



## Creek Bend Shopping Center

201 Clint Dr, Pickerington, Ohio 43147

### Property Features

- Highly Visible Retail Center
- Two Suites Available
- 1,016 SF & 1,827 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
- Owner/Agents

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

**Opex: \$7.61/SF**



For more information:

**Matt Gregory, SIOR, CCIM**

614 629 5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)

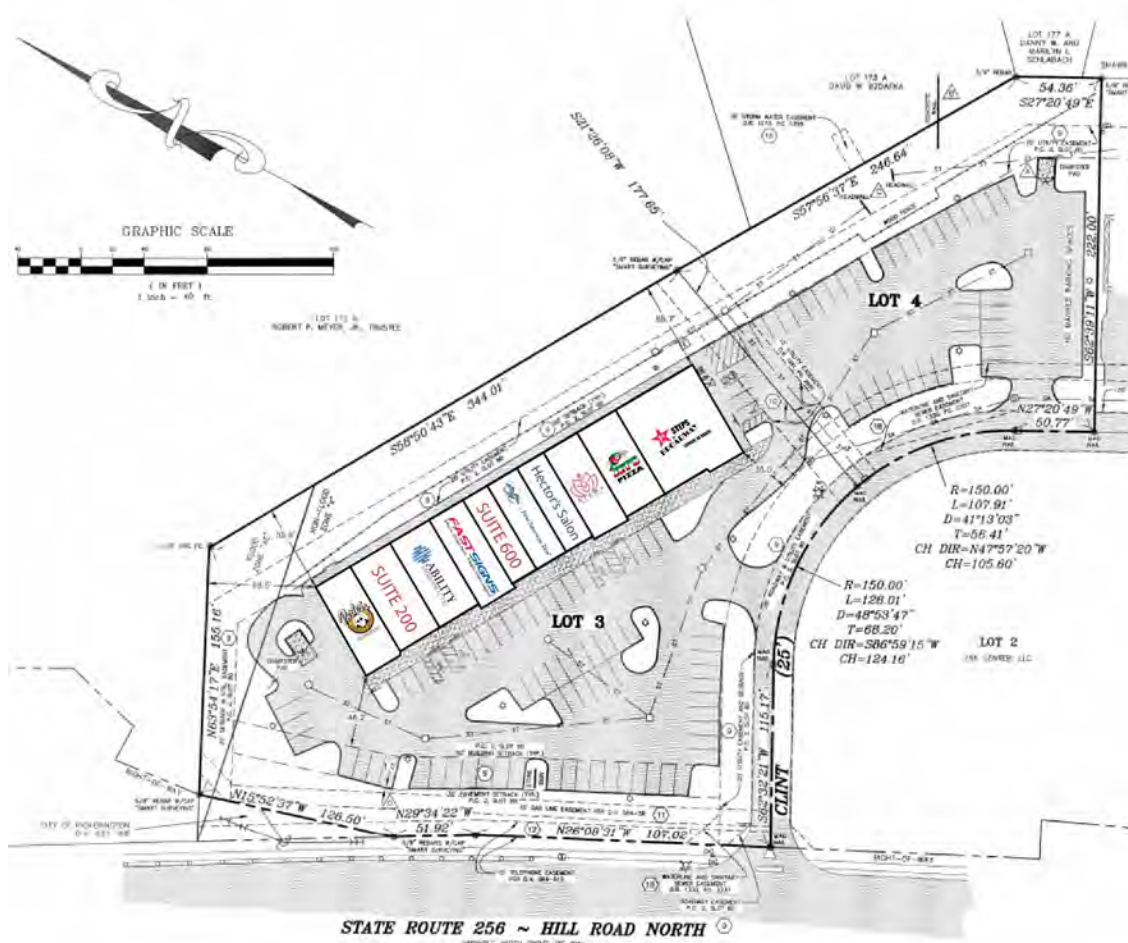
**Philip Bird, SIOR**

614 629 5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)

