



## Creek Bend Shopping Center

201 Clint Dr, Pickerington, Ohio 43147

### Property Features

- Highly Visible Retail Center
- Two Suites Available
- 1,016 SF & 1,683 SF
- 120 On-Site Parking Spaces
- Building & Monument Signage Opportunities
- Over 37,000 VPD on Hill Road N
- Adjacent to the Turnberry Golf Course & Blacklick Woods Golf Course
- Surrounded by Other Retailers, Single & Multi-Family Homes
- Close to the OhioHealth Pickerington Methodist Hospital
- Just South of I-70/SR-256 Interchange

**Lease Rate: \$26.00 SF/Yr (NNN)**

**Opex: \$7.61/SF**



For more information:

**Matt Gregory, SIOR, CCIM**

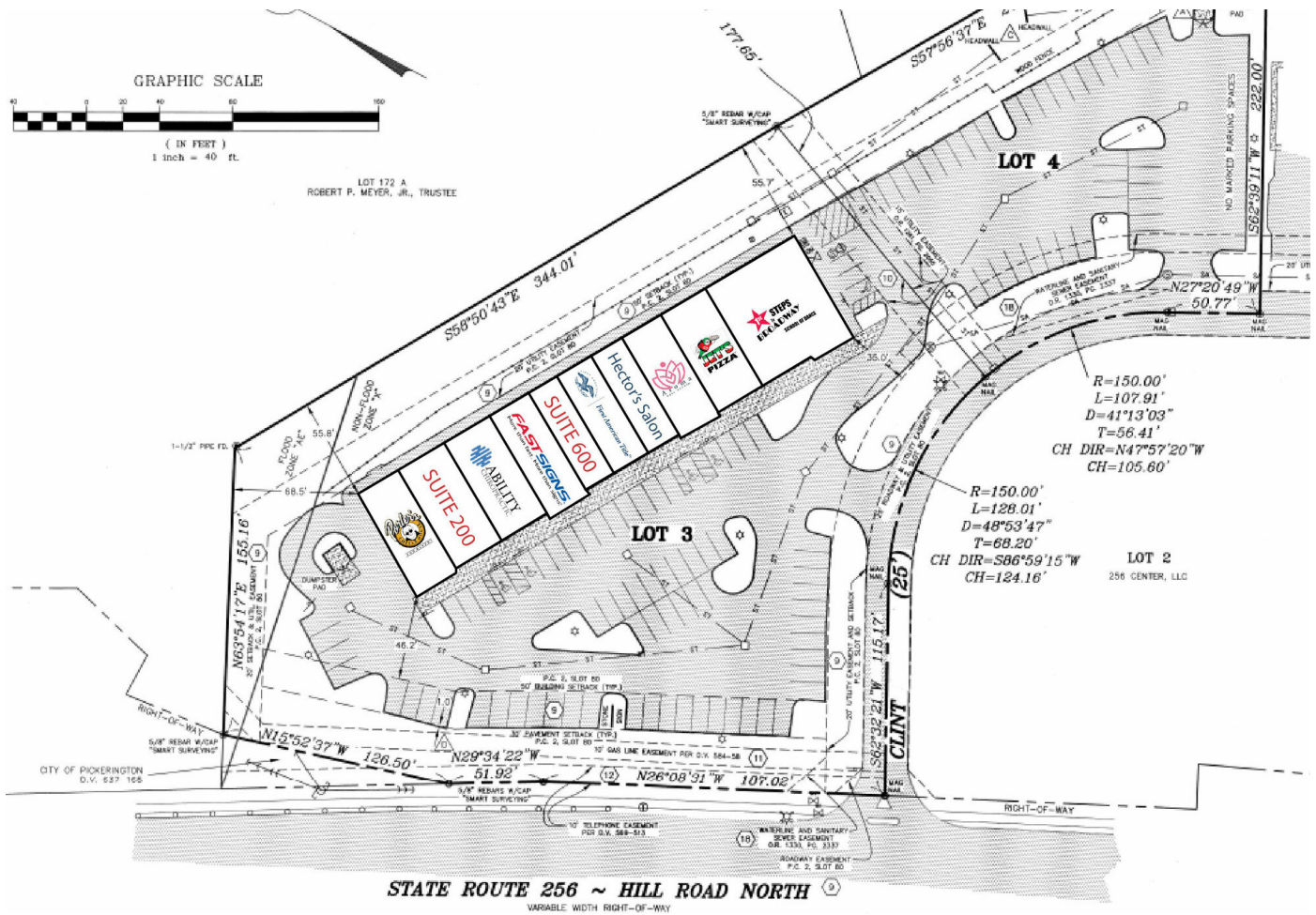
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**Philip Bird, SIOR**

