

COLUMBUS — OHIO
EST. **WAREHOUSE** 1834
DISTRICT

ENTERTAINMENT | RESTAURANT VENUE

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SITE

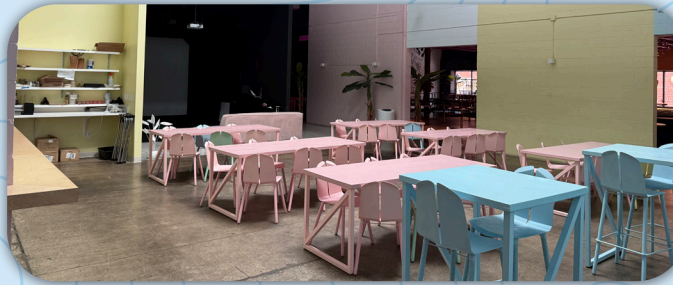
32,380 SF entertainment venue located within the Warehouse District

Fully Fixtured

Includes:

- Kitchen
- Tables
- Chairs
- Bar
- Pool Table
- Arcade

INQUIRE FOR EQUIPMENT LIST



Near Columbus
Convention Center in
heart of Downtown



33,000 square foot
entertainment and
community space



Private alley patio
outfitted with seating, fire
pits, and walk-up window
bar



Multi-media
art gallery

Located In The HEART OF COLUMBUS

The site is located at the northeast side of downtown Columbus, the state capital and largest city in Ohio. The city displays educational, geographical, and cultural features at its core. The city boasts an educated labor force, superior infrastructure, strong growth rate, diverse economy, and pro-business environment. Columbus is also home to the finest educational institutions in Ohio, The Ohio State University, Columbus College of Art & Design, and Columbus State Community College, all neighboring colleges of the Warehouse District.



- 1 Lower.com Field & Astor Park
- 2 Huntington Park
- 3 National Veteran's Memorial Museum
- 4 Center Of Science And Industry (Cosi)
- 5 Nationwide Arena
- 6 North Market Downtown
- 7 Hilton Columbus Downtown
- 8 Greater Columbus Convention Center
- 9 Ohio Statehouse
- 10 Abbott Laboratories
- 11 Columbus State Community College
- 12 Columbus College Of Art & Design



12,000

Total Residents

2.3 M

Residents In
Greater Columbus



89,410

Total Downtown
Workers



4

Colleges &
Universities

37,264

Total Students



27.7 M

Visitors To
Downtown
Attractions



30+

Downtown
Hotels with

5,165+

Rooms



240+

Retail Goods
& Services
Businesses

The NEIGHBORS

SHORT NORTH ARTS DISTRICT

Known as the “art and soul” of Columbus, the culturally rich Short North Arts District is less than a half-mile from the Warehouse district and is walkable in less than ten-minutes. This is your destination for amazing art, dining, nightlife, and retail. The area is booming with new mixed-use and residential development and boasts more than 100 restaurants, galleries, and boutiques.

ARENA DISTRICT

The Arena District is the ultimate sports and entertainment destination. Just a half-mile away, you are a short three-minute drive to any of the district’s three premier sports venues, the historic 145-year old North Market, an indoor/outdoor concert venue, and over a dozen restaurants and bars. There is always something to do.

**MINUTES
FROM THE CITY’S
BEST AREAS FOR
ENTERTAINMENT,
EVENTS, SHOPPING,
DINING,
AND MORE**

SITE

EAST FRANKLINTON

Franklinton is home to attractions and experiences big and small including COSI, the National Veterans Memorial and Museum, and numerous art galleries, coffee shops, breweries and more. Home to major developments such as Gravity I & II, and the Peninsula, Franklinton is expanding the reach of Downtown Columbus and inspiring creativity. In less than a five-minute drive, you can find yourself in this vibrant and growing neighborhood.

