Diley Rd & Dove Pkwy, Canal Winchester, OH

SERENITY COMMONS



GOODMAN REAL ESTATE SERVICES GROUP LLC

DANIEL CLARK
daniel@goodmanrealestate.com
CHAD HAMRICK
chad@goodmanrealestate.com
JOE BELINSKE
joe@goodmanrealestate.com

100 W. OLD WILSON BRIDGE ROAD
SUITE 207, COLUMBUS, OHIO 43085
Phone: (216) 381-8200
www.goodmanrealestate.com

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 (now open)
- 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

POPULATION

	3 MILES	5 MILES	7 MILES
2030 Projection	48,787	110,799	188,548
2025 Estimate	44,378	101,622	176,080

MEDIAN HH INCOME

	3 MILES	5 MILES	7 MILES
2030 Projection	$112,850	$104,402	$92,756
2025 Estimate	$99,190	$91,635	$81,038

HOUSEHOLDS

	3 MILES	5 MILES	7 MILES
2030 Projection	17,286	39,984	70,648
2025 Estimate	15,687	36,656	66,093



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


CLICK HERE FOR DRONE VIDEO
1.50± AC AVAILABLE
10,500± SF AVAILABLE
SITE
BUSEY ROAD PARK
GREENGATE COVE
57 NEW CONDOS
BUSEY RD
PHASE II
NEGOTIATING
1.15 AC AVAILABLE
1.38± AC AVAILABLE
SIGNED LEASE
MARKETPLACE
Kroger
NOW OPEN
KROGER FUEL
DILEY RD
CAPSAHEALTHCARE
SIGNED LEASE
DOVE PKWY
GOODMAN REAL ESTATE, SERVICES GROUP LLC

AERIAL PHOTOS







SITE PLAN

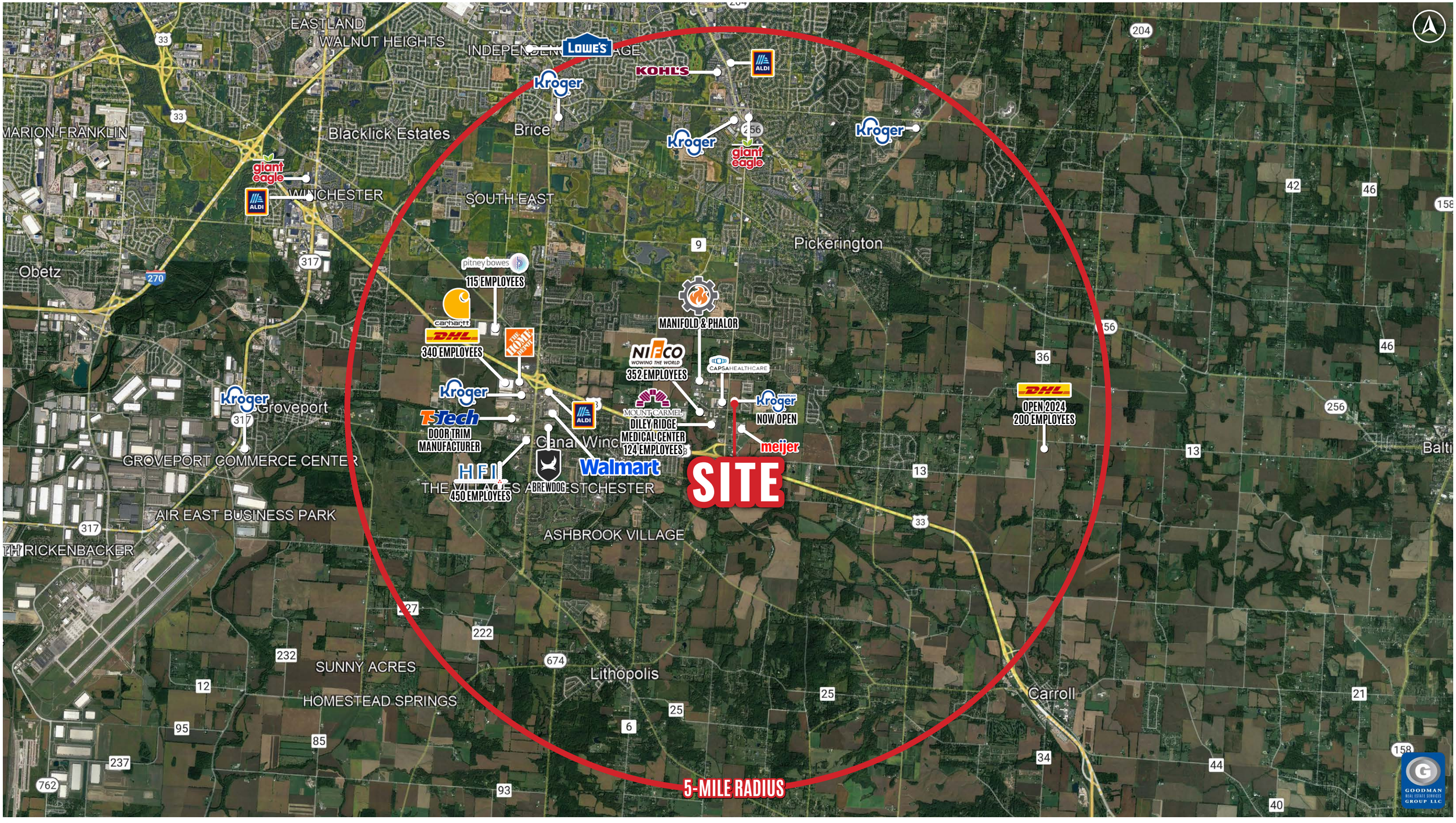


KEY

- LEASED
- AVAILABLE
- NEGOTIATING
- NOT PART

UNIT	TENANT	SIZE (SQ. FT.)	UNIT	TENANT	SIZE (SQ. FT.)
1	Kroger	118,337±	5	Outlot	1.11± AC
2	Outlot	1.46± AC	6	Outlot	1.15± AC
3	Outlot	1.50± AC	7	Outlot	1.38± AC
4	Proposed Retail	10,500±	8	Outlot	0.98± AC

