

ORANGE TWP, OHIO - ORANGE CENTRE

ORANGE CENTRE

MIXED-USE LAND FOR SALE

Orange Rd/E. Hidden Ravines & SR 23 - Orange Township
Delaware County, Ohio



SCHOTTENSTEIN
REAL ESTATE GROUP

Steven Master - SCHOTTENSTEIN REAL ESTATE GROUP
614-418-3200 - steven@sregroup.com - www.SREgroup.com

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OVERVIEW

- 6 Parcels Available For Sale
- 32.701 Acres Total
 - Parcel A:
 - Parcel ID: 31832101006005
 - Acres: 1.159
 - Parcel B:
 - Parcel ID: 31832101006006
 - Acres: 1.159
 - Parcel C:
 - Parcel ID: 31832101006007
 - Acres: 1.159
 - Parcel D:
 - Parcel ID: 31832101006008
 - Acres: 1.108
 - Parcel E:
 - Parcel ID: 31832101006003
 - Acres: 17.778
 - Parcel F:
 - Parcel ID: 31832101009003
 - Acres: 10.338
- Signaled Intersections at the Corners of State Route 23 and E Orange Road and State Route 23 and E Hidden Ravines Drive
- Traffic Counts: 31,500 Vehicles per Day on SR 23 (Columbus Pike)
- All Parcels Currently Zoned For Commercial & Residential Development
- Parcels Can Be Combined Or Sold Individually
- Infrastructure Including Streets and Utilities Are Installed and Ready for Development

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PARCEL MAP



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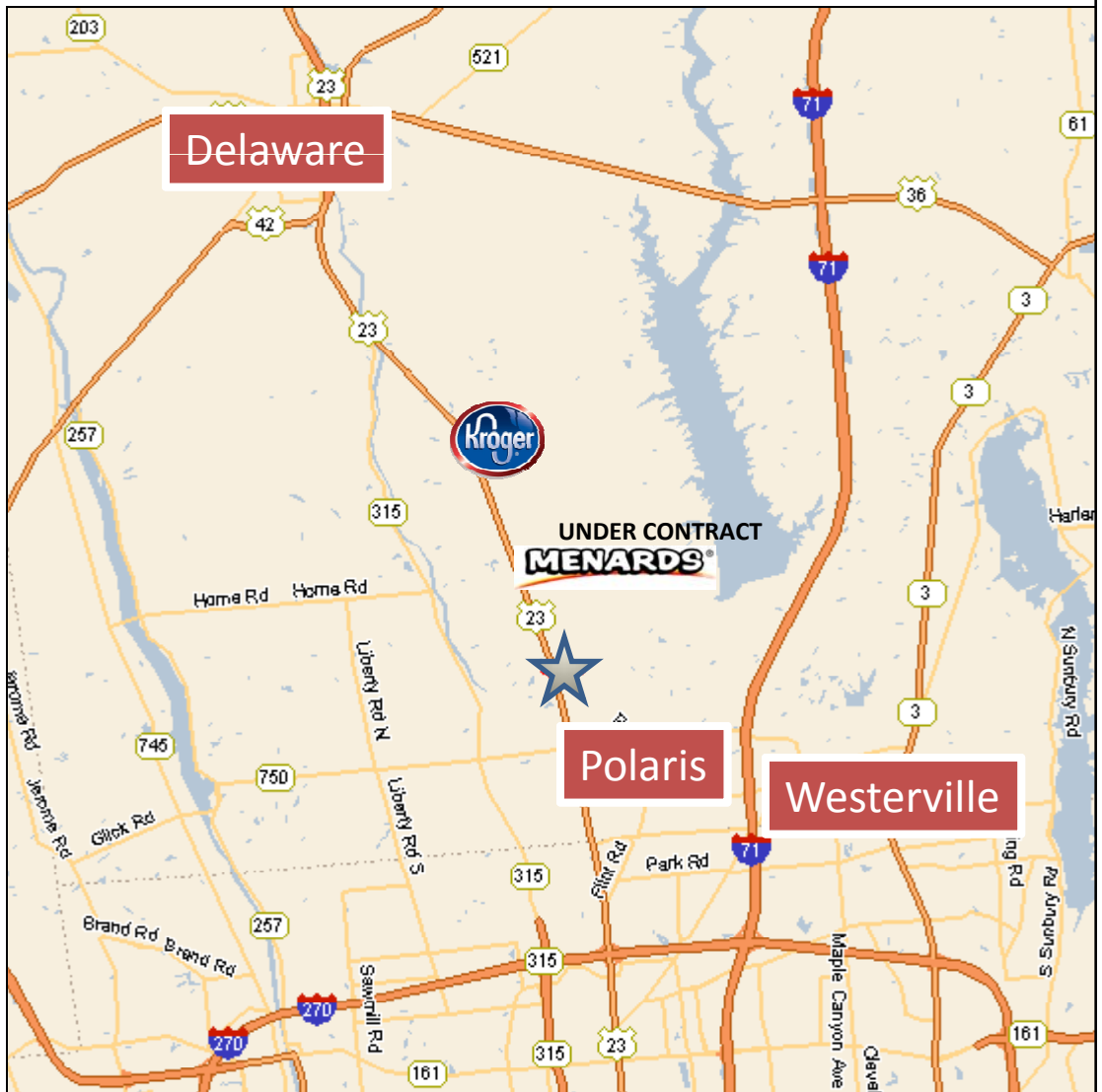
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MAPS



