CONTINENTAL REALTY

An independently owned and operated member of the CUSHMAN & WAKEFIELD ALLIANCE

Olentangy Crossings

ANNOUNCING – NEW KROGER MARKETPLACE STORE

- Olentangy Crossings will be the site of the **largest** Kroger Marketplace Store in Central, Ohio.

- Project is located in Southern Delaware County, which is the fastest growing county in Ohio and the 13th fastest in the US.

-Tremendous opportunities for currently zoned retail, commercial and office development. Potential users include restaurants, banks, medical facilities, and neighborhood shops.

- Outparcels on West side of US 23 available for **SALE/LEASE**. Outparcels on east side of US 23 in front of Kroger **FOR LEASE ONLY**. Other outparcels on east side available **FOR SALE/LEASE.**

- Current traffic light located at US 23 and Olentangy Crossings, future traffic light to be installed in Fall of 2008 at US 23 and Olentangy Crossings East. Olentangy Crossings East will be main entry to Olentangy High School and Middle School Complex. Traffic count of 4,500 for school use alone.

-32,000 SF of "B" space will be available **FOR LEASE** in building attached to Kroger.

- Located 6.3 miles North of I-270 and 6 miles west of I-71. Near Olentangy High School.

-Utilities available - cable, gas, sanitary, water and electric.

TRAFFIC COUNTS: *42,000 VPD on US 23 (per ODOT)*

16,000 VPD on Lewis Center Rd. (per ODOT)

For further information contact: **Jim Spragg 614.883.1128**

jspragg@continental-realestate.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, or other conditions, prior sale or lease, or withdrawal from market without notice.