

# SIXTH /GAY

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/A REMARKABLE REDEVELOPMENT  
OPPORTUNITY IN THE DISCOVERY DISTRICT

At the corner of Sixth Street & Gay Street in Columbus, Ohio



NEWMARK

# /ABOUT THE OPPORTUNITY

Located at Sixth and Gay in the heart of downtown Columbus, this premier development site offers unparalleled access to a vibrant, amenity-rich environment with dozens of restaurants, shops, cultural attractions, parks, and services all within a short walk.

The site is tucked into a charming and thoughtfully evolving neighborhood fabric that appeals to residents seeking both lifestyle and connectivity. Anchored by the Neighborhood Launch community—an intentionally designed, walkable urban neighborhood with tree-lined streets, pocket parks, and residences that blend charm and character—this location provides the best of urban convenience and neighborhood feel.

Columbus continues to experience significant demand for housing, with citywide efforts under way to address a growing shortage of homes across income levels. With limited housing stock relative to demand and strong market fundamentals, this site represents a rare opportunity to address the city's housing needs.







**POWER TRANSFORMERS  
TO REMAIN ON SITE**



**/0.32 AC**  
Land Size



**/DISCOVERY**  
District

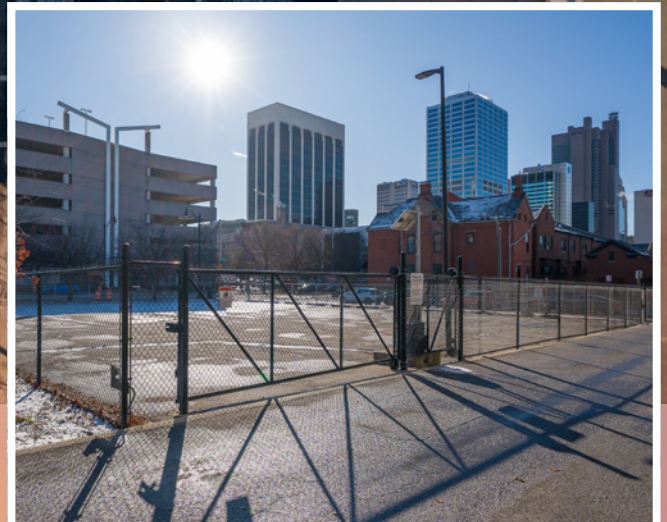


**/COMMERCIAL**  
Zoning



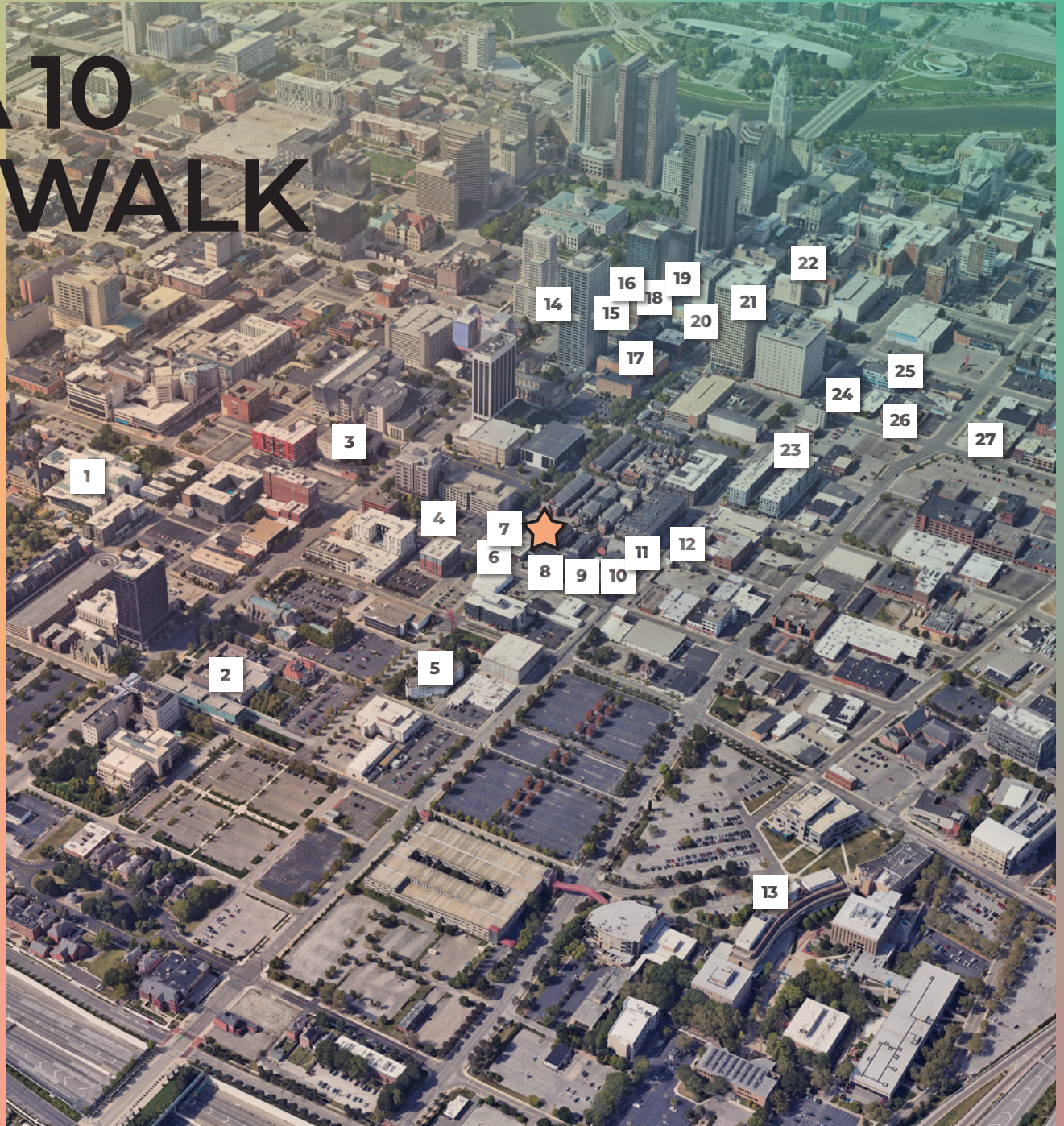
**/010-025951-00**  
Parcel Number

- / The property is located in the Downtown Residential Community Reinvestment Area, established in order to promote economic development in the downtown area of Columbus. The ordinance provides that a real estate tax abatement is available for all new residential construction projects within the identified area to include a 15 year – 100% tax abatement on Improvements.
