COMMERCIAL OUTLOT FOR LEASE

MARKET AT MILL RUN OUTLOT
Fishinger Blvd, Hilliard, Ohio 43026

0.8 +/- Acre Outlot Next to Chipotle

THE ROBERT WEILER COMPANY
Appraisal Brokerage Consulting Development

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Property Description

MARKET AT MILL RUN OUTLOT GROUND LEASE AVAILABLE!

Located just off I-270 at the Cemetery Rd/Fishinger Blvd exit, the Market at Mill Run is a prime location for retail/restaurant users in the Columbus/Hilliard submarket. 0.8 +/- acre outlot available next to Chipotle across from several other national retailers such as Donatos Pizza, Tim Hortons, Skyline Chili and many more! This location has approximately 160' frontage on Fishinger Blvd. Excellent visibility and high traffic counts in the area make this a high-demand site.

Address:	**Market at Mill Run Fishinger Boulevard Hilliard, Ohio 43026**
Corp:	**Columbus**
County:	**Franklin**
Location:	**On Fishinger Blvd South of Ridge Mill Dr/ Park Mill Run Dr**
Acreage:	**0.8 +/- acre**
Lease Rate:	**$80,000/Year**
Zoning:	**CPD - Commercial**

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Survey

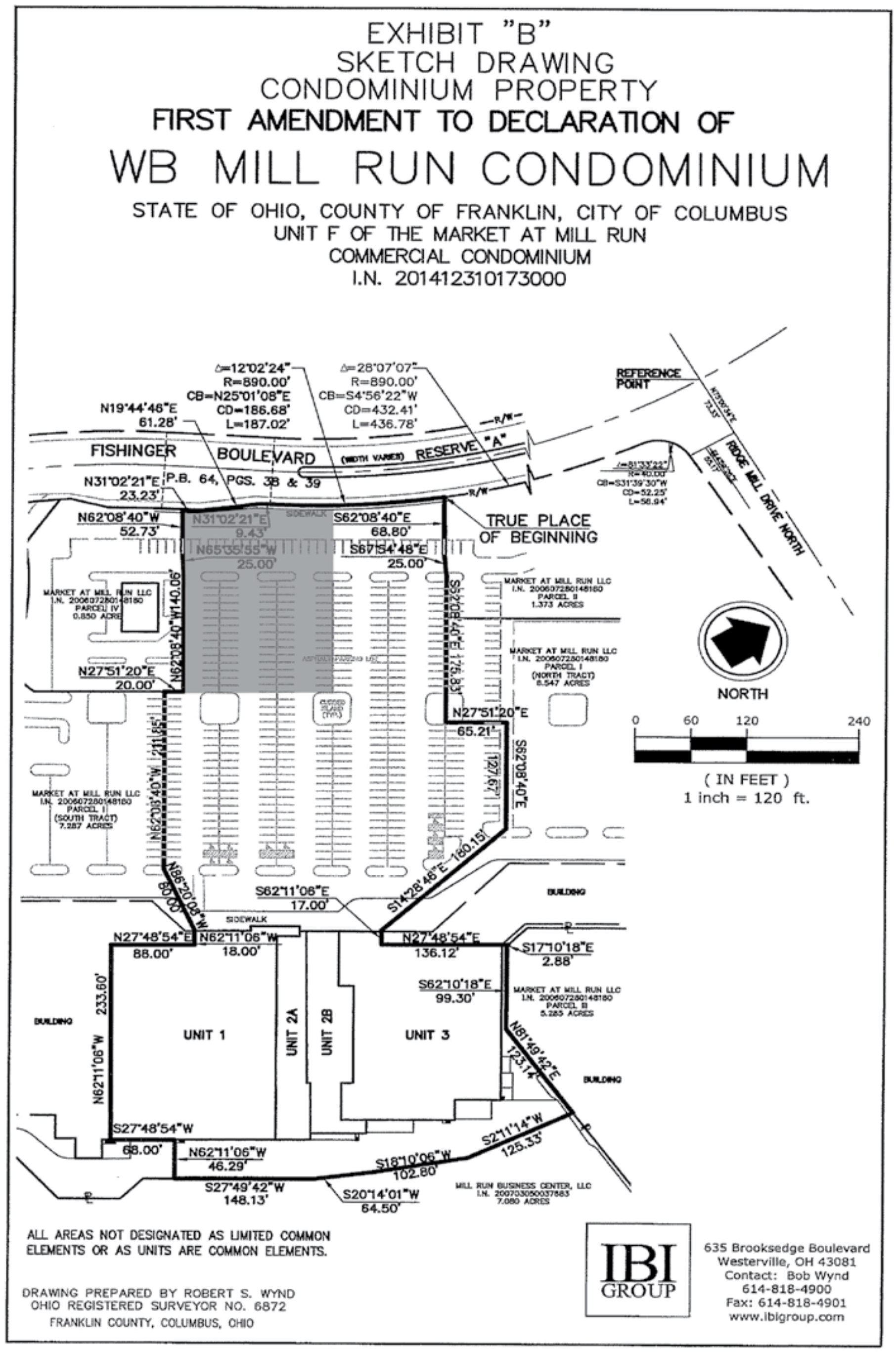
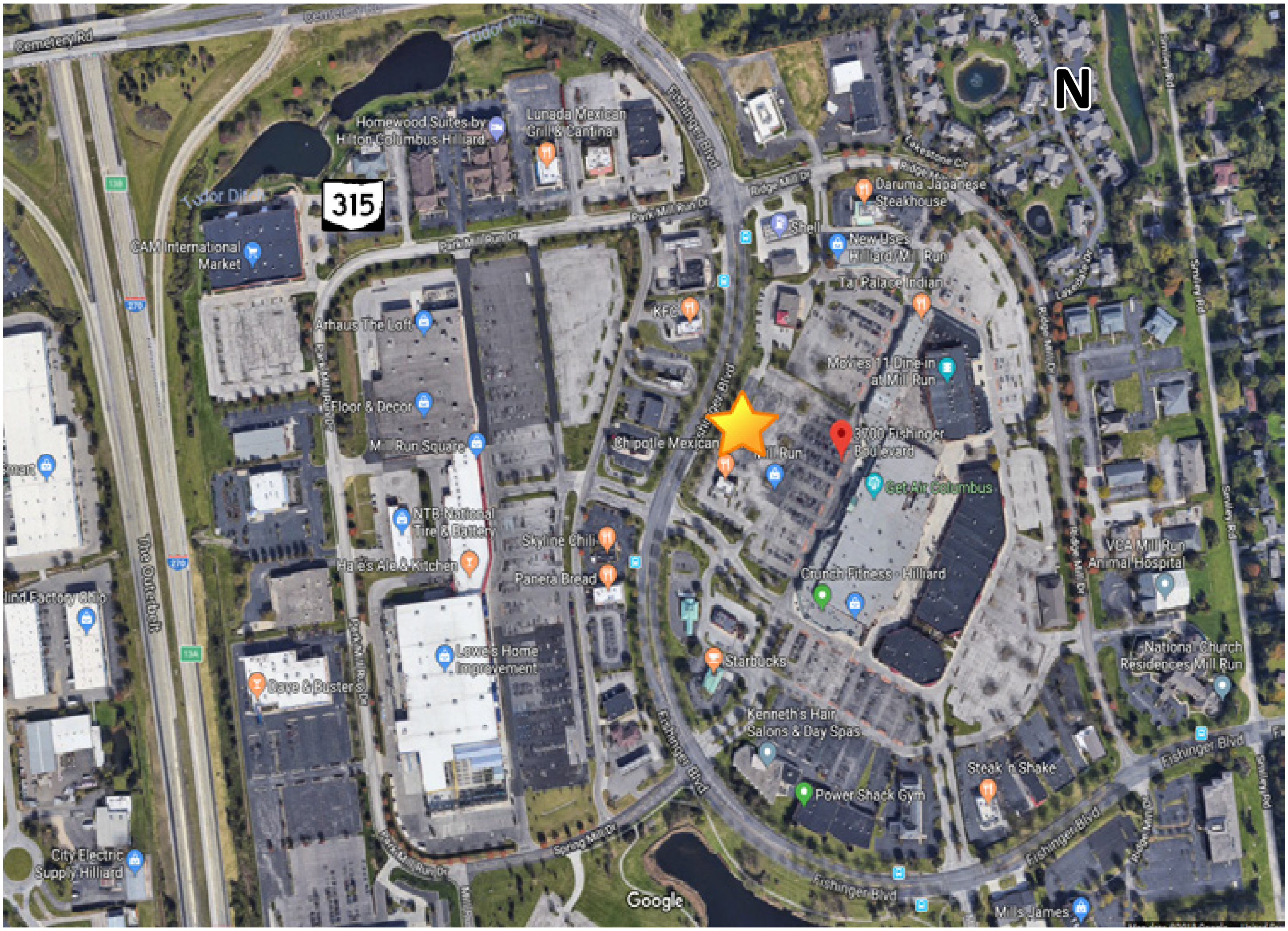


