



7162-B LONGHORN DR

Sunbury, OH 43074

LEASE



LEASE RATE **\$36.00 SF/YR**

OFFERING SUMMARY

Available SF:	2,681 SF
Lease Rate:	\$36.00 SF/yr (NNN)
NNN Expenses:	\$7.00
Lot Size:	1.31 Acres
Year Built:	2020
Building Size:	5,213 SF
Zoning:	PMUD - Planned Mix Use Development
Market:	Delaware County
Submarket:	Sunbury

LOCATION OVERVIEW

This property is located in Birkshire Twp just northwest of Sunbury, Ohio. It is situated just off I-71. The area continues to grow. 13,871 homes with another 3,989 future home sites within a 10-mile radius of the site. In close proximity to the 350,000 SF Tanger Outlets with additional commercial development being planned in the area.

PROPERTY HIGHLIGHTS

- Join Chipotle
- 2,681 SF available
- New construction with plenty of parking
- Monument signage
- Signalized hard corner
- Traffic counts exceed 30,000 VPD in front of the site
- New 500+ unit residential project just north of location

PROPERTY WEBSITE

bit.ly/7162LonghornDr

CBC-ASPIRE.COM

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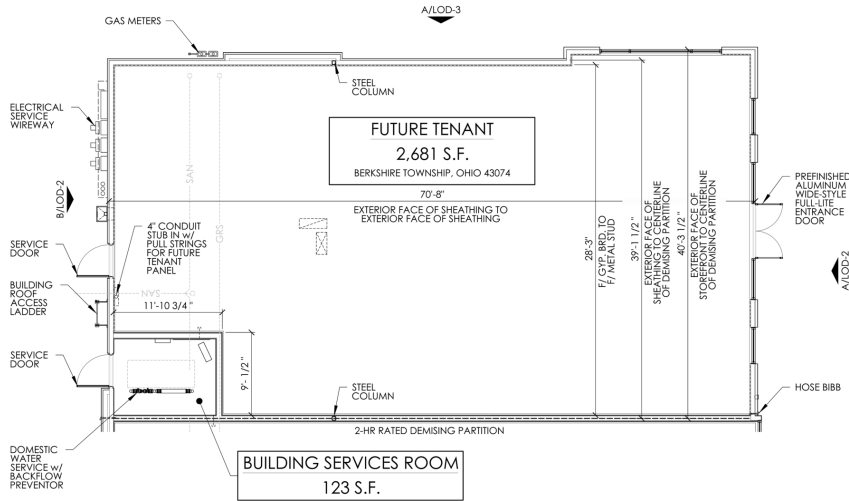
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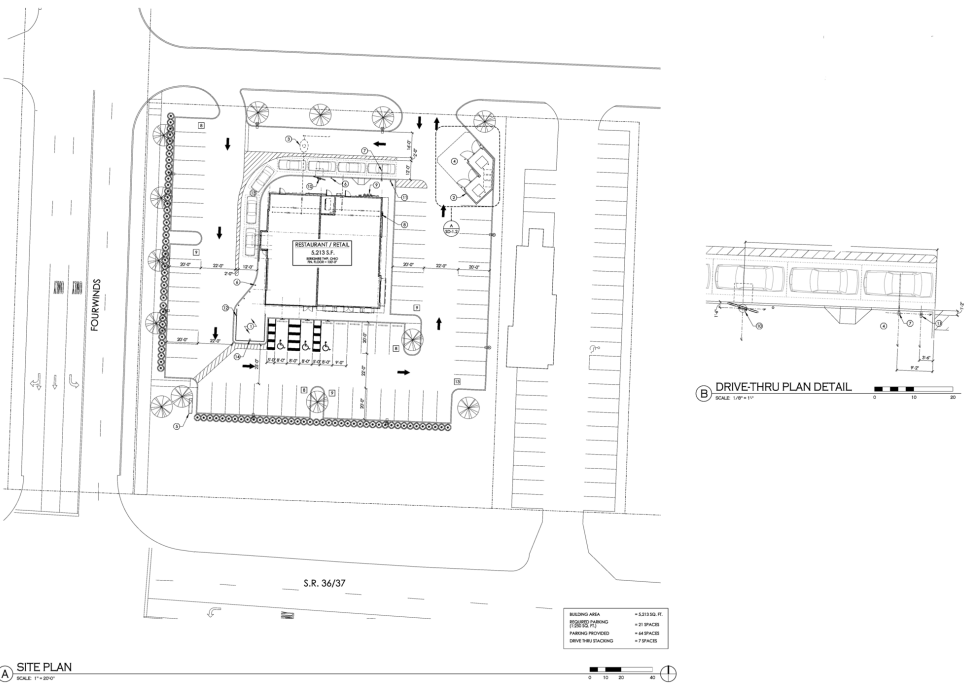
LEASE



