5,000
total hotel rooms downtown

#1 Fastest Growing
City in the Midwest
+13.1% Population Increase in Last Decade
(based on current census data)

TANGER COLUMBUS

PROPERTY HIGHLIGHTS



PROPOSED 750
UNIT MULTIFAMILY
DEVELOPMENT

SUNBURY GATEWAY
451 APARTMENT UNITS;
62 AC COMMERCIAL
DEVELOPMENT

EAGLE CREEK
DEVELOPMENT: 232
HOMES; 84.87 AC



NORTHSTAR COMMUNITY
UNDER CONSTRUCTION
AND DEVELOPMENT

100 SINGLE FAMILY
HOUSEHOLDS FOR
RENT ONLY

OHIO HEALTH
CORPORATION

MERCEDES BENZ
DEALERSHIP

APPROVED 300
MULTIFAMILY
DEVELOPMENT
CLASS A UNITS

MAGNOLIA PARK
39 HOMES
29.95 AC

PRICE PONDS
336 HOMES
183.97 ACRES

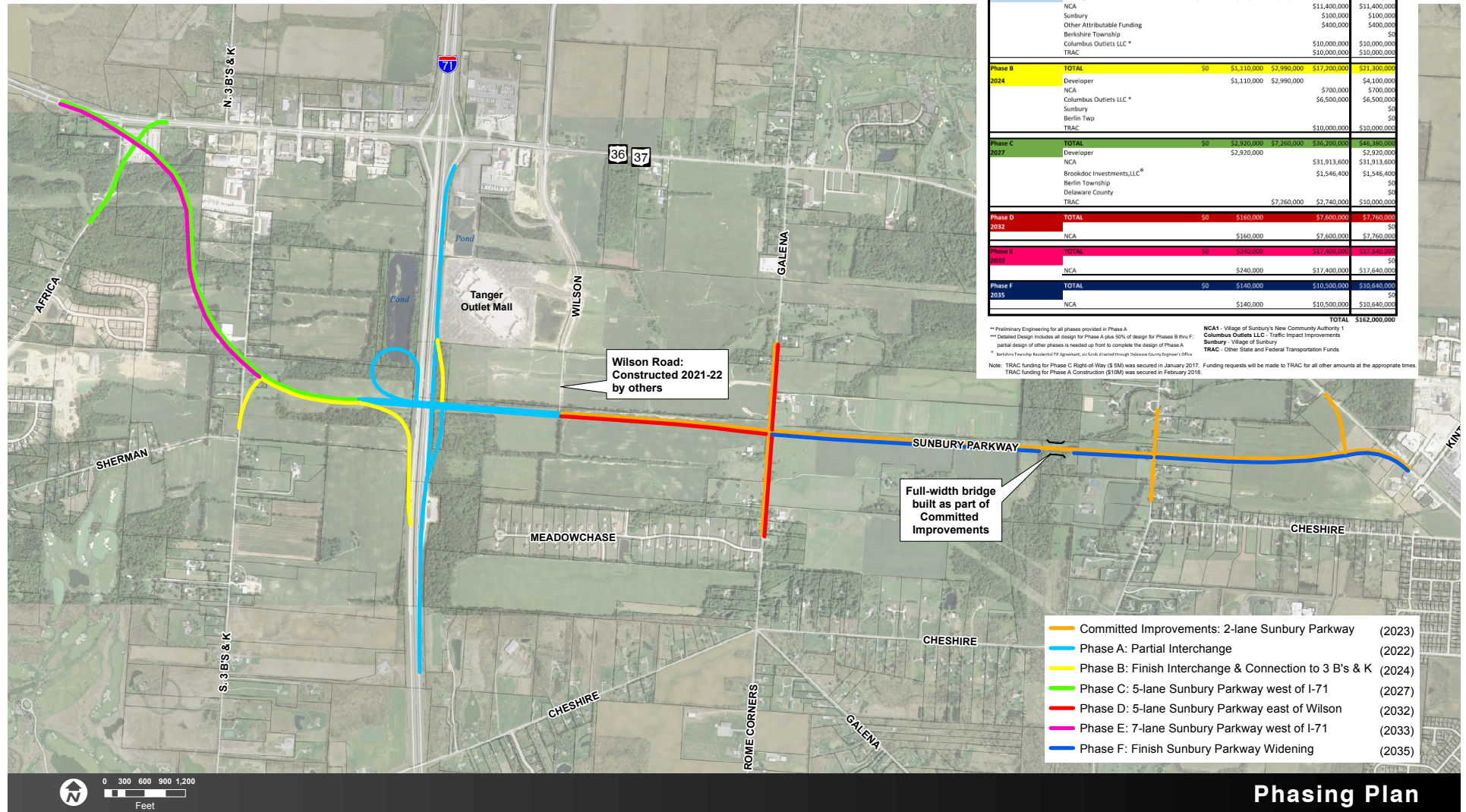
ROLLING HILLS
150 HOMES
67.58 AC

706 AC
INDUSTRIAL PARK

TANGER COLUMBUS

PROPOSED INTERCHANGE

DEL-71-7.91 PID 90200



Cost and Funding Summary

		Preliminary Engineering**	Detailed Design***	ROW	Construction	TOTALS
Phase A	TOTAL	\$4,900,000	\$11,330,000	\$10,150,000	\$31,900,000	\$58,280,000
2022	Developer	\$4,900,000	\$11,330,000	\$10,150,000		\$26,380,000
	NCA			\$11,400,000		\$11,400,000
	Sunbury			\$100,000		\$100,000
	Other Attributable Funding			\$400,000		\$400,000