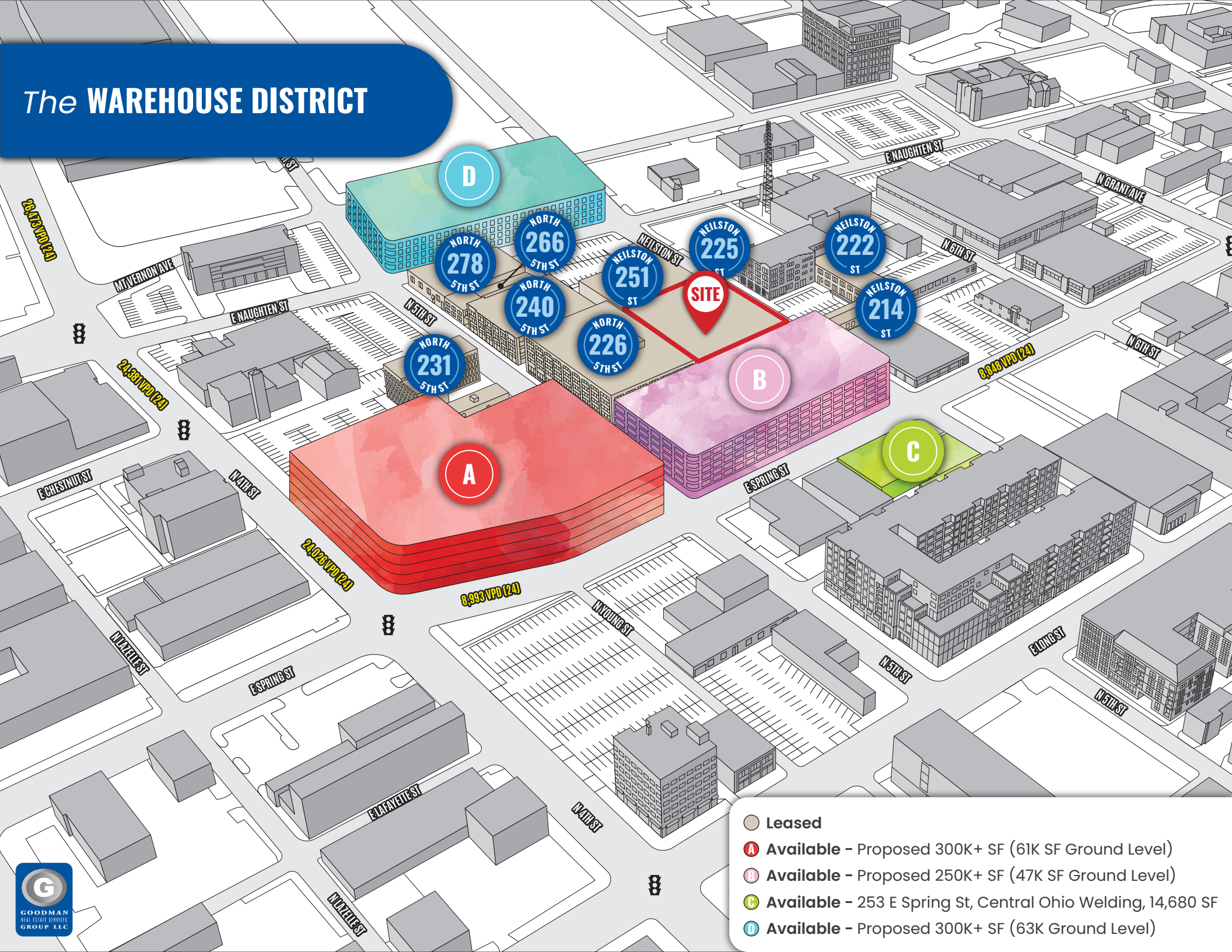
CENTRAL BUSINESS DISTRICT

Historic charm and idyllic brick-paved streets lead you through German Village’s homes and shops to enjoy coffee, food, and local beer in this charming neighborhood. Just west of German Village you will find the Brewery District, full of lively entertainment and dining options. Both German Village and the Brewery District are just a mile away via an easy drive down High St.

