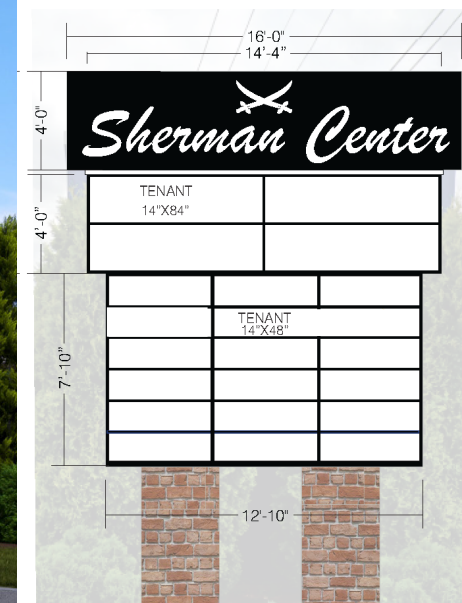


UNDER NEW
OWNERSHIP

REDEVELOPMENT
COMING SOON
WITH
FULL CENTER
REFRESH

SHOP LOCAL • DINE LOCAL • BE WELL

NEW PYLON SIGN:



SHERMAN CENTER

REVITALIZING RETAIL IN THE HEART OF PICKERINGTON

COMMUNITY ANCHORS:

Kroger with over 1.7M visits per year

Giant Eagle with over 640k visits per year

OhioHealth medical campus helping attract a
daytime population of 60k



COLUMBUS
RETAIL TEAM

SHERMAN CENTER

1214-1284 HILL RD. N PICKERINGTON, OH 43147

A reimagined vibrant **community** hub where **neighbors** gather, **families** dine, and **businesses** thrive.

OVERVIEW:

49,923 SF of GLA
3 direct access points
2 signalized entrances
HHI over \$116,000 (1 mile)

REDEVELOPMENT WITH MODERN UPGRADES:

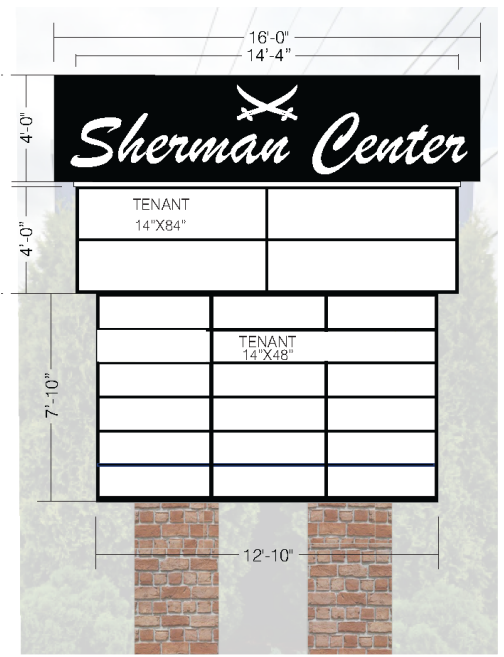
Façade
Signage
Landscaping
Lighting

HIGHLIGHTS:

Pickerington is an **affluent and established** suburb less than 20 minutes east of downtown Columbus
Over **35,000** vehicles per day on Hill Rd. N with **unobstructed views** of the entire center
Daytime population of approximately 60,000 (3 miles):
\$178M+ **OhioHealth medical campus** investment
Kroger in the top 95% percentile nationwide (Placer)
Giant Eagle with over 640k visits per year



NEW PYLON SIGN:



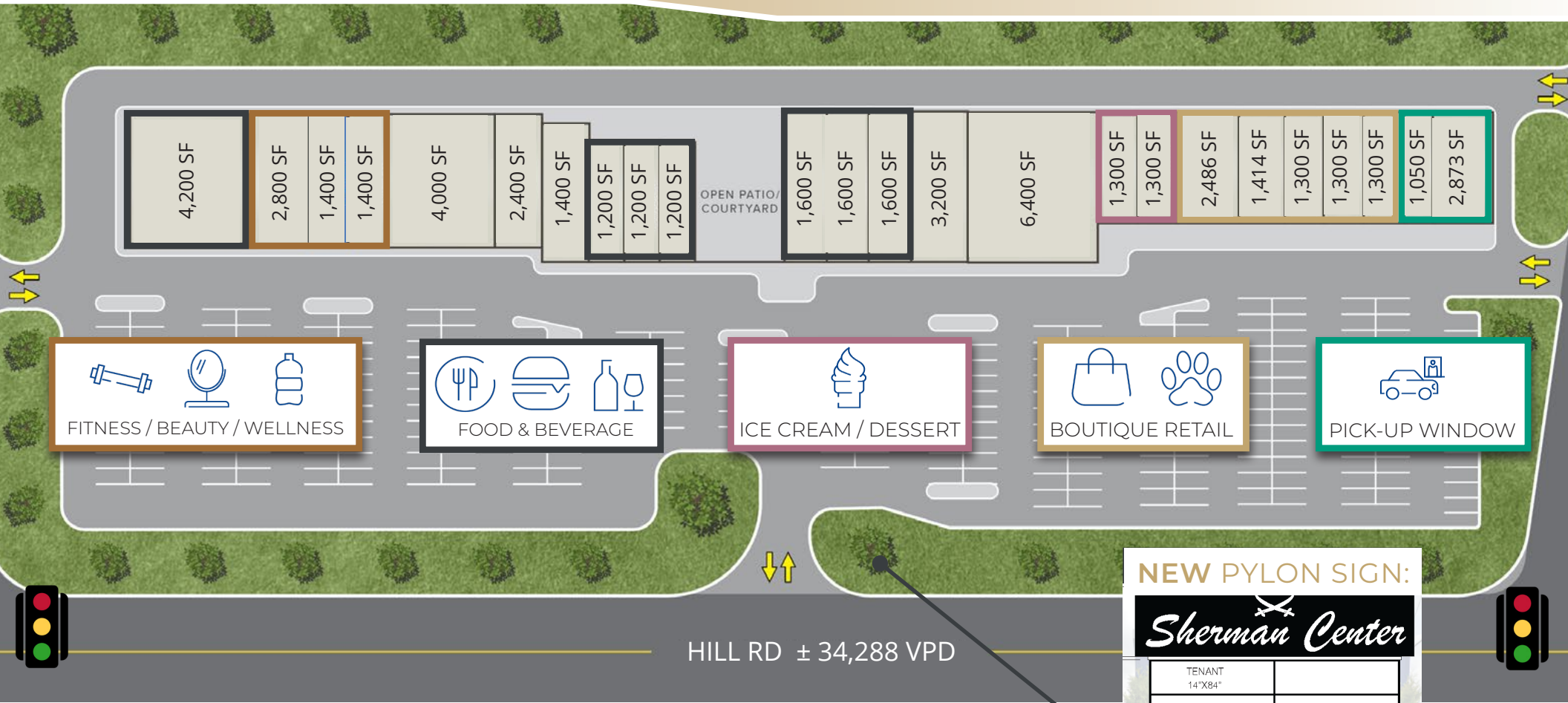
DEMOGRAPHICS:

	1 mile	3 miles	5 miles
Population	9,678	73,239	177,808
Households	3,553	27,028	67,517
Median HH Income	\$116,208	\$83,853	\$76,922
Daytime Population	9,587	58,996	137,635

SITE PLAN

1214-1284 HILL RD. N PICKERINGTON, OH 43147

Community first:
wellness, dining, daily convenience

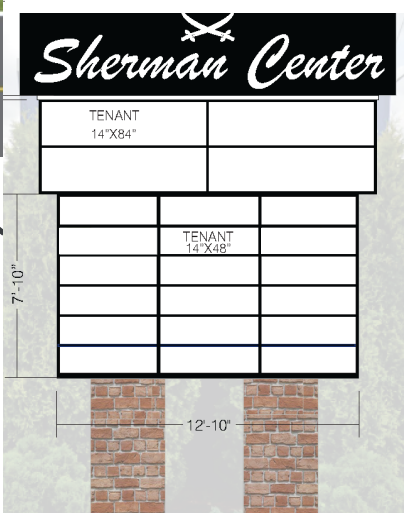


JOIN NATIONAL & LOCAL BRANDS:



- Suites ranging from **1,000 SF** - **5,000 SF** with flexible configurations
- Pick-up window opportunity
- Outdoor patio option ideal for restaurants

NEW PYLON SIGN:



RETAILER MAP



Turnberry Golf Course



KOHL'S

LIFETIME
ATHLETIC



Opened December 2023
\$178M+ investment
500+ new jobs



HILL ROAD PLAZA



Top 95% Percentile Nationwide (Placer)
1.7M+ visits per year



Pickerington Community Pool

SHERMAN CENTER



640K+ Visits Per Year



SHERMAN CENTER



BE A PART OF PICKERINGTON'S NEXT GREAT RETAIL DESTINATION



Greater Columbus Region

2 Miranova Place
Columbus, OH 43215
614 436 9800

COLUMBUS
RETAIL TEAM
COLUMBUSRETAILTEAM.COM



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