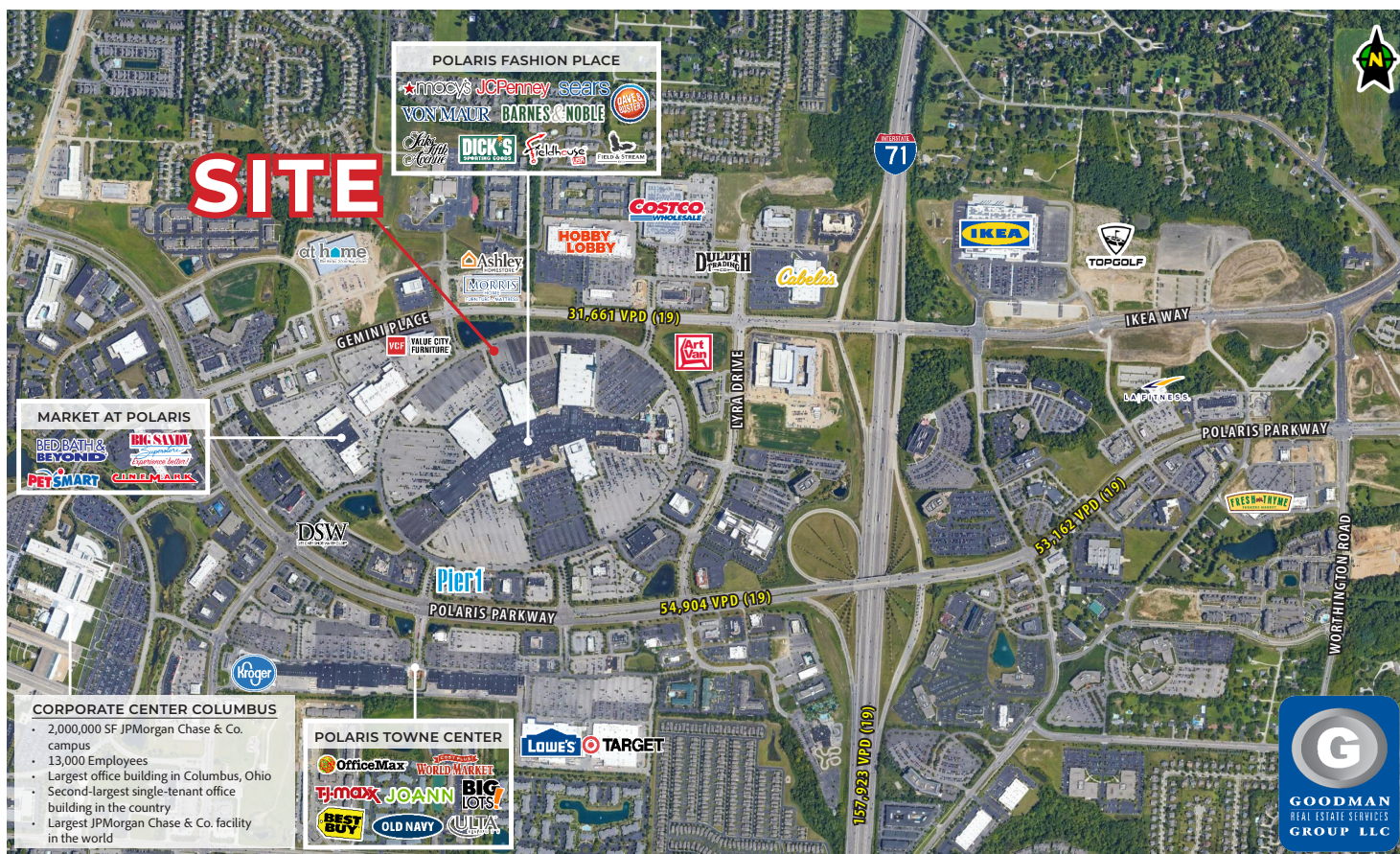




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216.381.8200

POLARIS JCPENNEY OUTPARCEL

Columbus, Ohio



HIGHLIGHTS

- Outparcel For Sale – 1.5 acres
- Unique outparcel opportunity at Polaris Fashion Place, a 1.5 million-square-foot super regional mall
- Anchors include Saks Fifth Avenue, Von Maur, Macy's, JC Penney, Dicks Sporting Goods, Field & Stream, and Barnes and Noble
- Fieldhouse USA will open by December 2020 in the former Sears location. They expect to bring an additional 1.5 million visitors to mall each year
- Located in Delaware County with an annual average household income of over \$112,000 and one of the fastest growing counties in Ohio
- One half mile from JP Morgan Chase Corporate Center, a 2 million-square-foot facility with approximately 13,000 employees
- Explosive office growth in the area including Westerville's Medical Mile to the east
- Extensive concentration of national big box retailers in the area with Cabela's, Ikea, and Top Golf providing strong regional draws

