

The Shoppes at Stelzer Road
Professional Center
Now Pre-Leasing



2101 Stelzer Road
Columbus, Ohio 43219

A Development By:



H P L E X

S O L U T I O N S

New Directions for Healthcare

NAI Ohio Equities^{REALTORS®}

Commercial Real Estate Services, Worldwide.

Presented By

Patrick Dwyer
tel 614 629 5282
pdwyer@ohioequities.com

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Property Overview



Property Overview

The Shoppes at The Stelzer Road Professional Center is a brand new +/- 12, 558 SF Retail Center that is currently under construction, and projected to be completed around 4th quarter of 2008 or beginning of 2009. NAI Ohio Equities is pleased to present this excellent pre-leasing opportunity which is located in close proximity to Port Columbus International airport and Easton Town Center.

Stelzer Road has evolved into a major thoroughfare and has recently been widened to a 5-lane road. The Citygate Business Park, which is just south of our location, is home to numerous office and industrial users, which results in a dense daytime population.

In addition to this retail center, Hplex Solutions plans to construct a 33,000 SF medical office building in the first phase of the development of this +/- 12.86 acre site. Phase two of the development will include two to three additional medical office or professional office buildings totaling around approximately 80,000 additional SF on site.



Stelzer Road Retail Columbus, OH

PROPERTY DETAILS:

Property:	2101 Stelzer Road
Location:	Located on the West side of Stelzer Rd, between Agler Rd and Citygate Dr. Close proximity to the airport and Easton Town Center.
Total Building Size:	+/- 12,558 Rentable SF
Dimensions:	180' X 70'
Ceiling Height:	13' to ceiling deck
Available Suites:	Can accommodate 1,200 SF to 12,558 SF suites
Parking Spaces:	94
Minimum Lease Term:	5 years
Delivery of Premises:	Landlord will deliver the space in "Vanilla Box" condition
Completion Date:	Projected to be 4 th quarter of 2008/1 st quarter of 2009
Base Lease Rate:	\$18.50 - \$21.00 SF/NNN
Signage:	Building signage available only at tenant's sole cost per city code



Stelzer Road Retail Columbus, OH

PROPERTY DETAILS:

NNN Lease:

Tenant is responsible for their pro-rate share of the real estate taxes, insurance and common area maintenance. Expenses are currently estimated for 2009:

RE Taxes: +/- \$ 3.25/SF

Insurance: +/- \$0.15 /SF

CAM: +/- \$0.35 /SF

Total: +/- \$3.50-4.00 SF

Co-Op Fee:

Tenant broker shall receive 3% of base rent for the initial term up to ten years

Traffic Count:

Over 28,000 cars per day

Average Daytime Employment:

Over 40,000 within a 3 mile radius

Zoning:

L-C-3 (Includes permitted used from C-1, C-2, C-3 and Commercial Development)



Zoning Information

Zoning Classification: L-C-3

Permitted Uses: All permitted uses contained uses in the C-1, C-2, C-3 and Commercial district zoning codes except as prohibited below:

Prohibited Uses:

- Armored car facilities;
- Astrology, fortune telling, and palm reading services;
- Butcher shops and fish markets;
- Dry cleaning and laundry services;
- Funeral homes and crematories; and
- Veterinarian services.

C – 1 Permitted Uses Zoning

The purpose of the C-1, Neighborhood Commercial District is to provide a zoning district which promotes small-scale, retail establishments and office uses. (Ord. 236-03 § 1.)

The following are uses permitted in the C-1, Neighborhood Commercial District; however these are not meant to be exhaustive nor an exclusive listing. The director has the authority to decide if an unnamed use is of similar enough character and nature to warrant inclusion be in the C-1, district.

A. All office uses as listed in C.C. 3353. into the C-1 district.

The North American Industry Classification System, or its successor document, is the reference document used to provide use families for this chapter. The director may use the current NAICS or its successor, as one document in making decisions as to the appropriateness of any future use permitted to

B. Commercial uses including:

- Baked Goods Stores
- Barber Shops, Beauty and Nail Salons
- Bicycle Shop
- Book, Newspaper and Magazine Stores (2,000 square feet or less)
- Cafes, Delicatessens and Restaurants (2,000 square feet or less)
- Coin-Operated Laundries
- Confectionery and Nut Stores
- Drug Stores and Pharmacies
- Florists
- Fruit and Vegetable Markets
- Gift, Novelty, and Souvenir Stores
- Grocery Stores
- Health Supplement and Personal Care Stores
- Ice Cream and Yogurt Stores
- Post Office
- Specialty Food Stores
- Tailors

C. Commercial uses, subject to the additional provisions of C.C. 3351.0 including:

- Adult and Child Day Care Centers
- Rooftop Telecommunications

D. Dwelling units, as allowed under C.C. 3351.05. (Ord. 236-03 § 1.)

C – 2 Permitted Uses Zoning

The purpose of the C-2, Office Commercial District is to provide a zoning district which promotes an office environment where the support functions of a business, profession, service or government may be conducted in a non-retail manner in addition to other incidental non-office commercial uses. (Ord. 236-03 § 2.)

