



BROAD STREET PLAZA EAST

8130 E BROAD STREET | REYNOLDSBURG, OH 43068 (COLUMBUS MSA)



55,946± SF
Offering GLA



92%
Occupancy



8.14± AC
Land



Market to Establish
Price



\$764,853
NOI

SHADOWS



meijer

ROSS
DRESS FOR LESS®

PET SUPPLIES PLUS
Minus the hassle.

SKECHERS

COSMO PROF®

CATO

Investment Highlights

TARGET & MEIJER SHADOWED, ROSS DRESS FOR LESS ANCHORED CENTER | 55,946 SF – 92% LEASED | ROSS DRESS FOR LESS, SKECHERS, AND PET SUPPLIES PLUS COMPRISE 65% OF RENTAL INCOME

Broad Street Plaza East is a 55,946 SF market dominant Target & Meijer shadow anchored center that features desirable national retailers such as Ross Dress For Less, Skechers, and Pet Supplies Plus, as well as a diverse mix of synergistic small shop tenants.

STRONG LEASING MOMENTUM | WEIGHTED AVG LEASE TERM (WALT) OF 6 YRS

Brand new 10-Year leases signed with Ross Dress for Less and Skechers since 2023, a new 7-Year lease with Sugar Rush for relocation and expansion in 2024 and most recently, a new 3-Year lease signed with Table Top Games along with a 3-year extension with CosmoProf in 2025.

IMMEDIATE OPPORTUNITY TO INCREASE CASH FLOW | 4,209 SF VACANCY – 1 UNIT

At 92% leased with a 4,209 SF vacancy, an investor is presented with the opportunity to immediately increase cash flow and add value via lease-up of this readily leasable second-generation unit.

RECENT INVESTMENT FROM TARGET TO REMODEL THIS CORPORATELY OWNED LOCATION

Target recently completed a full remodel of this corporately owned location highlighting their commitment to this store and the growing submarket.

IDEAL LOCATION IN HEART OF RETAIL CORRIDOR | MULTIPLE SIGNALIZED INTERSECTIONS

The Property is ideally located in the heart of the E Broad St (±26,200 VPD) retail corridor providing excellent visibility and accessibility with multiple signalized intersections.

DESIRABLE, DENSE DEMOGRAPHICS | PRIMELY POSITIONED IN THE COLUMBUS MSA | FASTEST GROWING MAJOR METRO IN THE MIDWEST

The 3-mile population is ±70,000, 5-mile population is nearly ±150,000 and 5-mile average household income is approximately \$95,000.

ANCHORED MULTI-TENANT INVESTMENT OPPORTUNITY

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