circleville CENTER

RETAIL SPACE FOR LEASE

7,800 - 15,600 SF AVAILABLE

201–213 LANCASTER PIKE

ROTH REAL ESTATE GROUP

circleville CENTER

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201-213 LANCASTER PIKE

VIEW
FLIPBOOK

FOR LEASING INFO: WILL ROTH | 614.284.2083 | WILL@ROTHREGROUP.COM

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PROPERTY OVERVIEW

QUICK LINKS

PROPERTY INFO

PARCEL OVERVIEW
GOOGLE MAP
COSTAR LISTING
CREXI LISTING
DIGITAL FLIPBOOK

CITY

CITY WEBSITE
NICHE.COM
NEIGHBORHOOD SCOUT
DEMOGRAPHICS

COUNTY

PICKAWAY COUNTY
COUNTY AUDITOR
COUNTY MAP
DEMOGRAPHICS

- RETAIL SPACES AVAILABLE FROM 7,800 TO 15,600 SF
- LOCATED ON LANCASTER PIKE WITH 1,017 FEET OF FRONTAGE
- NEIGHBORHOOD CENTER WITH A DIVERSE TENANT MIX
- EXCELLENT VISIBILITY AND ACCESS FROM A SIGNALIZED INTERSECTION
- AMPLE PARKING WITH 266 SPACES

Neighboring Kroger, this well-established shopping center boasts a diverse tenant mix, including Domino's Pizza and Rent-2-Own. With a gross leasable area of 76,364 square feet, 1,017 feet of frontage on Lancaster Pike, and ample parking (266 spaces), the center ensures high visibility and strong foot traffic. Positioned in a thriving community with ongoing economic revitalization, Circleville Center is an ideal destination for retailers looking to grow.

FOR LEASING INFO:

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PROPERTY DETAILS

circleville CENTER

ADDRESS
201-213 Lancaster Pike,
Circleville, OH 43113

AVAILABLE SPACE
7,800 - 60,650 SF

AVAILABLE
Now

MIN DIVISIBLE
7,800 SF

FRONTAGE
1,017' on Lancaster Pike

GROSS LEASEABLE AREA
76,364 SF

MARKET
Circleville

SUBMARKET
Pickaway County

RENTAL RATE
$8.00 /SF/YR NNN

LEASE TERM
Negotiable

CENTER PROPERTIES
2

CENTER TYPE
Neighborhood Center

ZONING
Commercial Retail

PARKING
266 Spaces

TOTAL LAND AREA
8.26 AC

PARCEL ID
A0510390000600

PYLON SIGNAGE
FOR ENHANCED VISIBILITY

TRIPLE NET
(NNN) LEASE OPTIONS

3-10 YEARS
FLEXIBLE LEASE TERMS

$8.00+/SF/YR
COMPETITIVE RENTAL RATES

NEXT TO KROGER & BIG LOTS
CONSISTENT FOOT TRAFFIC FROM MAJOR ANCHOR STORES

AMPLE PARKING
266 SPACES– CONVENIENT ACCESS FOR CUSTOMERS AND STAFF

CIRCLEVILLE CENTER SITE PLAN

SPACE AVAILABLE

SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE ⓘ
1st Floor, Ste 201	45,050 SF	Negotiable	Upon Request	Negotiable
1st Floor, Ste 211	7,800-15,600 SF	3-5 Years	$8.00 /SF/YR	Triple Net (NNN)

PARTIAL BUILD-OUT W/2 DOCKS

END CAP FULL BUILD-OUT

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FLOOR 1, SUITE 211-213 | 7,800-15,600 SF

