



7340 COLUMBUS PIKE, DELAWARE, OH 43015



8.267 +/- AC

COLUMBUS PIKE

GOODING BLVD

41,744 VPD

MENARDS®

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PROPERTY HIGHLIGHTS

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- Proposed Multi-Tenant Strip Centers and Pad Sites
- Barrington School co-tenancy, Central Ohio's Premier Day Care Facility
- Two 10,000 SF retail strip centers, 4 bays each at 2,500 SF, all end caps have single lane drive-thru capabilities
- North end of site has 1.5 AC pad site available for ground lease
- 941' of Frontage on US-23 (41,744 Avg. VPD)
- Full access off Corduroy Rd & Right in Right out at Halfway Ave and US-23

PRICING

Strip Center: \$45/SF/YR NNN • Ground Lease Pads: Negotiable

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	2,530	40,318	130,586
2028 Projection	3,416	46,843	143,036
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	100	1,273	4,469
2023 Estimated Total Employees	2,172	14,432	47,406
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$124,662	\$207,205	\$176,390
2023 Estimated Median Household Income	\$144,898	\$171,461	\$146,757



[illegible]

SITE // TOTALS		v1.0A
SITE INFO // CURRENT		
ACRES	//	08.27 AC
JURISDICTION	//	ORANGE TOWNSHIP
ZONING	//	RT23 CORRIDOR OVERLAY (RCOD)
HEIGHT	//	H-60
PROPOSAL // SUBPARCEL A		
ACRES	//	01.68 AC
USE	//	COMMERCIAL
AREA	//	10,656 SF
PARKING REQ	//	048 (01 SPACE / 225 SF) MAX SPACES RETAIL
PARKING PROV	//	035 (-13)
PROPOSAL // SUBPARCEL B		
ACRES	//	03.50 AC
USE	//	COMMERCIAL
AREA	//	20,400 SF (02 BLDGS)
PARKING REQ	//	068 (01 SPACE / 225 SF) @ 15,300 SF MAX SPACES RETAIL
	//	068 (01 SPACE / 075 SF) @ 05,100 SF MAX SPACES RESTAURANT
	//	132 TOTAL
PARKING PROV	//	136 (+02)
DRIVE THRU's	//	04 TOTAL
PROPOSAL // SUBPARCEL C		
ACRES	//	01.55 AC
USE	//	COMMERCIAL
AREA	//	10,240 SF
PARKING REQ	//	046 (01 SPACE / 225 SF) MAX SPACES RETAIL
PARKING PROV	//	057 (+11)
PROPOSAL // SUBPARCEL D		
ACRES	//	01.54 AC
USE	//	SITE STORMWATER BASIN
AREA	//	0.77 AC

