



Columbus, Ohio

POLARIS RESTAURANT SPACE TWO LEVELS | OUTDOOR PATIO



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HIGHLIGHTS & DEMOGRAPHICS

- **AVAILABLE: 8,756 SF inline restaurant space with two levels and outdoor patio**
 - **Tenant still operating - do not disturb**
- One of Central Ohio's busiest retail corridors, the Polaris region draws **over 40 million annual visitors** and has over 2,000 residential units
- Adjacent to the **JPMorgan Chase McCoy Center**, which has **over 12,000 employees**
- Located in southern Delaware County, **the fastest-growing county in Ohio** and **the nation's 26th wealthiest county**
- The Polaris region features **several attractions that draw additional visitors**, along with **17 area hotels totaling over 2,100 rooms**
- Polaris continues to expand, with **Galaxy at Polaris (\$14M mixed-use development)** and an **additional 220,000 SF of mixed-use retail and office development approved along Polaris Parkway**



POPULATION

	3 MILES	5 MILES	7 MILES
2026 Population	87,275	230,222	394,466
2026 Daytime	55,236	101,245	146,511



HH INCOME

	3 MILES	5 MILES	7 MILES
2026 Average	\$134,413	\$142,346	\$136,940
2026 Median	\$109,925	\$110,374	\$103,595



HOUSEHOLDS

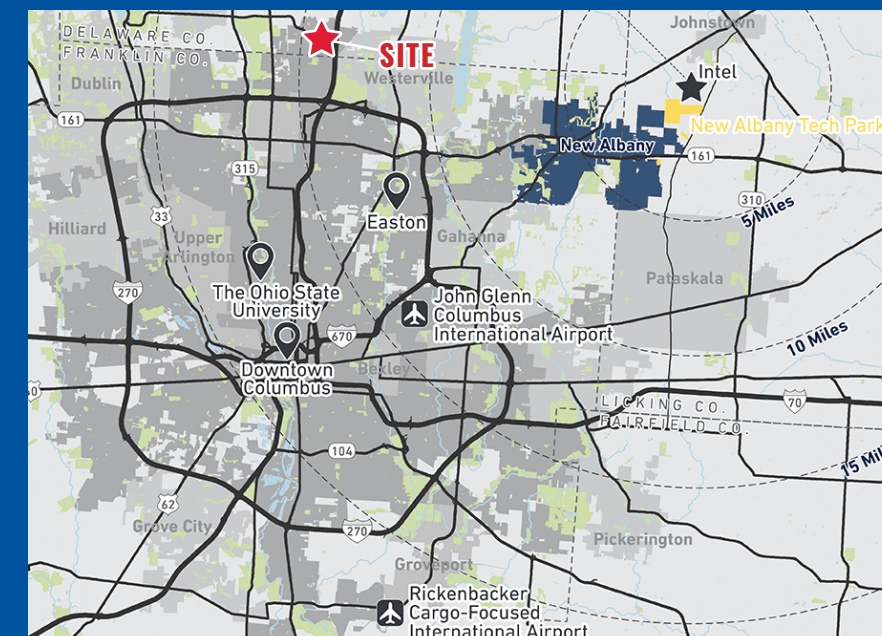
	3 MILES	5 MILES	7 MILES
2031 Projection	36,317	90,375	157,912
2026 Estimate	35,073	88,630	155,309

South High Street,
Columbus OH

COLUMBUS MARKET OVERVIEW

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.

- 2.2 Million People
- 15 Fortune 1000 Headquarters
- 3 Fortune 500 Headquarters
- 8th Highest Millennial Concentration in the U.S.
- More than 300 Foreign-owned establishments
- 53 college and university campuses