HIGHLY DESIRABLE END CAP SPACE

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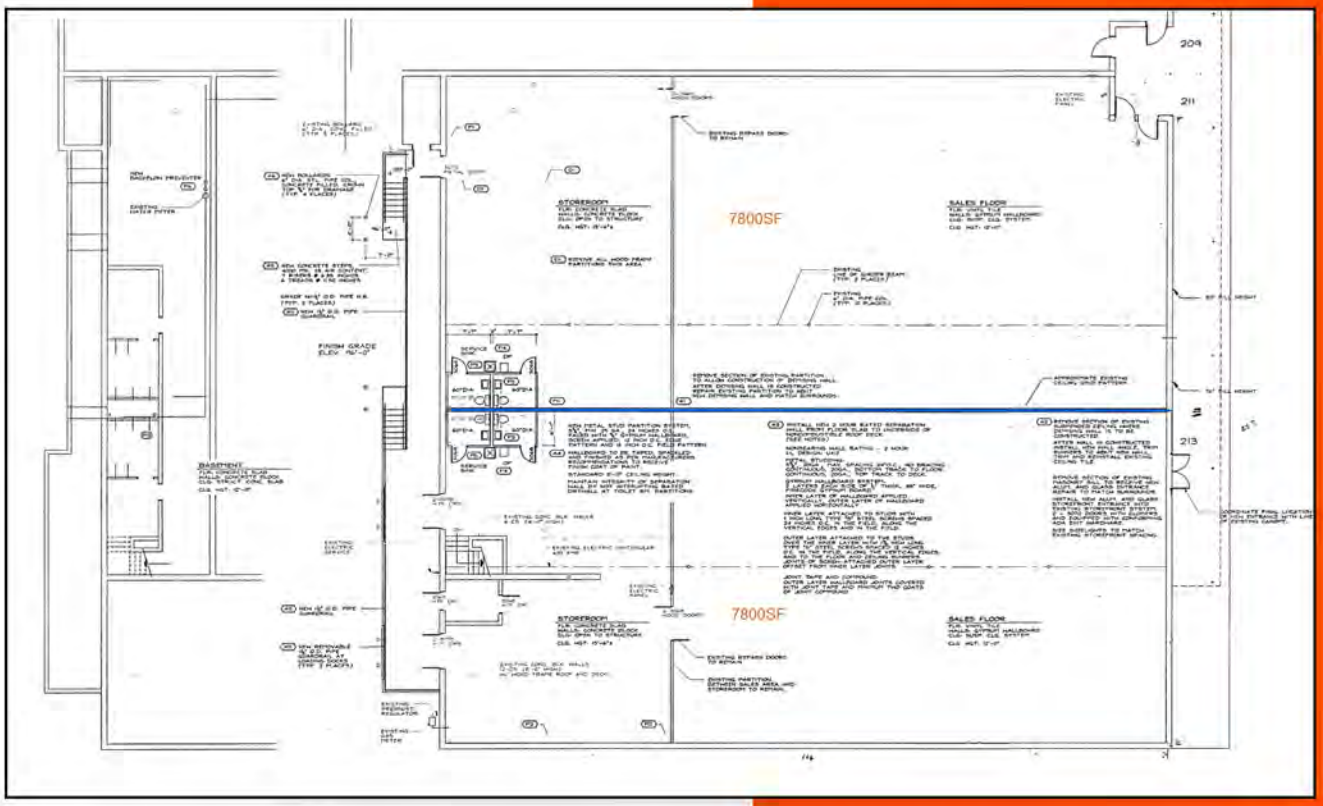

Disclaimer: This floor plan is for illustrative purposes only and is intended to show one possible demising scenario. All dimensions are approximate and subject to change. Final layout, suite sizes, and configurations are subject to landlord approval and field verification.

FLOOR PLAN

- Lease rate does not include utilities, property expenses or building services
- Fully Built-Out as Standard Retail Space
- Highly Desirable End Cap Space
- Space is in Excellent Condition
- Central Air and Heating

