



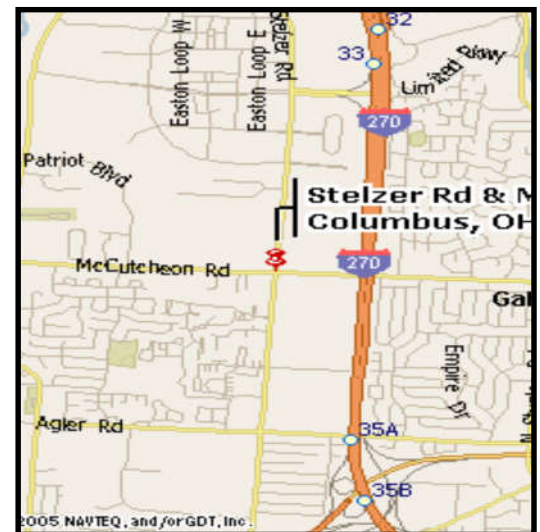
Price Negotiable

Stelzer & McCutcheon

Columbus, OH 43219

Property Features

- Traffic Count on Stelzer is 35,000+ cars per day.
- Traffic Count on McCutcheon is 19,000+ cars per day.
- Proposed +/- 1,750 Sq Ft Drive-Thru Restaurant Building OR potential +/- 4,000 Sq Ft Total Retail Building available.
- Owner will ground lease or build to suit.
- Southeast corner of McCutcheon & Stelzer, located just south of nationally known Easton Town Center.



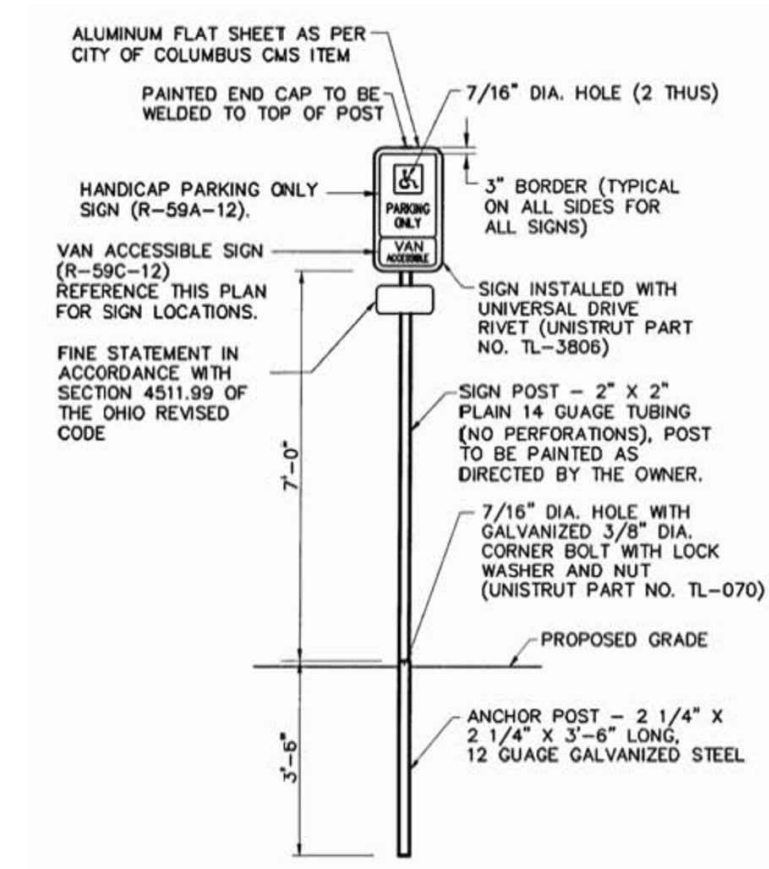
BEST CORPORATE REAL ESTATE
 RANDY BEST, CCIM, SIOR
 2121 RIVERSIDE DRIVE
 UPPER ARLINGTON, OH 43221
 WWW.BESTCORPORATEREALESTATE.COM
 PHONE: 614-559-3350
 EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