BREWERY DISTRICT

GERMAN VILLAGE

The WAREHOUSE DISTRICT



Leased

A Available - Proposed 300K+ SF (61K SF Ground Level)

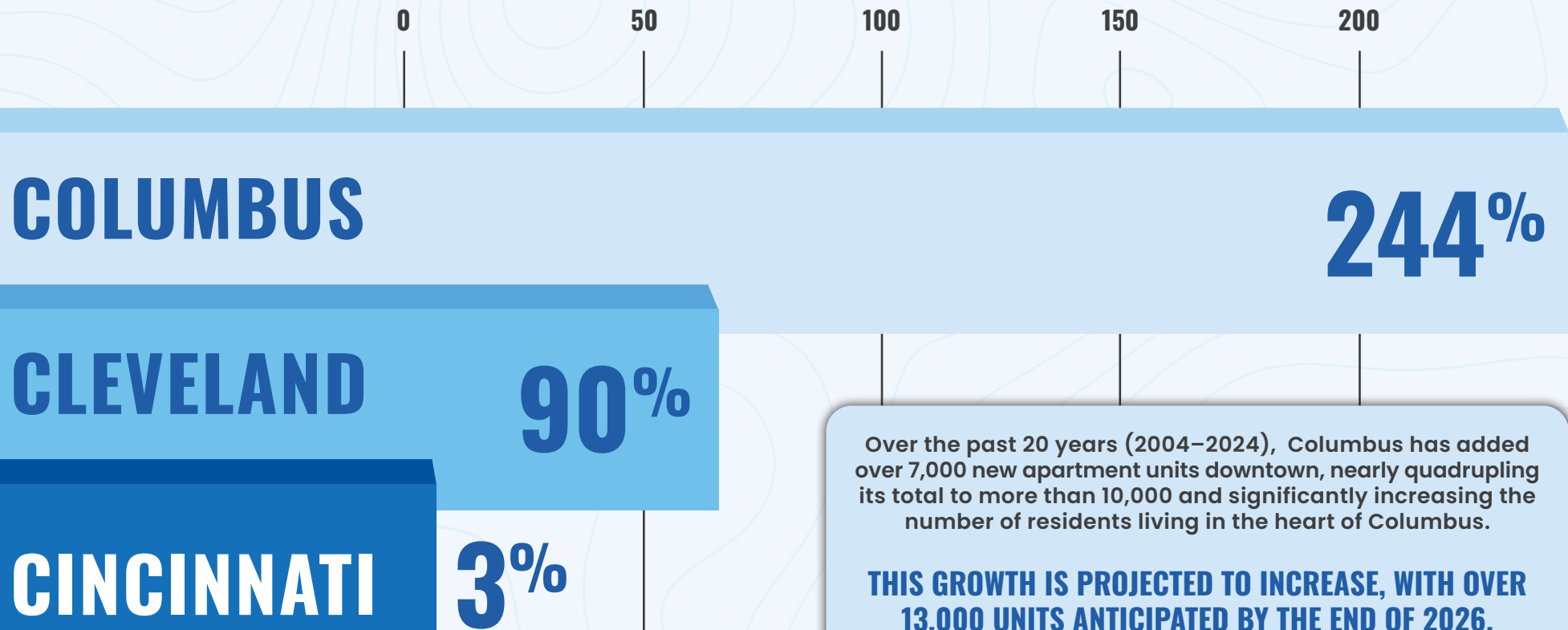
B Available - Proposed 250K+ SF (47K SF Ground Level)

C Available - 253 E Spring St, Central Ohio Welding, 14,680 SF

D Available - Proposed 300K+ SF (63K Ground Level)

POPULATION Stats

POPULATION PERCENT CHANGE (2000 VS 2023)



Over the past 20 years (2004–2024), Columbus has added over 7,000 new apartment units downtown, nearly quadrupling its total to more than 10,000 and significantly increasing the number of residents living in the heart of Columbus.

THIS GROWTH IS PROJECTED TO INCREASE, WITH OVER 13,000 UNITS ANTICIPATED BY THE END OF 2026.

The Columbus Region has one of the most dynamic and flourishing economies in the United States, with a 1.4% annual growth rate, it's the fastest growing major metro in the Midwest and the 7th largest economy in the United States.

