Wal-Mart Supercenter

Average volume of these formats: $100mm

24 hours store, steady flow of local and regional traffic for grocery and general merchandise sale

Recognized name to consumers

Location:

Easy access to the southern residential area of Mansfield and surrounding areas (including Lexington, Belleville, etc.)

Easy traffic circulation via signalized intersection with SR 13 and Possum Run Road

60 ' Highway pylon signage and visibility

Established interchange

Almost 43,000 cars per day

Established overall development anchored by Wal-Mart

Interchange has proven successful for many years

Evidence:

The three major burger franchise all are located at the interchange [McDonalds, Burger King, Wendy's]

McDonalds has an oversized parking field

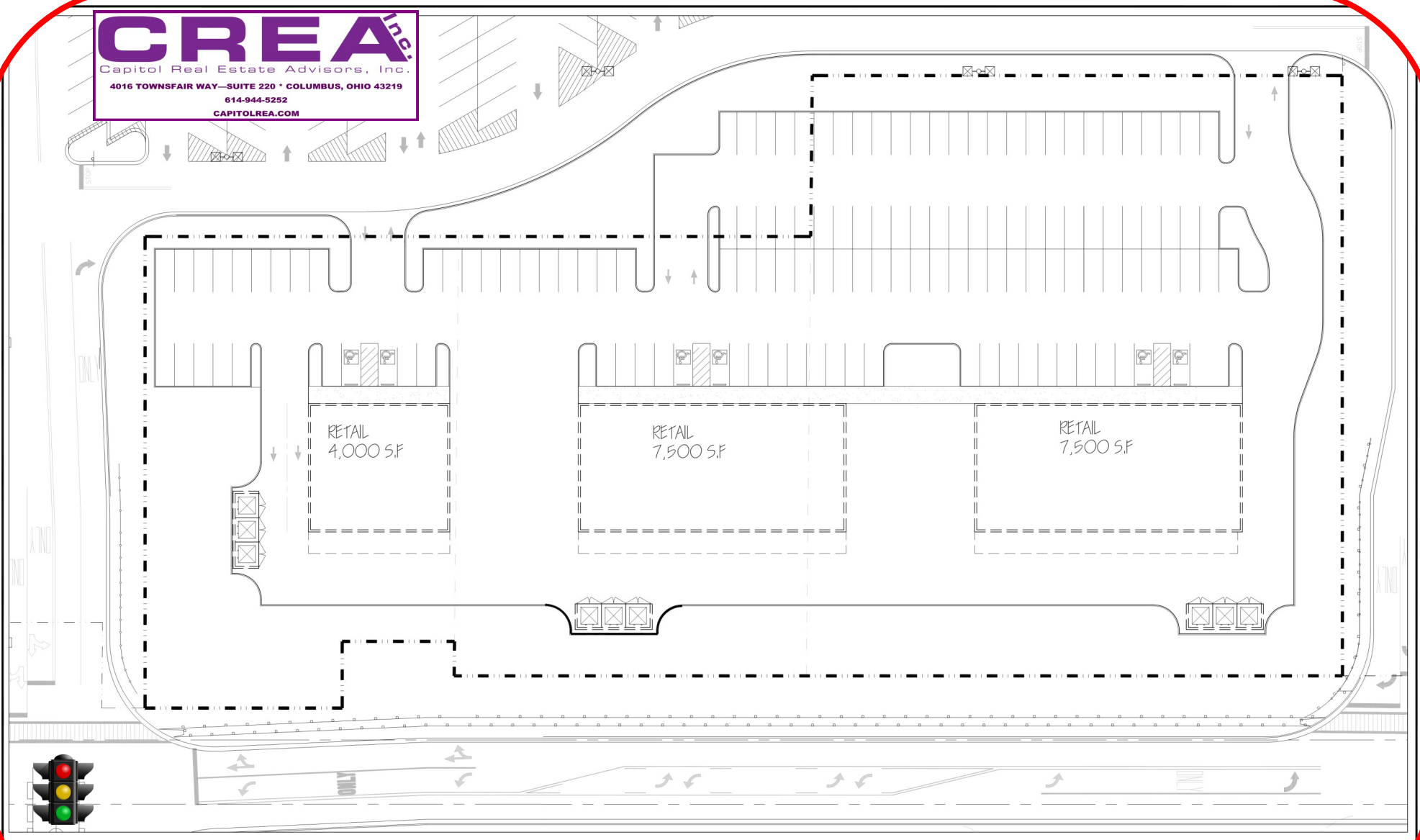
Bob Evans and Cracker Barrel are both at this interchange

Steak N Shake, Cracker Barrel, Applebee's and Wendy's all chose to locate proximate to Wal-Mart. They could have found alternate sites proximate to McDonald's.

For leasing information, please contact:

CREA Inc.
Capitol Real Estate Advisors, Inc.
4016 TOWNSFAIR WAY—SUITE 220 * COLUMBUS, OHIO 43219
614-944-5252
CAPITOLREA.COM

REVISIONS
BY | DATE | DESCRIPTION

SITE PLAN
WAL★MART STORES, INC.
STORE #5471-00
CITY STATE
SCALE: DATE:
DESIGN JOB NO.
DRAWN SHEET
CHKED

SITE PLAN—POSSUM RUN