

PRIME RETAIL SPACE FOR LEASE

**8269 Market Exchange Drive
Columbus, Ohio 43081**

Polaris Area



8,400 +/- SF Retail Space Available



Appraisal Brokerage Consulting Development

Julie Cohen
jcohen@rweiler.com
10 N. High St. Suite 401
Columbus, Ohio 43215
614-221-4286 ext. 123
www.rweiler.com

Property Description

PRIME POLARIS/WESTERVILLE/COLUMBUS RETAIL SPACE AVAILABLE!

8,400 +/- SF End Cap space within the Lazelle Marketplace Shopping Center near the corner of Sancus and Lazelle in the Polaris area. Former fitness use of the space allows for an open floor plan with 2 restrooms with shower in each. Surrounded by new apartment developments.

Available IMMEDIATELY!

Address: 8269 Market Exchange Drive
Columbus, OH 43081

County: Franklin

PID: 610-295562-00

Location: North of I-270 west of I-71

**Building
Size:** 28,000 +/- SF

Year Built: 2004

**Space
Available:** 8,400 +/- SF

Lease Rate: \$12.75/SF NNN

CAM: \$9.00/SF

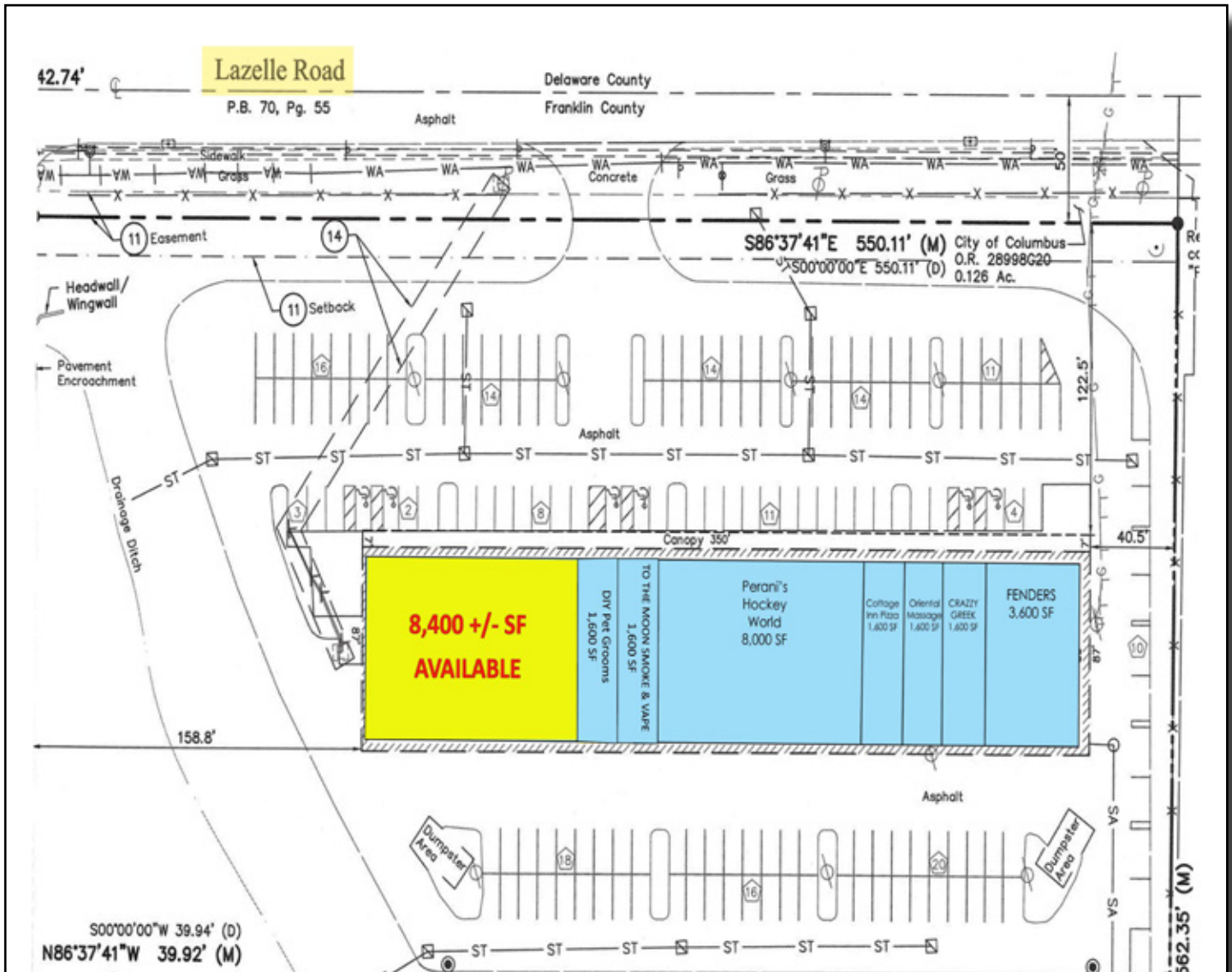
Zoning: L-C-3 Limited Commercial
District

