

TANGER OUTPARCEL AVAILABLE FOR LEASE

400 S WILSON RD, SUNBURY, OH 43074



To Cleveland
I-71

To Columbus

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PASSOV GROUP

COMMERCIAL BROKERAGE

THE OPPORTUNITY

TANGER OUTLOTS
SUNBURY, OH 43074

400 S WILSON RD, SUNBURY, OH 43074

KEY HIGHLIGHTS / PROPERTY OVERVIEW

- Ground Lease or Joint Venture Opportunity
- +/- 4.57 Acres
- Excellent Highway Visibility from I-71 with 82k vpd
- 2,600+ Units Proposed or Under Construction in the area
- 706 AC planned Industrial Park in the area
- New Exit South of Tanger to Wilson Rd
- Sunbury is the 2nd fastest growing city in Ohio
- 5 major universities within 45 min, with 53,943 students and 3,336 student athletes
- New High School and Middle School recently built due to the rising population

PROPERTY INFORMATION

Address	400 S Wilson Rd, Sunbury, OH 43074
Acreage	4.57 AC
Availability (Pads)	4.57 AC
Primary St	S Wilson Rd

AVAILABILITY — SIZE — PRICING

Outlot for Lease	4.57 AC	\$225,000/YR Ground Lease
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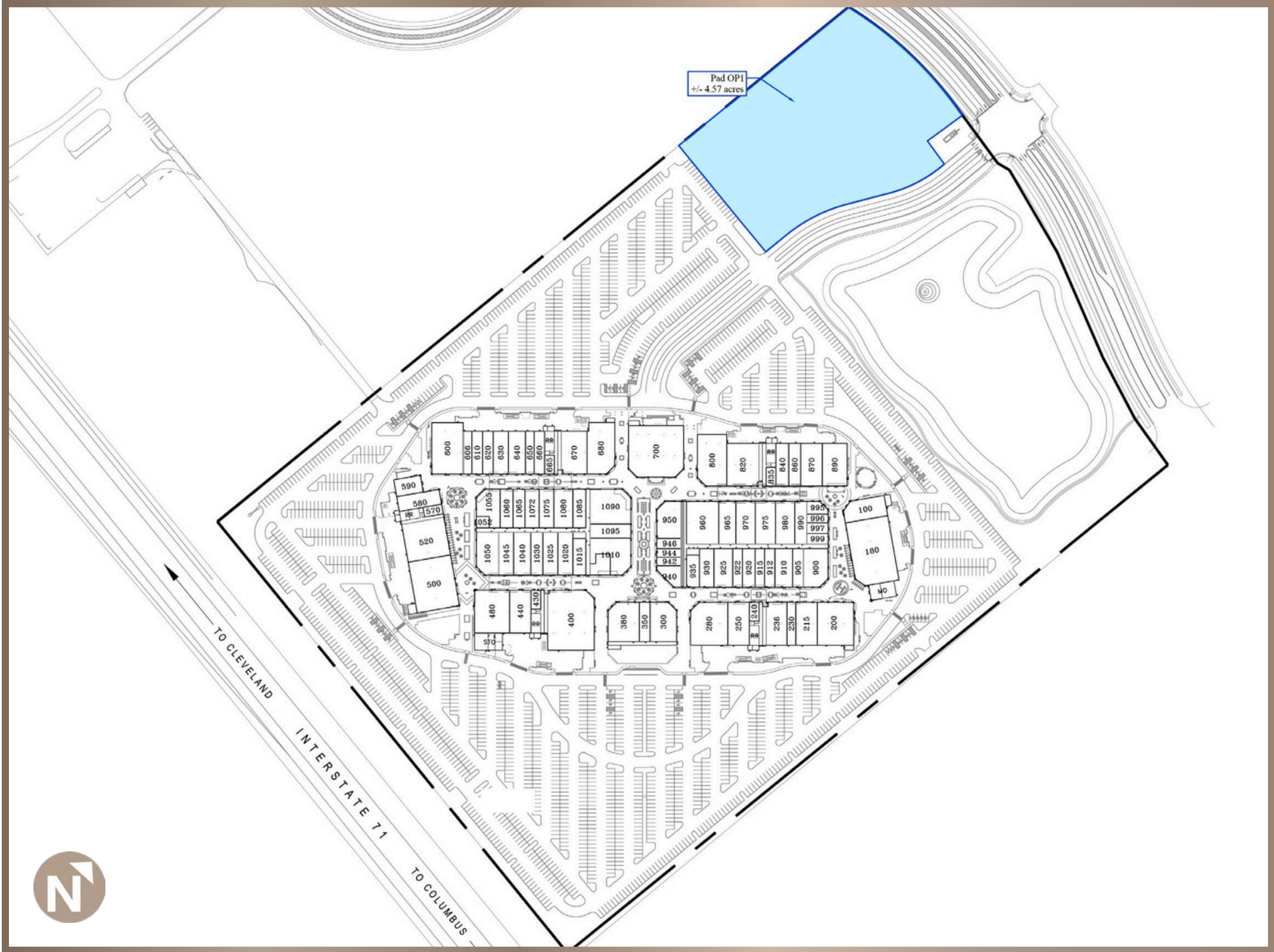