	Berkshire Township				\$0	\$0
	Columbus Outlets LLC *			\$10,000,000		\$10,000,000
	TRAC			\$10,000,000		\$10,000,000
Phase B	TOTAL	\$0	\$1,110,000	\$2,990,000	\$17,300,000	\$21,300,000
2024	Developer		\$1,110,000	\$2,990,000		\$4,100,000
	NCA			\$700,000		\$700,000
	Columbus Outlets LLC *			\$6,500,000		\$6,500,000
	Sunbury				\$0	\$0
	Berlin Twp				\$0	\$0
	TRAC			\$10,000,000		\$10,000,000
Phase C	TOTAL	\$0	\$2,920,000	\$7,260,000	\$86,300,000	\$96,380,000
2027	Developer		\$2,920,000			\$2,920,000
	NCA			\$31,913,600		\$31,913,600
	Brookdoc Investments, LLC*			\$1,546,400		\$1,546,400
	Berlin Township				\$0	\$0
	Delaware County				\$0	\$0
	TRAC			\$7,260,000	\$7,260,000	\$14,520,000
Phase D	TOTAL	\$0	\$160,000	\$7,600,000	\$7,600,000	\$15,360,000
2032	Developer					\$0
	NCA			\$160,000	\$7,600,000	\$7,760,000
Phase E	TOTAL	\$0	\$240,000	\$17,400,000	\$17,400,000	\$17,640,000
2033	Developer					\$0
	NCA			\$240,000	\$17,400,000	\$17,640,000
Phase F	TOTAL	\$0	\$140,000	\$10,500,000	\$10,500,000	\$10,640,000
2035	Developer					\$0
	NCA			\$140,000	\$10,500,000	\$10,640,000
	TOTAL					\$182,000,000