POLARIS FASHION PLACE RETAIL OVERVIEW

160+ NATIONAL & LOCAL RETAIL, DINING, & ENTERTAINMENT OPTIONS | 4M+ SF OF RETAIL | 9.8 MILLION ANNUAL VISITORS



VON MAUR®



ALTAR'D STATE

BARNES
& NOBLE

LOVESAC

PAC SUN

AÉROPOSTALE

SWAROVSKI

SEPHORA



PINK
VICTORIA'S SECRET

VICTORIA'S
SECRET

WILLIAMS
SONOMA

Abercrombie
& Fitch

ANN
TAYLOR

LUSH

MAC



Soma



DSW
DESIGNER SHOE WAREHOUSE®

LOFT



J.Jill

KAY
JEWELERS

PANDORA

DRY GOODS

ZALES
THE DIAMOND STORE®

DRONE PHOTO - LOOKING NORTH/NORTHWEST

CLICK HERE FOR DRONE VIDEO

MARKET AT POLARIS



CINEMARK

macy's

CAVA
OPENING
SOON

THE HONEY BAKED
Ham CO

POTBELLY

SITE

JCPenney

MITCHELL'S
STEAKHOUSE

GEMINI PLACE TOWNE CENTER

HOBBY LOBBY

Burlington

ROSS
DRESS FOR LESS

Caribou's MARKET & RISTORANTE

BURGER KING

PIZZA HUT

DXL
MENS APPAREL

BLUE

COSTCO
WHOLESALE

City
BARBELLUE

noodles
& COMPANY

DAVE & BUSTERS

BENIHANA

DICK'S
HOUSE OF SPORT

VON MAUR

BARNES
& NOBLE

Cheesecake
Factory

Star Line
POLARIS

Mini's
Cafe

POLARIS PKWY

750

48,425 VPD (25)