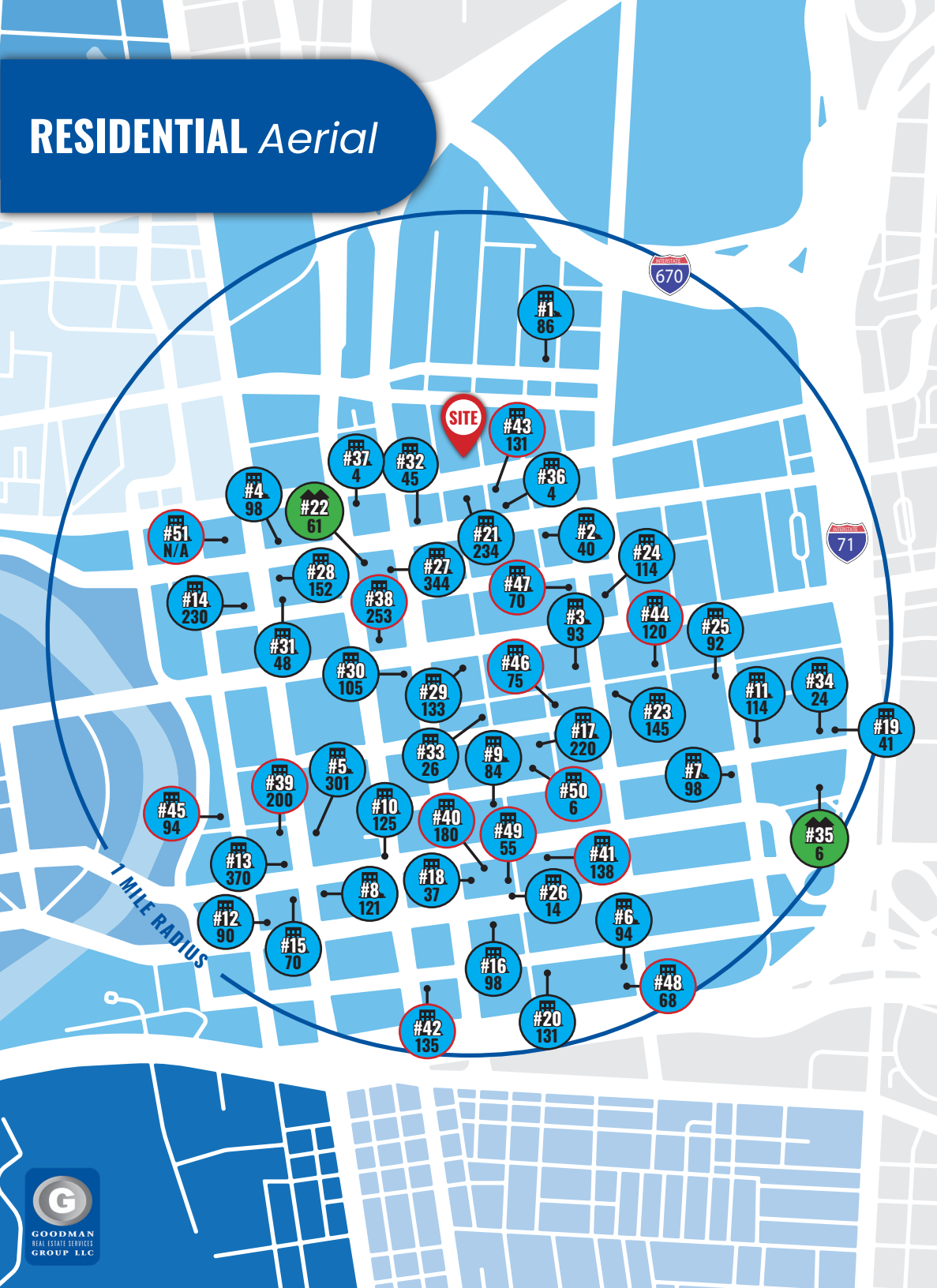
34,000
New Residential
Units Under
Construction in
Planning Phase

