



WWW.GOODMANREALESTATE.COM  
216.381.8200

# BRICE PARK OUTPARCEL AVAILABLE

## Reynoldsburg, Ohio



### HIGHLIGHTS

- **AVAILABLE:** 7,000 SF freestanding auto service building (07/01/2024)
- Shadow-anchored by 145,000 SF shopping center located at busy intersection of Brice Road (32,534 VPD) and Tussing Road (20,309 VPD) in Reynoldsburg
- Excellent access to and from Interstate 70 (123,916 VPD)
- Join Ashley Furniture, Michaels, Foot Locker, Dollar Tree, and Sheetz
- Pylon signage available
- Nearby 2M SF, 24-hour JCPenney Logistics Center
- **TENANT STILL OPERATING - DO NOT DISTURB TENANT**

### DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2029 Projection	102,434	240,383	368,931
2024 Estimate	102,102	236,440	368,931
INCOME	3 MILE	5 MILE	7 MILE
2024 Average	\$64,938	\$73,143	\$80,040
2024 Median	\$51,603	\$57,550	\$61,530
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2024 Employees	21,940	65,318	113,955

### LEASING INFORMATION

www.goodmanrealestate.com  
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#### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

#### COLUMBUS

389 E. LIVINGSTON AVENUE  
COLUMBUS, OHIO 43215

### CHAD HAMRICK

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### ZACK SOGOLOFF

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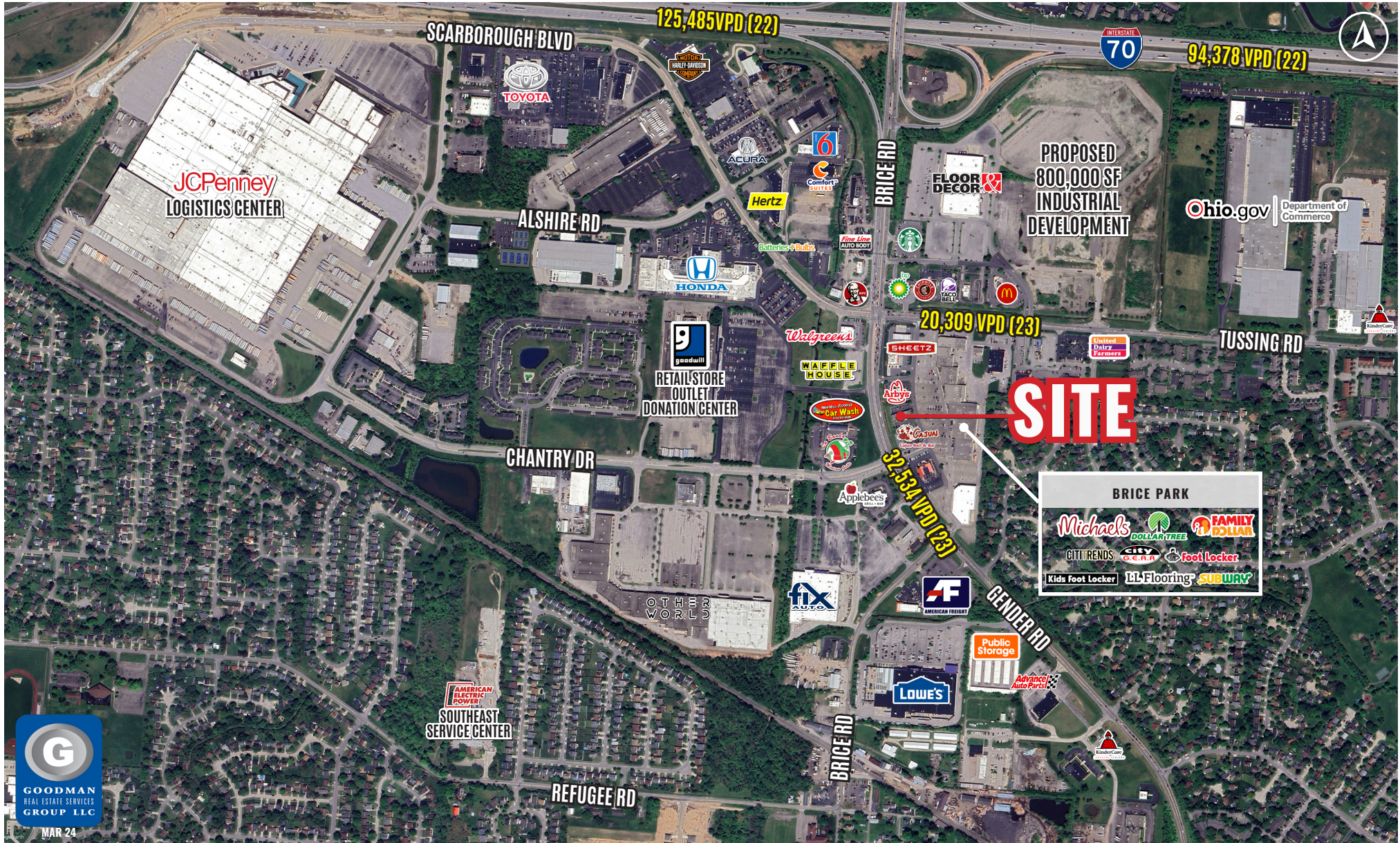
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**KEY**

LEASED
  CALL FOR DETAILS

AVAILABLE
  NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Brice Tobacco & Conv. Store	2,700
2	Subway	900
3	Braids & Style	1,200
4	Available	2,735
5	Foot Locker	6,823
6	Available	8,000
7	Available	2,500
8	Dollar Tree	9,500
9	Citi Trends	9,949
10	City Gear	4,324
11	LL Flooring	7,200
12	Octapharma	10,800
13	Family Dollar	15,426
14	Manakamana International Grocery	4,943
15	Michaels	17,800
16	Available	30,000
17	Cajun Boil Bar	6,000
18	Available	7,000
19	Sheetz	5,800

<b>SITE SUMMARY</b>	<b>153,600</b>
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