DRONE PHOTO - LOOKING WEST/NORTHWEST

CLICK HERE FOR
DRONE VIDEO

CHASE
JPMORGAN
CHASE MCCOY CENTER
APPROX. 12,000 EMPLOYEES

MARKET AT POLARIS

SITE

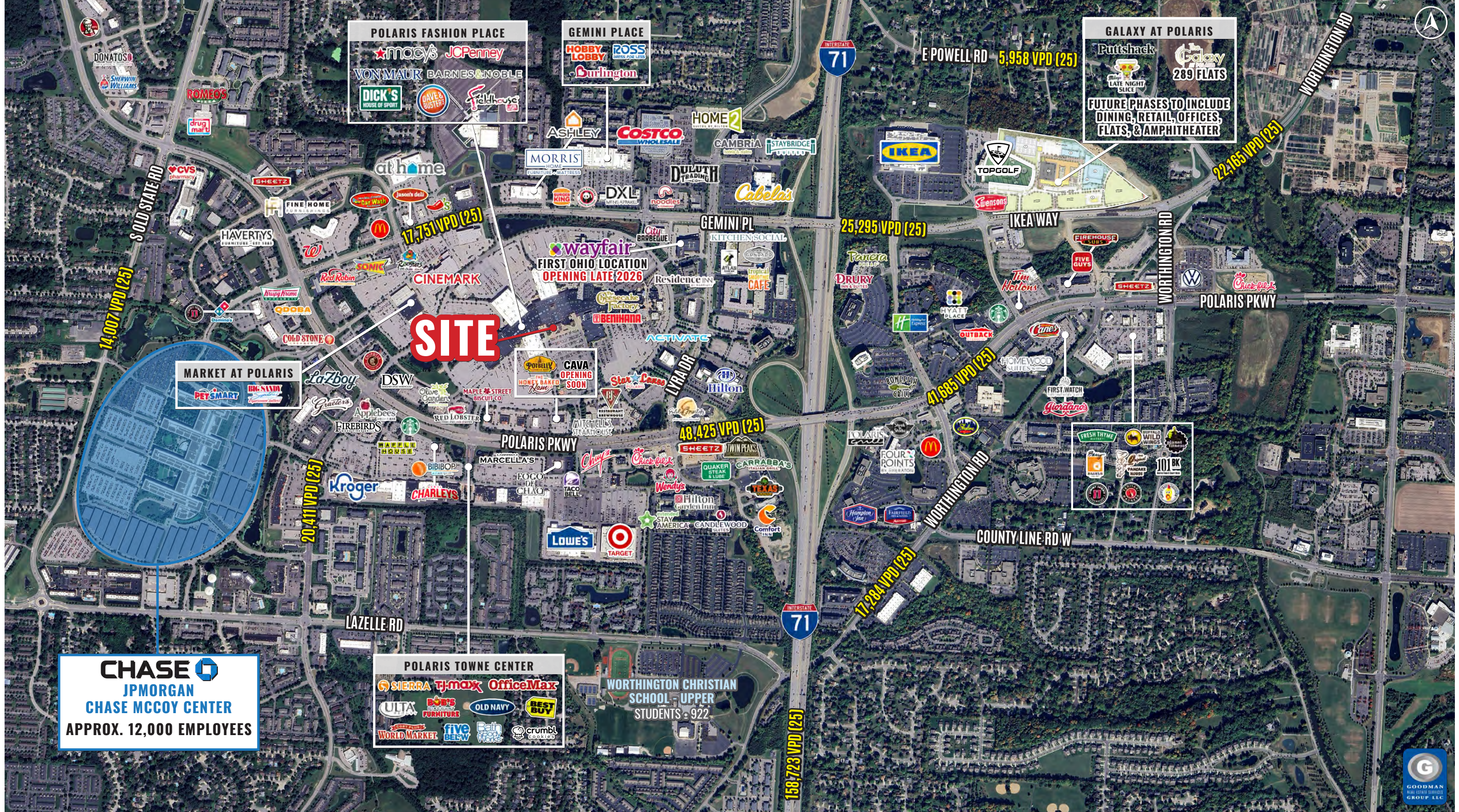


DRONE PHOTOS - LOOKING EAST/NORTHEAST

[CLICK HERE FOR DRONE VIDEO](#)



