



MIXED-USE DEVELOPMENT

SOUTHERN STATION

GRANDVIEW | OHIO 43212



EXCLUSIVELY PRESENTED BY

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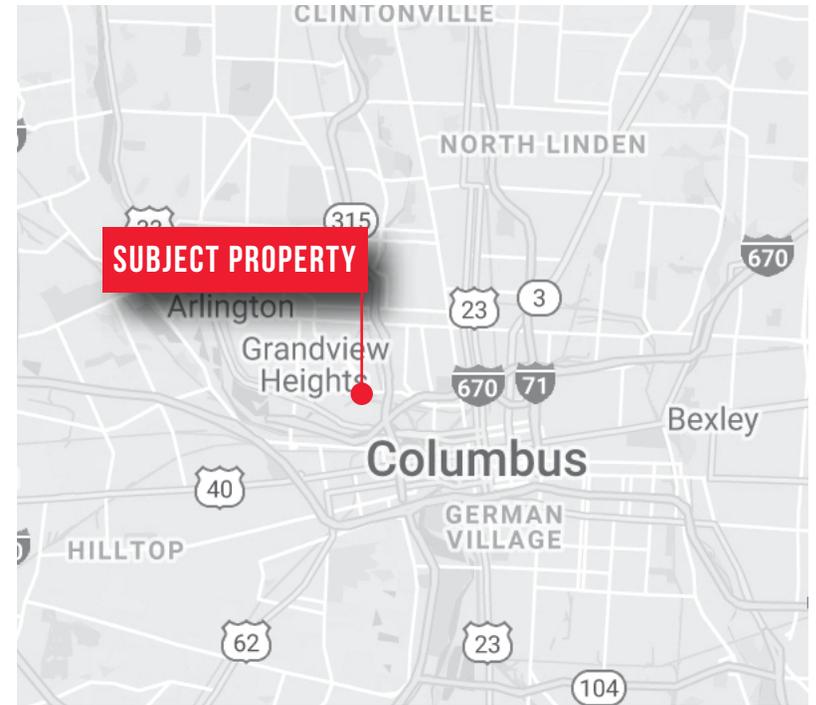
www.elfordrealty.com



EXECUTIVE SUMMARY

Elford Realty is pleased to present the opportunity to lease commercial space (office, restaurant, retail) at Southern Station, a mixed-use development, prominently located near downtown Columbus, Ohio. This mixed-use project will feature modern design, and convenient amenities that include multi-family units.

This property offers an excellent location, minutes from The Ohio State University, The Ohio State University Wexner Medical Center, as well as a close drive to popular area neighborhoods such as downtown Columbus, Upper Arlington, Grandview Heights, and the Short North. Furthermore, this office building is just-off of I-315 allowing for easily accessibility and numerous nearby retail and restaurants.



Located in the high-growth market of Grandview Heights

New Construction of Class-A Commercial and Residential Units

Excellent proximity to area attractions and amenities

Easy accessibility from SR-315 and Interstate 670, off of Goodale Blvd.



