



Diley Rd & Dove Pkwy, Canal Winchester, OH

SERENITY COMMONS



DANIEL CLARK
daniel@goodmanrealestate.com
CHAD HAMRICK
chad@goodmanrealestate.com
JOE BELINSKE
joe@goodmanrealestate.com

**100 W. OLD WILSON BRIDGE ROAD
SUITE 207, COLUMBUS, OHIO 43085**

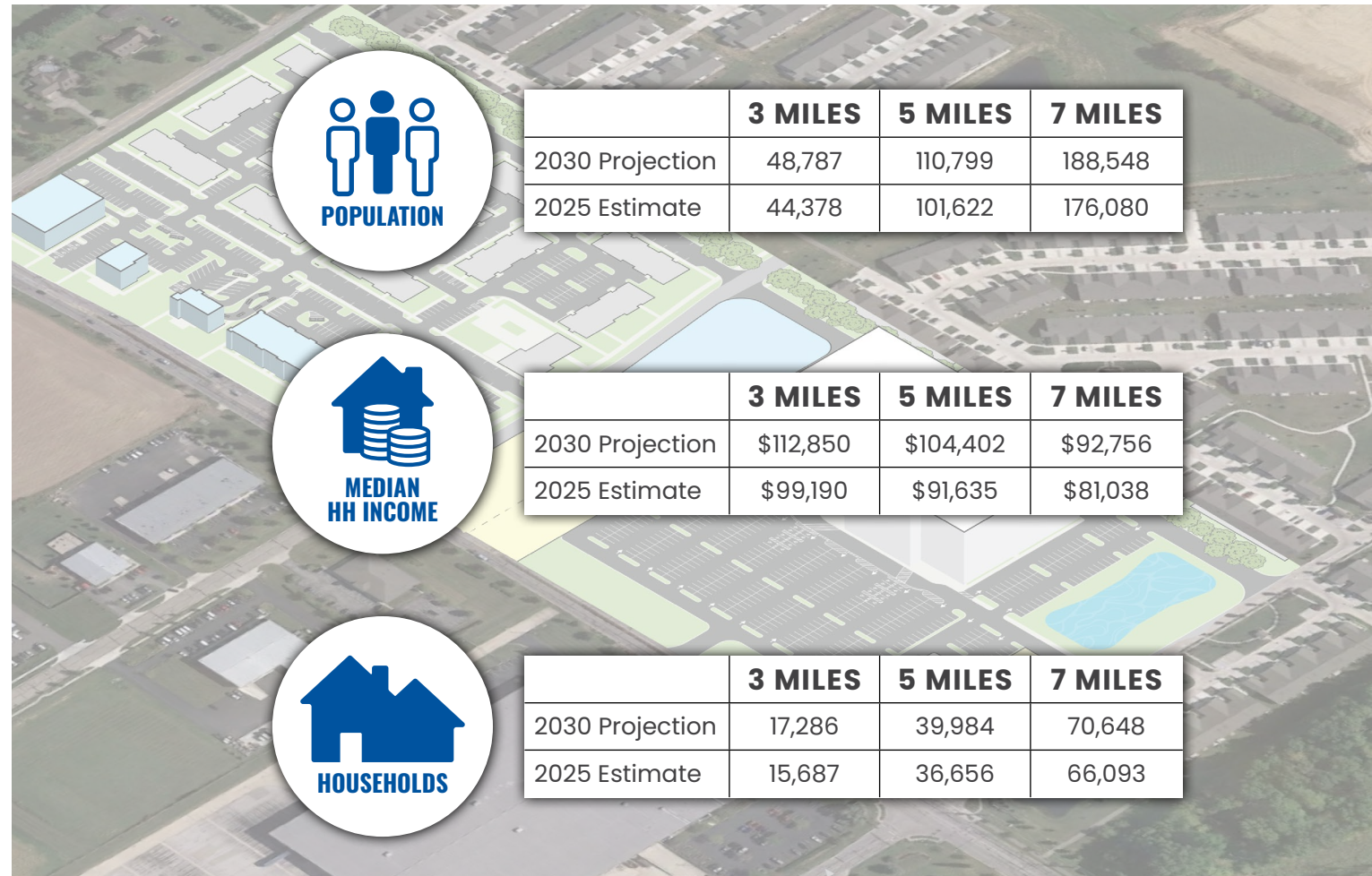
Phone: (216) 381-8200
www.goodmanrealestate.com

