

RETAIL OR OFFICE SPACE
FOR LEASE



LINWORTH SHOPPING CENTER
2145-2185 W. Dublin-Granville Road
Worthington, OH 43085

For more information, go to:
www.linworthcenter.com

Exclusively Listed By:

NAI Ohio Equities
605 S Front Street, Suite 200
Columbus, Ohio 43215

Anthony Maronitis | 614-629-5270
amaronitis@ohioequities.com

Bob Monahan | 614-629-5222
bmonahan@ohioequities.com

NAI Ohio Equities REALTORS®
Commercial Real Estate Services, Worldwide.

Table of Contents

Section I	Property Overview and Photographs
Section II	Site Plan and Leasing Plan
Section III	Aerial Imagery and Location Maps
Section IV	Location Overview
Section V	Traffic Count and Intersection Data Demographics

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Ohio Equities and should not be made available to any other person or entity without the written consent of NAI Ohio Equities. This Marketing Brochure has been prepared to provide summary, **unverified** information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NAI Ohio Equities has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, NAI Ohio Equities has not verified, and will not verify, any of the information contained herein, nor has NAI Ohio Equities conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR NAI OHIO EQUITIES, LLC AGENT FOR MORE DETAILS.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Property Overview

Address: 2145-2185 W. Dublin Granville Road, Worthington, OH 43085

Location: Located at the intersection of Linworth Road and SR 161 (Dublin-Granville Road)

Total Building: 18,665± SF

Available Space: 3,527± SF

SUITE	SF	RATE
2167	1,761±	\$12.50 PSF NNN
2173	1,766±	\$12.50 PSF NNN

Acreage: 1.673± Acres

Specific Use: Retail / Office

Year Built: 1985

Current Tenants: Cameron's Restaurant of Worthington, Wendy's, Rotolo's Pizza, Vonn Lounge, Up-Towne Flowers, Dublin Cleaners, Allstate and Goodwill.

Comments: Excellent visibility, easy access, convenient parking & impressive demographics
Ideal for nail salon, sandwich shop, home décor, tailor, printer, medical-dental, etc.
Aggressive lease rates and terms