Grandview Heights, OH

CITY/STATE

Mixed-Use (Commercial/Multi-family)
UNITS

20,267 SF (11,340 SF contiguous)
OFFICE/RETAIL SPACE AVAILABLE

4,103 SF (+ additional patio space)
RESTAURANT SPACE AVAILABLE

Fall 2022
ANTICIPATED DELIVERY

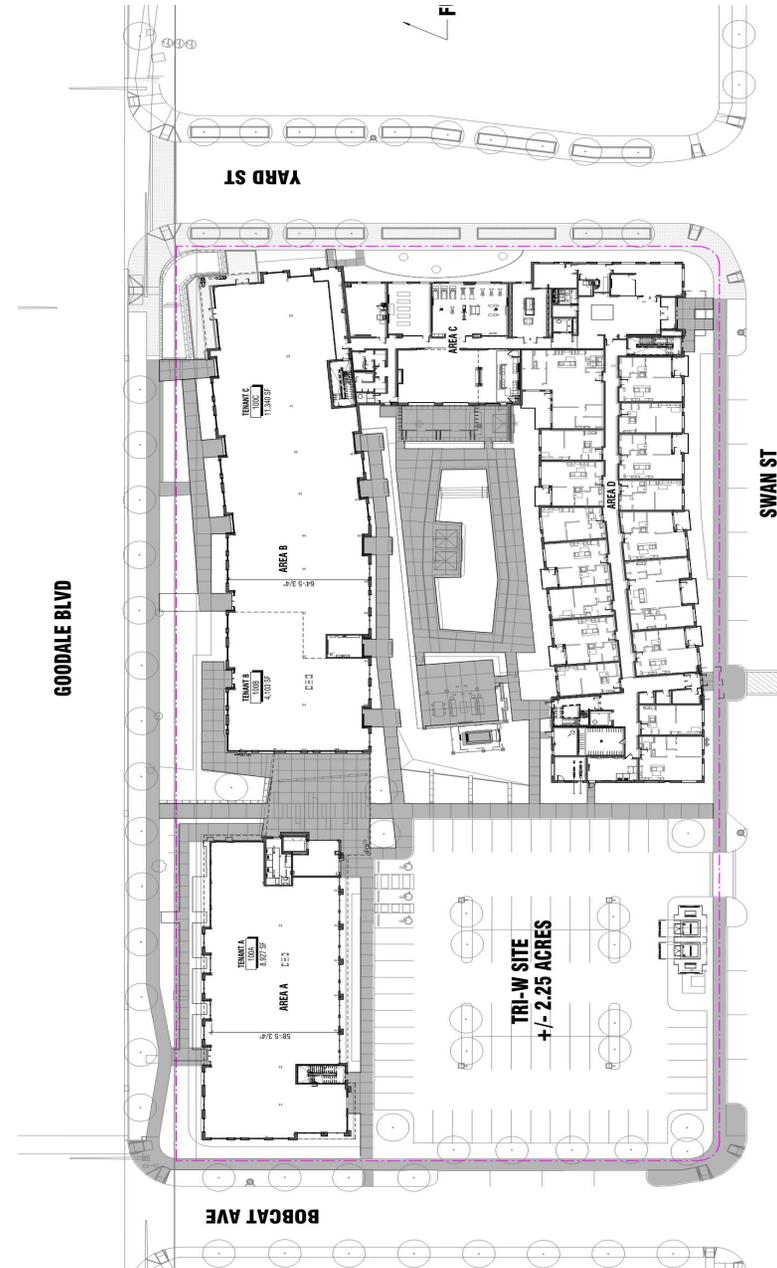
4+ / 1,000 Surface Spaces
PARKING RATIO



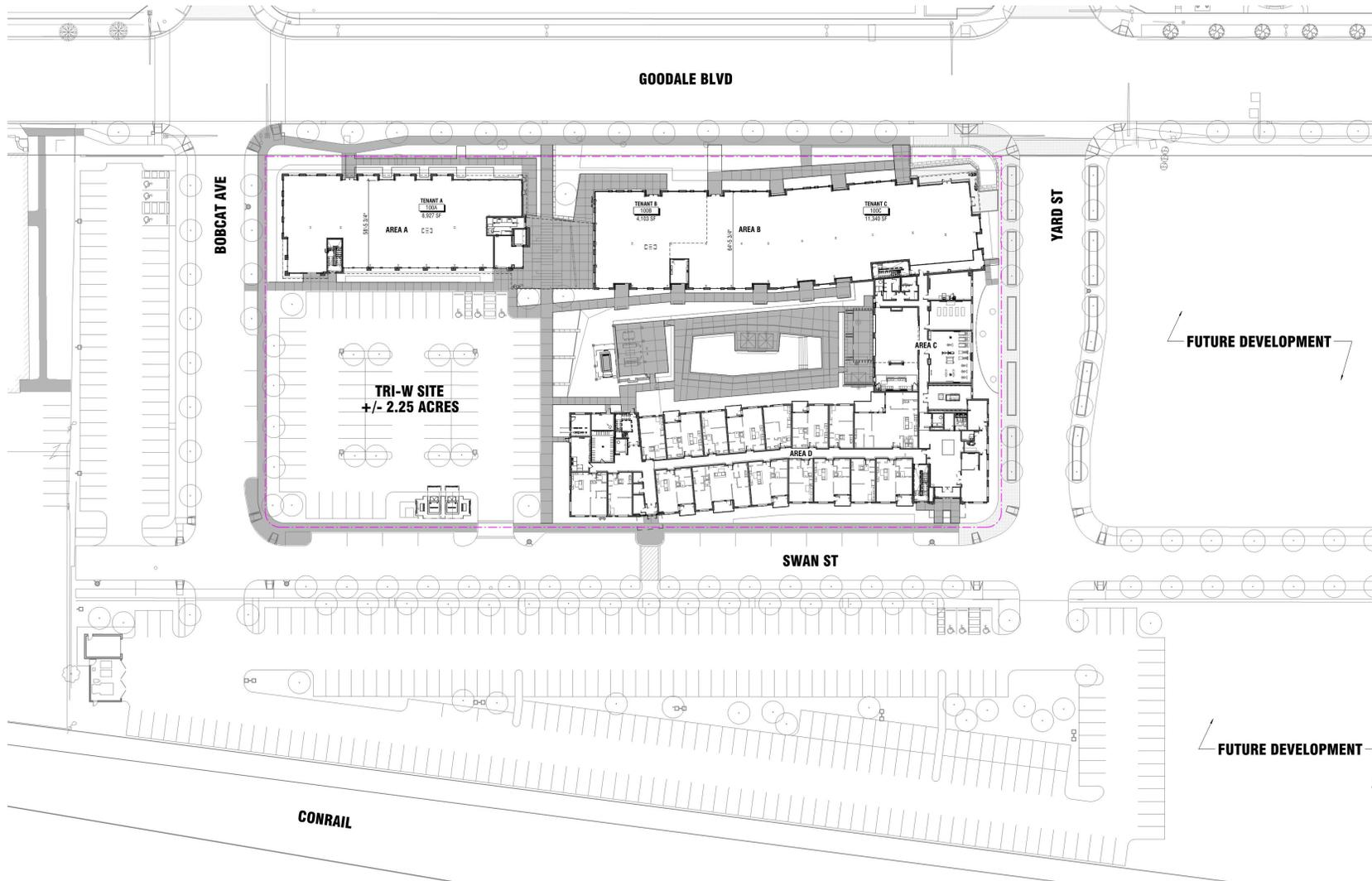
PROPERTY OVERVIEW

PROPERTY SUMMARY

| | |
|------------------------------|---|
| ADDRESS | Goodale Blvd., Grandview, OH 43212 |
| COMMERCIAL/RETAIL: | 20,267 SF (11,340 SF Contiguous) \$22.00/SF NNN |
| RESTAURANT SF: | 4,103 SF (Patio also Available) \$28.00/SF NNN |
| OP. EXPENSES: | \$8.50/SF NNN (Estimated) |
| SF AVAILABLE: | 24,370 SF |
| AMENITIES: | <ul style="list-style-type: none"> - Signage - Surface Parking - Great Location - Frontage on Goodale Blvd. |
| PARKING: | 4+/1,000 |
| ANTICIPATED DELIVERY: | Fall 2022 |



SITE PLAN OVERVIEW



PROPERTY RENDERINGS



MARKET OVERVIEW MAP





AREA OVERVIEW

Columbus is one of the fastest-growing cities in the nation—thousands of people move to the Columbus area every year, making it the 14th largest city in the United States. With a reputation for its affordable cost of living, top-ranked infrastructure, and talented workforce, the region is one of the most dynamic and diverse in the country. With a vibrant mix of arts and culture, popular collegiate and professional sports teams, an entrepreneurial spirit, a revitalized downtown, and a diverse array of surrounding neighborhoods, Columbus is a great place to call home, raise a family, and do business. With several Fortune 500 companies based in the area, as well as the state’s capital offices, the metro’s economy is sheltered from extreme economic swings with job growth consistently outpacing the national average, people from across the country are moving to Columbus, creating significant population growth.