HIGHLIGHTS & DEMOGRAPHICS

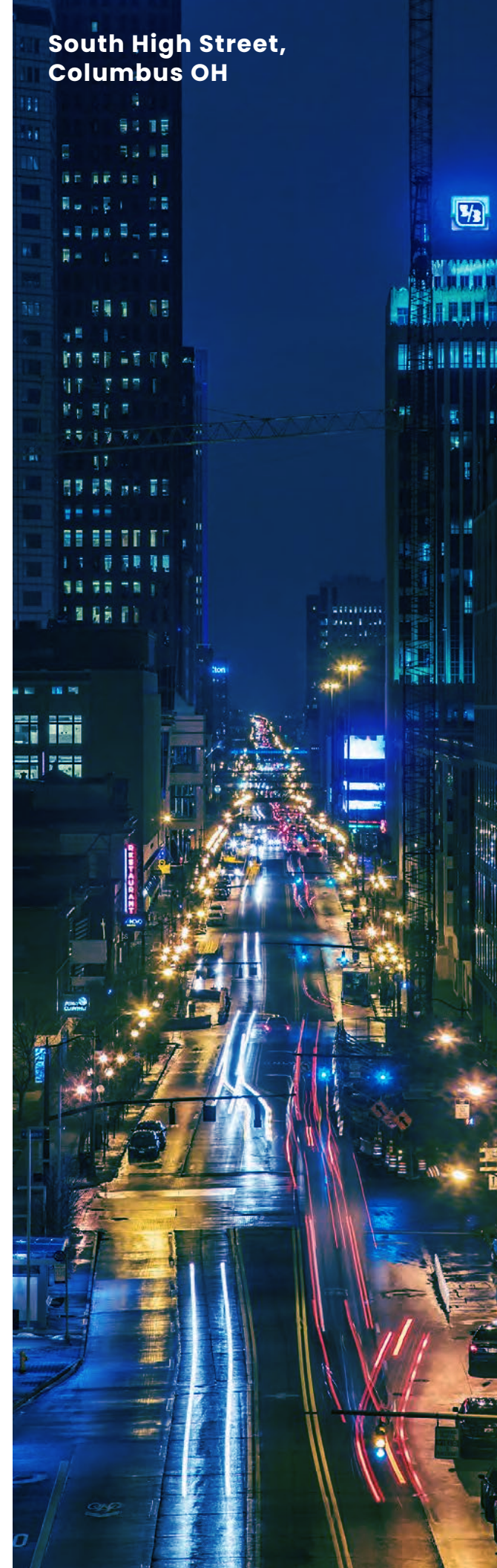
Serenity Commons

A 35-AC, mixed-use development located a ½ mile north of Hwy 33 in the southeastern suburbs of Columbus. Ideally positioned between Canal Winchester and Pickerington, this development provides retailers, restaurants, and service providers the opportunity to tap into this high-growth area of Fairfield County.

- Under contract with national grocer
- Outparcels available ideal for restaurant, retail, and other daily needs
- Located on Diley Road within ½ mile of Hwy 33 and Meijer
- Located next to a 244 unit residential village
- Canal Winchester and Pickerington boast Median Household Incomes above \$111,000
- Located in Fairfield County, Ohio's 4th fastest growing county over the past decade
- Fast growing area with 4,400+ residential units (single and multi-family combined) approved and under development



South High Street,
Columbus OH



COLUMBUS MARKET OVERVIEW

The Columbus Region has one of the most dynamic and flourishing economies in the United States, with a 1.4% annual growth rate, it's the fastest growing major metro in the Midwest.

- 2.1 Million People
- 15 Fortune 1000 Headquarters
- 5 Fortune 500 Headquarters
- 8th Highest Millennial Concentration in the U.S.
- More than 450 Foreign-owned establishments
- 53 college and university campuses

The site is less than 1,000 feet from Interstate 270 and major transportation corridors.



