

EXCLUSIVE

Groveport Road by
Alum Creek Drive

Obetz, OH

AVAILABLE
RETAIL PROPERTY

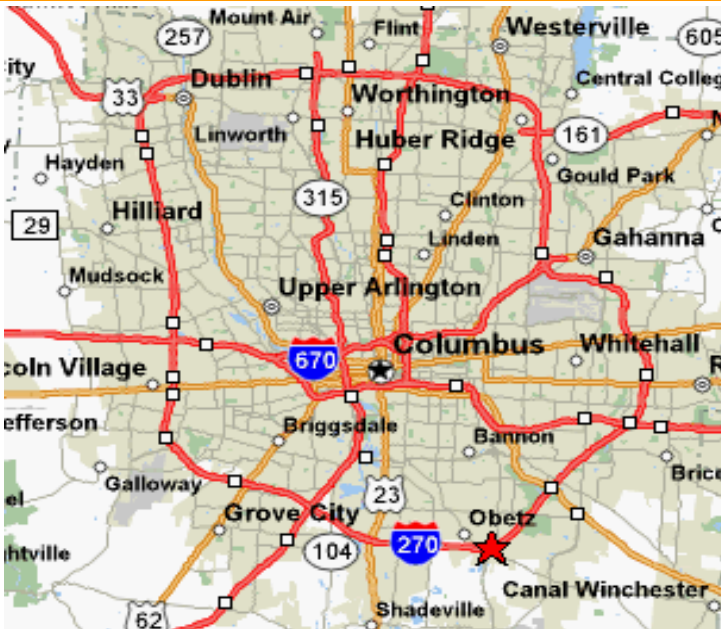
Presented by

E.J. Schottenstein
Real Estate LLC

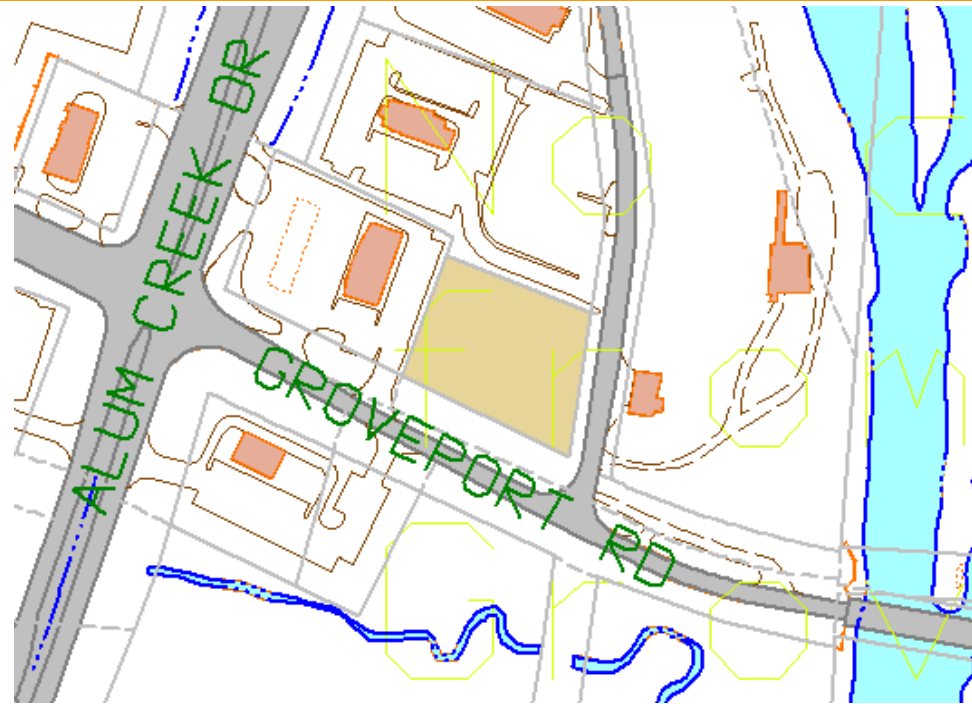
Steve Master

Commercial Real Estate Specialist
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Approximately 1.269 acres
Quality Development Opportunity



- Undeveloped commercial property
- Excellent Interstate exposure
- All utilities available



High traffic location w/ great visibility!