EXHIBIT "B"
SKETCH DRAWING
CONDOMINIUM PROPERTY
FIRST AMENDMENT TO DECLARATION OF
WB MILL RUN CONDOMINIUM
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
UNIT F OF THE MARKET AT MILL RUN
COMMERCIAL CONDOMINIUM
I.N. 201412310173000
FISHINGER BOULEVARD
RESERVE "A"
P.B. 64, PGS. 38 & 39
REFERENCE POINT
RIDGE MILL DRIVE NORTH
TRUE PLACE OF BEGINNING
NORTH
0 60 120 240
(IN FEET)
1 inch = 120 ft.
UNIT 1
UNIT 2A
UNIT 2B
UNIT 3
ALL AREAS NOT DESIGNATED AS LIMITED COMMON ELEMENTS OR AS UNITS ARE COMMON ELEMENTS.
DRAWING PREPARED BY ROBERT S. WYND
OHIO REGISTERED SURVEYOR NO. 6872
FRANKLIN COUNTY, COLUMBUS, OHIO
IBI GROUP
635 Brooksedge Boulevard
Westerville, OH 43081
Contact: Bob Wynd
614-818-4900
Fax: 614-818-4901
www.ibigroup.com

Property Location



Great Location!

Minutes from I-270
Great Demographics
High Traffic Area
Surrounded by Large and
Small Retail Businesses

Relevant News Article:

Columbus Business First:
Mill Run becoming the kind of place developers wanted it to be

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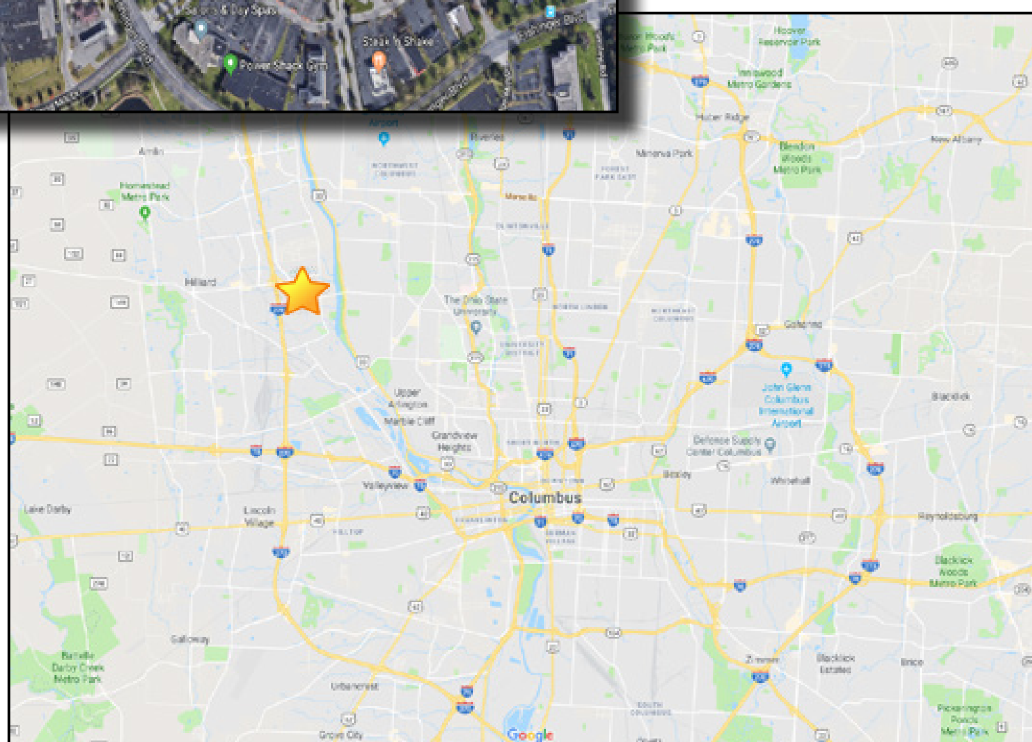
Street Maps