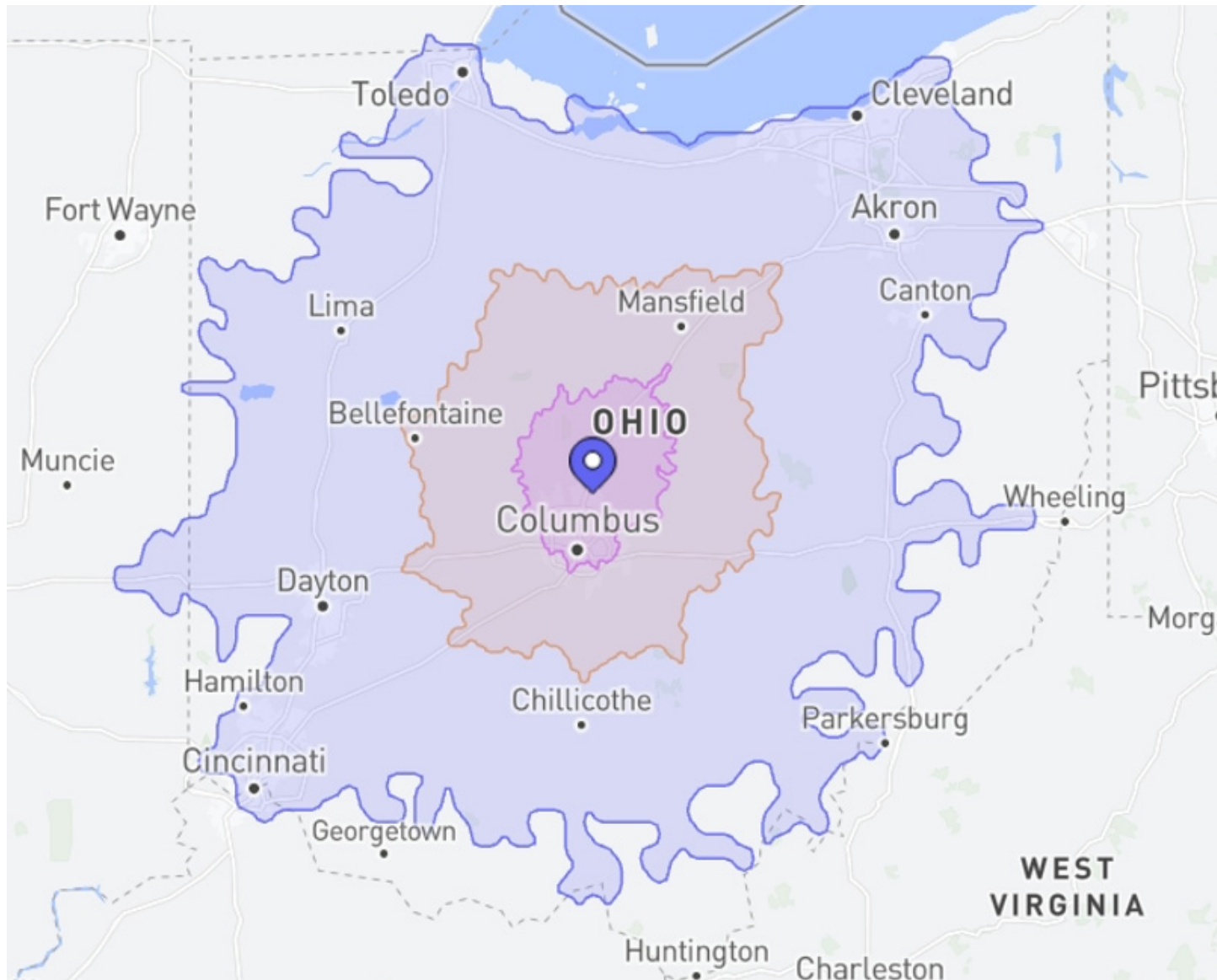
** Preliminary Engineering for all phases provided in Phase A.
*** Detailed Design includes all design for Phase A plus 50% of design for Phases B thru F.
Partial design of other phases is needed up front to complete the design of Phase A.
* Berkshire Township Recreational Fee Agreement, no funds awarded through Delaware County Engineer's Office.
NCA1 - Village of Sunbury's New Community Authority 1
Columbus Outlets LLC - Traffic Impact Improvements
Sunbury - Village of Sunbury
TRAC - Other State and Federal Transportation Funds
Note: TRAC funding for Phase C Right-of-Way (\$ 5M) was secured in January 2017. Funding requests will be made to TRAC for all other amounts at the appropriate times.
TRAC funding for Phase A Construction (\$10M) was secured in February 2018.



The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by ODOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 11, 2015, and executed by FHWA and ODOT.

