

1640 Lane Avenue (For Sale)

Columbus, Ohio

\$1,375,000
ASKING PRICE

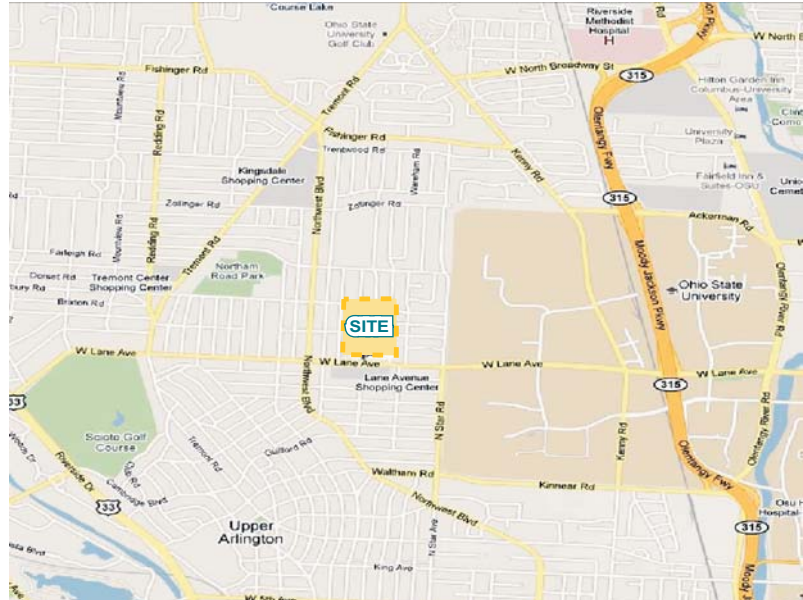
Easy access from Riverside Dr., State Route 315, and Ohio State University

2 Story Building
10,200 SF of available Office/Retail space
Approximately 5,000 SF on first floor and 5,000 SF on second floor

Situated on 0.58 acres of land

Across from Upper Arlington's premier lifestyle center, The Shops on Lane Avenue

Lane Avenue Tenants:
Bed, Bath, & Beyond
Rusty Bucket Tavern
Whole Foods Market
White House Black Market
Chico's



TRAFFIC COUNTS

SR 315 / Lane

115,100

Lane Avenue / Wellesley Dr

FOR MORE INFORMATION

Stephanie P. May Beaumier
PHONE 614.744.3404
TOLL-FREE 1.888.400.0878
FAX 614.229.4386
E-MAIL smay@castoinfo.com

KEY DEMOGRAPHICS

	FIVE-MILE RADIUS	SEVEN-MILE RADIUS
POPULATION	284,155	537,741
DAYTIME POPULATION	411,350	635,481
MEDIAN AGE	34 years	34 years
HOUSEHOLDS	123,906	227,565
AVERAGE HOUSEHOLD INCOME	\$54,091	\$54,866
HOUSEHOLDS EARNING MORE THAN \$50,000	46.0%	48.1%

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CASTO

CONFIDENTIALITY AGREEMENT FOR SIGNATURE
BY PROSPECTIVE PURCHASER

CASTO
191 W. Nationwide Blvd., Suite 200
Columbus, OH 43215

November 20, 2009
Fax # (614) 229-4378
Phone # (614) 228-5331

Attention: **Courtney DeCamp: (614) 744-2013 (Direct Phone)**
 Email: cdecamp@castoinfo.com
 Fax: (614) 229-4378

RE: 1640 Lane Ave. (the "Property")

Ladies and Gentlemen:

This will serve to confirm our understanding and agreement concerning certain material, data and information (herein "Evaluation Material") that you will make available to us in connection with a possible purchase by us of the Property. You are prepared to furnish us with the Evaluation Material in connection with discussions and negotiations concerning a possible transaction involving the Property only on the conditions that we treat such Evaluation Material confidentially and confirm certain representations to you. Therefore, as a prerequisite to your furnishing to us the Evaluation Material, we hereby represent and agree as follows:

1. The Evaluation Material furnished to us will be used by us solely for evaluating a possible transaction exclusively for our own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, we agree to keep all Evaluation Material strictly confidential; provided however, that any of such Evaluation Material may be disclosed to our directors, officers or employees as well as our counsel, accounting firms and financial institution who need to know such information for the purpose of assisting us with our possible purchase of the Property. Such directors, officers, employees, lawyers, financial institutions and accountants shall be informed by us of the confidential nature of such information and shall be directed by us to treat such information with strict confidence. We will keep a record as to the exact location of all Evaluation Materials and all copies thereof. We will promptly, upon your request, deliver to you all Evaluation Material furnished to us, whether furnished before or after the date of this letter, without retaining copies thereof.
2. We agree not to copy or duplicate the Evaluation Material and to return the Evaluation Material to CASTO the owner ("Owner") promptly and not retain any copies thereof if we decide not to go forward with discussions or if requested by the Owner. We agree that the Owner will have no adequate remedy at law if we violate any of the terms of this Agreement. In such event, the Owner will have the right, in addition to any other right the Owner may have, to seek injunctive relief to restrain any breach or threatened breach by us or specific enforcement of such terms.

In addition, we agree that we will not disclose, without the prior written consent of the Owner, and we will direct our representatives who are given access to the Evaluation Material in accordance with the terms hereof, not to disclose to any person (other than a person authorized hereunder) the fact that the Evaluation Material has been made available to us, that discussions or negotiations among us and the Owner are now taking place or will take place, or any of the terms, conditions, or other facts with respect to the possible acquisition of the Property.

3. Although you have endeavored to include in the Evaluation Material information which you believe to be relevant for the purpose of helping us in our evaluation of the Property for possible purchase, we understand and acknowledge that the Owner of the Property does not make any representation or warranty to us as to the accuracy or completeness of the Evaluation Material. The financial information and projections contained in the Evaluation Material represent estimates based upon assumptions considered reasonable under the circumstances. We acknowledge and agree that the Owner does not make any representation or warranty, express or implied, that actual results will conform to such projections. We agree that the Owner shall not have any liability to us as a result of our use of or reliance on the Evaluation Material and it is understood that we are expected to perform such due diligence investigations and inspections of the Property as we deem necessary or desirable and as permitted by agreement with the Owner of the Property.

4. We also represent that no broker or agent represents us or will represent us in any possible transactions involving the Property unless we disclose the name of such broker or agent in writing to the Owner prior to our receipt of the Evaluation Material and that we fully agree to compensate our broker or agent. **The Owner is not nor will be responsible for any compensation to be paid to our broker or agent. Principal's broker or agent agrees to negotiate directly with Owner's brokerage representative and enter into a separate agreement for any compensation.**

PROPERTY INFORMATION WILL NOT BE RELEASED WITHOUT THE EXECUTION OF THIS AGREEMENT BY A PRINCIPAL.

AS PRINCIPAL:

Authorized Signature

Date

PLEASE PRINT

Name: _____

Title: _____

Company: _____

Phone: _____

Fax: _____

E-mail: _____

Address: _____

**AS BROKER:
FOR PRINCIPAL**

By

Date

PLEASE PRINT

Name: _____

Title: _____

Company: _____

Phone: _____

Fax: _____

E-mail: _____

Address: _____

**ACKNOWLEDGED:
CASTO**

By

Date

Name: _____

Title: _____