Panera Bread
Steak 'n Shake
Power Shack Gym


Columbus
Hilliard
Upper Arlington
Grandview Heights
Grove City
Google

Demographics & Traffic

Demographic Summary Report

Chipotle
3670 Fishinger Blvd, Hilliard, OH 43026

Building Type:	**General Retail**	Total Available:	**0 SF**
Secondary:	**Fast Food**	% Leased:	**100%**
GLA:	**2,391 SF**	Rent/SF/Yr:	**-**
Year Built:	**2006**		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	7,801		89,277		233,405	
2018 Estimate	7,315		84,307		220,296	
2010 Census	6,330		76,497		199,191	
Growth 2018 - 2023	6.64%		5.90%		5.95%	
Growth 2010 - 2018	15.56%		10.21%		10.60%	
2018 Population by Hispanic Origin	213		3,324		10,720	
2018 Population	7,315		84,307		220,296	
White	6,653	90.95%	71,922	85.31%	180,271	81.83%
Black	118	1.61%	3,167	3.76%	10,460	4.75%
Am. Indian & Alaskan	18	0.25%	169	0.20%	440	0.20%
Asian	376	5.14%	7,042	8.35%	23,408	10.63%
Hawaiian & Pacific Island	3	0.04%	30	0.04%	110	0.05%
Other	146	2.00%	1,977	2.35%	5,607	2.55%
U.S. Armed Forces	0		32		112	
Households						
2023 Projection	3,335		37,112		101,719	
2018 Estimate	3,127		35,016		96,047	
2010 Census	2,708		31,594		87,061	
Growth 2018 - 2023	6.65%		5.99%		5.91%	
Growth 2010 - 2018	15.47%		10.83%		10.32%	
Owner Occupied	2,473	79.09%	23,357	66.70%	55,455	57.74%
Renter Occupied	654	20.91%	11,660	33.30%	40,592	42.26%
2018 Households by HH Income	3,129		35,017		96,048	
Income: <$25,000	396	12.66%	3,231	9.23%	11,830	12.32%
Income: $25,000 - $50,000	423	13.52%	6,068	17.33%	18,878	19.65%
Income: $50,000 - $75,000	491	15.69%	6,814	19.46%	17,898	18.63%
Income: $75,000 - $100,000	561	17.93%	5,454	15.58%	14,446	15.04%
Income: $100,000 - $125,000	405	12.94%	4,327	12.36%	10,944	11.39%
Income: $125,000 - $150,000	257	8.21%	2,787	7.96%	6,768	7.05%
Income: $150,000 - $200,000	288	9.20%	3,028	8.65%	7,535	7.85%
Income: $200,000+	308	9.84%	3,308	9.45%	7,749	8.07%
2018 Avg Household Income	$104,570		$102,763		$95,054	
2018 Med Household Income	$86,341		$81,396		$74,159	

Traffic Count Report

Chipotle
3670 Fishinger Blvd, Hilliard, OH 43026

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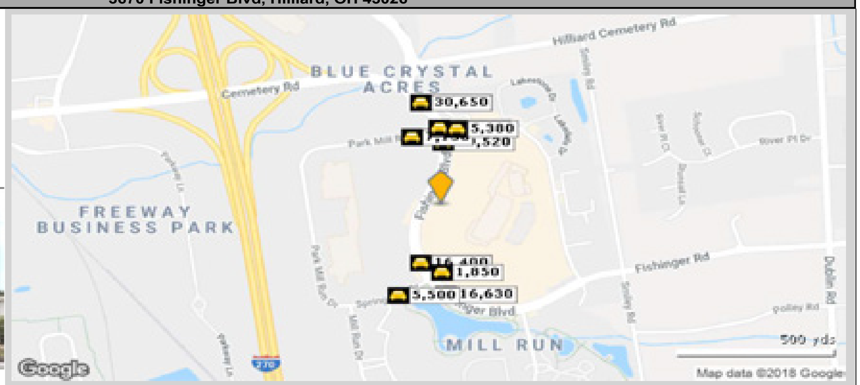


#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Fishinger Blvd	Spring Mill Dr	0.04 SE	2012	16,400	Converte	.13
2	Fishinger Blvd	Park Mill Run Dr	0.02 N	2017	19,520	MPSI	.14
3	Fishinger Blvd	Spring Mill Dr	0.03 SW	2017	1,850	MPSI	.14
4	Park Mill Run Dr	Fishinger Blvd	0.05 E	2017	7,130	MPSI	.16
5	Fishinger Blvd	Park Mill Run Dr	0.01 S	2017	29,850	MPSI	.17
6	Ridge Mill Dr	Mill Lake Dr	0.11 E	2017	5,380	MPSI	.17
7	Fishinger Blvd	Spring Mill Dr	0.04 NW	2012	16,630	Converte	.19
8	Spring Mill Dr	Fishinger Blvd	0.07 NE	2017	5,500	MPSI	.21
9	Fishinger Blvd	Cemetery Rd	0.04 NW	2015	17,050	MPSI	.23
10	Fishinger Blvd	Park Mill Run Dr	0.07 SE	2017	30,650	MPSI	.23

City Highlights

HILLIARD COMMUNITY PROFILE

Demographics

Population: 31,012 (2013)
10,637 Housing Units
2.67 Average people per housing unit