Lease Rate: \$12.50 PSF NNN

Operating Expenses: \$4.17 PSF



Property Photos



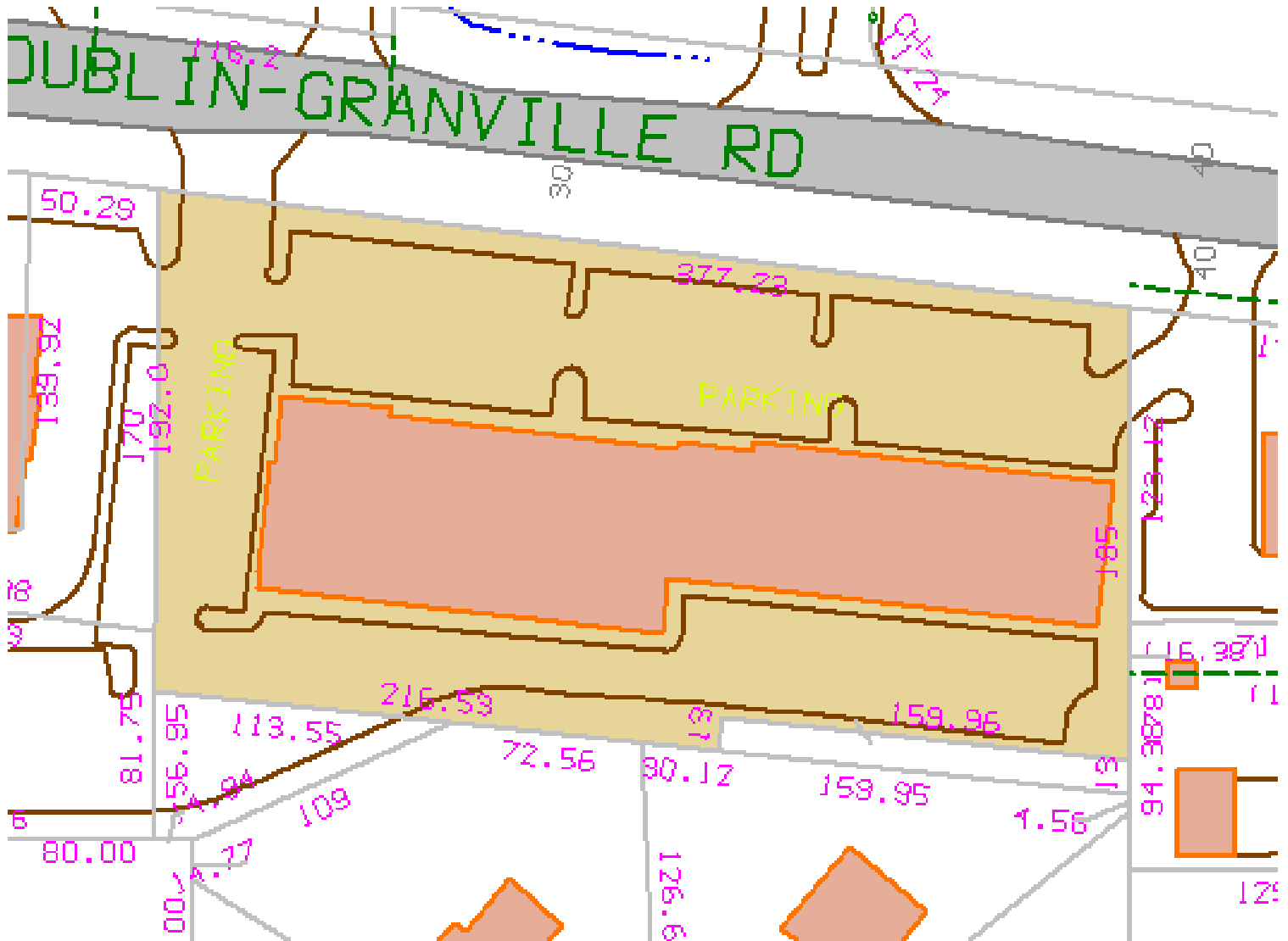
NAI Ohio Equities REALTORS®
Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

