



Diley Rd & Dove Pkwy, Canal Winchester, OH

SERENITY COMMONS



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**389 EAST LIVINGSTON AVENUE
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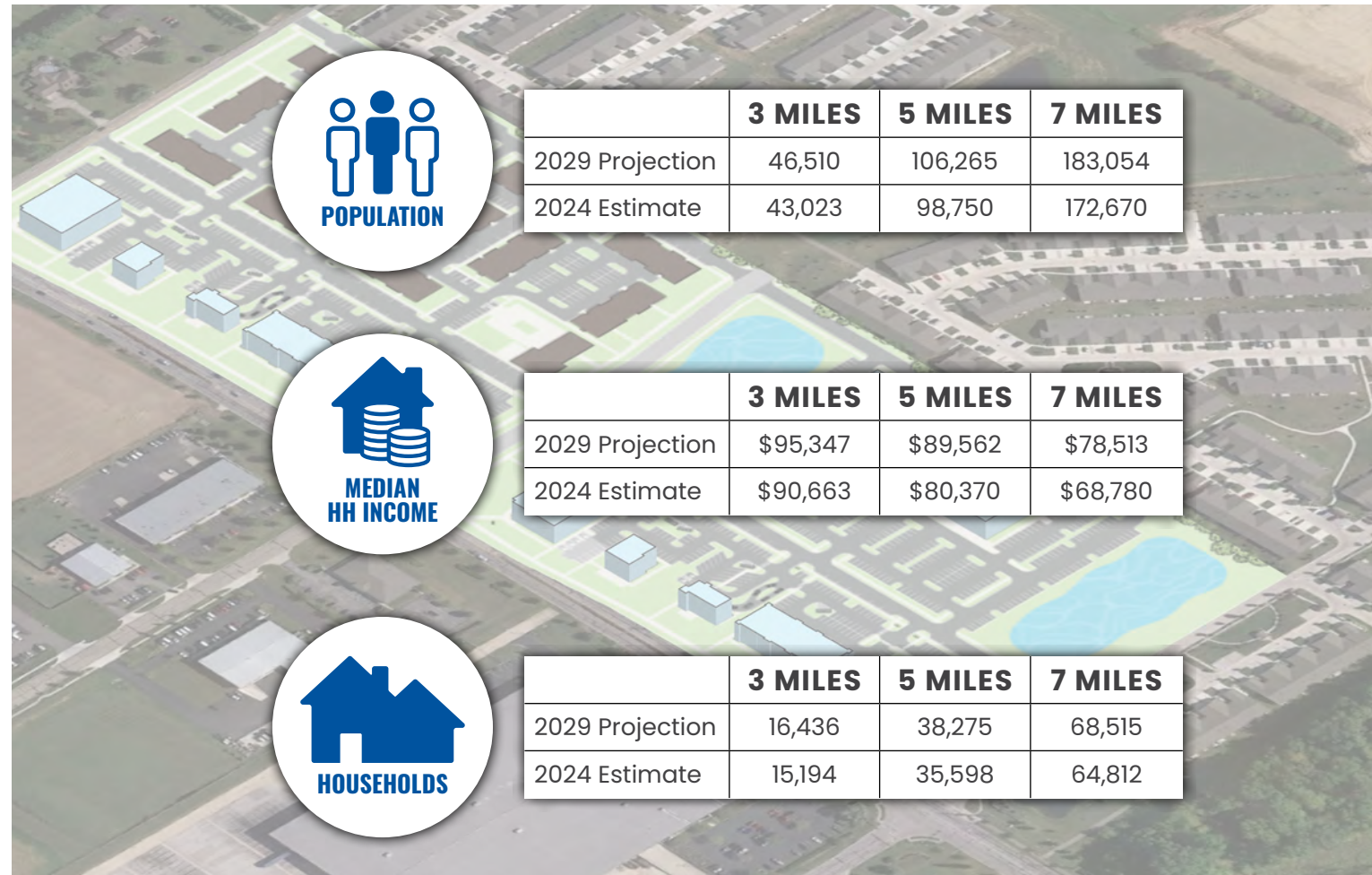
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HIGHLIGHTS & DEMOGRAPHICS