*Owner is licensed real estate Agent in the State of Ohio



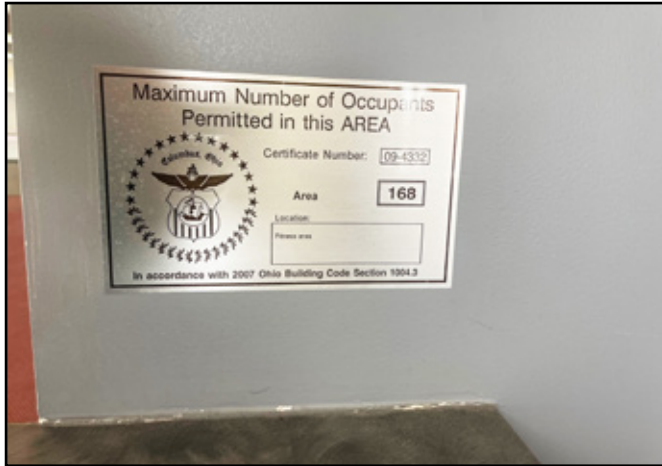
Appraisal Brokerage Consulting Development

Survey & Retail Space



Appraisal Brokerage Consulting Development

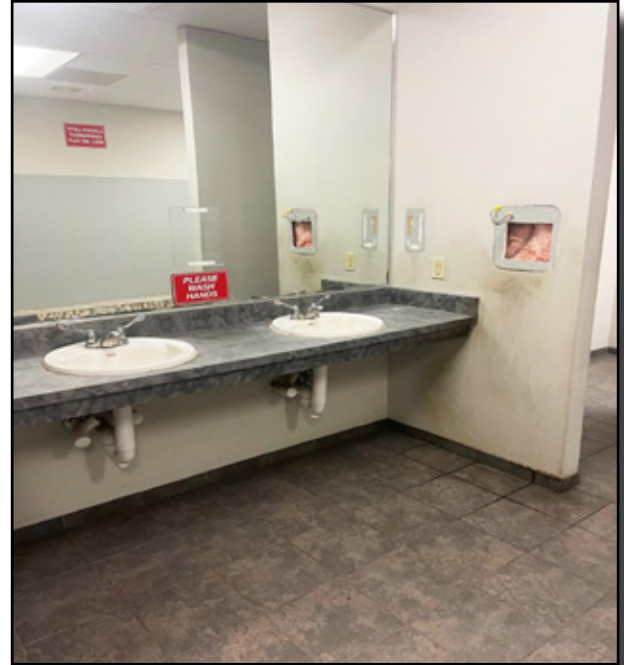
Interior Photos



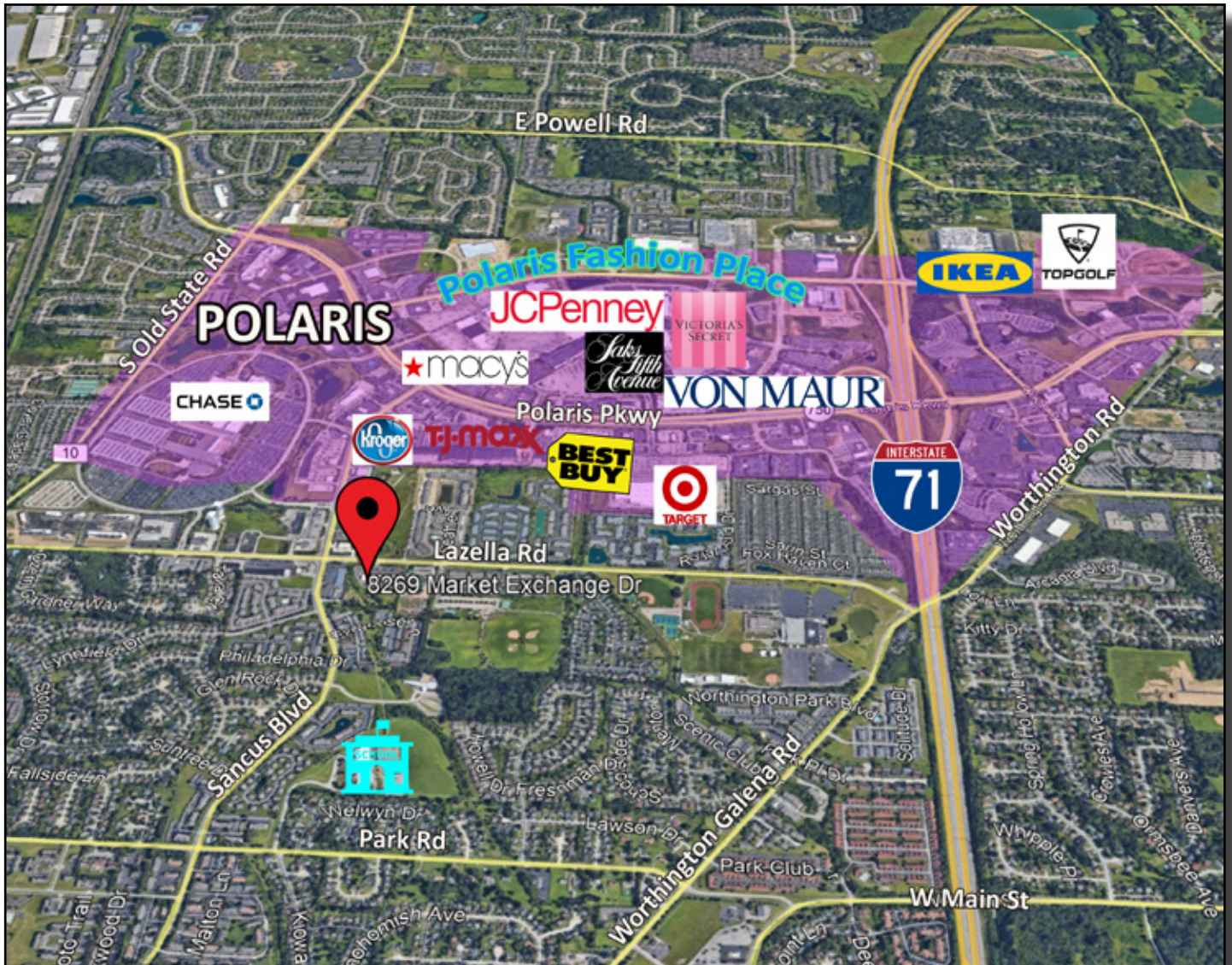
THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

Interior Photos



Property Location



Great Location!

