



# For sale or lease

## Retail out lots available

Rickenbacker Gateway

Groveport Rd. & Alum Creek Dr., Obetz, OH 43207



## Rickenbacker Gateway proposed site plan

### Planned improvements

- Infrastructure upgrade
- Traffic signal at Rathmell Road & Alum Creek Drive
- Utilities on site
- Public park with walking trails

Strategically located off I-270 along the Alum Creek corridor which is the gateway to the Rickenbacker Industrial Market. The site offers multiple points of access with a planned traffic light at the corner of Alum Creek and Rathmell Road.

With unparalleled access to labor, the surrounding Rickenbacker submarket is one of the largest labor pools in Columbus, Ohio for distribution, E-commerce, and warehouse operations. This market is currently undeserved with retail and service industry companies.



## Corporate neighbors



### Area industrial park stats

**110MSF**

Existing Industrial Buildings

**7.3MSF**

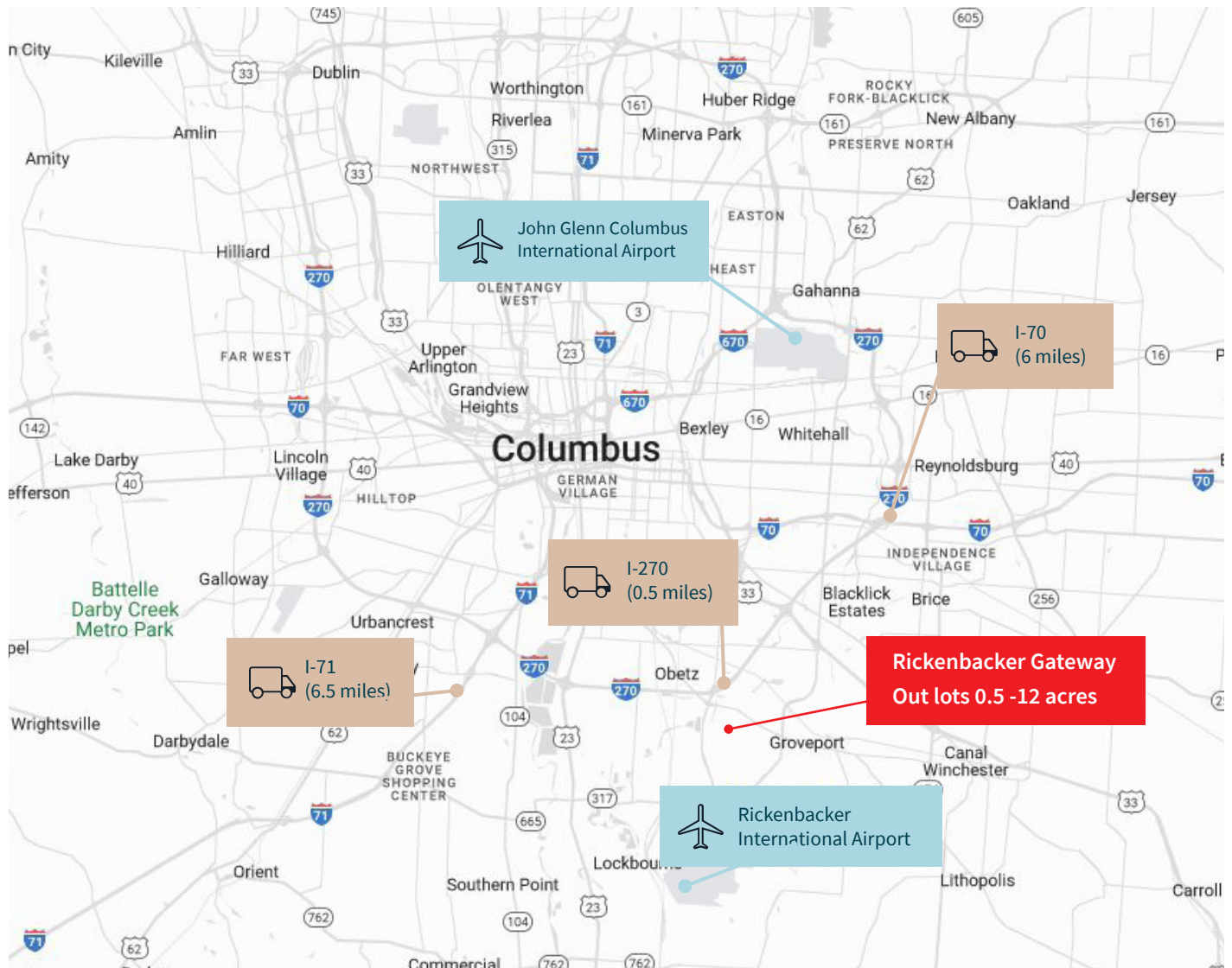
Square feet -2023 completions

**2.7MSF**

Under construction



## Location



## Demographics

Minute Radius	Population	Average Household Income	Households
15	325,336	\$79,350	132,870
30	1,536,299	\$98,682	624,236
45	2,018,682	\$106,113	799,161

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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