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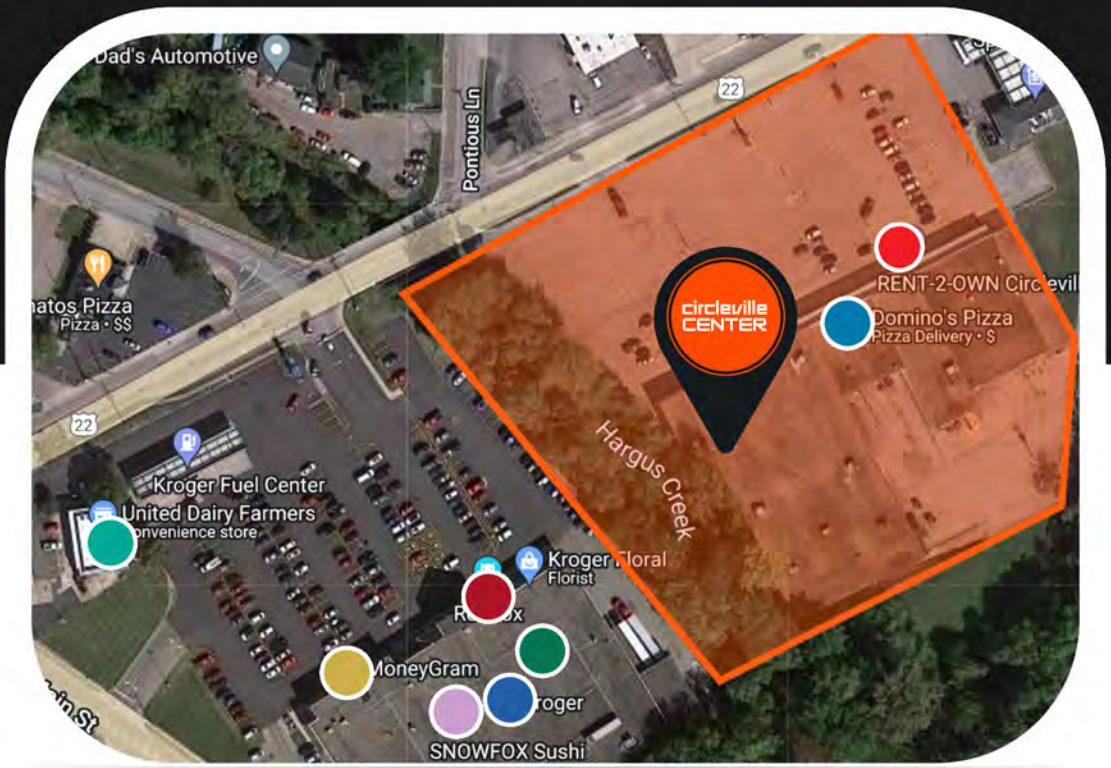
TENANT MIX

- DOMINO'S PIZZA
- RENT-2-OWN

- KROGER
- STARBUCKS
- SNOWFOX SUSHI
- UNITED DAIRY FARMERS
- MONEYGRAM
- REDBOX

circleville CENTER

201-213 LANCASTER PIKE



RETAILER INSIGHTS

201–213 LANCASTER PIKE

FEBRUARY 2024

Kroger

88.7K MONTHLY VISITS

33.8K MONTHLY VISITORS

KROGER FUEL

4.9K MONTHLY VISITS

1.4K MONTHLY VISITORS

RENT-2-OWN www.r2o.com

1.2K MONTHLY VISITS

774 MONTHLY VISITORS

SUBWAY

4.5K MONTHLY VISITS

2.1K MONTHLY VISITORS

Little Caesars Pizza

6.6K MONTHLY VISITS

4.9K MONTHLY VISITORS

DOLLAR GENERAL

12.5K MONTHLY VISITS

7.1K MONTHLY VISITORS

Speedway

25.7K MONTHLY VISITS

11.1K MONTHLY VISITORS

SUNOCO

4.9K MONTHLY VISITS

1.4K MONTHLY VISITORS

DONATOS PIZZA

5.2K MONTHLY VISITS

3.6K MONTHLY VISITORS

circleville CENTER

Demographic data derived from Crexi and Placer.ai

THE RETAILER ADVANTAGE

PRIME LOCATION IN A BOOMING RETAIL + SPORTS MARKET

HIGH-TRAFFIC SPORTING EVENTS THAT DRIVE CUSTOMERS

ARNOLD SPORTS FESTIVAL
(Columbus, OH) – 30 miles away
Attendance: 200,000+ annually

OHSAA STATE CHAMPIONSHIPS
(Columbus, OH) – 30 miles away
Attendance: Tens of thousands

OHIO STATE FOOTBALL GAMES
(Columbus, OH) – 30 miles away
Attendance: 100,000+ per game

SCIOTO VALLEY YOUTH LEAGUE TOURNAMENTS
(Pickaway County, OH) – Local
Attendance: Thousands of young athletes and families

CHILLICOTHE PAINTS BASEBALL
(Chillicothe, OH) – 22 miles away
Attendance: Tens of thousands

PICKAWAY COUNTY 5K & MARATHON EVENTS
(Circleville, OH) – Local
Attendance: 1,500+ runners and spectators

Circleville Pumpkin Show — 400K+ ANNUAL VISITORS

CIRCLEVILLE TIGERS — HOME TO THE CIRCLEVILLE TIGERS (2 MILES)

OHIO CHRISTIAN UNIVERSITY (3.5 MILES)

the YMCA — PICKAWAY COUNTY FAMILY YMCA (5 MILES)

CIRCLEVILLE MARKET & ACTIVE SPORTS PARTICIPATION STATS

- Youth Sports Participation: Over 5,000 kids enrolled in leagues & school sports
- Outdoor Enthusiasts & Runners: More than 20,000 residents regularly participate in outdoor sports
- Fitness & Gym Memberships: 11,800+ residents are engaged in gyms, training centers, and wellness programs
- Annual Sporting Events: Thousands of athletes and spectators come to the area for tournaments, marathons, and leagues

14.4K POPULATION

5,244 YOUTH SPORTS PARTICIPATION

20,650 OUTDOOR ENTHUSIASTS & RUNNERS

11,800 FITNESS & GYM MEMBERSHIPS

LIMITED COMPETITION, HIGH DEMAND

THE PERFECT SPOT FOR A SPORTS RETAILER!

