



PROPERTY HIGHLIGHTS

- NEW additional “B” building available—up to 4,053 SF
- +/- 1,827 SF available in the “A” building
- Surrounded by high-end residential
- Positioned in the center of a strong retail corridor
- The only remaining undeveloped quadrant of the I-70 / SR-256 interchange
- Highest traffic counts in the submarket
- Largest concentration of retail, restaurants, and hotels in the area
- +/- 3.3 acre outparcel also for sale



For More Information, Please Contact:

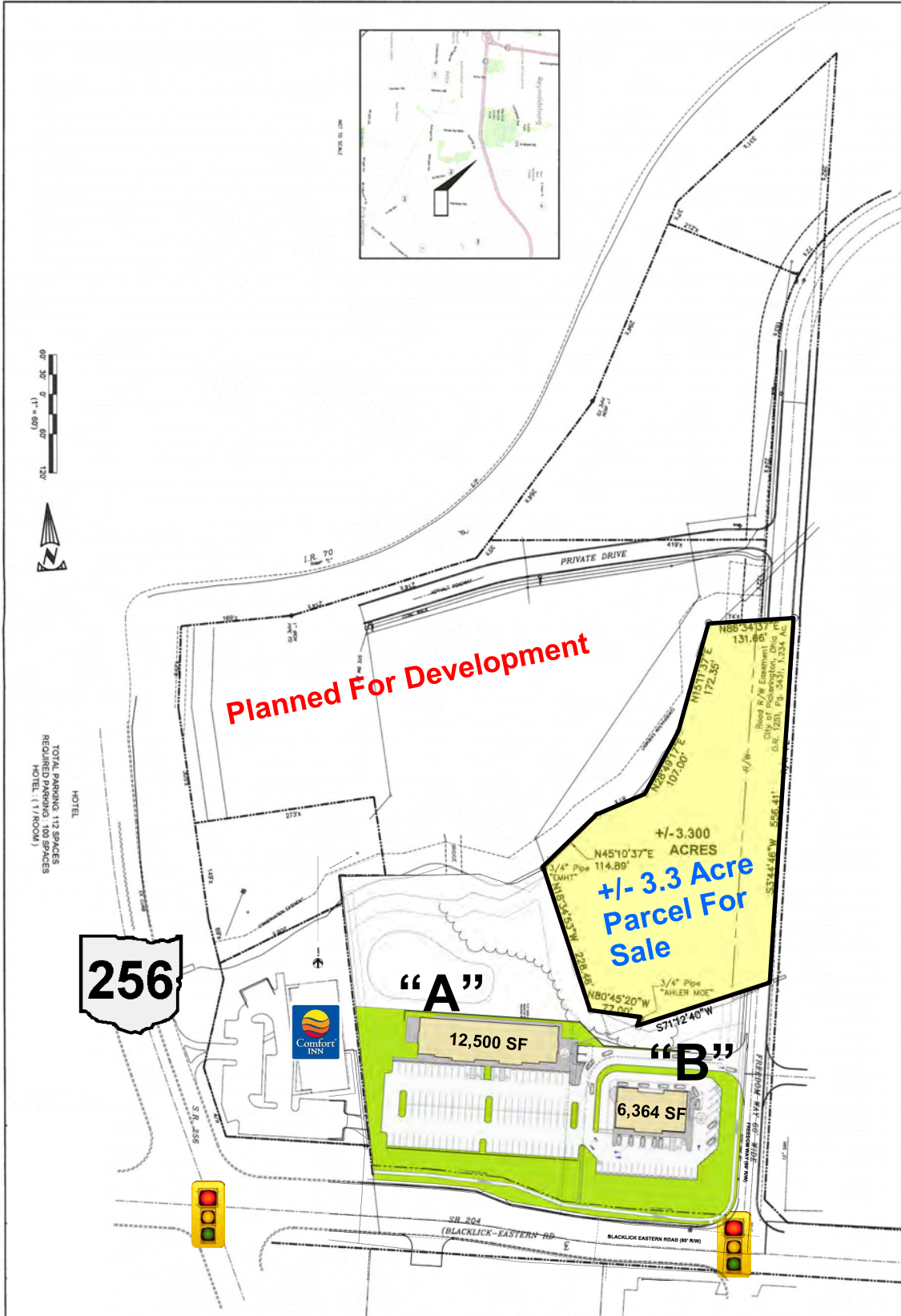
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TRADE AREA MERCHANT AERIAL