- / The property is also located within the One Neighborhood New Community Authority.
- / Multi-year parking contracts are available in the garage at Neilston and Long (northeast corner) if overflow parking were sought.



# /ALL IN A 10 MINUTE WALK

1. Columbus Main Library
2. Columbus Museum of Art
3. Capital University Law School
4. Shape Fitness
5. CCAD
6. Domino's Pizza
7. Matt and Tony's
8. Charmy's Market
9. Pierogi Mountain
10. Brioso Coffee
11. Jimmy John's
12. Roosevelt Coffeehouse
13. Columbus State University
14. Butcher and Rose
15. Athletic Club of Columbus
16. Chase Bank
17. The Columbus Athenaeum
18. Lexi's Deli
19. Key Bank
20. Renaissance Hotel
21. Mitchell's Steakhouse
22. Residence Inn
23. Slammers
24. Pin's Mechanical
25. Cure Coffee and Cocktails
26. Jackie O's
27. Wolf's Ridge Brewing



Construction is currently underway on the Capital Line, an urban pathway woven through the heart of Downtown Columbus. This two-mile-long pedestrian and bike path offers a direct route to some of the city's most vibrant attractions like COSI, the Ohio Statehouse, the National Veterans Memorial and Museum and the Scioto Mile Riverfront. The Capital Line will stand as a testament to the City of Columbus' commitment to fostering a vibrant, accessible, and interconnected Downtown. This innovative urban pathway will not only bridge the geographical gaps between diverse neighborhoods but will also act as a catalyst for cultural enrichment, social cohesion, and economic revitalization within the heart of the city.