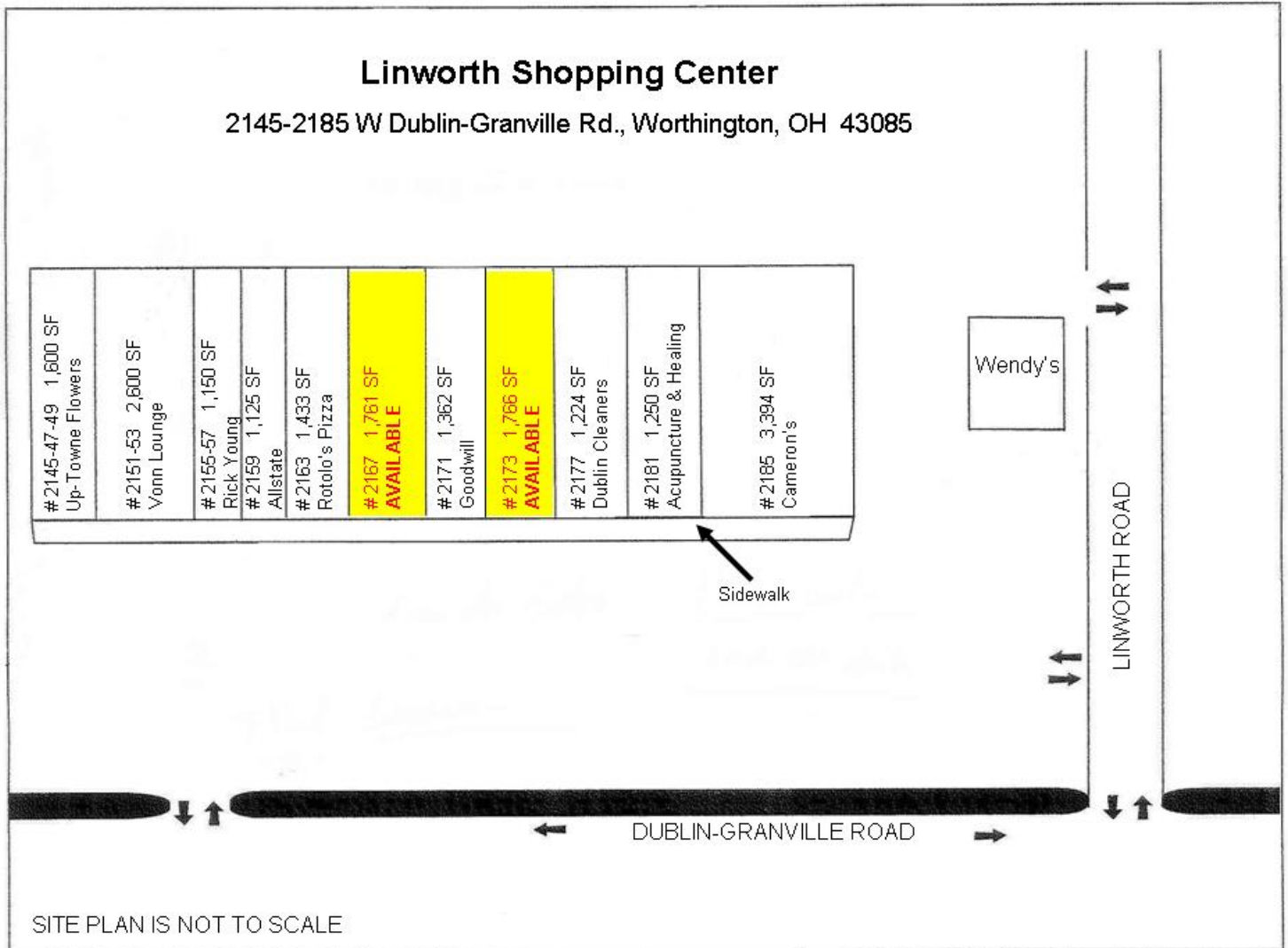


Anthony Maronitis 614-629-5270 amaronitis@ohioequities.com | Bob Monahan 614-629-5222 bmonahan@ohioequities.com
NAI Ohio Equities LLC | 605 S Front Street, Suite 200, Columbus, OH 43215 | Phone 614-224-2400 | Fax 614-224-5436