DEMOGRAPHICS — 1 MILE — 3 MILE — 5 MILE

Total Population	17,918	76,168	241,349
Total Businesses	2,947	7,020	11,970
Average Household Income	\$46,150	\$65,068	\$62,932
Median Household Income	\$35,493	\$44,410	\$43,880
Consumer Spending	\$400M	\$1.3B	\$2.5B

SITE PLAN

TANGER OUTLOTS
SUNBURY, OH 43074



TANGER COLUMBUS PROPERTY PHOTOS

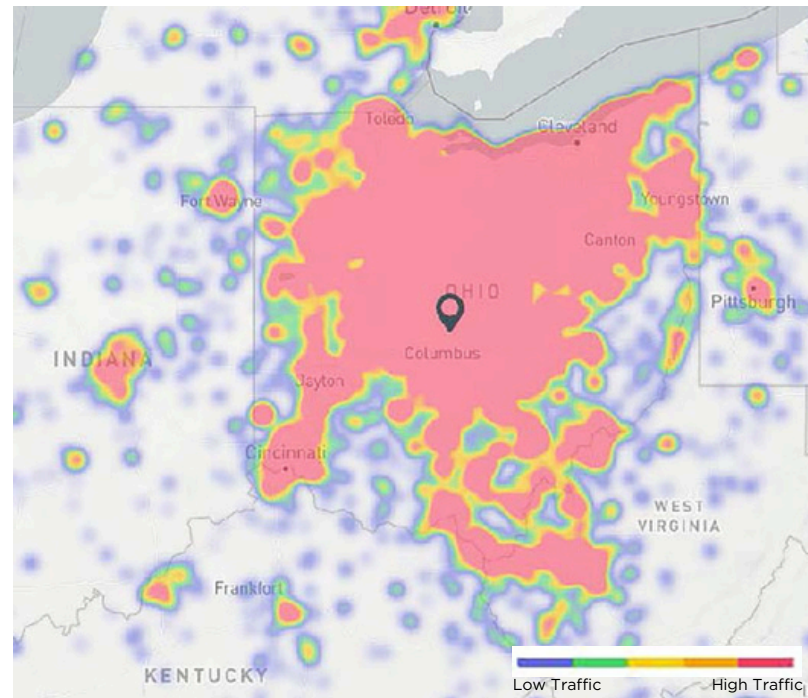


TRADE AERIAL

TANGER OUTLOTS
SUNBURY, OH 43074



CUSTOMER TRAFFIC MAP



SALES SEASONALITY

JAN	FEB	MAR	APR	MAY	JUN
4.3%	3.8%	9.5%	7.3%	8.5%	8.8%
JUL	AUG	SEP	OCT	NOV	DEC
9.0%	10.6%	7.2%	7.3%	11.2%	12.5%

CLOSEST MARKET COMPETITORS

- Polaris Fashion Place - 9 mi
- Easton Town Center - 15 mi
- Mall at Tuttle Crossing - 17 mi
- Destination Outlets - 57 mi

