

An architectural rendering of a modern multi-story building with a glass and brick facade, set against a twilight sky. The building features a prominent corner section with a dark frame and large glass windows. The ground floor is finished with brick and large glass storefronts. The scene includes a street with blurred cars and a person on a motorcycle, suggesting an active urban environment.

# ARLINGTON

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# GATEWAY

**18,134 SQUARE FEET OF  
NEW RETAIL SPACE IN  
UPPER ARLINGTON, OHIO**

**NEWMARK**

## KEY FACTS

ARLINGTON GATEWAY  
1325-1397 W. LANE AVENUE

**26,882 SF**

Total Retail Area

**3Q 2023**

Projected Completion

**Mixed-Use**

Property

**12**

Floors

**Free**

On-Site Parking

**869**

Total Parking Spots

**4.0/1,000 SF**

Overall Parking Ratio

## PROPERTY SUMMARY



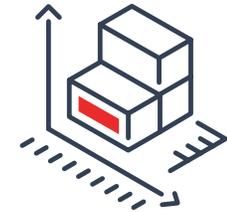
**18,134 SF**

Space Available



**6**

Suites Available



**6,987**

Max Contiguous



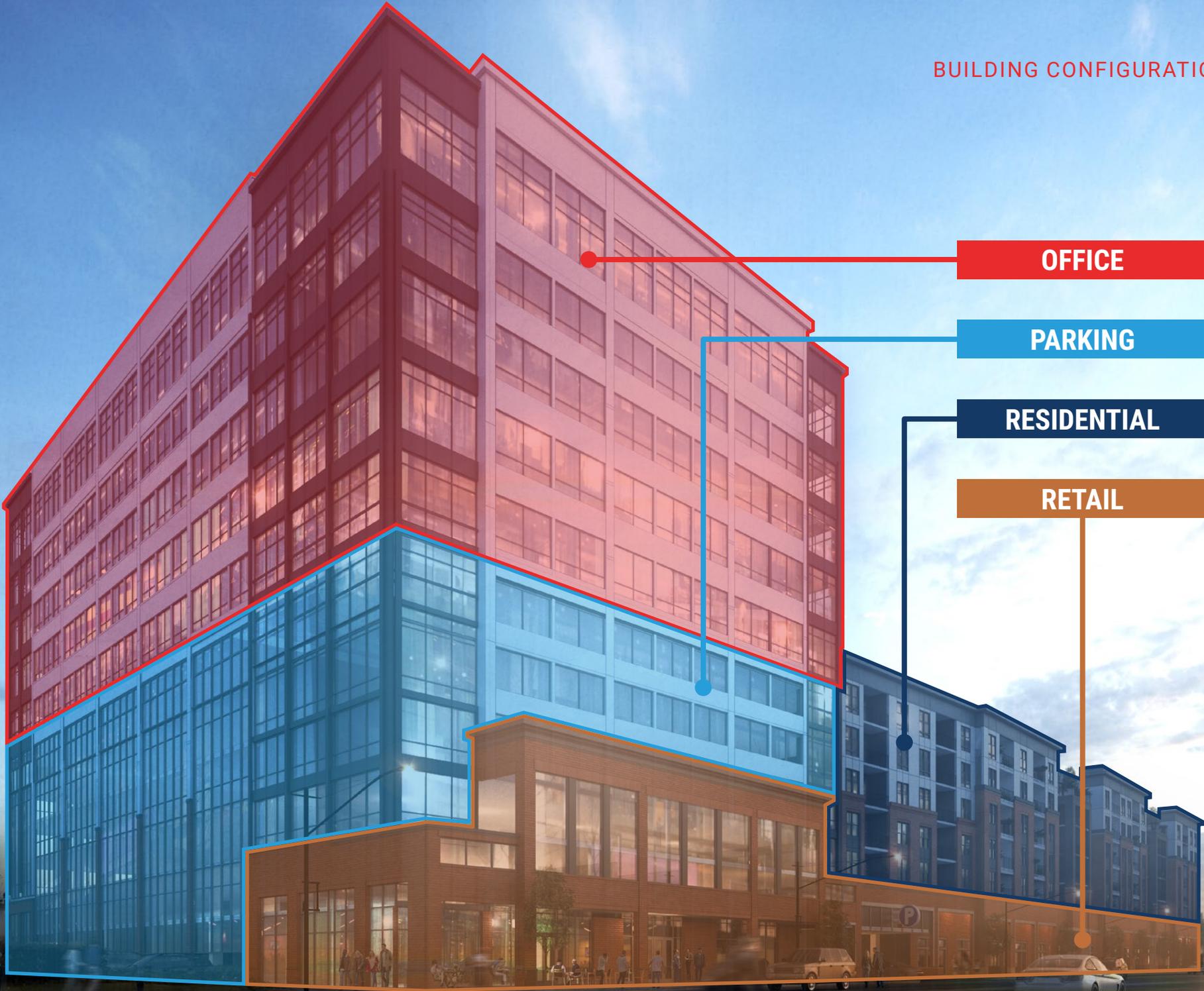
BUILDING CONFIGURATION

OFFICE

PARKING

RESIDENTIAL

RETAIL





## PROPERTY HIGHLIGHTS

### PROPERTY FEATURES



- First floor retail
- Mixed-Use property with tenants directly above
- Attached parking garage directly off of Lane Avenue
- Building signage available