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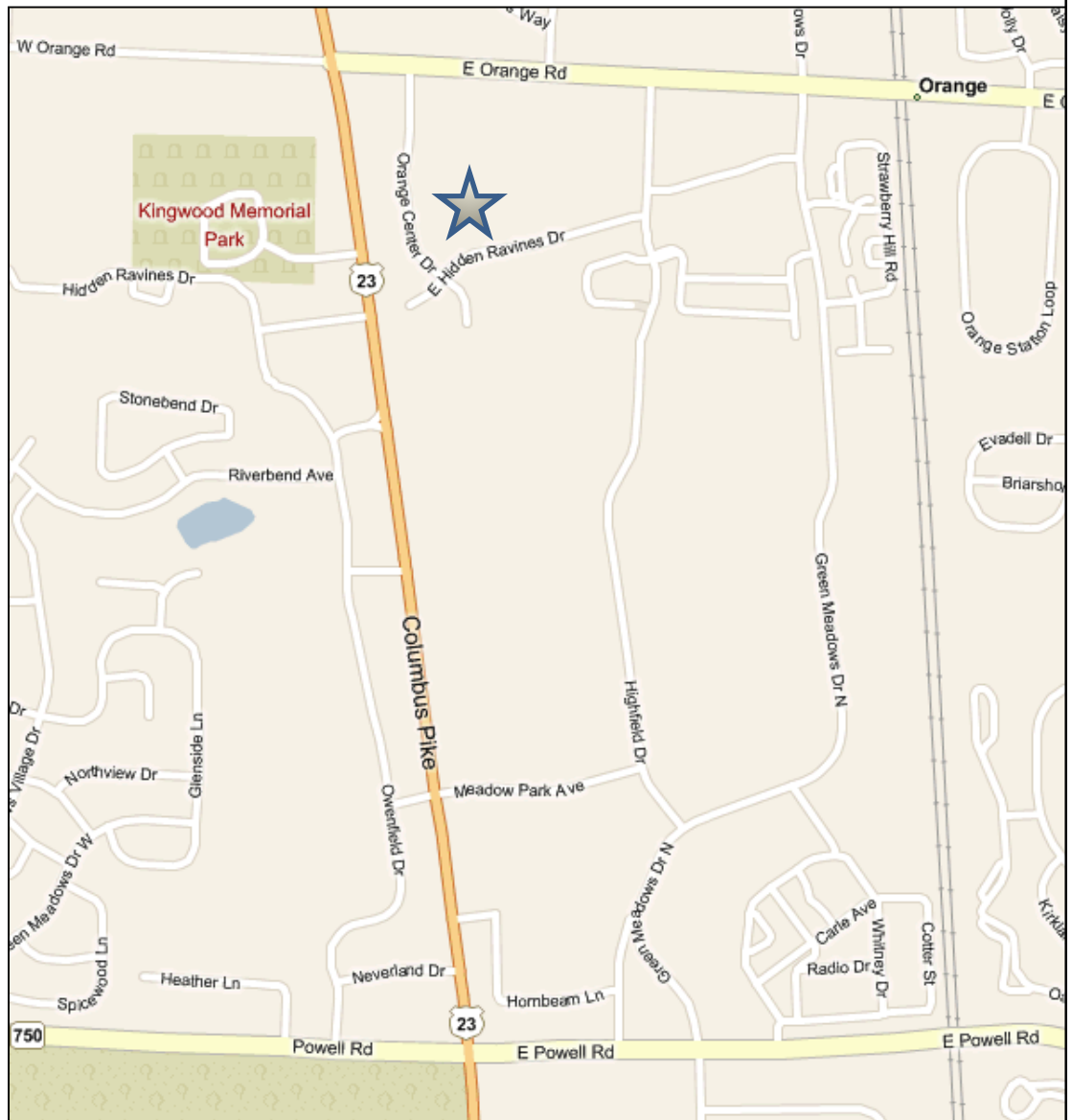
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MAPS