The following are uses permitted in the C-2, Office Commercial District; however these are not meant to be exhaustive nor an exclusive listing. The Director has the authority to decide if an unnamed use is of similar enough character and nature to warrant inclusion into the C-2 district.

The North American Industry Classification System, or its successor document, is the reference document used to provide use families for this chapter. The Director may use the current NAICS or its successor, as one document in making decisions as to the appropriateness of any future use permitted to be in the C-2, district.

A. Offices for administrative and support services, examples include:

Administrative and Support Services

Business Service Centers and Support Services

Collection Agencies

Convention and Visitors Bureaus

C – 3 Permitted Uses Zoning

The following are uses permitted in the C-3, Commercial District; however these are not meant to be exhaustive nor an exclusive listing. The Director has the authority to decide if an unnamed use is of similar enough character and nature to warrant inclusion into the C-3 district.

The North American Industry Classification System, or its successor document, is the reference document used to provide use families for this Chapter. The Director may use the current NAICS or its successor, as one document in making decisions as to the appropriateness of any future use permitted to be in the C-3, district.

A. All uses listed in C.C. 3351 and C.C. 3353.

B. Commercial uses including:

Appliance Maintenance and Repair

Art Dealers and Galleries

Arts and Crafts

Barber and Cosmetology Educational Training Facility

Book, Newspaper and Magazine Stores (Unlimited size)

Building Material and Supplies Dealers (No outside yards or storage)

Cafes, Delicatessens and Restaurants (Unlimited size)

Camera, Photo finishing and Photographic Supplies Stores

Clothing and Clothing Accessories Stores

Coin and Stamp Dealers

Colleges

Compact Disc, Music, Record and Video Stores (Includes rental)

Computer and Software Stores

Exercise and Health Facilities

Fabric, Needlework, Quilting, Sewing and Piece Goods Stores

Food and Beverage Stores

Footwear and Repair

Formal Wear and Costume Rental and Sales

C – 3 Permitted Uses Zoning Continued

Game, Hobby and Toy Stores

Hardware Stores

Jewelry Stores

Locksmiths

Luggage and Leather Goods Sales and Repair

Musical Instrument and Supplies Stores

News Dealers and Newsstands

Parking Lots and Garages

Pet Day Care, Grooming, Pets and Supplies (No outside runs or boarding)

Shoe Stores

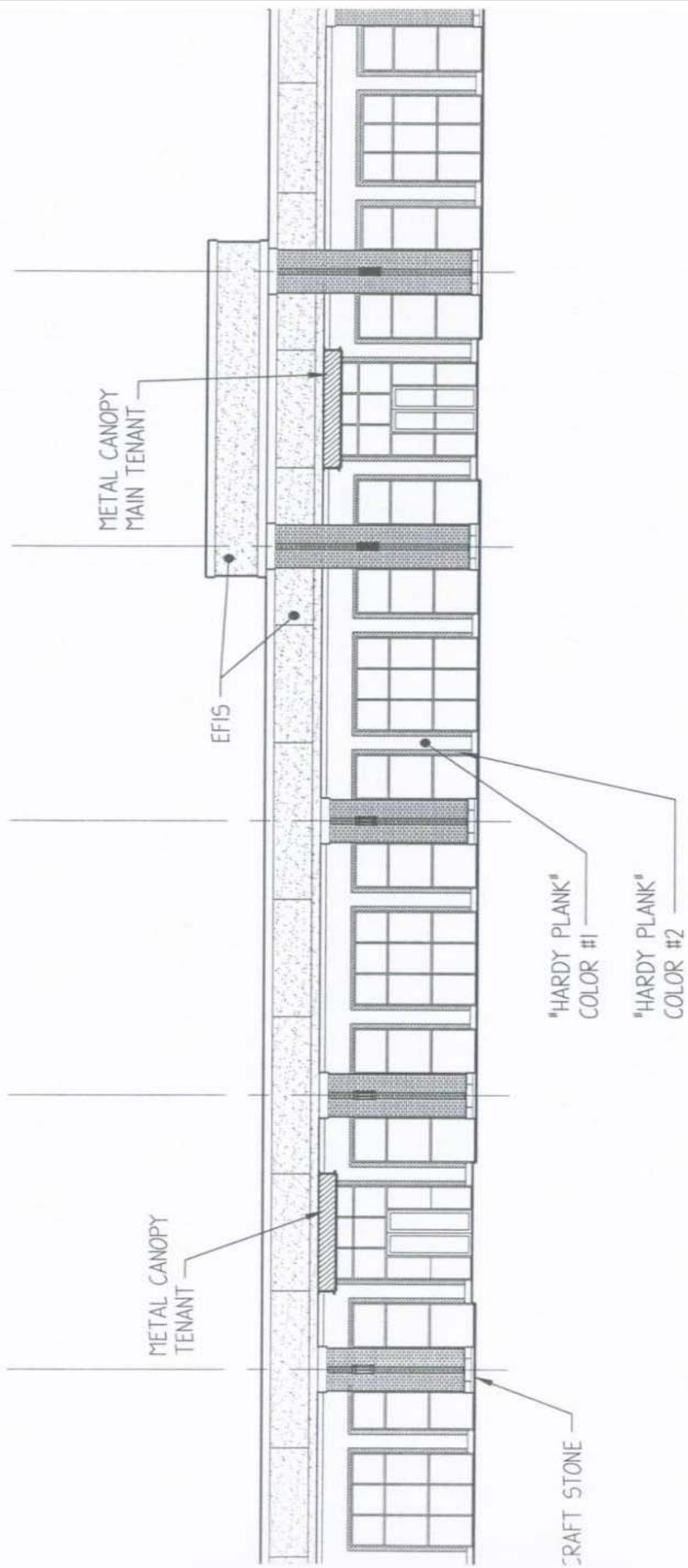
Tobacconist

Window Treatment Stores

- C. Commercial uses, subject to the additional provisions of C.C. 3355.05, including:

Adult and Child Day Care Centers

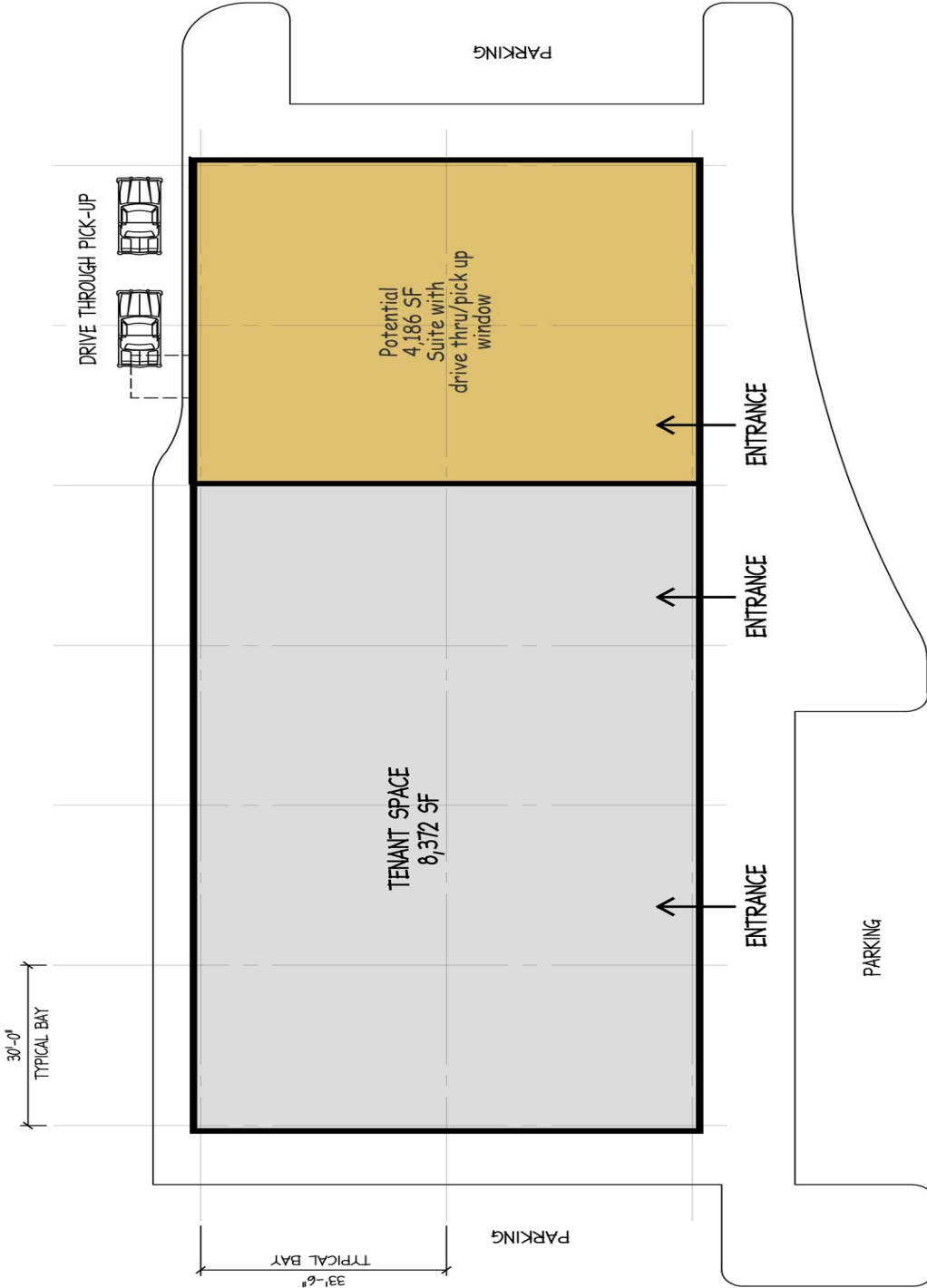
- D. Dwelling units, as allowed under C.C. 3355.05.
(Ord. 236-03 § 3.)