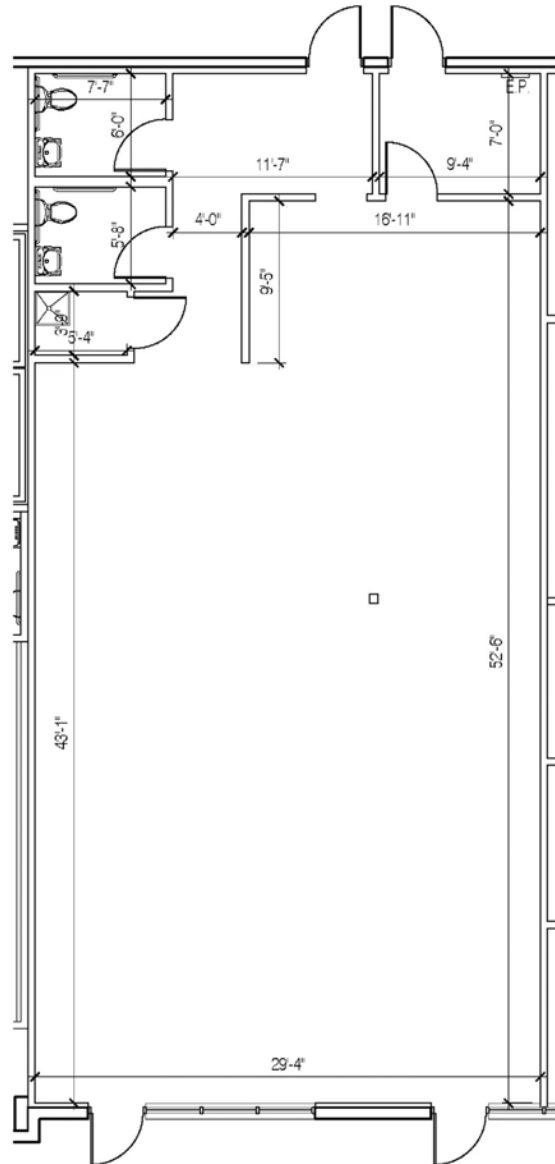
**Mitchell Moore, CCIM**

614 629 5257 • [mmoore@ohioequities.com](mailto:mmoore@ohioequities.com)