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Projection	12,862	85,560	221,320
2019 Estimate	9,210	76,499	207,471
INCOME	3 MILE	5 MILE	7 MILE
2019 Average	\$96,684	\$105,138	\$104,119
2019 Median	\$80,182	\$81,634	\$80,103
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2019 Employees	22,485	62,117	127,504

LEASING INFORMATION

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CLEVELAND THE OFFICES AT LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS CORPORATE HILL II, SUITE 108
100 W. OLD WILSON BRIDGE ROAD
COLUMBUS, OH 43085

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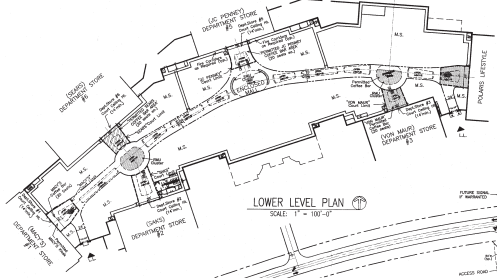
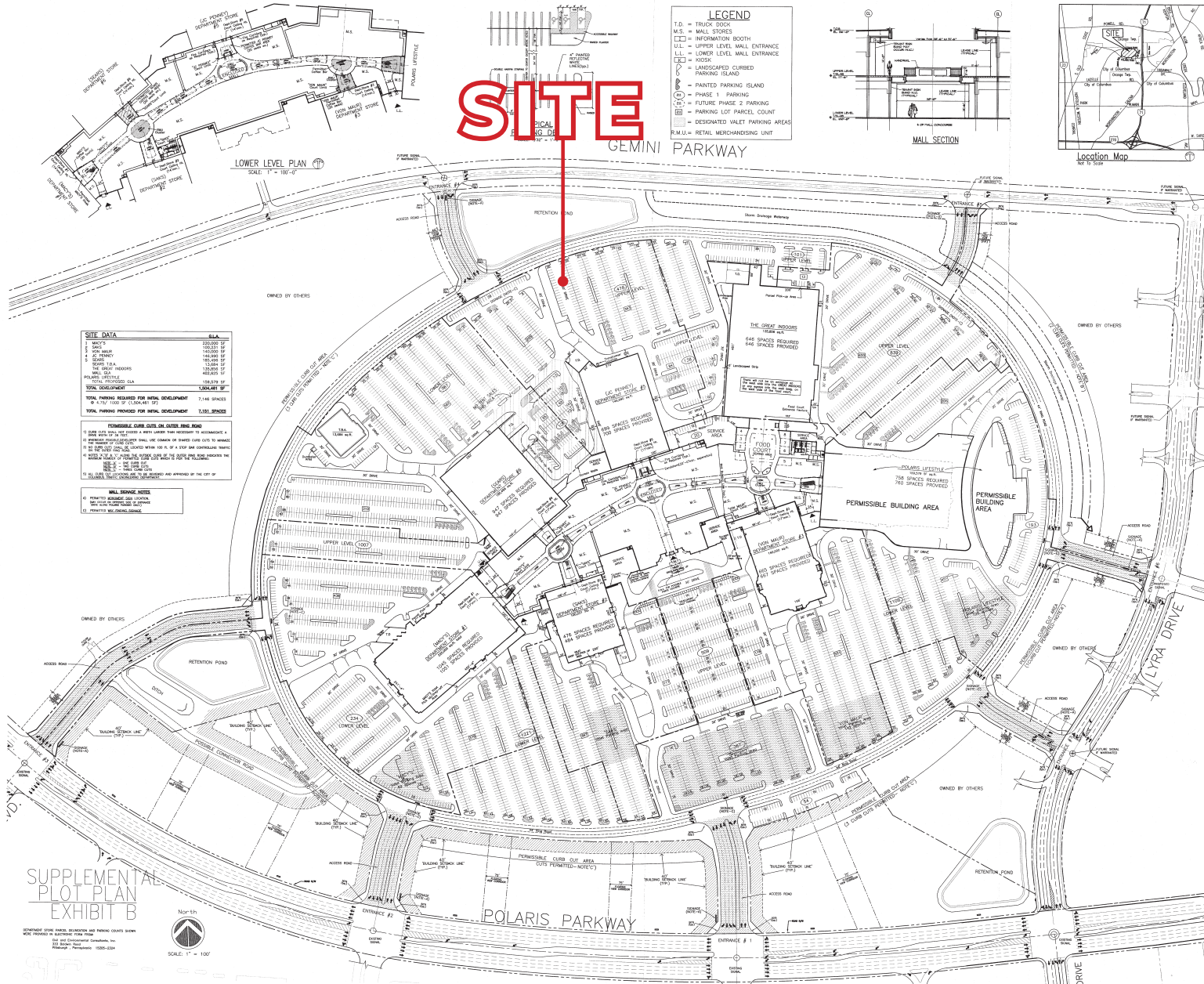
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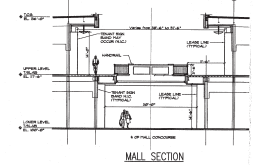
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POLARIS JCPENNEY OUTPARCEL Columbus, Ohio



