



OVERVIEW

Lancaster is the county seat of Fairfield County, situated in south-central Ohio, approximately 25 miles southeast of Columbus. Fairfield County is statistically included within the Columbus Metropolitan Statistical Area (MSA). The county's economic base is supported by one of the area's larger concentrations of manufacturing. 22.7 percent of all Fairfield County jobs are in manufacturing. Although Lancaster-Fairfield County borders the Appalachian region to the south and east, a region which is economically distressed, Lancaster-Fairfield County is in a more favorable economic condition. This can be attributed in part to its location within the greater Columbus Metropolitan area.

Lancaster, with a population of approximately 39,000, is not only Fairfield County's seat, but also its largest city. Significant growth in the form of major new subdivision development, which began in 1995, is expected to accelerate the growth rate into the foreseeable future. Population projections prepared by the Editor & Publisher estimate the 2012 population at 41,578.

Lancaster is within a one-day truck drive to 58% of the U.S. population, 50% of the Canadian population, 61% of U.S. manufacturing capacity, and 80% of U.S. corporate headquarters. Major highways accessing Lancaster include: US 33 (adjacent to the site, running northwest-southeast through Lancaster to Columbus and southeastern Ohio); SR 37 (north from Lancaster to I-70, one mile north of the county line); and US 22 (east-west through Lancaster).

The Fairfield County Airport, a Class II airport that accommodates jet aircraft, and Port Columbus International Airport serves Lancaster. Port Columbus is served by 24 scheduled airlines providing 350 daily arrivals and departures to 34 nonstop destinations throughout North America with more than 110 international connections. Port Columbus is a short thirty-minute drive from Lancaster.

Much of the county's industrial and office development is along US Route 33. The county's largest industrial park is Rock Mill Corporate Park, just off US Route 33, west of Lancaster.

Lancaster is a thriving, growing community with a quality of life that is outstanding. The Lancaster Festival, which takes place each July, draws over 40,000 people into the community, and has become one of Ohio's premier cultural events. The festival is 12 days of classical and



RG Properties

contemporary music, jazz, dance and art exhibits drawing musicians and artists from Ohio and around the world each summer.

The City of Lancaster was recently featured in the book *The 100 Best Small Arts Towns in America*, due both to an active fine arts community and to the annual Lancaster Festival.

The city is home to a branch campus of Ohio University and hosts the “oldest continually operated” county fair in Ohio. The picturesque downtown area is in the midst of a major revitalization, including streets and sidewalks, sewers, and plantings. The century-old residential neighborhoods to Downtown are a showcase of Victorian architecture.

Fairfield County is a contrast of open farmland and beautiful rolling hills, all offering scenic opportunities year-round. Considered the Gateway to Ohio's pioneer heritage, all roads leading to the Hocking Hills - and original paths to the Ohio River - lead through Fairfield County and its county seat, Lancaster.

Ety Pointe Centre is being developed in partnership with two different developers. Island Capital will develop the western most part of Ety Pointe Centre and will be anchored by Menards and Kohl's. RG Properties Inc. is developing the eastern portion of the development and is anchored by a 203,819 sq ft Wal-Mart Supercenter. Additional retail space and one out lot is currently available.