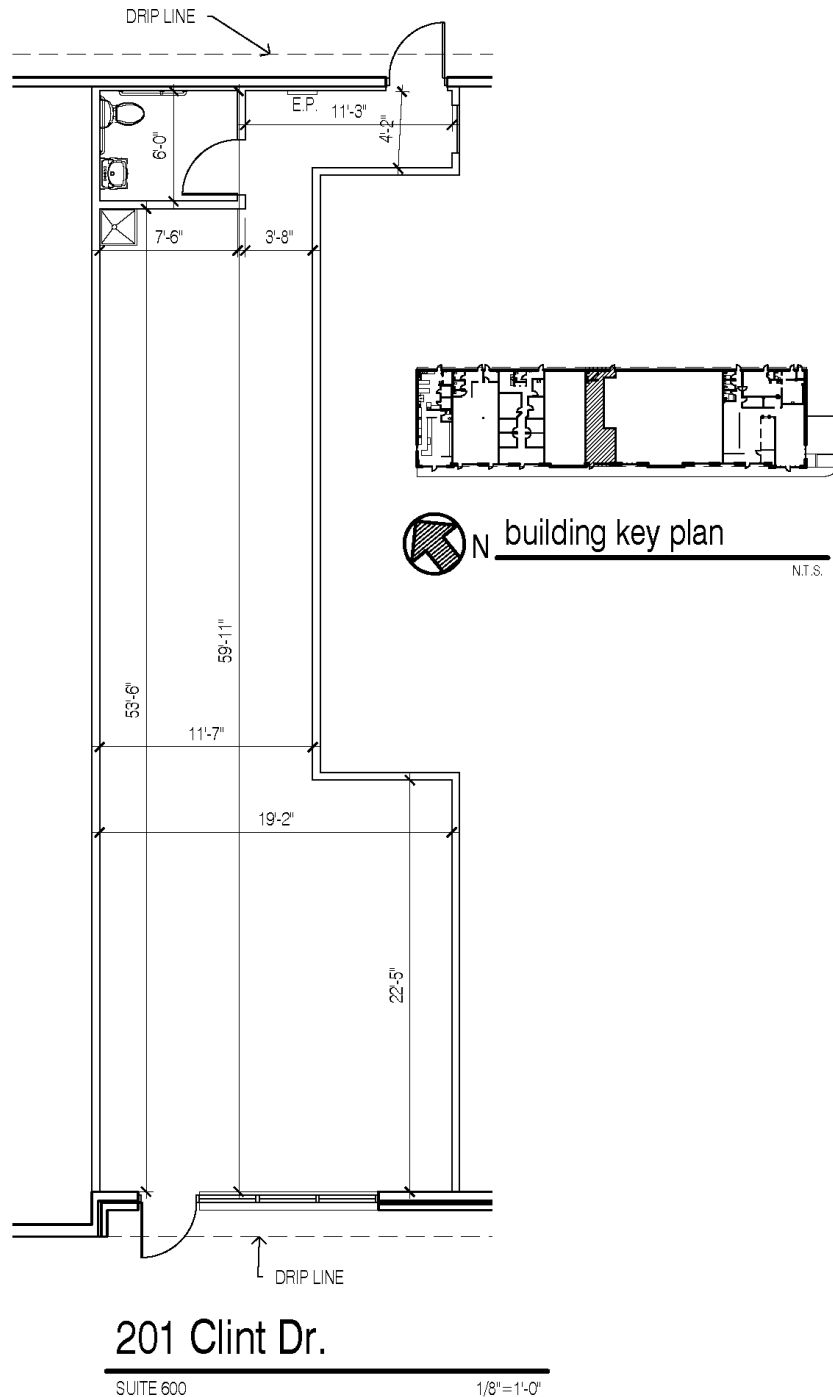


| SPACE     | SPACE USE | LEASE RATE    | LEASE TYPE | SIZE (SF) | AVAILABILITY |
|-----------|-----------|---------------|------------|-----------|--------------|
| Suite 200 | Retail    | \$26.00 SF/YR | NNN        | 1,827 SF  | VACANT       |
| Suite 600 | Retail    | \$26.00 SF/YR | NNN        | 1,016 SF  | VACANT       |



N building key plan

N.T.S.





