

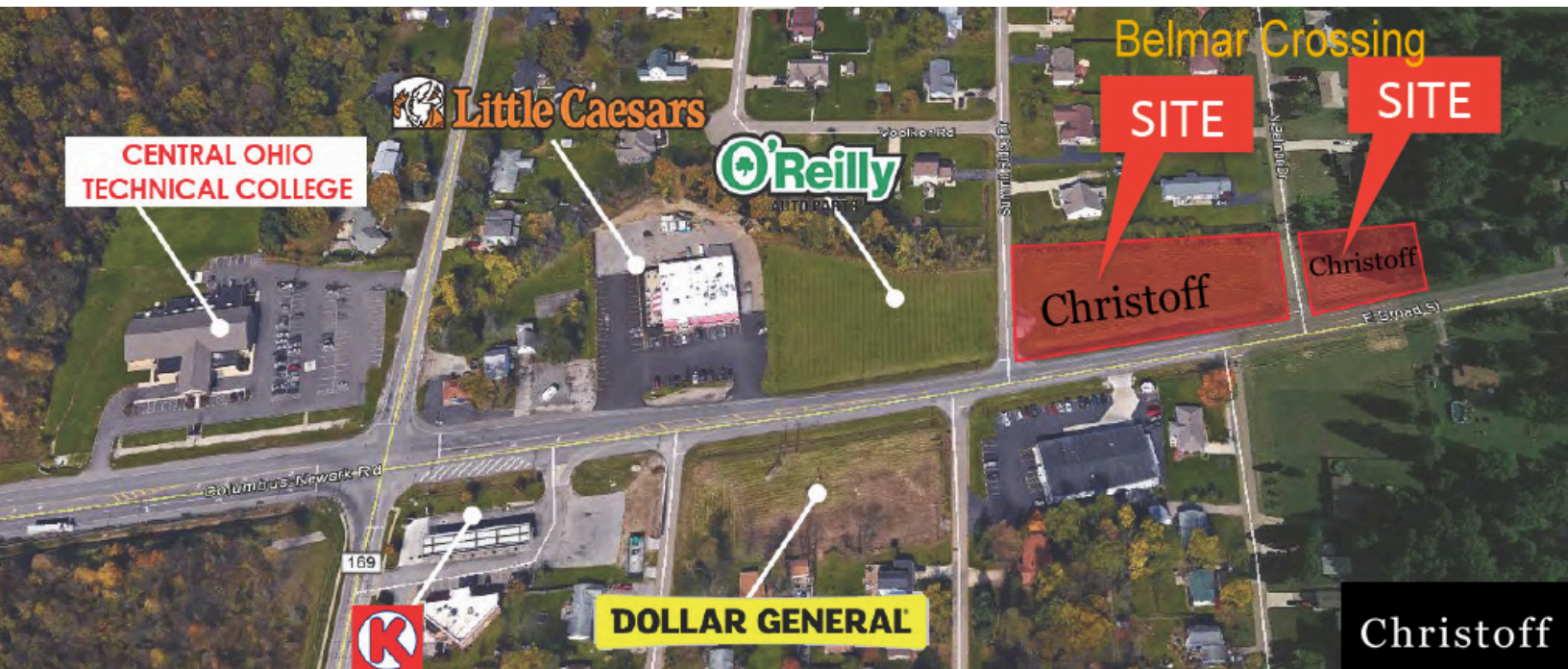
Belmar Crossing

A Mixed-Use Development

East Broad Street & North Belmar Drive

Pataskala, Ohio 43068 (Licking County)

Photo Of Primary Trade Area



HIGH GROWTH CORRIDOR / LOCATED ADJACENT TO O'REILLY AUTO PARTS

Owned & Developed by:

Christoff

Belmar Crossing

Overview

Belmar Crossing is a nearly 2 acre mixed-use development located in Pataskala, Ohio that is being developed by Christoff Land & Development, LLC.

The development land is situated in a high growth, high traffic area with easy access to East Broad Street; Interstate 270 is within 5.5 miles. This site offers excellent visibility and accessibility with access points to East Broad (347.74' frontage), Summit Ridge Dr. (179.97' frontage) & N. Belmar Rd. (172.11' frontage). The development land is adjacent to O'Reilly Auto Parts, Dollar General, and residential housing.

The total population in the primary trade area is estimated at 117,250 (5 mile), estimated households at 46,588 (5 mile), and average household income is approximately \$73,520 (1 mile).