1 EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Floor Plan



BUILDING GROSS AREA = 12,700 SF

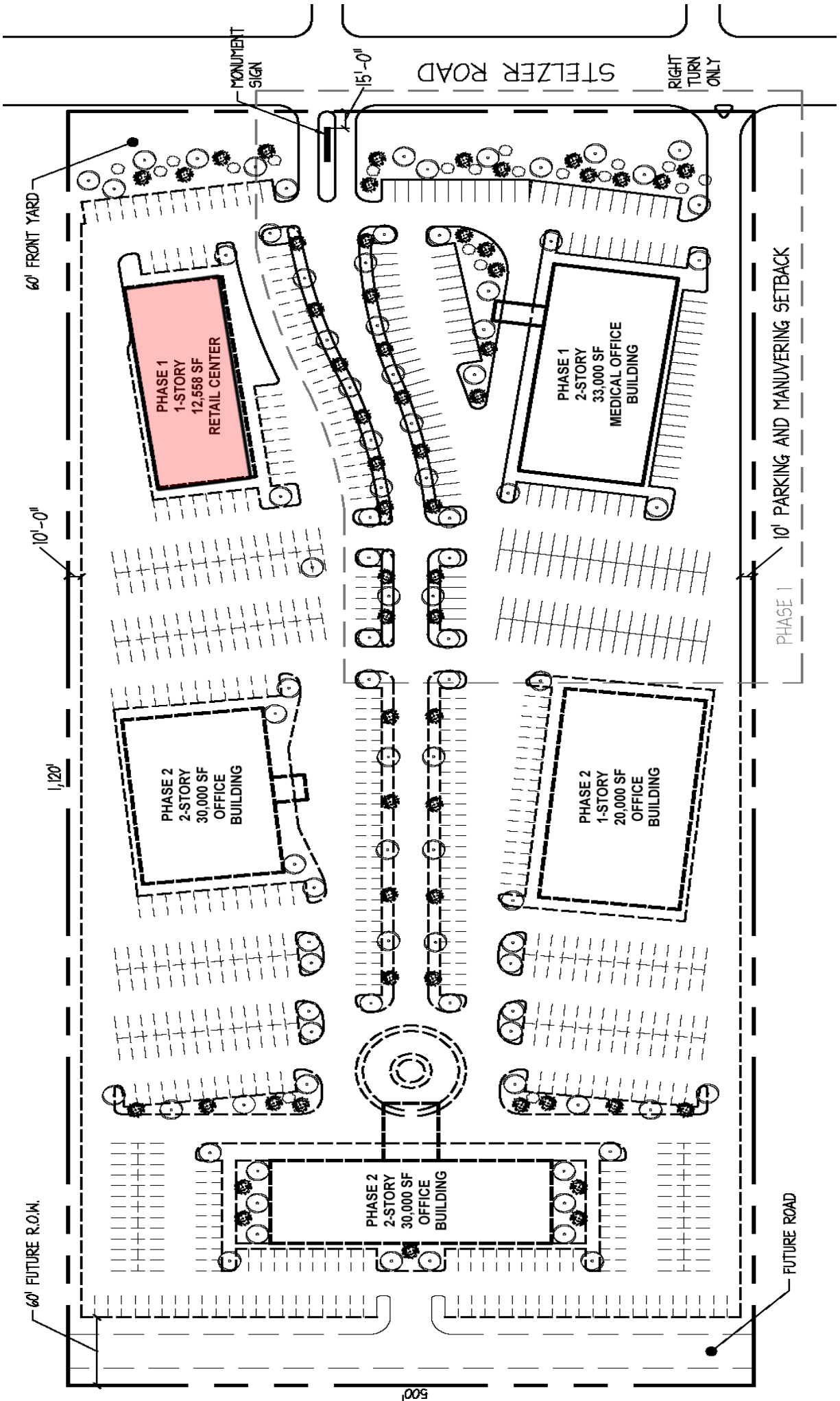


10-22-07
1/16"=1'-0"