The information contained within this packet is from sources that are believed to be accurate. This does not guarantee their accuracy. An independent investigation of this property should be conducted to better analyze all data.

E.J. Schottenstein: The trusted name
in Central Ohio Real Estate



Groveport Rd East of Alum Creek Drive

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I-270 traffic count over 59,000 vpd

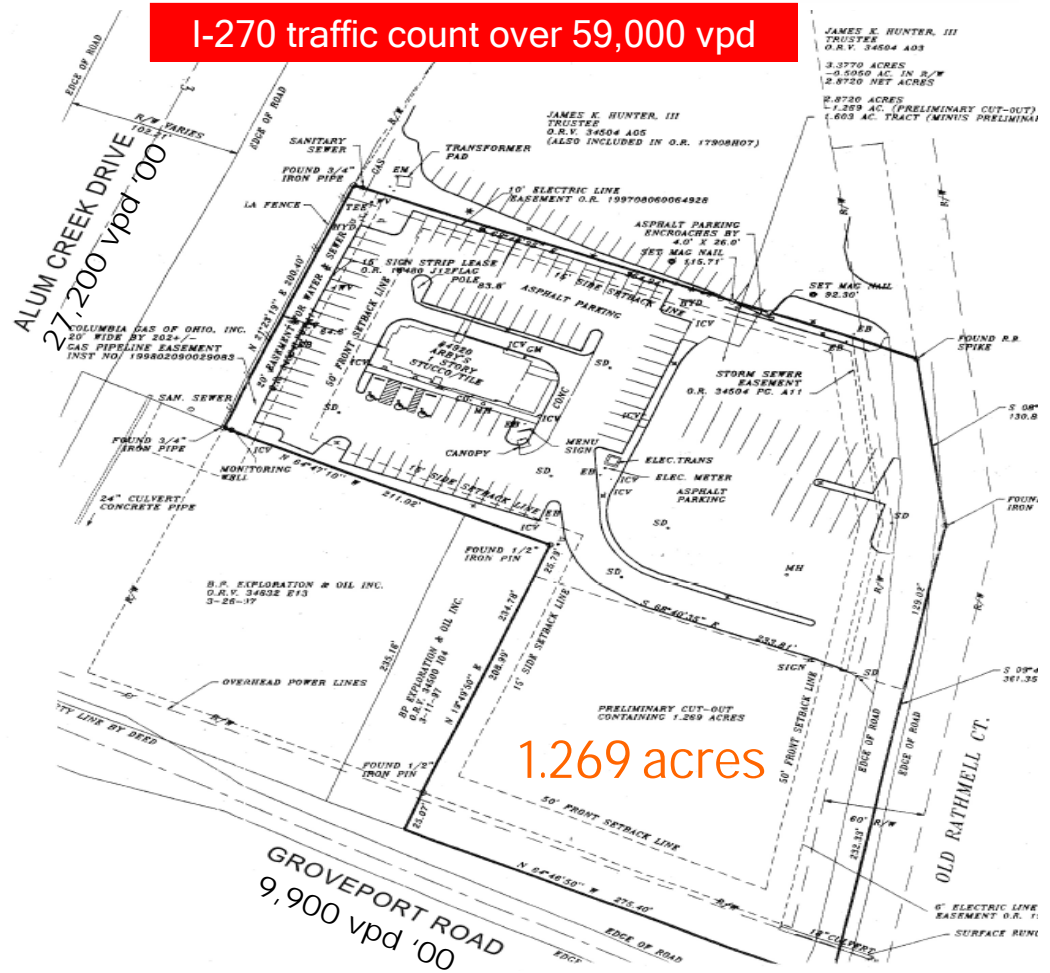
Vital Stats of the Area

Estimated Demographics (2000)

Radius:	1 Mile	3 Mile	5 Mile
Population	7,604	40,486	111,679
# HH:	2,961	16,037	47,254
Avg Median HH Income:	\$ 46,523	\$ 41,887	\$ 40,447
Unemployment rate	3.0%	4.0%	5.0%
Population Inc. ('00-'10)	740 (16%)	3,657 (10%)	7,839 (7%)

Other Useful Facts

- Adjacent to BP & Arby's
- Other area retailers include McDonald's, Taco Bell, Wendy's, Sleep Inn & Comfort Inn
- Located at the gateway to Rickenbacker Airport & there is a tremendous amount of industrial development around this location



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