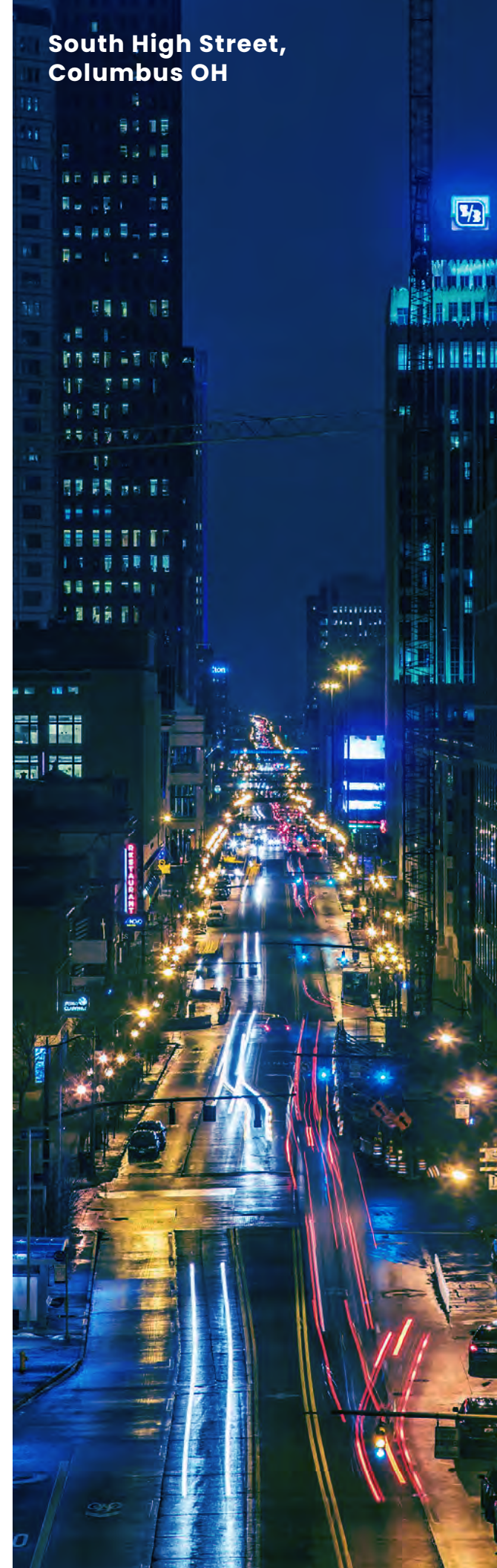
Serenity Commons

A 35-AC, mixed-use development located a ½ mile north of Hwy 33 in the southeastern suburbs of Columbus. Ideally positioned between Canal Winchester and Pickerington, this development provides retailers, restaurants, and service providers the opportunity to tap into this high-growth area of Fairfield County.

- Anchor positions ranging from 20,000 - 100,000 square feet available
- Outparcels ideal for restaurant, retail, fuel, and other daily needs now available
- Located on Diley Road within ½ mile of Hwy 33 and Meijer
- Located next to a 244 unit residential village
- Canal Winchester and Pickerington boast Median Household Incomes above \$105,000
- Located in Fairfield County, Ohio's 4th fastest growing county over the past decade
- Fast growing area with 4,400+ residential units (single and multi-family combined) approved and under development



South High Street,
Columbus OH



COLUMBUS MARKET OVERVIEW

The Columbus Region has one of the most dynamic and flourishing economies in the United States, with a 1.4% annual growth rate, it's the fastest growing major metro in the Midwest.

- 2.1 Million People
- 15 Fortune 1000 Headquarters
- 5 Fortune 500 Headquarters
- 8th Highest Millennial Concentration in the U.S.
- More than 450 Foreign-owned establishments
- 53 college and university campuses

The site is less than 1,000 feet from Interstate 270 and major transportation corridors.