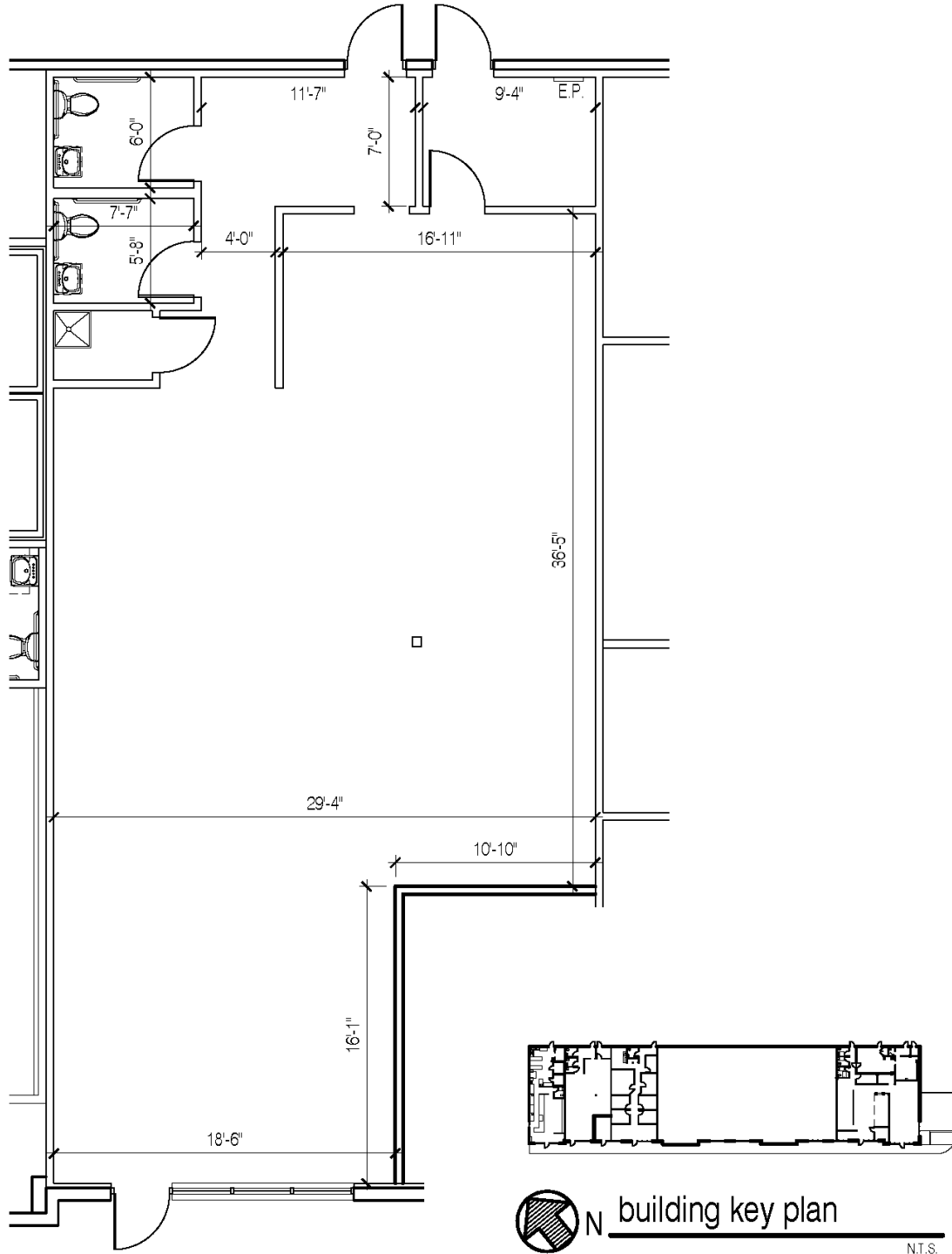
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