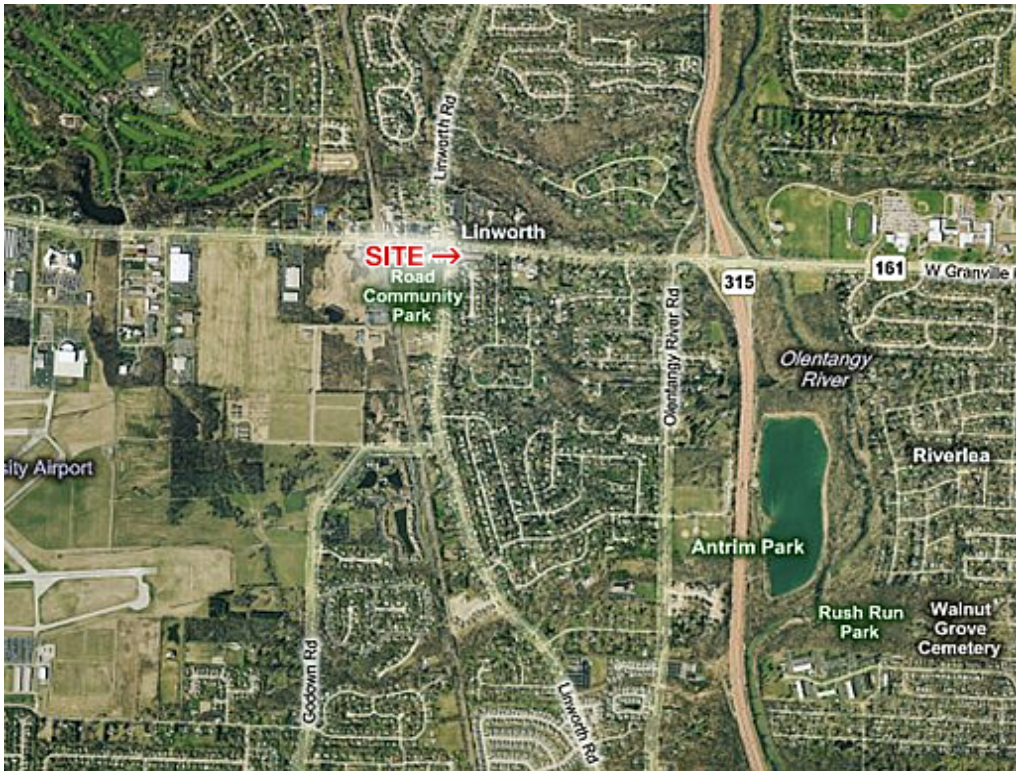
Site Plan



Leasing Plan



Aerial Imagery and Location Maps



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Location Overview

Worthington, Ohio

As part of the Greater Columbus metro area, Worthington is well positioned in the heart of one of the region's fastest-growing areas. Its prime locale just north of Ohio's capital city boasts a well-educated resident population of which nearly half are in the high-consumption, 25-54 age bracket. Every weekday, nearly 100,000 cars travel through Worthington. With an easy 15-minute commute to Downtown Columbus and a mere 10-minute commute to The Ohio State University, Worthington not only enjoys accommodating numerous lucrative businesses and industry, but also is next-door neighbors with a Big Ten university, several internationally renowned medical and high tech research facilities and much more.

The City of Worthington may offer business assistance programs. To learn more visit www.worthington.org or contact the Economic Development Director at 614- 436-3100.

Franklin County, Ohio

Franklin County, at the heart of the Columbus region, is home to more than one million of the region's 1.7 million residents. Most of the area's largest cities, including the state capital Columbus, are located in Franklin County. Franklin County offers a metropolitan lifestyle with many of the area's major educational, shopping, dining, and cultural attractions. In addition to government, other major industries in the county include business services, retail trade, financial services, and healthcare. Research is a major focus in Franklin County with the presence of research centers such as The Ohio State University, Battelle, Chemical Abstracts Service, and Online Computer Library Center (OCLC). The Ohio State University Hospitals and Children's Hospital are both centers for primary medical research and clinical trials.

Major Highways: I-70 (east-west through Columbus to Indianapolis and Pittsburgh), I-71 (north-south through Columbus to Cleveland and Cincinnati), I-270 (outer belt encircling Columbus), I-670 (freeway connecting the airport and downtown), U.S. 23 (north-south through Columbus to Detroit and southern Ohio)

Air: Port Columbus International Airport, passenger service, Rickenbacker International Airport, cargo service, General aviation services available at Port Columbus and Rickenbacker, Two other general aviation airports: Bolton Field and The Ohio State University Airport

Rail: CSX, Norfolk Southern, Chesapeake and Ohio, Two intermodal yards

Franklin County may offer several programs consisting tax incentives, loans and grants. To learn more visit www.co.franklin.oh.us or contact the Economic Development Department at 614-462-5631.

State of Ohio

Ohio is a Midwestern state of the United States. The thirty-fourth largest state by area in the U.S., it is the seventh-most populous with nearly 11.5 million residents. Ohio's geographic location has proved to be an asset for economic growth and expansion. Because Ohio links the Northeast to the Midwest, much cargo and business traffic passes through its borders along its well-developed highways. Ohio has the nation's 10th largest highway network, and is within a one-day drive of 50% of North America's population and 70% of North America's manufacturing capacity. There are 399 corporations based in the United States and around the world that chose to invest more than \$7.1 billion in Ohio for their business expansion. As a result, Ohio is now the top U.S. market for new and expanded business facilities.