STELZER ROAD SITE DEVELOPMENT
PROPOSED RETAIL BUILDING

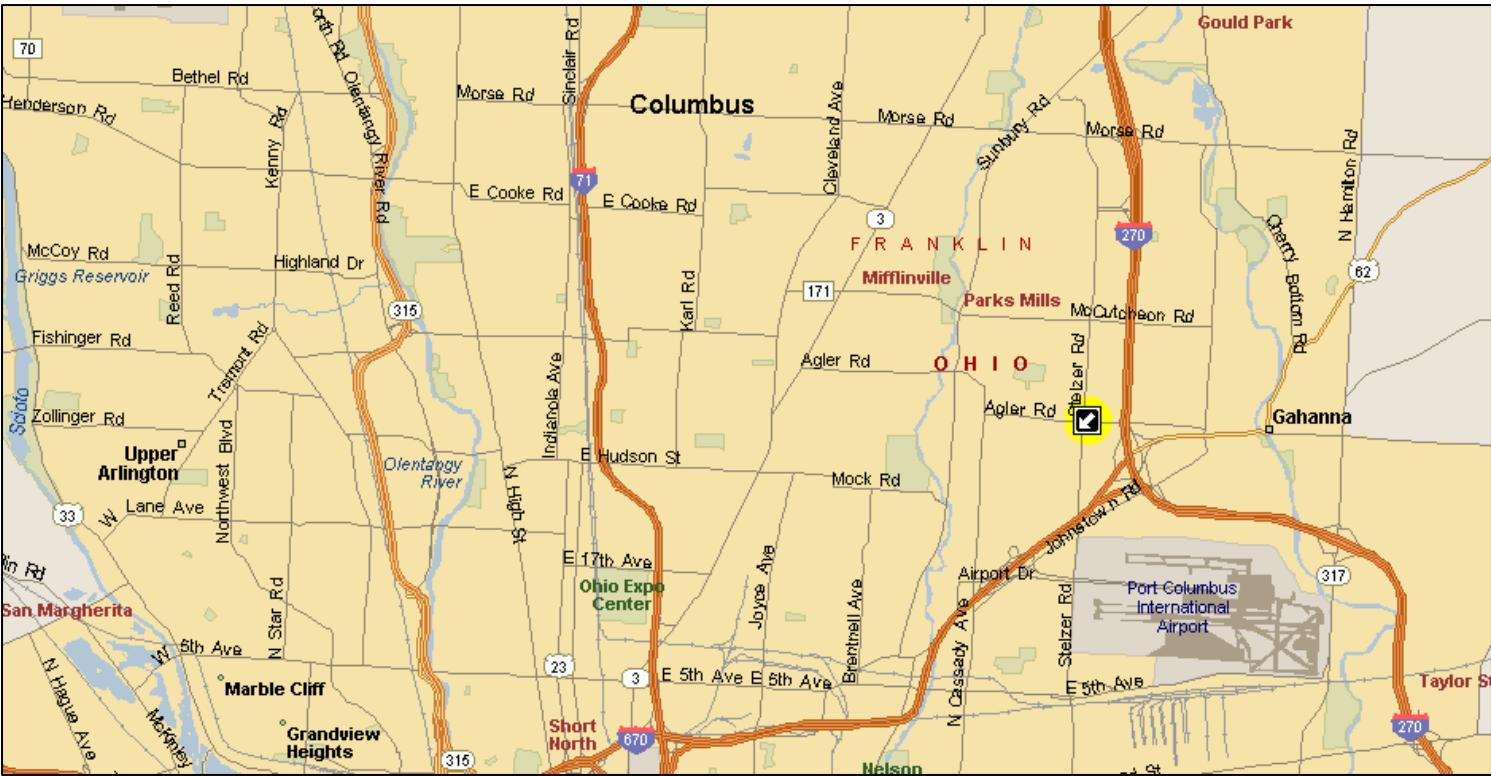
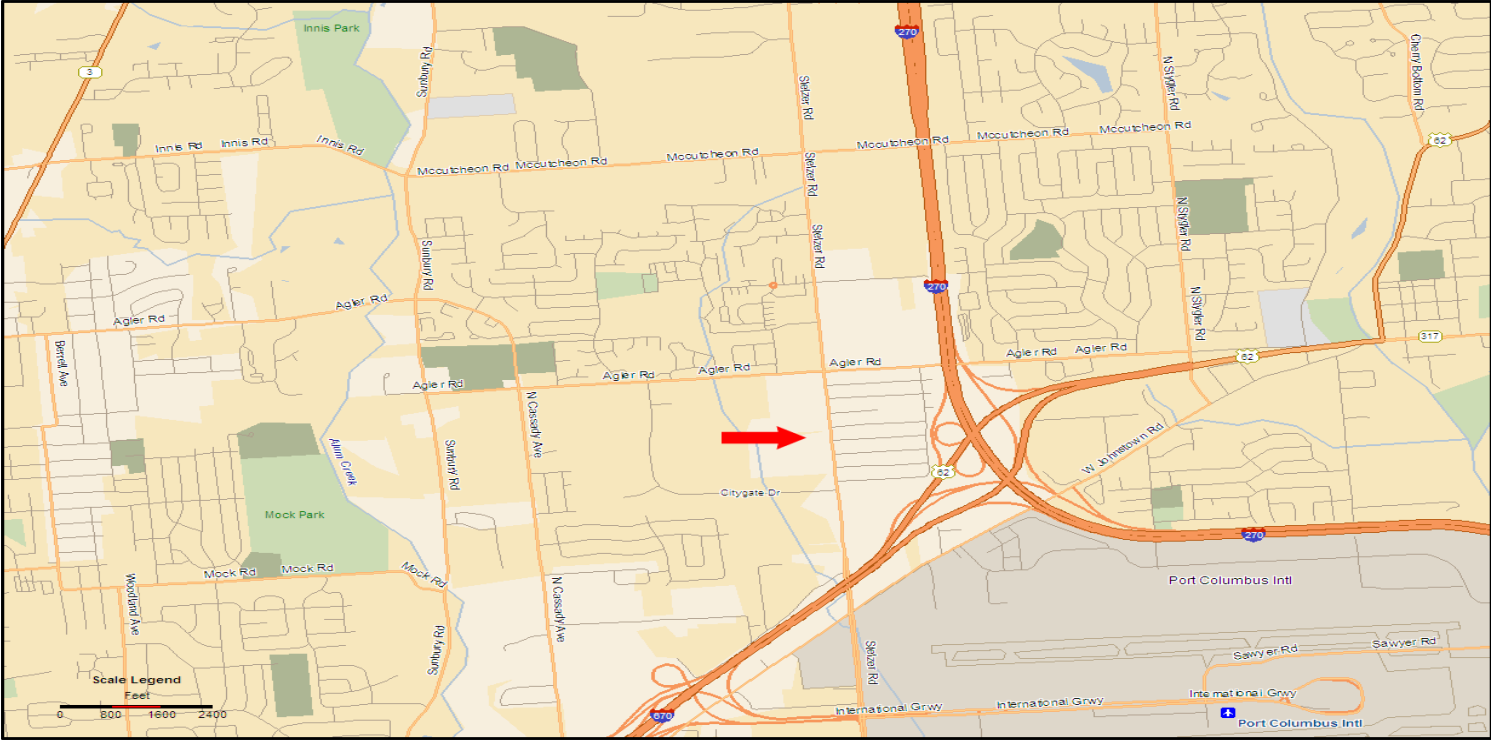
Site Plan



