



I-270, Hamilton Rd & Tech Center Dr.
Gahanna, Ohio



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CRESCENT AT CENTRAL PARK



KEY FEATURES:

- +/-112 Acres Available
- Freeway Visibility on I-270
- Development Incentives
- Close Proximity: I-270 & John Glenn Columbus International Airport

MIXED-USE:

- Premier Office, Retail, and Residential Development

Location

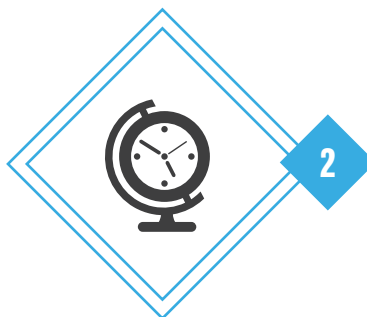


Named one of the 'Best Hometowns' by Ohio Magazine, [Gahanna offers 750+ acres of parkland, vibrant neighborhoods, opportunities for business growth & more!](#) Only eight miles from downtown Columbus and minutes away from the John Glenn Columbus International Airport, Gahanna is a choice location for business and leisure. Crescent at Central Park connects to Hamilton Road through the new 4 lane TechCenter Drive and is connected to restaurants, hotels, and other business via Techcenter bridge.



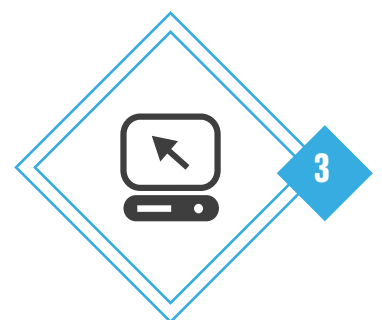
Area Companies

McGraw-Hill Education, Zulily, ADB Safegate, American Electric Power, Grote Company, Donatos, LLC, DSW, Homage, Flight Safety, NetJets. Additionally, the adjacent John Glenn [Columbus International Airport](#) provides for an additional 33,000 employees.



Location Benefits

Crescent at Central Park offers direct access to I-270, Hamilton Road, and John Glenn Columbus Airport, providing both visibility and accessibility. Crescent is also located close to downtown Columbus and Easton Town Center.



Tech & Talent

Businesses can leverage [GahannaNet](#), the city's fiber-optic network is rich with features and a wide range of services. Located near The Ohio State University and several top-rated school districts, Crescent at Central Park also offers access to a rich and diverse talent pool.

Demographics



Crescent at Central Park is located near multiple office campuses, providing direct access to a daytime working population of approximately 21,000 employees in the City of Cahanna.



2010 Population



Cahanna experienced steady 5.6% growth since 2000, with a 2010 population of 33,248

Average Household Income



Boasting a sizeable 13,000 households, Cahanna's median household income is an impressive \$72,474

Projected Population



By 2025, Cahanna is projected to have 33,790 residents

Project Specifications

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Incentives



The City of Gahanna provides eligible new and/or expanding businesses with an annual refund for creating new jobs. The term and percentage of the incentives are based on total annual salary, project investment, and the number of jobs created/retained



Small Business Support & Business Financing

Whether a business is in the early stages of development or an established corporation, Crescent at Central Park can offer office space ideal for business growth. The Gahanna Area Chamber of Commerce, local and regional resources such as Rev1 Ventures, and many more programs provide assistance and business development services. Union Bank, Kemba, and Heartland Bank are amongst the many financial institutions offering financing and investment opportunities.

+ Traffic Counts

2017 ADT Traffic Counts

Tech Center Drive east of Hamilton Road: 16,358
Hamilton Road north of Tech Center Drive: 33,970

2039 Projected ADT Traffic Counts

Tech Center Drive east of Hamilton Road: 23,915
Hamilton Road north of Tech Center Drive: 38,454



Land Use/Site Area

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LAND USE/SITE AREA (DIVISIBLE)

+	Office: 28 Acres	Freeway Visibility	Call for Price
+	Multi-Family/Senior Housing: 20 Acres	Interior Visibility	Call for Price
+	Retail: 20 Acres	Flexible Visibility	Call for Price
+	Hotel/Event Center: 10 Acres	Freeway Visibility	Call for Price
+	Recreational Amenities/Parks: 34 Acres	Proximity Access	