SURROUNDING CITIES & ESTIMATED SPORTS RETAILERS

AREA	POPULATION	# SPORTS RETAILERS
COLUMBUS	905,000	60
GROVE CITY	42,000	2
CHILLICOTHE	22,000	1
LANCASTER	41,000	2
WASHINGTON COURTHOUSE	14,000	0
PICKAWAY COUNTY	59,000+	3
CIRCLEVILLE	14,000	1

Industry Benchmarks

1 SPORTS RETAILER PER 10,000 RESIDENTS

- **Ideal Market Size for Sports Retail:** Industry benchmarks suggest 1 sports retailer per 10,000 residents
- **Pickaway County should have at least 5** sporting goods stores to meet demand
- **Unmet Demand: 2+ additional sports retailers** needed to fully serve the growing community

A CHANCE TO DOMINATE AN UNDERSERVED, GROWING MARKET WITH VIRTUALLY NO COMPETITION

NEARBY CITIES DRIVE ADDITIONAL CONSUMER DEMAND

GROVE CITY
22 MILES | 42K RESIDENTS

Strong retail sales ($3.5B annually)

LANCASTER
24 MILES | 41K RESIDENTS

Expanding retail and fitness demand ($3.3B in annual retail sales)

CHILLICOTHE
22 MILES | 22K RESIDENTS

Regional shopping hub ($2.1B annual retail sales)

WASHINGTON COURT HOUSE
28 MILES | 14K RESIDENTS

Underserved retail market ($1.2B annual retail sales)

WHAT THIS MEANS FOR RETAILERS

Circleville is a wide-open market for sports retail—only 1 sporting goods store serves nearly 60,000 people in Pickaway County, while nearby Chillicothe and Washington Court House have virtually none. With over 5,000 youth athletes, 20,000+ outdoor sports participants, and 11,800+ fitness enthusiasts, the demand is there, but the supply isn't. Surrounding cities have 2-60 competitors, while Columbus is oversaturated.

$10.3 BILLION

POTENTIAL RETAIL SPEND

THE OPPORTUNITY

MARKET STATS THAT GIVE YOUR BUSINESS THE COMPETITIVE EDGE

circleville CENTER

AVG RETAIL LEASE RATE

Our spaces start at just **$8.00/SF/YR NNN**, offering a competitive advantage in a prime location.

TRAFFIC COUNTS PER DAY

Along Lancaster Pike (US-22), driving continuous exposure to your business.

PICKAWAY COUNTY'S RETAIL VACANCY RATE

Lower than the Ohio state average, indicating strong demand and limited supply.

201-213 LANCASTER PIKE

2%
INCOME TAX RATE

Circleville's low 2% local income tax rate keeps operating costs down for retailers compared to higher-tax cities in Ohio

30
MILES FROM COLUMBUS

CAPTURE SPILLOVER CONSUMER SPENDING FROM A MAJOR METROPOLITAN AREA

✔ MINIMAL COMPETITION
Few dedicated sports retailers in the area, giving new entrants a first-mover advantage

✔ HIGH SPORTS ENGAGEMENT
Active youth sports leagues, local tournaments, and fitness-focused consumers create built-in demand

✔ SPILLOVER MARKET POTENTIAL
Access to Columbus metro-area spending and regional sporting events

✔ AFFORDABLE LEASE RATES
Prime retail spaces available at below-market rates (Starting at $8.00/SF/YR NNN)

✔ STRATEGIC GROWTH
Pickaway County is experiencing steady population and retail expansion, ensuring long-term success

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CIRCLEVILLE, OH

RETAILERS GAIN FROM CIRCLEVILLE'S CENTRALIZED LAYOUT, WHICH MAKES KEY SHOPPING AREAS LIKE CIRCLEVILLE CENTER EASILY ACCESSIBLE

MAP OF CIRCLEVILLE'S ORIGINAL LAYOUT

Originally designed as a perfect circle in 1810, Circleville evolved into a grid layout while retaining a centralized, walkable downtown and strong commercial core.

