

# HILLIARD, OHIO

## DARBY TOWN CENTER



### LEASE INFORMATION:

- 1,200 - 5,000 square feet available in Spring 2005
- Triple nets (estimate): \$3.50 per square foot
- One approximately 1.0 acre out parcel available
- For further information contact Andy Bartz

### DAILY TRAFFIC COUNTS:

- Over 13,000 cars at the intersection of Scioto Darby and Cosgray Roads prior to the planned traffic light and turn lane addition.

### DEMOGRAPHIC INFORMATION:

	2 MILES	3 MILES	5 MILES
Population	20,989	40,236	92,024
Median HH Income	\$70,130	\$70,067	\$70,693
Average HH Income	\$79,152	\$79,008	\$83,253
Median Age	33.19	32.07	33.23
Population Growth	20.47%	18.96%	15.26%

### SIZE:

- GLA: 22,000 square feet

### PARKING:

- 110 spaces

### SITE INFORMATION:

More than 22,000 square feet of retail space will be available at the intersection of Scioto Darby and Cosgray Roads on the west side of Hilliard, Ohio, a suburb of Columbus. Over 3,000 residences are under construction within a one-mile radius of the development, demonstrating the huge population growth in the area. To date, Darby Town Center is the only approved retail development on the west side of Hilliard. With the combination of three schools and the Community Sports Complex, more than 7,000 people spend their days within two blocks of the center. A center lane and traffic light at the intersection will be completed by Fall 2004, providing street front visibility and excellent access, while giving the development a perfect mix of convenience and access.

### MAJOR TENANT:

**CVS/pharmacy®**