**CREATE CONNECTIVITY**

The Capital Line will provide a new and safe way to walk or bike through Downtown Columbus, along with an easily accessible connection to transit.

**CATALYZE DEVELOPMENT**

The Capital Line will attract new investment, foster future developments, spur new public art and support first floor retail, enabling economic growth.

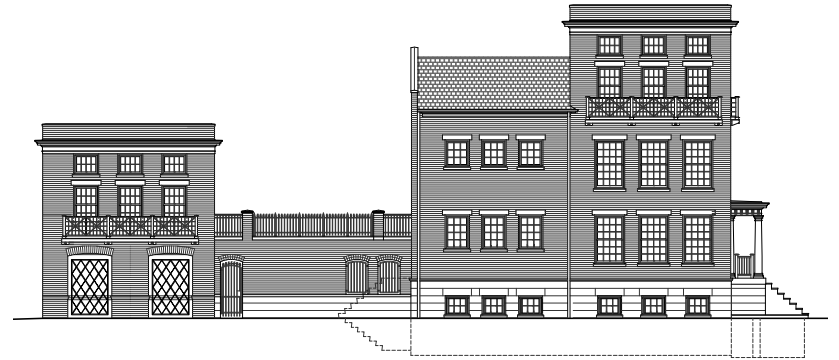
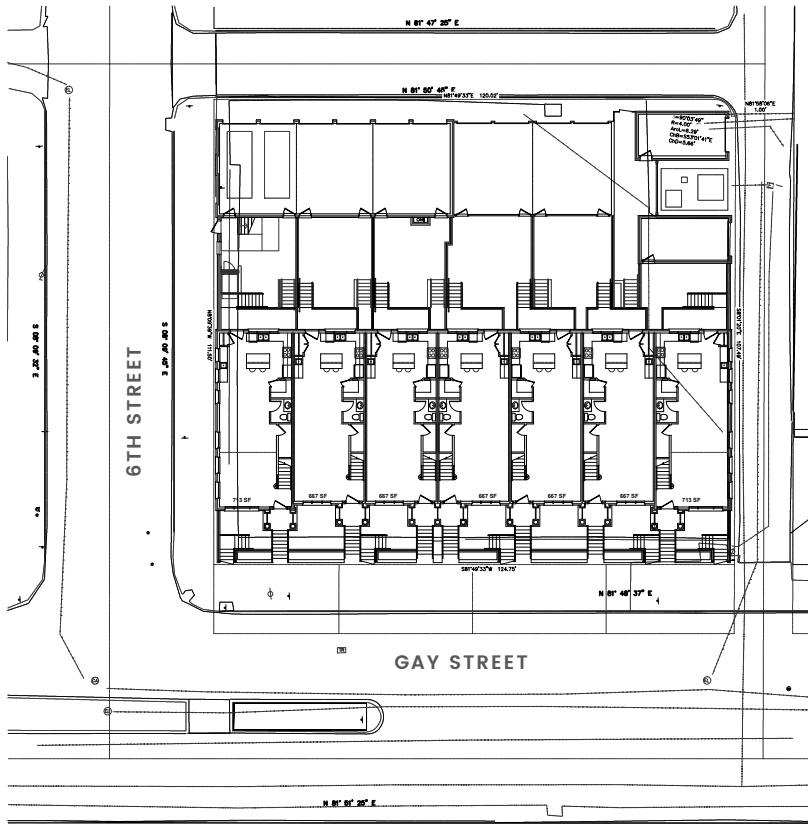
**ENHANCE THE DOWNTOWN EXPERIENCE**

The Capital Line will encourage people to do more Downtown, providing an easy way to move from one hotspot to another, in addition to being an enjoyable destination.

