Property Highlights

- 7.24 acres of prime redevelopment land offering a rare opportunity for large-scale commercial, mixed-use, or institutional projects in a high-demand corridor.
- Expansive site with excellent frontage and visibility, ideal for transforming into modern retail, office, multifamily, or specialty-use concepts that capitalize on surrounding growth.
- Highly desirable multifamily/retail redevelopment opportunity, perfectly suited for mixed-use concepts that blend residential density with complementary commercial amenities.
- $250,000 / per acre

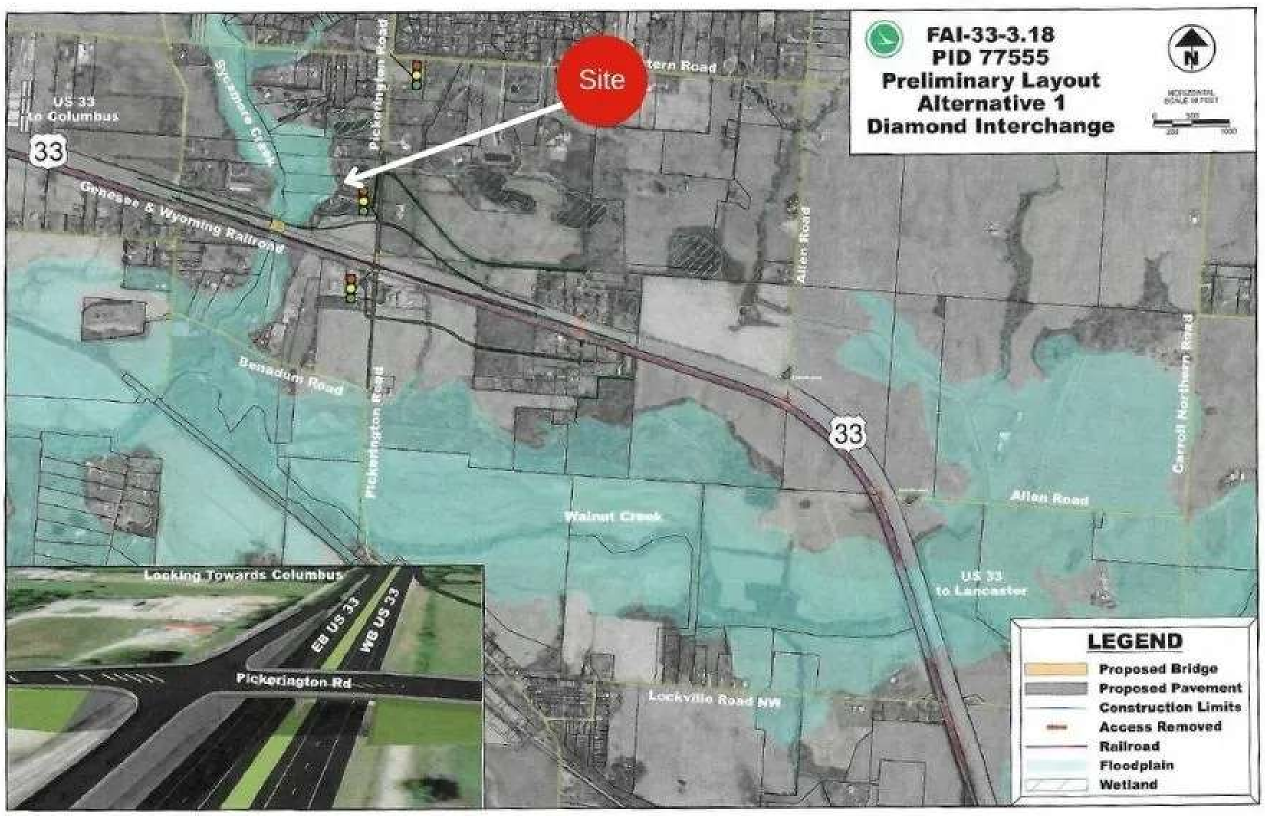
Offering Summary

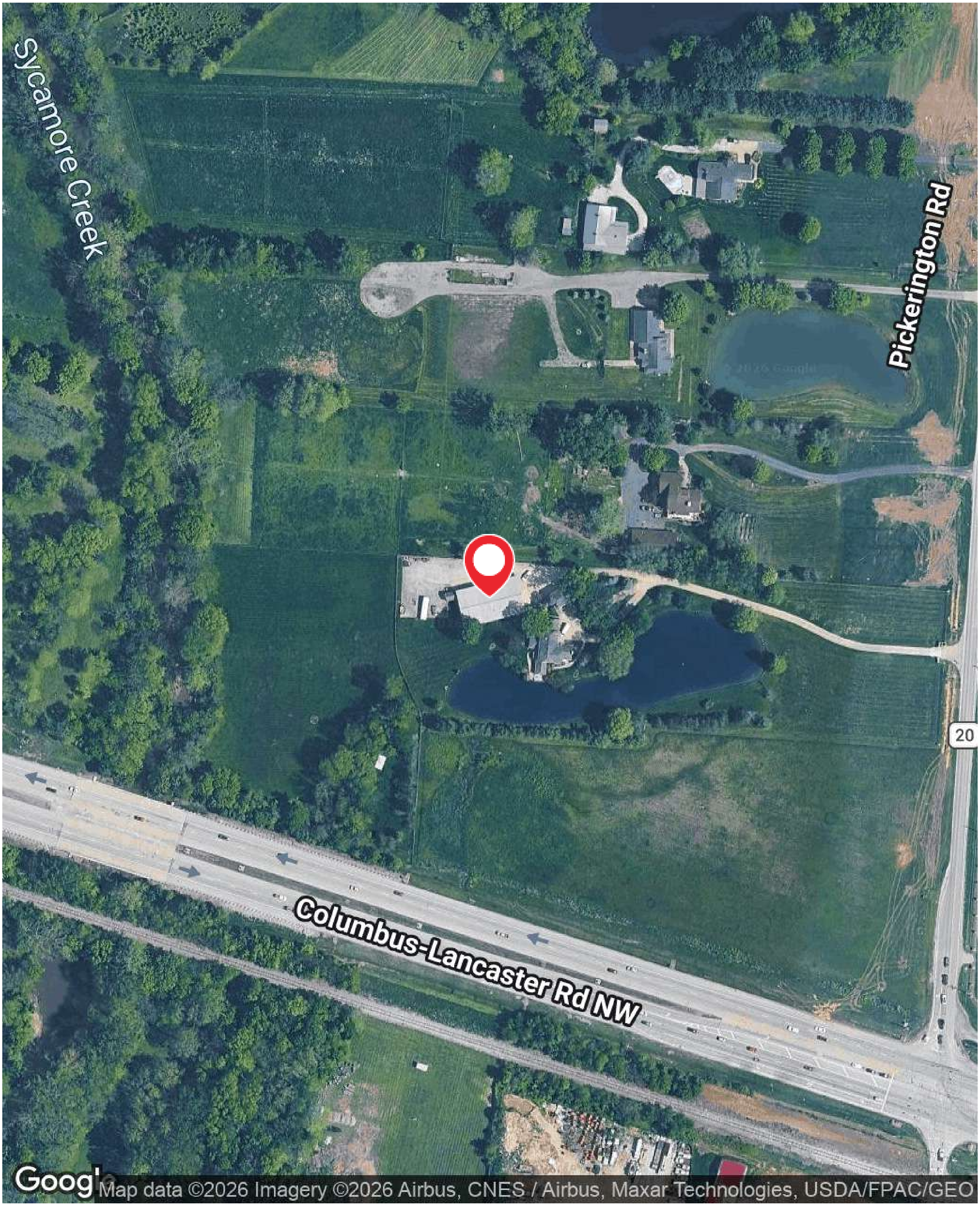
Sale Price	$1,810,000
Lot Size	7.24 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	398	17,010	106,585
Total Population	1,100	49,685	278,150
Average HH Income	$144,654	$130,453	$95,891

Matt Norbuta | 614.545.2165 | mnorbuta@AlterraRE.com
Bradford Kitchen, SIOR | 614.545.2155 | bkitchen@AlterraRE.com

