

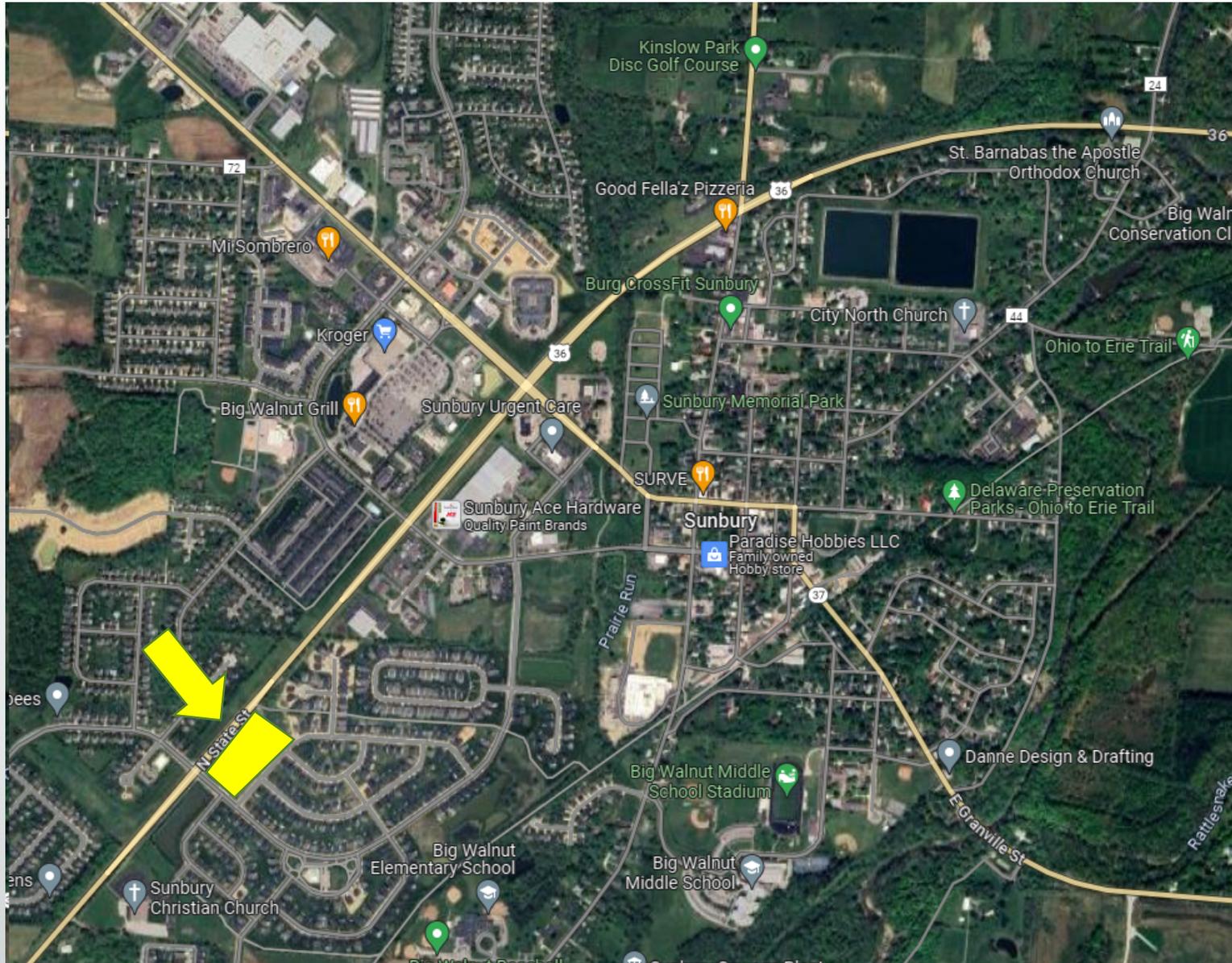


OHIO  
**SUNBURY**

**SUNBURY MEADOWS COMMERCIAL DEVELOPMENT  
STATE ROUTE 3 & SUNBURY MEADOWS DR.  
SUNBURY, OH**

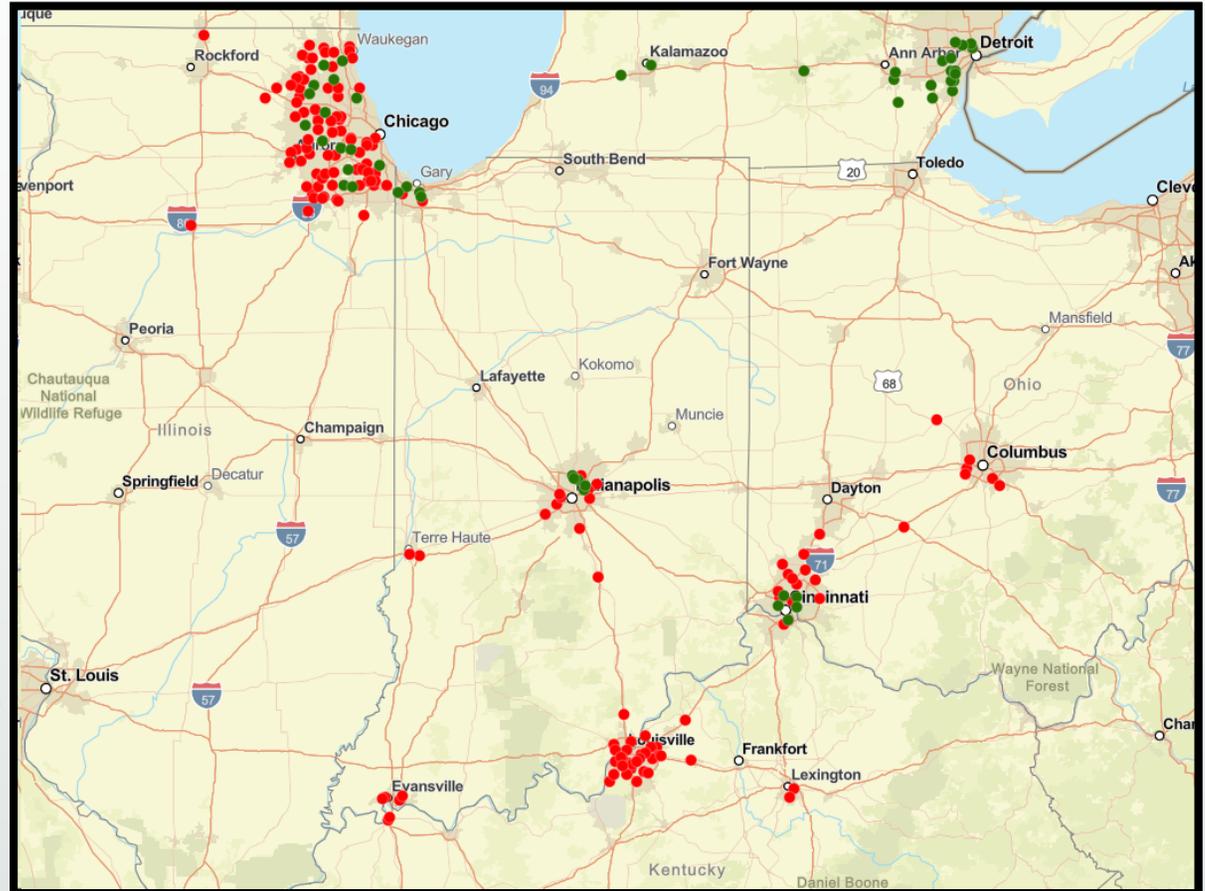
Bluestone Single Tenant Properties, LLC  
301 W. Grand Ave. #172  
Chicago, Illinois 60654  
617-320-2759

# Site Location



# BSTP Experience

- BSTP has completed over 150 commercial projects across the Midwest.
- Andrew Zazofsky, P.E. - Director of Development - 14 years of engineering and commercial real estate development experience
- Rick Claes - Founder - 30+ years of Real Estate experience, background in healthcare, convenience stores, specialty food stores & retail



