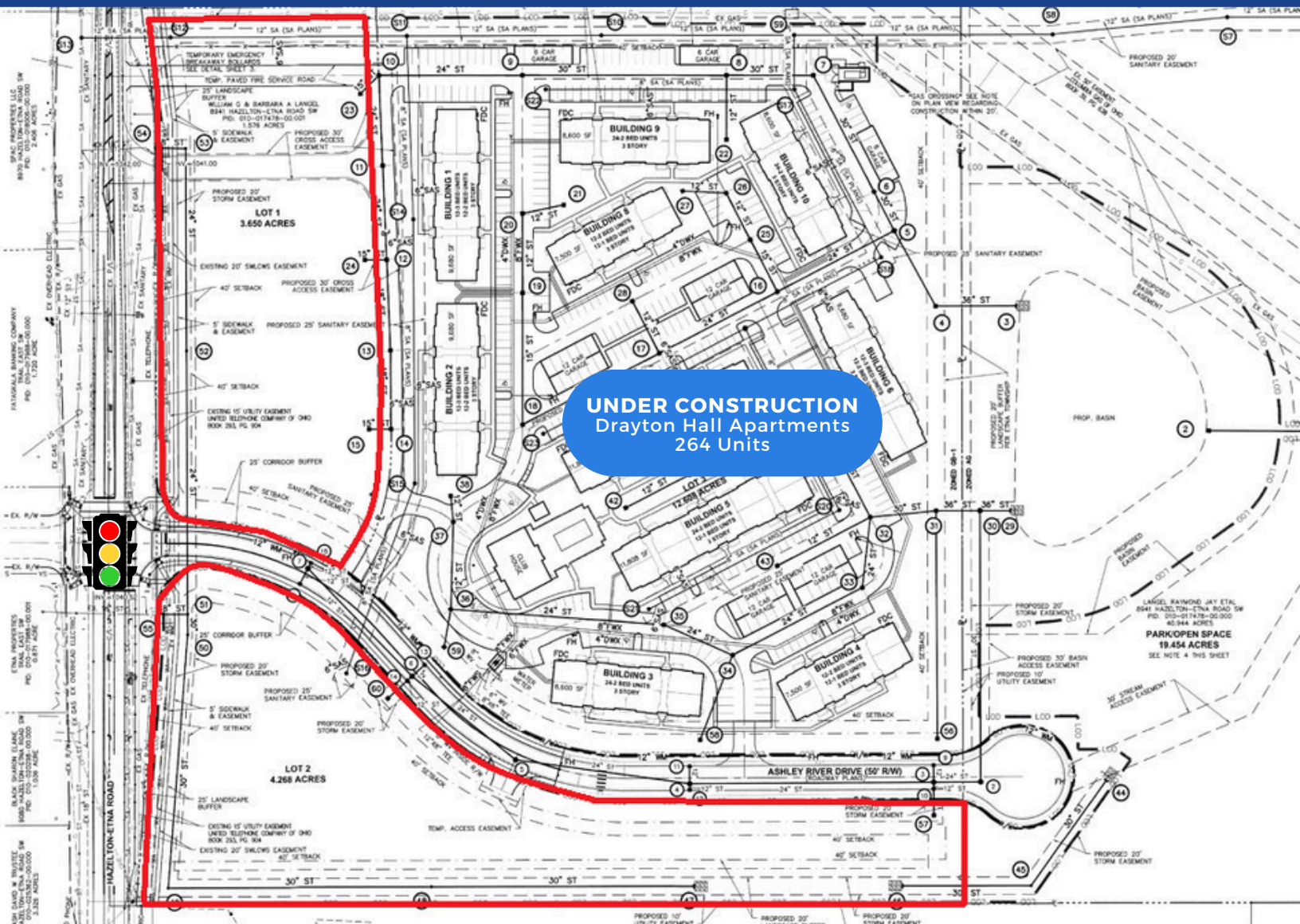


**FOR SALE
BUILD-TO-SUIT
GROUND LEASE**

DRAYTON HALL OUTLOTS

ETNA TOWNSHIP, OH 43018



UNDER CONSTRUCTION
Drayton Hall Apartments
264 Units



**FOR SALE, BUILD-TO-SUIT,
OR GROUND LEASE**



**21,000 VEHICLES/DAY
ALONG OH-310**



**7.9 TOTAL ACRES
DEMISABLE TO 1-ACRE LOTS**



**FULL FOUR-WAY
LIGHTED INTERSECITON**



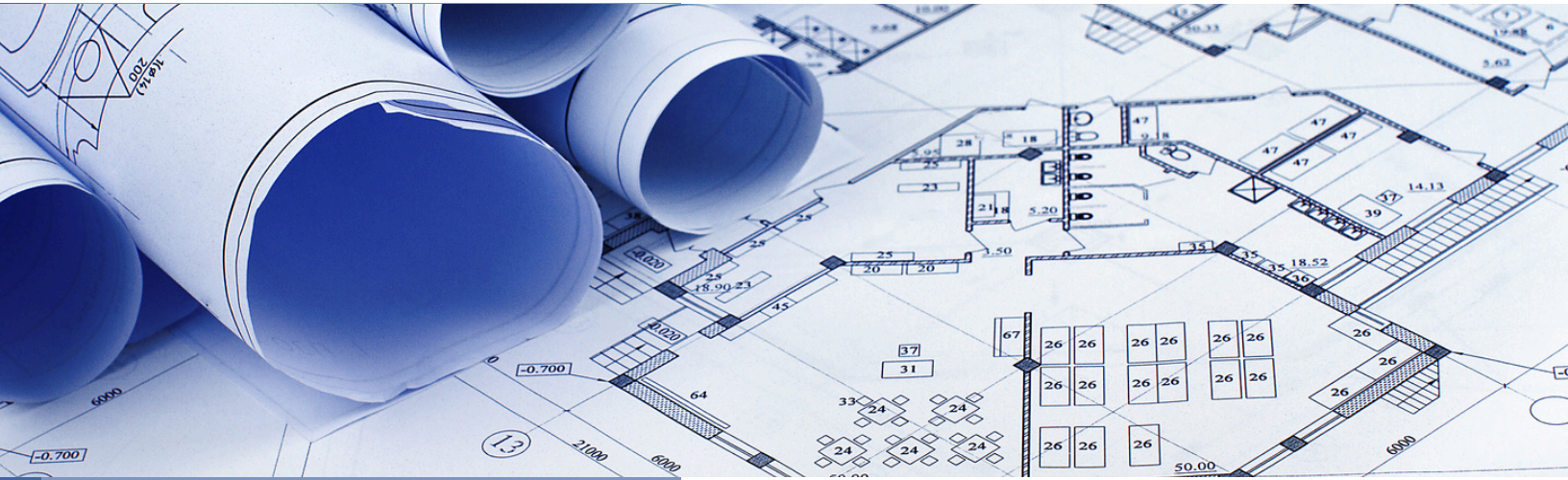
**GB - GENERAL BUSINESS
DESIGNATION**



AVAILABLE: Q3-2025

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POPULATION

1 MILE	4,005
3 MILES	15,530
5 MILES	50,759

HOUSEHOLD INCOME

1 MILE	\$112,649
3 MILES	\$99,593
5 MILES	\$116,195

CONSUMER SPENDING

1 MILE	\$53.6M
3 MILES	\$197.4M
5 MILES	\$684.5M

DAYTIME EMPLOYMENT

1 MILE	701
3 MILES	4,871
5 MILES	12,282

Koon Property Group proudly presents their development opportunity of the Drayton Hall Retail Outlots in Etna Township, Ohio!

Introducing the Drayton Hall Retail Outlots, a prime opportunity for investors and retailers seeking a strategic position in the rapidly expanding Etna Township. Available for sale, build-to-suit, or ground lease, these outlots are perfectly situated to capitalize on the region's robust growth and development.

Key Features:

- **Site Features:** Two outlots are available for development totaling 7.9 acres. Sites can be demised to one acre lots. All utilities are on-site, public and private roads will be constructed, and detention basin will be in place with capacity for the outlots. The four-way lighted intersection at Rt. 310 and Ashley River Drive will be constructed and operating as the Drayton Hall Apartments open for occupancy.
- **Strategic Location:** The Drayton Hall Retail Outlots are located at a highly visible four-way lighted intersection, ensuring maximum exposure and accessibility. This prime location is directly adjacent to 264 newly constructed apartment units and a soon-coming public park, offering a built-in customer base and a family-friendly atmosphere. Additionally, two adjacent single-family developments are in their final phases of planning with anticipated early 2025 ground breakings.
