

# FOUNDERS CORNER

71 North Stygler Road, Gahanna, OH 43230



CoStar  
**POWERBROKER**  
2017 Top Firm Award



MICHAEL NOLAN

614.674.6942

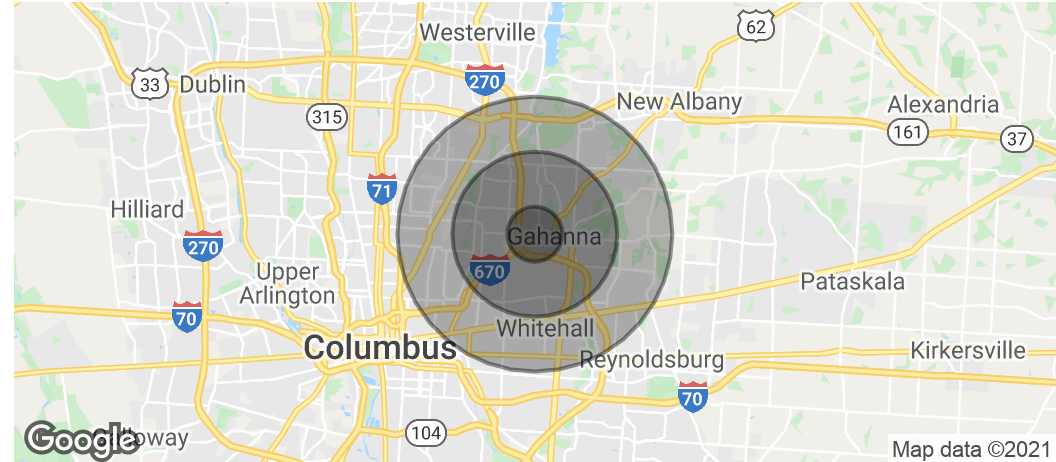
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## OFFERING SUMMARY

Available SF:	2,500 - 9,900 SF
Lease Rate:	\$11.50 SF/yr (NNN)
Lot Size:	7.8 Acres
Year Built:	1960
Building Size:	35,112
Renovated:	2004
Zoning:	CC
Market:	Northeast

## PROPERTY HIGHLIGHTS

- Under Redevelopment
- Neighborhood retail center located directly off of I-270 and I-670 at Rt 62 in Gahanna
- Northwest corner of Stygler Road and Agler Road
- Center positioned as the Western Gateway into Gahanna, Ohio
- Average daily traffic counts: 42,000 VPD

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,330	22,022	82,287
Total Population	8,595	55,327	202,622
Average HH Income	\$60,871	\$67,035	\$64,134

## CO-TENANTS AND NEARBY RETAILERS



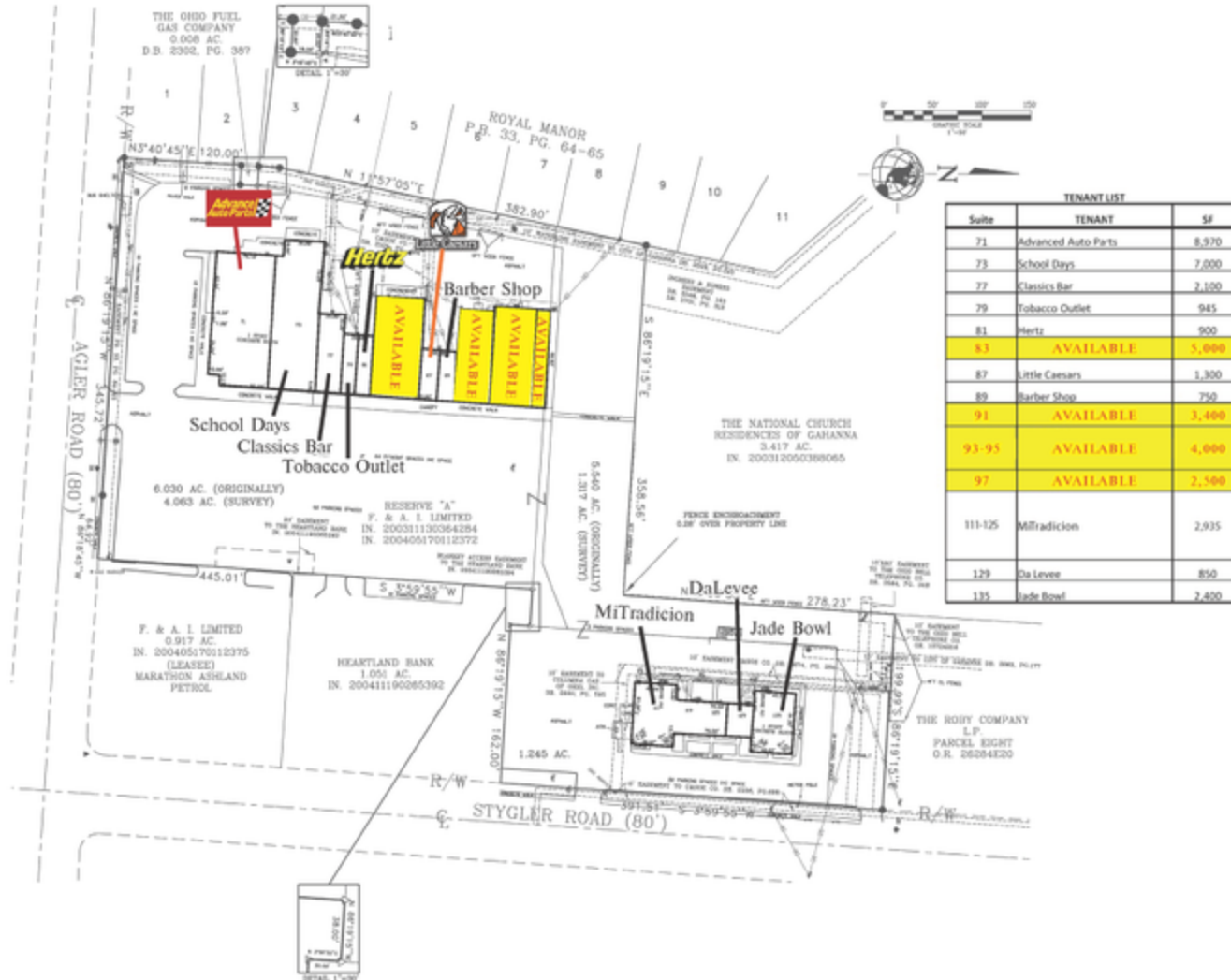
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Conceptual East Elevation  
ARCH. 2/22/15 1:00

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