Minutes to Polaris, Worthington, Westerville

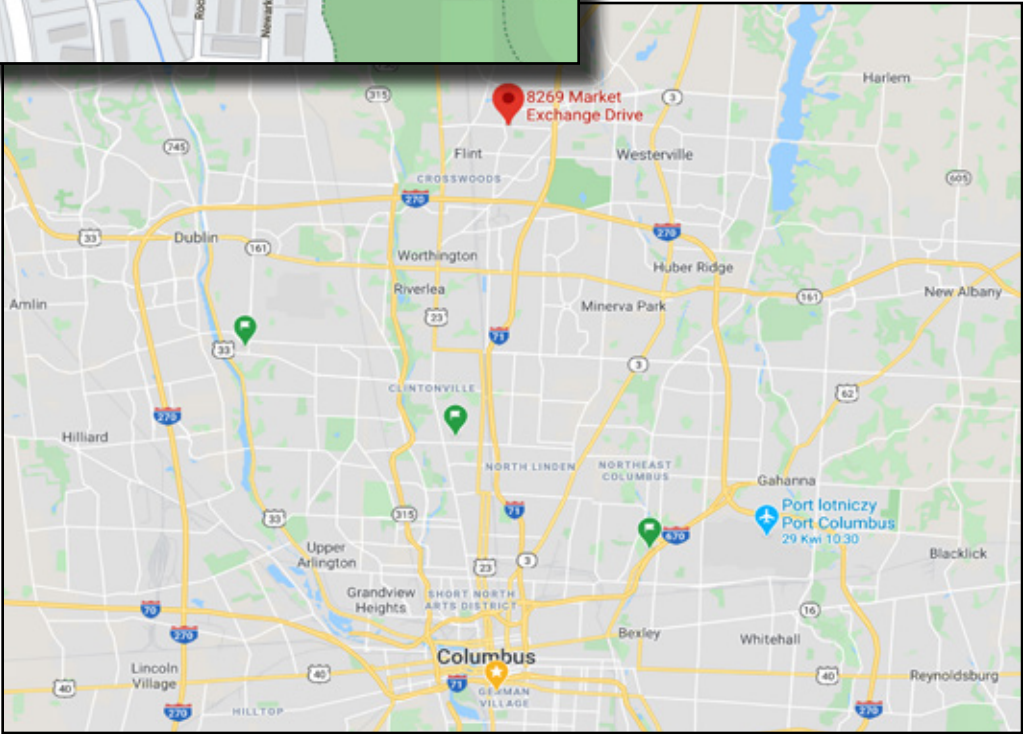
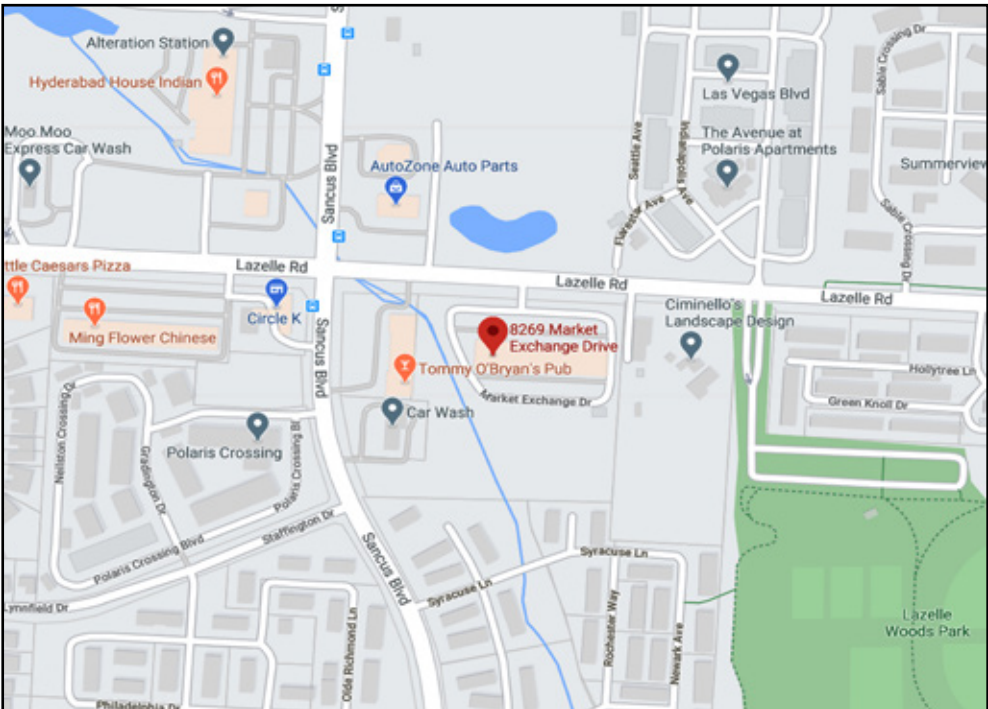
Easy access to I-270 & I-71



