

# FOR LEASE

4,048 Sq. Ft. Available (2,483 Sq. Ft. +/- & 1,925 Sq. Ft. +/-)

## TUTTLE CROSSING

4975 Tuttle Crossing Boulevard  
At the Entrance of The Mall at Tuttle Crossing  
SEC corner of Tuttle Blvd. & Bradenton Ave., Columbus, OH



- Join: Starbucks, AT&T and Sport Clips
- New 10,300+ Sq. Ft. center
- At main entrance to THE MALL AT TUTTLE CROSSING (1.1M Sq. Ft. Regional Mall)
- Approximately 8M Sq. Ft. of office space in the immediate trade area
- Signalized intersection

**CREA**<sup>Inc.</sup>  
Capitol Real Estate Advisors, Inc.

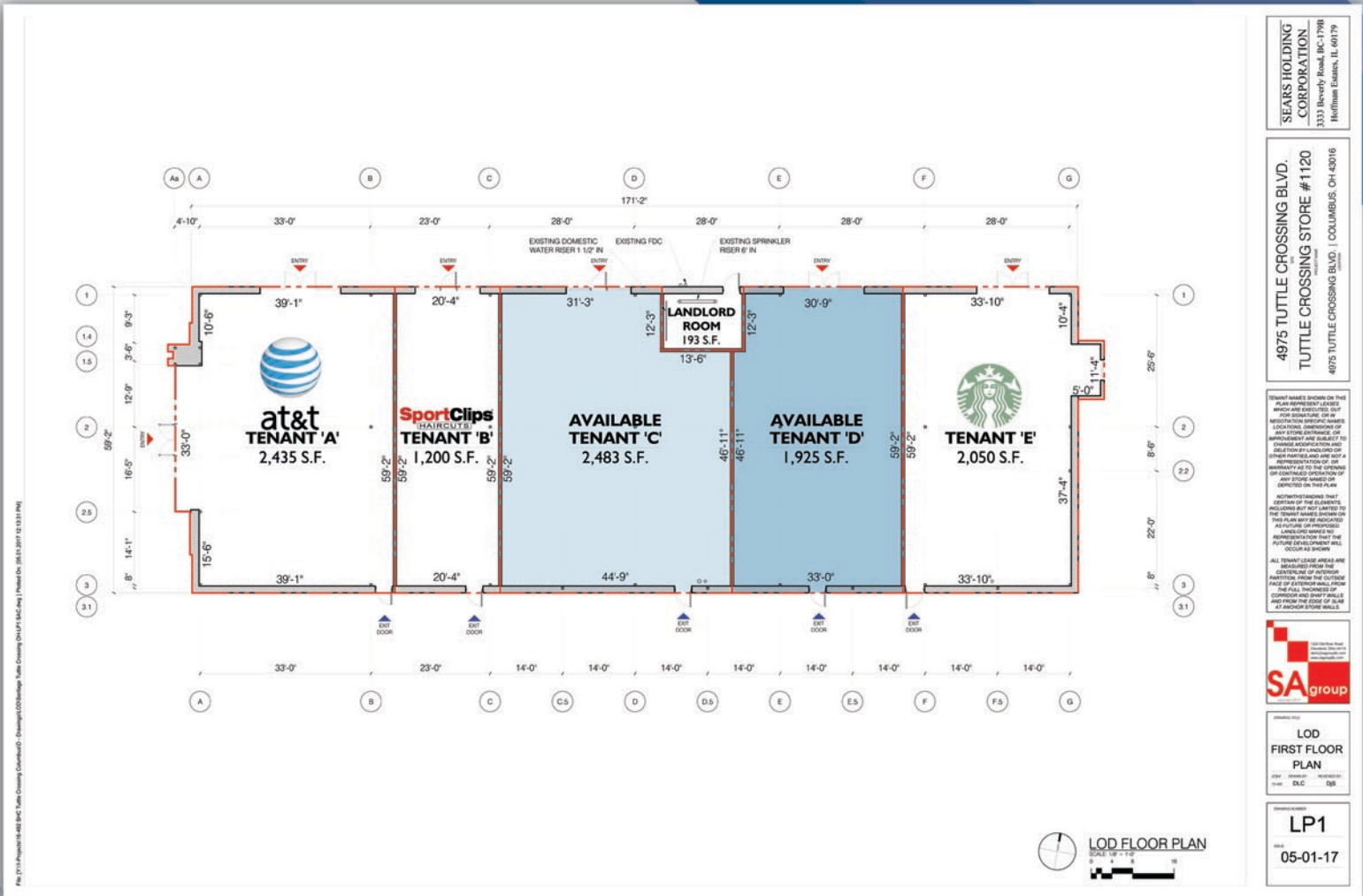
4200 REGENT STREET, SUITE 200  
COLUMBUS, OHIO 43219  
614-944-5252  
WWW.CAPITOLREA.COM

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The information contained herein was obtained from sources. Capitol Real Estate Advisors, Inc. has not made an independent investigation of such information and makes no representations or warranties as to the accuracy or completeness thereof. The information submitted is subject to errors, omission, change of price, rental or other conditions prior to sale, lease or financing, and is subject to withdrawal without notice.



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EXISTING SITE DATA	
BUILDING AREA	10,239 S.F.
TOTAL PARKING	67 SPACES
PARKING RATIO	6.54/1,000

RECONFIGURED SITE DATA	
BUILDING AREA	10,283 S.F.
TENANT A' (RETAIL)	2,435 S.F.
TENANT B' (RETAIL)	1,200 S.F.
TENANT C' (RETAIL)	2,483 S.F.
TENANT D' (RESTAURANT)	1,925 S.F.
TENANT E' (RESTAURANT)	2,050 S.F.
LANDLORD AREA	193 S.F.
TOTAL BUILDING AREA	10,283 S.F.
TOTAL PARKING	67 SPACES
PARKING RATIO	6.52/1,000

PARKING DEMAND		
TENANT A' (RETAIL)	1/250 S.F.	9.74 SPACES
TENANT B' (RETAIL)	1/250 S.F.	4.80 SPACES
TENANT C' (RETAIL)	1/250 S.F.	9.83 SPACES
TENANT D' (REST.)	1/175 S.F.	26.67 SPACES
PATIO	1/150 S.F.	2.81 SPACES
TENANT E' (REST.)	1/175 S.F.	11.71 SPACES
PATIO	1/350 S.F.	1.21 SPACES
LANDLORD AREA	1/250 S.F.	0.77 SPACES
TOTAL PARKING REQUIRED		66.64 (67 SPACES)
TOTAL PARKING PROVIDED		67 SPACES

SEARS HOLDING CORPORATION  
1333 Beverly Road, Bldg. 179B  
Hoffman Estates, IL 60179

4975 TUTTLE CROSSING BLVD.  
TUTTLE CROSSING STORE #1120  
4975 TUTTLE CROSSING BLVD. | COLUMBUS, OH 43016

TENANT NAMES SHOWN ON THIS PLAN REPRESENT LEASES WHICH ARE EXECUTED, BUT NOT YET COMMENCED. THE LOCATION, DIMENSIONS OF ANY EXISTING STRUCTURES AND OTHER PARTS THEREOF ARE NOT A GUARANTEE OF THE FUTURE DEVELOPMENT OF THE SITE. ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.



LOD SITE PLAN

SP1  
DATE: 02-03-17



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