COLUMBUS INSIGHTS

#1 Rising

U.S. City for Startups
Based on Strong Talent Pool, VC Activity, and Innovative Business Climate - Forbes

Home to **5 Fortune 500** companies & **17 Fortune 1000** companies

\$7 Billion
in annual visitor spending

#1 Fastest Growing City in the Midwest
+13.1% Population Increase in Last Decade (based on current census data)

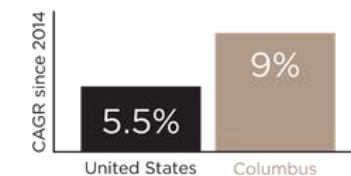
140,000
Students

attend Columbus-based colleges and Universities

0 including 60,000 students at The Ohio State University

More than **253** acres of green space downtown

Growth of Columbus Residential Values is Outpacing the U.S.



Top 3 Rising Food Cities

RECENT NATIONAL RECOGNITION
"If there's one thing we know about the Midwest now, it's to stop expecting certain things from the Midwest, and certainly not Ohio's capital city. **Good things are happening.**"
- Food & Wine Magazine

More than **8.1 million** passengers traveled through John Glenn Columbus International Airport in 2019

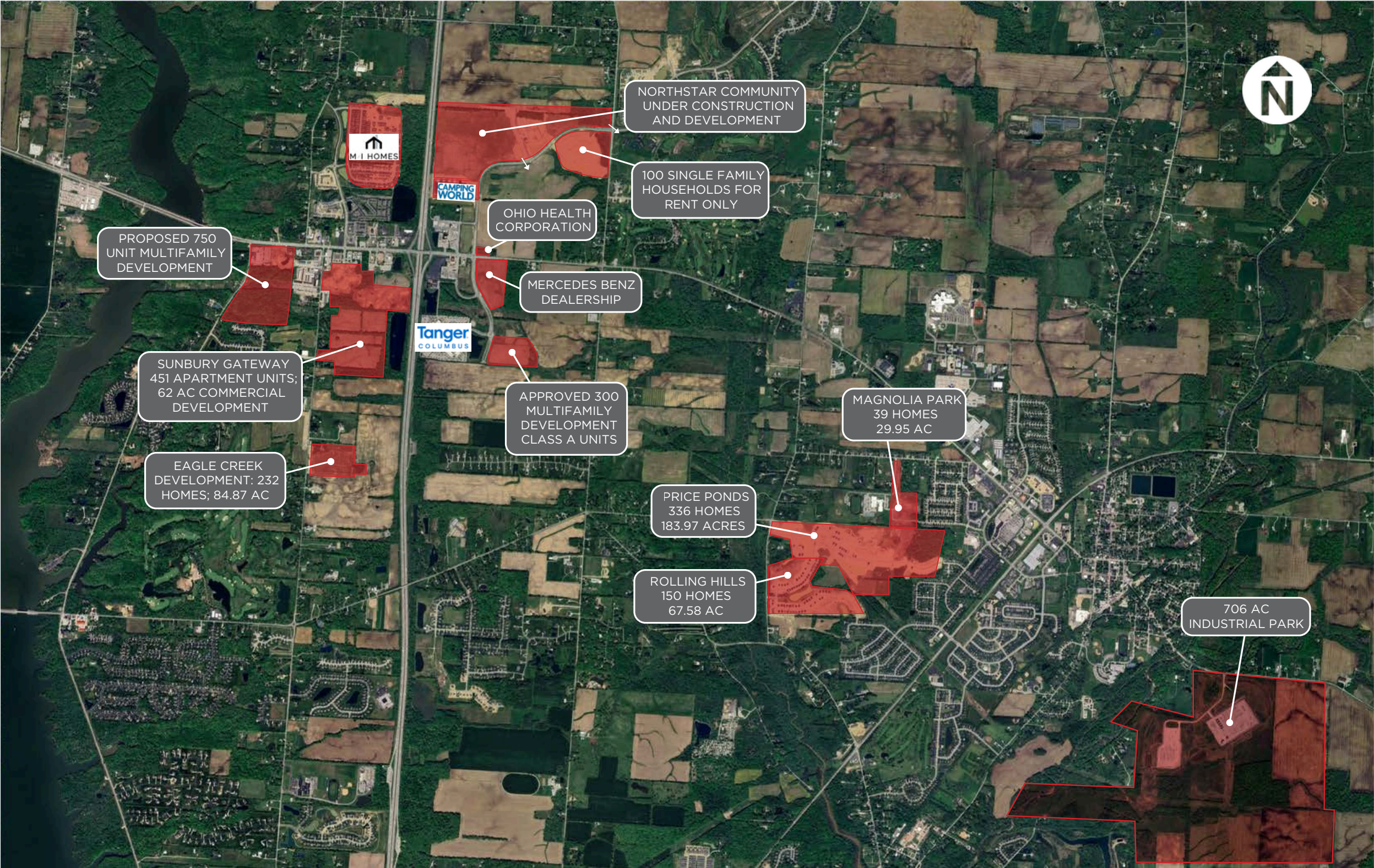
Included on New York Times' **Top 52** Places to Visit in 2019