- **High Traffic and Growth:** The area has experienced substantial increases in bulk industrial development and traffic counts, driven by a surge in population growth and new housing developments. The presence of new housing and industrial centers underscores the area's potential for retail success.
- **Proximity to Key Amenities:** Positioned next to the new Watkins Memorial High School and along Route 310, the Drayton Hall Retail Outlots benefit from high visibility and ease of access. Route 310 provides direct connections to Pataskala and Interstate 70, enhancing the site's appeal to a broad customer base.
- **Zoning and Use:** Zoned General Business, the site supports a wide range of retail and commercial uses, making it ideal for various types of retail operations. The flexible zoning allows for significant retail and commercial development, catering to the increasing demand from local residents and businesses.
- **Ideal Retail Environment:** The combination of increasing rooftops, burgeoning bulk industrial distribution centers, and high traffic volumes makes this location a prime choice for retailers. The steady influx of residents and workers in the vicinity creates a strong market for diverse retail offerings.

With its prime location, growing regional development, and strong infrastructure, the Drayton Hall Retail Outlots offer exceptional investment potential. Whether you are looking to purchase, build-to-suit, or lease, this site provides a unique opportunity to establish a presence in one of Etna Township's most promising retail corridors.



LOCATION

DRAYTON HALL OUTLOTS

ETNA TOWNSHIP, OH 43018



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PROPERTY
GROUP