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

Street Maps



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

Aerial & Plat Maps




THE ROBERT
WEILER
COMPANY

Appraisal Brokerage Consulting Development

Demographics

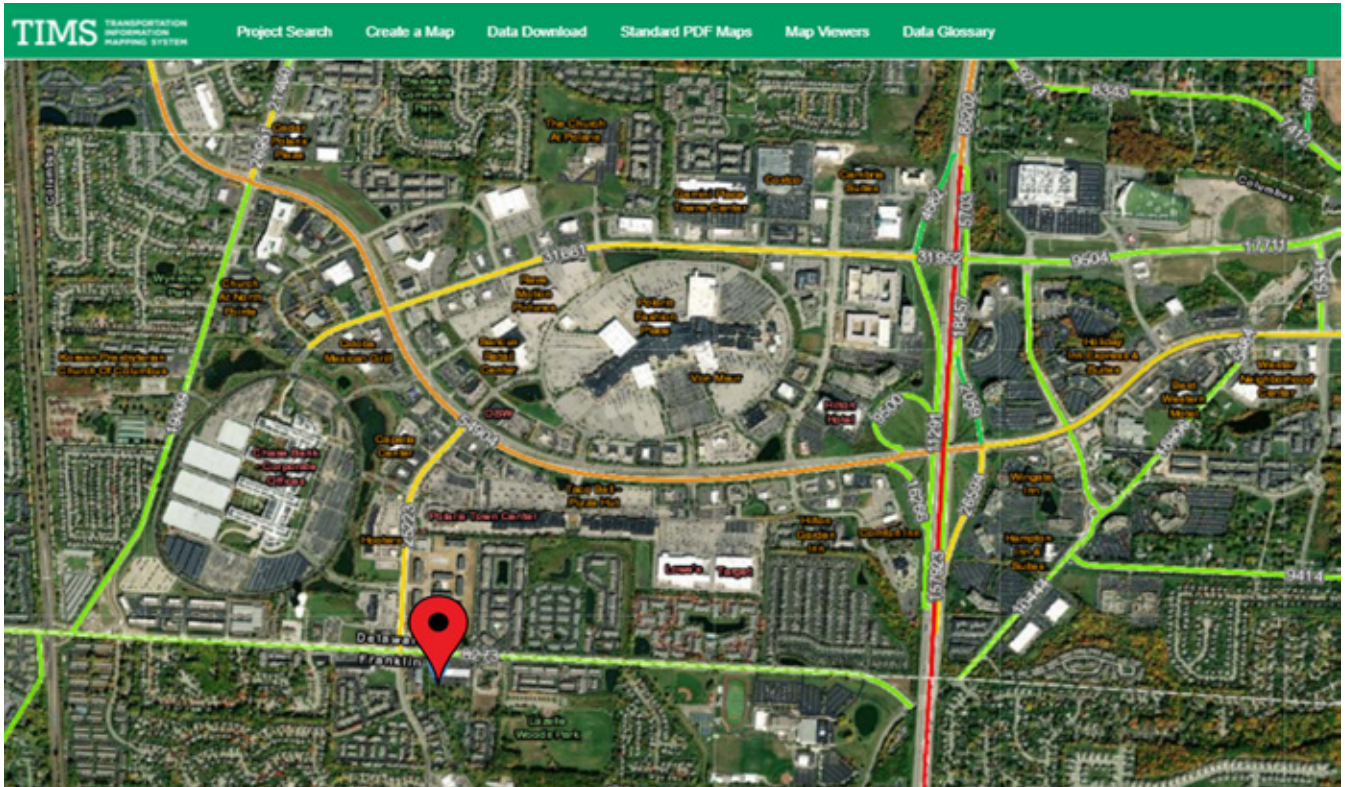
Demographic Summary Report

Lazelle Market Place						
8269 Market Exchange Dr, Columbus, OH 43081						
						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	17,258		90,801		252,193	
2022 Estimate	16,109		83,151		235,248	
2010 Census	13,728		66,114		205,498	
Growth 2022 - 2027	7.13%		9.20%		7.20%	
Growth 2010 - 2022	17.34%		25.77%		14.48%	
2022 Population by Hispanic Origin	1,124		4,763		13,517	
2022 Population	16,109		83,151		235,248	
White	10,658	66.16%	60,047	72.21%	170,667	72.55%
Black	1,693	10.51%	9,830	11.82%	36,480	15.51%
Am. Indian & Alaskan	37	0.23%	183	0.22%	536	0.23%
Asian	3,191	19.81%	10,643	12.80%	20,336	8.64%
Hawaiian & Pacific Island	6	0.04%	29	0.03%	121	0.05%
Other	523	3.25%	2,418	2.91%	7,107	3.02%
U.S. Armed Forces	0		11		136	
Households						
2027 Projection	7,444		36,373		99,120	
2022 Estimate	6,960		33,460		92,830	
2010 Census	6,028		27,155		82,035	
Growth 2022 - 2027	6.95%		8.71%		6.78%	
Growth 2010 - 2022	15.46%		23.22%		13.16%	
Owner Occupied	2,879	41.36%	20,003	59.78%	60,367	65.03%
Renter Occupied	4,082	58.65%	13,457	40.22%	32,463	34.97%
2022 Households by HH Income	6,961		33,461		92,831	
Income: <\$25,000	486	6.98%	2,907	8.69%	9,776	10.53%
Income: \$25,000 - \$50,000	1,027	14.75%	5,286	15.80%	15,815	17.04%
Income: \$50,000 - \$75,000	1,636	23.50%	6,364	19.02%	16,436	17.71%
Income: \$75,000 - \$100,000	1,362	19.57%	4,850	14.49%	11,937	12.86%
Income: \$100,000 - \$125,000	973	13.98%	4,445	13.28%	11,367	12.24%
Income: \$125,000 - \$150,000	501	7.20%	2,664	7.96%	7,136	7.69%
Income: \$150,000 - \$200,000	732	10.52%	3,762	11.24%	10,269	11.06%
Income: \$200,000+	244	3.51%	3,183	9.51%	10,095	10.87%
2022 Avg Household Income	\$93,055		\$106,907		\$107,711	
2022 Med Household Income	\$81,085		\$86,203		\$84,191	