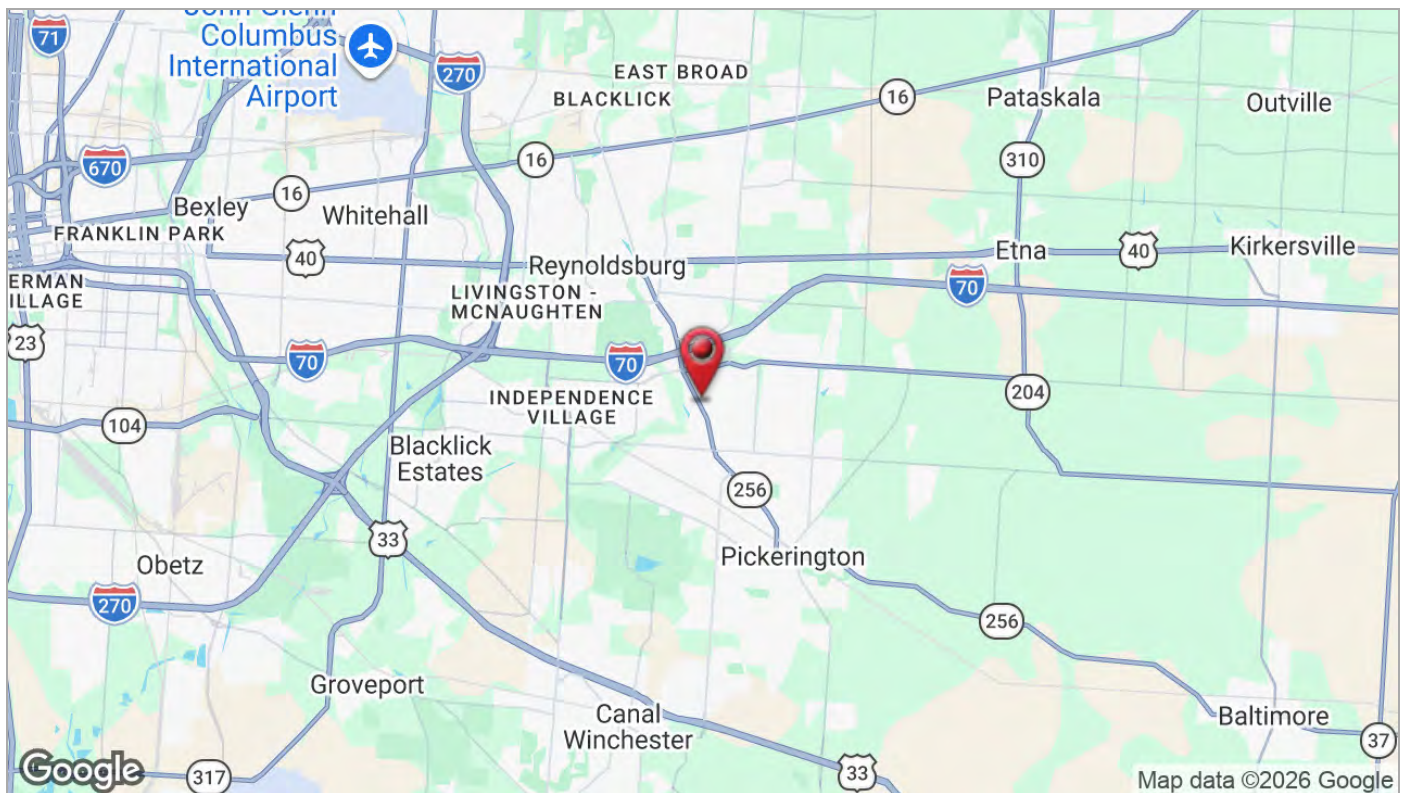
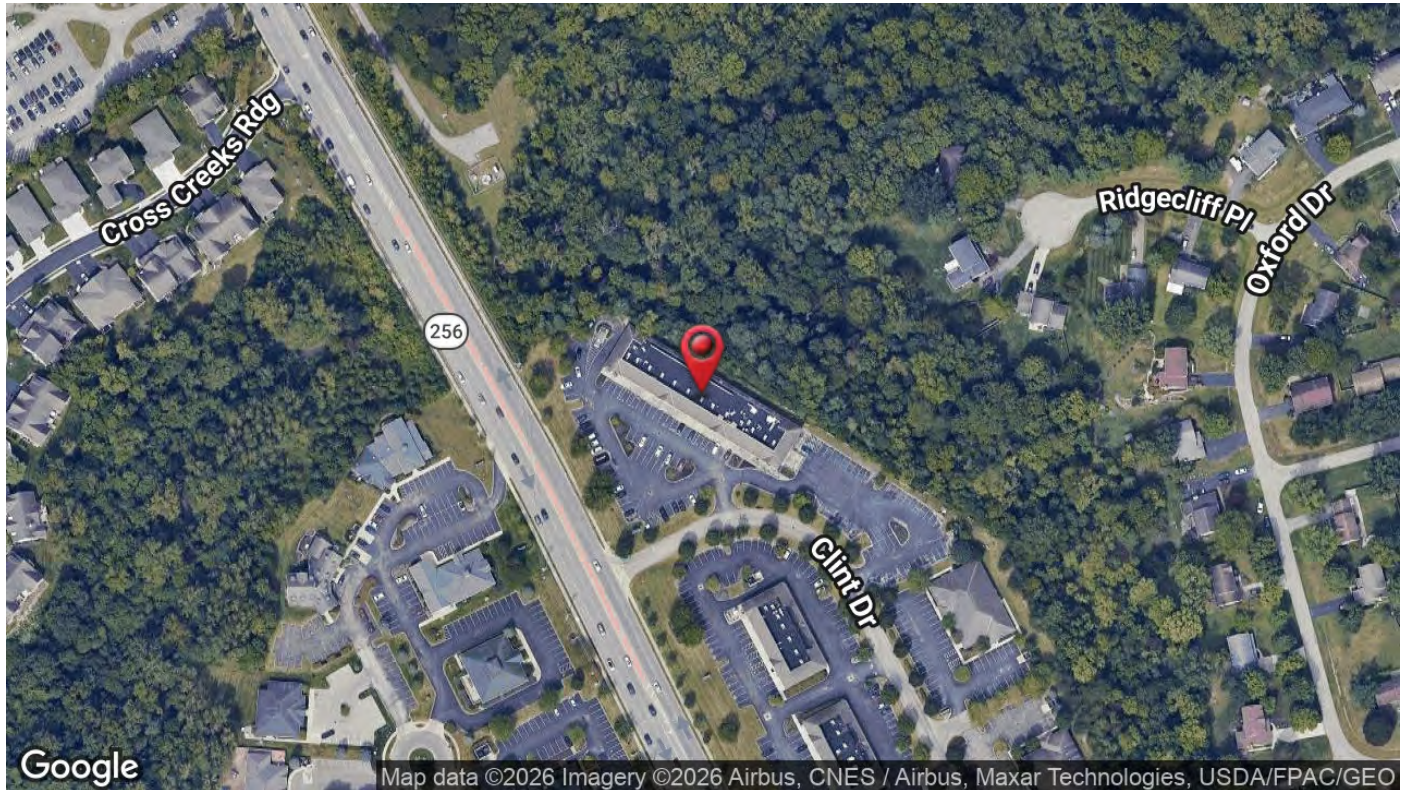




