



RETAIL PARCELS FOR SALE

- Columbus, Ohio – SW side
- Just west of I-270 Interchange, Georgesville Square Center & Wal Mart
- Exposure to 15,900 cars/day.
- Zoned, all utilities in place
- Signaled interchange
- 9.5 ac parcel for retail center
- Four outparcels, 0.9 to 1.3 ac each
- Advance Auto Parts & Tire Discounters in place
- 82,000 people within 3 miles, 166,000 within 5 miles.



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Retail Outlots For Sale

LOCATION: Columbus, Ohio, Southwest side of town.
1538 – 1560 Georgesville Rd, ¼ mile west of I-270
(Outerbelt) interchange.

THE AREA: Georgesville Rd. is a 4-land boulevard connecting new residential developments to the west with I-270, passing by modern distribution warehouses and the Columbus Dispatch Printing Company.
The area adjacent to the interchange has developed with 5 auto dealerships, the 254,000 sq. ft. Georgesville Square Shopping Center anchored by Kroger and Lowe's, a Wal-Mart, and the usual collection of restaurants.

DEMOGRAPHICS:

2005 Estimate	1 Mile	3 Mile	5 Mile
Total Population:	6,231	81,699	166,606
Total Households:	2,516	32,845	66,400
Avg. HH Income:	\$49,194	\$51,491	\$54,162
Med HH Income:	\$41,008	\$45,038	\$47,434

TRAFFIC COUNT: 15,900 cars per day directly in front of the property.

AVAILABLE LAND: 13.5 Acres, with the following proposed configuration:

Outlots: #1 0.9 ac \$475,000
2 0.9 ac \$500,000
3 0.9 ac \$550,000 corner lot
4 1.3 ac \$550,000 Sold – Tire Discounters
5 1.3 ac \$475,999 Sold – Advance Auto Parts
6 1.3 ac \$475,000

Strip Center Land: 9.5 ac. \$200,000 per acre

Will consider other configurations.

ZONING: M - Manufacturing, City of Columbus, which also permits all retail uses.

UTILITIES: All utilities are to the site.

OUTLOT SETBACKS: Parking: 10' from right-of-way
Building: 90' from right-of-way
Rear: None
Side: None

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Georgesville Retail Outlots Comparable Sales

<u>User</u>	<u>Sale Date</u>	<u>Acreage</u>	<u>Price</u>	<u>\$/ac.</u>
KFC	12/03	1.10	\$400,000	\$363,636
Chipotle	11/04	0.93	\$525,000	\$564,516
McDonald's	09/02	0.92	\$330,000	\$358,695
Red Lobster	05/02	1.95	\$550,000	\$282,051
Lone Star Steak	09/96	1.71	\$500,000	\$292,398
Bob Evans	01/00	1.43	\$575,000	\$402,098
BW3	05/01	0.85	\$550,000	\$647,059
Steak & Shake	03/00	1.14	\$445,000	\$390,351
White Castle	09/01	0.61	\$400,000	\$655.738
Fazoli's	06/00	1.12	\$495,000	\$441.964
Advance Auto	04/06	1.28	\$475,000	\$371,094
Tire Discounters	06/06	1.50	\$575,000	\$383,333

Date: 09/10/07
Current Geography Selection: (3 Selected) 1,3,5 mile radii: 1540 GEORGESVILLE RD, COLUMBUS, OH 43228

Lat: 39.919536 **Long:** -83.129203
City: Columbus city **Pop:** 728,564
County: Franklin County **Pop:** 1,095,366
Zip: 43228 **Pop:** 49,306

Demographic Snapshot Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Population:			
Total Population	7,501	72,980	163,689
Male Population	49.0%	49.4%	49.4%
Female Population	51.0%	50.6%	50.6%
Median Age	29.5	32.6	34.0
Population Density (per sq. mi.)	2,387.7	2,581.1	2,084.2
Employees	3,243	21,795	61,842
Establishments	126	1,662	4,405
Income:			
Median HH Income	\$45,721	\$43,903	\$47,158
Per Capita Income	\$20,904	\$19,418	\$21,139
Average HH Income	\$51,574	\$48,545	\$53,115
Households:			
Total Households	3,224	28,933	64,172
Average Household Size	2.31	2.51	2.53
Household Growth 1990 - 2000	138.7%	34.4%	27.4%
Housing:			
Owner Occupied Housing Units	44.4%	46.5%	53.4%
Renter Occupied Housing Units	38.6%	36.7%	31.5%
Vacant Housing Units	17.0%	16.8%	15.2%
Race:			
White	81.7%	81.9%	82.8%
Black	12.0%	11.1%	10.7%
American Indian, Eskimo, Aleut	0.2%	0.3%	0.2%
Asian	2.2%	2.5%	2.8%
Hawaiian or Pacific Islander	0.0%	0.0%	0.0%
Other	1.6%	2.3%	1.5%
Multirace	2.3%	2.0%	2.0%
Ethnicity:			
Hispanic	6.5%	8.9%	5.6%
Non-Hispanic	93.5%	91.2%	94.4%