



**CAPITOL
EQUITIES**

OUTLOTS FOR SALE

Learn more at capitolequities.com

I-70 + 310 OUTLOTS, Etna Township, OH 43062



MULTIPLE OUTLOTS AVAILABLE

Pricing on the next page

LOCATION

- Prominent corner of I-70 and Route 310; Etna Township.
- Fronts 225 acres of mixed-use development including 3-phases of 450 multi-family apartment units; 380 single-family residences; commercial, medical and designated greenspaces.
- New full traffic signal at entrance

ZONING

Planned mixed use district: Commercial/ Retail, zoning text available upon request.

Demographics (5-miles)

POPULATION	45,704
HOUSEHOLDS	16,472
AVG HH INCOME	\$114,214
I-70 VEHICLES/DAY	69,601

LIKE TO GET MORE INFO?

We'd love to hear from you.

J.R. Kern

jrkern@capitolequities.com

P: 614.760.5660 x 124

Ed Fellows

efellows@capitolequities.com

P: 614.760.5660 x 123

Brooke Reynolds

Breynolds@capitolequities.com

P: 614.760.5660 x 112

Capitol Equities Realty

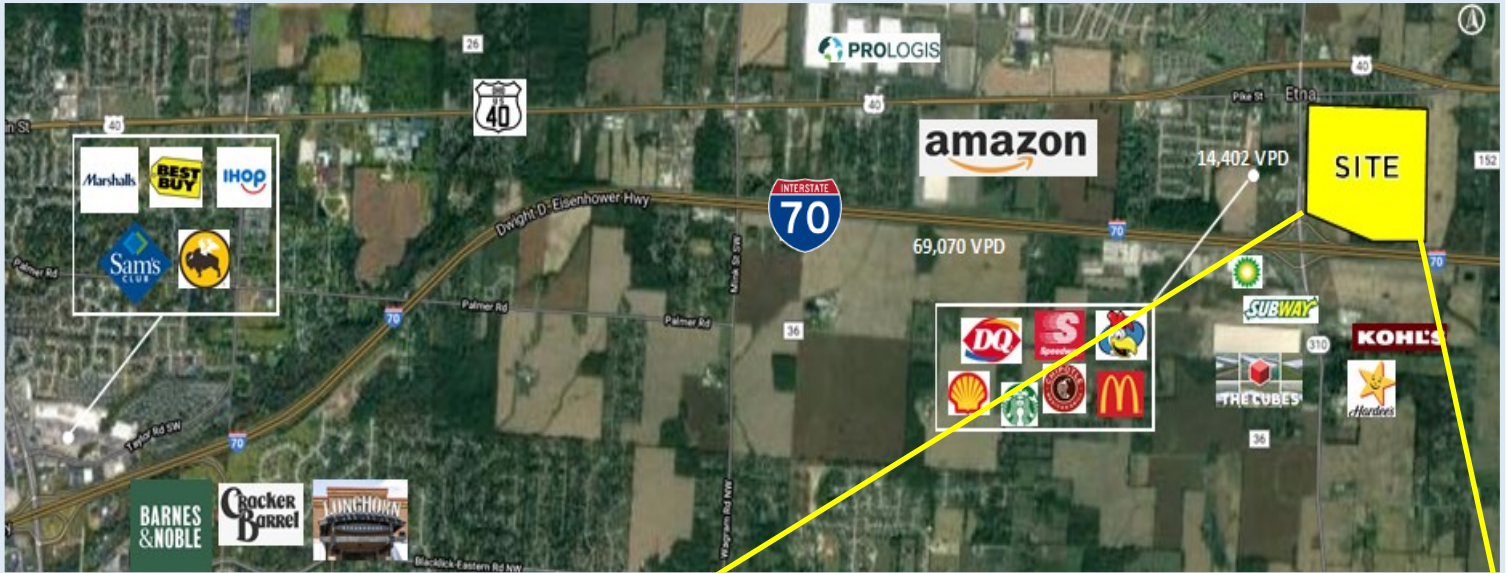
P: 614.760.5660

580 N. Fourth Street, Suite 120
Columbus, Ohio 43215

capitolequities.com



ETNA DEVELOPMENT OVERVIEW



Adjacent Projects + Employers

- Amazon Distribution Center: 2,500+ employees; 800,000+ SF
- Kohl's @ the Cubes: 1,600+ employees; 1.2 Million SF
- Prologis Park 70 Etna: 1.03 Million SF
- The Cubes at Etna 70
 - Phase I - 2.4 Million SF
 - Phase II - 1.7 Million SF