MACRO AERIAL



POLARIS REGION HOTELS

2,100+ ROOMS | 17 NATIONAL HOTELS
WITHIN 2 MILES OF POLARIS FASHION PLACE

SITE

HOME 2
SUITES BY HILTON

STAYBRIDGE
SUITES

CAMBRIA
hotels & suites

Residence INN
BY MARRIOTT

DRURY
INN & SUITES

Holiday Inn
Express
& Suites



HYATT
PLACE

HOMEWOOD
SUITES by Hilton

Hilton

RENAISSANCE
HOTELS

FOUR
POINTS
BY SHERATON

Fairfield
BY MARRIOTT

Hampton
Inn & Suites
by Hilton

extended
STAY
AMERICA

CANDLEWOOD
SUITES

Hilton
Garden Inn

Comfort
INN

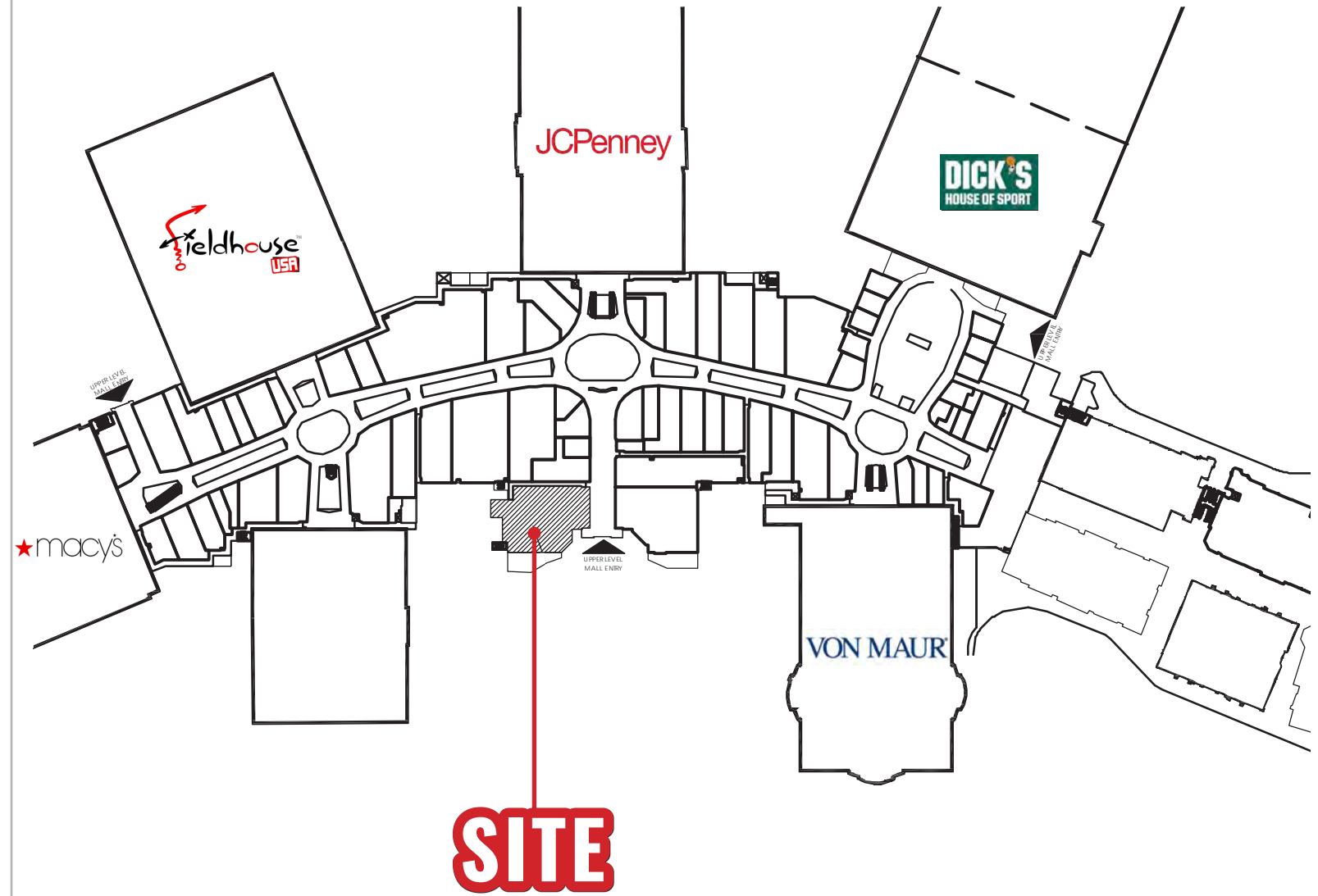
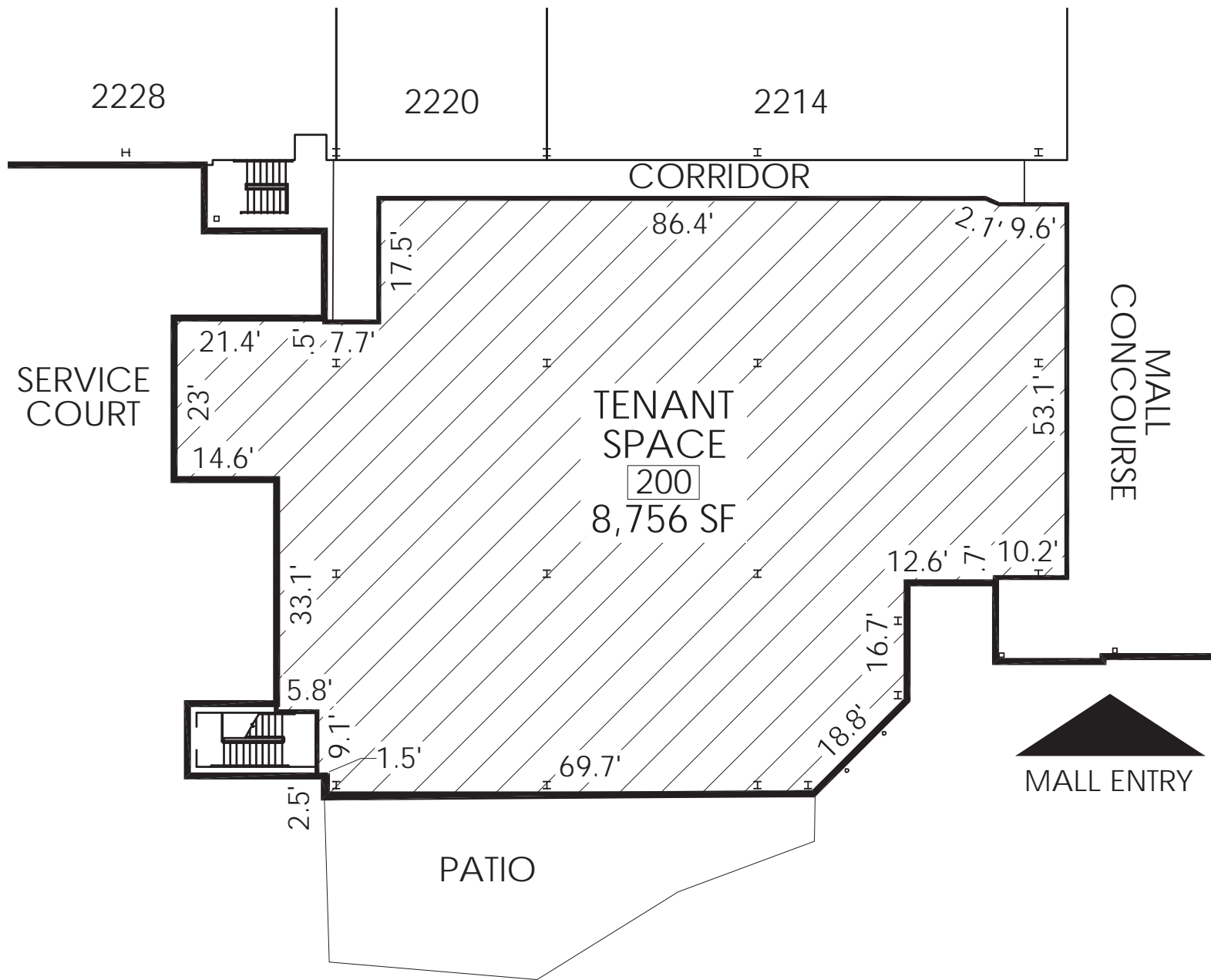
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EXTERIOR PHOTOS