2040 PROJECTION

- 🏠 40,000 Residents
- 👷 120,000 Workers
- 👤 10 Million Visitors

RESIDENTIAL Aerial

APPROXIMATELY 5,500+ UNITS
Within 1 Mile Radius Of Site

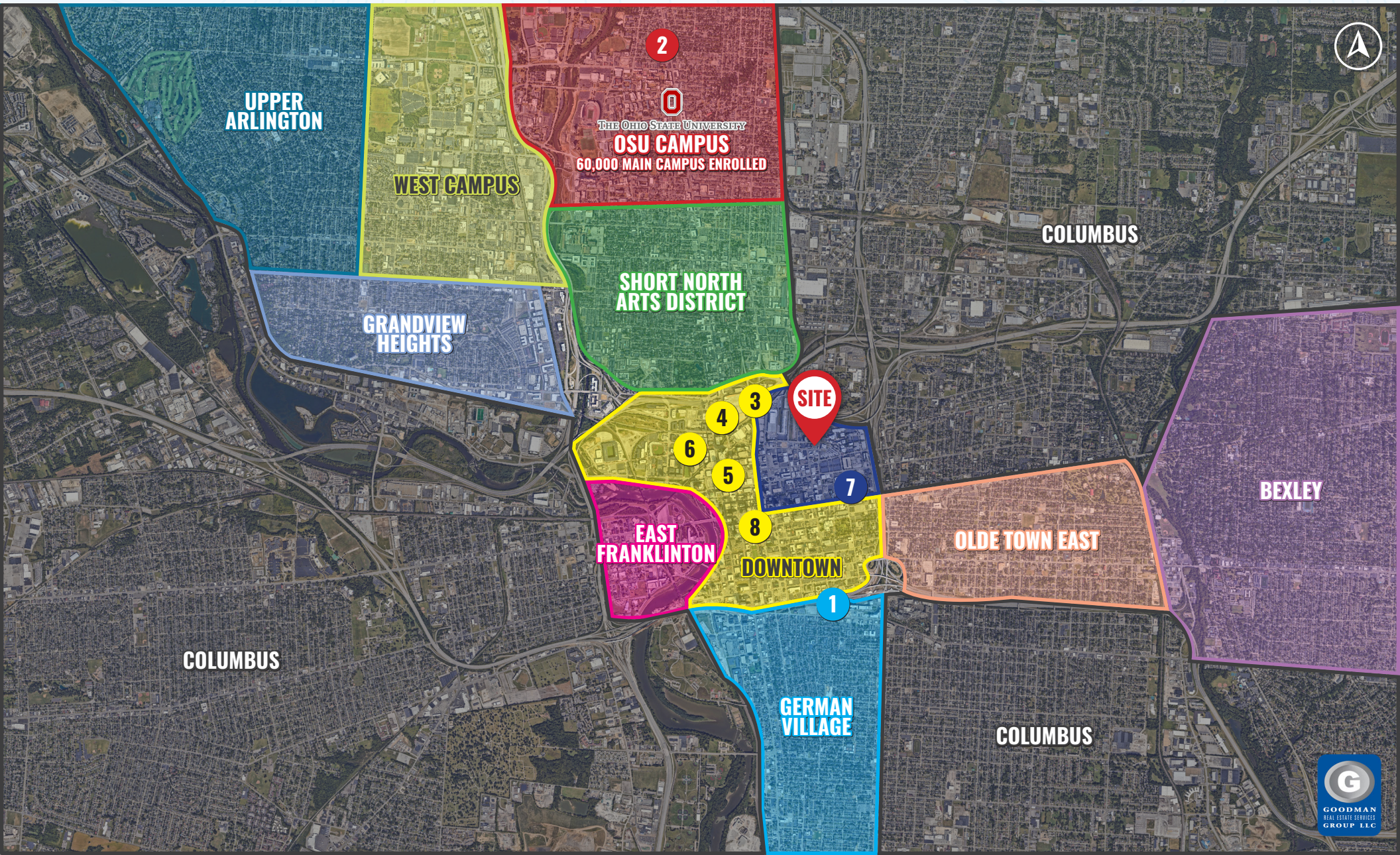


#	HOUSING PROPERTY	UNITS	#	HOUSING PROPERTY	UNITS
1	The View on Grant	86	27	Continental Centre Conversion	344
2	Normandy Columbus	40	28	100 N High St	152
3	The Pierce	93	29	The Gilbert	133
4	The Atlas	98	30	Preston Centre	105
5	Highpoint on Columbus Commons	301	31	The Madison	48
6	Market Mohawk	94	32	174 E Long St Micro Living	45
7	Topiary Park Crossing	98	33	81 S 5th St VOA Facility	26
8	250 High	121	34	602 E Town St	24
9	223 E. Town	84	35	Rich Street Townhomes	6
10	80 on the Commons	125	36	Belong on Long	4
11	Washington Place	114	37	E Lafayette Residential	4
12	The Julian	90	38	Chase Tower	253
13	LC RiverSouth	370	39	161 S High St	200
14	The Nicholas	230	40	The Estrella	180
15	High & Cherry	70	41	Jaycee Arms Expansion	138
16	Harlow on Main	98	42	AspireColumbus	135
17	Xander On State	220	43	267 E Spring St	131
18	MicroLiving Lofts	37	44	Library Park - Phase 4	120
19	Belmont	41	45	The Civic	94