SITE

- LEGEND**
- T.D. = TRUCK DOCK
 - M.S. = MAIL STORES
 - I.B. = INFORMATION BOOTH
 - U.L. = UPPER LEVEL WALL ENTRANCE
 - L.L. = LOWER LEVEL WALL ENTRANCE
 - K. = KIOSK
 - L.C.I. = LANDSCAPED CURBED PARKING ISLAND
 - P.I. = PAINTED PARKING ISLAND
 - P.1. = PHASE 1 PARKING
 - P.2. = FUTURE PHASE 2 PARKING
 - P.L.C. = PARKING LOT PARCEL COUNT
 - D.V. = DESIGNATED VALET PARKING AREAS
 - M.U. = METAL MERCHANDISING UNIT



SITE DATA

ITEM	AREA
1. TRUCK DOCK	22,000 SF
2. MAIL STORES	140,000 SF
3. INFORMATION BOOTH	140,000 SF
4. UPPER LEVEL WALL ENTRANCE	140,000 SF
5. LOWER LEVEL WALL ENTRANCE	140,000 SF
6. KIOSK	15,000 SF
7. LANDSCAPED CURBED PARKING ISLAND	120,000 SF
8. PAINTED PARKING ISLAND	400,000 SF
9. PHASE 1 PARKING	180,000 SF
10. FUTURE PHASE 2 PARKING	180,000 SF
11. PARKING LOT PARCEL COUNT	180,000 SF
12. DESIGNATED VALET PARKING AREAS	180,000 SF
13. METAL MERCHANDISING UNIT	180,000 SF
TOTAL DEVELOPMENT	1,040,000 SF
TOTAL PARKING REQUIRED FOR MALL DEVELOPMENT	7,140 SPACES
TOTAL PARKING PROVIDED FOR MALL DEVELOPMENT	7,140 SPACES

PERMISSIBLE CURB CUTS ON LOWER LEVEL ROAD

1. CURB CUTS SHALL BE PERMITTED AT SPACES WHICH ARE OCCUPIED BY ACCORDANCE WITH THE FOLLOWING:
 - a. PERMITTED CURB CUTS SHALL BE CHANGING OR SHARED CURB CUTS TO MINIMIZE THE IMPACT ON TRAFFIC FLOW.
 - b. CURB CUTS SHALL BE PERMITTED AT SPACES WHICH ARE OCCUPIED BY ACCORDANCE WITH THE FOLLOWING:
 - 1. TOTAL CURB CUTS SHALL BE LIMITED TO 10% OF THE TOTAL CURB CUTS PROVIDED.
 - 2. CURB CUTS SHALL BE LIMITED TO 10% OF THE TOTAL CURB CUTS PROVIDED.
 - 3. CURB CUTS SHALL BE LIMITED TO 10% OF THE TOTAL CURB CUTS PROVIDED.
2. CURB CUTS SHALL BE PERMITTED AT SPACES WHICH ARE OCCUPIED BY ACCORDANCE WITH THE FOLLOWING:
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 - 3. CURB CUTS SHALL BE LIMITED TO 10% OF THE TOTAL CURB CUTS PROVIDED.

MALL SIGNAGE NOTES

1. PERMITTED SIGNAGE ON CURB CUTS.
2. PERMITTED SIGNAGE ON CURB CUTS.
3. PERMITTED SIGNAGE ON CURB CUTS.

ka
The Architecture of Life

POLARIS FASHION PLACE
POLARIS FASHION PLACE & WOODBRIDGE 71

GLIMCHER

Signature Date: 28 AUG 00

Revisions:

No.	Description
1.	
2.	
3.	

Authorized User:

- Design Development
- Program
- Siting
- Building Permit
- Construction

Correction: 2007 MAY 18

SUPPLEMENTAL PLOT PLAN EXHIBIT B
Scale 1" = 100'

Project No: 99201

Sheet No: EX. B

Client: (JCPENNEY)

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