ECONOMIC OPPORTUNITY

With a strong industrial base and business-friendly growth, Circleville is a smart location for long-term expansion.

POTENTIAL FOR BUSINESS GROWTH

Circleville Center offers high visibility, strong traffic, and flexible space—ideal for diverse retail concepts.

LOW COST OF LIVING

The city's low cost of living helps businesses cut overhead and attract talent with affordable housing.

INFRASTRUCTURE

Circleville's infrastructure investments along US-23 are enhancing access and business appeal for future tenants.

201-213 LANCASTER PIKE

RECOGNITION + AWARDS

- 2023 — TOP 10 RETAIL GROWTH CITIES IN OHIO
- 2022 — BEST SMALL CITY FOR BUSINESS EXPANSION
- 2021 — FASTEST-GROWING RETAIL MARKET IN CENTRAL OHIO
- 2020 — EMERGING RETAIL DESTINATION

Ohio Southeast Economic Development · INSIDER 94 Midwest Business Journal · COLUMBUS BUSINESS FIRST · OHIO CHAMBER OF COMMERCE

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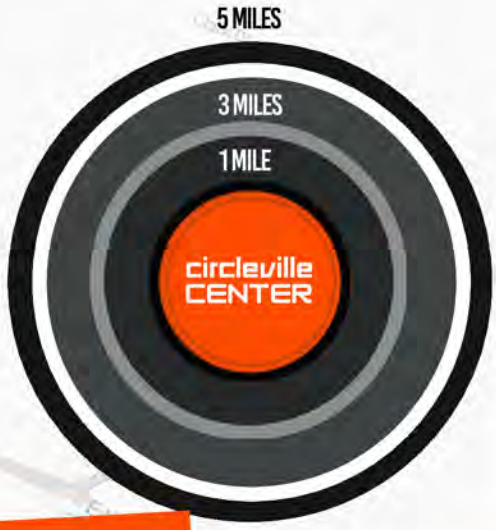

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6.5K	18K	30K
AVERAGE AGE	38	38	40
AVERAGE HH INCOME	$65K	$69K	$72K
AVERAGE HOUSE VALUE	$180K	$185K	$190K

Demographic data derived from datausa.io

circleville CENTER

12

Covering an area of 6.76 square miles, Circleville is strategically located in central Ohio. The proximity to Columbus, combined with its own unique charm, positions Circleville as an attractive location for both businesses and residents.

MANUFACTURING SECTOR

Manufacturing forms a significant part of Circleville's economy. The city is home to several major employers, including:

- **DuPont's largest chemical plant in Ohio,** producing Mylar and Tedlar plastic films
- **PACCAR,** a Seattle-based truck manufacturing company with a large factory
- **Sofidel Group**, a major tissue paper manufacturer that invested $400 million in a new plant

CIRCLEVILLE DEMOGRAPHICS

14K TOTAL POPULATION

Vacancy rates in Circleville retail sector are at 5.1%, showing strong leasing activity

RETAIL VACANCY RATE

→ **5.1%**

$182K MEDIAN HOME VALUE

21% BACHELOR'S DEGREE OR HIGHER

36.1 MEDIAN AGE

$56.2K MEDIAN HOUSEHOLD INCOME

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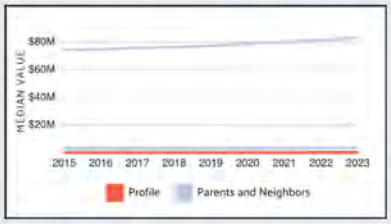
PICKAWAY COUNTY

PICKAWAY COUNTY IS CENTRAL OHIO'S NEXT FRONTIER TO EXPAND OR LOCATE YOUR BUSINESS



Pickaway County has low vacancy and limited new retail space, signaling strong tenant demand and stable rent growth. With over 59,000 residents and growing, the market is underserved in key categories like sporting goods, specialty fitness, and active lifestyle retail, creating a clear opening for new entrants.