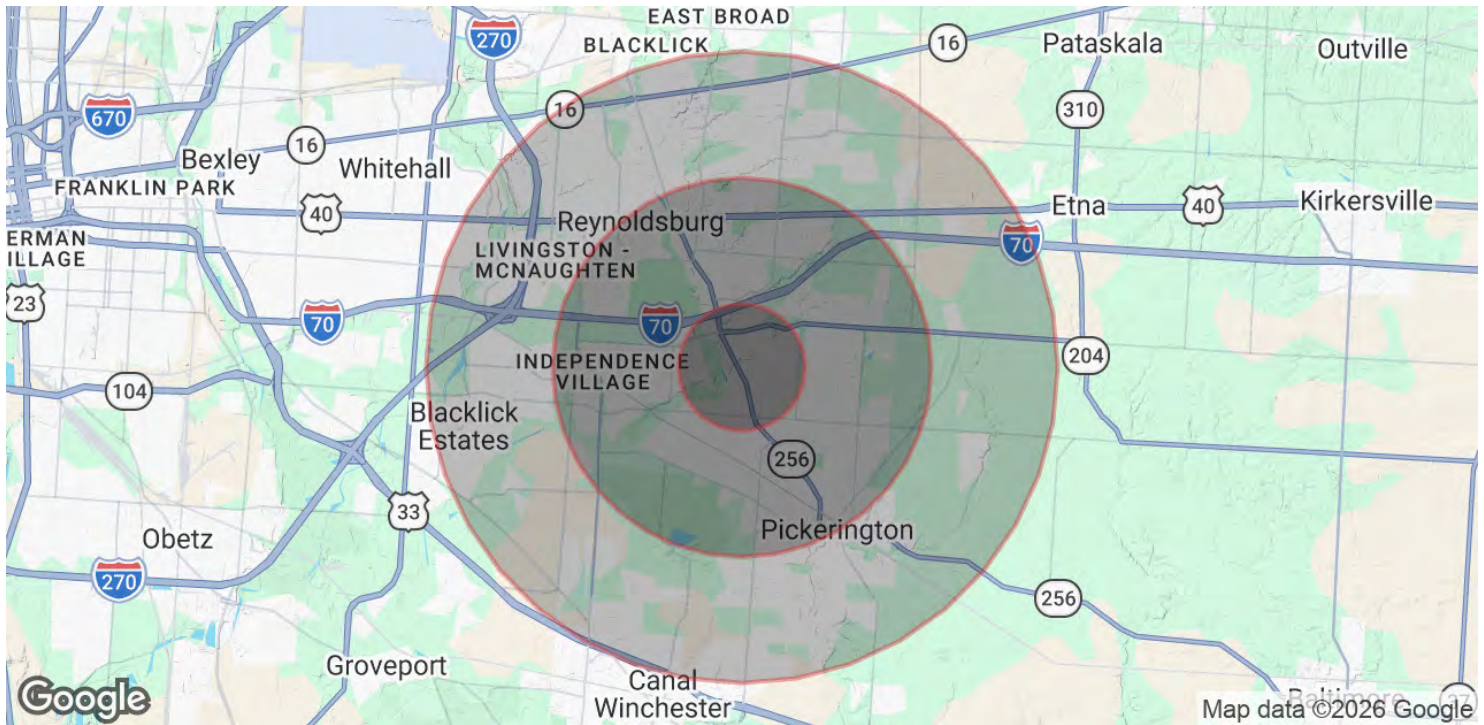












#### POPULATION

|                      | 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)