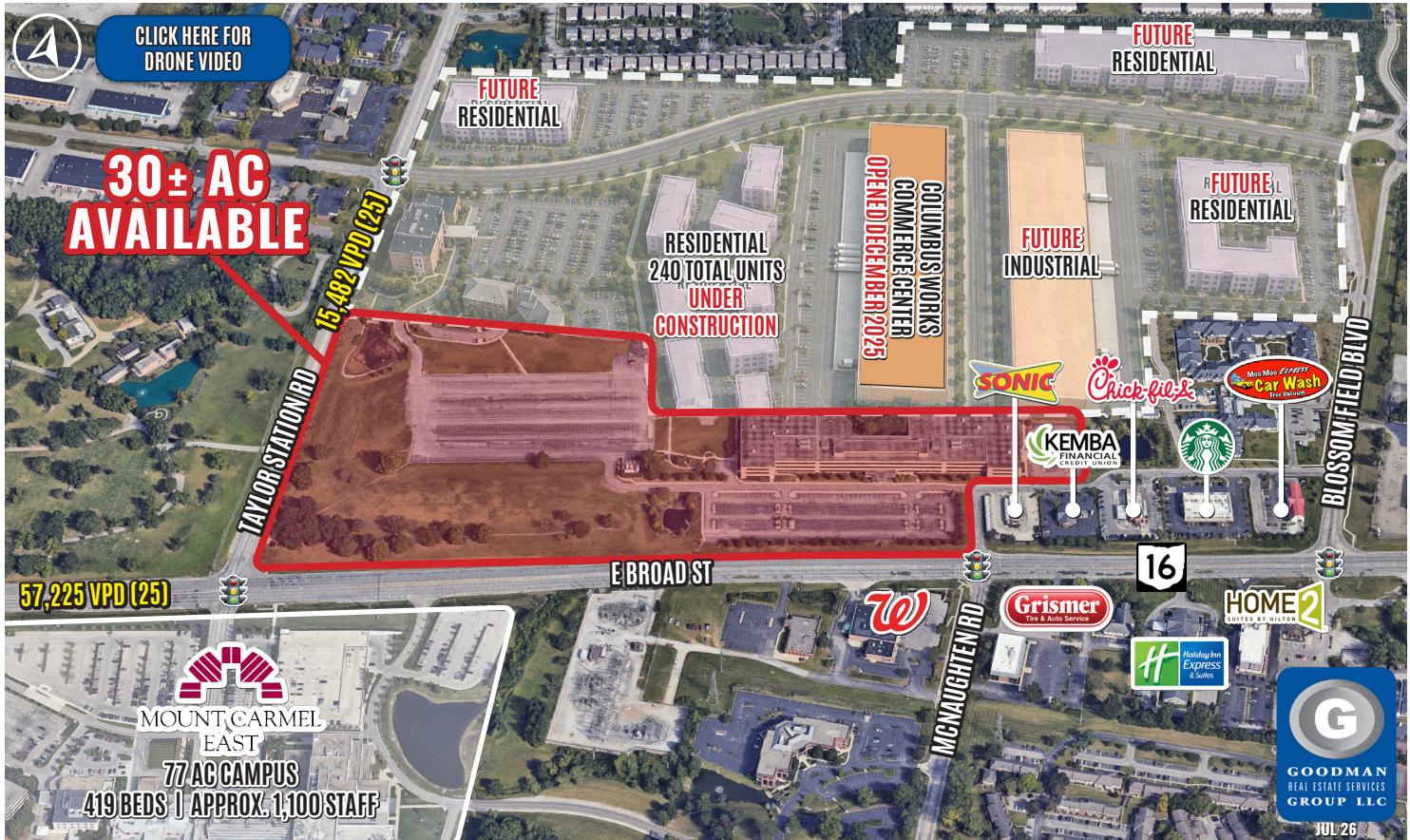




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216.381.8200

EAST BROAD STREET REDEVELOPMENT

Columbus, Ohio



HIGHLIGHTS

- **AVAILABLE:** 30± AC redevelopment with anchor, junior anchor, and outparcel positions available
- Convenient access to I-270 (115,000+ vehicles per day)
- Across from the 77-AC Mount Carmel East campus, the primary hospital serving East Columbus (400+ beds; 1,100+ employees)
- Victoria's Secret and Bath & Body Works global headquarters and distribution centers located three miles east (8,000+ employees)
- Two miles from John Glenn International Airport
- Ideally situated between multiple primary markets, including Bexley, Gahanna, Reynoldsburg, Whitehall, and Blacklick

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2031 Projection	85,491	240,353	410,542
2026 Estimate	85,520	239,868	403,418
INCOME	3 MILE	5 MILE	7 MILE
2026 Average	\$96,657	\$102,256	\$108,069
2026 Median	\$74,175	\$74,809	\$76,720
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2026 Employees	46,199	91,633	146,089

LEASING INFORMATION

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CLEVELAND

THE OFFICES OF LEGACY VILLAGE
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COLUMBUS

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