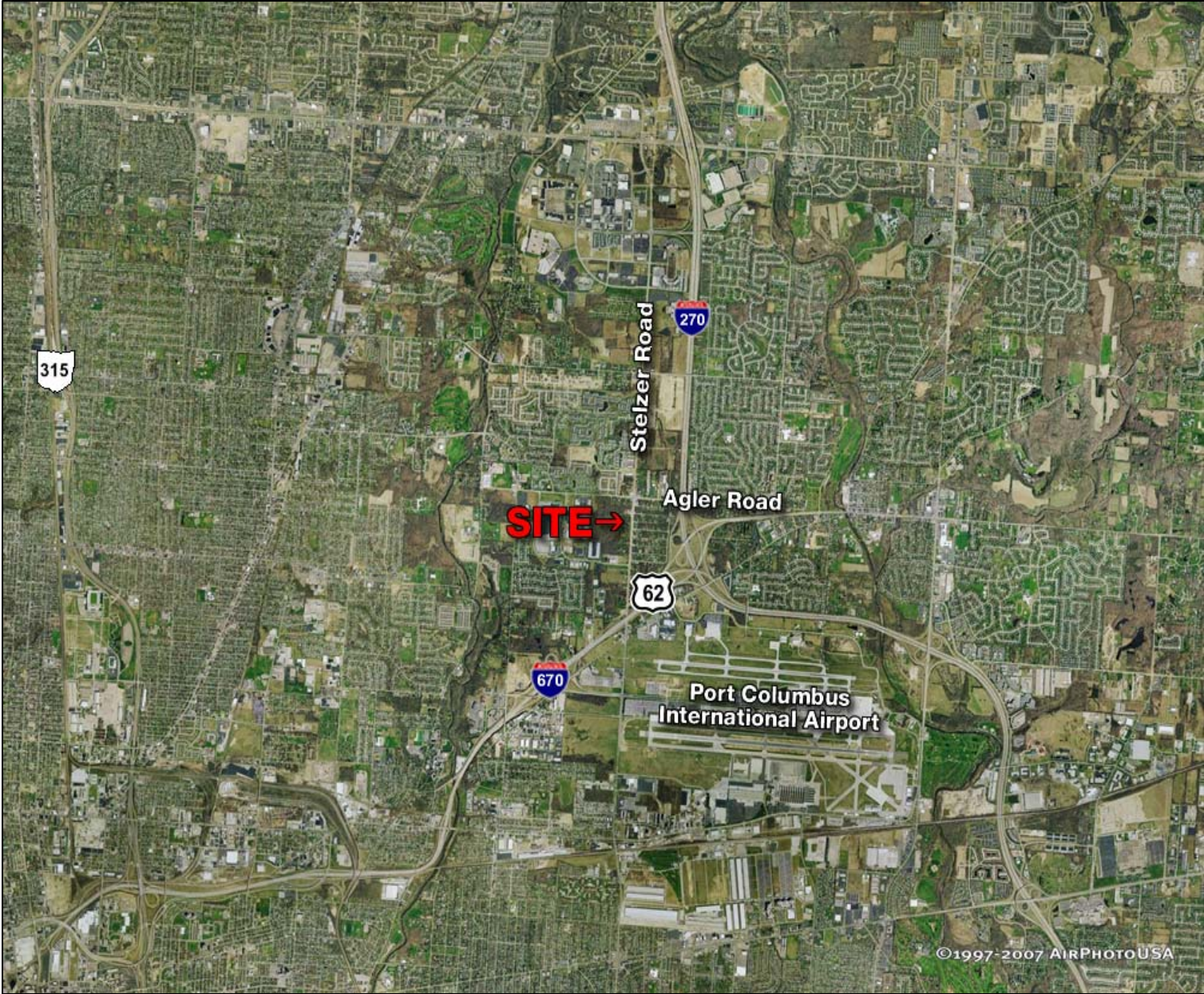
Vanilla Box

Demising Walls:	5/8" drywall over 6" studs, primed and ready for paint
Floors:	Concrete slab
Ceiling:	Standard 2 x 4 x 5/8 suspended acoustic tile, basic white, set 10' above finish floor, 8' in bathroom (or as dictated by structural limitations)
Doors:	Front – 3' 0" x 7' 0" x 1 3/4" medium stile, part of aluminum storefront Services – 3' 0" x 7' 0" x 1 3/4" insulated hollow metal
Bathroom:	Single door One sink, toilet, toilet grab bars and paper holder Floor mounted janitor sink Ten-gallon electric hot water heater per leased unit
HVAC:	Heat and AC, 1 ton per 400 SF
Plumbing:	1" water line, separately metered, service to toilet room only 4" sewer line 1/2" gas line, separately metered, service to HVAC equipment only
Electric:	200 AMP standard service 5/8" wood telephone board with 3/4" telephone conduit 1 twist lock ceiling mount duplex for each 12" of storefront 1 – 2 x 4 fluorescent for each 100 SF of sales area 2 illuminated exit signs and 1 emergency light per unit