39.5
Median Age

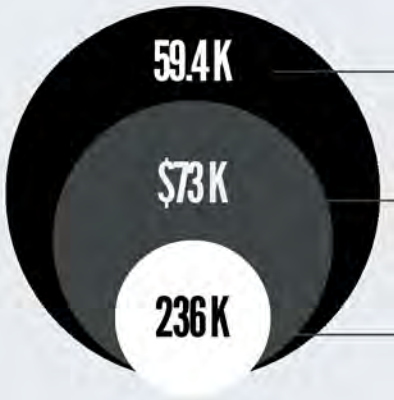
STRATEGIC LOCATION

Pickaway County is centrally located in the state of Ohio and has a well-developed transportation and utility infrastructure system with adequate capacities to accommodate most industrial and business needs.

Vacancy rates in Pickaway County's retail sector are at 5.1%, showing strong leasing activity

RETAIL VACANCY RATE

→ **5.1%**



TOTAL POPULATION

AVG HH INCOME

AVG HH VALUE

RETAIL CONSTRUCTION PIPELINE
Minimal new construction, keeping supply tight

TOP PERFORMING SECTORS
General merchandise, food & beverage, fitness/wellness

$690M ANNUAL RETAIL SALES VOLUME

1.99M OCCUPIED RETAIL SPACE

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LOCAL MARKET OVERVIEW

PICKAWAY COUNTY

59.4
TOTAL POPULATION

$73K
AVERAGE HOME VALUE

$236K
AVERAGE HH INCOME

COLUMBUS METRO AREA

2.14M
TOTAL POPULATION

$252K
AVERAGE HOME VALUE

$77K
AVERAGE HH INCOME

OHIO RANKED #7 AMERICA'S TOP STATES FOR BUSINESS 2024
CNBC

RANKED AMONG THE TOP 10 CITIES FOR BUSINESS GROWTH
FORBES

NAMED ONE OF THE BEST CITIES FOR YOUNG PROFESSIONALS
FORBES

BEST DESTINATIONS FOR CULINARY TRAVEL 2024
ESSENCE

RANKED IN THE TOP 10 HOTTEST JOB MARKETS
WALL STREET JOURNAL

Pickaway County and the Columbus Region have received numerous accolades that highlight their attractiveness to businesses, including retailers. The region is recognized as a top-ranked business climate with a strong economy and a prepared workforce.

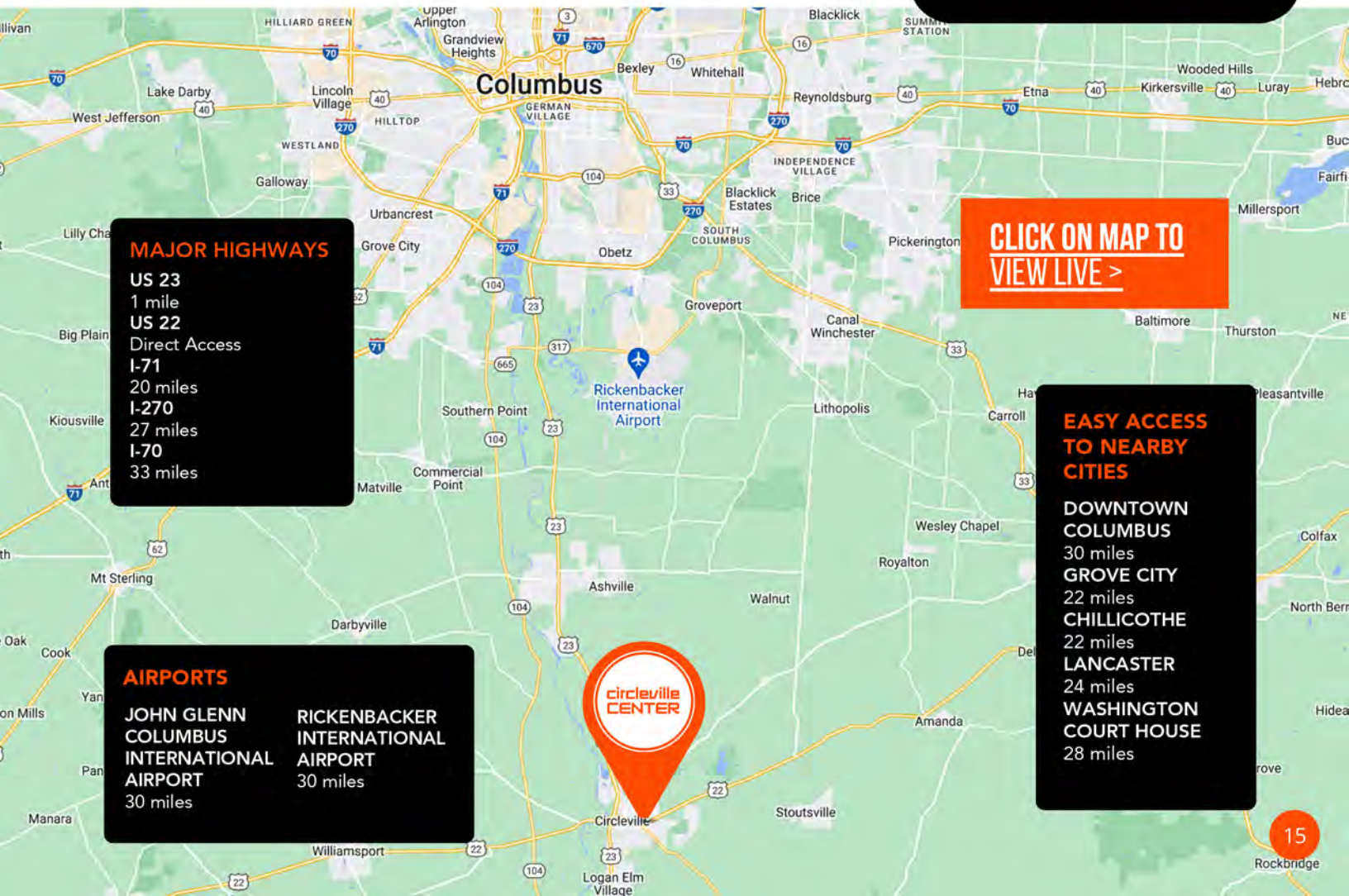
MAXIMUM EXPOSURE FOR RETAILERS & BRAND AWARENESS

