



Diley Rd & Dove Pkwy, Canal Winchester, OH

SERENITY COMMONS

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DRONE VIDEO



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SUITE 207, COLUMBUS, OHIO 43085**

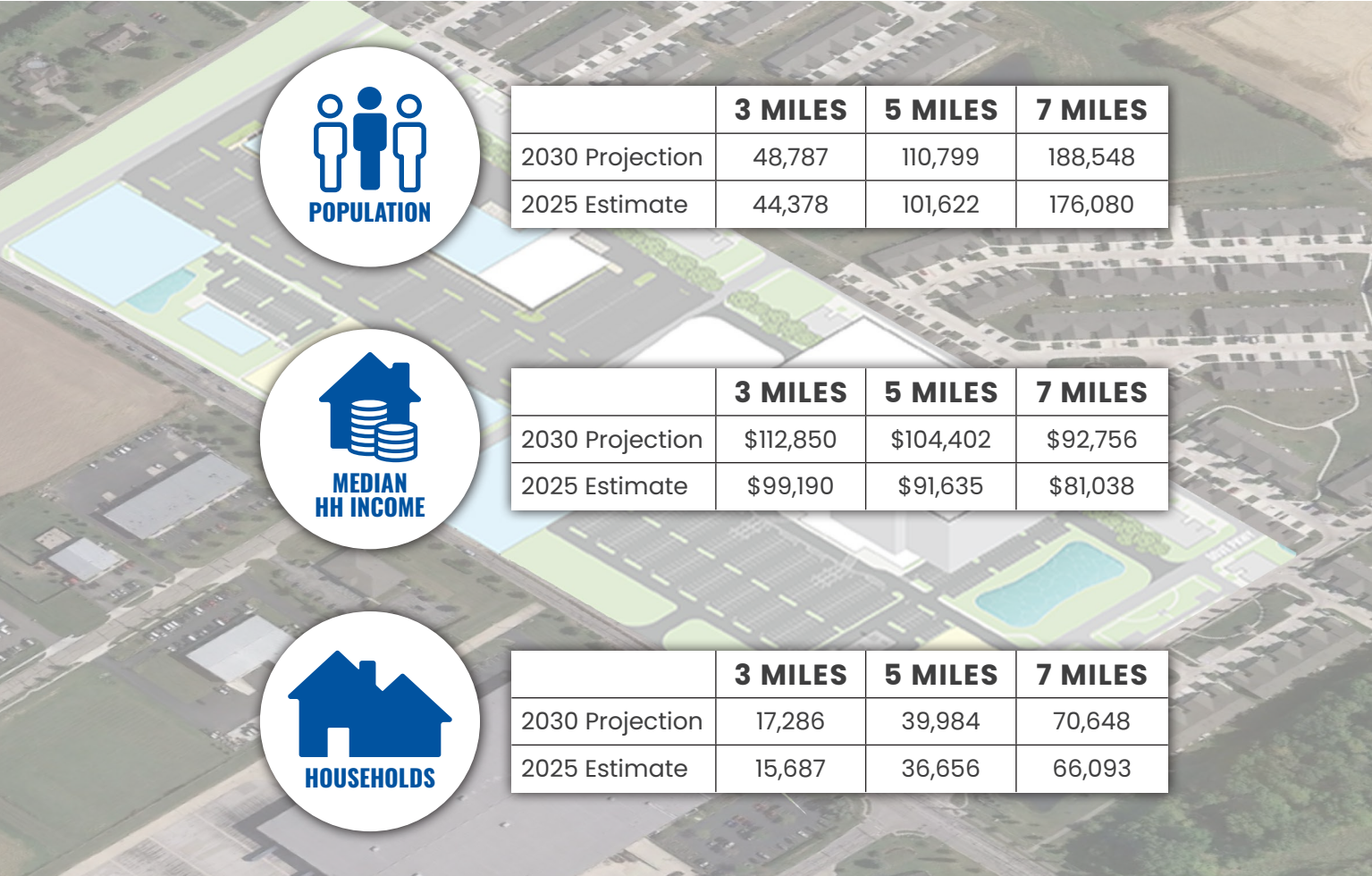
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HIGHLIGHTS & DEMOGRAPHICS

Serenity Commons

Now under construction, Serenity Commons is 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.

- Kroger Marketplace under construction (opening Fall 2026)
- Outparcels available ideal for restaurant, retail, and other daily needs
- 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 \$111,000
- 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.