OVERALL SITE PLAN



The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

ASHTON CROSSING: RETAIL FOR LEASE
10700-10710 Blacklick Eastern Road, Pickerington, OH 43147

OBLIQUE AERIAL



“A” Building (10710)

VALMER
Land Title Agency

CLUB PILATES

1,827 SF

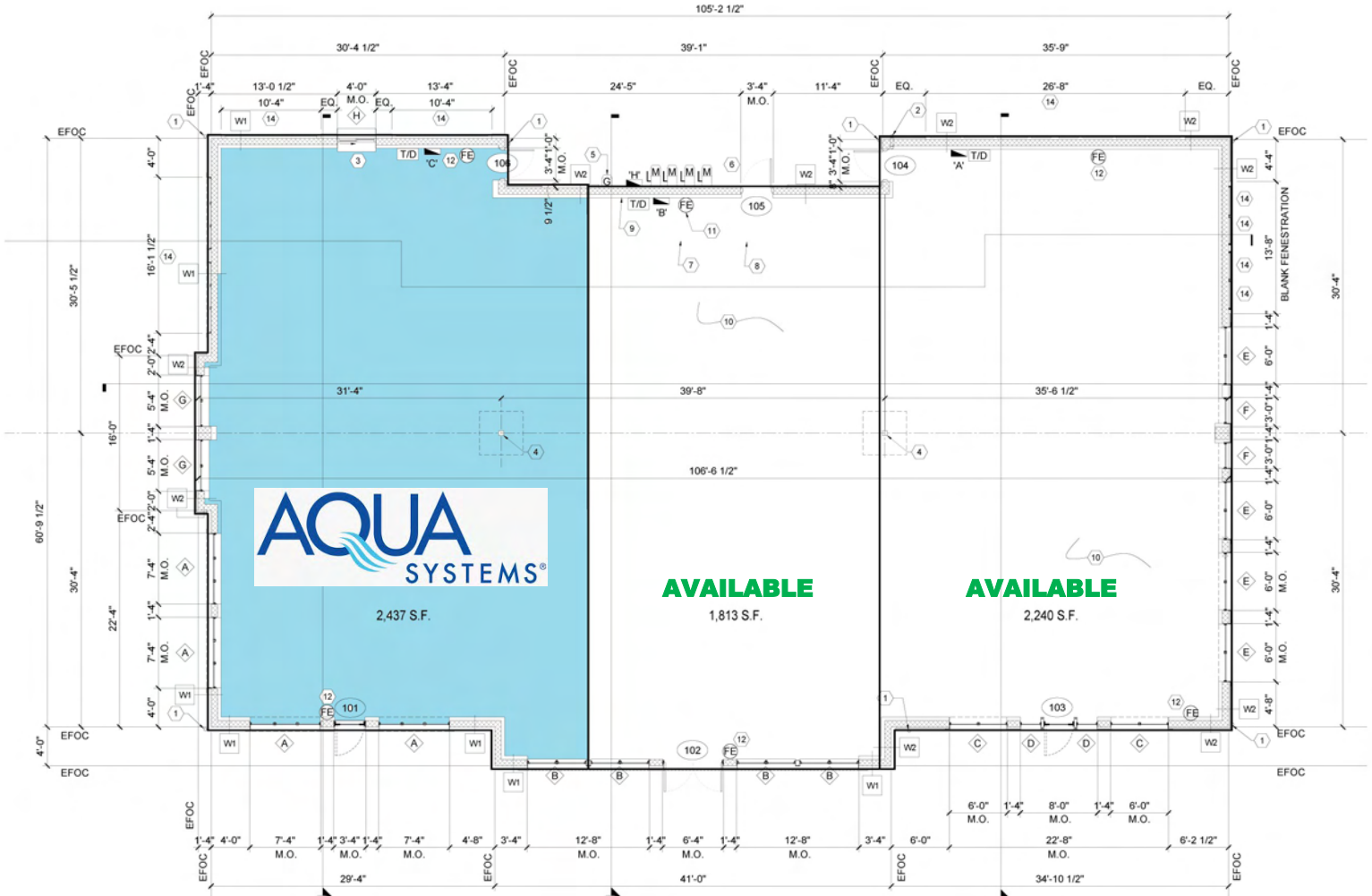
Orangetheory
FITNESS

**“B” Building
(10700)**