SITE PLAN

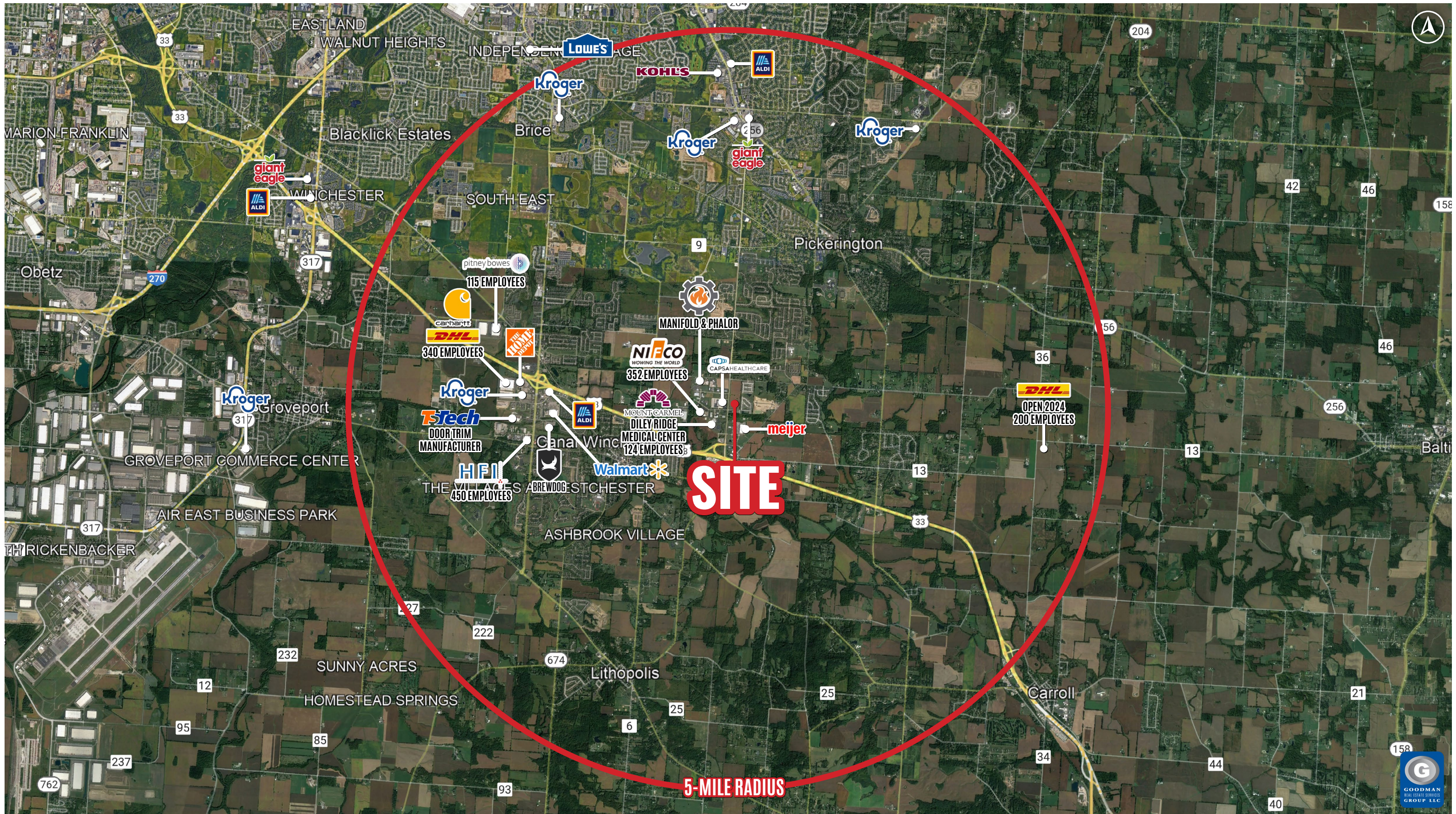
KEY

 AVAILABLE	 NEGOTIATING
 LEASED/UNDER CONTRACT	 NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Grocery Store Under Contract	118,000
2	Proposed Pharmacy	12,540
3	Proposed Restaurant	3,100
4	Proposed Restaurant With Drive-Thru	2,600
5	Proposed Retail	3,050
6	Proposed Retail	3,050
7	Proposed Retail	3,050
8	Proposed Retail	3,050
9	Proposed Restaurant	5,715
10	Outlot	1.46 AC±
11 11A, 11B	Outlot	1.38 AC±
12	Outlot	0.98 AC±



BUSINESS AERIAL



MACRO AERIAL



THE RESIDENCES AT JAMES PLACE
200 NEW APARTMENTS

COURTYARDS AT LEHMAN
53 NEW HOMES

RESERVE AT PICKERINGTON PONDS
380 NEW HOMES

ORCHARD LAKES
65 NEW HOMES

SITE

GREENGATE COVE
57 NEW CONDOS

CANAL WINCHESTER VILLAGE
122 NEW APARTMENTS

WINCHESTER SQUARE

Kroger, The Home Depot, McDonald's, KFC, Taco Bell, Arby's, Subway, Long John Silver's, Bob Evans, Penn Station, Scramblers

Wendy's, Popeyes, Buffalo Wild Wings, Donatos, Tim Hortons

ALDI, Starbucks, Smoothie Kings, Charleys

OhioHealth
40,000 SF OUTPATIENT MEDICAL CAMPUS UNDER CONSTRUCTION

CANAL POINTE INDUSTRIAL PARK

NIFCO
WOWING THE WORLD
352 EMPLOYEES

MOUNT CARMEL DILEY RIDGE MEDICAL CENTER
124 EMPLOYEES

meijer

INDIAN TRAIL ELEMENTARY SCHOOL
767 STUDENTS (PK-2)

WINCHESTER TRAIL ELEMENTARY SCHOOL
920 STUDENTS (3-5)

WATERLOO CROSSING

Walmart, Planet Fitness, Pet Supplies Plus, Panera Bread, Burger King, Dunkin', Pizza Hut

CANAL WINCHESTER HIGH SCHOOL
1,189 STUDENTS (9-12)



MICRO AERIAL





MARKETING SERVICES



TENANT SERVICES



INVESTMENT SALES

CREATING VALUE



DISPOSITIONS



LEASE SERVICES

ACHIEVING SUCCESS



WWW.GOODMANREALESTATE.COM

BUILDING RELATIONSHIPS



DANIEL CLARK
daniel@goodmanrealestate.com
CHAD HAMRICK
chad@goodmanrealestate.com
JOE BELINSKE
joe@goodmanrealestate.com

**100 W. OLD WILSON BRIDGE ROAD
SUITE 207, COLUMBUS, OHIO 43085**

Phone: (216) 381-8200
www.goodmanrealestate.com