The State of Ohio may offer business incentives to help you expand or locate your business in Ohio. To learn more visit www.ohiomeansbusiness.com or contact the Regional Economic Development Director for Columbus & Central Ohio at (614) 466-9627.

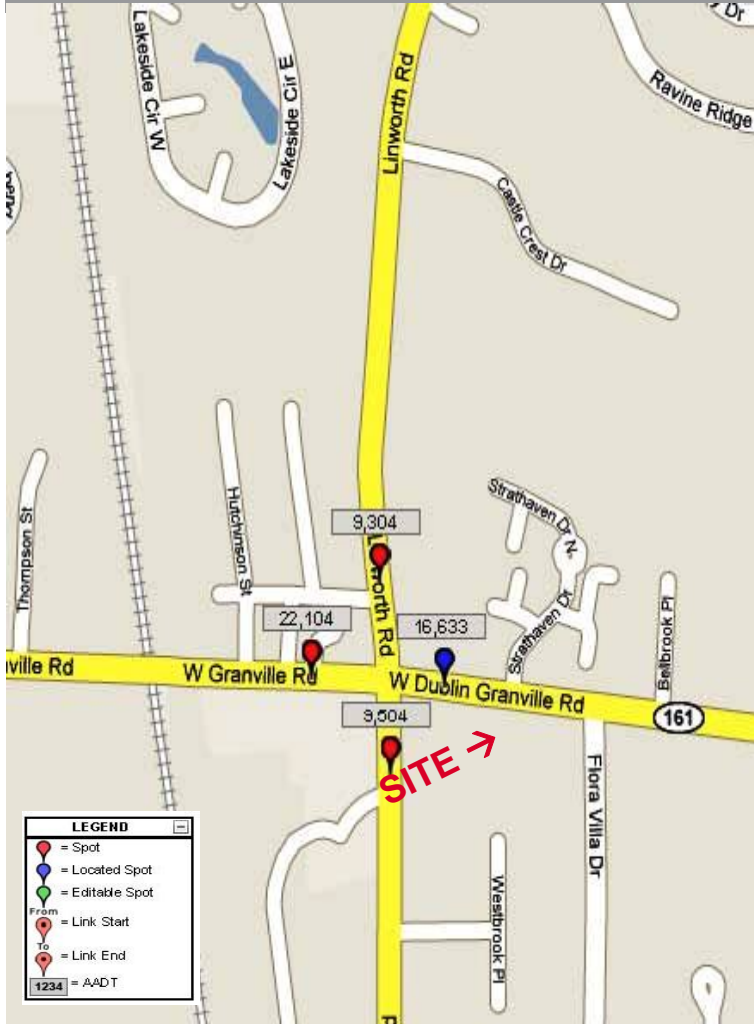


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Traffic Count and Intersection Data

TRAFFIC COUNT



INTERSECTION



TRAFFIC COUNT / INTERSECTION DATA

Year	AADT		
	2 Way	East Bound	West Bound
2002	16,633	NA	NA
2000	16,916	NA	NA
1995	22,505	NA	NA



Demographics



Date: 12/21/09

Current Geography Selection: (3 Selected) 1, 3, 5 mile radii:
2145-2185 W DUBLIN GRANVILLE RD, WORTHINGTON, OH 43085