More than **5,000** total hotel rooms downtown

#1 Fastest Growing City in the Midwest
+13.1% Population Increase in Last Decade (based on current census data)

TANGER COLUMBUS PROPERTY HIGHLIGHTS

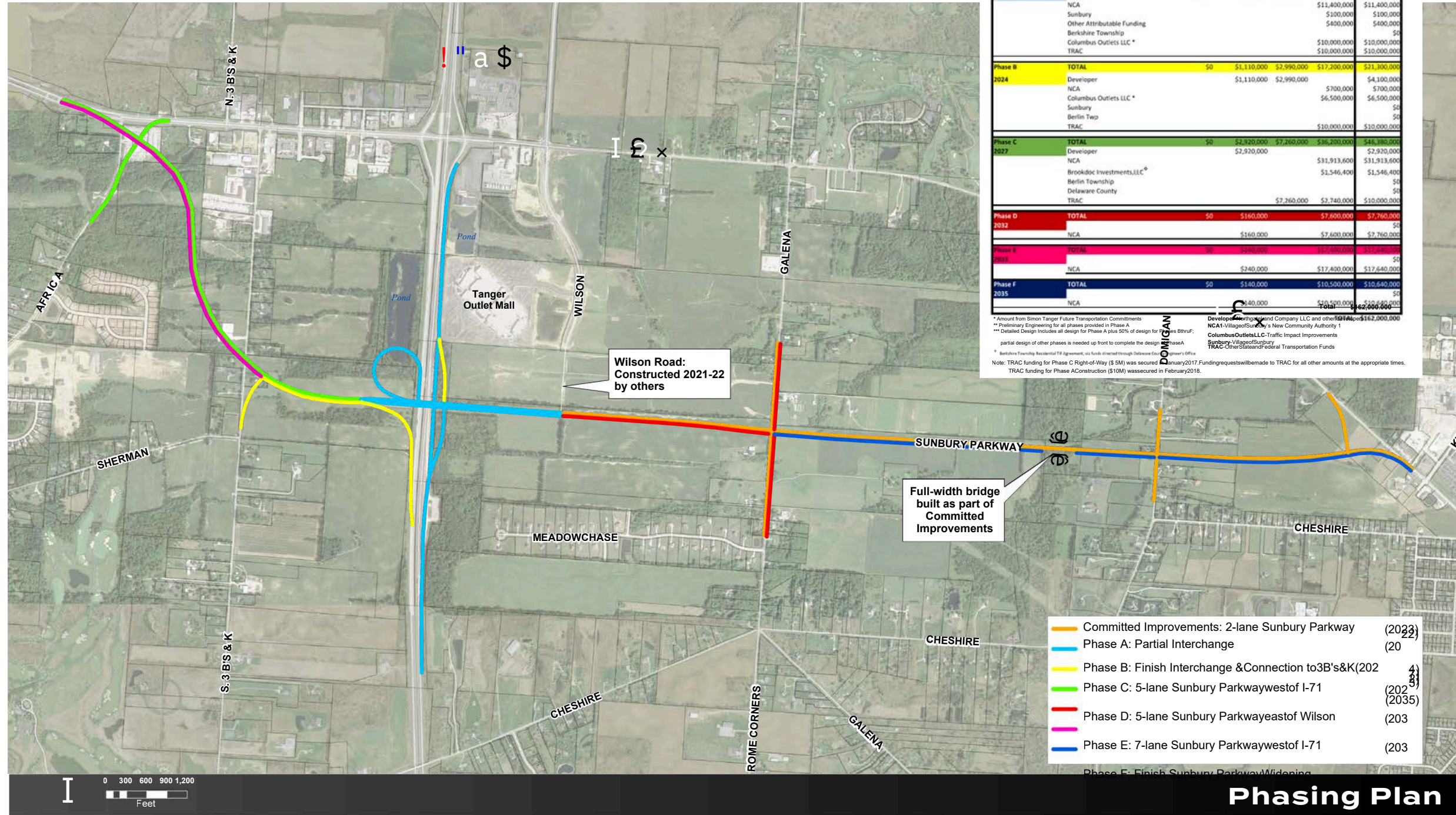
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TANGER COLUMBUS PROPOSED INTERCHANGE

