

3.432 Acre Site with New Traffic Light

Mixed Use Development

13448 East Broad Street SW
Pataskala, Ohio 43062 (Licking County)

Photo Of Primary Trade Area



CHRISTOFF DEVELOPMENT SITE

Owned & Developed by:

Christoff

Christoff

3.432 Acre Site

Overview

13448 East Broad St. SW is a +/-3.432 acre mixed-use development located in Pataskala, Ohio that is being developed by Christoff Land & Development, LLC.

Pataskala is located approximately 20 miles east of downtown Columbus along Interstate 70. Positioned along State Route 16 and U.S. Route 40, Pataskala is part of the growing Licking County population and has several transportation connections to Central as well as Eastern Ohio.

The development land is situated along East Broad Street, east of Summit Rd. and west of Mink St. in a high growth residential and commercial district area. The property is opposite to a newly-constructed intersection served by a new traffic signal at Broadmoore Blvd which provides access to a new subdivision labeled Broadmoore Commons developed by Westport Homes. This site offers excellent visibility and accessibility with access points to East Broad St. (284' frontage and average depth of 532') and Twisted Bark Drive.

The site is zoned GB (General Business) permitting restaurants (drive thru), auto sales, groceries, warehouse, and many permitted and conditional uses for various uses. Residential use is a possibility however requires a formal discussion with planning and zoning.

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 site is one mile west of the 300-acre Jobs Ready Site in Pataskala Corporate Park and 3 miles north of the new Amazon distribution center and offers 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, Gahanna and Granville.