✔ **50,000+ vehicles pass daily** – ensuring constant visibility for your business.

✔ **Located in a prominent shopping district**, giving retailers a built-in customer base.

✔ **High signage opportunities** allowing businesses to attract passing traffic.

WITH 50K+ VEHICLES PER DAY PASSING THE PROPERTY, BUSINESSES ENJOY BUILT-IN EXPOSURE THAT MANY LOCATIONS SIMPLY CAN'T OFFER.



MAJOR HIGHWAYS

US 23
1 mile
US 22
Direct Access
I-71
20 miles
I-270
27 miles
I-70
33 miles

CLICK ON MAP TO VIEW LIVE >

EASY ACCESS TO NEARBY CITIES

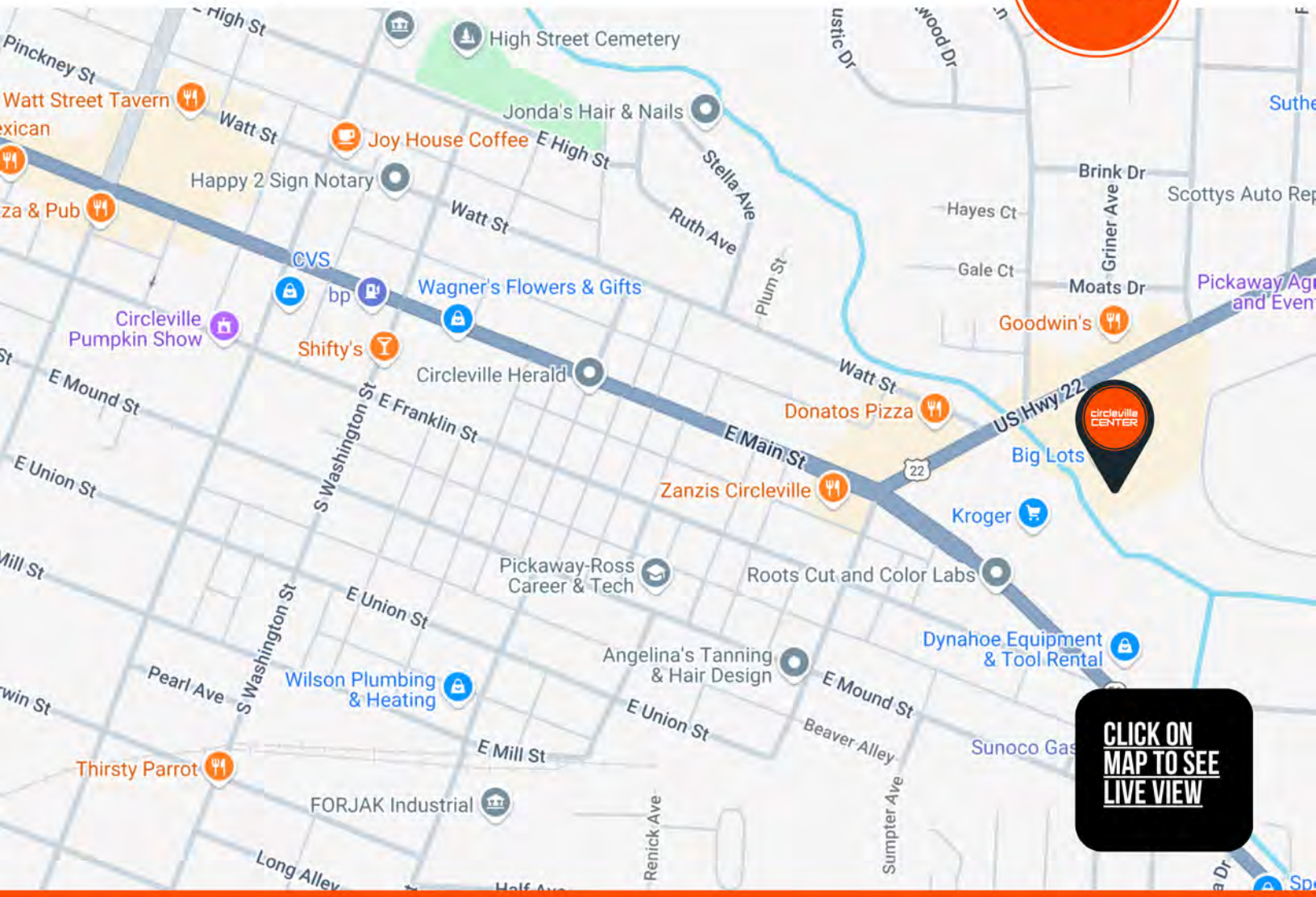
DOWNTOWN COLUMBUS
30 miles
GROVE CITY
22 miles
CHILLICOTHE
22 miles
LANCASTER
24 miles
WASHINGTON COURT HOUSE
28 miles

