



Columbus Square Herald

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September 2009

A LOT OF GOOD THINGS ARE GOING ON AROUND COLUMBUS SQUARE

Columbus Square continues to receive high marks for the many improvements we have made in recent years. As you know, Columbus Square sponsored the Northland July 4th parade, and several company employees drove our motor home adorned with Columbus Square banners and The Hadler Companies' GMC Yukon hybrid in the parade. They tell me they were extremely well received with people applauding and giving the "thumbs-up" sign along the parade route, and a number of people personally thanked them for improving both the center and their neighborhood in general.

We had a tremendous Grand Opening event for National College that included several Ohio legislators and other elected officials. The Northland Area Business Association (NABA) did a fantastic job helping to stage and promote this event. The Hadler Companies was a founding member of the association, and I served as both a board member and president for a number of years. NABA has grown into an outstanding organization, and we continue to assist NABA by sponsoring NABA events such as the annual golf outing, which was quite successful and fun for all involved.

Interest from prospective tenants continues to increase despite the recession. Many local residents tell us they now shop Columbus Square more frequently than in recent years. The Hadler team continues to brainstorm for new ways we can improve and promote the center, and we all take great satisfaction in both the planning and the execution involved in making Columbus Square the best it can be in today's challenging times.



As our maintenance standards have improved across the board, we have to give a tremendous amount of credit to our own crew of Randall, Scott, Steve and Anthony, who work hard to keep everything clean, green, and pretty. They're proud of the work they do for us, which includes keeping the light poles looking good. They also tell me that shoppers often stop them to tell them what a great job they are doing and how nice the center looks. If you agree with our shoppers, give the maintenance crew a **"thank you"** the next time you see them.

Other Realtors and developers tell me that the results we've had in retaining and attracting new tenants is very enviable in today's market. When your competition compliments you, it's a good indication you're doing something right. The question for you as tenants is: "Are you doing everything you can to make your business among the best in your class?" If not, we encourage you to objectively assess your weaknesses, whatever they may be. Make a list of those weaknesses, and begin with the one or two most important areas, and focus on solutions. Then move on to the next one, and keep chipping away.

That's exactly what we've done at Columbus Square. It's not any one thing we've done, but the cumulative effect of EVERYTHING we've done over the last 3 years. We still look for ways to perform better everyday, so in reality, improvement is not only the goal but also an on-going process. When you begin to separate your business from your competitors by making noticeable improvements, the results will follow.

George Hadler, CEO, The Hadler Companies

THE FARMERS' MARKET CONTINUES EVERY TUESDAY!



Tenant Anniversaries

Columbus Square congratulates our tenants with business anniversaries in September:

- Columbus Square Bowling Palace - since 1983
- Dollar General - since 1991
- Yuen's Restaurant - since 2006
- All Star Family Chiropractic - since 2007

Property Management News

PAVING REPAIRS JUST ABOUT FINISHED

It's been a long process, but finally, it's almost finished! The repairs and sealing of the blacktop around the shopping center have been continuing. The entire lot has been resealed, and the finishing touches to the new striping are being done at this time.



The final part of the project this year is the repair of the area at the rear of Kroger and Ohio Thrift. The asphalt will be removed from much of that area and hauled away. The gravel base then will be re-compacted and new heavy-duty asphalt will be put down to withstand the heavy truck traffic. The new asphalt will be applied in two separate layers and rolled between each application.

All this necessary repair work, including the parking lot lights, means more safety and convenience for your customers, adding to the enjoyment of their shopping experience at Columbus Square.



WHAT HAPPENED TO THE GRASS?

The existing grass on the Cleveland Avenue side was full of weeds and is being killed. That area will soon be re-seeded with grass that is more drought tolerant and easier to maintain.

PROPERTY TIP

It is September already, and the heating season is coming fast. You may want to get your equipment scheduled for a check up to get ready the heating season—it's just around the corner.

REMINDERS

- **DELIVERIES** should be taken through the rear of your space so as not to affect customer traffic flow and pedestrian safety.
- **ABANDONED CARS** - We think we have this problem under control as we continue to tow these vehicles. If you see a car or vehicle that needs our attention, please tell one of our maintenance men or call Property Management directly at 614-457-6650.

Leasing News

Herba-Life is moving into 800 sq.ft. in the Plaza Shoppes area and a day-care center is joining us in 4,000 sq.ft. right beside the Kroger store. We also have a prospective tenant for the Drug Emporium space, and are working hard to close the deal.

Our Leasing department has been actively showing spaces at Columbus Square, so if you know of anyone who is looking for store space, please have them call us at 614-545-6222.



Join us for a
NORTHLAND COMMUNITY
CLEANUP DAY
on SR-161

Meet at the
Sharon Woods Center
behind Jiffy Lube, 1800 East Dublin Granville Rd (at Sharon Woods Boulevard) on

Saturday, September 19, 2009
9:00 am - 12:00 noon

Help us remove trash and debris from the shoulders and culverts of SR-161 to improve its appearance and to prevent these materials from being shredded during mowing activities on the corridor this fall.

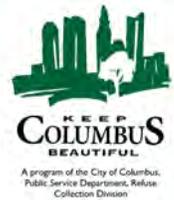
Bags, gloves, safety vests and pick-up tools will be provided.
Please wear brightly colored clothing and sturdy, waterproof footwear for safety!

Businesses on SR-161 are invited to partner with us on this project!

For more information or to RSVP, please contact NABA SR-161 Task Force Chair Dave Cooper at (614) 888-2201 or email cleanupday@myntcc.org.



Presented by the
Northland Community Council
Landscaping and Beautification Committee
with support from
Keep Columbus Beautiful, the
Northland Area Business Association
and the **NABA SR-161 Task Force**



The official contractor for Columbus Square



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