TANGER COLUMBUS

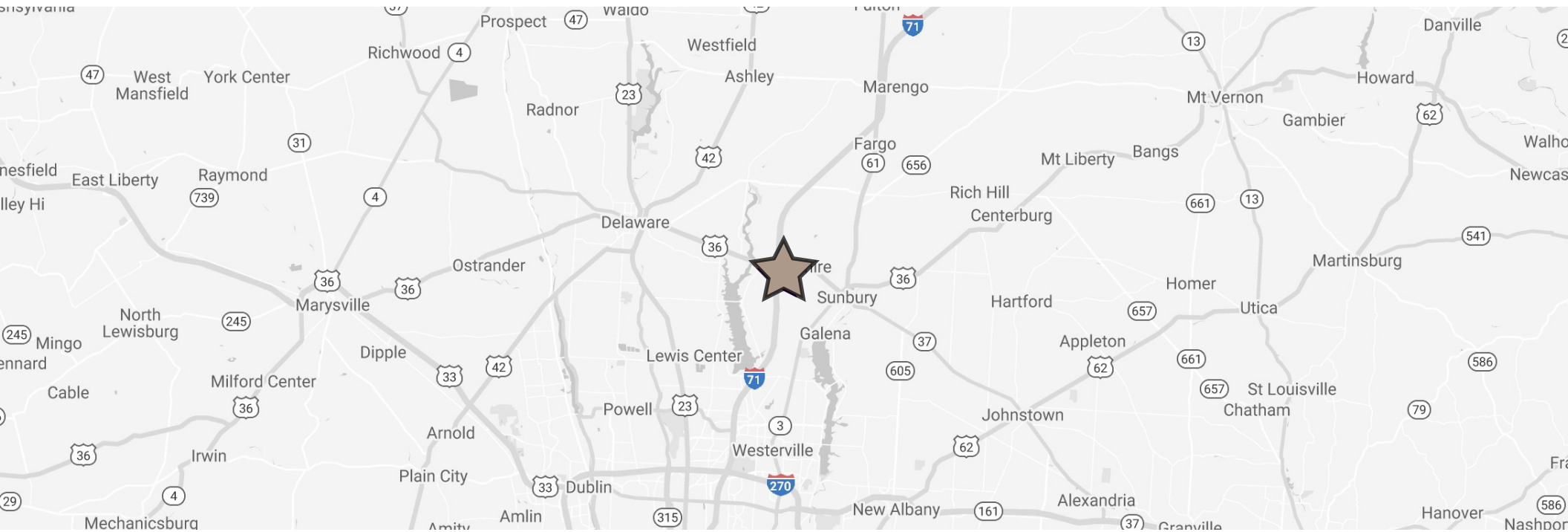
DRIVE TIME MAP



Area within a 2-hour drive from Tanger Outlets in blue, 1 hour in orange, and 30 minutes in pink.

TANGER COLUMBUS

LOCATION OVERVIEW



Sunbury is a city in Delaware County, Ohio, United States. Parts of the city also extend into Morrow County. The population was 4,389 during the 2010 census. The city is centered on a New England-styled traditional town square with a historic village hall located in the center of a village green. Located here is a major Showa Corporation factory, which produces automotive parts for Honda of America. The city is home to a K-12 public school district, the Big Walnut Local School District and their sports team, the 'Golden Eagles'. The district also serves students in the neighboring town of Galena, Ohio. Sunbury went from being a village to a city on October 22, 2021.

Sunbury is growing by leaps and bounds, having just annexed over 300 acres, and with plans to annex an additional 255 acres which will take the boundary out to Interstate 71. A major manufacturing facility owned

and operated by Showa Corporation is located there, producing automobile parts for Honda of America. Sunbury is home to the Ohio Fallen Heroes Memorial, a memorial that commemorates every Ohio soldier who has been reported dead or missing while at war since 9/11. Sunbury was chosen to be the home of the Memorial due to the city's proximity to Centerburg, Ohio (near the geographical center of Ohio, and a prominent midwestern soil type) and the city's proximity to Interstate 71, a major highway connecting Cleveland; Columbus; and Cincinnati, respectively from north to south.

Multiple super markets and fast food restaurants are located in Sunbury, including a McDonald's, Wendy's, Subway, Panera, Taco Bell, and Dairy Queen.