

Olentangy Crossing

Lewis Center, Ohio

Outparcels Available



PROPERTY PROFILE:

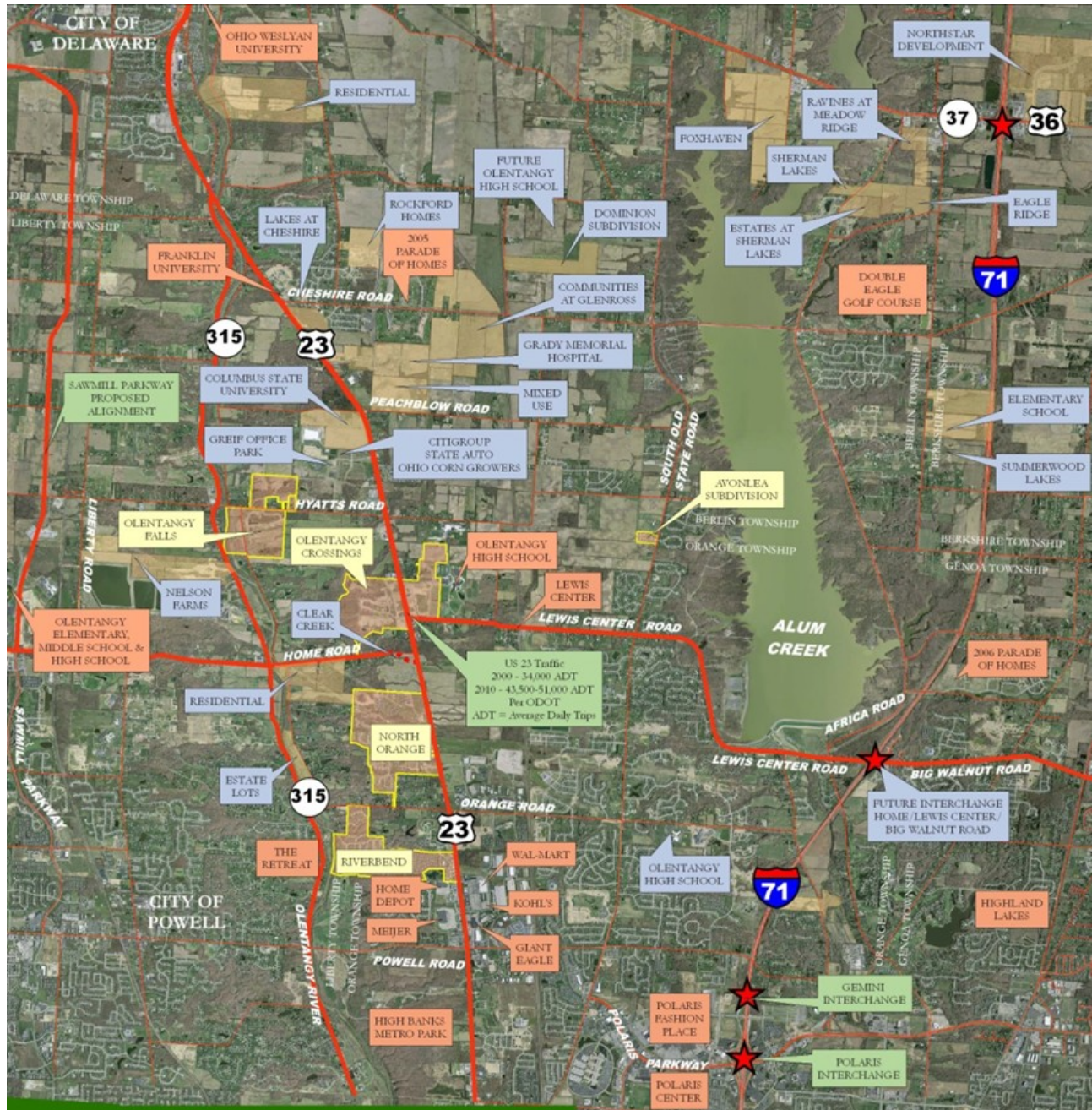
- Anchored by a 124,000 SF Kroger Marketplace, the largest in the United States, having opened in November, 2009.
- Project is located in southern Delaware County, which is the fastest growing county in Ohio and the 13th fastest in the United States.
- Tremendous opportunity available; outparcels currently zoned for retail, commercial and office users. Potential users include restaurants, banks, hospitals, medical facilities, gas stations, and neighborhood shops.
- Potential for multi-tenant building on outparcel in front of Kroger Marketplace.
- Join OSU Medical, Dairy Queen, Delaware County Bank, Subway, PNC Bank, Joe's Original American Sports Bar and Ohio State Bank.
- Traffic lights located at US 23-Lewis Center and US 23-Olentangy Crossing East.
- US 23 and Olentangy Crossing East is the main entry to the Olentangy High School and Middle School complex, with a traffic count of 4,500 SF for school use alone.
- Located 6.3 miles north of I-270 and 6 miles west of I-71.
- Utilities available - cable, gas, sanitary, water and electric.



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DEMOGRAPHICS:

	<u>3 Mile</u>	<u>5 Mile</u>
2007 Population	19,351	59,128
2007 Average HH Income	\$105,646	\$107,929
HH w 200K+ income	817	2,665
Daytime Employment	9,018	28,197

TRAFFIC COUNTS:

42,000 VPD on US 23 (per ODOT)
 16,000 VPD on Lewis Center (per ODOT)



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