

# York Crossing

## Mixed Use Development

**York Road SW & Broad Street (SR16)**  
Pataskala, Ohio 43062 (Harrison County)

Photo Of Primary Trade Area



### YORK CROSSING

Owned & Developed by:

# Christoff

Christoff

## York Crossing

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### Overview

**York Crossing** is a +/-8.12 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 Pataskala's city center commercial district and in a high growth residential area. The property is opposite to a new Shell Gas station. This site offers excellent visibility and accessibility with access points to East Broad St. (861' frontage and average depth of 390') and York Road. The site is considered as a gateway into Pataskala and Granville from SR 16.

The site is zoned B1 (Business District) permitting restaurants (drive thru), big box, groceries, medical, church, storage, office, 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 23,134 (5 mile), estimated households at 8,605 (5 mile), and average household income is approximately \$106,771 (1 mile).

The site is few miles east of the 300-acre Jobs Ready Site in Pataskala Corporate Park and 5 miles from 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, and Granville.

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

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### Executive Summary

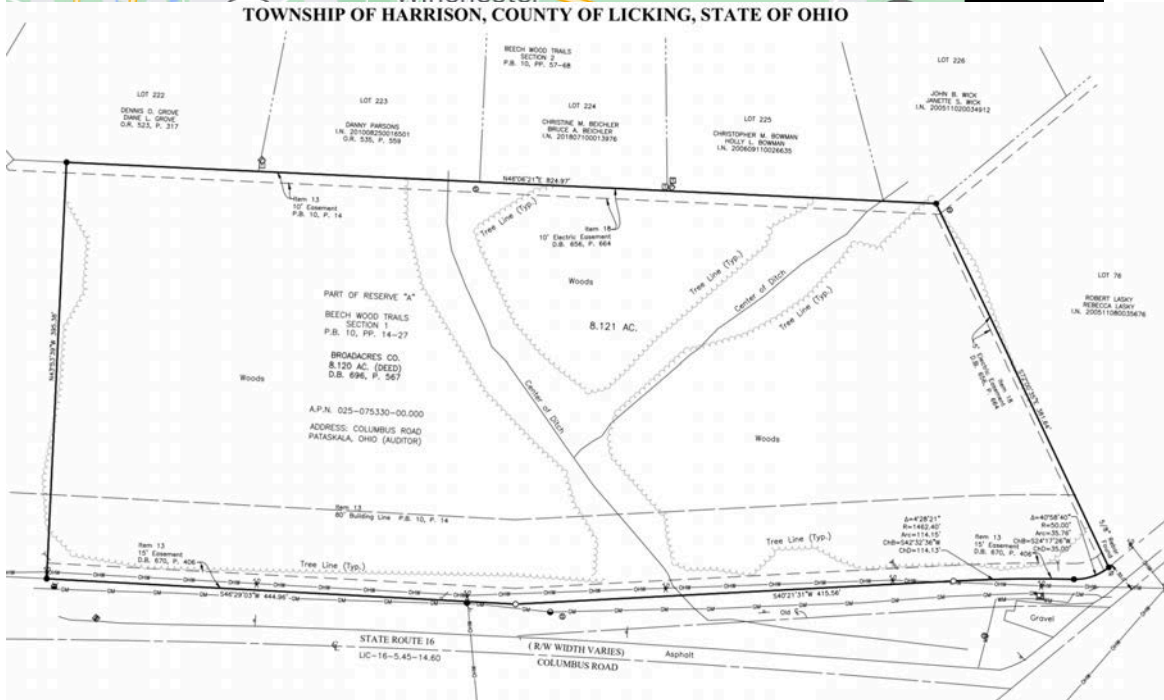
<b>Address:</b>	York Crossing York Rd SW and East Broad St Pataskala, Ohio 43062
<b>County:</b>	Harrison
<b>Parcel ID:</b>	025-075330
<b>Property Size:</b>	8.12 +/- Acres
<b>Land Sale Price:</b>	negotiable
<b>Building Size:</b>	Minimum 1,500 SF / Drive-Thru Available
<b>Year Built:</b>	New Construction
<b>Total Available Space:</b>	up to 100,000 SF
<b>Zoning:</b>	Business District (B1)
<b>School District:</b>	Southwest Licking
<b>Utilities:</b>	Water, Gas, Electric, Telephone
<b>Traffic Count:</b>	East Broad Street – 20,000 Interstate 270 – 153,000
<b>Demographics (5 mile):</b>	2018 Census Population – 23,134 <i>Households – 8,942</i> 2023 Population Projection - 97,974