The traffic counts on East Broad Street are approximately 20,000 cars per day. The site will offer users a superior alternative to their local competition due to superior access and roadways, site flexibility and proximity to the following trade areas Columbus, Pataskala, Reynoldsburg and Gahanna.

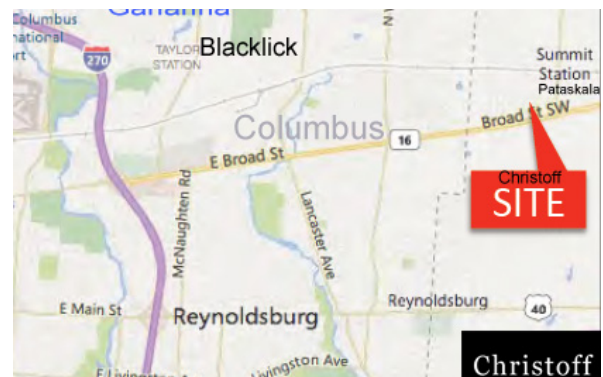
The area consist of approximately 434 enrolled students at Central Ohio Technical College (2018), 1,301 employees at L Brands facility (2017), with Target, Lowes, Meijers, Aldi less than 1.6 miles away.

*Source: 3rd party brokers. (The information is deemed reliable, but should be independently verified)

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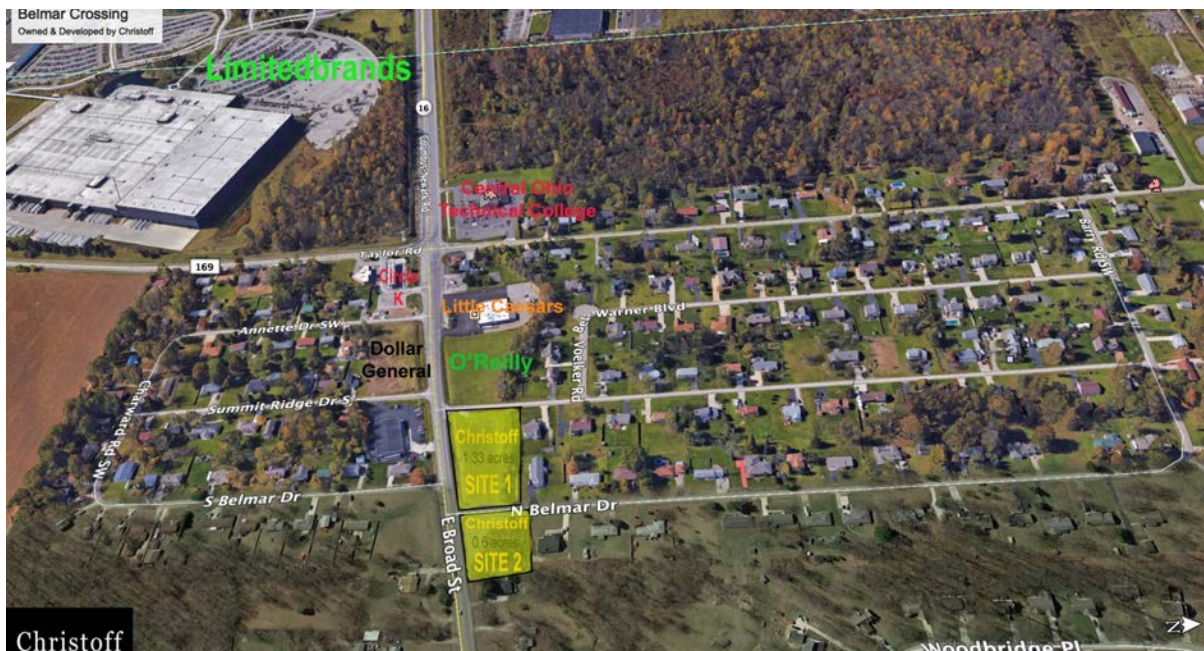
Executive Summary

Address:	Belmar Crossing East Broad St. & N. Belmar Dr. Patakala, Ohio 43068
County:	Franklin
Property Size:	2 +/- Acres
Land Sale Price:	negotiable
Building Size:	Minimum 6,500 SF or 10,000 SF (proposed site design, 2 buildings)
Year Built:	New Construction
Total Available Space:	up to 10,000 SF
Drive-thru	Available
Zoning:	Commercial (Proposed Mixed-Use)
Utilities:	Water, Gas, Electric, Telephone
Traffic Count:	East Broad Street – 20,000 Interstate 270 – 153,000
Demographics (5 mile):	2018 Census Population – 117,250 <i>Households – 46,588</i> Total Daytime Population - 97,974



