

Century City Plaza (Brice & Livingston)

E. Livingston Avenue at Brice Road | Reynoldsburg, Ohio

\$900,000

BRICE: \$405,000
(2.679 acres)

LIVINGSTON: \$495,000
(3.245 acres)

Value-add opportunity to purchase at land value pricing

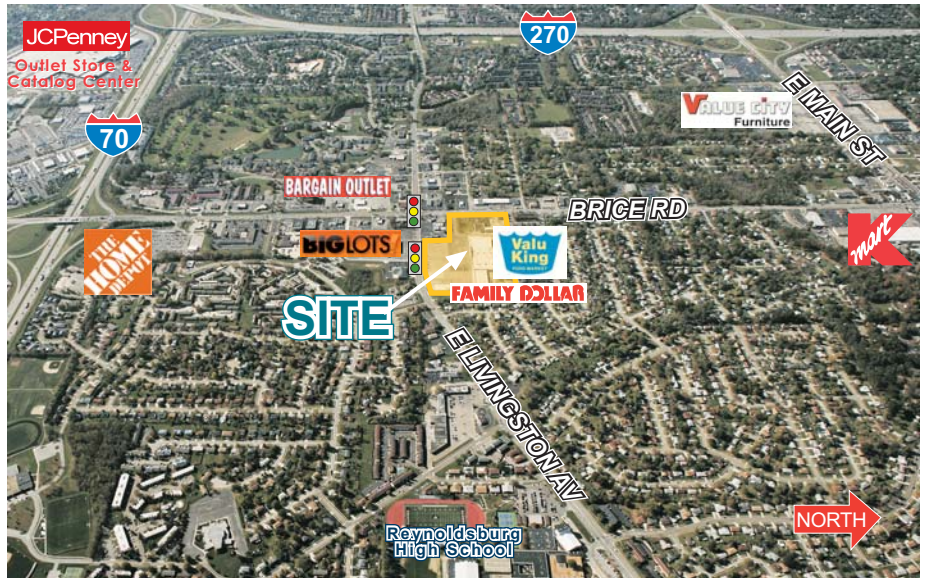
Priced well below replacement cost at a blended average of approximately \$22.50 per square foot

40,807 s.f. shopping center sitting on approximately 5.924 acres

Conveniently located a short distance from I-70 and I-270 on the northeast corner of Livingston Avenue and Brice Road

Shadow anchor Valu King, a community grocery market owned by Giant Eagle, recently opened in former Big Bear space

Livingston site includes a 0.785 acre outparcel available for development



rev 8/26/10



TRAFFIC COUNTS

Brice Road - 30,600
Livingston Avenue - 22,300

EXCLUSIVELY LISTED BY:

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KEY DEMOGRAPHICS

	ONE-MILE RADIUS	FIVE-MILE RADIUS
POPULATION	11,358	205,527
DAYTIME POPULATION	9,858	146,304
MEDIAN AGE	36 years	35 years
HOUSEHOLDS	4,959	81,268
AVERAGE HOUSEHOLD INCOME	\$47,985	\$60,083
NUMBER OF BUSINESSES	578	6,029
NUMBER OF EMPLOYEES	6,498	90,487

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