

# PAD SITES & MULTI-TENANT SPACE AVAILABLE

ACROSS FROM L-BRAND CAMPUS

8394 EAST BROAD STREET

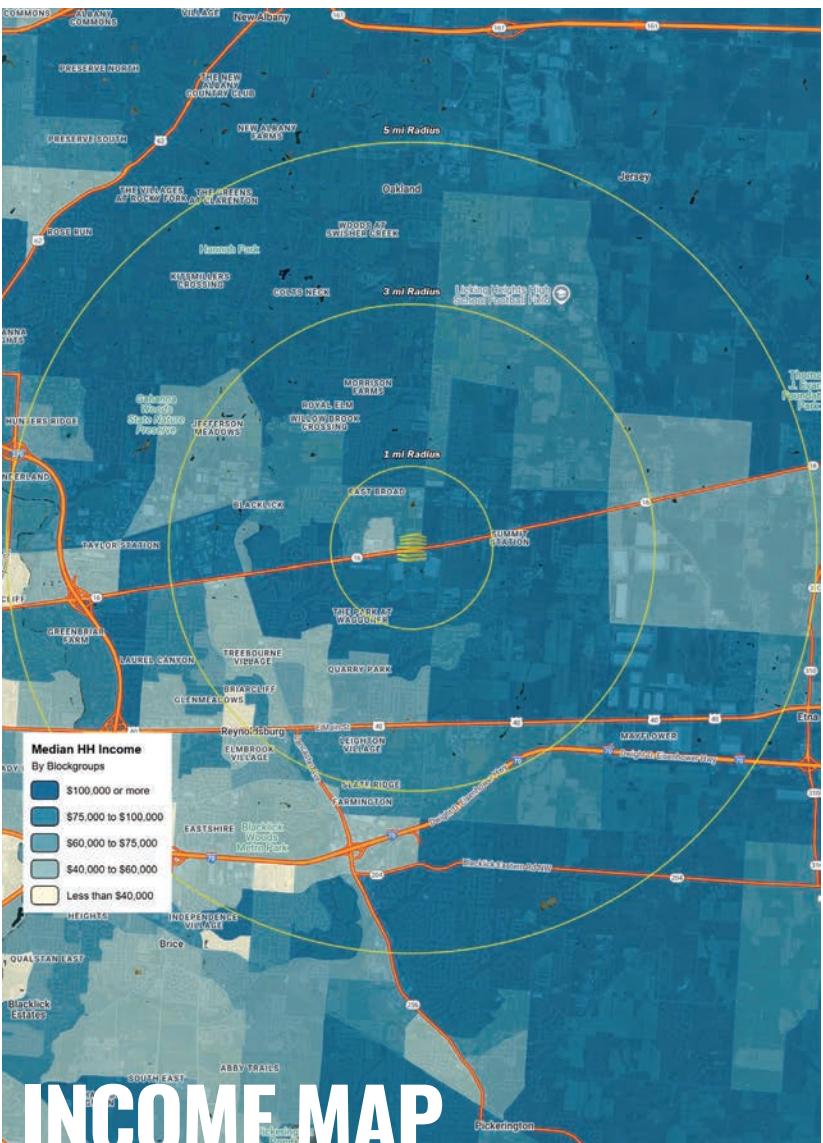




# REYNOLDSBURG PADS

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## NEIGHBORHOOD VIBE



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### TRADE AREA OVERVIEW

REYNOLDSBURG IS A DYNAMIC SUBURB OF COLUMBUS LOCATED ROUGHLY 12 MILES EAST OF DOWNTOWN, WITH STRONG ROADWAY ACCESS VIA I-70 AND U.S. ROUTE 40. KNOWN AS THE "BIRTHPLACE OF THE TOMATO," REYNOLDSBURG HAS EVOLVED FROM AGRICULTURAL ROOTS INTO A THRIVING COMMUNITY THAT BLENDS RESIDENTIAL NEIGHBORHOODS, RETAIL CORRIDORS, AND CORPORATE PRESENCE.

ONE OF THE CITY'S SIGNATURE ASSETS IS THE L-BRANDS (NOW BATH & BODY WORKS INC. AND VICTORIA'S SECRET) CAMPUS, WHICH HAS HISTORICALLY SERVED AS A HEADQUARTERS AND OPERATIONAL HUB FOR BATH & BODY WORKS AND VICTORIA'S SECRET. THIS MAJOR CORPORATE PRESENCE STRENGTHENS REYNOLDSBURG'S ROLE AS A KEY BUSINESS CENTER WITHIN THE COLUMBUS METRO.

THE LOCAL ECONOMY IS FURTHER SUPPORTED BY ROBUST RETAIL TRADE ALONG MAIN STREET AND TAYLOR ROAD, HEALTHCARE PROVIDERS, EDUCATION THROUGH REYNOLDSBURG CITY SCHOOLS, AND A WIDE RANGE OF SERVICE INDUSTRIES. WITH A POPULATION OF APPROXIMATELY 41,000 RESIDENTS, THE CITY BENEFITS FROM A GROWING LABOR POOL AND STABLE DEMOGRAPHICS.

