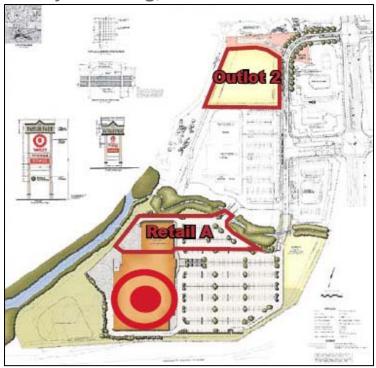
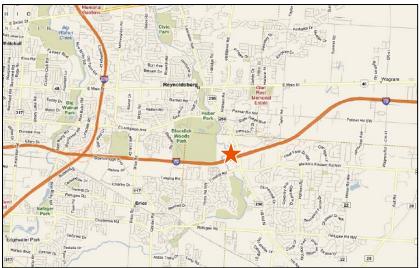
Premiere Development Opportunities Two Remaining Junior Pads



Anchored by New Target Store, Staples and HH Gregg

I-70 & Taylor Road Reynoldsburg, OH





Dellius				
Radius	Est. '07 Pop.	Avg. HHI	Med. Prop. Value	
1 Mile	8,497	\$60,682	\$129,873	
2 Mile	27,608	\$59,514	\$125,810	
3 Mile	70,050	\$62,552	\$128,669	
5 Milo	140.670	¢62 912	¢122.650	

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees warranties or representations as to the completeness or accuracy thereof.

Availability:

- Retail A: 4.6 Acres PBA 29,000 SF
- Outlot 2: 2.6 Acres

Price Reduced for Retail A!

Location

- Anchored by new 132,866 SF Target store
- High profile location with I-70 & RT 256 visibility

Asking Price:

Retail A: \$3,200,000 \$2,300,000

Fully pad ready with parking lot, lighting installed and utilities stubbed

Outlot 2: \$1,100,000

Rough graded only (may need zoning change)

Traffic Counts:

- Interstate 70: 65,503 ADT
- RT 256: 41,103 ADT

Co-Tenants:

- Staples
- HH Gregg

Area Retailers:

- Marshalls
- Wal-Mart
- Bed Bath & Beyond
- Barnes and Noble
- Best Buy
- Gander Mountain
- Sam's Club
- JoAnn
- Babies R Us
- Marcus Theaters

Additional information provided in a full marketing package.

Matt Friday

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