# Site History

- ~2005 - Sunbury approves Planned Commercial Development (PCD) for Property
- ~2006 - 2010 - Dominion Homes sells to Pulte Homes
- 2016 → 2021 - Pulte Completes Phased Residential Development
- October 19, 2021 - BSTP Purchases Property
- October 2021 → March 2022
  - COVID-19 Pandemic, no retail expansion
- June 2022 → June 2023
  - Site under contract with AZCO Development
    - Interest from VIOC & TLE
- July 2023 - BSTP terminates contract with AZCO Development after AZCO requested an additional 6-month extension. AZCO unable to obtain project financing.
- July 2023 → January 2024
  - BSTP working with CESO Engineering to determine stormwater, utility, site plan efficiencies
  - BSTP marketing property with CBRE leasing team

# Site Characteristics

- 6.7 Acre Property
  - ~1 acre is encumbered by AEP distributions lines
- 11,825 VPD on SR-3
- Significant frontage to SR-3
- 1<sup>st</sup> major intersection from Westerville, OH along SR-3
- Limited Day-Population and Households for attracting destination type-users
- No access to SR-3

## **Sunbury Meadows - Commercial Area (Subarea C)** **(RESTATED 2005 DEVELOPMENT PLAN/EAST OF SR 3)**

This is a restatement of the 2005 Development Plan/East of SR 3 for Subarea C without any change. This area is and not included in this rezoning request. It is being restated here for convenience in referring to applicable zoning standards throughout Sunbury Meadows.

**GENERAL INFORMATION:** this area will not be developed as a "strip center", which can be defined as a long, narrow multi-tenant building. Instead, this parcel will likely be divided into 2 or 3 outparcels

Land Use:	Neighborhood Commercial (PCD)
Gross Land Area:	±6.7 acres
Build-out Intensity:	Not to exceed 55,000 SF
Building Height:	35 feet maximum

### Permitted Uses with PCD:

- Office/Banks
- Institutional Facilities
- Commercial Est. intended to serve traveling public
- C-Stores with gas
- Restaurants

*PCD - "Sunbury, recognizing that with increased urbanization and population growth comes increased demands for well-organized commercial areas to provide employment, goods and services to area residents as well as to provide a balanced economy within the municipality..."*

## Current Status

- ALDI has taken a pass at the location due to (i) lack of access on State Route 3 and (ii) financial projections below hurdle
- Fifth-Third Bank has taken a pass at the location due to ALDI falling out
- BSTP has signed lease with VIOC
- Circle K has expressed interest in the location and BSTP has fully negotiated LOI
- Community Bank has expressed interest
- CBRE working on infill of interior two lots