REYNOLDSBURG ALSO FEATURES AMPLE RECREATIONAL AMENITIES, INCLUDING BLACKLICK WOODS METRO PARK AND NATURE CENTER, WHICH OFFERS TRAILS, GOLF, AND NATURE PROGRAMMING. COMMUNITY EVENTS SUCH AS THE ANNUAL TOMATO FESTIVAL HIGHLIGHT THE CITY'S HERITAGE AND FOSTER REGIONAL TOURISM.

WITH ITS STRATEGIC LOCATION, STRONG CORPORATE PRESENCE, AND WELL-ROUNDED COMMUNITY AMENITIES, REYNOLDSBURG SERVES AS A HIGHLY ATTRACTIVE AND RESILIENT TRADE AREA WITHIN THE COLUMBUS METROPOLITAN REGION.

### DEMOGRAPHICS

	3 mile	5 mile	10 mile
<b>POPULATION</b>	<b>8,311</b>	<b>64,918</b>	<b>139,290</b>
<b>HOUSEHOLDS</b>	<b>3,208</b>	<b>24,187</b>	<b>54,103</b>
<b>EMPLOYEES</b>	<b>2,001</b>	<b>12,180</b>	<b>42,417</b>
<b>MED HH INCOME</b>	<b>\$87,006</b>	<b>\$92,872</b>	<b>\$90,333</b>

### AREA RETAIL | RESTAURANTS



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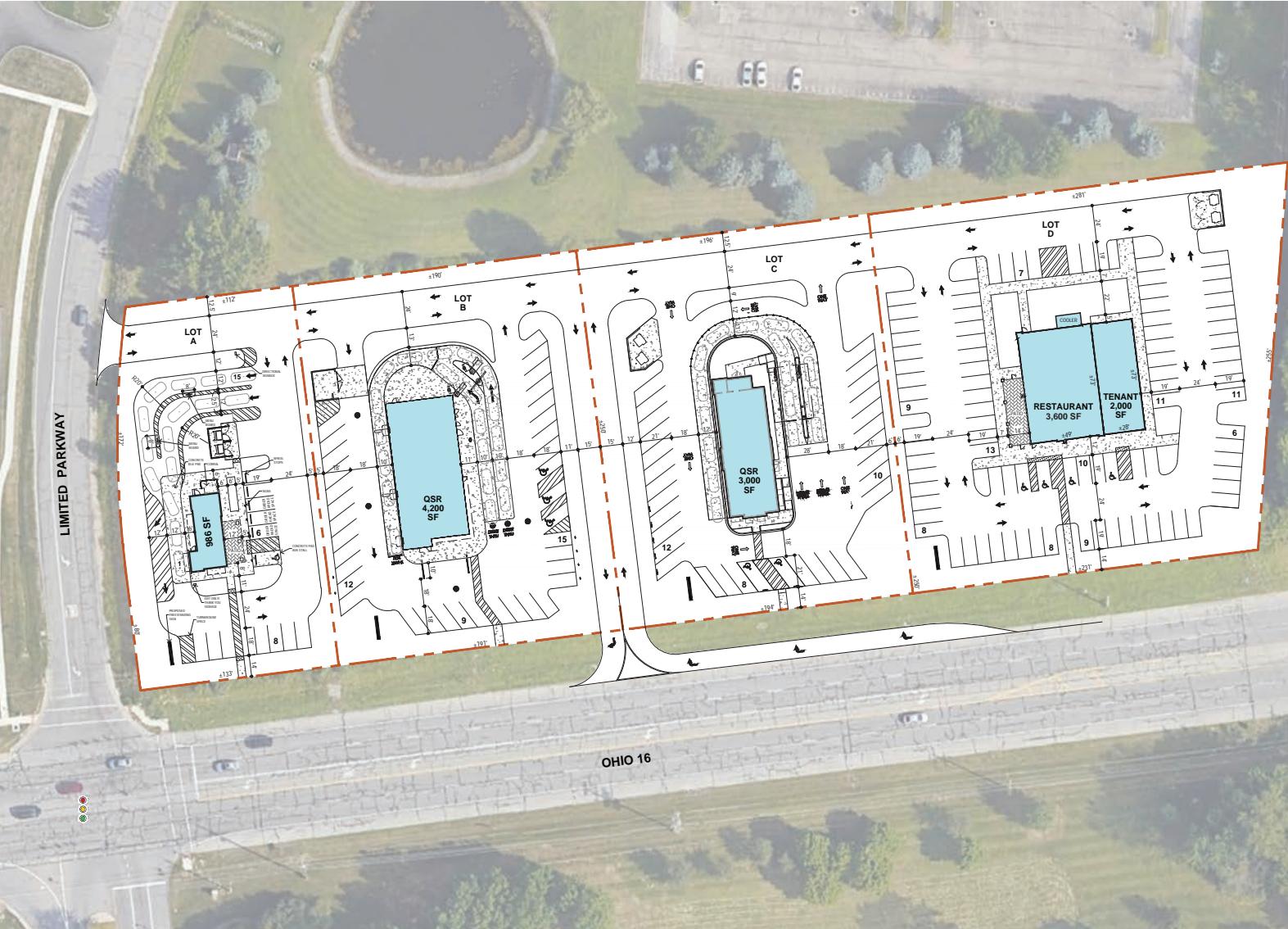
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## SITE PLAN & DETAILS