Maps



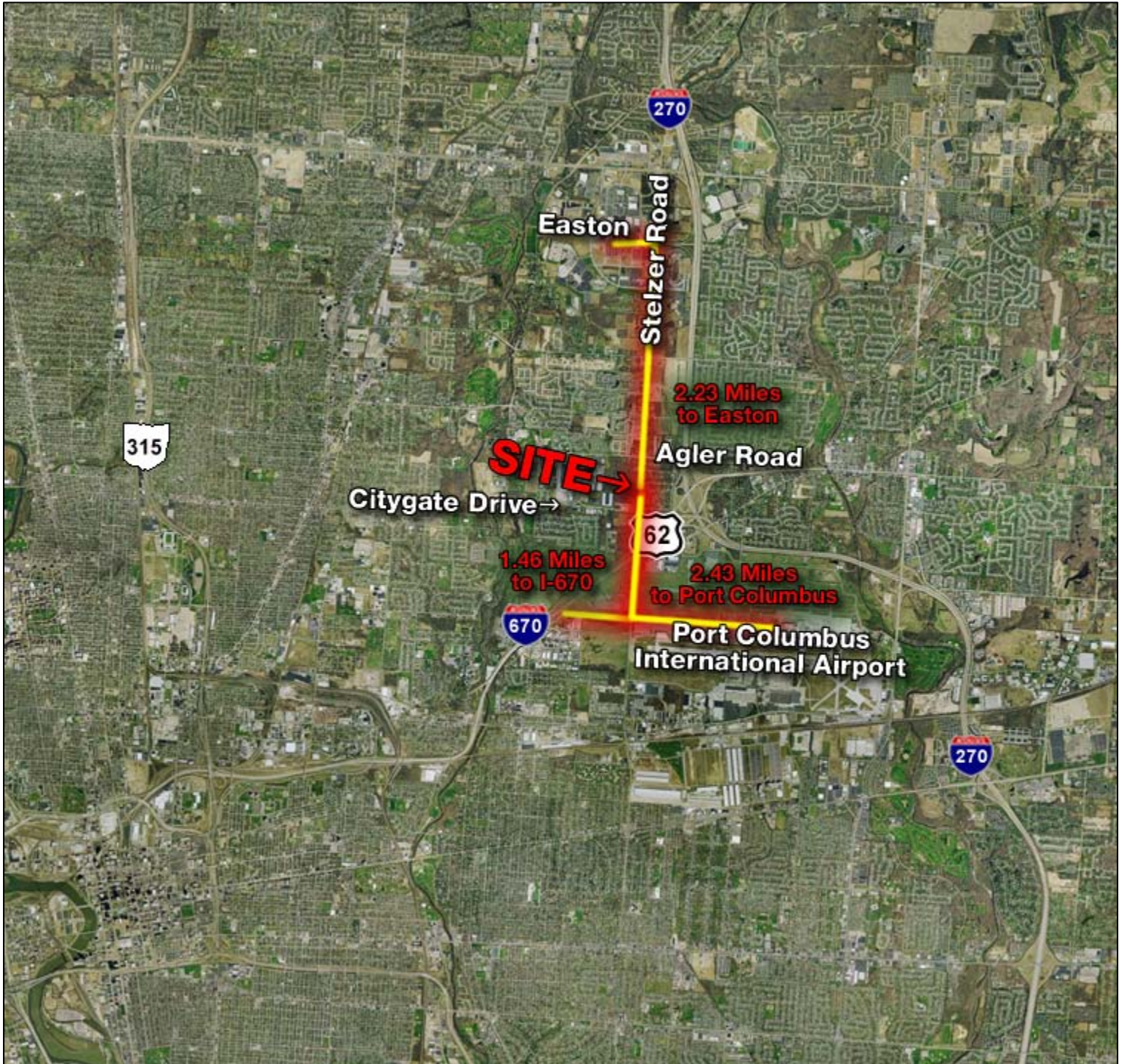
Aerial



Aerial



Key Distances



Stelzer Road Widening and Reconstruction



Franklin County Engineer's Office

Highest Quality Transportation, Drainage, and Land Record Keeping

Dean C. Ringle, P.E., P.S., County Engineer



Stelzer Road Widening and Reconstruction

Managed by the Franklin County Engineer's Office

Location: North of I-670 to just south of Foraker Road.