Lat: 40.089983
City: Worthington
County: Franklin County
Zip: 43085

Long: -83.048984
Pop: 13,846
Pop: 1,160,202
Pop: 21,813

2009 Demographic Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Total Population	5,593	93,000	254,321
Total Households	2,003	40,091	106,260
Female Population	2,810	47,378	129,033
% Female	50.2%	50.9%	50.7%
Male Population	2,783	45,623	125,288
% Male	49.8%	49.1%	49.3%
Population Density (per Sq. Mi.)	1,780.3	3,289.2	3,238.1
Age:			
Age 0 - 4	4.3%	5.9%	6.7%
Age 5 - 14	12.2%	11.4%	12.5%
Age 15 - 19	6.8%	5.8%	5.9%
Age 20 - 24	3.6%	7.7%	6.8%
Age 25 - 34	6.8%	15.9%	15.6%
Age 35 - 44	12.4%	14.3%	15.4%
Age 45 - 54	21.9%	15.7%	15.3%
Age 55 - 64	18.0%	10.8%	10.3%
Age 65 - 74	8.8%	6.0%	5.8%
Age 75 - 84	4.4%	4.5%	4.1%
Age 85 +	0.8%	2.1%	1.6%
Median Age	47.1	37.4	36.6
Housing Units			
Total Housing Units	2,231	45,473	120,446
Owner Occupied Housing Units	80.5%	52.1%	54.1%
Renter Occupied Housing Units	9.3%	36.1%	34.1%
Vacant Housing Units	10.2%	11.8%	11.8%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.1%	0.1%	0.1%
Asian	5.8%	7.5%	6.3%
Black	4.5%	6.0%	9.0%
Hawaiian/Pacific Islander	0.0%	0.1%	0.1%
White	87.0%	82.2%	79.8%
Other	0.5%	1.3%	1.5%



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Demographics (Continued)

Date: 12/21/09

2009 Demographic Detail: 2145-2185 W DUBLIN GRANVILLE RD, WORTHINGTON, OH 43085

	1 Miles:	3 Miles:	5 Miles:
Multi-Race	2.2%	2.9%	3.3%
Hispanic Ethnicity	1.9%	4.2%	4.4%
Not of Hispanic Ethnicity	98.1%	95.8%	95.6%
Marital Status:			
Age 15 + Population	4,672	76,929	205,442
Divorced	5.7%	10.1%	10.2%
Never Married	21.1%	32.9%	30.3%
Now Married	66.8%	48.9%	51.9%
Separated	1.5%	2.8%	2.7%
Widowed	4.9%	5.3%	4.9%
Educational Attainment:			
Total Population Age 25+	4,089	64,402	173,110
Grade K - 8	1.1%	1.2%	1.4%
Grade 9 - 12	1.3%	2.9%	3.3%
High School Graduate	12.5%	16.1%	18.0%
Associates Degree	5.7%	6.3%	6.5%
Bachelor's Degree	33.0%	33.5%	32.5%
Graduate Degree	32.4%	22.9%	20.8%
Some College, No Degree	14.2%	17.1%	17.6%
Household Income:			
Income \$ 0 - \$9,999	0.7%	4.6%	4.1%
Income \$ 10,000 - \$14,999	0.9%	2.5%	2.3%
Income \$ 15,000 - \$24,999	3.2%	7.4%	7.1%
Income \$ 25,000 - \$34,999	3.1%	8.1%	8.4%
Income \$ 35,000 - \$49,999	7.2%	13.5%	14.4%
Income \$ 50,000 - \$74,999	13.9%	21.1%	20.1%
Income \$ 75,000 - \$99,999	12.8%	14.5%	14.8%
Income \$100,000 - \$124,999	13.1%	10.1%	10.3%
Income \$125,000 - \$149,999	10.7%	5.9%	5.9%
Income \$150,000 +	34.5%	12.3%	12.5%
Average Household Income	\$139,160	\$76,115	\$77,880
Median Household Income	\$115,644	\$65,832	\$66,623
Per Capita Income	\$52,512	\$33,118	\$32,552
Vehicles Available:			
0 Vehicles Available	1.8%	5.0%	4.9%