20	Americana	131	46	Former Knights of Columbus	75
21	Industry Columbus	234	47	Artem on Gay	70
22	The Exchange Urban Lofts	61	48	Elevate 340	68
23	Library Park	145	49	The TwoFer	55
24	Vera on Broad	114	50	250 E Town St Adaptive Reuse	6
25	Residencies at Topiary Park	92	51	Former YMCA	N/A
26	The Residences at 218 E Main	14			

Nearby NEIGHBORHOODS

MAJOR POINTS OF INTEREST

- 1 Nationwide Children's Hospital
- 2 The Ohio State University
- 3 Convention Center
- 4 North Market
- 5 Theater District
- 6 Arena District – Nationwide Arena, Huntington Park, Lower.com Field
- 7 Columbus Art Museum
- 8 Ohio State Capitol



Company HEADQUARTERS

FORTUNE
500

► COLUMBUS FEATURES FIVE
FORTUNE 500 COMPANIES



OHIO'S
LARGEST
COMPANY



CardinalHealth

Abercrombie
& Fitch

KIMBALL
MIDWEST

STEAK 'N ESCAPE
SANDWICH GRILL

DSW
DESIGNER SHOES WAREHOUSE

Bob Evans®
RESTAURANTS

Red Roof Inn

D.P. Dough lower®

CAMERON MITCHELL
RESTAURANTS

T.Marzetti

PIADA
ITALIAN STREET FOOD



BATTELLE THE LIMITED



THE WENDY'S COMPANY®

DONATOS PIZZA

SA
SAFEAUTO

igsenergy

CHARLEYS

EXPRESS Root Inc.