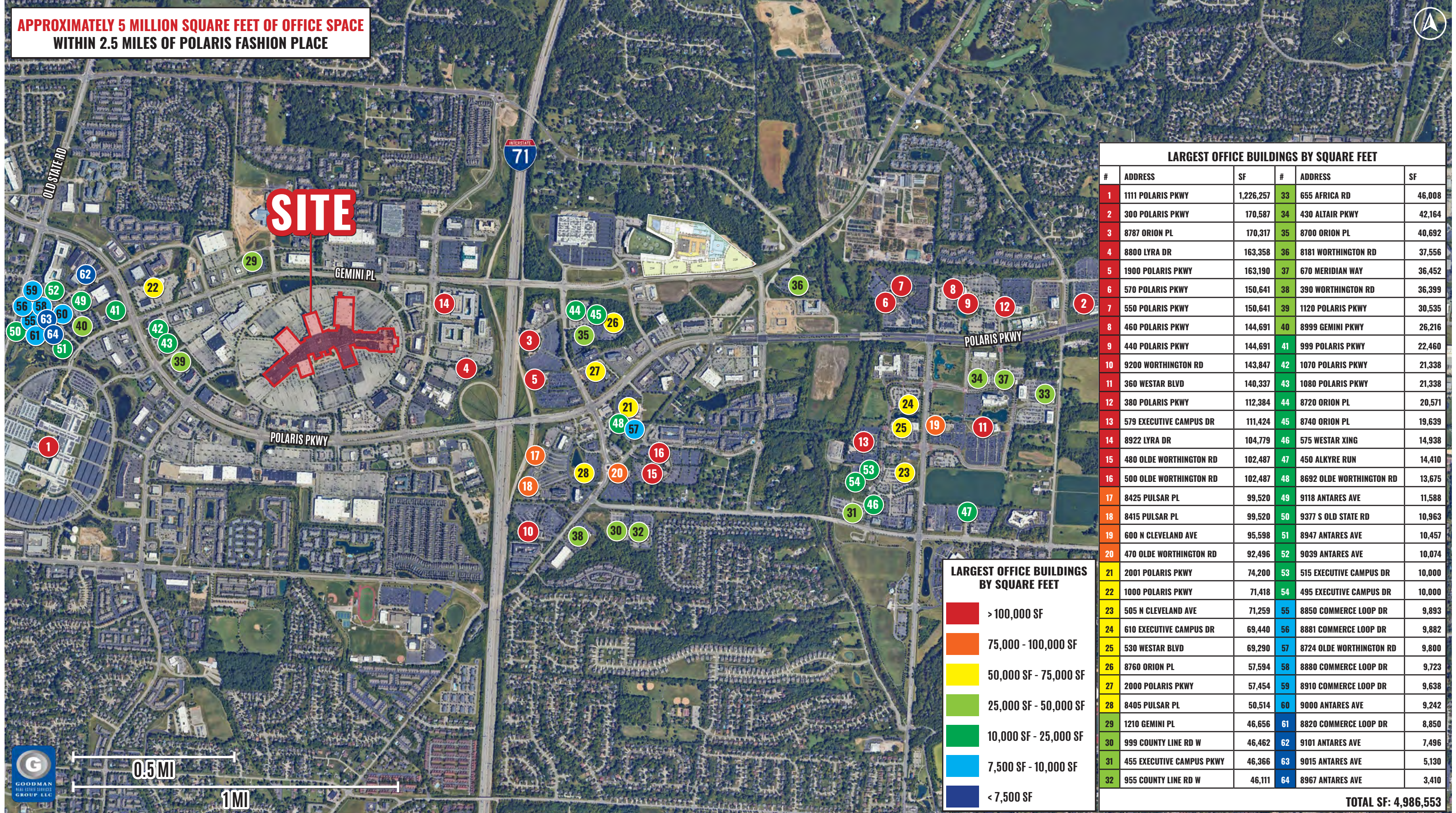


SITE PLAN



NEARBY OFFICE SPACES

APPROXIMATELY 5 MILLION SQUARE FEET OF OFFICE SPACE WITHIN 2.5 MILES OF POLARIS FASHION PLACE



LARGEST OFFICE BUILDINGS BY SQUARE FEET					
#	ADDRESS	SF	#	ADDRESS	SF
1	1111 POLARIS PKWY	1,226,257	33	655 AFRICA RD	46,008
2	300 POLARIS PKWY	170,587	34	430 ALTAIR PKWY	42,164
3	8787 ORION PL	170,317	35	8700 ORION PL	40,692
4	8800 LYRA DR	163,358	36	8181 WORTHINGTON RD	37,556
5	1900 POLARIS PKWY	163,190	37	670 MERIDIAN WAY	36,452
6	570 POLARIS PKWY	150,641	38	390 WORTHINGTON RD	36,399
7	550 POLARIS PKWY	150,641	39	1120 POLARIS PKWY	30,535
8	460 POLARIS PKWY	144,691	40	8999 GEMINI PKWY	26,216
9	440 POLARIS PKWY	144,691	41	999 POLARIS PKWY	22,460
10	9200 WORTHINGTON RD	143,847	42	1070 POLARIS PKWY	21,338
11	360 WESTAR BLVD	140,337	43	1080 POLARIS PKWY	21,338
12	380 POLARIS PKWY	112,384	44	8720 ORION PL	20,571
13	579 EXECUTIVE CAMPUS DR	111,424	45	8740 ORION PL	19,639
14	8922 LYRA DR	104,779	46	575 WESTAR XING	14,938
15	480 OLDE WORTHINGTON RD	102,487	47	450 ALKYRE RUN	14,410
16	500 OLDE WORTHINGTON RD	102,487	48	8692 OLDE WORTHINGTON RD	13,675
17	8425 PULSAR PL	99,520	49	9118 ANTARES AVE	11,588
18	8415 PULSAR PL	99,520	50	9377 S OLD STATE RD	10,963
19	600 N CLEVELAND AVE	95,598	51	8947 ANTARES AVE	10,457
20	470 OLDE WORTHINGTON RD	92,496	52	9039 ANTARES AVE	10,074
21	2001 POLARIS PKWY	74,200	53	515 EXECUTIVE CAMPUS DR	10,000
22	1000 POLARIS PKWY	71,418	54	495 EXECUTIVE CAMPUS DR	10,000
23	505 N CLEVELAND AVE	71,259	55	8850 COMMERCE LOOP DR	9,893
24	610 EXECUTIVE CAMPUS DR	69,440	56	8881 COMMERCE LOOP DR	9,882
25	530 WESTAR BLVD	69,290	57	8724 OLDE WORTHINGTON RD	9,800
26	8760 ORION PL	57,594	58	8880 COMMERCE LOOP DR	9,723
27	2000 POLARIS PKWY	57,454	59	8910 COMMERCE LOOP DR	9,638
28	8405 PULSAR PL	50,514	60	9000 ANTARES AVE	9,242
29	1210 GEMINI PL	46,656	61	8820 COMMERCE LOOP DR	8,850
30	999 COUNTY LINE RD W	46,462	62	9101 ANTARES AVE	7,496
31	455 EXECUTIVE CAMPUS PKWY	46,366	63	9015 ANTARES AVE	5,130
32	955 COUNTY LINE RD W	46,111	64	8967 ANTARES AVE	3,410

LARGEST OFFICE BUILDINGS BY SQUARE FEET	
■	> 100,000 SF
■	75,000 - 100,000 SF
■	50,000 SF - 75,000 SF
■	25,000 SF - 50,000 SF
■	10,000 SF - 25,000 SF
■	7,500 SF - 10,000 SF
■	< 7,500 SF