# York Crossing

## Site Overview:



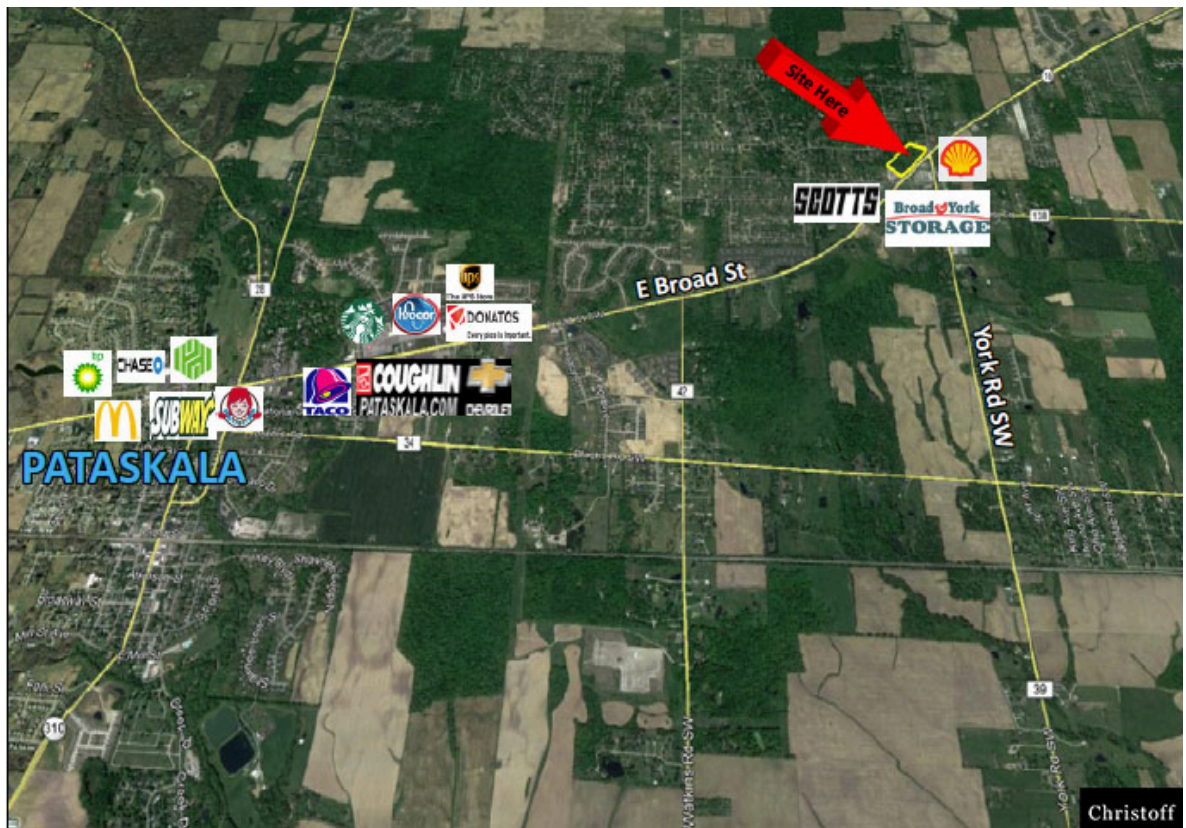
TOWNSHIP OF HARRISON, COUNTY OF LICKING, STATE OF OHIO



## York Crossing

## Site Details:

## Property Location:



- Located in high growth, high traffic area with easy access to major arteries including Pataskala Town Center, 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 861' frontage (Gateway in Pataskala and Granville).
- In the middle of one of the most stable and strongest growth markets in Columbus.
- Site offers excellent visibility and accessibility.
- Site is adjacent to a 4 way intersection along York and Broad.
- District has a 10-inch sanitary sewer and a 12-inch water line (all utilities available).
- The City was not involved in the purchase of the property; Developer owns 100% of parcel.

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Licking County Highlights:

# LICKING COUNTY

**DEMOGRAPHICS**

 172,198 RESIDENTS

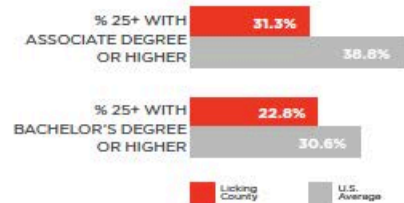
 39.7 MEDIAN AGE

 64,230 HOUSEHOLDS

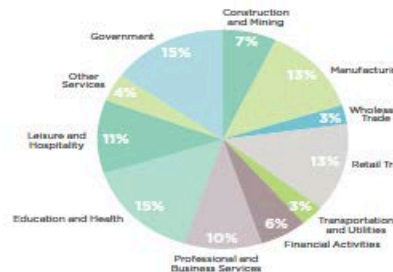
 \$56,549 MEDIAN HOUSEHOLD INCOME

**WORKFORCE**

4.3% 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
Ascena 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)

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