Belmar Crossing

Site Information:



Subarea Plan

Overall Development Plan

Subarea; Site 1: (Zoned GB- General Business) **For Sale or Lease** – Christoff will be constructing up to 6,500 square feet of retail. The proposed building will be pulled toward the sidewalks, providing a "hard line" interface with the street so businesses are oriented towards East Broad Street. This prime corner ground sits along East Broad Street, Summit Ridge Drive and N. Belmar Road and is available for lease or sale to a Retailer, Restaurateur, Fast Food, Gas Station, Medical, Bank, Grocery store user.

Subarea; Site 2: (Zoned GB - General Business) **For Sale or Lease** – This site is contiguous to East Broad and N. Belmar Road. The building will sit along East Broad Street with great exposure. This subarea is ideal for a Retail, Medical, Office users with residential use allowed on 2nd floor (potential 2 story building).

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Site Details:

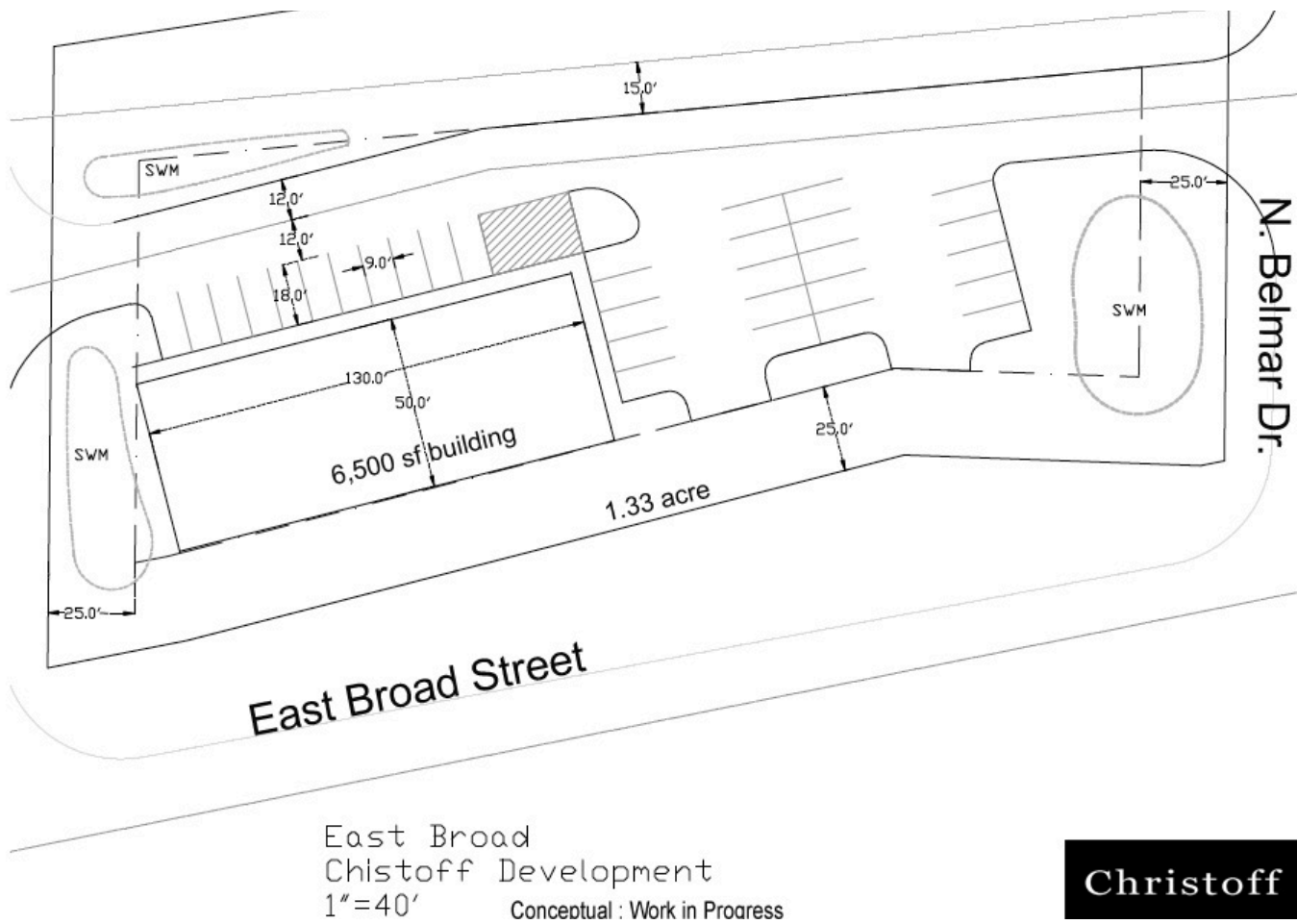


Site Details:

- Located in high growth, high traffic area with easy access to Port Columbus International Airport, downtown Columbus and major employers across central Ohio.
- Outstanding location at East Broad Street with frontage on both parcels.
- In the middle of one of the most stable and strongest growth markets in Columbus.
- Site offers excellent visibility and accessibility.
- Near Signalized intersection/access points.
- The City was not involved in the purchase of the property; Developer owns 100% of parcel.

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Preliminary Site 1 Design:



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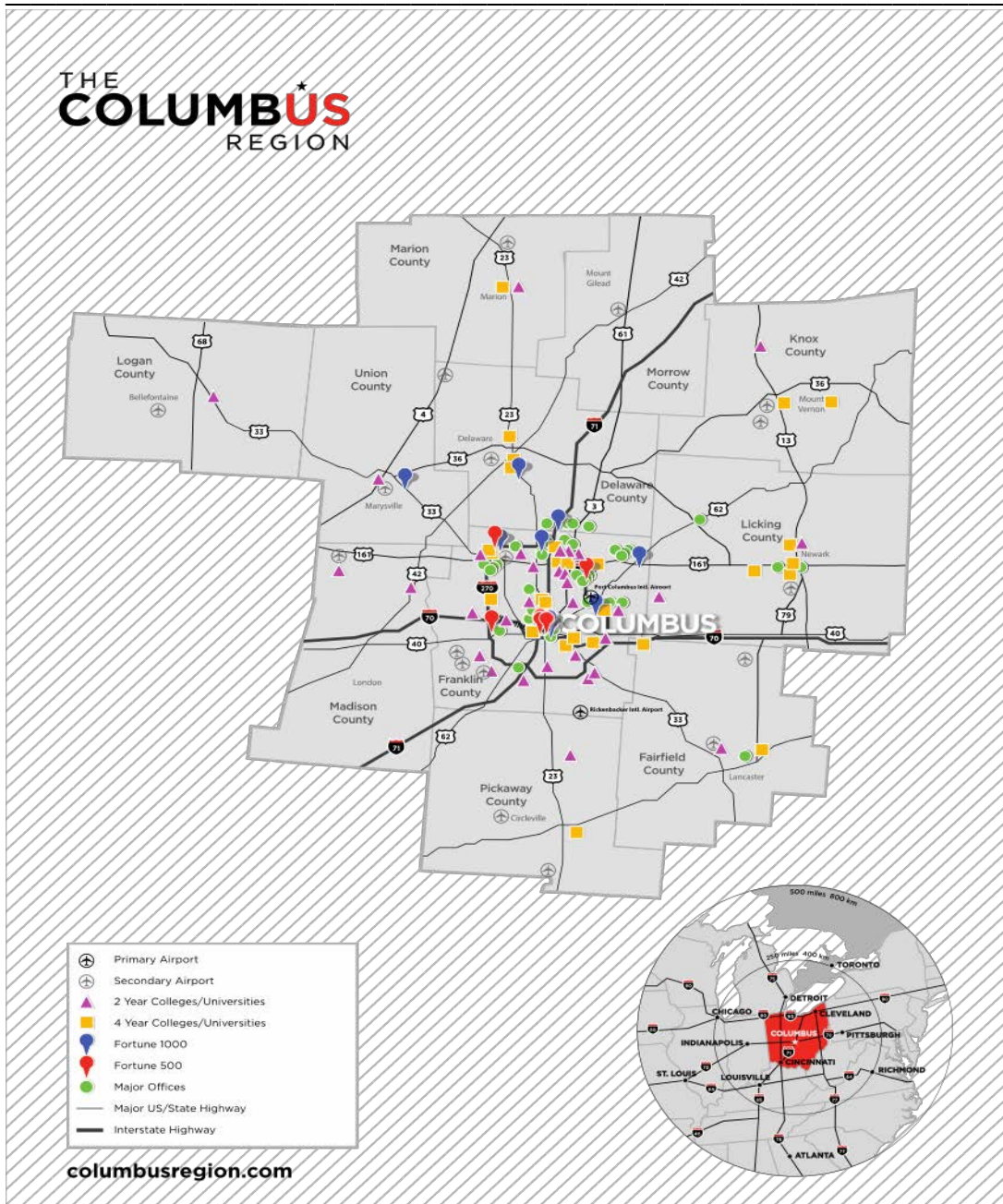
Preliminary Site 2 Design:



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Columbus Overview Map:

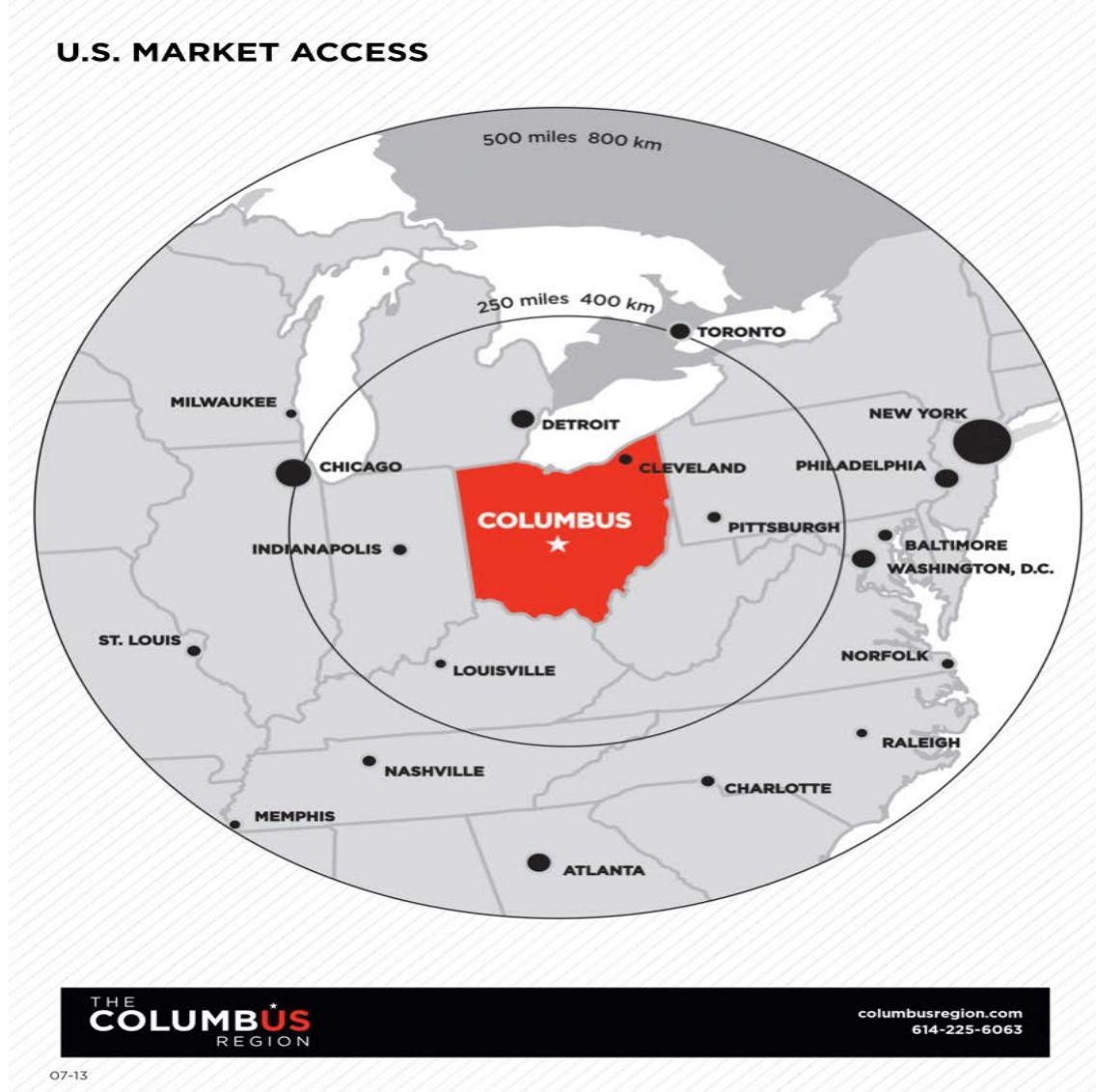


*Source www.columbusregion.com

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Columbus U.S. Market Access:



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*Source www.columbusregion.com