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AERIALS



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DEMOGRAPHICS

2007 Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|-----------|----------|
| Population | 3,801 | 33,246 | 100,486 |
| Households | 1,330 | 11,750 | 37,274 |
| Median Income | \$61,753 | \$101,069 | \$95,380 |
| Employees | 3,498 | 14,690 | 61,173 |
| Establishments | 169 | 1,068 | 4,452 |
| Bachelor's Degree | 34.5% | 42.0% | 38.5% |
| Vehicles | 2,368 | 23,843 | 73,719 |

2012 Projections

| | 1 Mile | 3 Miles | 5 Miles |
|---------------|----------|-----------|-----------|
| Population | 4,647 | 40,571 | 112,693 |
| Households | 1,619 | 14,220 | 41,503 |
| Median Income | \$73,522 | \$108,641 | \$100,910 |

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Ohio County Profiles

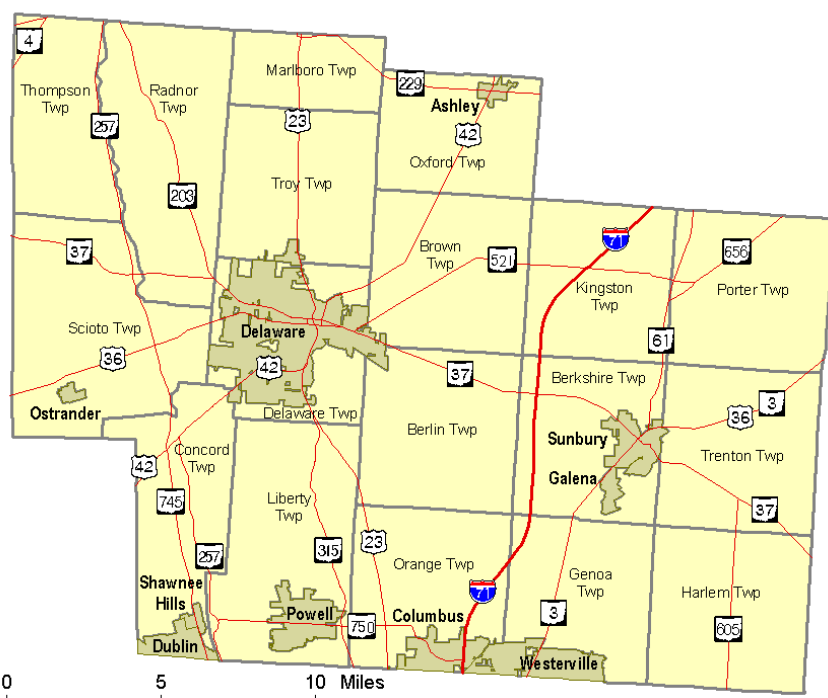


Department of
Development

Prepared by the Office of Strategic Research

Delaware County

Established: Act - February 10, 1808
2006 Population: 156,697
Land Area: 442.5 square mile
County Seat: Delaware City
Named for: Delaware Native American Tribe



Taxes

| | |
|--------------------------------|-----------------|
| Taxable value of real property | \$5,483,436,710 |
| Residential | \$4,719,024,670 |
| Agriculture | \$96,011,990 |
| Industrial | \$120,769,530 |
| Commercial | \$547,490,390 |
| Mineral | \$140,130 |
| Ohio income tax liability | \$262,367,821 |
| Average per return | \$3,695.06 |

Land Use/Land Cover

| | Percent |
|---|---------|
| Urban (Residential/Commercial/Industrial/ Transportation and Urban Grasses) | 16.66% |
| Cropland | 52.55% |
| Pasture | 2.64% |
| Forest | 25.80% |
| Open Water | 2.06% |
| Wetlands (Wooded/Herbaceous) | 0.01% |
| Bare/Mines | 0.30% |