MAX & ERMA'S

covermymeds®



Safelite Group

jenis
SPLENDID ICE CREAMS



VALUE CITY
FURNITURE

PINK RITERUG
VICTORIA'S SECRET FLOORING

Justice

Grange
Insurance



Scott's
Miracle-Gro

STANLEY
STEEMER

HOT CHICKEN
TAKEOVER

LANE
BRYANT

MICRO CENTER
computers & electronics



OVER 100 COMPANIES ARE
HEADQUARTERED IN COLUMBUS

Connecting To COLUMBUS

**50% OF THE U.S.
POPULATION**

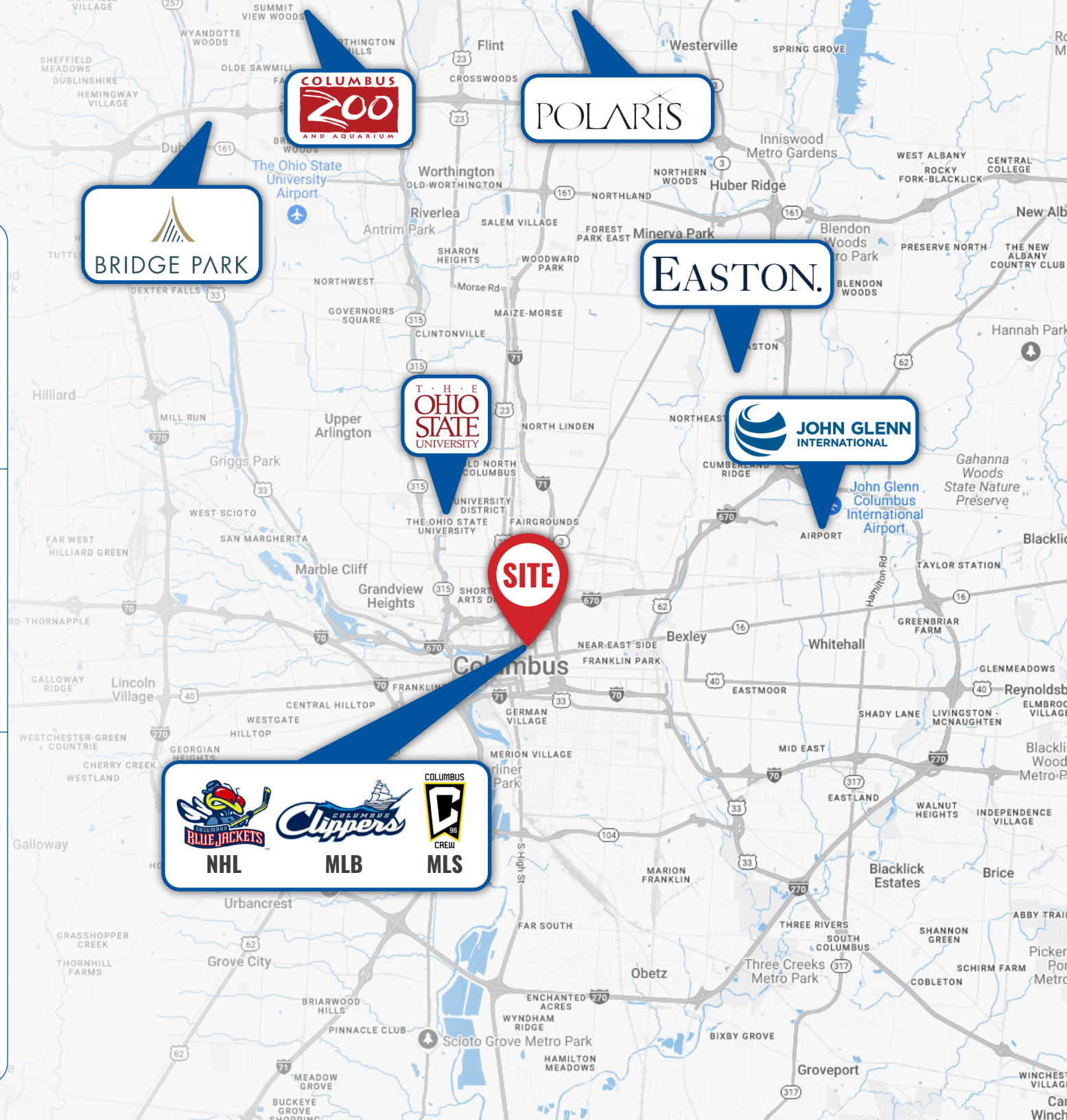
is within 500
miles of
Columbus, Ohio

**MAJOR N/S
AND E/W
CONNECTIVITY**

with Interstate 71
and Interstate 70

**\$2 BILLION
AIRPORT
EXPANSION**

at John Glenn
International
Airport with
groundbreaking
in early 2025



GET IN TOUCH WITH US

GOODMAN REAL ESTATE SERVICES GROUP HAS GROWN TREMENDOUSLY SINCE ITS FOUNDING IN 1998.

Goodman Real Estate Services Group is a commercial real estate brokerage specializing in tenant and buyer representation, property marketing and investment sales nationwide. We have grown since 1998 to be a Midwest market leader in commercial real estate services, specializing in retail. Goodman Real Estate Services Group is also the Northern Ohio partner of ChainLinks Retail Advisors, the nation's leading retail-focused real estate services and commercial property brokerage organization.



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A MEMBER OF **CHAINLINKS** RETAIL ADVISORS