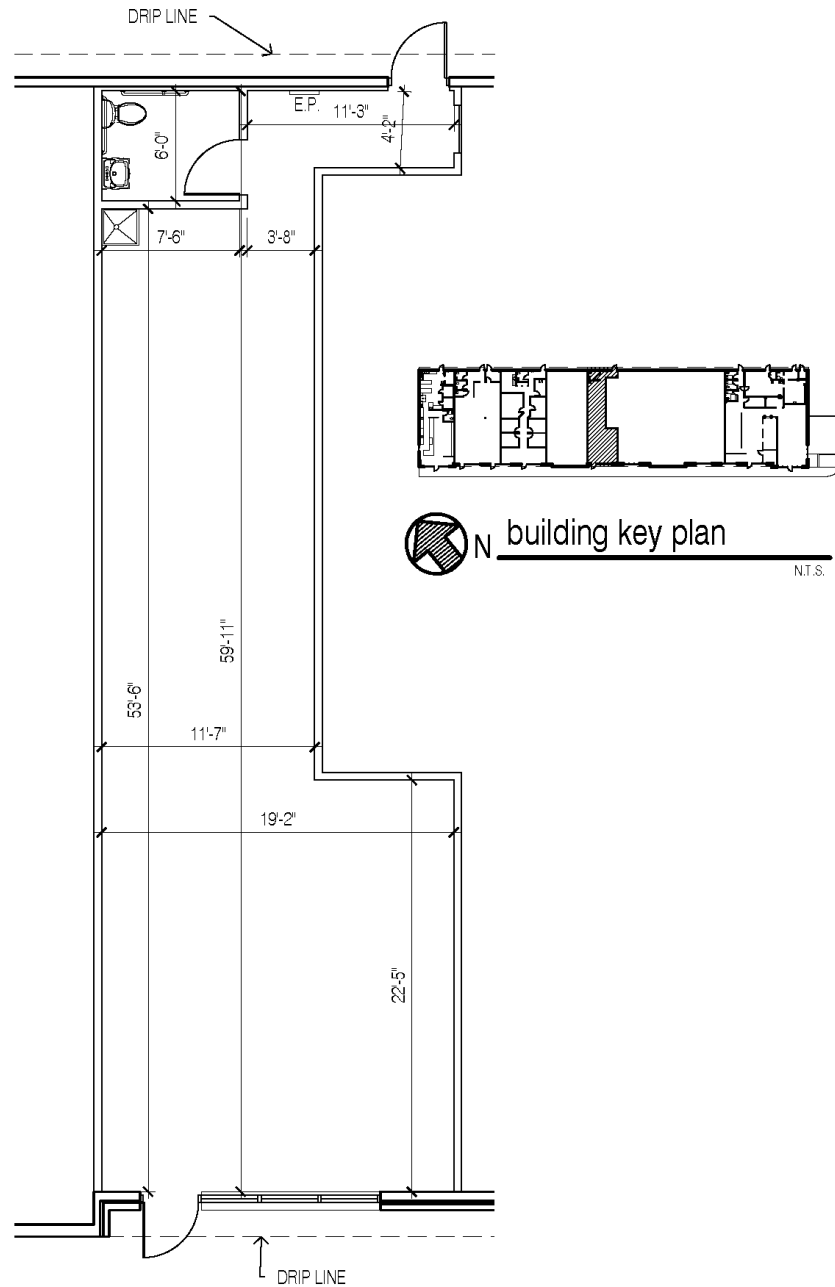
**Mitchell Moore, CCIM**