SITE PLAN

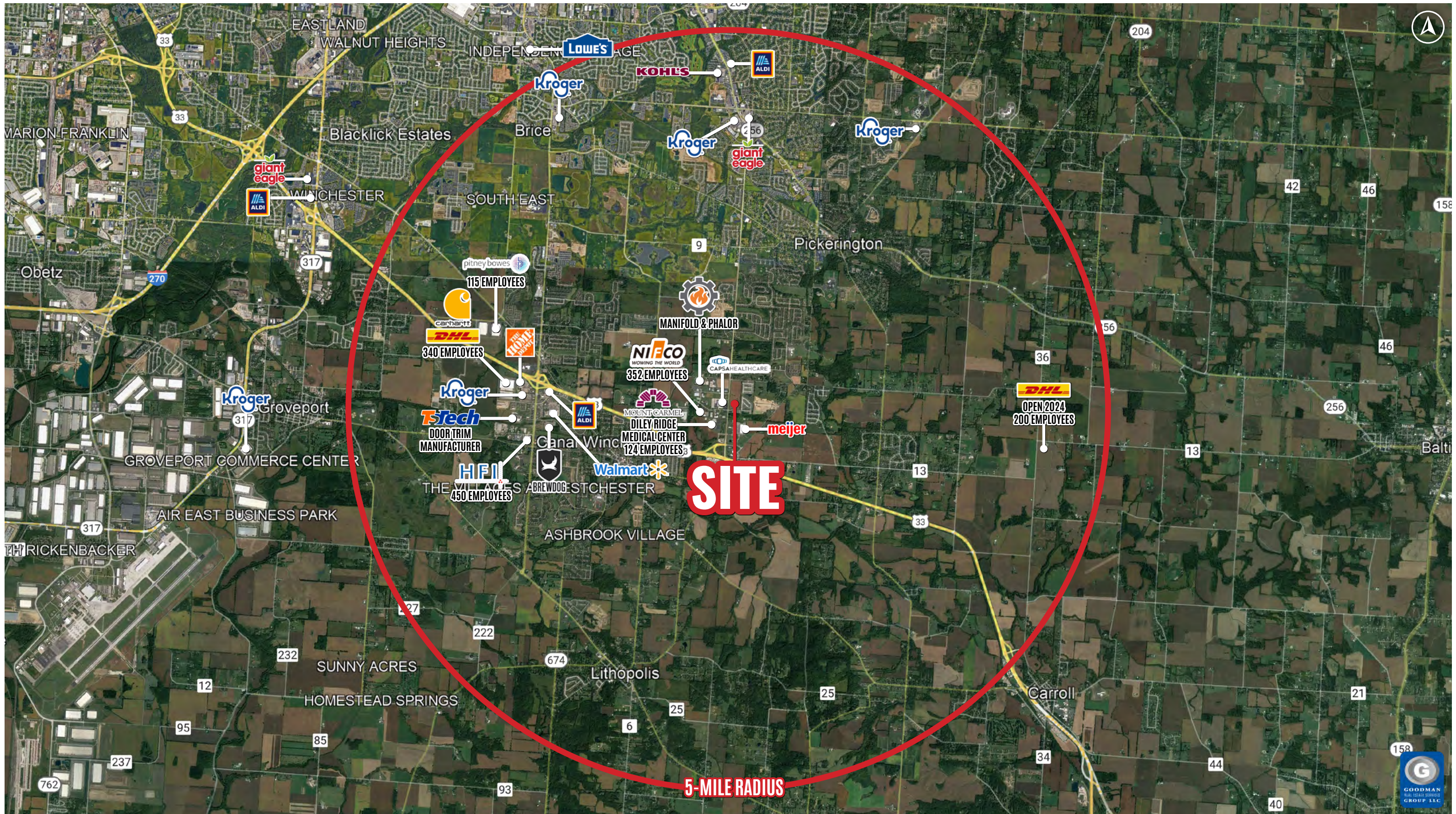
KEY

 AVAILABLE	 NEGOTIATING
 LEASED	 NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Proposed Grocery	65,000
2	Proposed Pharmacy	12,540
3	Proposed Restaurant	3,100
4	Proposed Restaurant With Drive-Thru	2,600
5	Proposed Retail	3,050
6	Proposed Retail	3,050
7	Proposed Retail	3,050
8	Proposed Retail	3,050
9	Proposed Restaurant	5,715
10	Outlot	1.15 AC
11	Outlot	1.15 AC
12	Outlot	1.15 AC
13	Outlot	1.15 AC
14	Outlot	1.15 AC