# Concept Site Plan



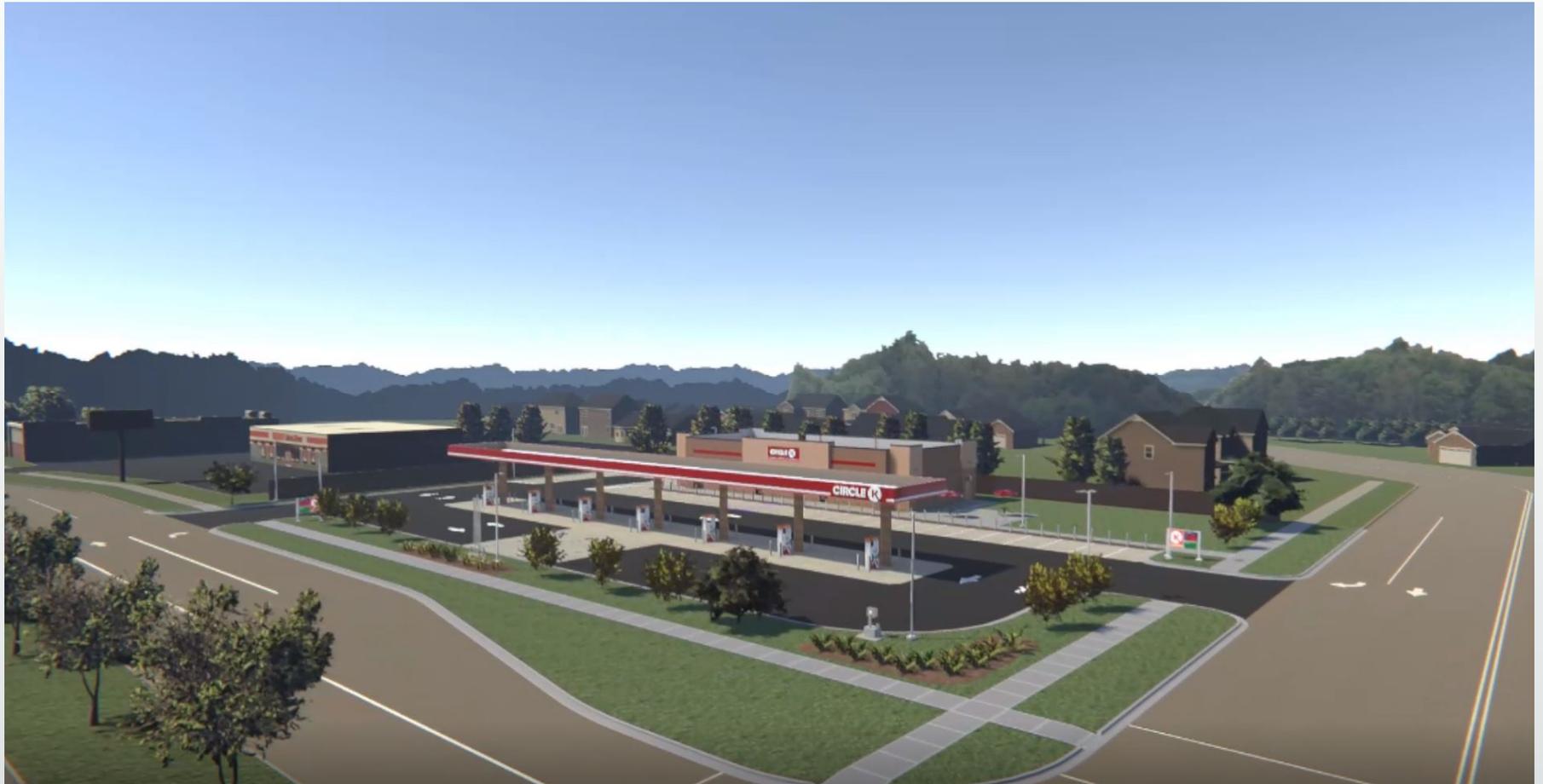
PLAN, PLUMB, ELECTRICAL, MECHANICAL, PAVING, EROSION CONTROL, IRRIGATION, AND LANDSCAPE ARCHITECTURE