TANGER OUTLOTS
SUNBURY, OH 43074

DEL-71-7.91 PID 90200



Cost and Funding Summary

Phase	Year	Funding Source	Preliminary Engineering**	Detailed Design***	ROW	Construction	TOTALS
Phase A	2022	TOTAL	\$4,900,000	\$11,330,000	\$10,150,000	\$31,990,000	\$58,280,000
		Developer	\$4,900,000	\$11,330,000	\$10,150,000		\$26,380,000
		NCA				\$11,400,000	\$11,400,000
		Sunbury				\$100,000	\$100,000
		Other Attributable Funding				\$400,000	\$400,000
		Berkshire Township				\$0	\$0
Phase B	2024	TOTAL	\$0	\$1,110,000	\$2,990,000	\$17,200,000	\$21,300,000
		Developer		\$1,110,000	\$2,990,000		\$4,100,000
		NCA				\$700,000	\$700,000
		Columbus Outlets LLC *				\$6,500,000	\$6,500,000
		Sunbury				\$0	\$0
		Berlin Twp				\$0	\$0
Phase C	2027	TOTAL	\$0	\$2,920,000	\$7,260,000	\$36,200,000	\$46,380,000
		Developer		\$2,920,000			\$2,920,000
		NCA			\$31,913,600		\$31,913,600
		Brookdoc Investments, LLC*			\$1,546,400		\$1,546,400
		Berlin Township			\$0		\$0
		Delaware County			\$0		\$0
Phase D	2032	TOTAL	\$0	\$160,000	\$7,600,000	\$7,760,000	\$7,760,000
		NCA		\$160,000	\$7,600,000		\$7,760,000
Phase E	2023	TOTAL	\$0	\$240,000	\$17,400,000	\$17,640,000	\$17,640,000
		NCA		\$240,000	\$17,400,000		\$17,640,000
Phase F	2035	TOTAL	\$0	\$140,000	\$10,500,000	\$10,640,000	\$10,640,000
		NCA		\$140,000	\$10,500,000		\$10,640,000
		TOTAL				\$162,000,000	

* Amount from Simon Tanger Future Transportation Commitments
 ** Preliminary Engineering for all phases provided in Phase A
 *** Detailed Design includes all design for Phase A plus 50% of design for Phases B thru F;
 partial design of other phases is needed up front to complete the design for Phase A
 * Berkshire Township Residential TIF Agreement, via funds directed through Delaware County Engineer's Office
 Note: TRAC funding for Phase C Right-of-Way (\$5M) was secured January 2017. Funding request will be made to TRAC for all other amounts at the appropriate times.
 TRAC funding for Phase A Construction (\$10M) was secured in February 2018.

