

**8701 Lyra Drive**

POLARIS Market Snapshot

- Located in the center of Ohio, in north Columbus.
- Delaware County is one of the fastest growing counties in the country.
- Over 4.2M square feet of office space and 4M square feet of retail space.
- Superregional retailers at POLARIS include Ikea, Von Maur, Saks 5<sup>th</sup> Avenue, Cabela's and Top Golf.
- Daytime population of over 30,000 people.
- Average Household Income of \$105,595 within 5 miles.

**Located in the Heart of POLARIS**

**Polaris Fashion Place Outparcel**

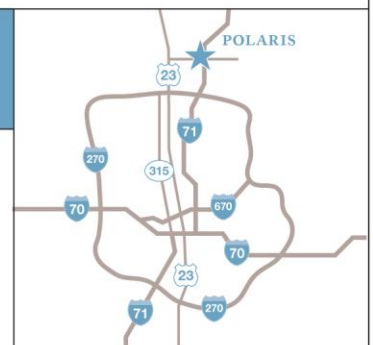
- 18,000 SF ground floor space
- 9,000 SF second floor space
- Elevator and escalator
- Excellent access and visibility
- Located in front of the 1.5M SF Polaris Fashion Place Mall



For information about connecting your business with success at Polaris, contact:

**Franz Geiger**  
TEL (614) 841-1000  
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**Polaris Real Estate Company**  
8800 Lyra Drive, Suite 550  
Columbus, OH 43240  
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**Primary Trade Area (within a 5 mile radius) – Minimum Demographic Benchmarks**

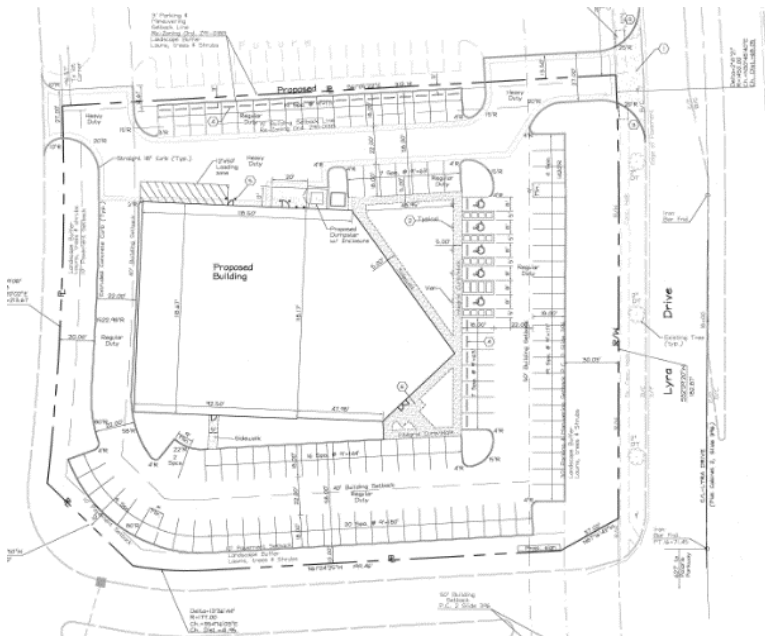
- Median household income of \$80,134
- Average household income of \$105,959
- 55,936 households with income of \$50,000 or greater
- Fastest-growing county in Ohio
- Median home value of \$229,761
- 37% population increase from 2000-2018
- Median age is 37 years old

Source: U.S. Bureau of the Census, 2010 Census of Population Housing ESRI BIS Forecast for 2018

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*Offering Summary*

|                           |  |
|---------------------------|--|
| 1 <sup>st</sup> Floor SF: | 18,000 SF  |
| 2 <sup>nd</sup> Floor SF: | 9,000 SF   |
| Total SF:                 | 27,000 SF  |
| Asking Base Rent:         | 1 <sup>st</sup> floor \$18.00/SF<br>2 <sup>nd</sup> floor \$12.00/SF |
| Purchase Price:           | \$4,900,000  |
| Operating Expenses:       | Estimated at \$8.00/SF for 2018                                      |
| Lot Size:                 | 1.25 acres   |
| Year Built:               | 2002   |
| Parking Spaces:           | 101  |



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