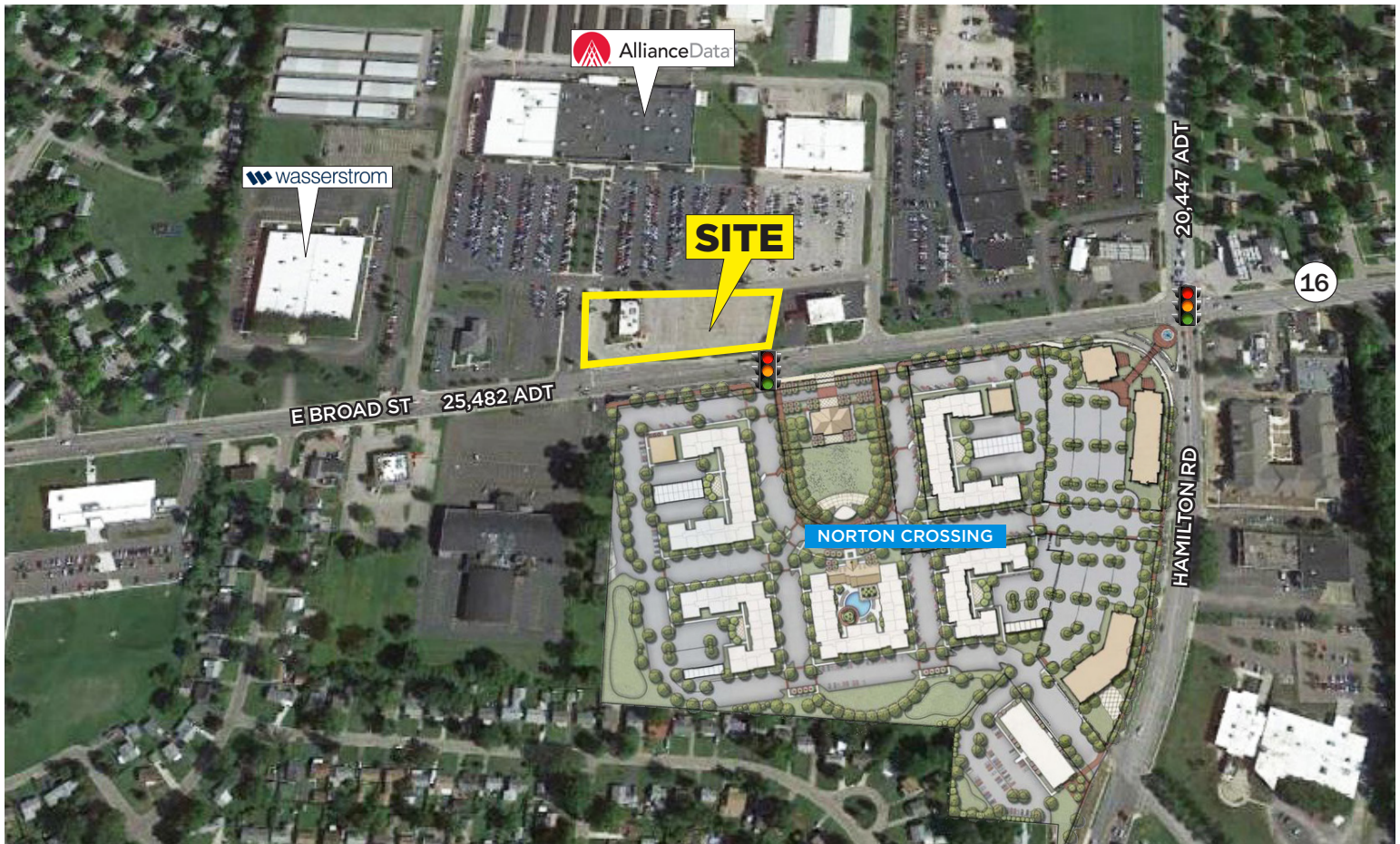


+/- 1.71 ACRE OUTPARCEL OPPORTUNITIES

4600 E. Broad Street | Whitehall/Columbus, Ohio



PROPERTY HIGHLIGHTS

- 4,566 SF building for lease or redevelopment opportunity
- +/- 1.71 acres with excellent visibility and accessibility to E. Broad Street
- Located in front of 103,161 SF Alliance Data Systems (1,500 employees)
- Robust development activity currently underway in the area, including relocation of 50,500+ SF Wasserstrom Co. headquarters (opened Summer 2017; 250 employees), new 60,000 SF corporate headquarters of Heartland Bank (opened fourth quarter 2017; 100 employees), and redevelopment of 20-acre tract (Norton Crossing) to include new residential, office, retail and greenspace
- Nearby Defense Supply Center Columbus (DSCC) employs 8,000+ DoD civilians, 900 contractors and 500 military personnel
- Located 17 minutes/6.5 miles from downtown Columbus, 8 minutes/3.4 miles from the John Glenn International Airport, and 3 minutes/1.25 miles from Interstate 270
- Average Daily Traffic Counts: E. Broad Street - 28,386
Hamilton Road - 20,447