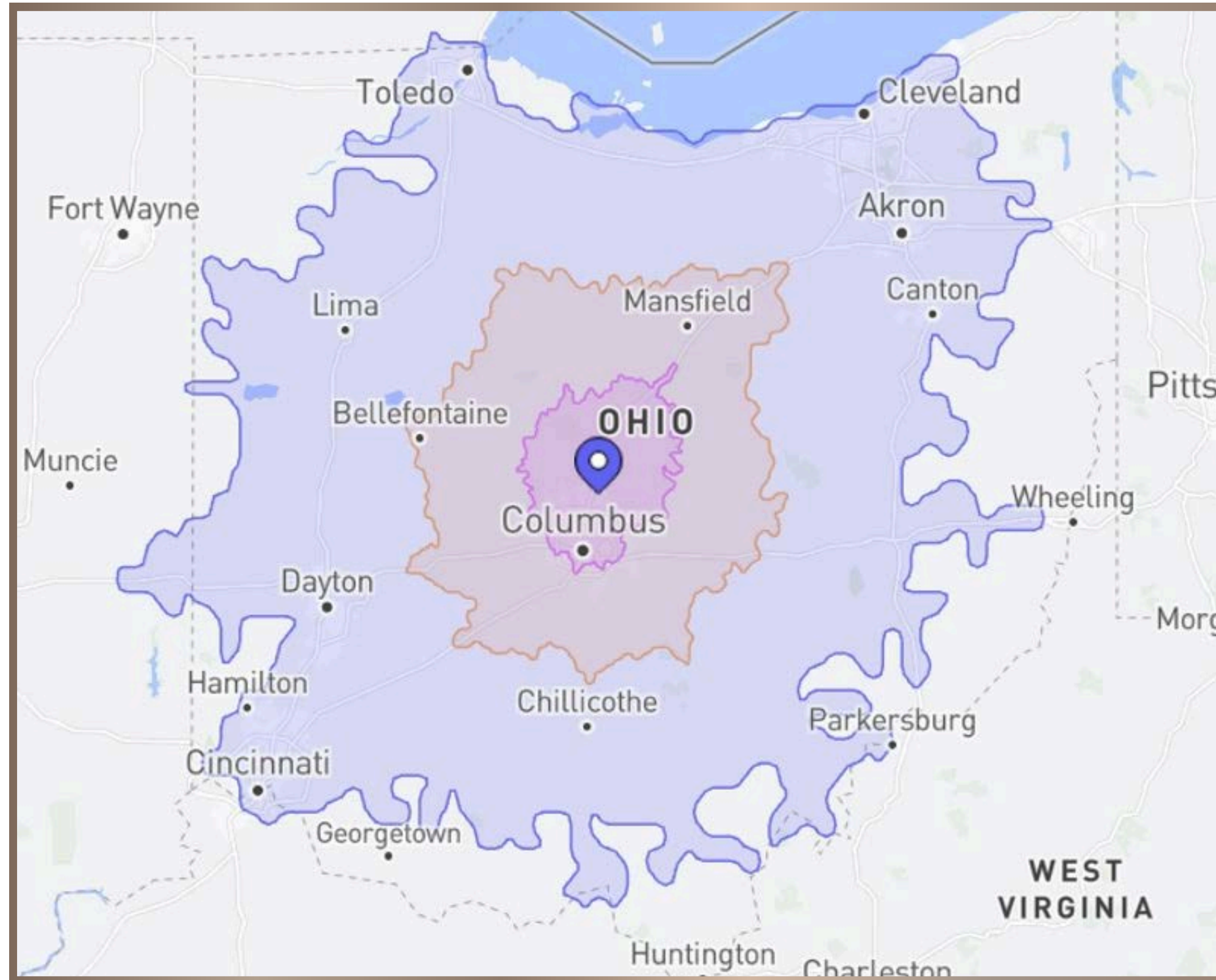


The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by ODOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 11, 2015, and executed by FHWA and ODOT.