DRONE VIEW



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1.50± AC
AVAILABLE

10,500± SF
AVAILABLE

14,000± SF
AVAILABLE

30,000± SF
AVAILABLE

SITE
UNDER CONSTRUCTION

Kroger MARKETPLACE
FALL 2026

GREENGATE COVE
57 NEW CONDOS

SIGNED
LEASE

SIGNED LEASE

NEGOTIATING
1.15 AC AVAILABLE

1.38± AC
AVAILABLE

DETENTION
POND

NEGOTIATING LEASE



CAPSAHEALTHCARE



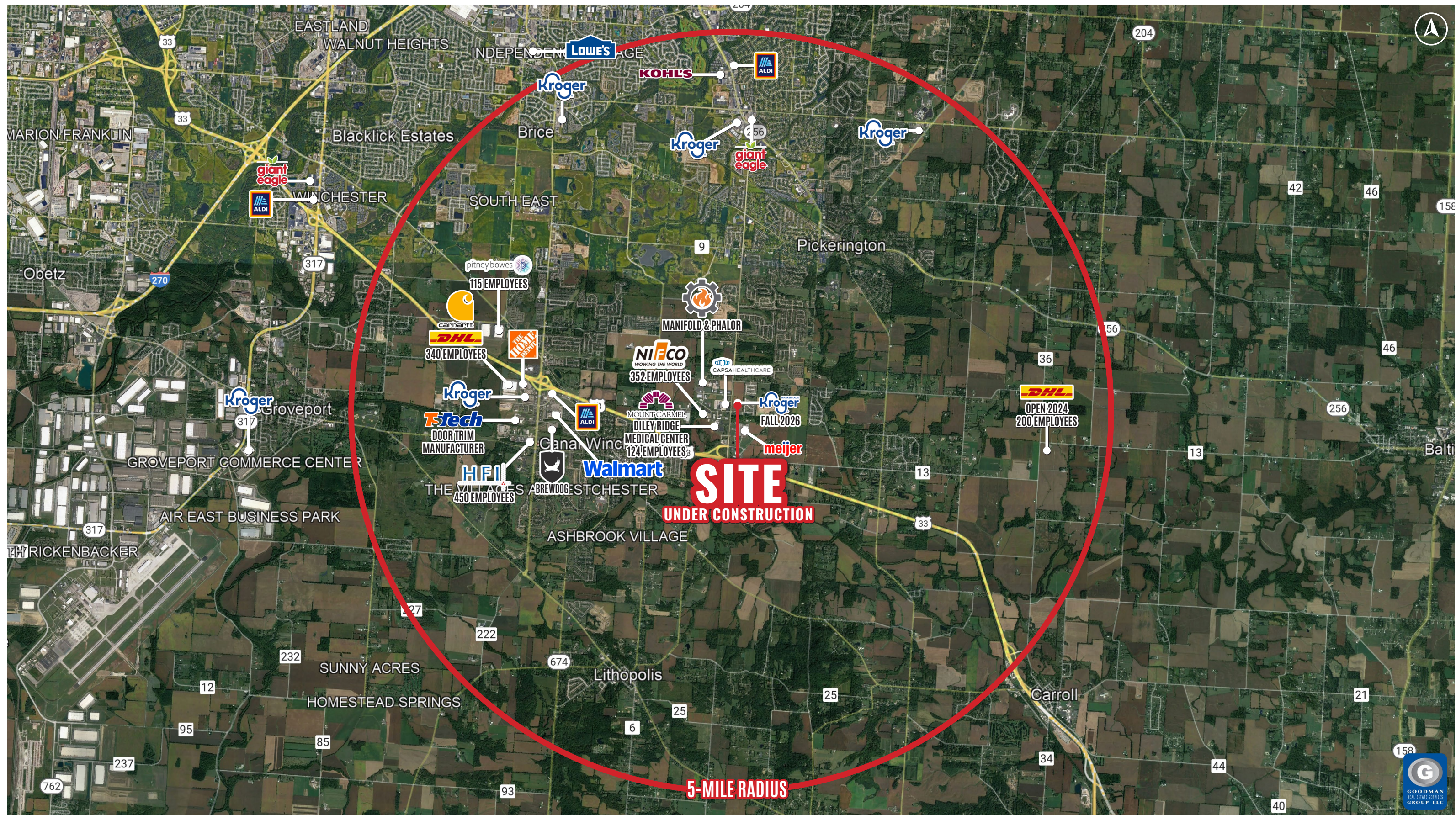
CONSTRUCTION PHOTOS



SITE PLAN



BUSINESS AERIAL



CONSTRUCTION AERIAL

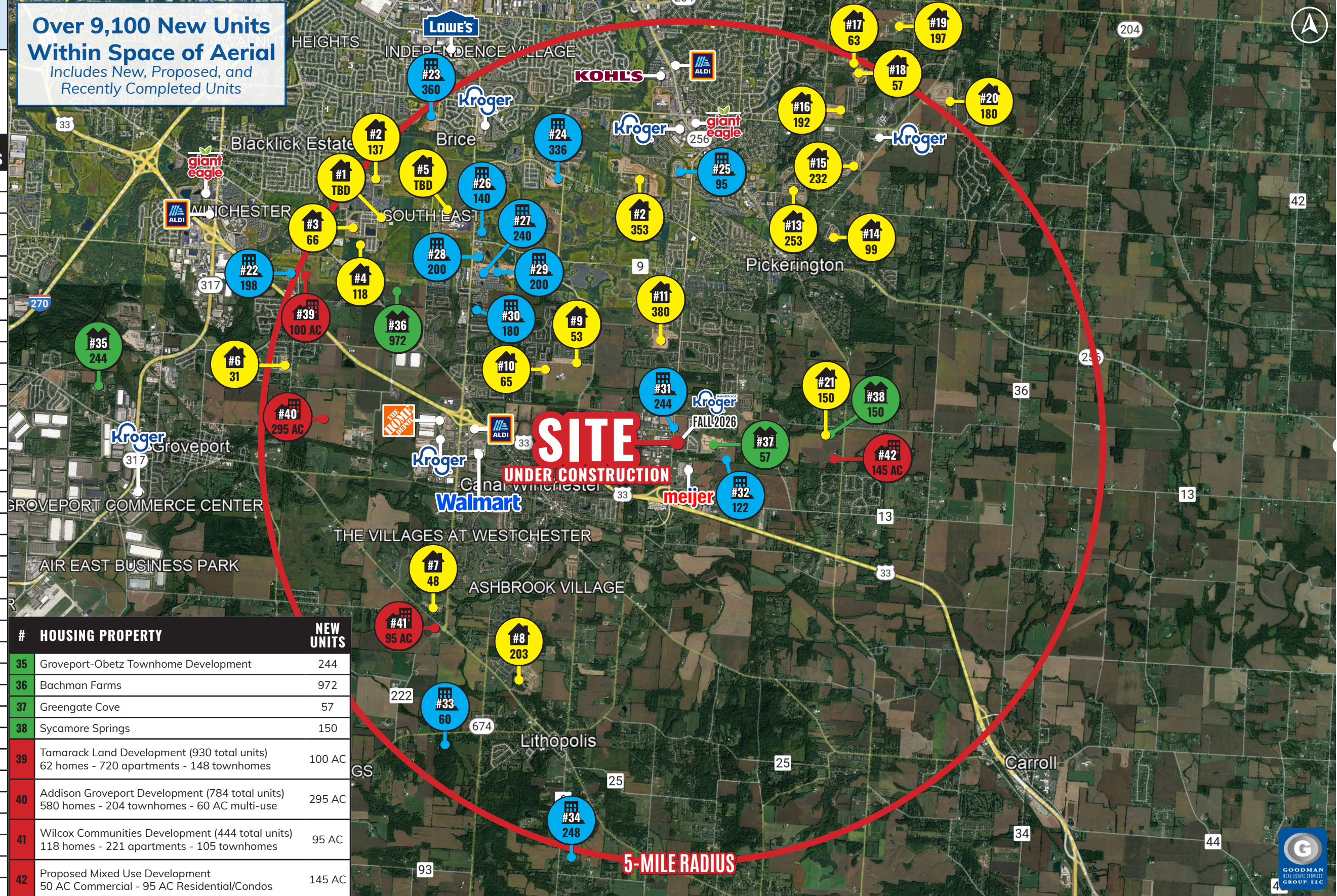
NEW HOMES AND MULTI-FAMILY DEVELOPMENT MAP



HOUSING PROPERTY

1	Hamptons at Shannon Lakes	TBD
2	Shannon Farms	137
3	Meadows at Shannon Lakes	66
4	Shannon Lakes	118
5	Lasdowne Farms	TBD
6	Hickory Grove	31
7	Gardens of Villages of Winchester	48
8	Summit at Wagnalls Run	203
9	Courtyards at Lehman	53
10	Orchard Lakes	65
11	Reserve at Pickerington Ponds	380
12	Longview Highlands	353
13	Wellington Park	253
14	Spring Grove	99
15	Meadows at Spring Creek	232
16	Graystone North	192
17	Chesapeake	63
18	Lake Forest	57
19	Meadowmoore Reserve	197
20	Heron Crossing	180
21	Sycamore Springs	150
22	Birch Creek Apartments	198
23	Essex Park	360
24	Lawndale Commons	336
25	Redbud Commons	95
26	Retreat at Canal	140
27	Brynwood Reserve	240
28	The Residences at Akita Lane	200
29	The Residences at James Place	200
30	Pfeifer Ash Drive Development	180
31	Proposed Development	244
32	Canal Winchester Village	122
33	Villas at Swan Pointe	60
34	Riverside Trail	248

**Over 9,100 New Units
Within Space of Aerial**
*Includes New, Proposed, and
Recently Completed Units*



MACRO AERIAL



MICRO AERIAL





BUILDING RELATIONSHIPS



MARKETING
SERVICES



TENANT
SERVICES



INVESTMENT
SALES

CREATING VALUE



DISPOSITIONS



LEASE
SERVICES

ACHIEVING SUCCESS



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