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- PAD SITES & MULTI-TENANT SPACE AVAILABLE WITH FRONTAGE ON E BROAD ST, A DOMINANT RETAIL CORRIDOR IN REYNOLDSBURG
- BROAD STREET CONTINUES TO ATTRACT NATIONAL RETAILERS INCLUDING TARGET, LOWE'S, ALDI, HOBBY LOBBY, TJ MAXX, AND MEIJER CREATING SEAMLESS CONSUMER CONVENIENCE AND CROSS-SHOPPING
- SUITABLE FOR QSR, RETAIL, FINANCIAL, MEDICAL, OR SERVICE USERS
- SIGNALIZED ACCESS WITH HIGH VISIBILITY ALONG E BROAD ST WHICH CARRIES OVER 26,000 VPD'S. THE SITE SITS DIRECTLY ACROSS FROM THE MAIN ENTRANCE TO THE VICTORIA'S SECRET AND BATH & BODY WORKS HEADQUARTERS
- CALL BROKER FOR PRICING

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## MARKET AERIAL

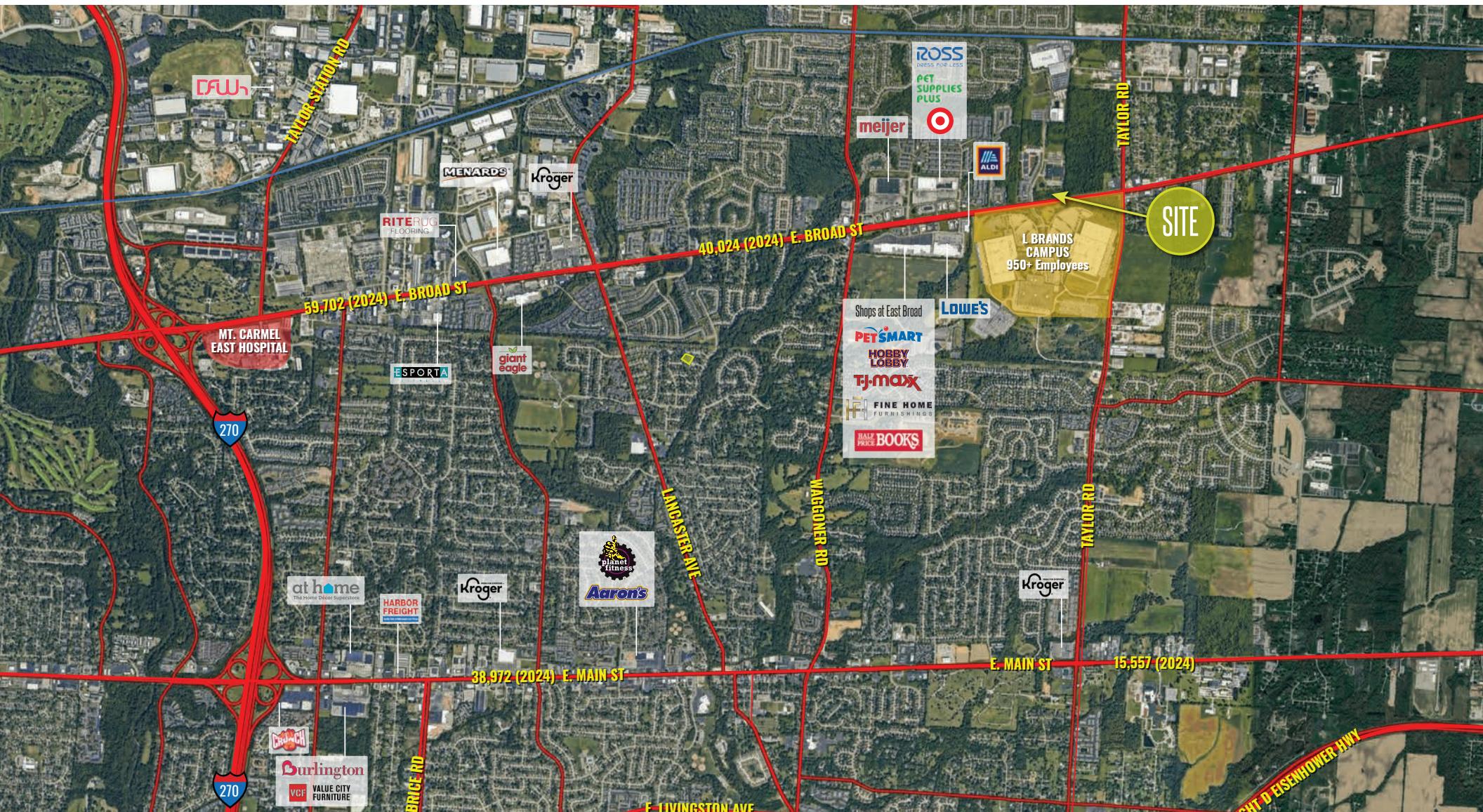


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