

PRIME RETAIL SPACE FOR LEASE

**8269-8333 Market Exchange Drive
Westerville, Ohio 43081**



Polaris Area

1,600 - 3,200 +/- SF For Lease



**THE ROBERT
WEILER
COMPANY**

Appraisal Brokerage Consulting Development

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Property Description

PRIME POLARIS RETAIL SPACE AVAILABLE!

Two 1,600 +/- SF suites available for lease at aggressive retail rates. Both suites can be combined for 3,200 +/- SF. Strong retail market with average household income above \$91,000 within 5 miles. 16,000 residents within 1 mile, 69,000 within 5 miles. Direct proximity to Polaris Fashion Mall - a 1.4 million square feet luxury mall anchored by Saks Fifth Avenue, Von Maur & Macy's. Retail center is located at signalized intersection of Sancus Blvd & Lazelle Rd with over 35,000 cars per day. Across the street from the new 270 unit luxury apartments, the Avenue at Polaris.

Address: 8269-8333 Market Exchange Drive
Westerville, OH 43081

County: Franklin

PID: 610-295562-00

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

Building Size: 28,000 +/- SF

Acreage: 3.873 +/- acres

Year Built: 2004

Lease Rate: \$18.00/SF NNN

Zoning: LC3 - Commercial

Space Available: Suite 8289 - 1,600 +/- SF
Suite 8293 - 1,600 +/- SF
(can be combined for 3,200 +/- SF)



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Property Location



Great Location!

Across from Polaris Fashion Place Mall

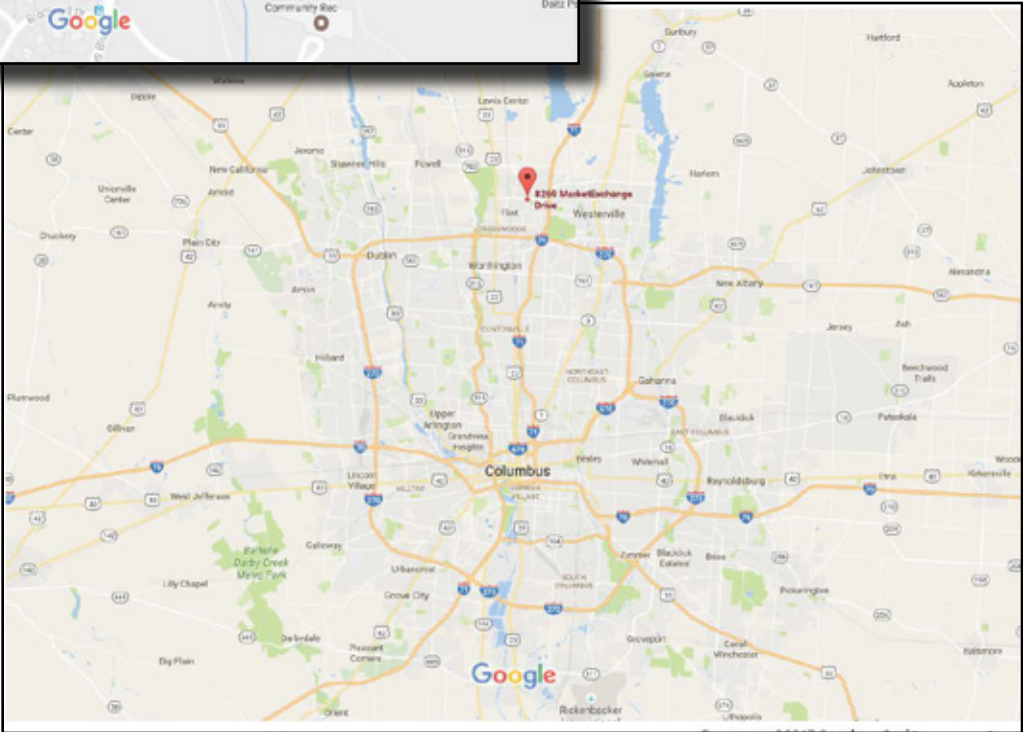
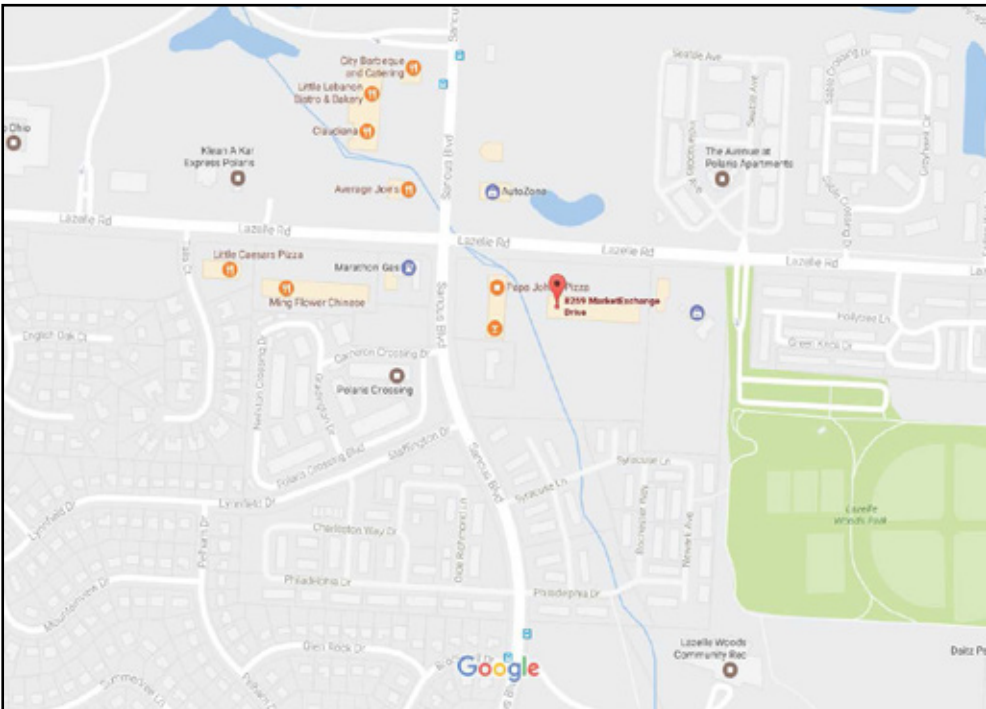
Easy access to I-270 & I-71