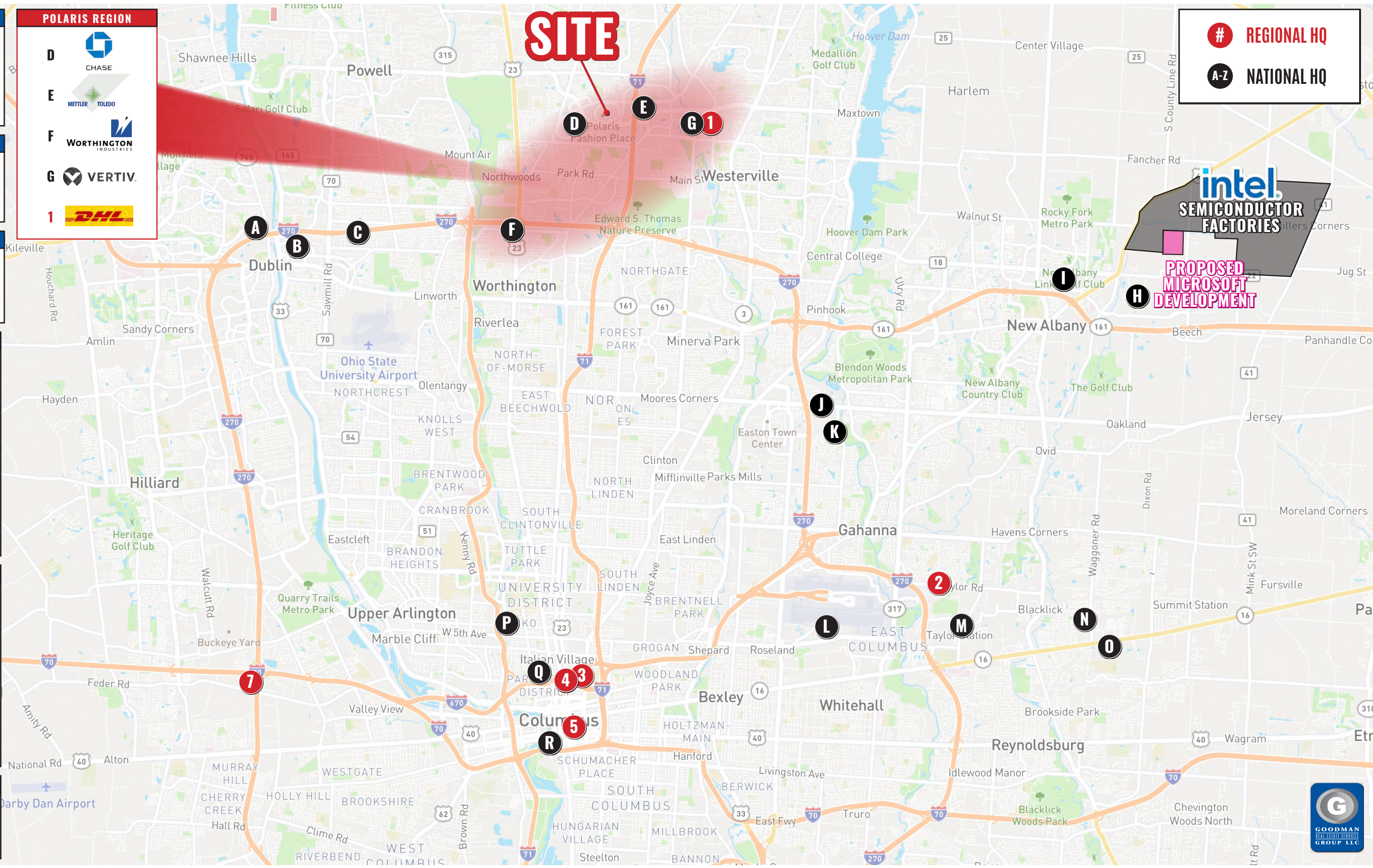
TOTAL SF: 4,986,553



HEADQUARTERED BUSINESSES IN COLUMBUS

- DUBLIN**
 - A CardinalHealth
 - B Wendy's
 - C Safelite AutoGlass
- NEW ALBANY**
 - H Abercrombie & Fitch
 - I Bob Evans
- EASTON REGION**
 - J EXPRESS
 - K Bath & Body Works
- AIRPORT/GAHANNA**
 - L DSW DESIGNER SHOE WAREHOUSE
 - M DONATOS Every piece is important.
 - N T-Tech
 - O VICTORIA'S SECRET
 - 2 zulily
- DOWNTOWN**
 - P BATTELLE
 - Q Nationwide
 - R Huntington
 - 3 Abbott
 - 4 Spectrum
 - 5 IBM
- WEST COLUMBUS**
 - 6 XPO Logistics
 - 7 Eddie Bauer