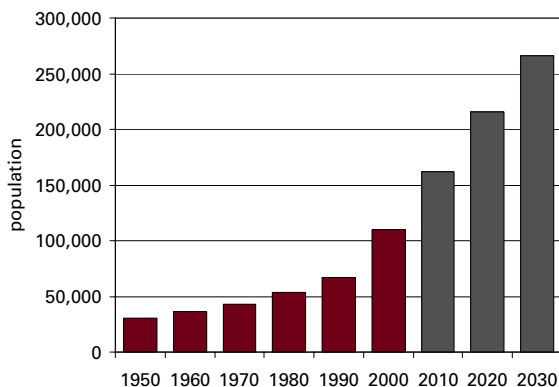
Largest Areas

| | Census 2000 | Est. 2006 |
|------------------|-------------|-----------|
| Delaware city | 25,243 | 32,100 |
| Orange twp UB | 12,002 | 15,951 |
| Genoa twp | 11,293 | 15,044 |
| Liberty twp UB | 9,182 | 12,951 |
| Powell city | 6,247 | 11,494 |
| Westerville city | 5,900 | 6,597 |
| Concord twp | 4,507 | 6,155 |
| Harlem twp | 3,762 | 5,798 |
| Berlin twp | 3,315 | 5,282 |
| Dublin city | 4,283 | 4,938 |

UB: Unincorporated Balance

Total Population

| Census | | Estimated | |
|--------|--------|-----------|---------|
| 1800 | | 1900 | 26,401 |
| 1810 | 2,000 | 1910 | 27,182 |
| 1820 | 7,639 | 1920 | 26,013 |
| 1830 | 11,504 | 1930 | 26,016 |
| 1840 | 22,060 | 1940 | 26,780 |
| 1850 | 21,817 | 1950 | 30,278 |
| 1860 | 23,902 | 1960 | 36,107 |
| 1870 | 25,175 | 1970 | 42,908 |
| 1880 | 27,381 | 1980 | 53,840 |
| 1890 | 27,189 | 1990 | 66,929 |
| | | 2000 | 109,989 |
| | | Projected | |
| | | 2010 | 161,730 |
| | | 2020 | 215,480 |
| | | 2030 | 266,200 |



| Population by Race | Number | Percent |
|-------------------------------|--------------|-------------|
| Total Population | 109,989 | 100.0% |
| White | 103,600 | 94.2% |
| African-American | 2,725 | 2.5% |
| Native American | 110 | 0.1% |
| Asian | 1,755 | 1.6% |
| Pacific Islander | 60 | 0.1% |
| Other | 442 | 0.4% |
| Two or More Races | 1,297 | 1.2% |
| Hispanic (may be of any race) | 1,031 | 0.9% |
| Total Minority | 6,998 | 6.4% |

| Educational Attainment | Number | Percent |
|---------------------------|--------|---------|
| Persons 25 years and over | 70,617 | 100.0% |
| No high school diploma | 5,048 | 7.1% |
| High school graduate | 17,617 | 24.9% |
| Some college, no degree | 14,553 | 20.6% |
| Associate degree | 4,421 | 6.3% |
| Bachelor's degree | 19,897 | 28.2% |
| Master's degree or higher | 9,081 | 12.9% |

| Family Type by Employment Status | Number | Percent |
|---|--------|---------|
| Total Families | 30,798 | 100.0% |
| Married couple, husband and wife in labor force | 16,761 | 54.4% |
| Married couple, husband in labor force, wife not | 6,854 | 22.3% |
| Married couple, wife in labor force, husband not | 1,198 | 3.9% |
| Married couple, husband and wife not in labor force | 2,373 | 7.7% |
| Male householder, in labor force | 844 | 2.7% |
| Male householder, not in labor force | 191 | 0.6% |
| Female householder, in labor force | 2,015 | 6.5% |
| Female householder, not in labor force | 562 | 1.8% |

| Household Income in 1999 | Number | Percent |
|--------------------------------|-----------------|---------|
| Total Households | 39,755 | 100.0% |
| Less than \$10,000 | 1,220 | 3.1% |
| \$10,000 to \$19,999 | 2,574 | 6.5% |
| \$20,000 to \$29,999 | 3,095 | 7.8% |
| \$30,000 to \$39,999 | 3,593 | 9.0% |
| \$40,000 to \$49,999 | 3,524 | 8.9% |
| \$50,000 to \$59,999 | 3,332 | 8.4% |
| \$60,000 to \$74,999 | 5,008 | 12.6% |
| \$75,000 to \$99,999 | 6,524 | 16.4% |
| \$100,000 to \$149,999 | 6,225 | 15.7% |
| \$150,000 to \$199,999 | 2,141 | 5.4% |
| \$200,000 or more | 2,519 | 6.3% |
| Median household income | \$67,258 | |

