



Diley Rd & Dove Pkwy, Canal Winchester, OH

# SERENITY COMMONS



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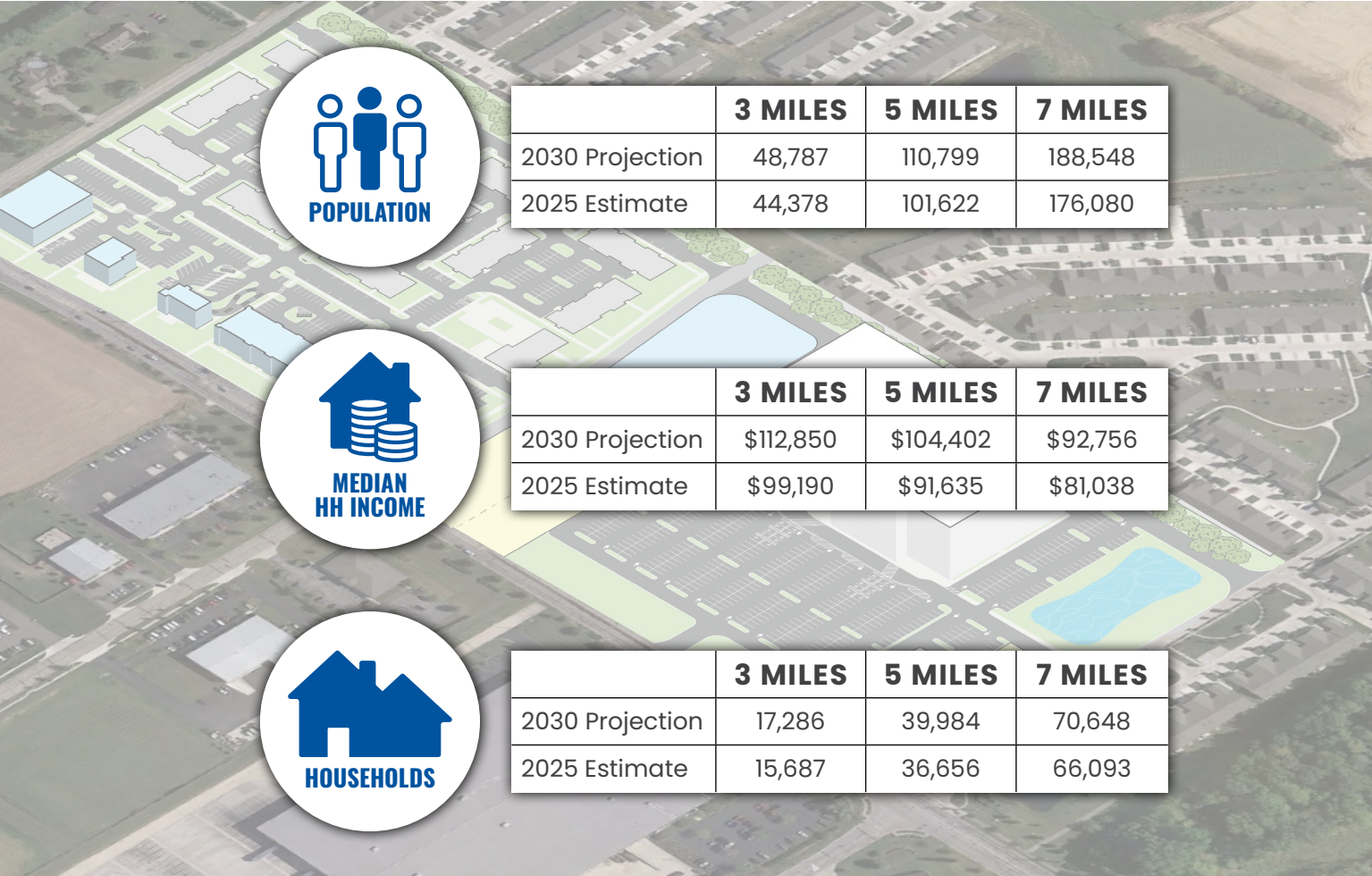


# HIGHLIGHTS & DEMOGRAPHICS

## 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.

- Under contract with national grocer
- 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.