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

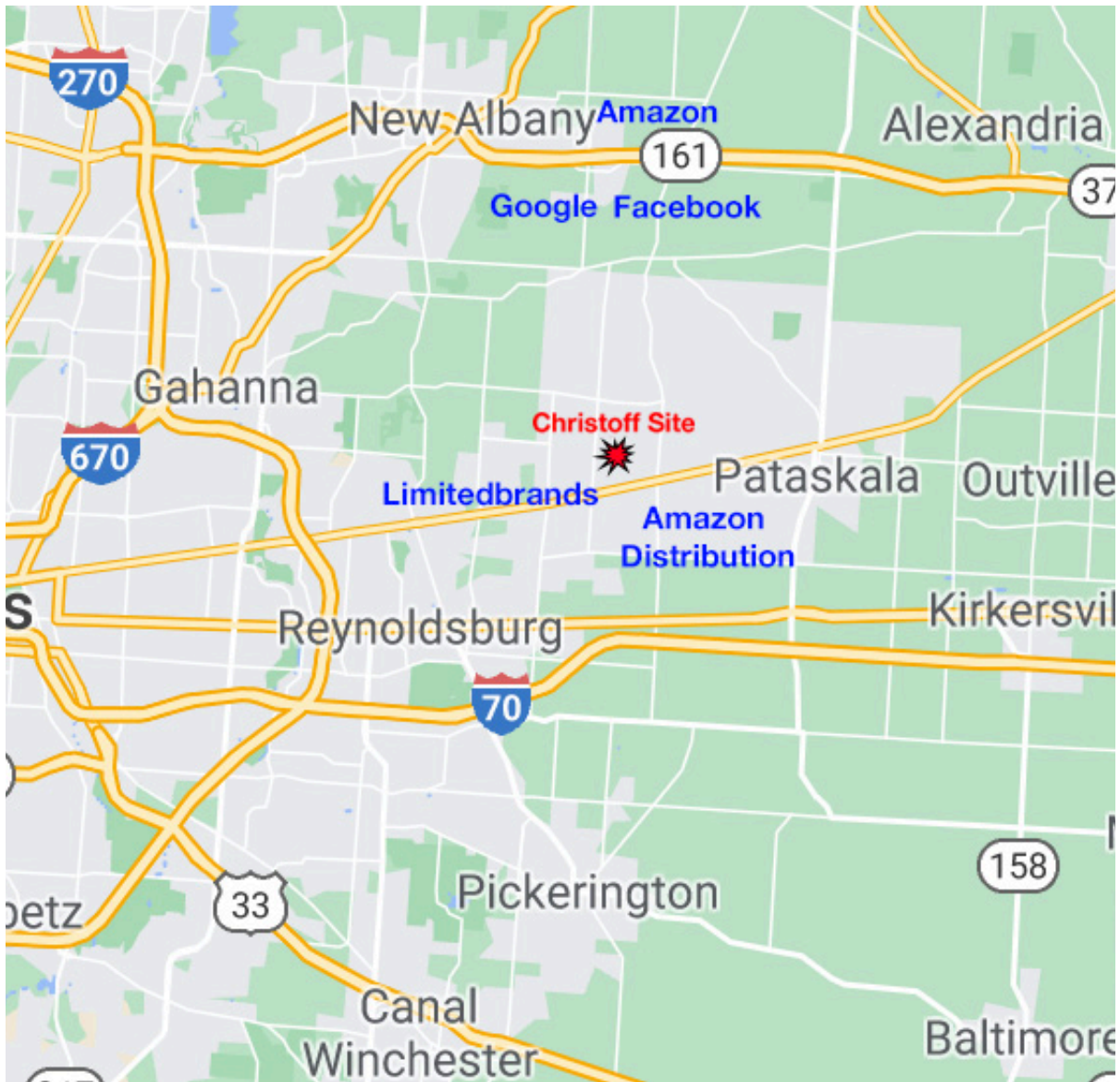
3.432 Acre Site

Executive Summary

Address:	13338 East Broad Street Pataskala, Ohio 43062
County:	Licking
Parcel ID:	063-141312
Property Size:	3.432 +/- Acres
Land Sale Price:	negotiable
Building Size:	Minimum 1,500 SF / Drive-Thru Available
Year Built:	New Construction
Total Available Space:	up to 40,000 SF
Zoning:	General Business
School District:	Licking Heights
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

3.432 Acre Site

Site Overview:



3.432 Acre Site

Site Details:

Site Details:



- Located in high growth, high traffic area with easy access to Port Columbus International Airport, downtown Columbus, Amazon Distribution Center, Google, Facebook, Pataskala Corporate Park and major employers across Etna, Reynoldsburg, Gahanna, Blacklick, Columbus, New Albany & Granville.
- Outstanding location at East Broad Street with 284' frontage.
- In the middle of one of the most stable and strongest growth markets in Columbus.
- Site offers excellent visibility and accessibility.
- New Signalized intersection/access points.
- The City was not involved in the purchase of the property; Developer owns 100% of parcel.

Christoff

3.432 Acre Site

Licking County Highlights:

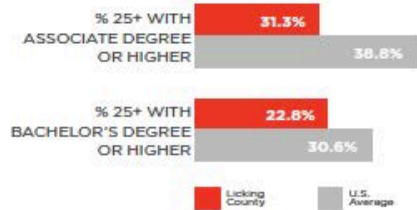
LICKING COUNTY

DEMOGRAPHICS

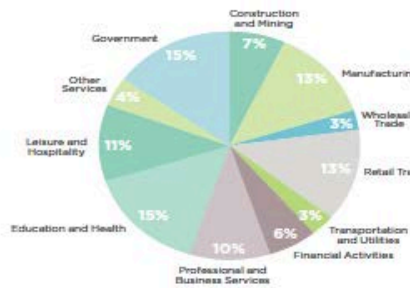


WORKFORCE

1.3% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Amazon	1,540	Amazon Web Services cloud data center, e-commerce fulfillment
L Brands Inc.	1,407	Distribution and fulfillment of apparel and beauty products, personal care manufacturing
State Farm Insurance	1,205	Back office, claims processing, customer service
Owens Corning	900	R&D and manufacturing of insulation products
Ascona Shared Services	850	Shared services office for IT, sourcing and procurement, apparel distribution and fulfillment
AEP Transmission	630	Electricity transmission plant
Harry & David Holdings, Inc.	624	Fulfillment and call center of food gift company
Anomatic Corporation	585	Anodized aluminum, stamping
Speed Commerce, Inc.	492	Logistics services
The Boeing Company	425	Aerospace radio and navigation system manufacturing and repair

source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

*Source www.columbusregion.com

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