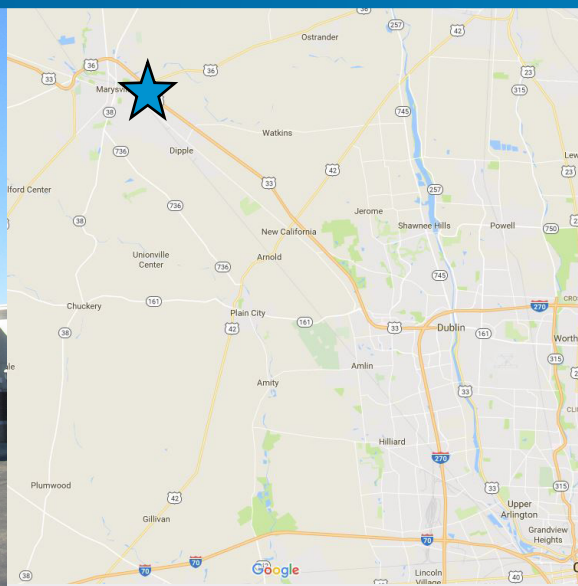


FOR LEASE > RETAIL SPACE



Coleman's Crossing

401 COLEMAN'S CROSSING BLVD. | MARYSVILLE, OH 43040



Coleman's Crossing > Retail Space

Coleman's Crossing is a power center anchored by WalMart Super-Center, Home Depot, The Craft Barn and Meijer. It is located in Marysville at the intersection of US 33 and US 36, approximately 30 minutes from downtown Columbus. In-Line space is available in the existing two centers. Additional leasable area can be built to accommodate big box and retail users. Out-lots of various sizes are available surrounding the existing centers.

Building Amenities

- > Newest and largest retail development in Marysville
- > Located southeast of downtown area at the intersection of Route 33 and Route 36
- > More than 37,000 vehicles per day along Route 33
- > Built in 2006
- > Several out-parcels are available for sale or lease
- > Prime retail corridor with major tenants already in place

Building Overview

Total SF: 461,330 SF

Available SF: 39,270 SF
Suites Available: 1,200 - 20,000 SF

Asking Rent: \$14.00 - \$24.00 PSF

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Coleman's Crossing > Availability

BUILDING	SUITE	RSF	RATE/RSF/YR	AVAILABILITY	Operating Expense (est. budget)
Retail 2	419	2,250	\$22.00 NNN	Vacant	\$4.11/SF
Retail 2	421	1,200	\$22.00 NNN	Vacant	\$4.11/SF
Retail 5	710	1,820	\$24.00 NNN	Vacant	\$4.57/SF
Retail 5	730	14,000	\$14.00 NNN	Vacant	\$4.57/SF
Retail 5	770	20,000	\$14.00 NNN	Vacant	\$4.57/SF

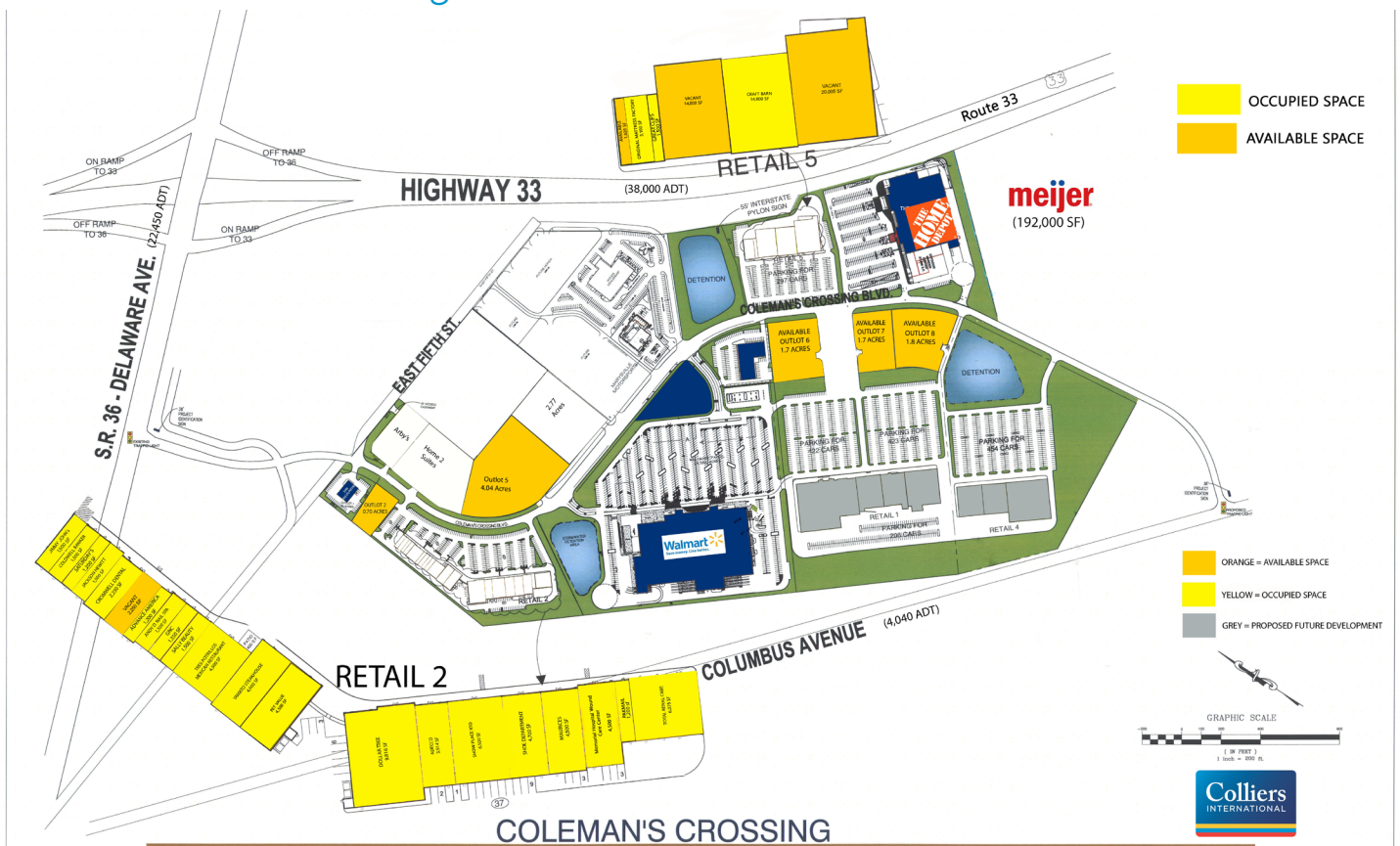
LAND	AVAILABLE ACRES	SALE PRICE
Outlot 2	0.70	Negotiable
Outlot 5	4.04	Negotiable
Outlot 6	1.70	Negotiable
Outlot 7	1.70	Negotiable
Outlot 8	1.80	Negotiable



Coleman's Crossing > Site Plan (Overview)



Coleman's Crossing > Site Plan (Overview)



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