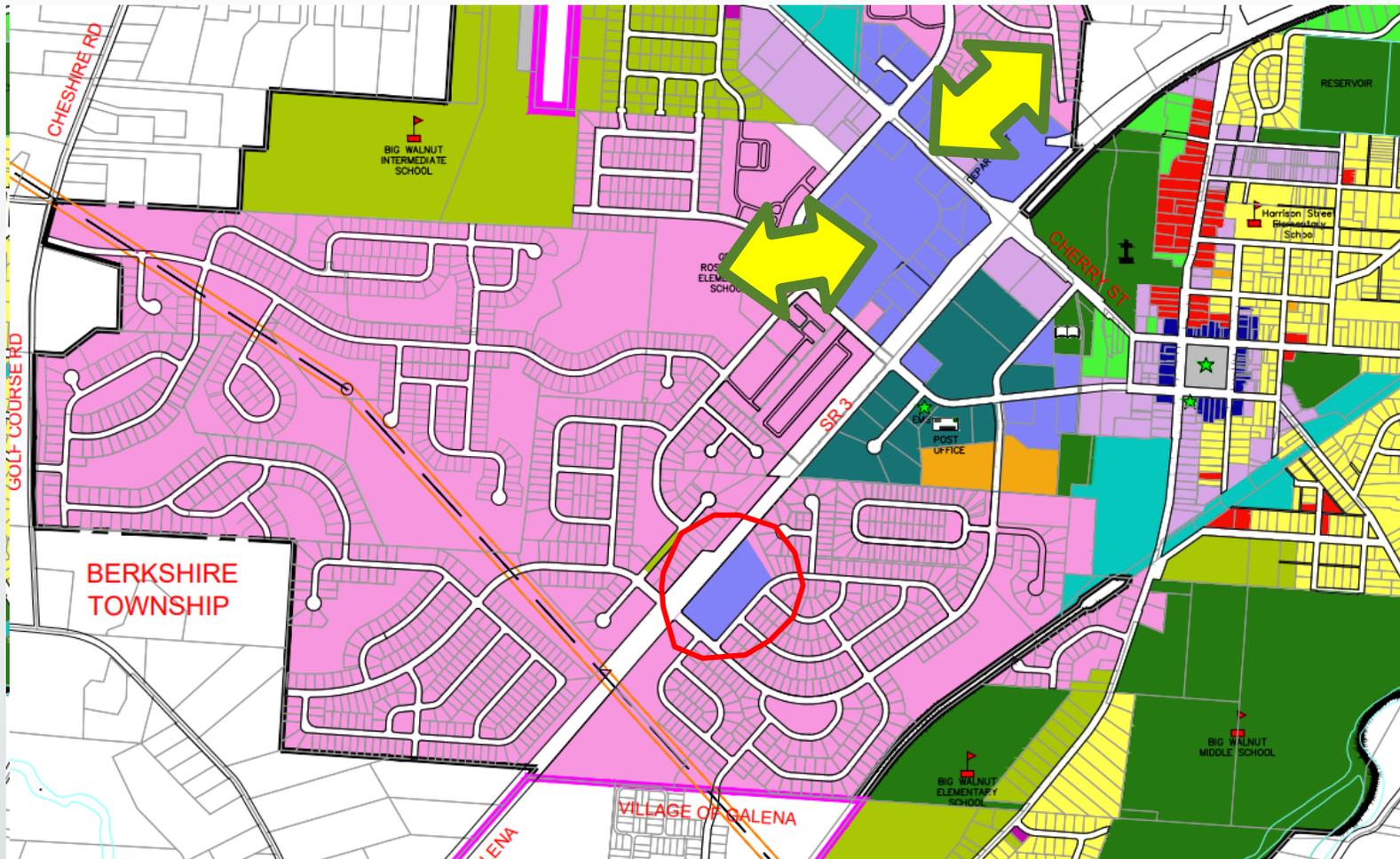
# Circle K Elevations



# Circle K Elevations



# Current Zoning Map



1. Similar land use adjacencies to Wendy's / Advanced Auto and single-family development @ Miller Dr.
2. Similar land use adjacencies to Kroger (including fuel) and Cortland & Sunbury Park developments

# Example Buffer - Kroger @ S. Miller Dr.



# Next Steps

- Phase II
  - Review initial feedback from Planning Commission on concept site plan
  - Meet with Sunbury staff & 3<sup>rd</sup> party engineer re: site plan adjustments/code compliance
  - Advance conceptual plan to preliminary plan set (Grading, Utility, etc.)
  - Identified tenants (Circle K & VIOC) to begin due diligence and plan preparation
  - Continue to work with national broker network to drive interest in remaining outlots
- Phase III
  - Finalize tenant mix for entire 6-acres
  - Submit for plat & engineering approval (two phases)
- Phase IV
  - Complete common infrastructure improvements (mass-grading, utilities, etc.)
  - Identified tenants submit final engineering & building drawings
- Phase V
  - Tenant build out (horizontal & vertical construction)

# Concept Site Plan