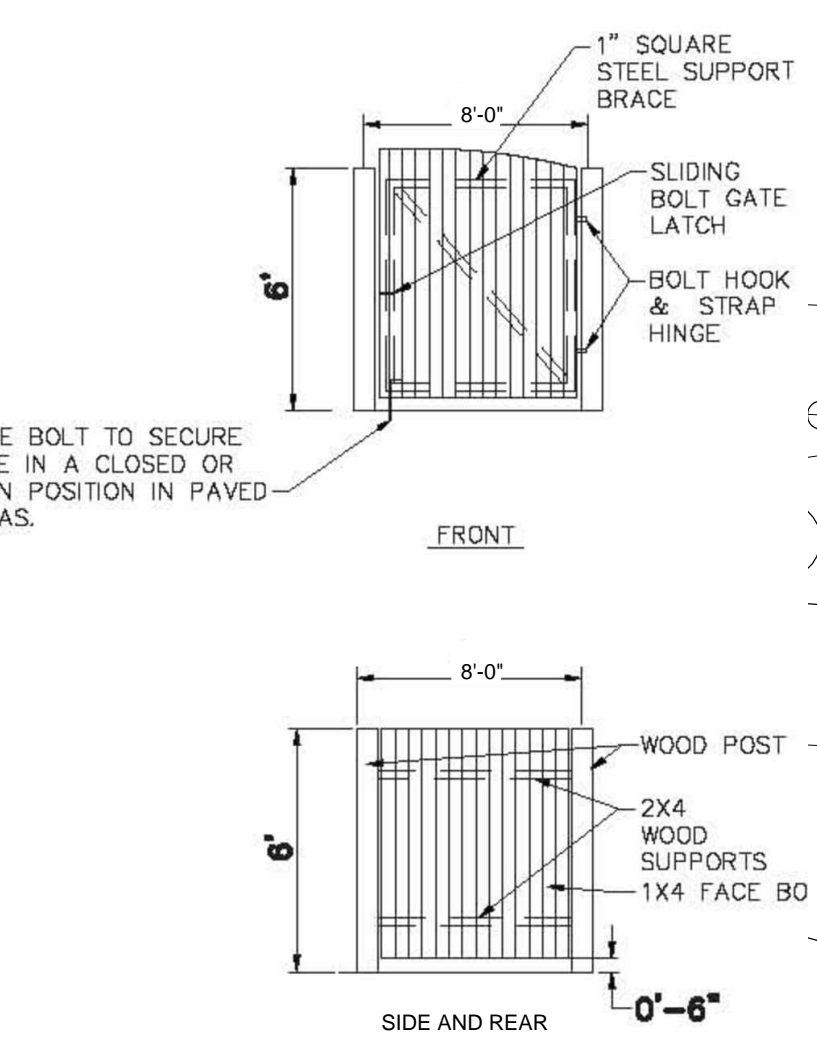
We have no reason to doubt its accuracy, but we do not guarantee it.

ACCESSIBLE PARKING SIGN DETAIL

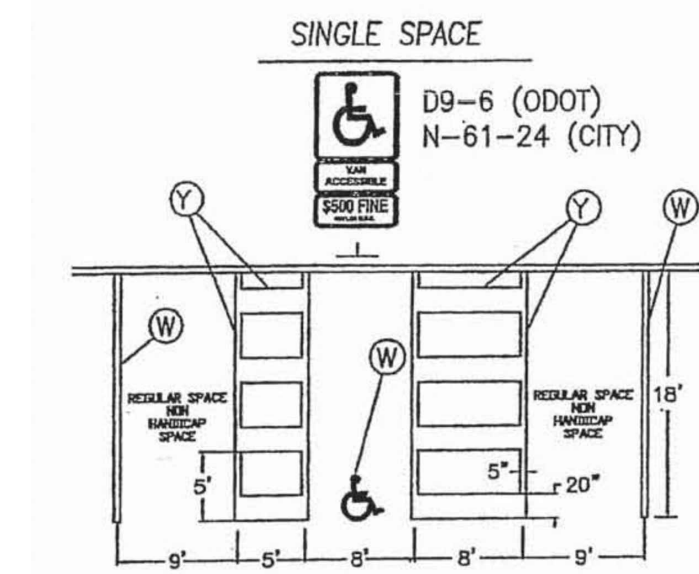


- NOTES:**
1. ACCESSIBLE SPACES SHALL BE LOCATED AS CLOSE AS POSSIBLE TO ENTRANCE OF FACILITY BEING SERVED.
 2. ONE D9-6 (ODOT) N-61 (CITY) SIGN SHALL BE MOUNTED AT THE HEAD OF EACH ACCESSIBLE PARKING SPACE.
 3. ONE IN EVERY SIX ACCESSIBLE SPACES, BUT NOT LESS THAN ONE SHALL HAVE AN ACCESS AISLE 8'-0" WIDE AND BE SIGNED "VAN ACCESSIBLE". (ODOT R7-8A, CITY R-59C)