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Street Maps



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Aerial & Plat Maps




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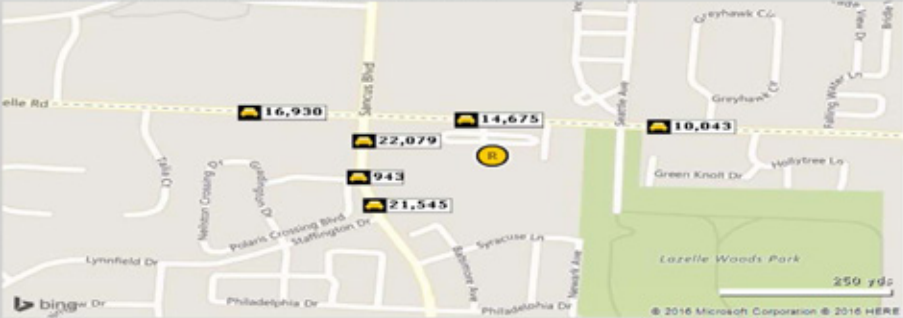
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Demographics and Traffic

Demographic Summary Report

Lazelle Market Place 8269-8333 Market Exchange Rd, Westerville, OH 43081						
						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2021 Projection	15,977		79,085		237,784	
2016 Estimate	15,019		73,569		222,437	
2010 Census	14,095		66,367		206,034	
Growth 2016 - 2021	6.38%		7.50%		6.90%	
Growth 2010 - 2016	6.56%		10.85%		7.96%	
2016 Population by Hispanic Origin						
	931		3,765		11,124	
2016 Population						
	15,019		73,569		222,437	
White	11,025	73.41%	56,841	77.26%	170,419	76.61%
Black	1,433	9.54%	8,107	11.02%	32,050	14.41%
Am. Indian & Alaskan	35	0.23%	161	0.22%	530	0.24%
Asian	2,090	13.92%	6,537	8.89%	13,443	6.04%
Hawaiian & Pacific Island	4	0.03%	24	0.03%	110	0.05%
Other	431	2.87%	1,900	2.58%	5,886	2.65%
U.S. Armed Forces	19		66		122	
Households						
2021 Projection	6,948		32,249		94,429	
2016 Estimate	6,533		30,026		88,397	
2010 Census	6,164		27,232		82,140	
Growth 2016 - 2021	6.35%		7.40%		6.82%	
Growth 2010 - 2016	5.99%		10.26%		7.62%	
Owner Occupied	2,855	43.70%	17,805	59.30%	57,433	64.97%
Renter Occupied	3,678	56.30%	12,221	40.70%	30,964	35.03%
2016 Households by HH Income						
	6,534		30,027		88,396	
Income: <\$25,000	436	6.67%	3,442	11.46%	12,053	13.64%
Income: \$25,000 - \$50,000	1,764	27.00%	6,617	22.04%	18,010	20.37%
Income: \$50,000 - \$75,000	1,645	25.18%	5,676	18.90%	14,994	16.96%
Income: \$75,000 - \$100,000	1,222	18.70%	4,813	16.03%	13,614	15.40%
Income: \$100,000 - \$125,000	414	6.34%	2,917	9.71%	8,806	9.96%
Income: \$125,000 - \$150,000	532	8.14%	2,101	7.00%	6,223	7.04%
Income: \$150,000 - \$200,000	307	4.70%	2,428	8.09%	7,760	8.78%
Income: \$200,000+	214	3.28%	2,033	6.77%	6,936	7.85%
2016 Avg Household Income						
	\$79,831		\$91,581		\$94,243	
2016 Med Household Income						
	\$65,334		\$71,657		\$73,440	

