



## Polaris Neighborhood Center II

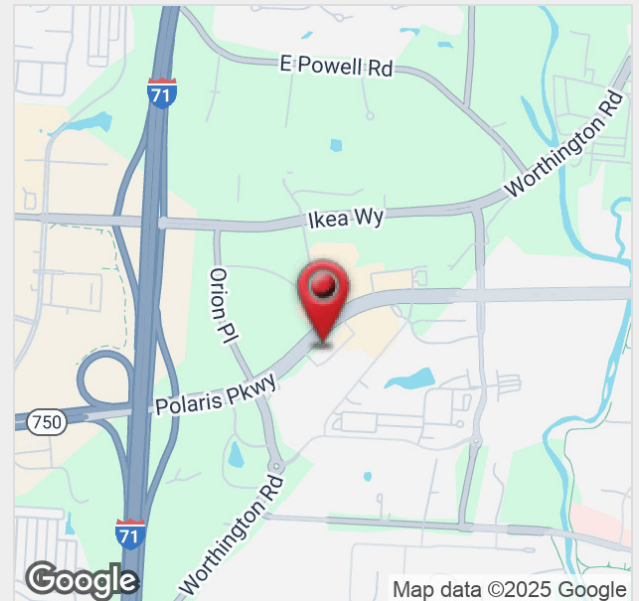
2019 Polaris Parkway, Columbus, Ohio 43240

### Property Features

- Retail Space Within 100% Occupied Strip Center
- Juice Bar with Partial Kitchen Setup (No Hood)
- Ideal for Café, Boutique Retail, or Service User
- Strong Co-Tenancy with National and Local Retailers
- Average Household Income of \$133,272 within 5 Miles
- Over 33,000 Vehicles Per Day
- Located Near Polaris Fashion Place, Topgolf, and The Galaxy at Polaris Mixed-Use Development
- Easy Access to I-71 and I-270
- Sublease Expires 06/30/2030

**Base Rate: \$26.00 SF/Yr**

**NNN: \$8.71 SF/Yr**



For more information:

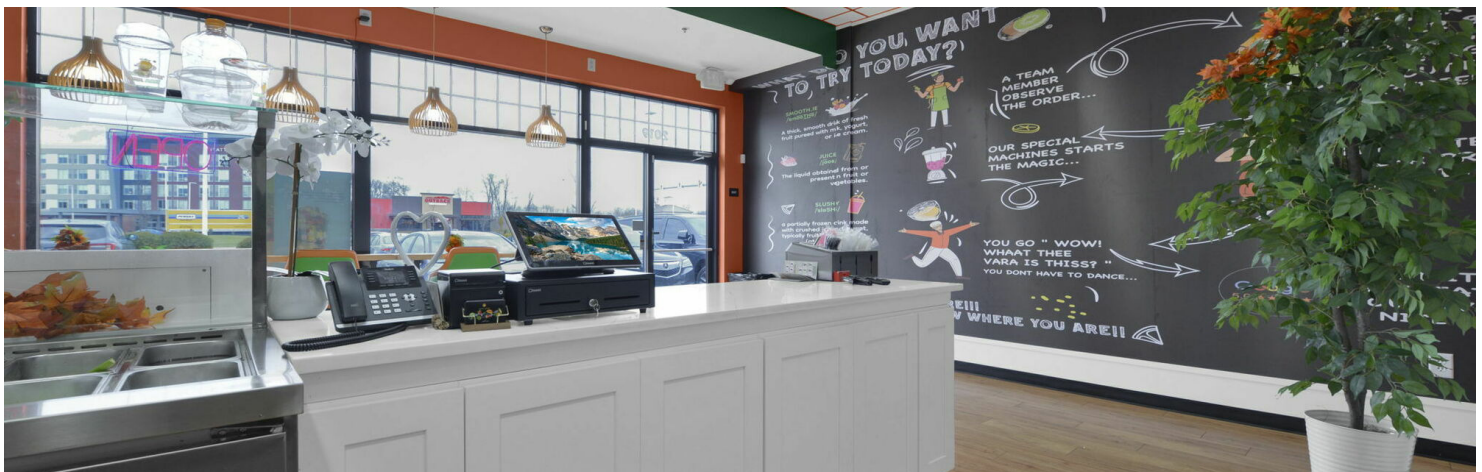
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