Site Amenities

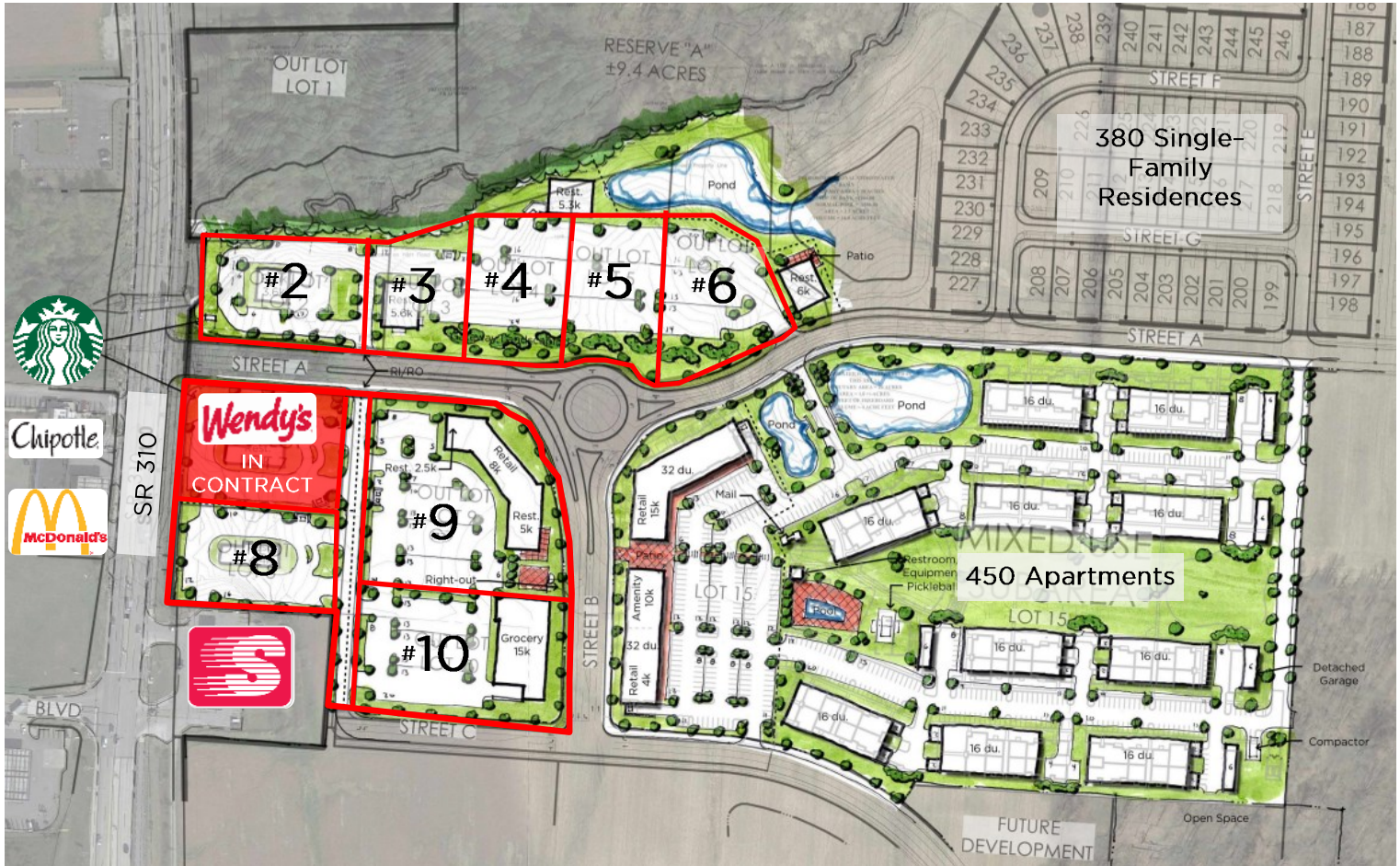
- Immediate access to I-70 at Route 310 interchange
- 20 miles east of downtown Columbus
- 14 miles west of Buckeye Lake
- Located in Etna Township—experiencing rapid growth and commercialization
- Liquor Licenses available in township
- Adjacent to retailers + restaurants
- Located near national retail distribution centers including: Amazon, Ascena Retail Group, Kohl's, Jeld-Wen Windows, and more.



CAPITOL
EQUITIES

OUTLOTS FOR SALE

ETNA PHASE PLAN OVERVIEW- SITE MAP



Out Lot	Dimensions	Acres	Price Per Acre
2	200' Frontage by 300' Depth	2 +/-	\$650,000.00
3,4,5,6	TBD	5 +/-	\$475,000.00
7	212' Frontage by 284' Depth	1.41	IN CONTRACT
8	177' Frontage by 283' Depth	1.15	\$650,000.00
9	330' by 336' Depth	2.55	\$425,000.00
10	226' by 365' Depth	1.94	\$425,000.00



CAPITOL
EQUITIES

OUTLOTS FOR SALE

POTENTIAL OUT LOT SITE PLANS