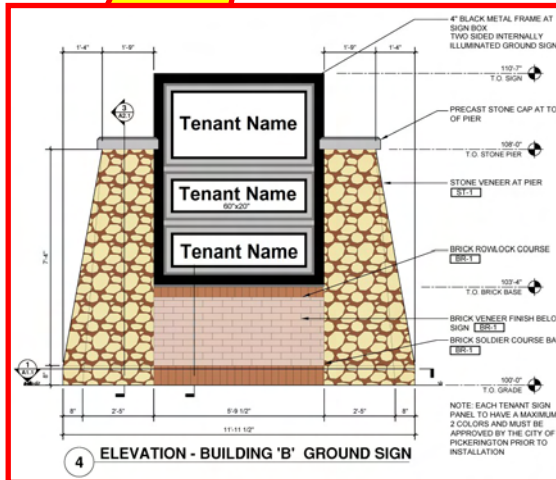
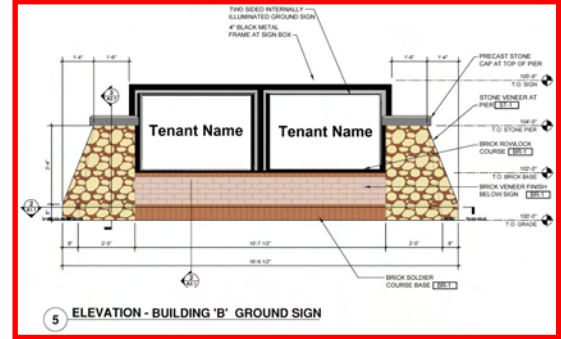
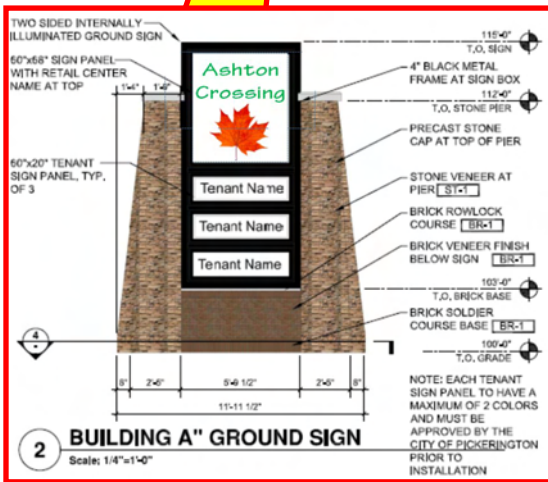
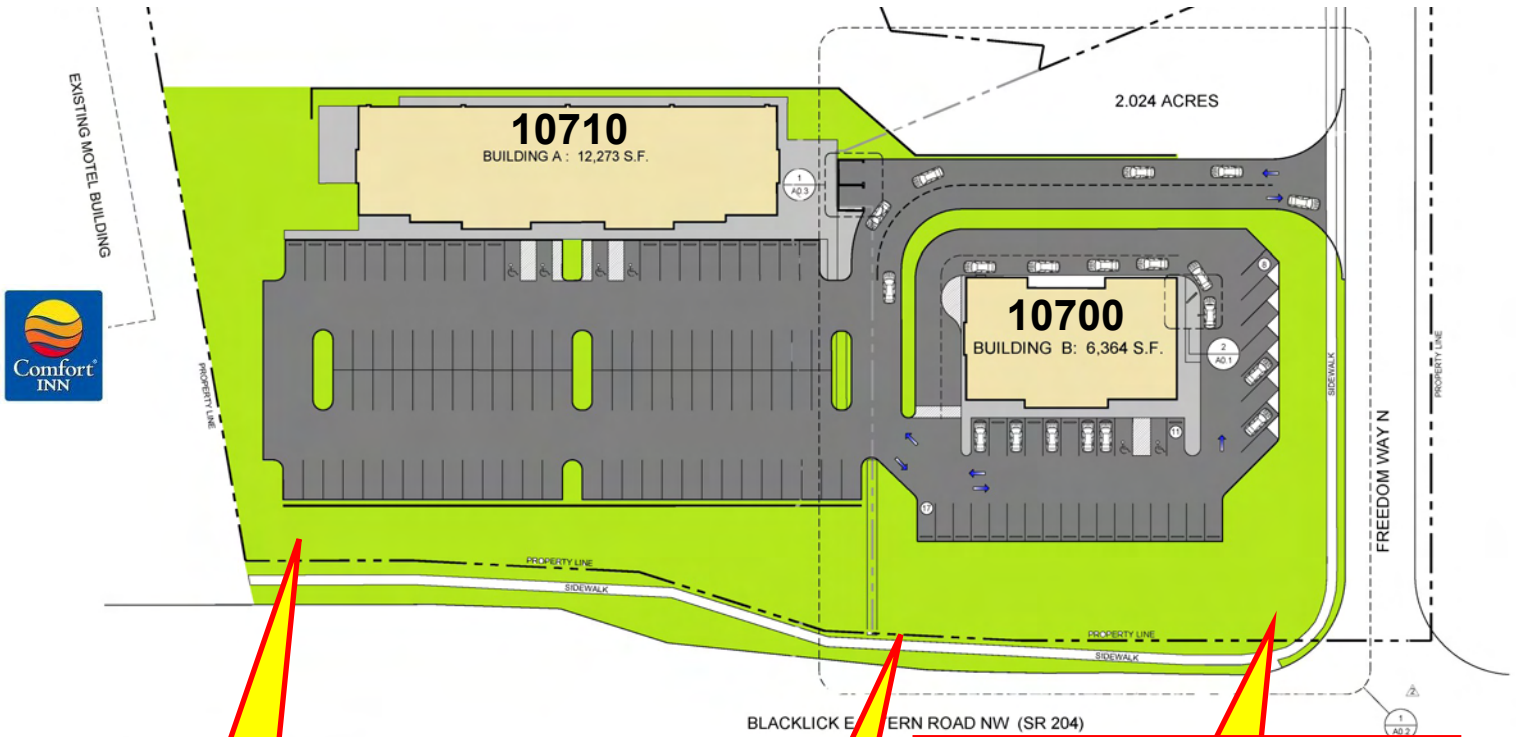
THE "A" BUILDING (10710)