BUSINESS AERIAL



CONSTRUCTION AERIAL

NEW HOMES AND MULTI-FAMILY DEVELOPMENT MAP

UNITS — HOMES
UNITS — APARTMENTS
UNITS — TOWNHOMES / CONDOS
ACRES — MIXED USE DEVELOPMENT

#	HOUSING PROPERTY	NEW UNITS
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

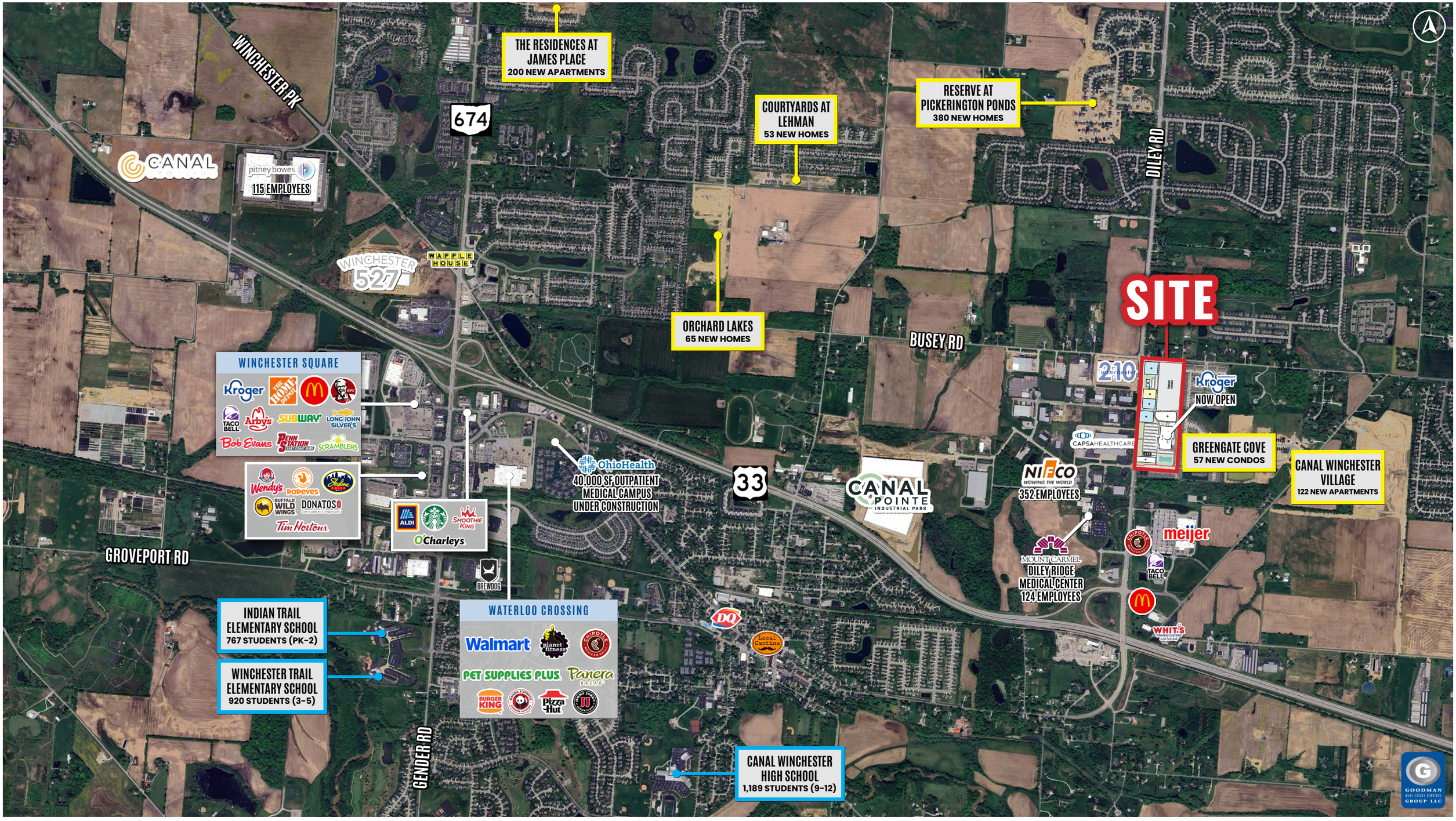
Over 9,100 New Units Within Space of Aerial
Includes New, Proposed, and Recently Completed Units

#	HOUSING PROPERTY	NEW UNITS
35	Groveport-Obetz Townhome Development	244
36	Bachman Farms	972
37	Greengate Cove	57
38	Sycamore Springs	150
39	Tamarack Land Development (930 total units) 62 homes - 720 apartments - 148 townhomes	100 AC
40	Addison Groveport Development (784 total units) 580 homes - 204 townhomes - 60 AC multi-use	295 AC
41	Wilcox Communities Development (444 total units) 118 homes - 221 apartments - 105 townhomes	95 AC
42	Proposed Mixed Use Development 50 AC Commercial - 95 AC Residential/Condos	145 AC

SITE

5-MILE RADIUS

MACRO AERIAL



MICRO AERIAL





MARKETING SERVICES

BUILDING RELATIONSHIPS

TENANT SERVICES

INVESTMENT SALES

CREATING VALUE

DISPOSITIONS

LEASE SERVICES

ACHIEVING SUCCESS

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