BUSINESS AERIAL



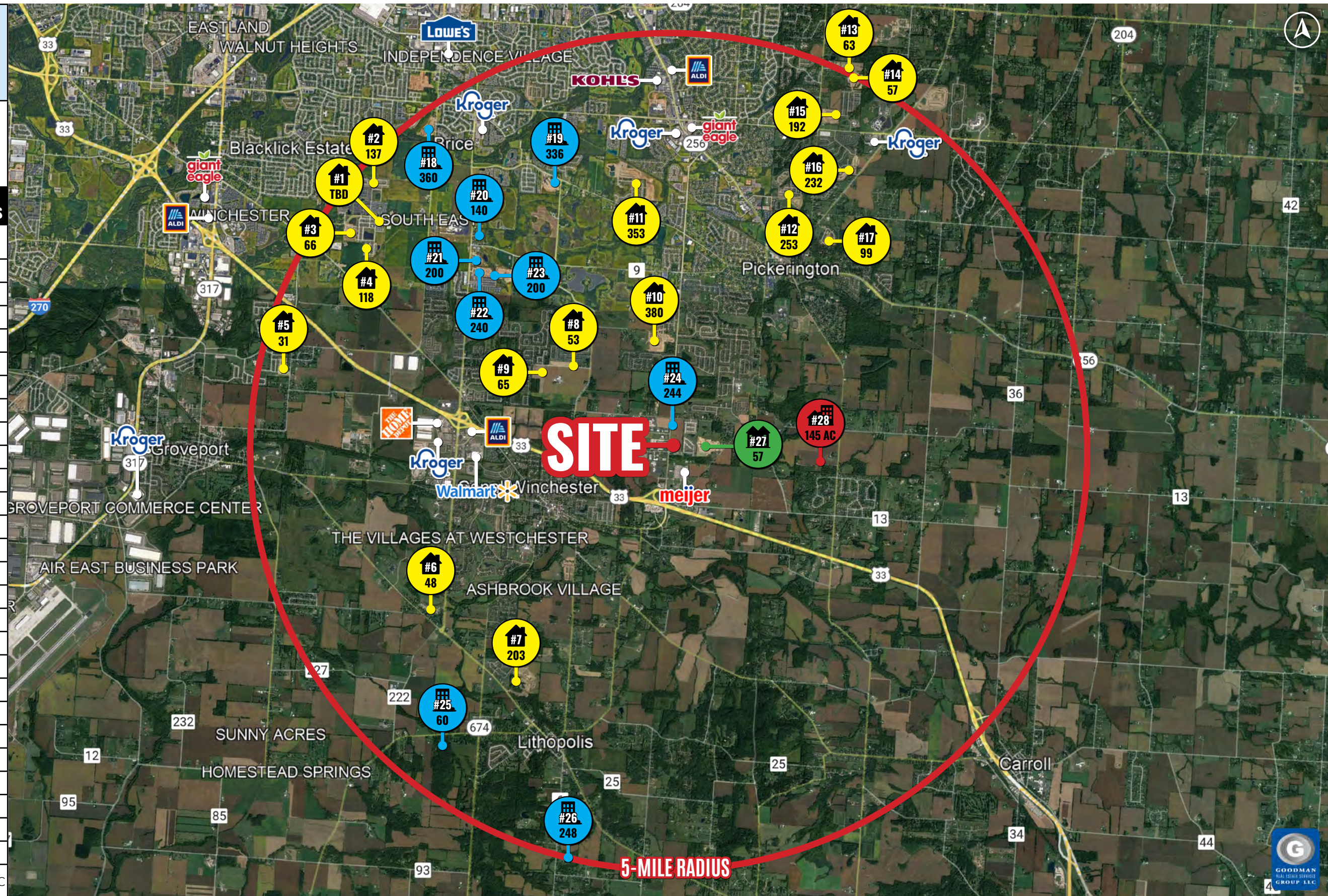
CONSTRUCTION AERIAL

NEW HOMES AND MULTI-FAMILY DEVELOPMENT MAP

Approximately 4,400 New Units
Within 5-Mile Radius of Site



#	HOUSING PROPERTY	NEW UNITS
1	Hamptons at Shannon Lakes <i>Under Construction</i>	TBD
2	Shannon Farms	137
3	Meadows at Shannon Lakes	66
4	Shannon Lakes	118
5	Hickory Grove	31
6	Gardens of Villages of Winchester	48
7	Summit at Wagnalls Run	203
8	Courtyards at Lehman	53
9	Orchard Lakes	65
10	Reserve at Pickerington Ponds	380
11	Longview Highlands	353
12	Wellington Park	253
13	Chesapeake	63
14	Lake Forest	57
15	Graystone North	192
16	Meadows at Spring Creek	232
17	Spring Grove	99
18	Essex Park	360
19	Lawndale Commons	336
20	Retreat at Canal	140
21	The Residences at Akita Lane	200
22	Brynwood Reserve	240
23	The Residences at James Place	200
24	Proposed Development	244
25	Villas at Swan Pointe	60
26	Riverside Trail	248
27	Greengate Cove	57
28	Proposed Mixed Use Development 50 AC Commercial - 95 AC Residential/Condos	145 AC



MACRO AERIAL



THE RESIDENCES AT JAMES PLACE
200 NEW APARTMENTS

COURTYARDS AT LEHMAN
53 NEW HOMES

RESERVE AT PICKERINGTON PONDS
380 NEW HOMES

ORCHARD LAKES
65 NEW HOMES

SITE

GREENGATE COVE
57 NEW CONDOS

WINCHESTER SQUARE

- Kroger
- McDonald's
- Arby's
- Subway
- Long John Silver's
- Bob Evans
- Penn Station
- Scrumbler's

- Wendy's