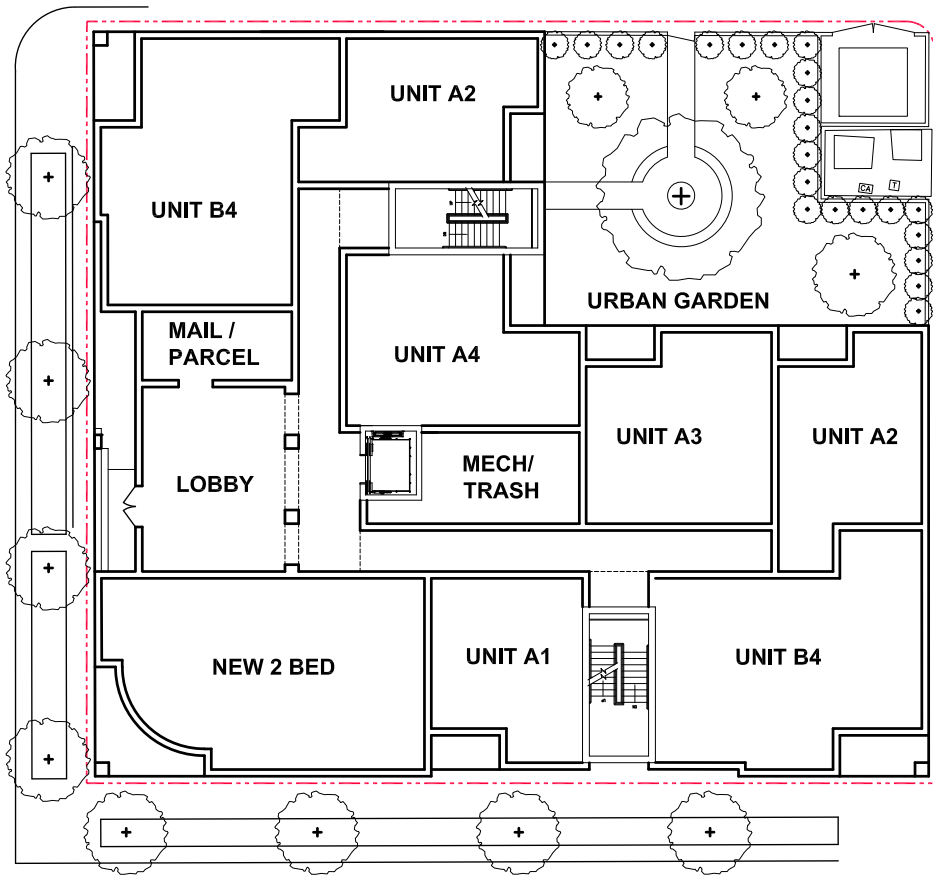
**WITHIN SHORT WALKING DISTANCE TO /CAPITAL LINE**