LEASE LINES ARE AS TYPICALLY FOLLOWS:

AT EXTERIOR WALLS & STOREFRONT:	AT INTERIOR TENANT DEMISING PARTITION:	AT CORRIDORS AND COMMON SPACES:
LEASE LINE AT EXTERIOR FACE OF STOREFRONT FRAMING	TENANT 1 LEASE LINE AT CENTERLINE OF DEMISING PARTITION TENANT 2	TENANT LEASE LINE AT TENANT SIDE FACE OF PARTITION SHEATHING COMMON SPACE

A LEASE PLAN
SCALE: 1/8" = 1'-0"
0 10 20



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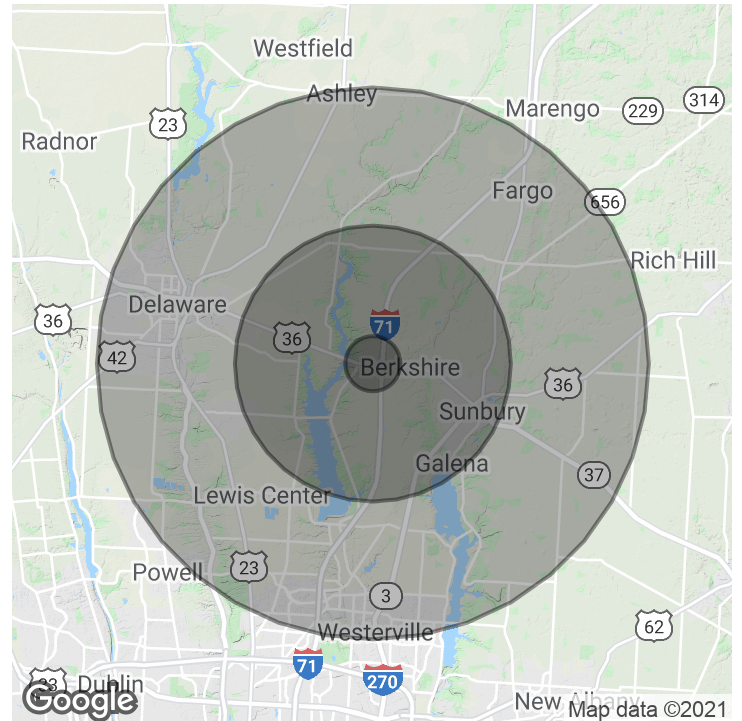


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	949	18,967	135,844
Average age	35.9	36.9	36.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	334	6,494	49,156
# of persons per HH	2.8	2.9	2.8
Average HH income	\$108,881	\$113,734	\$105,242
Average house value	\$302,468	\$311,850	\$295,453

* Demographic data derived from 2010 US Census

CROSS STREETS	DIRECTION	YEAR	COUNT
US Rte 36 & I-71	E	2014	31,788 AADT
I-71 US & Rte 36	S	2002	52,820 ADT



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