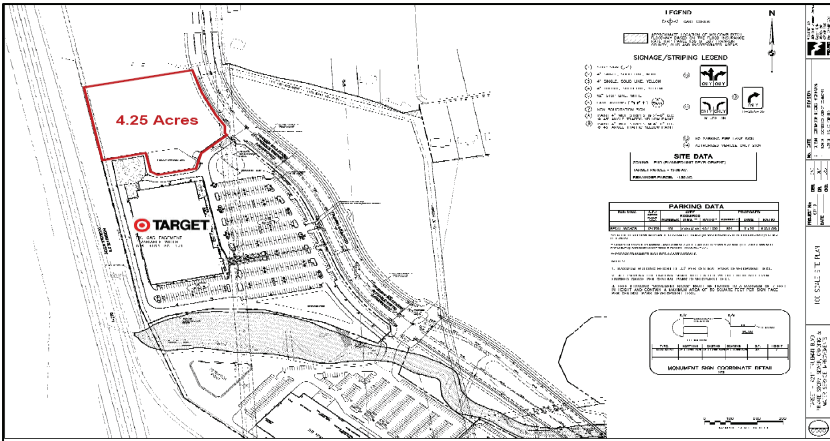


# 4.25 Acre Development Opportunity

## Target Anchored Development Opportunity NEQ of I-270 & Cemetery Road Hilliard, Ohio



### Availability:

- Immediate
- +/- 4.25 Acres

### Location:

- Anchored by new 124,700 SF Target
- High profile location with I-270 visibility
- Strong suburban office area
- Adjacent to Home Depot
- Excellent visibility

### Asking Price:

- \$1,200,000

### Traffic Counts:

- I-270, North: 110,300 ADT
- I-270, South: 120,200 ADT
- Cemetery Road, East 45,300 ADT

### Area Retailers:

- Home Depot
- CME Federal Credit Union
- Cheeseburger in Paradise
- Carrabba's Italian Grill
- Radio Shack
- Lowe's
- Garden Ridge

Additional information provided in a full marketing package.

### Matt Friday

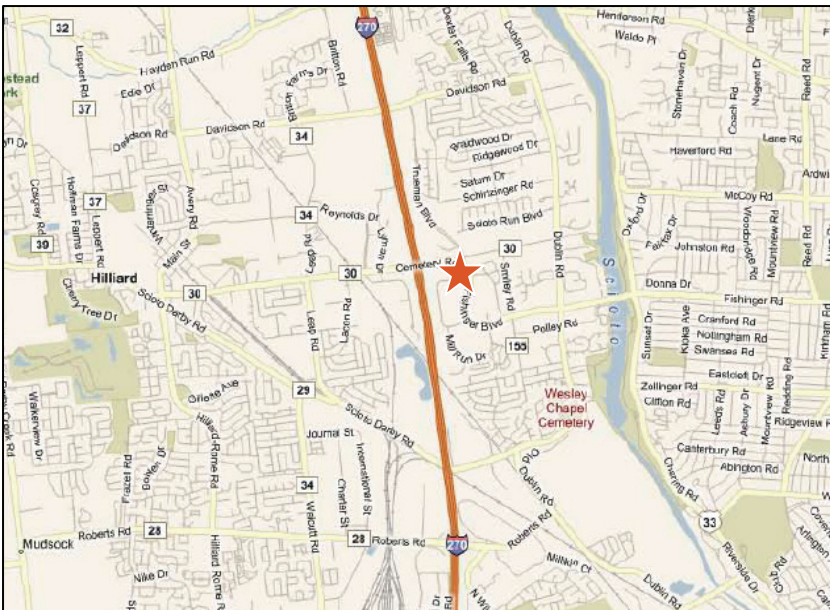
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## Demos

Radius	Est. '07 Pop.	Avg. HHI	Med Prop. Value
1 Mile	6,323	\$75,484	\$147,396
2 Mile	29,997	\$78,673	\$143,826
3 Mile	72,289	\$78,409	\$153,961
5 Mile	173,688	\$71,654	\$153,520

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees warranties or representations as to the completeness or accuracy thereof.