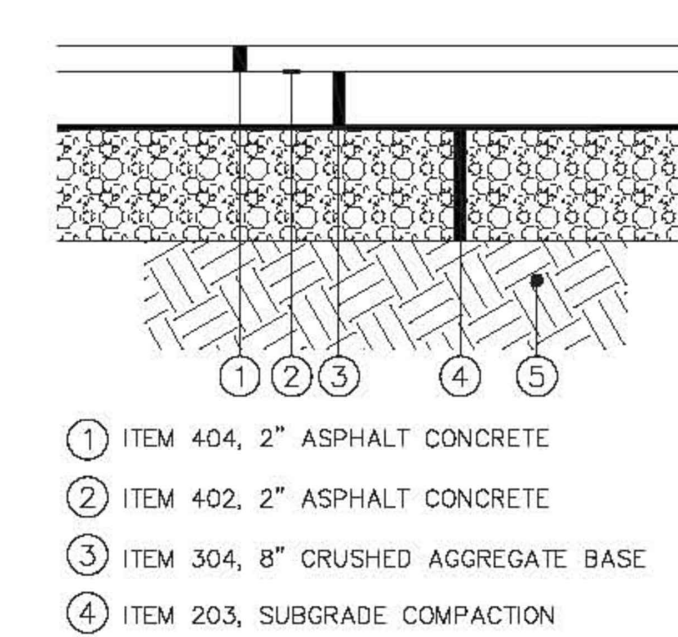
DUMPSTER SCREEN DETAIL



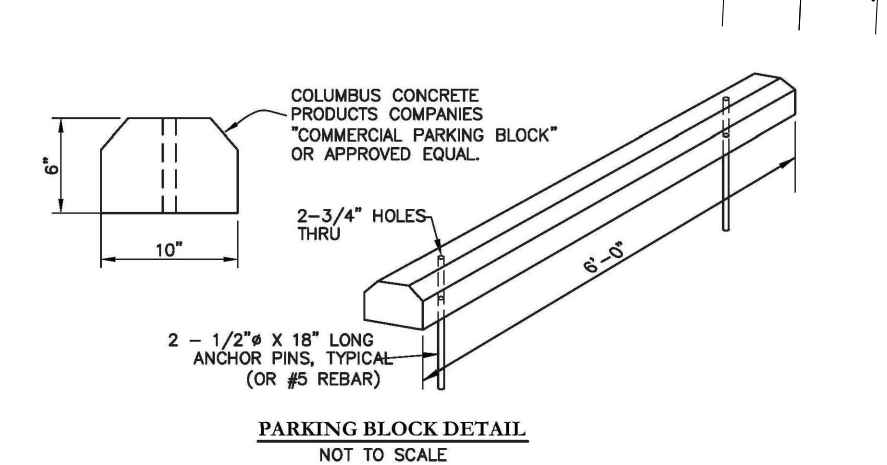
ACCESSIBLE PARKING SPACE



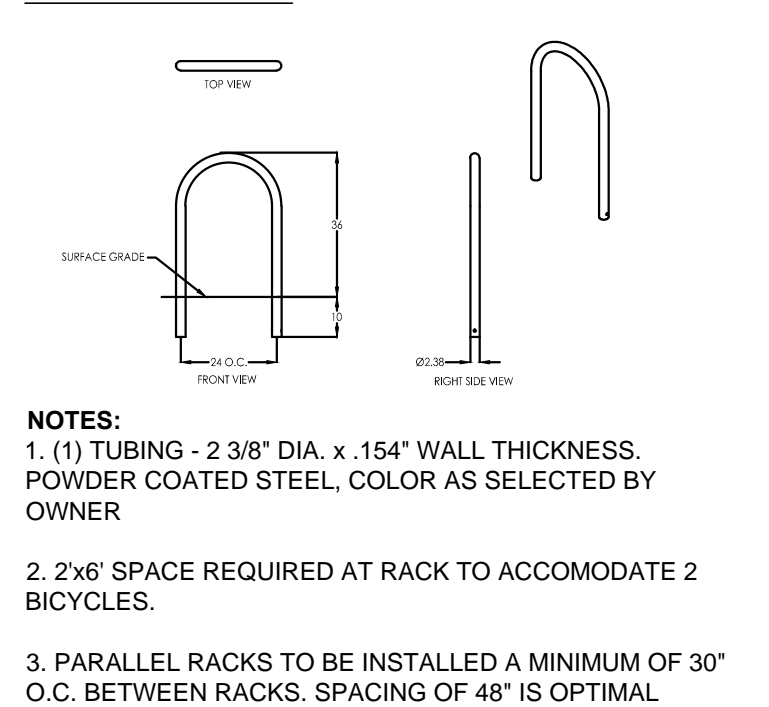
STANDARD PAVEMENT SECTION



STANDARD PARKING BLOCK DETAIL



BIKE RACK DETAIL



- NOTES:**
1. (1) TUBING - 2 3/8" DIA. x .154" WALL THICKNESS. POWDER COATED STEEL, COLOR AS SELECTED BY OWNER
 2. 2x6" SPACE REQUIRED AT RACK TO ACCOMMODATE 2 BICYCLES.