Traffic Count Report

Lazelle Market Place 8269-8333 Market Exchange Rd, Westerville, OH 43081						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 County Line Rd	Ozem Gardner Way	0.59 W	2011	10,182	MPSI	.05
2 Lazelle Rd	Sancus Blvd	0.08 W	2015	14,675	AADT	.05
3 Sancus Blvd	Worthington Lake Dr	0.44 S	2011	19,817	MPSI	.11
4 Sancus Blvd	Lazelle Rd	0.03 N	2016	22,079	AADT	.11
5 Cameron Crossing Dr	Sancus Blvd	0.01 NE	2016	943	AADT	.12
6 Sancus Blvd	Staffington Dr	0.02 S	2016	21,545	AADT	.12
7 County Line Rd	Sable Crossing Dr	0.05 E	2011	9,427	MPSI	.15
8 Lazelle Rd	Sable Crossing Dr	0.05 E	2015	10,043	MPSI	.15
9 County Line Rd	Ozem Gardner Way	0.41 W	2011	14,633	MPSI	.21
10 Lazelle Rd	Sancus Blvd	0.10 E	2015	16,930	AADT	.21



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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

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. 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 15,019 residents living within one mile, with projected growth of 6.56 percent. The population is 73,569 in a three mile radius and 222,437 in a five mile radius, and both figures are expected to grow by six to eight percent. With average household income of \$91,581 in three miles and \$94,243 in five miles, this trade area proves to be financially sound. This property is located at a prime intersection, with Sancus Boulevard drawing 22,079 vehicles every day. Located close by Interstate 71, 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



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City Highlights

Demographics

Population: 7,724

Households: 13,568
 Home value: \$212,800
 Population:
 Proper 38,703
 Area 85,634
 Median Age: 38
 College-educated 49.9%

Location

Easy to get from here to there...
 It is a short commute from Westerville to other major Ohio cities:

AKRON, 120 miles NE
CINCINNATI, 117 miles S
CLEVELAND, 127 miles N
DAYTON, 89 miles SW
TOLEDO, 137 miles NW
YOUNGSTOWN, 167 miles NE

Westerville spans two counties--nearly 8.5 square miles in Franklin County and approximately three square miles in Delaware County.

Central Ohio roads are well-designed and maintained, making driving pleasant and efficient in comparison to many other metropolitan areas.

Why Westerville?

Westerville is located within 500 miles of 50% of the entire U.S. and Canadian populations. The Central Ohio Transportation Authority (COTA) provides affordable, clean bus transportation throughout Columbus and its suburbs.

Business & Employment

Businesses 5,600+
Employees 50,451
Chamber members 600
Unemployment 5.2%
Top industry Health Care/Social Assistance
Household income \$82,893

Top Employers

Employer	Employees	Employer	Employees
JP Morgan Chase Bank	4200	Exel Logistics	506
Mount Carmel Health Systems	2050	City of Westerville	420
Westerville City Schools	1549	OhioHealth	398
Alliance Data Systems	955	Emerson Network Power	394
Inventiv Health	806	Bank of America	325
Affinion Corporation	675	Worthington Cylinders	315
Otterbein University	655	MRS Associates	275
Progressive Medical	520	ABB	155

Quality Education

Area Colleges & Universities

Capital University	3.6K+ students capital.edu
Cols. College of Art & Design	1.3K+ students ccad.edu
Cols. State Community College	31K+ students cscs.edu
Devry Institute of Technology	enrollment unlisted cols.devry.edu
Franklin University	11K+ students franklin.edu
Fortis College	enrollment unlisted fortis.edu
Ohio Dominican University	3K students ohiodominican.edu
Otterbein University	3K students otterbein.edu
The Ohio State University	63K+ students osu.edu

Westerville City Schools

The Westerville City School District is the 10th-largest school district in the state. For the past five years, Westerville City Schools has earned the state's highest report card rating of "Excellent"; the last three of those years included the designation of "Excellent with Distinction." On average, more than 80% of Westerville Schools graduates pursue a postsecondary education at colleges and universities around the world.