THE "B" BUILDING (10700)



MONUMENT SIGNAGE



PICKERINGTON INFORMATION

The *primary benefits* of the location of Ashton Crossing are:

This is the last economically-viable interchange with *a full offering of brand name retailers*, restaurants, hotels, and entertainment venues before you reach the I-270 outerbelt. The I-70 / SR-256 interchange serves as a “gateway” to Columbus for all of the traffic coming from the east on I-70.

90,000+ VPD travel on I-70 to this interchange every day.

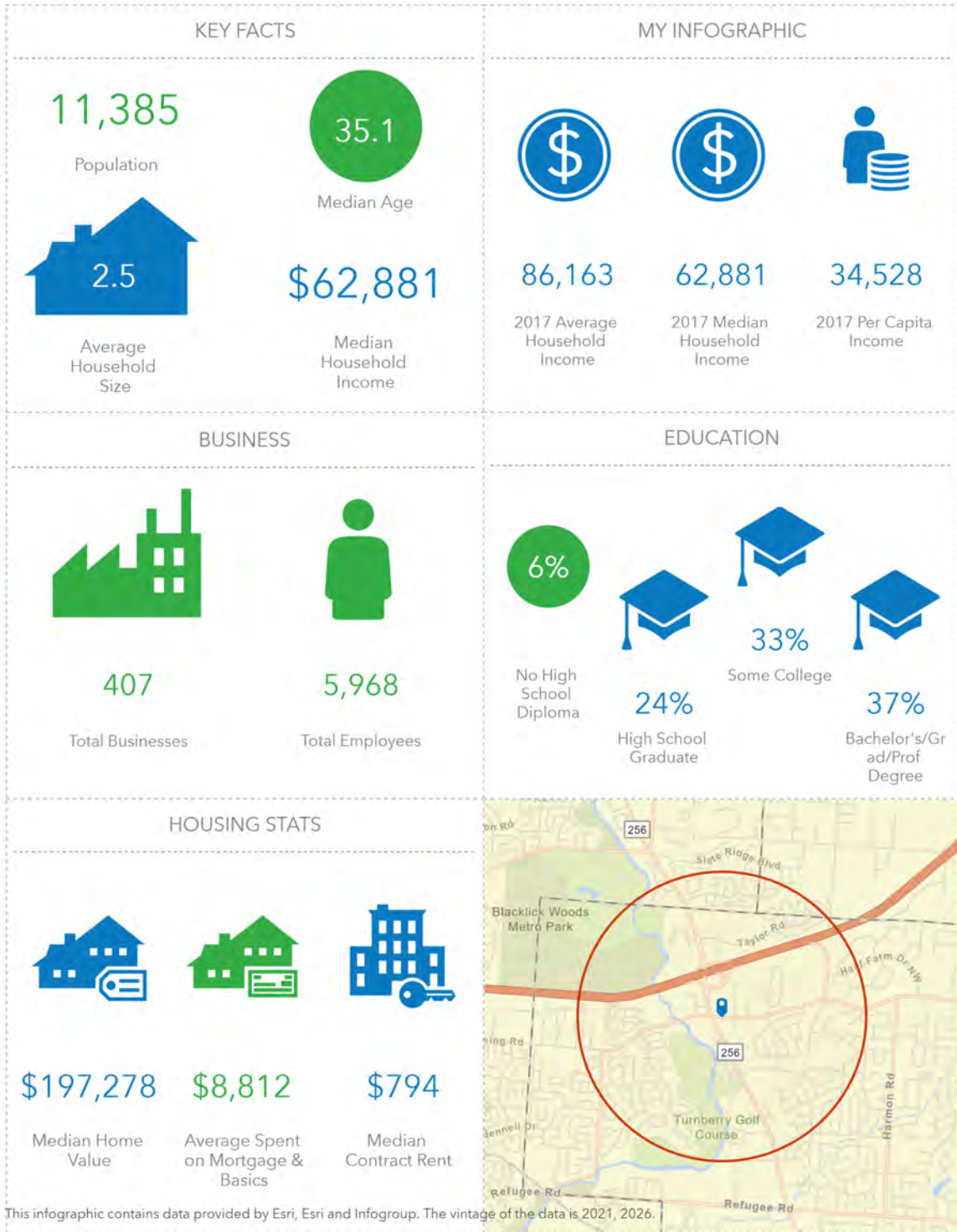
The site is in Pickerington--*the second fastest growing suburb in the Columbus market.*

Largely resulting from the extremely diverse and plentiful retail and restaurant offerings surrounding the I-70 / SR-256 interchange, the *local population spends their time and money close to home*. All of the services they need for living and recreation are rarely more than a 5-7 minute drive from their homes.