**Source: <https://columbusregion.com/>*

#1

City for tech
Workers

#2

City for
college Grads

#5

City for Entrepreneurs
and Startups

NEIGHBORHOOD OVERVIEW

Grandview Heights This walkable, bikeable neighborhood, just two miles from downtown Columbus and its major highways, is one of Columbus' most beloved areas. A hybrid of urban flair and neighborhood warmth, Grandview's vibe is at the same time laid-back and buzzing with energy. Grandview is home to a collection of award-winning craft microbreweries and taprooms. A hub of creativity, culture, and out-of-the-ordinary experiences, Grandview offers an array of guided food and drink tasting tours, unique regional events, demos, classes, art galleries, consignment shops, a working distillery, the nation's oldest operating single-screen theater, and much more. This hip, historic neighborhood is brimming with distinctive flavor and new experiences, as well as a close drive to popular area neighborhoods such as downtown Columbus, Upper Arlington, Grandview Heights, and the Short North.

**Source: <https://www.destinationgrandview.org/about-grandview/>*

Grandview Yard is an urban neighborhood that offers a growing list of commercial businesses, restaurants, grocery and service retail, hospitality, and luxury urban living in one of the area's top school systems. The modern architecture and walkable streets are complimented by lush green spaces, brick and tree-lined walkways, and convenient parking. Surrounded by exciting entertainment, sports, culture and nightlife, Grandview Yard is located just minutes from shopping and dining on Grandview Avenue, entertainment in downtown Columbus and the Arena District, and events at The Ohio State University. **Source: <https://www.grandviewyard.com/>*

AREA AMENITIES

GRANDVIEW YARD

125-acre mixed-use dev. with 1.2 mil SF of Class A comm. space, restaurants, grocery & service retail, and hospitality
1500+ residential units

CONVENTION CENTER

\$140 mil expansion & renovation of the Convention Center completed in 2017 created 1.8 mil SF facility that includes 3 ballrooms, & 74 meeting rooms.

HUNTINGTON PARK

Home stadium of the Columbus Clippers, a AAA affiliate of the Cleveland Indians since 2009, that seats over 10,000 fans

COLUMBUS COMMONS

Six-acre park located in the center of Downtown Columbus that functions as a gathering space, hosting over 200 free events every year

NATIONWIDE ARENA

684,000 total SF Arena that is home to the NHL's Columbus Blue Jackets, as well as the host of several shows and concerts that come to the area

SHORT NORTH

A hip, culture-rich area centered on N. High St. featuring Contemporary galleries, unique restaurants and bars, & several of the area's popular small businesses

AREA AMENITIES



EDUCATION

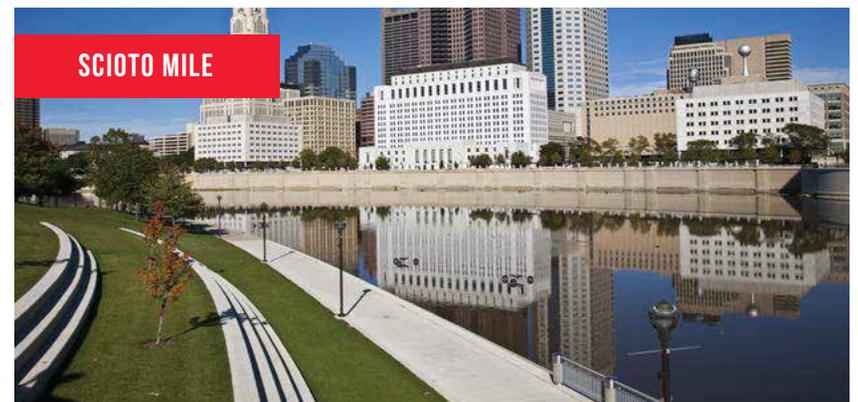
The Columbus Region has one of the highest concentrations of higher education in the nation, with 52 college and university campuses, a total enrollment of more than 134,000 students and 22,000 annual graduates. Of the colleges in the region, two are of the world's leading private research institutions, allowing Columbus to attract some of the best and brightest talent in the country. The range of educational opportunities contributes to Columbus' talented and diverse labor force.