 3. PARALLEL RACKS TO BE INSTALLED A MINIMUM OF 30" O.C. BETWEEN RACKS. SPACING OF 48" IS OPTIMAL.

1 OVERALL SITE PLAN
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For Lease:

Price Negotiable

0 Stelzer Road

Columbus, Ohio 43219

Aerial



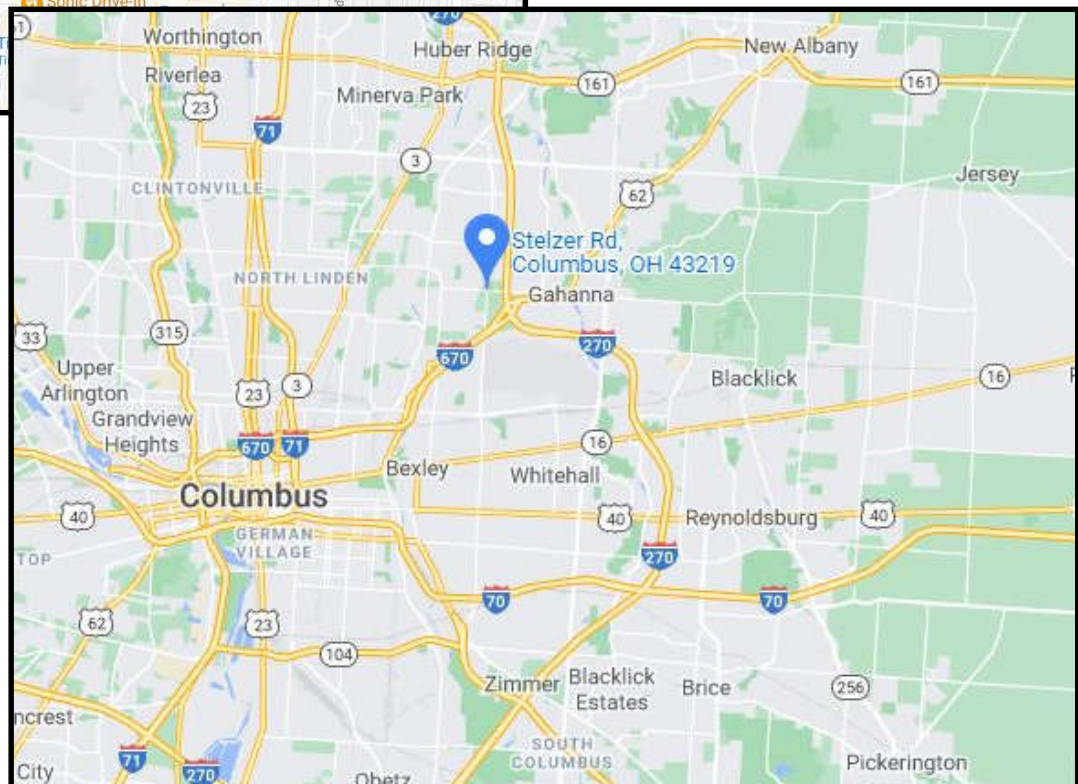
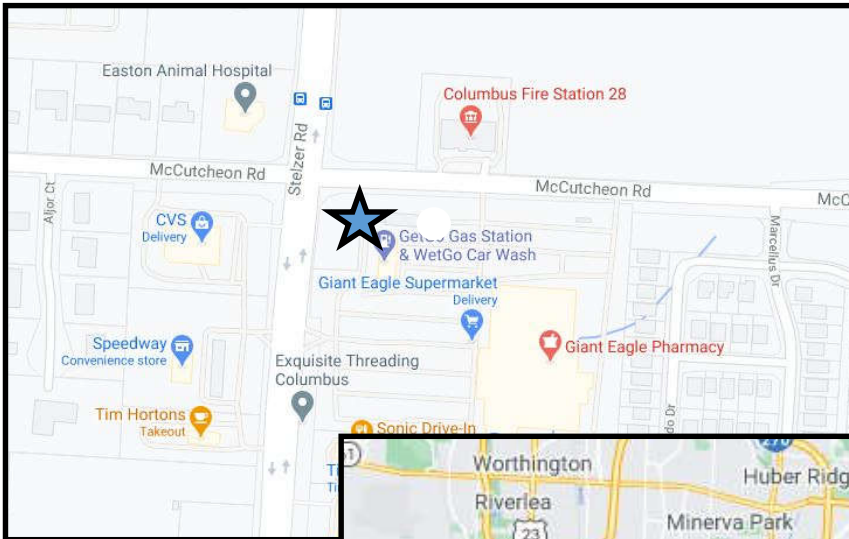
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0 Stelzer Road
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Map