New On/Off Ramp Construction Underway





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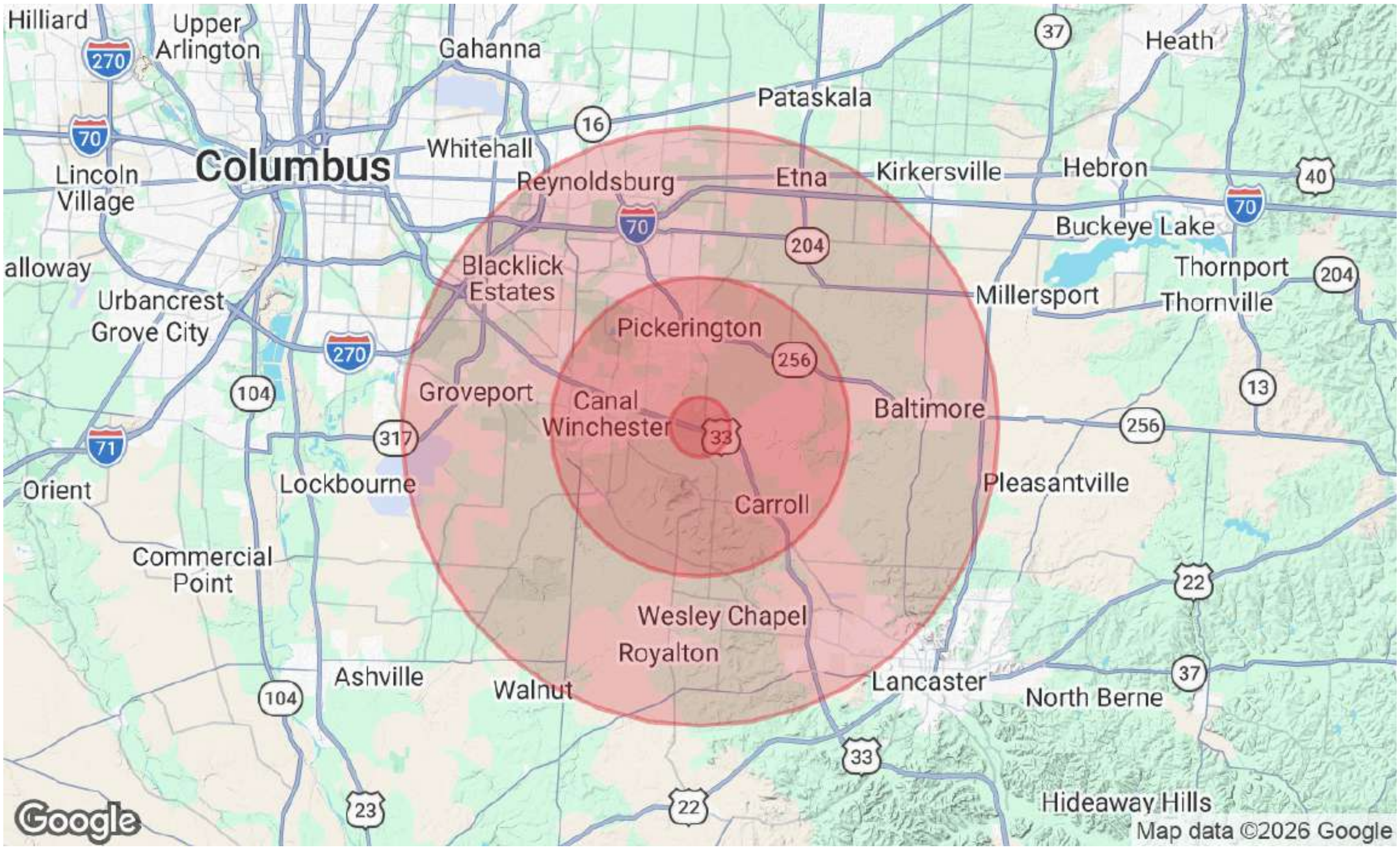

Population	1 Mile	5 Miles	10 Miles
Total Population	1,100	49,685	278,150
Average Age	42	38	39
Average Age (Male)	42	37	37
Average Age (Female)	43	39	40

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	398	17,010	106,585
# of Persons per HH	2.8	2.9	2.6
Average HH Income	$144,654	$130,453	$95,891
Average House Value	$433,109	$346,350	$272,476

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Bradford Kitchen, SIOR | 614.545.2155 | bkitchen@AlterraRE.com

Matt Norbuta

Commercial Sales & Leasing

mnorbuta@AlterraRE.com

Direct: **614.545.2165** | Cell: **614.598.3342**

Professional Background

Matt has held his real estate license since 2017 and is focused on all areas of commercial real estate with a passion for negotiation.