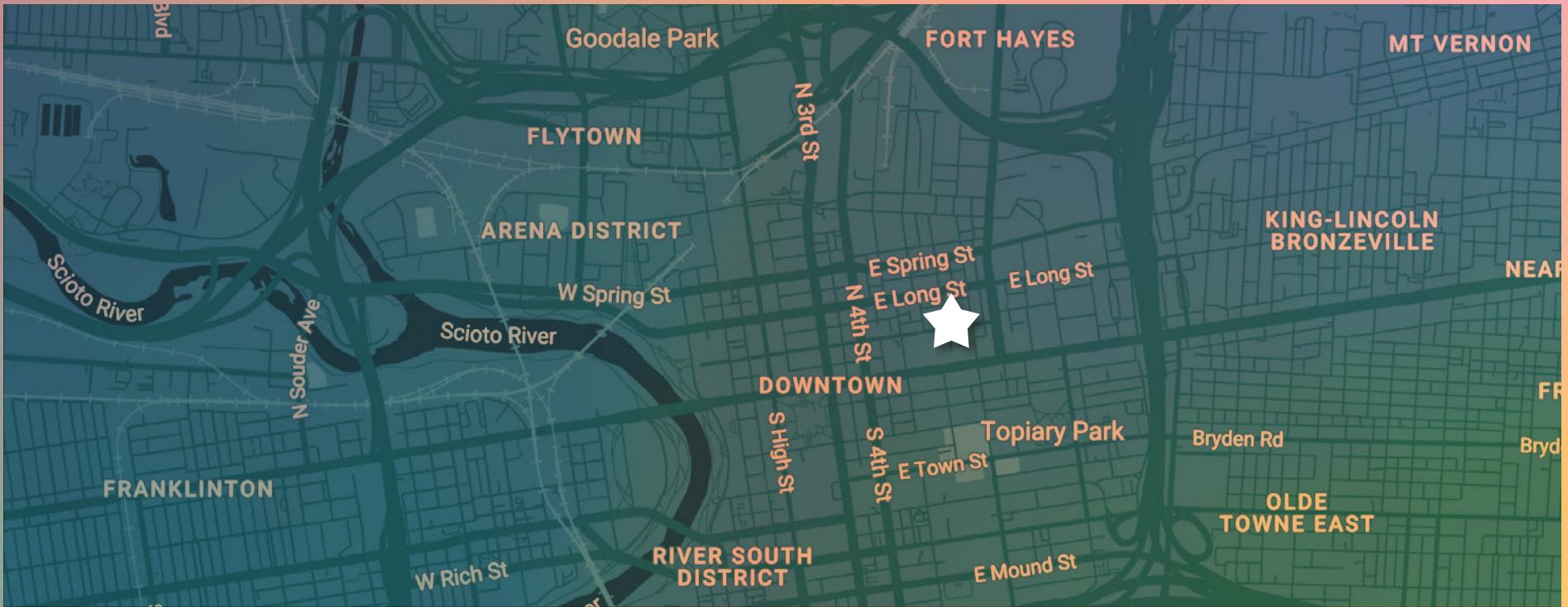


# CONCEPTUAL PLAN / CONDOMINIUMS



# CONCEPTUAL PLAN / APARTMENTS





# / DEMOGRAPHICS

## TOTAL POPULATION

1 Mile	18,040
3 Miles	159,142
5 Miles	363,511

## HOUSEHOLDS

1 Mile	11,082
3 Miles	71,603
5 Miles	156,198

## MEDIAN AGE

1 Mile	34.9
3 Miles	31.3
5 Miles	32.9

## COLLEGE EDUCATED

1 Mile	51%
3 Miles	42%
5 Miles	37%

## POPULATION GROWTH

1 Mile	4.0%
3 Miles	2.3%
5 Miles	1.5%

## AVERAGE INCOME

1 Mile	\$81,114
3 Miles	\$74,871
5 Miles	\$74,502

## MEDIAN HOME VALUE

1 Mile	\$407,645
3 Miles	\$291,385
5 Miles	\$228,704

## CONSUMER SPENDING

1 Mile	\$264.9 M
3 Miles	\$1.8 B
5 Miles	\$4.0 B

# /COLUMBUS AND THE NEED FOR HOUSING

Columbus has emerged as the leader among large Midwest cities and is also among the fastest growing in the country. The Central Ohio population is expected to grow between 750,000 – 1,000,000 people by the year 2050. To keep up with this population growth, Central Ohio will need 14,000-19,000 housing units built each year.

Although construction sits near an all-time high, with around 8,000 units underway, Columbus remains severely under built. The City of Columbus is committed to bringing 100,000 housing units to market over the next decade, representing half of the region's housing demand. In order to meet this demand, Columbus enacted zoning code reform last year. The mayor of Columbus has also proposed a \$500M bond to support the construction of affordable housing.



## /POPULATION GROWTH

#1 LARGEST POPULATION GROWTH  
OF ANY MAJOR U.S. CITY

## /RENT GROWTH

COLUMBUS CONTINUES TO  
OUTPERFORM THE NATIONAL AVERAGE

## /HOUSING SCARCITY

19K UNITS NEEDED PER YEAR OVER  
NEXT DECADE TO MEET DEMAND

# SIXTH /GAY

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**NEWMARK**

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