# SITE PLAN

KEY

AVAILABLE

NEGOTIATING

LEASED/UNDER CONTRACT

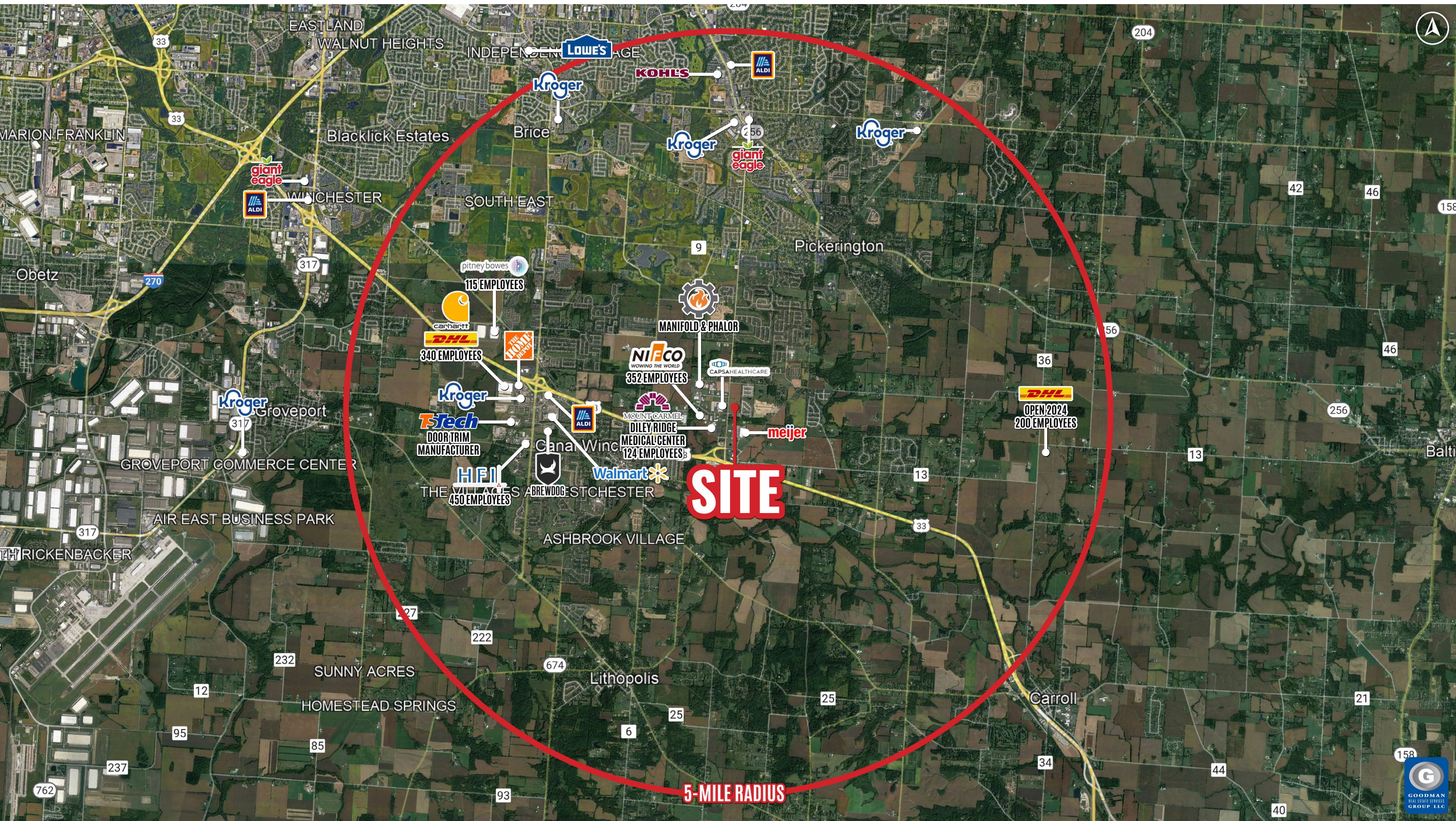
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UNIT	TENANT	SIZE (SQ. FT.)
1	Grocery Store Under Contract	118,000
2	Proposed Pharmacy	12,540
3	Proposed Restaurant	3,100
4	Proposed Restaurant With Drive-Thru	2,600
5	Proposed Retail	3,050
6	Proposed Retail	3,050
7	Proposed Retail	3,050
8	Proposed Retail	3,050
9	Proposed Restaurant	5,715
10	Outlot	1.46 AC±
11 11A, 11B	Outlot	1.38 AC±
12	Outlot	0.98 AC±