Prior to real estate, Matt spent 14 years in the golf business selling operational software to golf courses and resorts in more than 20 states. During that time he was recognized as Salesperson of the Year and was a mentor to his team members. After he left his position as the National Sales Director, the impact he had on the company's growth helped lead the company to an acquisition by Comcast/Universal under their Golfnow brand.

After leaving the golf industry, Matt sold security technology for an Ohio-based firm in another National Accounts role. Transportation and healthcare verticals were the main focus of his position, as well as driving new business. It was during this time that he negotiated the largest single sale in company history.

In his spare time, Matt enjoys travel, live music and as much golf as three children will allow.

Bradford Kitchen, SIOR

President

bkitchen@AlterraRE.com

Direct: **614.545.2155** | Cell: **614.327.4366**

Professional Background

When Brad Kitchen incorporated Alterra Real Estate Advisors in late 1999, he wanted to provide the best service to his clients by providing a consultative versus transactional approach to buying, selling and managing commercial real estate. Focusing on personal service, communication with clients, intelligently structuring deals, and paying greater attention to the details, he believed he could help investors maximize their return on investment and help clients minimize their commercial real estate costs. Two decades later, the concept clearly works, and Brad and Alterra have the awards, satisfied clients and results to prove it.

During his career, Brad has performed services for clients including managing the acquisition and disposition of facilities nationally, asset management, investment advisory, strategic portfolio analysis, facility planning and much more. Brad's degrees in both Finance and Real Estate from The Ohio State University, coupled with his experience in commercial real estate, have allowed him to represent a wide range of notable clients including BMW Financial, Data General, General Electric, Huntington National Bank, LCI International (Qwest), U.S. Health and numerous others.

He also has the unique perspective of being a property owner which makes him much more effective at understanding the needs of landlords and tenants and implementing effective solutions. Brad has led the acquisition of over $50 million worth of commercial real estate properties and is the managing investor of most of these real estate ventures.

Brad and his team of hands-on agents assess client needs and then work harder and smarter to make the best deal possible for their clients. Alterra is consistently listed as one of the top commercial real estate producers by CoStar Group and it is that drive, determination and engagement that placed Alterra in the # 4 spot on Business First's 2009 Fast 50 list (fastest growing 50 companies in Central Ohio), and #23 on the 2010 list, as well as Business First naming Brad one of the top 40 business people in Columbus under the age of 40 in 2003. Brad also has the distinction of having the largest commercial real estate transaction in Columbus in 1996.

He developed and instructed several commercial real estate courses at the Columbus Board of Realtors, including a required course titled "The Basics of Commercial Real Estate: Procedures and Practices". He also served as Chairman of the national SIOR Education Committee and on many committees in the commercial division of the Columbus Board of Realtors. Other real estate related organizations Brad is associated with include:

Brad is actively engaged in charitable and community organizations including the Columbus Chamber of Commerce Logistics Council, Capital Square Rotary, Columbus Museum of Art and Columbus Humane.

"We're on it!" is more than advertising to Brad Kitchen. It's the way he lives life and takes care of business.

Memberships

SIOR (Society of Industrial and Office Realtors)
CCIIR (Columbus Commercial, Industrial & Investment Realtors)
ARC (Association of I-270 Corridor Realtors)
The achievement of the SIOR designation demonstrates that Brad has obtained a superior level of knowledge and has extensive experience in the commercial real estate industry. Only 3,000 commercial real estate brokers worldwide have been recognized with the designation.

Alterra Real Estate Advisors - OH
3 Easton Oval, Suite 120,
Columbus, OH 43219
614.365.9000