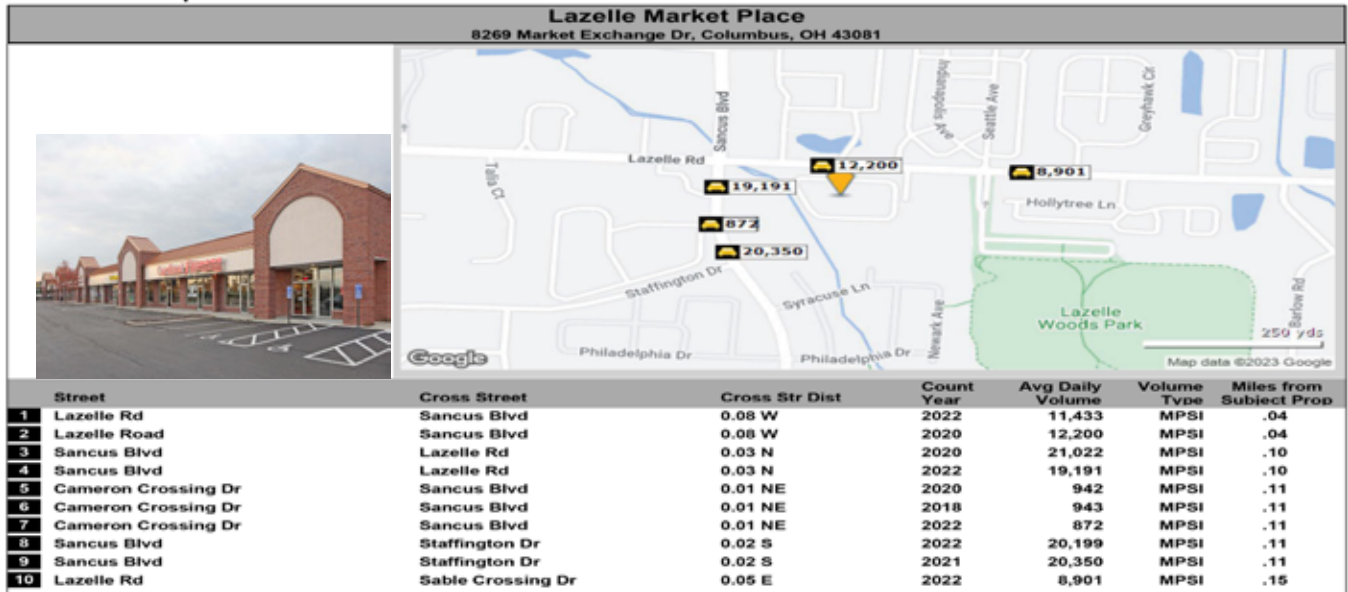


Appraisal Brokerage Consulting Development

Traffic Map



Traffic Count Report



Appraisal Brokerage Consulting Development

City Highlights

Lazelle Marketplace at Polaris COLUMBUS, OH



INVESTMENT OVERVIEW

Investment Highlights

- 100 Percent Occupied Center in Polaris Trade Area of Columbus, Ohio
- Below Market Rent in Place (\$12/SF NNN) – Market Average \$20-\$25/SF
- 13.1 Percent Cash on Cash at List Price; 19.5 Percent Total Return
- Average Household Income of \$91,000 within 5 Miles
- 16,000+ Residents within 1 Mile; 69,000+ within 3 Miles; 214,000+ within 5 Miles
- Direct Proximity to Polaris Fashion Place – a 1.4M Square Foot Luxury Mall Anchored by Saks Fifth Avenue, Von Maur & Macy's
- Located at Signalized Intersection of Sancus Blvd & Lazelle Road – Over 35,000 Vehicles Per Day
- Across the Street from 270-Unit Luxury Apartments – The Avenue at Polaris

Polaris Trade Area Fast Facts

- 4 Million Square Feet of Office in Immediate Area – Over 40,000 Employed
- MSA includes 6 counties with a total population of 2 million
- Home to Chase Bank Corporate Center, a 1.9M Square Foot facility with over 8,000 employees
- Two Dedicated Exits off I-71 Interchange (132,000+ VPD)
- Car Counts in Excess of 70,000 Vehicles Per Day at Major Intersections
- Located in Delaware County, the State's Fastest Growing County, the Nation's 26th Wealthiest County

This 28,000 square foot marketplace is 100 percent occupied. The two largest tenants, Perani Hockey and Cardinal Fitness, are leased into 2019 and account for about 60 percent of the center's gross leasable area. Most of the tenants reconcile for triple net expenses. This plaza mostly consists of local tenants, including Crazy Greek Restaurant, Cottage Inn Pizza, and Kickstand Pub. Other tenants include a martial arts studio, massage parlor, and pet grooming.

The area surrounding this property has excellent demographics. There are 15,961 residents living within one mile, with projected growth of 11 percent. The population is 69,147 in a three mile radius and 214,191 in a five mile radius, and both figures are expected to grow by six to eight percent. With average household income of \$87,992 in three miles and \$91,280 in five miles, this trade area proves to be financially sound. This property is located at a prime intersection, with Sancus Boulevard drawing 18,220 vehicles every day and Lazelle Road bringing in an average of 13,780 vehicles each day. Located close by Interstate 71, with 124,050 vehicles per day, this entire trade area is very dense with national retailers. The Polaris Fashion Place is anchored by Macy's, Saks and Von Maur.