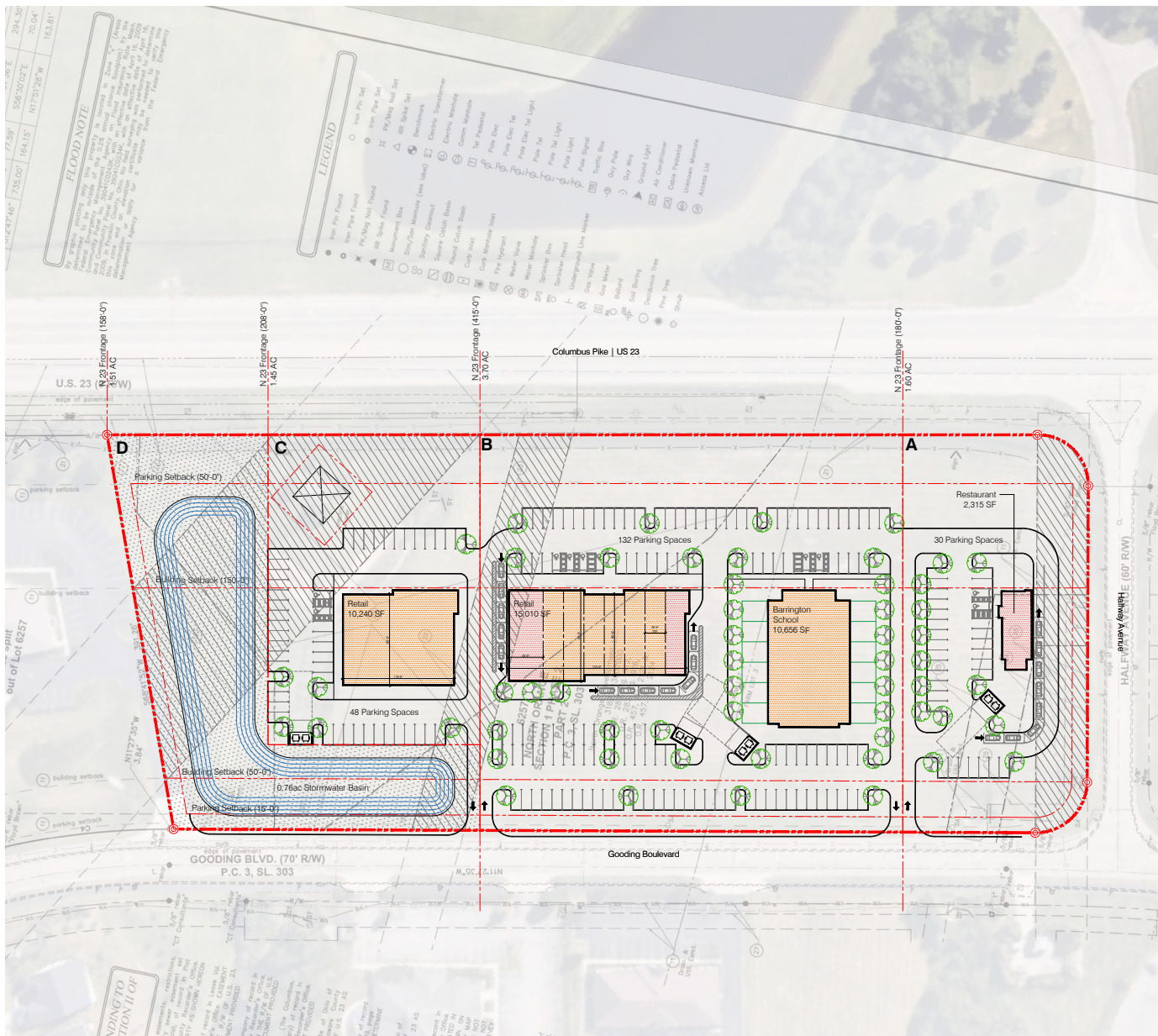


SCALE 1" = 50'-0"

50 25

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SITE PLAN OPTION 2



SITE // TOTALS v1.0B

SITE INFO // CURRENT

ACRES	// 08.27 AC
JURISDICTION	// ORANGE TOWNSHIP
ZONING	// RT23 CORRIDOR OVERLAY (RCOD)
HEIGHT	// H-60

PROPOSAL // SUBPARCEL A

ACRES	// 01.60 AC
USE	// COMMERCIAL (RESTAURANT)
AREA	// 02,315 SF

PARKING REQ // 031 (01 SPACE / 075 SF)
MAX SPACES RESTAURANT
PARKING PROV // 031 (-00)

PROPOSAL // SUBPARCEL B

ACRES	// 03.70 AC
USE	// COMMERCIAL
AREA	// 25,666 SF (02 BLDGS)
PARKING REQ	// 094 (01 SPACE / 225 SF) @ 21,116 SF MAX SPACES RETAIL
	// 061 (01 SPACE / 075 SF) @ 04,550 SF MAX SPACES RESTAURANT

	// 155 TOTAL
PARKING PROV	// 132 (-23)