The top colleges in the downtown Columbus area are The Ohio State University, Columbus State Community Colleges, and Otterbein University, with enrollment totaling 92,000 +.

**Source: <https://columbusregion.com/>*

AREA ATTRACTIONS

Columbus has an array of entertainment to offer. From the unique restaurants and bars in the Short North to the outdoor concerts performed at the Columbus Commons and Express Live concert venue, to Gallery Hop and the North Market, featuring local artistic talent and food vendors, Columbus has something for everyone. The city hosts special events and festivals such as Comfest and The Arnold Classic, as well several professional sports teams such as The Ohio State Buckeyes and Columbus Blue Jackets, as well as the annual Memorial Golf Tournament, giving residents and visitors something to do year-round. Columbus also features many parks and museums including the Columbus Museum of Art, COSI, the world-famous Columbus Zoo and Aquarium, the Scioto Mile, and the Franklin Park Conservatory.



ECONOMY OVERVIEW

Columbus regional economy boasts a highly-diversified base of companies, with no industry representing more than 18% of employment. Home of the world's most recognizable brands—Scotts, Wendy's, Cardinal Health, Express, JPMorgan Chase, Nationwide, Abercrombie & Fitch— innovative small businesses and top-ranked educational and research institutions, the Columbus Region offers a stable environment for companies looking to grow in a variety of sectors.

The Columbus Region is home to a population of 2.1 million, and a potential workforce of 1.2 million. With one of the youngest and most-educated populations in the country - the median age is 35.9 and 36% of residents 25+ holds a bachelor's degree or higher. The Region offers a steady pipeline of young talent with one of the highest populations of millennials in the nation. The Columbus metro ranks first among large Midwest metro areas for population and job growth since 2010 and is among the fastest growing metros in the country. **Source: <https://columbusregion.com/>*

FORTUNE 1000 COMPANIES IN COLUMBUS



TOP EMPLOYERS

| | |
|---------------------------------------|------------------|
| The Ohio State University | 31,340 Employees |
| State of Ohio | 24,067 Employees |
| OSU Health System | 22,727 Employees |
| Ohio Health | 21,117 Employees |
| JPMorgan Chase | 20,475 Employees |
| Nationwide Insurance | 13,400 Employees |
| Honda N. America Inc. | 10,701 Employees |
| Nationwide Children's Hospital | 10,032 Employees |
| Mount Carmel Health System | 8,852 Employees |
| City of Columbus | 8,815 Employees |
| Columbus City Schools | 8,004 Employees |
| L Brands Inc. | 7,800 Employees |



POPULATION OVERVIEW

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented population growth. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro—with 46% of the United States population within a 10-hour drive.

With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ holds a bachelor’s degree or higher. The Region offers a steady pipeline of young talent with one of the highest concentrations of college students in the nation.

**Source: <https://columbusregion.com/>*

| POPULATION | | | | |
|-----------------|-----------|-----------|-----------|-----------|
| | 2017 | 2018 | 2019 | 2020 |
| Columbus | 1,568,000 | 1,598,000 | 1,621,000 | 1,644,000 |



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

Image Sources: grandviewyard.com (p. 11 [top left]) www.hometeamproperties.net (p. 11 [bottom left]), www.experiencecolumbus.com (p. 11 [top & middle right]), ohio.org (p. 11 [bottom right]) Shutterstock (p. 09, 12 bottom right, 14), foxnews.com/sports/ohio-state-football-stadium-fans-guidelines-relaxed-ad (p. 12 [top right]), (p. 12 [middle right]), <https://www.choicehotels.com/ohio/columbus/5-reasons-to-visit> (p. 12 [middle right])

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