| Population by Age | Number | Percent |
|-------------------|-------------|---------|
| Total Population | 109,989 | 100.0% |
| Under 6 years | 10,669 | 9.7% |
| 6 to 17 years | 20,366 | 18.5% |
| 18 to 24 years | 8,337 | 7.6% |
| 25 to 44 years | 35,965 | 32.7% |
| 45 to 64 years | 25,781 | 23.4% |
| 65 years and more | 8,871 | 8.1% |
| Median Age | 35.3 | |

| Family Type by Presence of Own Children Under 18 | Number | Percent |
|---|--------|---------|
| Total Families | 30,798 | 100.0% |
| Married-couple families with own children | 13,718 | 44.5% |
| Male householder, no wife present, with own children | 541 | 1.8% |
| Female householder, no husband present, with own children | 1,816 | 5.9% |
| Families with no own children | 14,723 | 47.8% |

| Poverty Status in 1999 of Families By Family Type by Presence Of Related Children | Number | Percent |
|---|--------|---------|
| Total Families | 30,798 | 100.0% |
| Family income above poverty level | 29,915 | 97.1% |
| Family income below poverty level | 883 | 2.9% |
| Married couple, with related children | 205 | 23.2% |
| Male householder, no wife present, with related children | 69 | 7.8% |
| Female householder, no husband present, with related children | 400 | 45.3% |
| Families with no related children | 209 | 23.7% |

| Ratio of Income in 1999 To Poverty Level | Number | Percent |
|--|---------|---------|
| Population for whom poverty status is determined | 107,078 | 100.0% |
| Below 50% of poverty level | 1,496 | 1.4% |
| 50% to 99% of poverty level | 2,622 | 2.4% |
| 100% to 149% of poverty level | 3,345 | 3.1% |
| 150% to 199% of poverty level | 4,432 | 4.1% |
| 200% of poverty level or more | 95,183 | 88.9% |

| Residence in 1995 | Number | Percent |
|------------------------------|---------|---------|
| Population 5 years and over | 101,246 | 100.0% |
| Same house in 1995 | 47,214 | 46.6% |
| Different house, same county | 14,449 | 14.3% |
| Different county, same state | 28,327 | 28.0% |
| Different state | 10,526 | 10.4% |
| Puerto Rico or U.S. islands | 9 | 0.0% |
| Foreign country | 721 | 0.7% |

Travel Time To Work

| | Number | Percent |
|---------------------------|--------|---------|
| Workers 16 years and over | 57,840 | 100.0% |
| Less than 15 minutes | 11,737 | 20.3% |
| 15 to 29 minutes | 21,266 | 36.8% |
| 30 to 44 minutes | 14,691 | 25.4% |
| 45 to 59 minutes | 4,712 | 8.1% |
| 60 minutes or more | 2,796 | 4.8% |
| Worked at home | 2,638 | 4.6% |

Mean travel time 26.5 minutes

Housing Units

| | Number | Percent |
|------------------------|--------|---------|
| Total housing units | 42,374 | 100.0% |
| Occupied housing units | 39,674 | 93.6% |
| Owner occupied | 31,902 | 75.3% |
| Renter occupied | 7,772 | 18.3% |
| Vacant housing units | 2,700 | 6.4% |

Year Structure Built

| | Number | Percent |
|--------------------------|--------|---------|
| Total housing units | 42,374 | 100.0% |
| Built 1995 to March 2000 | 13,886 | 32.8% |
| Built 1990 to 1994 | 6,364 | 15.0% |
| Built 1980 to 1989 | 6,291 | 14.8% |
| Built 1970 to 1979 | 4,860 | 11.5% |
| Built 1960 to 1969 | 2,654 | 6.3% |
| Built 1950 to 1959 | 2,180 | 5.1% |
| Built 1940 to 1949 | 940 | 2.2% |
| Built 1939 or earlier | 5,199 | 12.3% |