POLARIS FASHION PLACE

Polaris Fashion Place is central Ohio's premier retail destination. Located in Ohio's fastest growing county, it features a distinctive mix of fashion retailers and anchors, many of which have their only Columbus store on this location. The center caters to a growing, affluent shopper base with an unparalleled selection of services and amenities including valet parking with remote retrieval, stunning architecture, full-service restaurants, a 775-seat food court and one of central Ohio's largest children's soft play areas. Glimcher has opened a magnificent 155,000-square-foot outdoor redevelopment, masterfully designed to the level of its indoor offering.

- 1.4 million Square Feet
- Over \$80,000 Average Household Income
- 164,600 Daytime Population in 5 Miles

KEY RETAILERS



TRADE/MARKET AREA

This metropolitan area includes six counties with a total population of 2 million. It is home to The Ohio State University, one of the largest universities in the nation.

With an average household income over \$112,000, Delaware County has been identified as one of the fastest-growing, wealthiest and most educated areas of the country, and neighboring Franklin County also show solid growth and employment rates.

Polaris Fashion Place sits one-half mile from the Chase Bank Corporate Center, a 1.9 million square foot facility which houses over 8,000 employees. In addition, the Columbus area is home to six Fortune 500 company headquarters as well as offices of other major U.S. and foreign businesses.

POLARIS COMMUNITY PROFILE

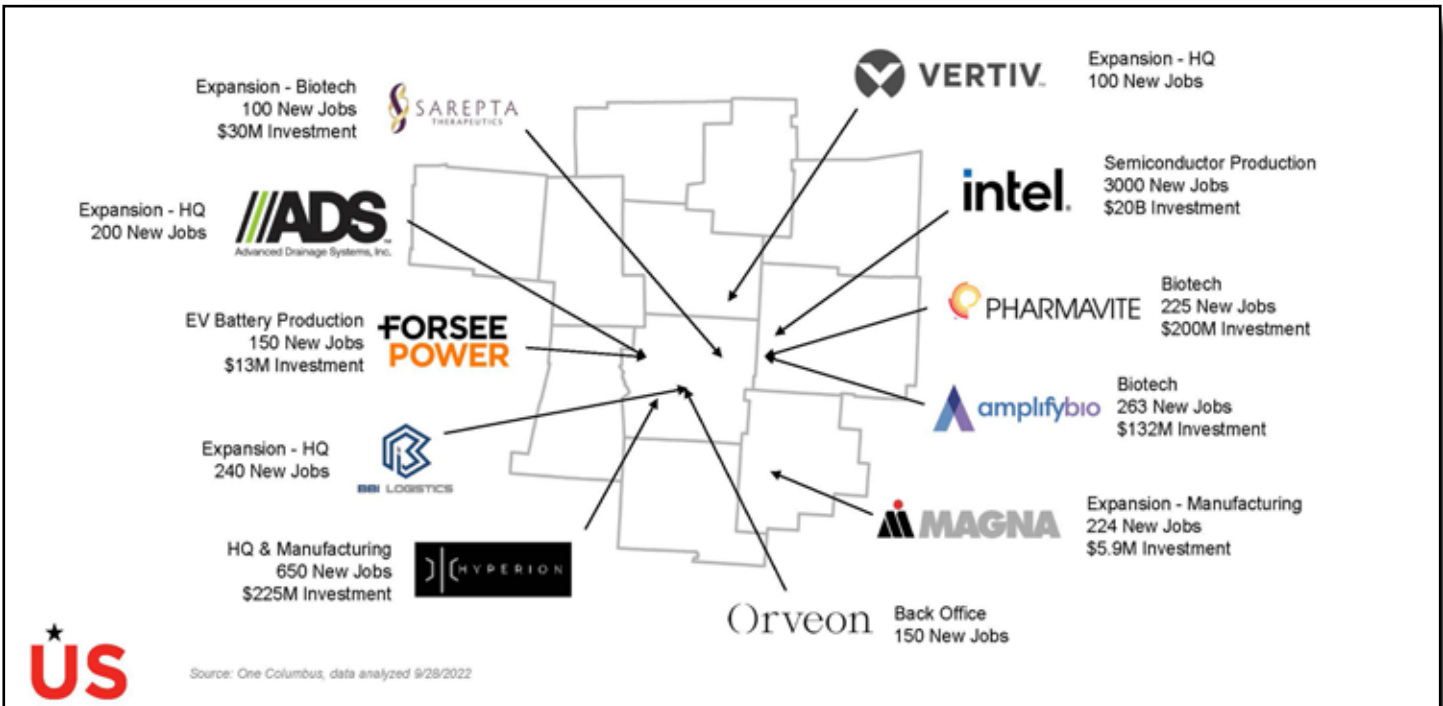


**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

Region Highlights

What's Driving Investment?