# BUSINESS AERIAL





# CONSTRUCTION AERIAL

NEW HOMES AND MULTI-FAMILY DEVELOPMENT MAP

Approximately 4,735 New Units Within 5-Mile Radius of Site

#

UNITS

HOMES

#

UNITS

APARTMENTS

#

UNITS

TOWNHOMES / CONDOS

#

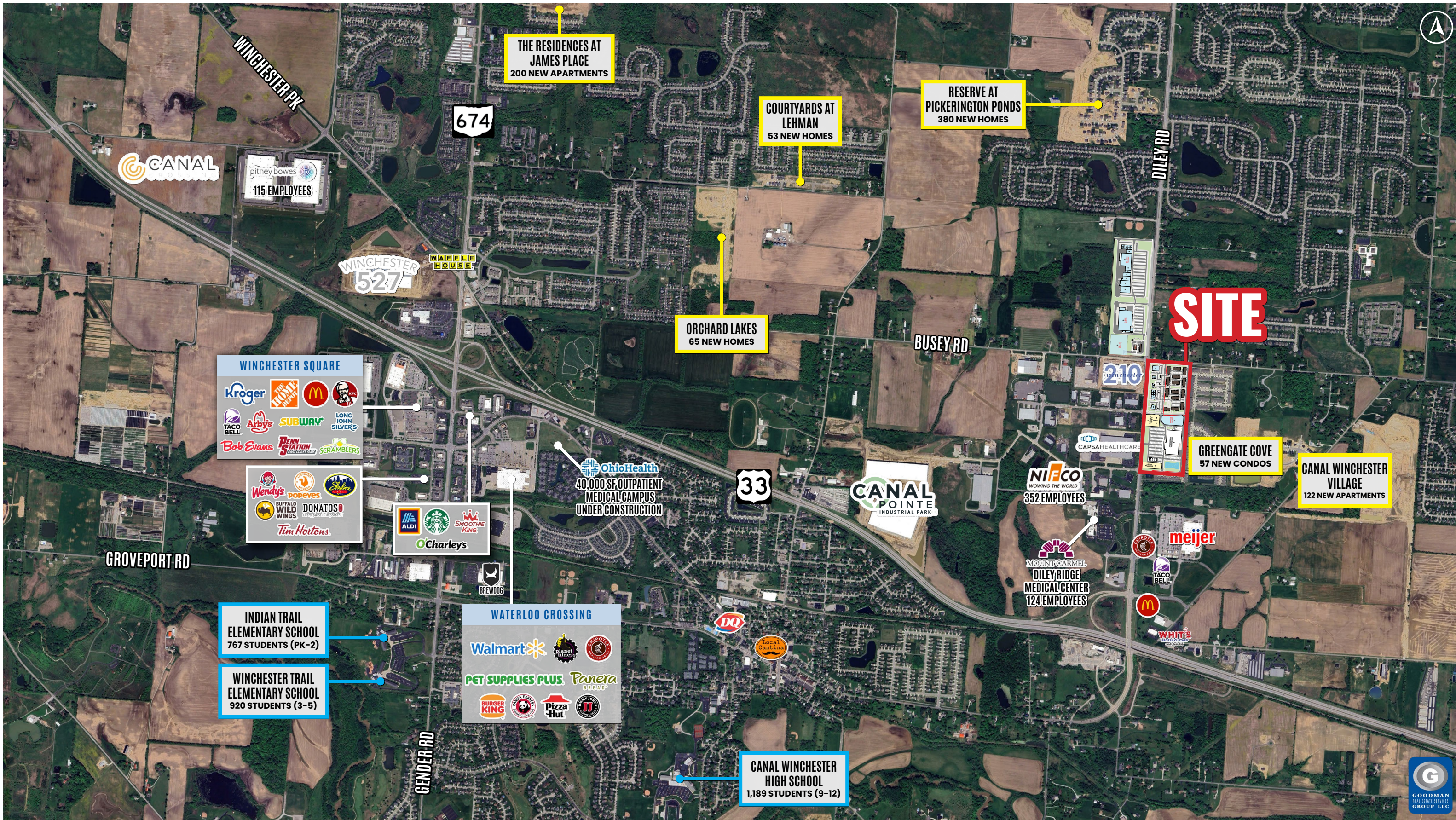
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MIXED USE DEVELOPMENT

#	HOUSING PROPERTY	NEW
1	Hamptons at Shannon Lakes Under Construction	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	Fischer Homes (Coming Soon)	150
19	Essex Park	360
20	Lawndale Commons	336
21	Retreat at Canal	140
22	The Residences at Akita Lane	200
23	Brynwood Reserve	240
24	The Residences at James Place	200
25	Proposed Development	244
26	Villas at Swan Pointe	60
27	Riverside Trail	248
28	Canal Winchester Village (Coming Soon)	122
29	Greengate Cove	57
30	Fischer Homes (Coming Soon)	150
31	Proposed Mixed Use Development 50 AC Commercial - 95 AC Residential/	145 AC



# MACRO AERIAL





# MICRO AERIAL







## BUILDING RELATIONSHIPS



MARKETING  
SERVICES



TENANT  
SERVICES



INVESTMENT  
SALES

## CREATING VALUE



DISPOSITIONS



LEASE  
SERVICES

## ACHIEVING SUCCESS



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