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 200	Retail	\$26.00 SF/YR	NNN	1,683 SF	VACANT
Suite 600	Retail	\$26.00 SF/YR	NNN	1,016 SF	VACANT

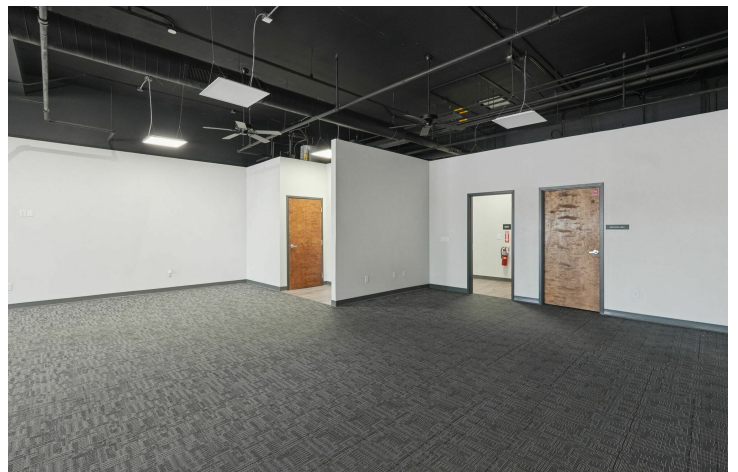




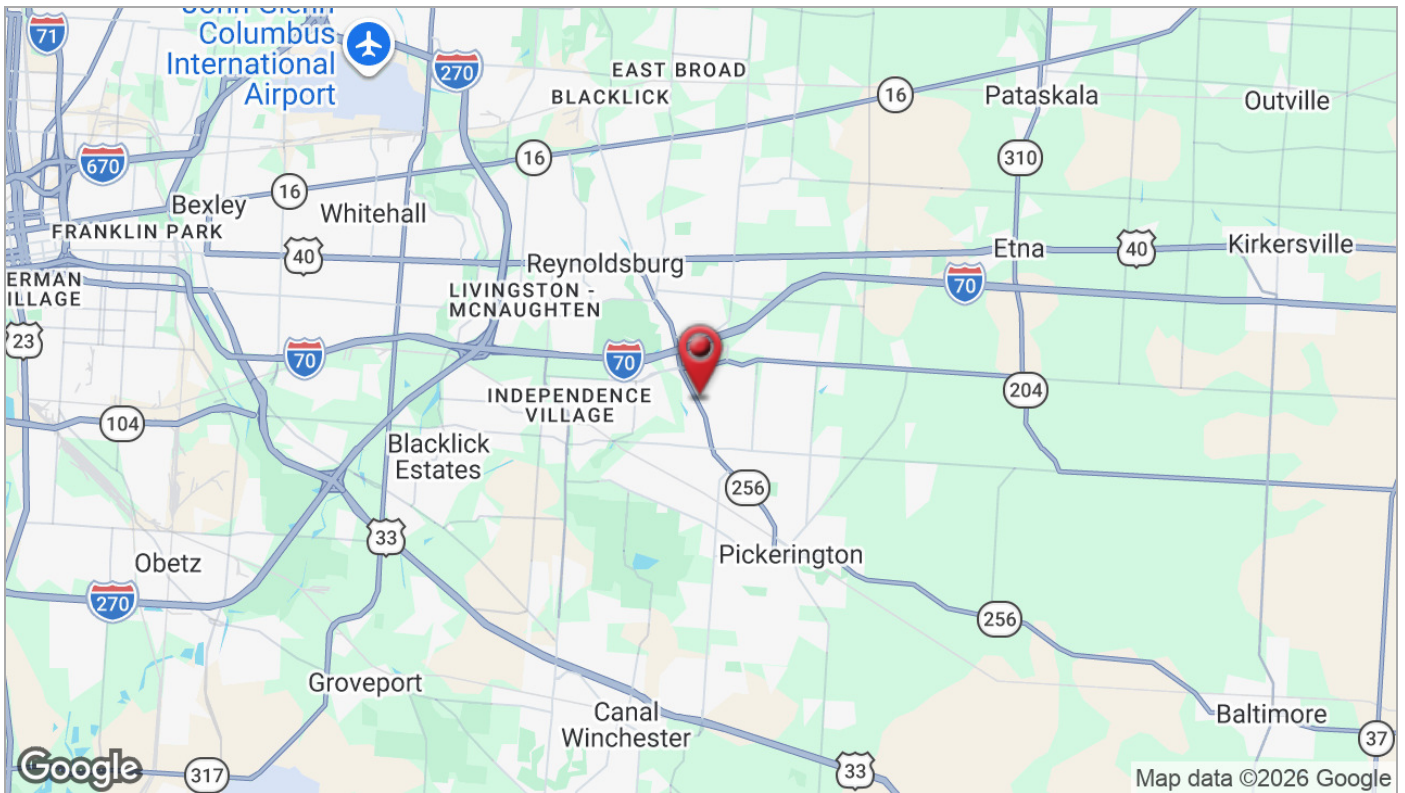
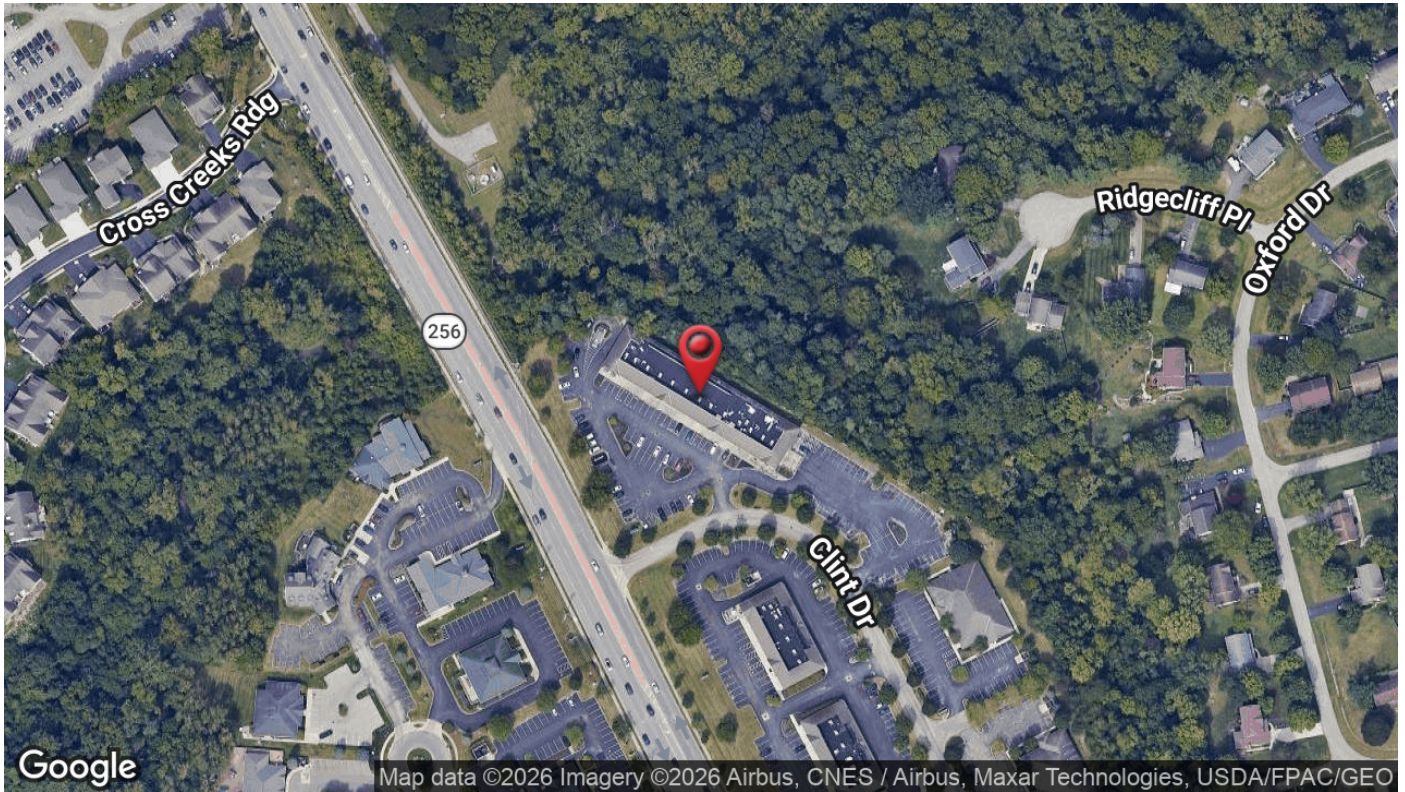