DRIVE THRU_s // 02 TOTAL

PROPOSAL // SUBPARCEL C

ACRES	// 01.45 AC
USE	// COMMERCIAL
AREA	// 10,240 SF

PARKING REQ // 046 (01 SPACE / 225 SF)
MAX SPACES RETAIL

PARKING PROV // 048 (+02)**PROPOSAL // SUBPARCEL D**

ACRES	// 01.51 AC
USE	// SITE STORMWATER BASIN
AREA	// 0.76 AC



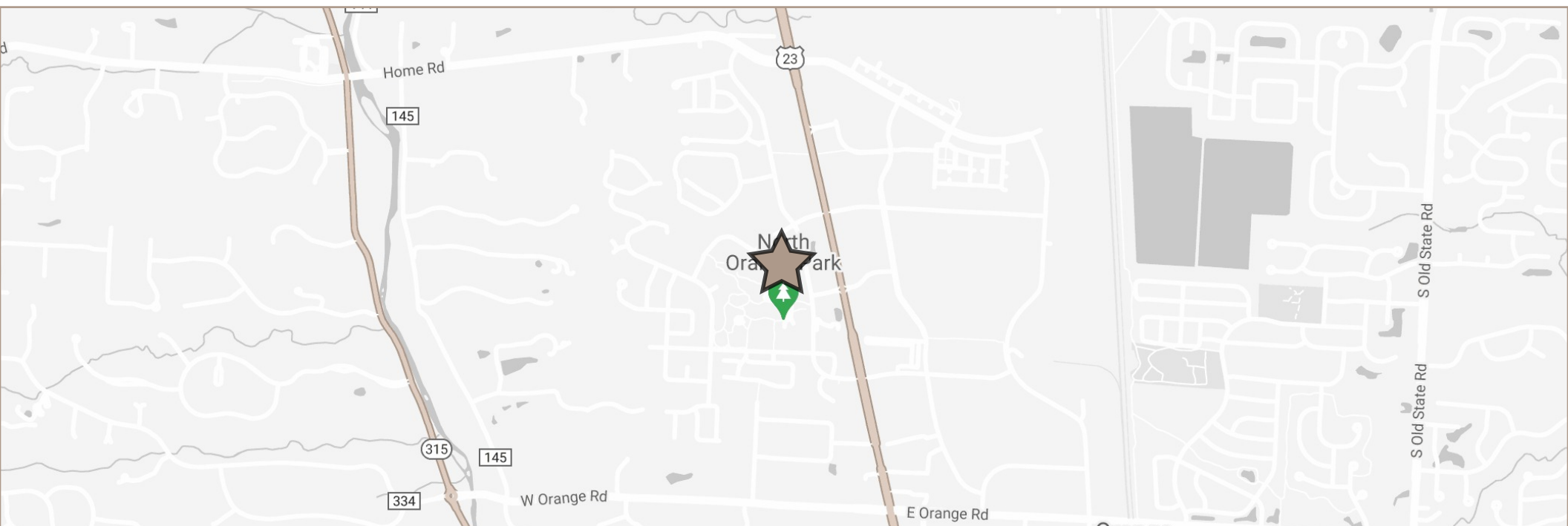
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TRADE AERIAL



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COLUMBUS INSIGHTS



Delaware, Ohio, is a charming city with a rich history and a growing economy, making it an attractive prospect for commercial real estate investors. Located in the heart of Ohio, Delaware offers a unique blend of small-town charm and proximity to major metropolitan areas like Columbus. The city's strategic location along Interstate 71 positions it as a key transportation hub, creating opportunities for logistics and distribution centers. As e-commerce continues to thrive, Delaware's accessibility and infrastructure make it a prime location for businesses seeking to establish or expand their presence in the Midwest.

One of the standout features of Delaware is its thriving downtown district, which has seen significant revitalization in recent years. This presents an excellent opportunity for commercial real estate investment, especially

in the retail and office sectors. The city's commitment to historic preservation ensures that these opportunities come with a unique and visually appealing backdrop. Moreover, Delaware's supportive business climate and access to a skilled workforce make it an ideal destination for technology startups and companies in the professional services sector, further driving demand for commercial real estate.

Delaware's commitment to sustainability and green initiatives also aligns with the evolving preferences of modern businesses. As environmental consciousness grows, there's a burgeoning demand for eco-friendly commercial spaces. Delaware is well-positioned to cater to this market with potential for green developments, LEED-certified buildings, and other sustainable commercial real estate projects.



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