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Demographic Summary Report

The Market at Stelzer

2880-2930 Stelzer Rd, Columbus, OH 43219

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **115,000 SF**
 Year Built: **2008**

Total Available: **5,437 SF**
 % Leased: **95.27%**
 Rent/SF/Yr: **Negotiable**



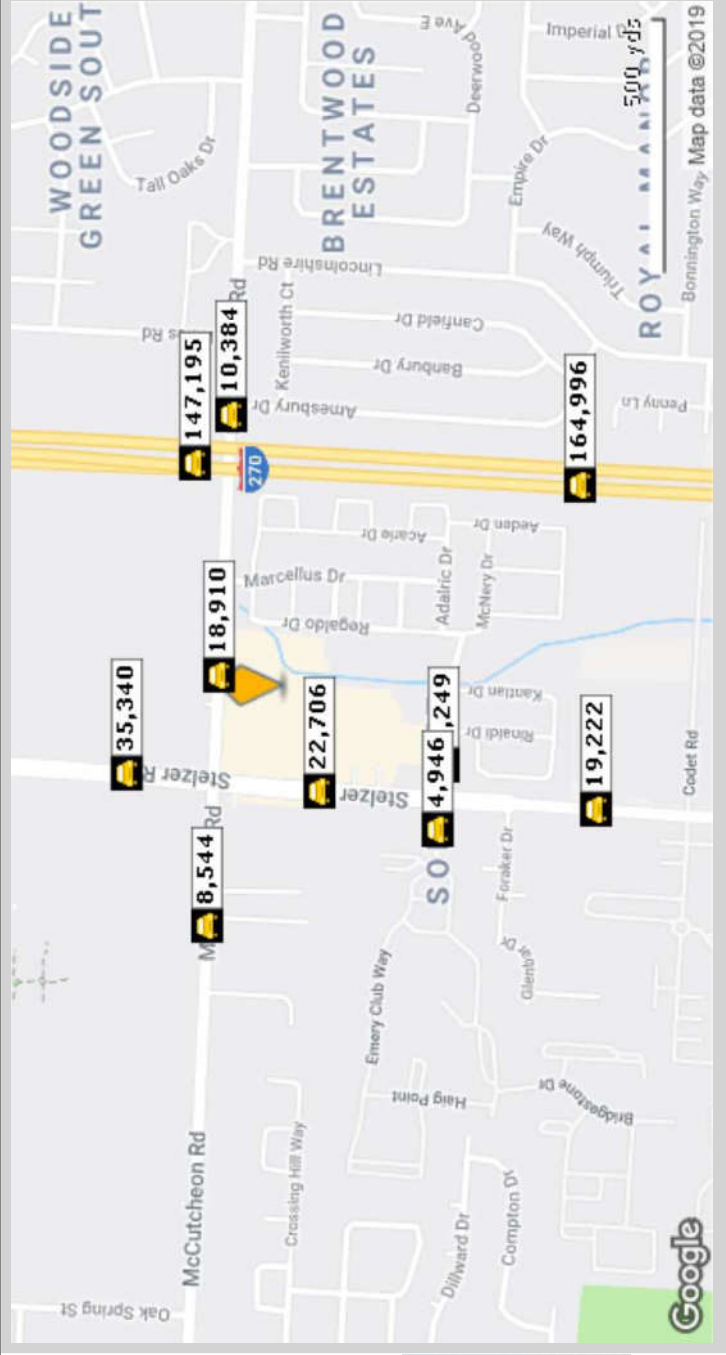
Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	6,815	92,648	284,563
2019 Estimate	6,549	86,884	268,205
2010 Census	6,588	74,630	238,571
Growth 2019 - 2024	4.06%	6.63%	6.10%
Growth 2010 - 2019	-0.59%	16.42%	12.42%
2019 Population by Hispanic Origin	241	4,824	17,171
2019 Population	6,549	86,884	268,205
White	4,949 75.57%	43,765 50.37%	142,698 53.20%
Black	1,167 17.82%	36,792 42.35%	105,149 39.20%
Am. Indian & Alaskan	17 0.26%	273 0.31%	920 0.34%
Asian	223 3.41%	3,167 3.65%	9,781 3.65%
Hawaiian & Pacific Island	5 0.08%	29 0.03%	188 0.07%
Other	187 2.86%	2,856 3.29%	9,470 3.53%
U.S. Armed Forces	5	39	89
Households			
2024 Projection	2,544	36,719	115,557
2019 Estimate	2,441	34,438	109,047
2010 Census	2,437	29,651	97,958
Growth 2019 - 2024	4.22%	6.62%	5.97%
Growth 2010 - 2019	0.16%	16.14%	11.32%
Owner Occupied	1,835 75.17%	18,816 54.64%	56,593 51.90%
Renter Occupied	606 24.83%	15,622 45.36%	52,454 48.10%
2019 Households by HH Income	2,440	34,438	109,047
Income: <\$25,000	292 11.97%	7,681 22.30%	26,883 24.65%
Income: \$25,000 - \$50,000	509 20.86%	8,668 25.17%	28,088 25.76%
Income: \$50,000 - \$75,000	586 24.02%	6,903 20.04%	20,504 18.80%