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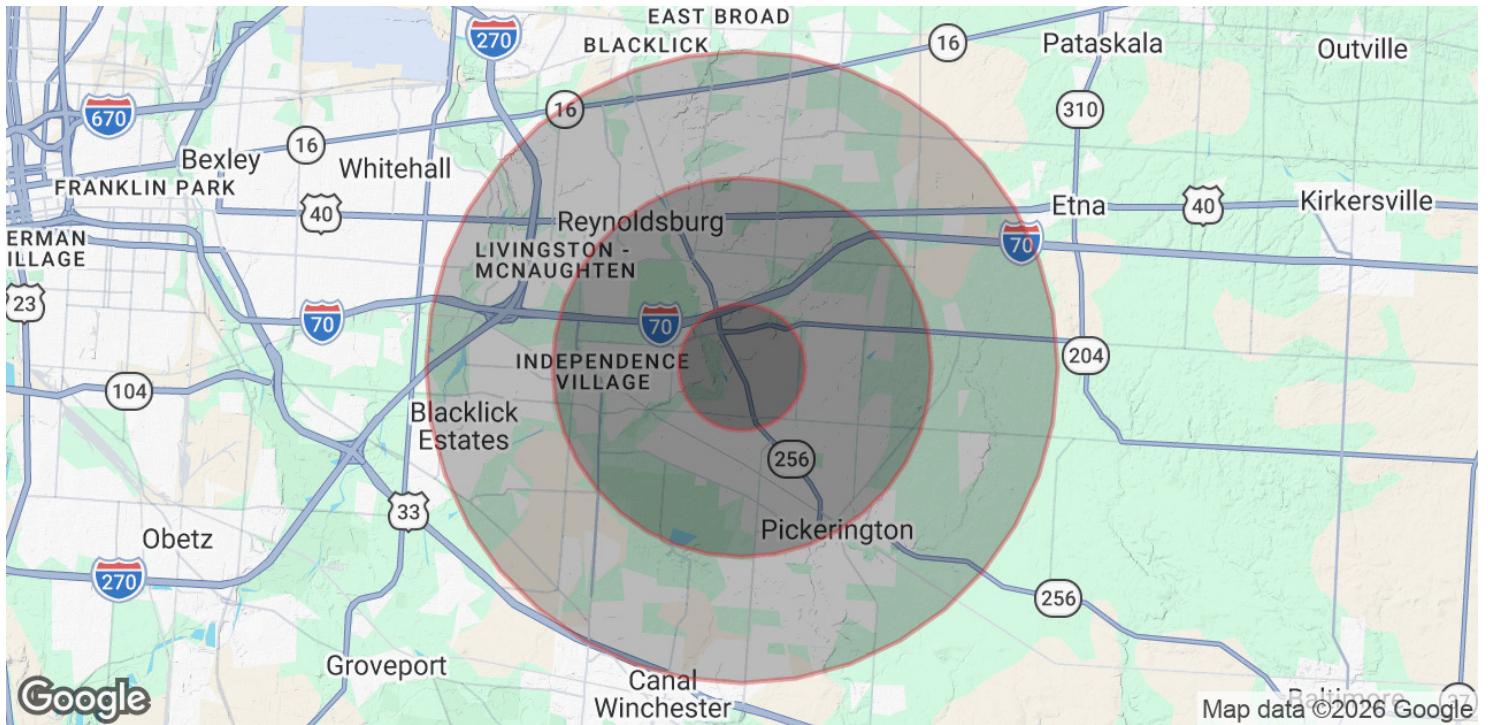
SUITE 600

1/8"=1'-0"









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,994	76,146	182,109
Average Age	41.4	36.7	36.7
Average Age (Male)	36.2	35.8	35.3
Average Age (Female)	43.6	37.5	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,625	30,031	71,298
# of Persons per HH	2.8	2.5	2.6
Average HH Income	\$118,788	\$97,862	\$97,274
Average House Value	\$292,735	\$271,774	\$256,205

2023 American Community Survey (ACS)