

# Commercial Outlots

## Lots B and F Available

### Columbus/Hilliard, Ohio

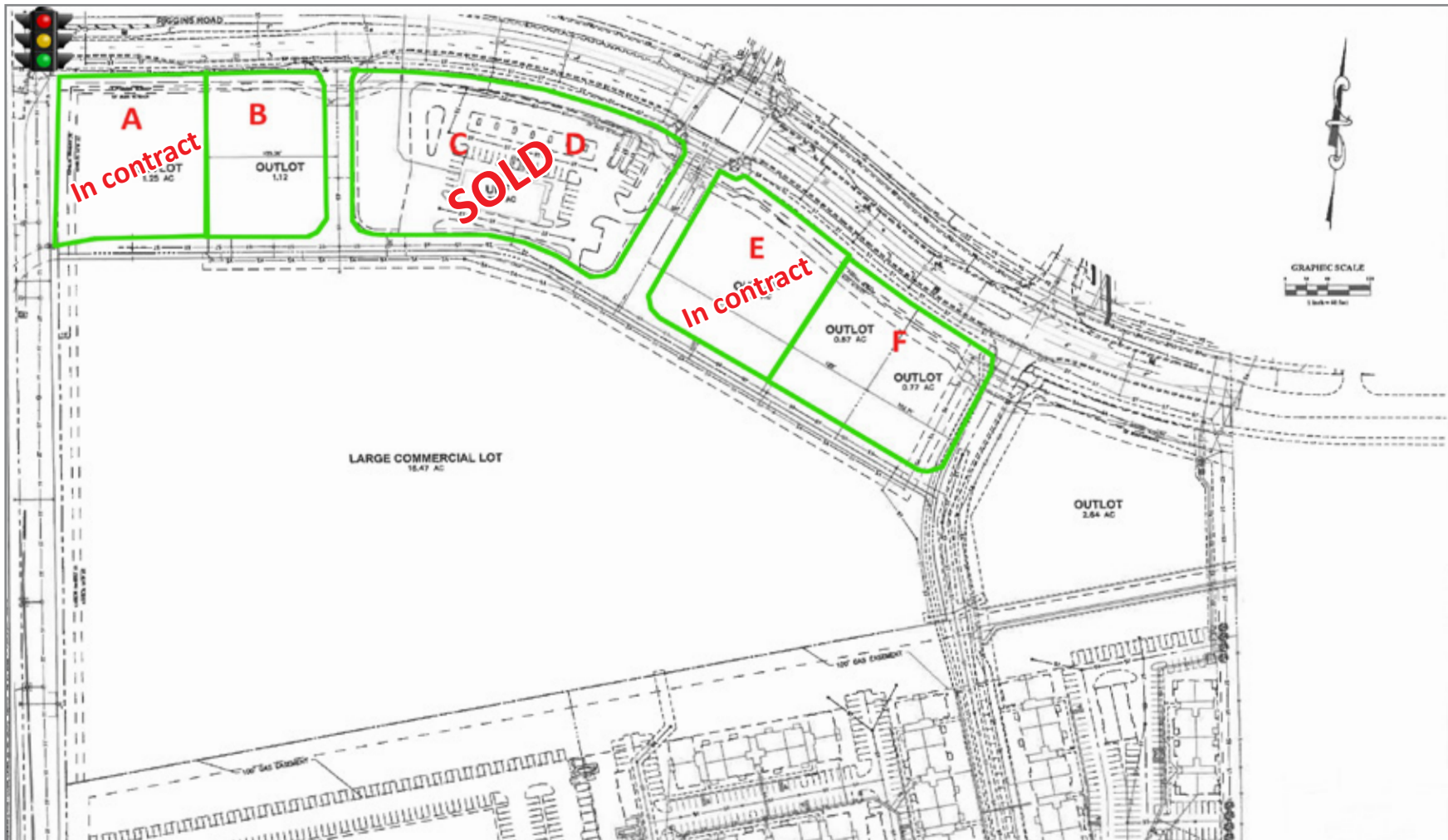


Appraisal Brokerage Consulting Development

- New Roadway Extension of Riggins Rd
- New Traffic Light at Avery & Riggins Rds
- Estimated Projected Count at new light is close to 25,000 ADT
- Over 3,000 single family, condo and apartment units built & occupied between 2007-2015 in the immediate trade area
- Over 2,000 units under construction or planned to open 2018-2020 in the immediate trade area

2 commercial outlots available for lease. Entire development includes 44.37 +/- acres zoned CPD and 915 multifamily units at the southeast corner of Avery Road and Hayden Run/newly constructed extension of Riggins Road. New traffic light at Avery Rd and Hayden Run/Riggins Rd with estimated projected traffic counts close to 25,000 ADT. The new 915-apartment development being constructed directly to the south of the commercial land, in addition to several other surrounding residential developments, will bring many new residents to the already heavily populated area. The trade area also includes a large daytime/work population. Conveniently located near I-270, Dublin, and Tuttle area. **Fantastic opportunity for commercial development on the west side!**





OUTLOT	ACRES	LEASE
Outlot A <b>In contract</b>	1.25 AC	\$100,000/Yr
Outlot B <b>Sold</b>	1.12 AC	\$110,000/Yr
Outlot C <b>Sold</b>	1.37 AC	\$65,000/Yr
Outlot D	1.37 AC	\$75,000/Yr
Outlot E <b>In contract</b>	1.4 AC	\$70,000/Yr
Outlot F	1.44 AC	\$110,000/Yr

\*Lease rate increasing annually based on CPI

**Traffic Impact Study  
Available by Request**



Looking North



Looking South



Looking West



Looking East