Median year built 1989

Value for Specified Owner-Occupied Housing Units

| | Number | Percent |
|--|--------|---------|
| Specified owner-occupied housing units | 28,158 | 100.0% |
| Less than \$20,000 | 46 | 0.2% |
| \$20,000 to \$39,999 | 159 | 0.6% |
| \$40,000 to \$59,999 | 434 | 1.5% |
| \$60,000 to \$79,999 | 969 | 3.4% |
| \$80,000 to \$99,999 | 1,864 | 6.6% |
| \$100,000 to \$124,999 | 2,361 | 8.4% |
| \$125,000 to \$149,999 | 3,040 | 10.8% |
| \$150,000 to \$199,999 | 6,201 | 22.0% |
| \$200,000 to \$249,999 | 5,094 | 18.1% |
| \$250,000 to \$499,999 | 6,893 | 24.5% |
| \$500,000 to \$999,999 | 987 | 3.5% |
| \$1,000,000 or more | 110 | 0.4% |

Median value \$190,400

House Heating Fuel

| | Number | Percent |
|----------------------------|--------|---------|
| Occupied housing units | 39,674 | 100.0% |
| Utility gas | 25,092 | 63.2% |
| Bottled, tank or LP gas | 3,630 | 9.1% |
| Electricity | 7,926 | 20.0% |
| Fuel oil, kerosene, etc | 2,560 | 6.5% |
| Coal, coke or wood | 308 | 0.8% |
| Solar energy or other fuel | 132 | 0.3% |
| No fuel used | 26 | 0.1% |

Gross Rent

| | Number | Percent |
|---|--------|---------|
| Specified renter-occupied housing units | 7,502 | 100.0% |
| Less than \$100 | 24 | 0.3% |
| \$100 to \$199 | 242 | 3.2% |
| \$200 to \$299 | 202 | 2.7% |
| \$300 to \$399 | 450 | 6.0% |
| \$400 to \$499 | 713 | 9.5% |
| \$500 to \$599 | 1,219 | 16.2% |
| \$600 to \$699 | 1,937 | 25.8% |
| \$700 to \$799 | 1,049 | 14.0% |
| \$800 to \$899 | 488 | 6.5% |
| \$900 to \$999 | 301 | 4.0% |
| \$1,000 to \$1,499 | 402 | 5.4% |
| \$1,500 or more | 117 | 1.6% |
| No cash rent | 358 | 4.8% |

Median gross rent \$639

Median gross rent as a percentage of household income in 1999 23.1

Selected Monthly Owner Costs for Specified Owner-Occupied Housing Units

| | Number | Percent |
|--|--------|---------|
| Specified owner-occupied housing units with a mortgage | 23,481 | 100.0% |
| Less than \$400 | 161 | 0.7% |
| \$400 to \$599 | 607 | 2.6% |
| \$600 to \$799 | 1,442 | 6.1% |
| \$800 to \$999 | 2,442 | 10.4% |
| \$1,000 to \$1,249 | 3,648 | 15.5% |
| \$1,250 to \$1,499 | 3,941 | 16.8% |
| \$1,500 to \$1,999 | 5,715 | 24.3% |
| \$2,000 to \$2,999 | 3,991 | 17.0% |
| \$3,000 or more | 1,534 | 6.5% |

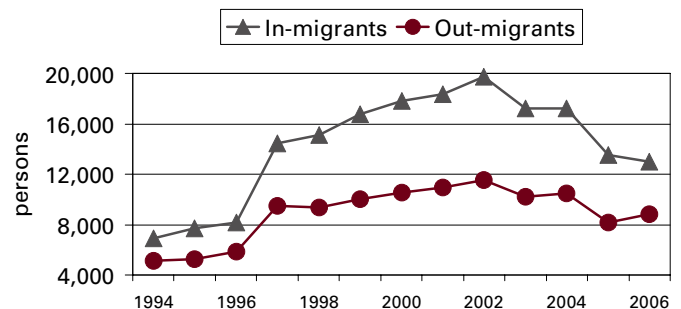
Median monthly owners cost \$1,468

Median monthly owners cost as a percentage of household income 20.9

Vital Statistics

| | Number | Rate |
|--|--------|-------|
| Births / rate per 1,000 women aged 15-44 | 2,389 | 65.6 |
| Teen births / rate per 1,000 females 15-17 | 20 | 6.3 |
| Deaths / rate per 100,000 population | 714 | 475.2 |
| Marriages / rate per 1,000 population | 761 | 5.1 |
| Divorces / rate per 1,000 population | 445 | 3.0 |

Migration



Agriculture

| | |
|-----------------------|--------------|
| Land in farms (acres) | 162,000 |
| Number of farms | 770 |
| Average size (acres) | 210 |
| Total cash receipts | \$56,153,000 |
| Per farm | \$72,926 |