AIRPORTS

JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT
30 miles

RICKENBACKER INTERNATIONAL AIRPORT
30 miles

NEARBY AMENITIES



SHOPPING

WALMART SUPERCENTER
1.5 miles
KROGER MARKETPLACE
0.1 miles
WAGNER'S FLOWERS + GIFTS
10 miles
OHIO MARKET
10 miles
CVS
10 miles

DINING

GOODWIN'S
0.1 miles
ZANZIS CIRCLEVILLE
0.2 miles
DONATOS PIZZA
0.3 miles
THIRSTY PARROT
1.5 miles
ROOSTERS
1.3 miles
BUFFALO WILD WINGS
1.6 miles

COFFEE

JOY HOUSE COFFEE
0.3 miles
TIM HORTONS
1.5 miles
STARBUCKS
1.7 miles

SCHOOLS

PICKAWAY ROSS CAREER + TECH
1.2 miles
OHIO CHRISTIAN UNIVERSITY
3.5 miles
CIRCLEVILLE HIGH SCHOOL
2 miles

DRINKS

GANT'S PIZZA & PUB
1.8 miles
TOOTLES PUMPKIN INN
2 miles

GAS

SUNOCO
0.8 miles
SPEEDWAY
1.2 miles
SHELL
0.9 miles

BANKS

HUNTINGTON
1.3 miles
PNC
1.1 miles

TRANSPORTATION

COTA Bus Stop 0.8 miles
US 23 ACCESS 1 mile

WHY CHOOSE CIRCLEVILLE CENTER FOR YOUR BUSINESS

Choosing Circleville Center means positioning your business in a dynamic retail environment with a proven track record of success. With its strategic location, diverse tenant mix, and flexible leasing options, ***Circleville Center offers the ideal setting for businesses to thrive.***

- ✔ Strong Youth Sports Presence & Expanding Recreation Market
- ✔ Easy Access to Columbus, OH & Major Sporting Events
- ✔ Strategic Location with Strong Retail Demand
- ✔ Flexible Leasing Terms & Competitive Rates
- ✔ Excellent Visibility with High Traffic Counts
- ✔ Strategic Retail Positioning in a High-Growth Market
- ✔ Surrounded by Established Businesses & Consumer Attractions
- ✔ A Growing Market with Economic Strength & Development Potential

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● STRATEGIC LOCATION ● DIVERSE TENANT MIX ● FLEXIBLE LEASING OPTIONS

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