TANGER COLUMBUS

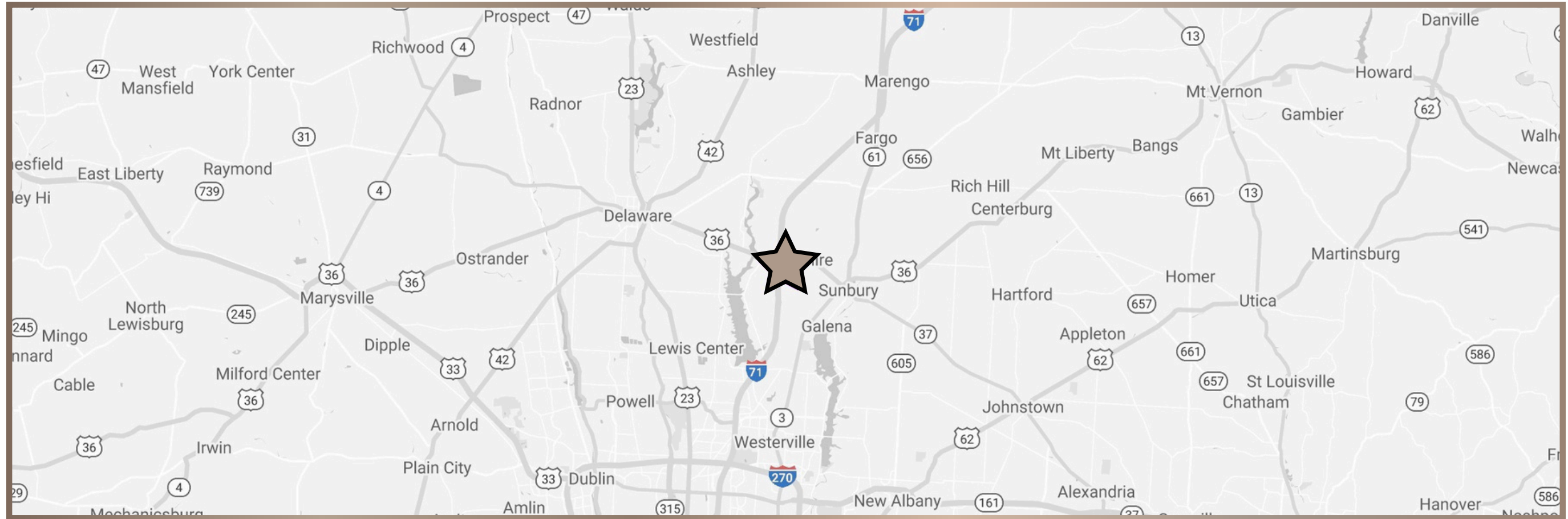
DRIVE TIME MAP

TANGER OUTLOTS
SUNBURY, OH 43074



Area within a 2-hour drive from Tanger Outlets in blue, 1 hour in orange, and 30 minutes in pink.

LOCATION OVERVIEW



Sunbury is a city in Delaware County, Ohio, United States. Parts of the city also extend into Morrow County. The population was 4,389 during the 2010 census. The city is centered on a New England-styled traditional town square with a historic village hall located in the center of a village green. Located here is a major Showa Corporation factory, which produces automotive parts for Honda of America. The city is home to a K-12 public school district, the Big Walnut Local School District and their sports team, the 'Golden Eagles'. The district also serves students in the neighboring town of Galena, Ohio. Sunbury went from being a village to a city on October 22, 2021. Sunbury is growing by leaps and bounds, having just annexed over 300 acres, and with plans to annex an additional 255 acres which will take the boundary out to Interstate 71.

A major manufacturing facility owned and operated by Showa Corporation is located there, producing automobile parts for Honda of America. Sunbury is home to the Ohio Fallen Heroes Memorial, a memorial that commemorates every Ohio soldier who has been reported dead or missing while at war since 9/11. Sunbury was chosen to be the home of the Memorial due to the city's proximity to Centerburg, Ohio (near the geographical center of Ohio, and a prominent midwestern soil type) and the city's proximity to Interstate 71, a major highway connecting Cleveland; Columbus; and Cincinnati, respectively from north to south. Multiple super markets and fast food restaurants are located in Sunbury, including a McDonald's, Wendy's, Subway, Panera, Taco Bell, and Dairy Queen.

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