Education

| | |
|-------------------------------------|---------|
| Public schools | 36 |
| Students (Average Daily Membership) | 20,585 |
| Expenditures per student | \$8,540 |
| Student-teacher ratio | 18.4 |
| Graduation rate | 95.2 |
| Teachers (Full Time Equivalent) | 1,218.1 |
| Non-public schools | 11 |
| Students | 2,244 |
| 4-year public universities | 0 |
| Branches | 0 |
| 2-year public colleges | 0 |
| Private universities and colleges | 1 |
| Public libraries (Main / Branches) | 3 / 2 |

Transportation

| | |
|---------------------------|----------------|
| Registered motor vehicles | 168,583 |
| Passenger cars | 123,406 |
| Noncommercial trucks | 18,000 |
| Total license revenue | \$3,976,483.59 |
| Interstate highway miles | 17.23 |
| Turnpike miles | 0.00 |
| U.S. highway miles | 68.03 |
| State highway miles | 125.37 |
| Commercial airports | 2 |

Voting

| | |
|-----------------------------|---------|
| Number of precincts | 130 |
| Number of registered voters | 108,804 |
| Voted in 2006 election | 66,453 |
| Percent turnout | 61.1% |

Health Care

| | |
|--|-------|
| Physicians (MDs & DOs) | 620 |
| Registered hospitals | 1 |
| Number of beds | 152 |
| Licensed nursing homes | 6 |
| Number of beds | 403 |
| Licensed residential care | 5 |
| Number of beds | 291 |
| Adults with employer-based insurance | 71.8% |
| Children with employer-based insurance | 75.9% |

State Parks, Forests, Nature Preserves, And Wildlife Areas

| | |
|------------|--------|
| Facilities | 4 |
| Acreage | 166.41 |

Communications

| | |
|---------------------|-------|
| Television stations | 1 |
| Radio stations | 1 |
| Daily newspapers | 1 |
| Circulation | 8,048 |

Crime

| | |
|---|-------|
| Total crimes reported in Uniform Crime Report | 3,128 |
|---|-------|

Finance

| | |
|---|---------------------|
| FDIC insured financial institutions (HQs) | 3 |
| Assets | \$1,224,881,014,000 |
| Branch offices | 56 |
| Institutions represented | 14 |

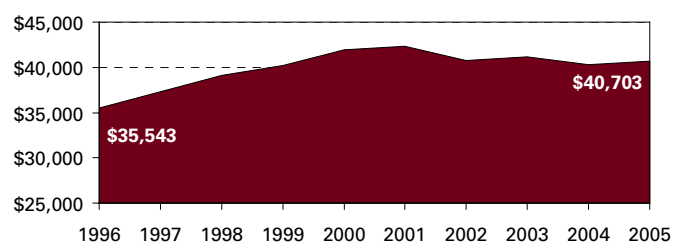
Transfer Payments

| | |
|--|-----------------|
| Total transfer payments | \$457,955,000 |
| Payments to individuals | \$417,435,000 |
| Retirement and disability | \$228,007,000 |
| Medical payments | \$144,224,000 |
| Income maintenance (Supplemental SSI, family assistance, food stamps, etc) | \$26,124,000 |
| Unemployment benefits | \$9,771,000 |
| Veterans benefits | \$6,695,000 |
| Federal education and training assistance | \$2,335,000 |
| Other payments to individuals | \$279,000 |
| Total personal income | \$6,125,594,000 |
| Dependency ratio | 7.5% |

Federal Expenditures

| | |
|--|---------------|
| Direct expenditures or obligations | \$385,099,905 |
| Retirement and disability | \$168,357,363 |
| Other direct payments | \$77,892,666 |
| Grant awards | \$100,430,087 |
| Highway planning and construction | \$2,851,837 |
| Temporary assistance to needy families | \$7,324,921 |
| Medical assistance program | \$18,155,634 |
| Procurement contract awards | \$17,234,554 |
| Dept. of Defense | \$9,640,345 |
| Salary and wages | \$21,185,235 |
| Dept. of Defense | \$4,760,000 |
| Other federal assistance | \$254,703,569 |
| Direct loans | \$542,575 |
| Guaranteed loans | \$205,569,049 |
| Insurance | \$48,591,945 |