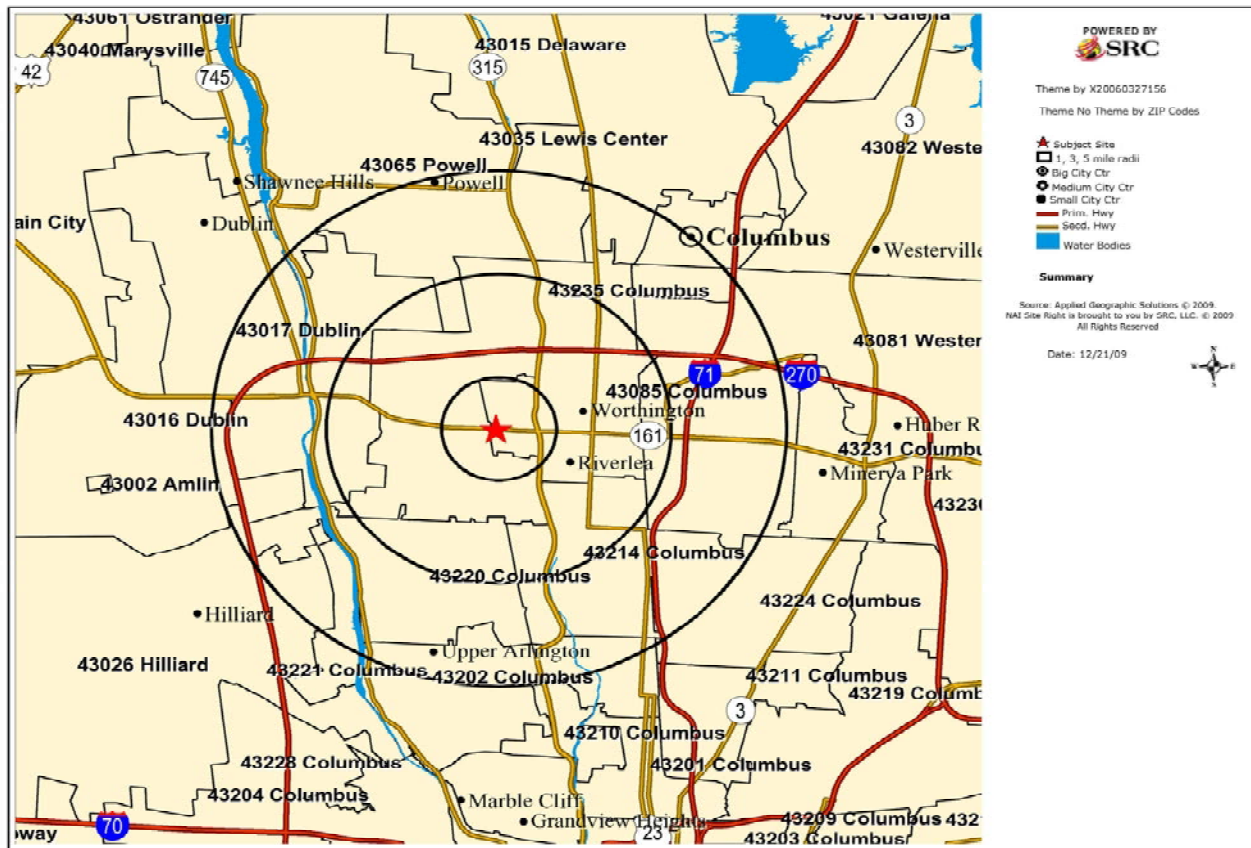


Demographics (Continued)

Date: 12/21/09

2009 Demographic Detail: 2145-2185 W DUBLIN GRANVILLE RD, WORTHINGTON, OH 43085

	1 Miles:	3 Miles:	5 Miles:
1 Vehicle Available	23.4%	39.2%	37.8%
2+ Vehicles Available	74.8%	55.8%	57.3%
Average Vehicles Per Household	2.20	1.80	1.80
Total Vehicles Available	4,356	71,621	190,377
Business and Employment:			
Number of Employees	1,407	71,678	187,436
Number of Establishments	137	4,952	11,518



Current year data is for the year 2009, 5 year projected data is for the year 2014. More About Our Data.
 Demographic data © 2009 by Experian/Applied Geographic Solutions. Traffic Count data © 2009 by DataMetrix.
 All rights reserved. The consumer behavior/product potential Data used on this site is licensed by Mediemark
 Research, Inc. © 2009 Mediemark Research, Inc. All rights reserved.

© 2009. NAI Site Right is brought to you by SRC, LLC.

[Privacy Statement](#) | [License Agreement](#)



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