SchoolMatch has honored the Westerville City School District for 19 consecutive years with its "What Parents Want Award" for providing the curriculum and academic rigor parents desire most for their children. Only 16 percent of the nation's 15,571 public school systems earn this recognition.

Otterbein University

For more information, visit us online at westervillechamber.com
 Otterbein serves more than 2,500 traditional and adult undergraduate students enrolled in 73 majors and 44 minors and more than 450 graduate students enrolled in master's programs in allied health, business administration, education, educational mathematics and nursing, as well as the doctor of nursing practice program.

WESTERVILLE COMMUNITY PROFILE

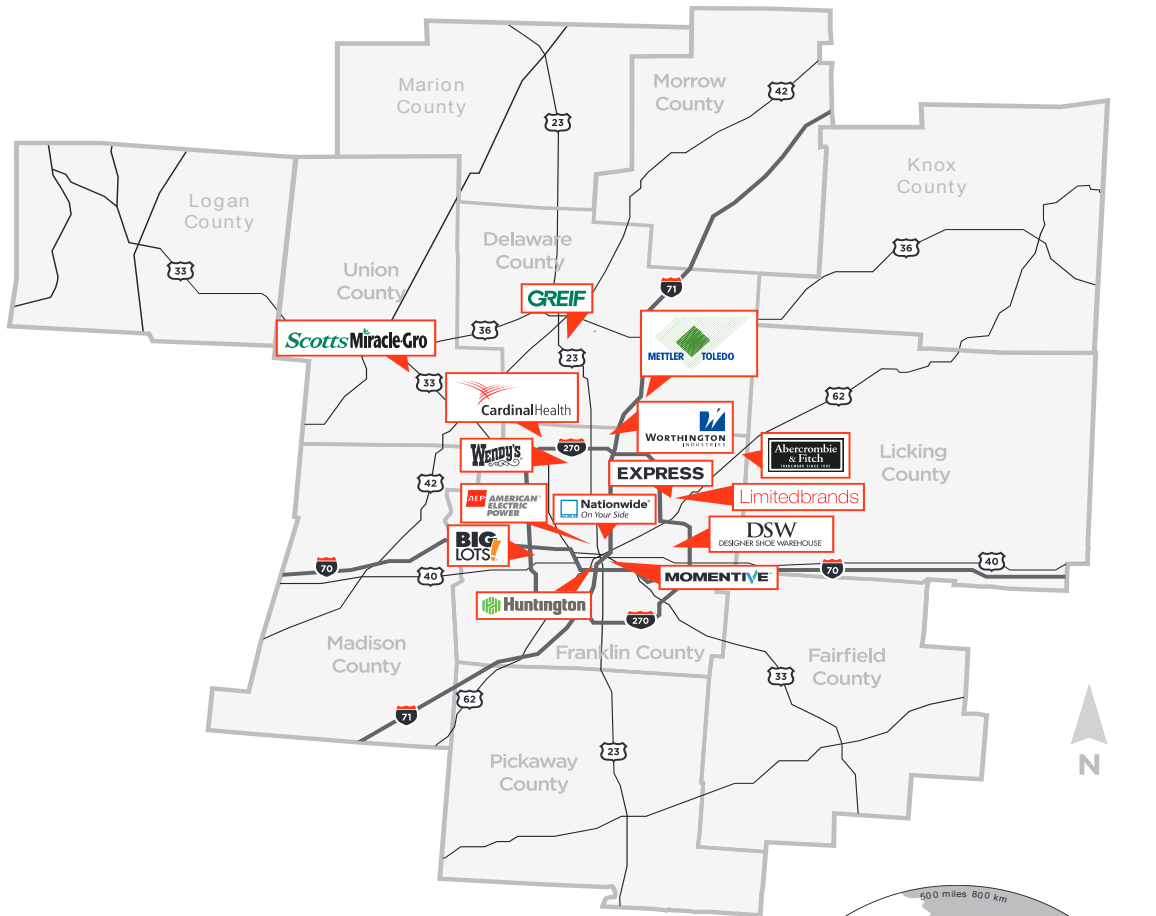


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City Highlights

FORTUNE 1000 HEADQUARTERS

THE COLUMBUS REGION



— Interstate/Limited Access Highway
— Major US/State Highways



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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 purchase of the subject property. 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. 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 for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner 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 Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser 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 Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.



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