Regional Overview

REGIONAL OVERVIEW

THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). The information and data in this document cover the 11-county region with City of Columbus highlights. Some data is only available at the MSA level and is identified as such in the text, title or source.

- **Eleven-county** region located in Central Ohio
- Population of **2.2 million** people
- Population growth rate of 10 percent since 2010
- Ten-county Columbus MSA, **fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- Over **forty-nine** college and university campuses
- Nearly **132,000** college students
- Home to **15** Fortune 1000 headquarters

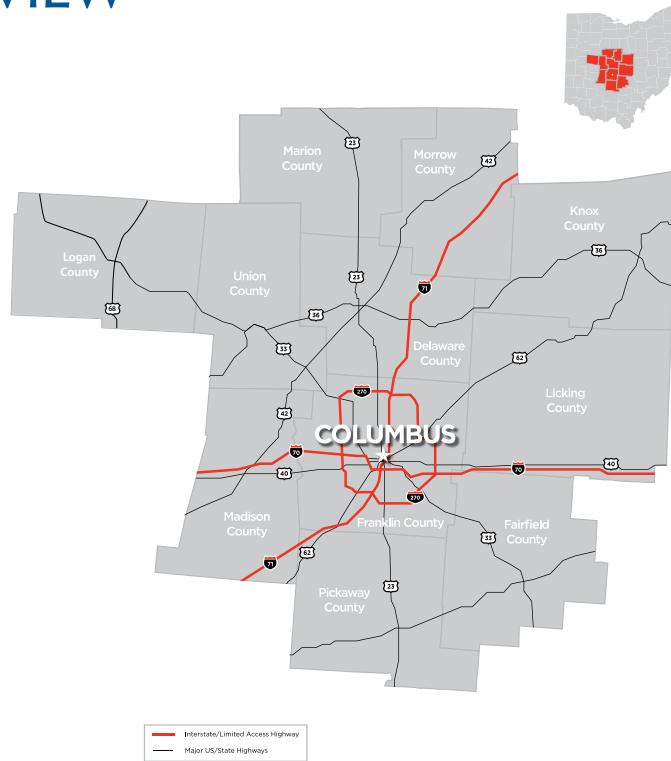
COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **Fourteenth largest city** in the U.S.

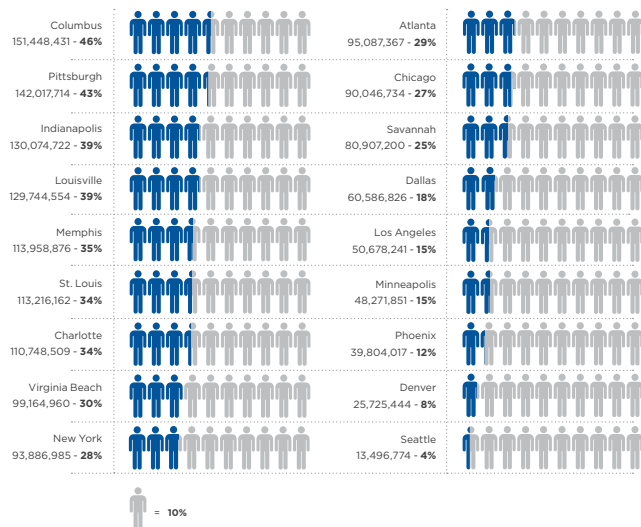
COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- John Glenn Columbus International Airport: Over **160** daily flights to more than **40** destinations
- Enhanced freight rail connections to East Coast ports in Norfolk, VA; Baltimore, MD; and Wilmington, NC
- Columbus is within a 10-hour drive of **151 million** people in the U.S., higher than other major distribution centers in the U.S.

Sources: ESRI Business Analyst 2018; 600 minute (10-hour) drive time from city center. U.S. Census, 2018 Population Estimates; Columbus 2020



U.S. population within 10-hour drive



Offering Memorandum

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs. All potential tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Landlord. The Landlord expressly reserves the right, at its sole discretion, to reject any offer to lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Lease, approved by Landlord, shall bind the property. Each prospective Tenant and/or Broker proceeds at its own risk.

Broker/Agent or their family have an ownership interest in the subject property.



Appraisal Brokerage Consulting Development