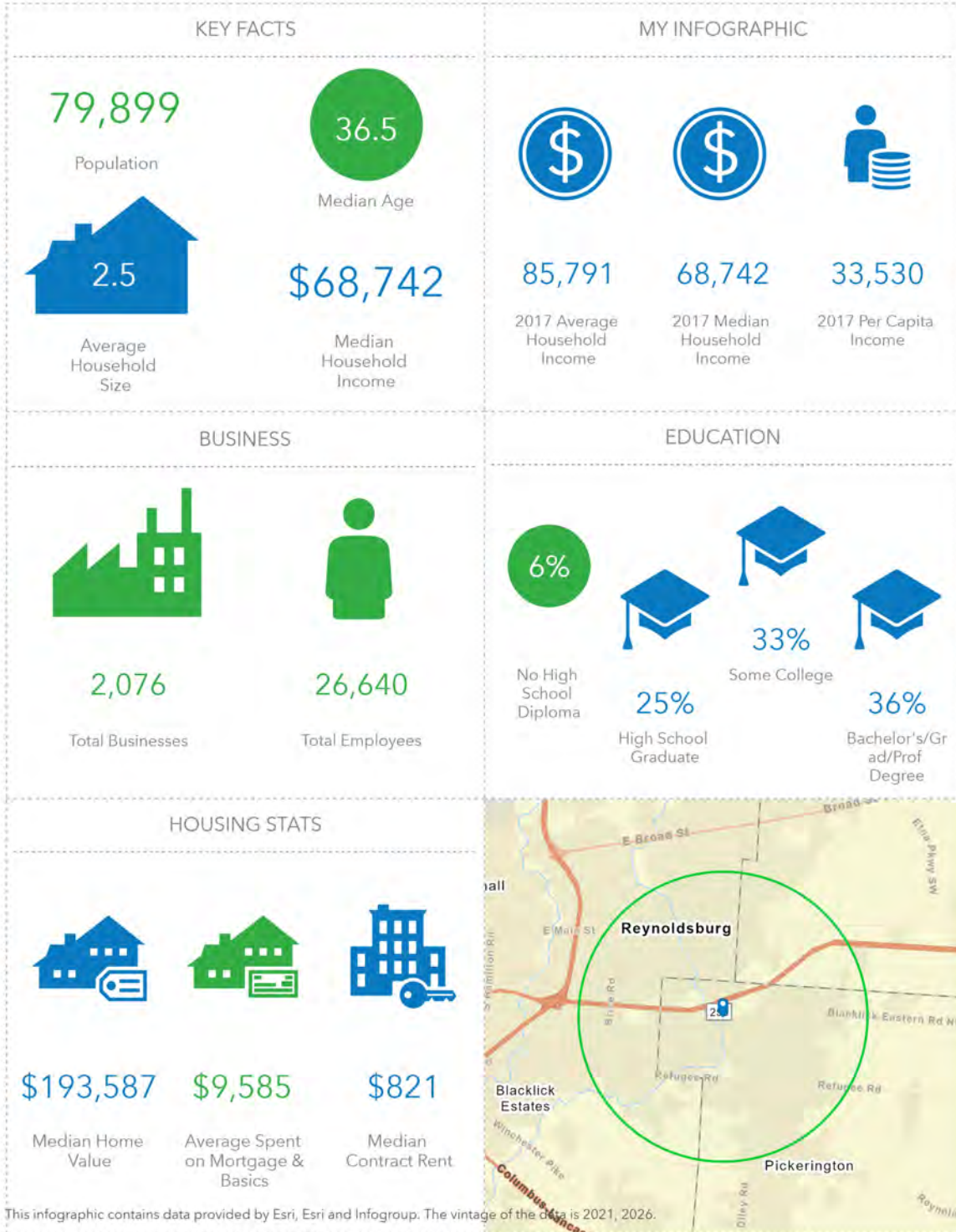
Retailers, restaurateurs, and hotel owners report average unit sales volumes to be *some of the best in their respective chains*.



DEMOGRAPHICS: 1-MILE RADIUS



DEMOGRAPHICS: 3-MILE RADIUS



DEMOGRAPHICS: 5-MILE RADIUS