Per Capita Personal Income



| Civilian Labor Force | 2002 | 2003 | 2004 | 2005 | 2006 |
|----------------------|--------|--------|--------|--------|--------|
| Civilian labor force | 71,200 | 75,400 | 78,500 | 83,300 | 84,800 |
| Employed | 68,500 | 72,100 | 75,600 | 79,800 | 81,500 |
| Unemployed | 2,700 | 3,200 | 3,000 | 3,600 | 3,300 |
| Unemployment rate | 3.8 | 4.3 | 3.8 | 4.3 | 3.9 |

Employment and Wages by Sector

| NAICS Industrial Sector | Average Annual Employment | | Total Wages (in thousands of dollars) | |
|--|---------------------------|--------|--|-------------|
| | 2004 | 2005 | 2004 | 2005 |
| Total covered under Ohio UC Law | 52,561 | 61,831 | \$2,088,122 | \$2,509,292 |
| Private Sector | 46,879 | 54,689 | \$1,877,459 | \$2,237,958 |
| Agriculture, forestry, fishing and hunting | 212 | 236 | \$6,106 | \$6,254 |
| Mining | 120 | 100 | \$4,939 | \$5,013 |
| Utilities | -1 | 125 | \$0 | \$6,564 |
| Construction | 2,980 | 3,340 | \$119,330 | \$137,292 |
| Manufacturing | 5,258 | 5,513 | \$245,075 | \$266,523 |
| Wholesale trade | 1,786 | 2,254 | \$95,322 | \$124,731 |
| Retail trade | 8,415 | 10,039 | \$179,073 | \$218,257 |
| Transportation and warehousing | -1 | 1,764 | \$0 | \$111,007 |
| Information | 323 | 401 | \$15,039 | \$19,737 |
| Finance and insurance | 4,802 | 4,540 | \$393,879 | \$329,768 |
| Real estate and rental and leasing | 491 | 838 | \$19,503 | \$32,005 |
| Professional and technical services | 4,735 | 6,958 | \$315,857 | \$502,552 |
| Management of companies and enterprises | 656 | 576 | \$62,306 | \$58,486 |
| Administrative and waste services | 1,576 | 2,125 | \$41,221 | \$55,064 |
| Educational services | 849 | 1,202 | \$29,259 | \$41,497 |
| Health care and social assistance | 3,452 | 3,747 | \$119,324 | \$149,085 |
| Arts, entertainment, and recreation | 2,003 | 2,111 | \$40,068 | \$41,892 |
| Accommodation and food services | 6,059 | 7,105 | \$79,283 | \$90,573 |
| Other services, except public administration | 1,469 | 1,716 | \$30,334 | \$41,658 |
| State and Local Government | 5,683 | 7,142 | \$210,663 | \$271,334 |
| State government | 805 | 1,252 | \$37,200 | \$57,519 |
| Local government | 4,878 | 5,890 | \$173,464 | \$213,815 |
| Federal Government | 246 | 249 | \$11,175 | \$11,313 |

-1 or \$0 indicates suppression for confidentiality

| Business Numbers | 2002 | 2003 | 2004 | 2005 | 2006 |
|-------------------|-------|-------|-------|-------|-------|
| Business starts | 358 | 550 | 470 | 467 | 533 |
| Active businesses | 2,231 | 2,409 | 2,614 | 3,123 | 3,286 |

| Major Employers | |
|------------------------------------|-------|
| Delaware City Bd of Ed | Govt |
| JP Morgan Chase & Co | Fin |
| Kroger Co | Trade |
| McGraw Hill Companies | Mfg |
| Ohio Wesleyan University | Serv |
| OhioHealth/Grady Memorial Hospital | Serv |
| Olentangy Local Bd of Ed | Govt |
| PPG Industries Inc | Mfg |
| Showa Corp/American Showa Inc | Mfg |
| State of Ohio | Govt |

| Residential Construction | 2002 | 2003 | 2004 | 2005 | 2006 |
|-----------------------------|-----------|-----------|-----------|-----------|-----------|
| Total units | 2,888 | 2,864 | 2,437 | 1,957 | 1,247 |
| Total valuation (000) | \$502,396 | \$560,558 | \$530,377 | \$513,658 | \$300,734 |
| Total single-unit bldgs | 2,564 | 2,793 | 2,312 | 1,851 | 1,165 |
| Average cost per unit | \$192,856 | \$197,967 | \$225,196 | \$271,081 | \$249,320 |
| Total multi-unit bldg units | 324 | 71 | 125 | 106 | 82 |
| Average cost per unit | \$24,426 | \$107,555 | \$77,789 | \$112,153 | \$125,327 |