Income: \$75,000 - \$100,000	475 19.47%	4,214 12.24%	12,836 11.77%
Income: \$100,000 - \$125,000	300 12.30%	2,810 8.16%	8,807 8.08%
Income: \$125,000 - \$150,000	123 5.04%	1,752 5.09%	4,206 3.86%
Income: \$150,000 - \$200,000	96 3.93%	1,507 4.38%	4,366 4.00%
Income: \$200,000+	59 2.42%	903 2.62%	3,357 3.08%
2019 Avg Household Income	\$76,481	\$67,358	\$65,721
2019 Med Household Income	\$66,650	\$52,738	\$49,526



Traffic Count Report

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 Secondary: **Freestanding**
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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 McCutcheon Rd	Marcellus Dr	0.11 E	2018	18,910	MPSI	.08
2 Stelzer Rd	McCutcheon Rd	0.12 N	2018	22,706	MPSI	.12
3 Middlemore Dr	Rinaldi Dr	0.04 E	2013	5,249	AADT	.20
4 Stelzer Rd	McCutcheon Rd	0.10 S	2018	35,340	MPSI	.21
5 Governors Club Blvd	Stelzer Rd	0.04 E	2013	4,946	AADT	.23
6 I-270	McCutcheon Rd	0.04 S	2018	147,195	MPSI	.28
7 McCutcheon Rd	Pleasant View Rd	0.01 E	2018	8,544	MPSI	.29
8 McCutcheon Rd	I-270	0.04 W	2018	10,384	MPSI	.32
9 Stelzer Rd	Foraker Dr	0.10 N	2018	19,222	MPSI	.38
10 I-270	Codet Rd	0.14 S	2015	164,996	MPSI	.40



COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

Source: Columbus Chamber of Commerce

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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

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The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.