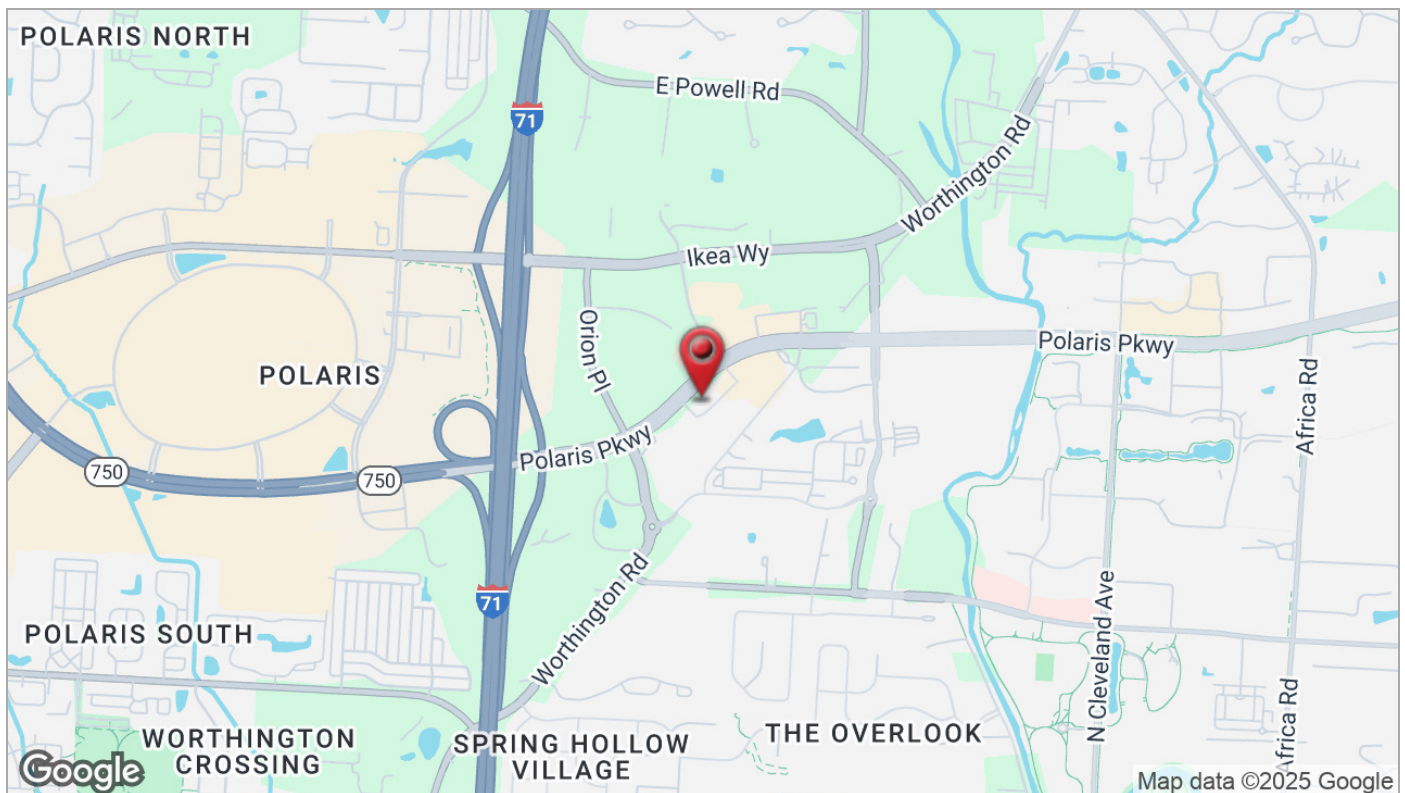
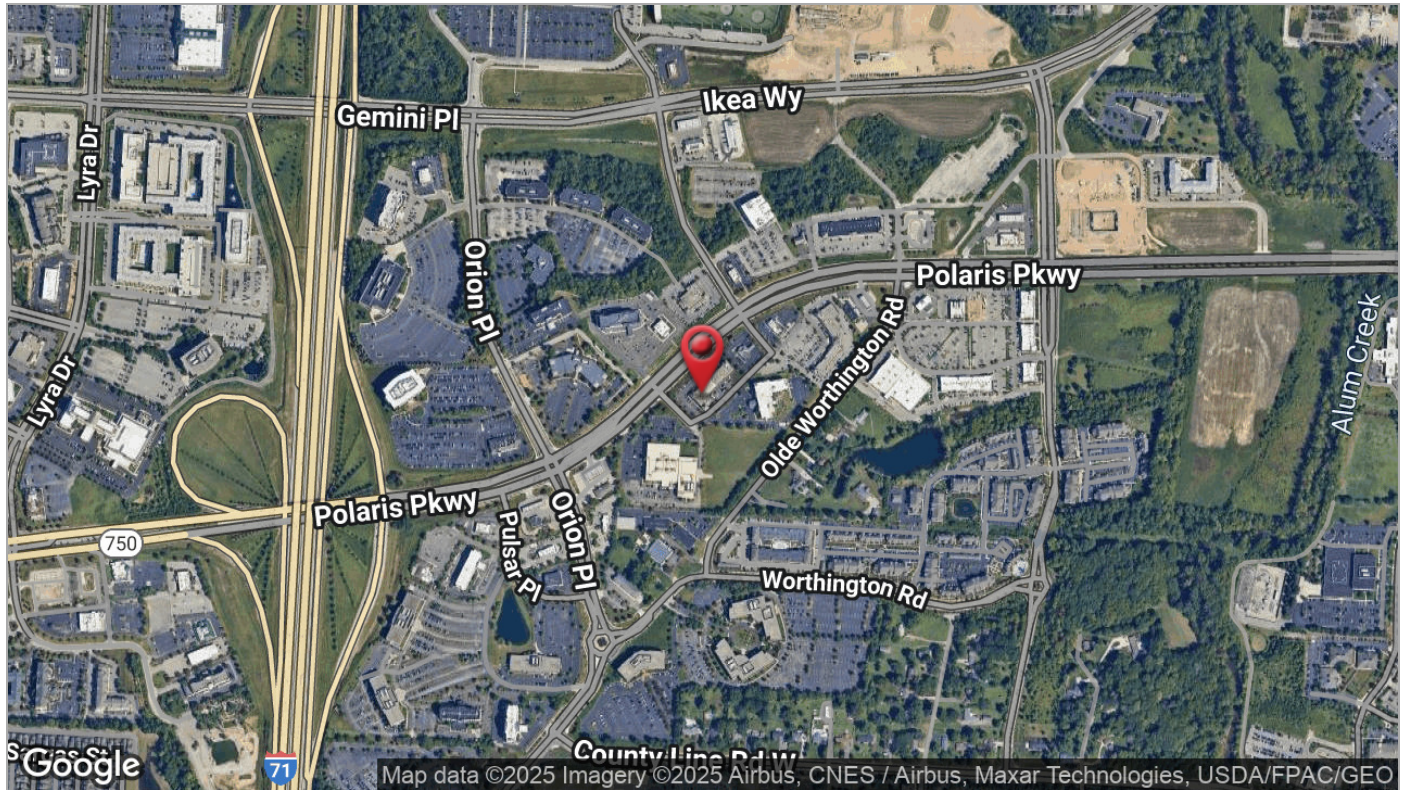