DEMOGRAPHICS

5-MILE RADIUS

POPULATION (Current)	256,208
POPULATION (5 years)	278,499
HOUSEHOLDS	105,916
AVG. HOUSEHOLD INCOME	\$67,676
HOUSEHOLDS EARNING MORE THAN \$50K	51.8%
MEDIAN AGE	36
DAYTIME POPULATION	195,672
BUSINESSES	9,093
EXPENDITURE - RETAIL (Total)	\$2.65 B
Per Household per Month	\$2,082

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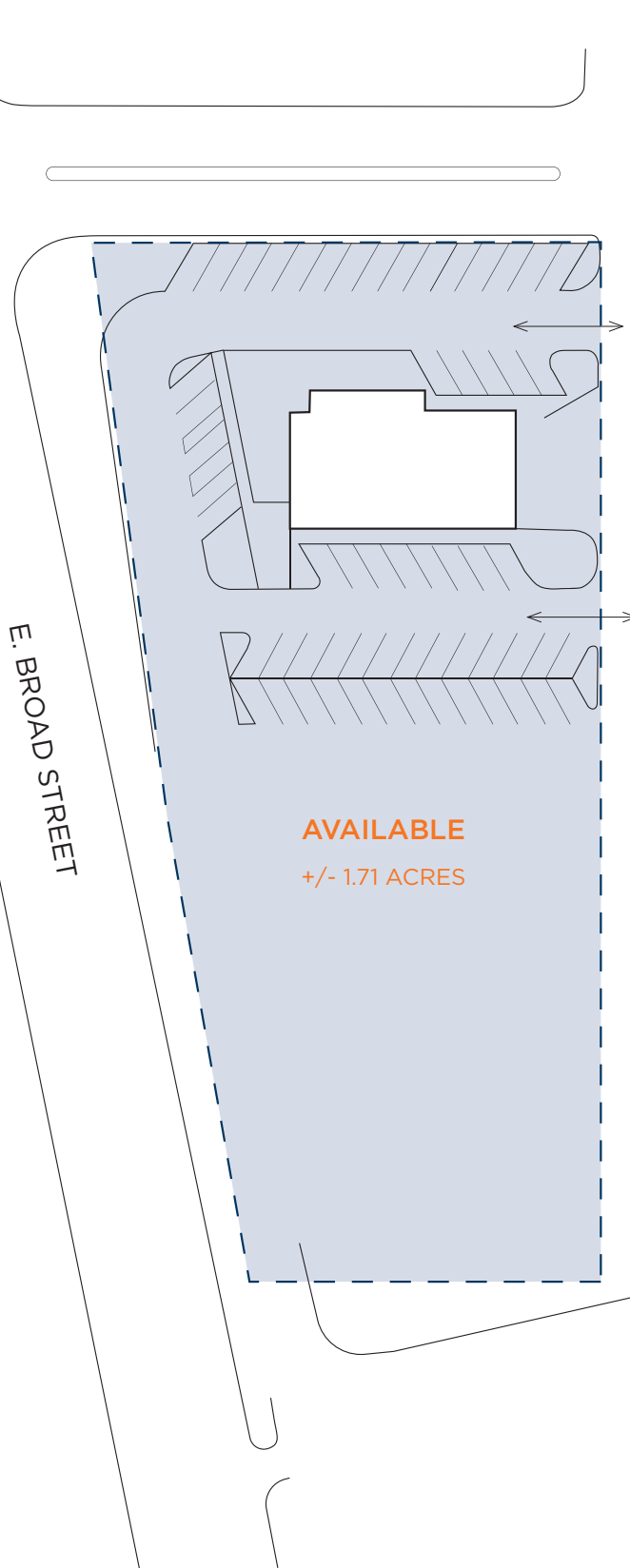
FOR MORE INFORMATION

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+/- 1.71 ACRE OUTPARCEL OPPORTUNITIES

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SITE PLAN



LOCATION MAP



+/- 1.71 ACRE OUTPARCEL OPPORTUNITIES

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AERIAL PHOTOGRAPH