- Popeyes
- Buffalo Wild Wings
- Donatos
- Tim Hortons

- ALDI
- Starbucks
- Smoothie King
- Charleys

OhioHealth
40,000 SF OUTPATIENT MEDICAL CAMPUS UNDER CONSTRUCTION

CANAL POINTE INDUSTRIAL PARK

NIFCO
WOWING THE WORLD
352 EMPLOYEES

MOUNT CARMEL DILEY RIDGE MEDICAL CENTER
124 EMPLOYEES

meijer

INDIAN TRAIL ELEMENTARY SCHOOL
767 STUDENTS (PK-2)

WINCHESTER TRAIL ELEMENTARY SCHOOL
920 STUDENTS (3-5)

WATERLOO CROSSING

- Walmart
- Planet Fitness
- Pet Supplies Plus
- Panera Bread
- Burger King
- Pizza Hut

CANAL WINCHESTER HIGH SCHOOL
1,189 STUDENTS (9-12)



MICRO AERIAL



**SYCAMORE CREEK
ELEMENTARY SCHOOL**
664 STUDENTS (PK-4)

SOUTH HAMPTON
164 NEW HOMES

GREENGATE COVE
57 NEW CONDOS

PROPOSED DEVELOPMENT
244 NEW APARTMENTS

SITE

meijer

13,485 VPD (23)

SHEETZ
UNDER CONSTRUCTION

210

BPS

CAPSAHEALTHCARE

16,324 VPD (23)

19,099 VPD (23)

1,858 VPD (23)

DONLEY

BSI

Aerosport

Kent Power

NiEco
352 EMPLOYEES

**MOUNT CARMEL
DILEY RIDGE
MEDICAL CENTER**
124 EMPLOYEES

51,164 VPD (23)

MANIFOLD & PHALOR

**Skelton
Truck Lines**

MILL TECH
Architectural Woodworking

TEAM DDS





MARKETING SERVICES



TENANT SERVICES



INVESTMENT SALES

CREATING VALUE



DISPOSITIONS



LEASE SERVICES

ACHIEVING SUCCESS



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BUILDING RELATIONSHIPS



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