Description: Widening of Stelzer Road from two to five lanes (two lanes in each direction and a center turn lane); widening of Agler Road east and west of Stelzer Road; widening of all side streets at their intersection with Stelzer Road; construction of storm and sanitary sewer lines, curbing, gutters, and sidewalks; installation of new traffic signals, signage, and street lighting.

Status: Landscape and traffic signal work will continue through the fall.

Traffic: All lanes of Stelzer Road and Agler Road are open to traffic.

Contractor: Savko & Sons, Inc.

Cost: \$11.4 million funded by the Franklin County Engineer, The Federal Highway Administration, and Ohio Public Works Commission.

Scheduled Completion: December 2007.

Demographics



Date: 01/29/08
Current Geography Selection: (3 Selected) 1, 3, 5 mile radii: AGLER RD & CITYGATE DR, COLUMBUS, OH 43219

Lat: 40.020740 **Long:** -82.921410
City: Columbus **Pop:** 727,908
County: Franklin County **Pop:** 1,099,047
Zip: 43219 **Pop:** 25,467

Demographic Detail Comparison Report

1 Miles: 3 Miles: 5 Miles:

2007 Demographics

Total Population	9,757	77,406	281,986
Total Households	3,609	29,824	114,804
Female Population	5,655	41,050	144,611
% Female	58.0%	53.0%	51.3%
Male Population	4,102	36,356	137,375
% Male	42.0%	47.0%	48.7%
Population Density (per Sq. Mi.)	3,105.7	2,737.7	3,590.4

Age:			
Age 0 - 4	12.0%	8.5%	7.7%
Age 5 - 14	19.4%	16.6%	14.2%
Age 15 - 19	8.3%	7.4%	7.2%
Age 20 - 24	6.2%	5.5%	9.2%
Age 25 - 34	11.8%	12.6%	14.2%
Age 35 - 44	10.9%	14.7%	14.7%
Age 45 - 54	11.1%	13.5%	13.4%
Age 55 - 64	10.2%	10.5%	9.3%
Age 65 - 74	6.2%	5.8%	5.3%
Age 75 - 84	3.0%	3.5%	3.5%
Age 85 +	1.1%	1.5%	1.5%
Median Age	28.5	34.6	33.3

Housing Units			
Total Housing Units	4,567	35,738	137,522
Owner Occupied Housing Units	37.8%	51.0%	45.7%
Renter Occupied Housing Units	41.3%	32.4%	37.8%
Vacant Housing Units	21.0%	16.6%	16.5%

Race and Ethnicity			
American Indian, Eskimo, Aleut	0.1%	0.2%	0.2%
Asian	0.5%	1.8%	3.1%
Black	82.2%	50.0%	34.8%
Hawaiian/Pacific Islander	0.4%	0.1%	0.1%
White	11.0%	42.9%	57.4%
Other	0.5%	1.3%	1.2%
Multi-Race	5.3%	3.8%	3.3%
Hispanic Ethnicity	1.5%	3.4%	3.7%



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Demographics Cont

Not of Hispanic Ethnicity	98.5%	96.6%	96.3%
Marital Status:			
Age 15 + Population	6,699	57,962	220,349
Divorced	13.5%	13.6%	12.1%
Never Married	38.8%	33.3%	39.2%
Now Married	34.0%	40.7%	38.5%
Separated	7.1%	5.3%	4.4%
Widowed	6.6%	7.1%	5.8%
Educational Attainment:			
Total Population Age 25+	5,291	48,021	174,130
Grade K - 8	3.3%	3.9%	3.1%
Grade 9 - 12	13.7%	11.8%	9.2%
High School Graduate	36.7%	34.3%	29.0%
Associates Degree	5.0%	6.5%	6.3%
Bachelor's Degree	11.6%	14.6%	20.0%
Graduate Degree	7.1%	8.2%	11.8%
Some College, No Degree	22.6%	20.7%	20.6%
Household Income:			
Income \$ 0 - \$9,999	22.3%	13.4%	11.7%
Income \$ 10,000 - \$14,999	10.8%	6.1%	5.6%
Income \$ 15,000 - \$24,999	15.6%	12.7%	12.2%
Income \$ 25,000 - \$34,999	11.1%	12.6%	12.4%
Income \$ 35,000 - \$49,999	14.4%	15.8%	15.7%
Income \$ 50,000 - \$74,999	14.2%	18.6%	18.3%
Income \$ 75,000 - \$99,999	5.7%	10.2%	10.9%
Income \$100,000 - \$124,999	2.5%	4.9%	5.5%
Income \$125,000 - \$149,999	1.5%	2.4%	2.8%
Income \$150,000 +	1.9%	3.4%	4.9%
Average Household Income	\$34,497	\$42,670	\$47,312
Median Household Income	\$26,010	\$39,443	\$42,315
Per Capita Income	\$12,585	\$16,998	\$19,958
Vehicles Available:			
0 Vehicles Available	12.8%	10.1%	9.8%
1 Vehicle Available	49.4%	39.4%	39.5%
2+ Vehicles Available	37.8%	50.5%	50.7%
Average Vehicles Per Household	1.40	1.60	1.60
Total Vehicles Available	5,010	48,128	185,247
Business and Employment:			
Number of Employees	3,393	59,772	156,253
Number of Establishments	247	3,237	10,337