Males: 14,917 (48.1%)
Females: 16,095 (51.9%)
Median resident age: 35.9 years
Ohio median age: 40.5 years

Estimated median household income in 2012: $82,218
(it was $69,015 in 2000)
Hilliard: $82,218
OH: $46,829
Estimated per capita income in 2012: $34,614
(it was $28,496 in 2000)

Estimated median house or condo value in 2012: $198,587
(it was $156,100 in 2000)
Hilliard: $198,587
OH: $127,600

Local Economy

There are approximately 2,198 companies in Hilliard, Ohio. Taken together these companies have estimated annual sales of $1,053,218,996 and employ an estimated 15,034 people.

Workforce

Highly trained and educated workforce with approximately 49% having earned a bachelor's or graduate degree.

Undeveloped Commercial Acreage

Approximately 700 acres:

+/- 410 acres offer I-270 freeway frontage
+/- 175 acres with Britton Parkway frontage
+/- 120 offering Britton Parkway and I-270 exposure

Most Britton Parkway and I-270 fronting sites are currently served by all utilities, including:

Municipal water, sanitary & storm sewer
Fiber Optic adjacent to most sites (multiple providers)
Broadband available to all sites (multiple providers)
Natural Gas delivered through Columbia Gas (NiSource)
AEP 56Kv & 128Kv electric available to all sites.
Independent, dual feed also available.

City Financial Rating

Hilliard maintains one of the region's highest credit ratings being rated Aa2 from Moody's Investors Service and AA from Standard & Poor's.

Form of Government

Hilliard is governed by a Mayor – Council form of government, consisting of an elected Mayor and 7 at-large elected City Council members. All department heads are appointed by the Mayor.

Community Characteristics

- The median age in Hilliard is 34.8 years (51% female, 49% male). The average Hilliard resident is married, owns their own home and has minor children.
- 55% of Hilliard residents possess an Associate's degree or higher and 52% are employed in professional type occupations. Prospective Employers can expect a competitive local workforce as well as an abundant and wide-ranging labor pool easily accessible throughout the Columbus & Central Ohio region.
- The median household income in Hilliard is $ 85,428.
- Hilliard consistently is ranked among Central Ohio's most rapidly growing suburbs. Its TOP RANKED SCHOOLS, excellent location along the I-270 outerbelt, community amenities and range of housing opportunities has produced a local population best characterized as family oriented.

Incentives

The Hilliard Department of Development works with expanding Hilliard businesses and businesses new to Hilliard to encourage their growth and expansion in Hilliard. Listed below are some of the programs offered by the City that your company may be eligible for:

- Community Reinvestment Area (CRA) Program
- Tax Increment Financing (TIF) Districts
- Job Creation Incentives

The Hilliard Department of Development works with the Ohio Department of Development to assist companies with State Tax Credit Programs. Listed below are some of the programs offered by the State that your company may be eligible for:

- Research and development Investment Tax Credit
- Manufacturing Machinery & Investment Tax Credit (M&E Tax Credit)
- Ohio Training Tax Credit
- Ohio Job Creation Tax Credit

City Highlights

FRANKLIN COUNTY

DEMOGRAPHICS

1,264,597
RESIDENTS

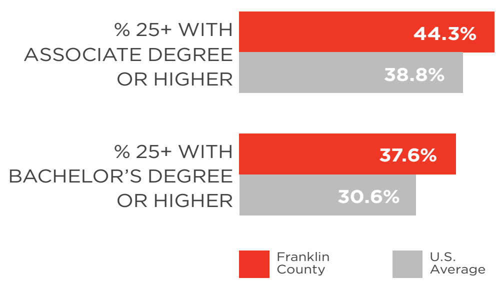
33.8
MEDIAN AGE

480,946
HOUSEHOLDS

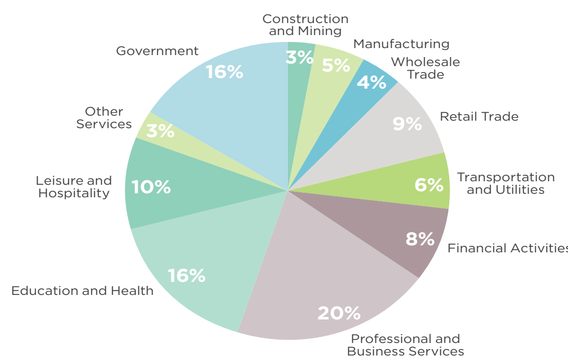
$52,341
MEDIAN HOUSEHOLD INCOME

WORKFORCE

4.1% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

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.