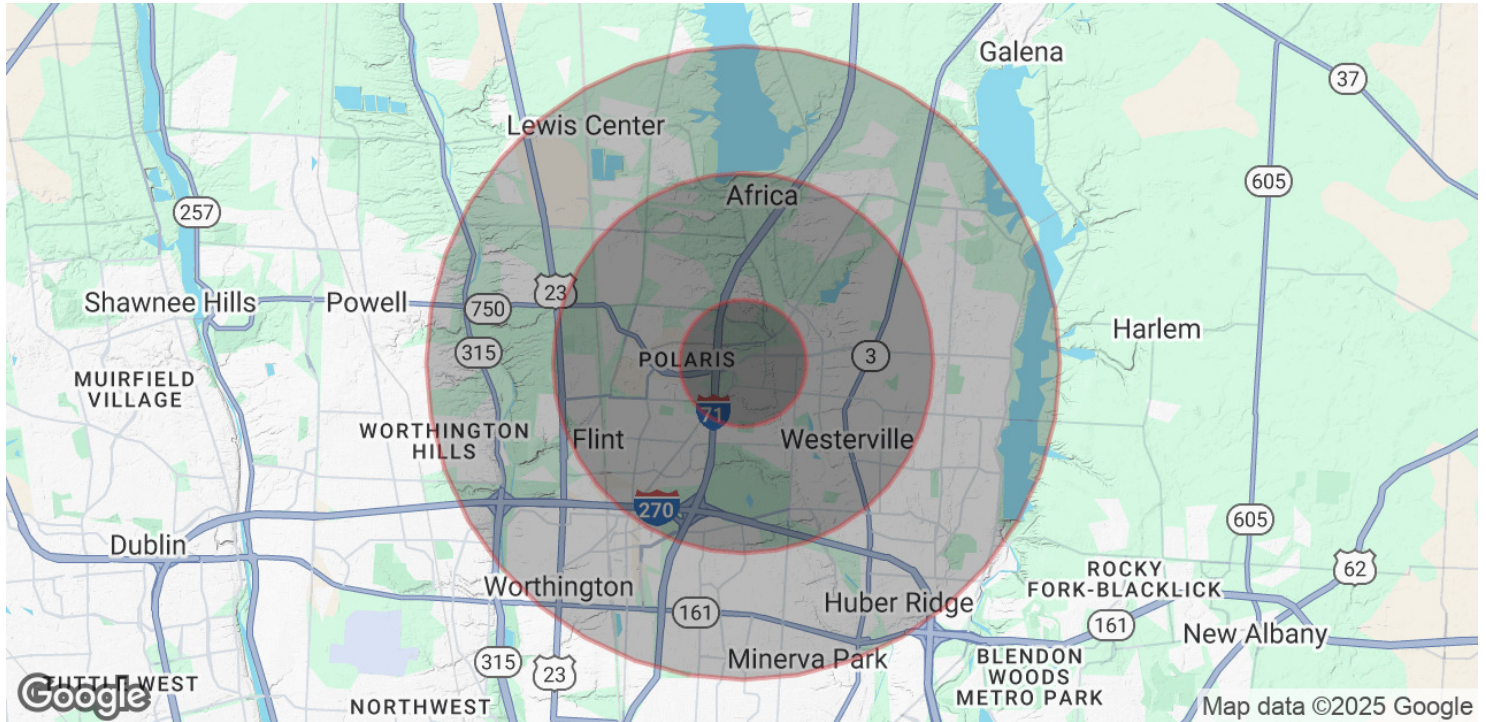












POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,519	87,591	204,328
Average Age	38	38	38
Average Age (Male)	38	37	37
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,959	34,700	78,693
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$125,463	\$135,749	\$133,272
Average House Value	\$387,896	\$378,733	\$375,276

Demographics data derived from AlphaMap