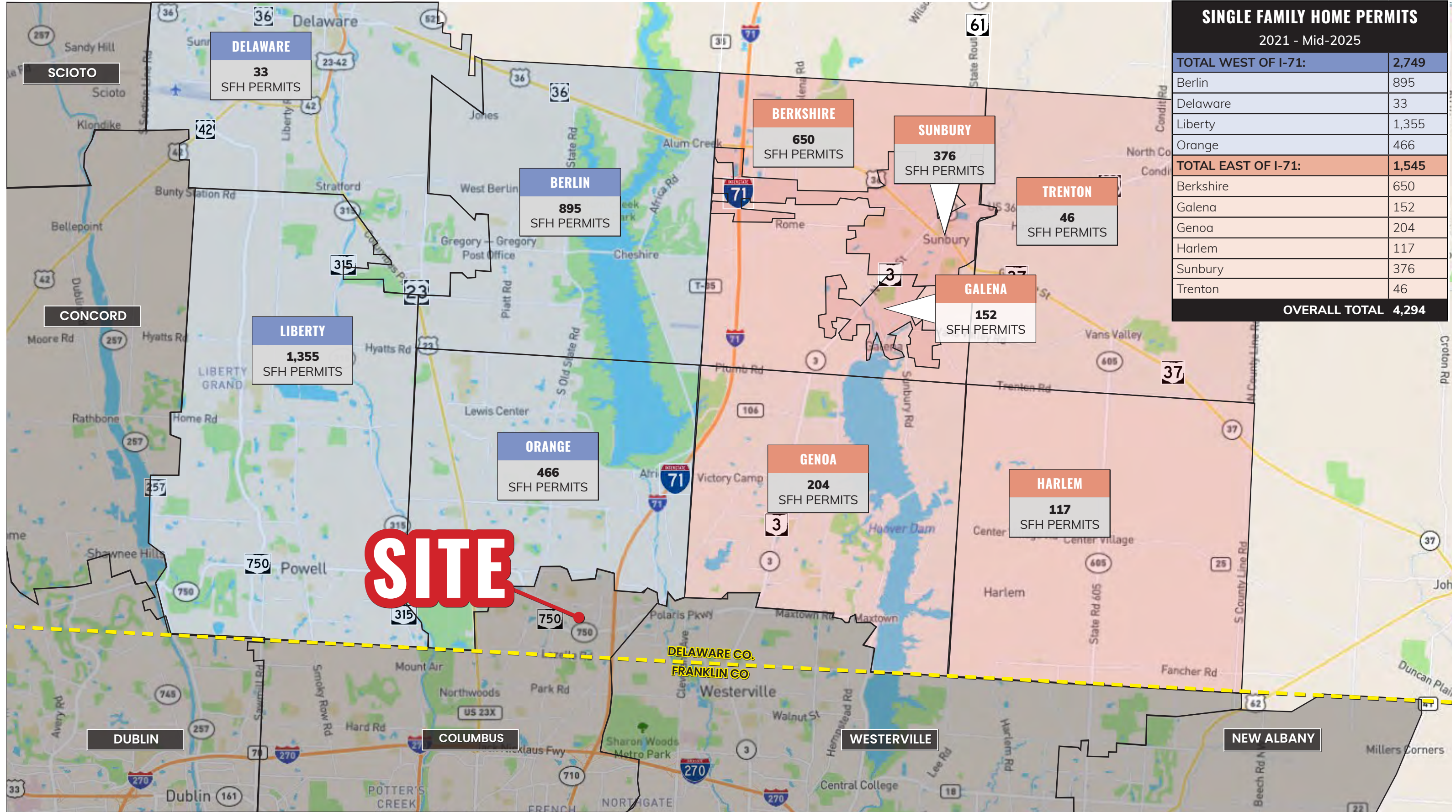
- POLARIS REGION**
 - D CHASE
 - E METTLER TOLEDO
 - F WORTHINGTON INDUSTRIES
 - G VERTIV
 - 1 DHL



REGIONAL HQ
 A-Z NATIONAL HQ



SOUTHERN DELAWARE COUNTY GROWTH



SINGLE FAMILY HOME PERMITS	
2021 - Mid-2025	
TOTAL WEST OF I-71:	2,749
Berlin	895
Delaware	33
Liberty	1,355
Orange	466
TOTAL EAST OF I-71:	1,545
Berkshire	650
Galena	152
Genoa	204
Harlem	117
Sunbury	376
Trenton	46
OVERALL TOTAL	4,294



MARKETING SERVICES



TENANT SERVICES



INVESTMENT SALES

CREATING VALUE



DISPOSITIONS



LEASE SERVICES

ACHIEVING SUCCESS



WWW.GOODMANREALESTATE.COM

BUILDING RELATIONSHIPS



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