### AREA HIGHLIGHTS



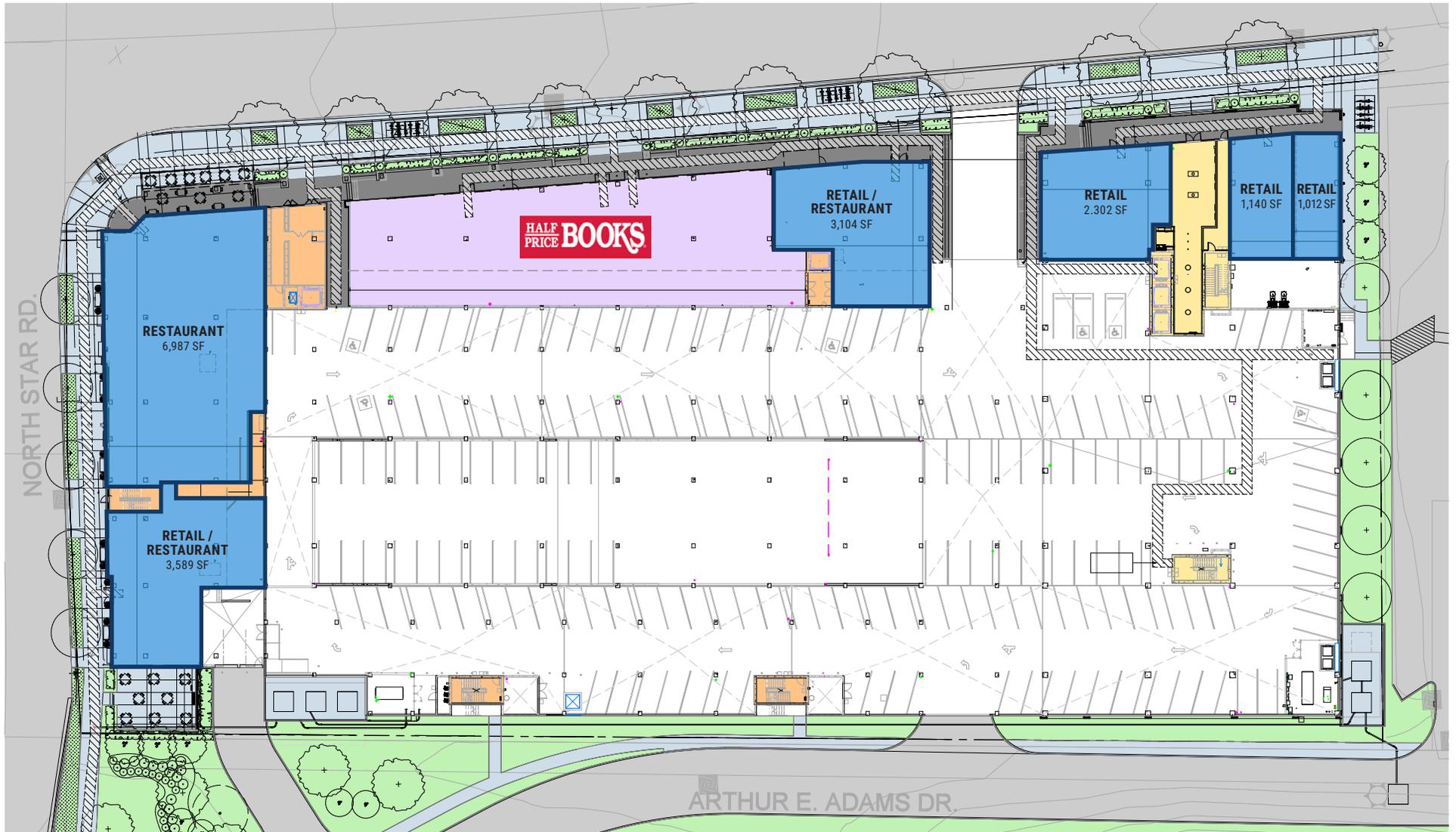
- Highly visible along the Lane Avenue corridor
- In close proximity to The Ohio State University
- Immediately adjacent to Ohio State's planned Innovation District
- Ample shopping and dining within walking distance
- Easy freeway access, just a short distance to SR 315

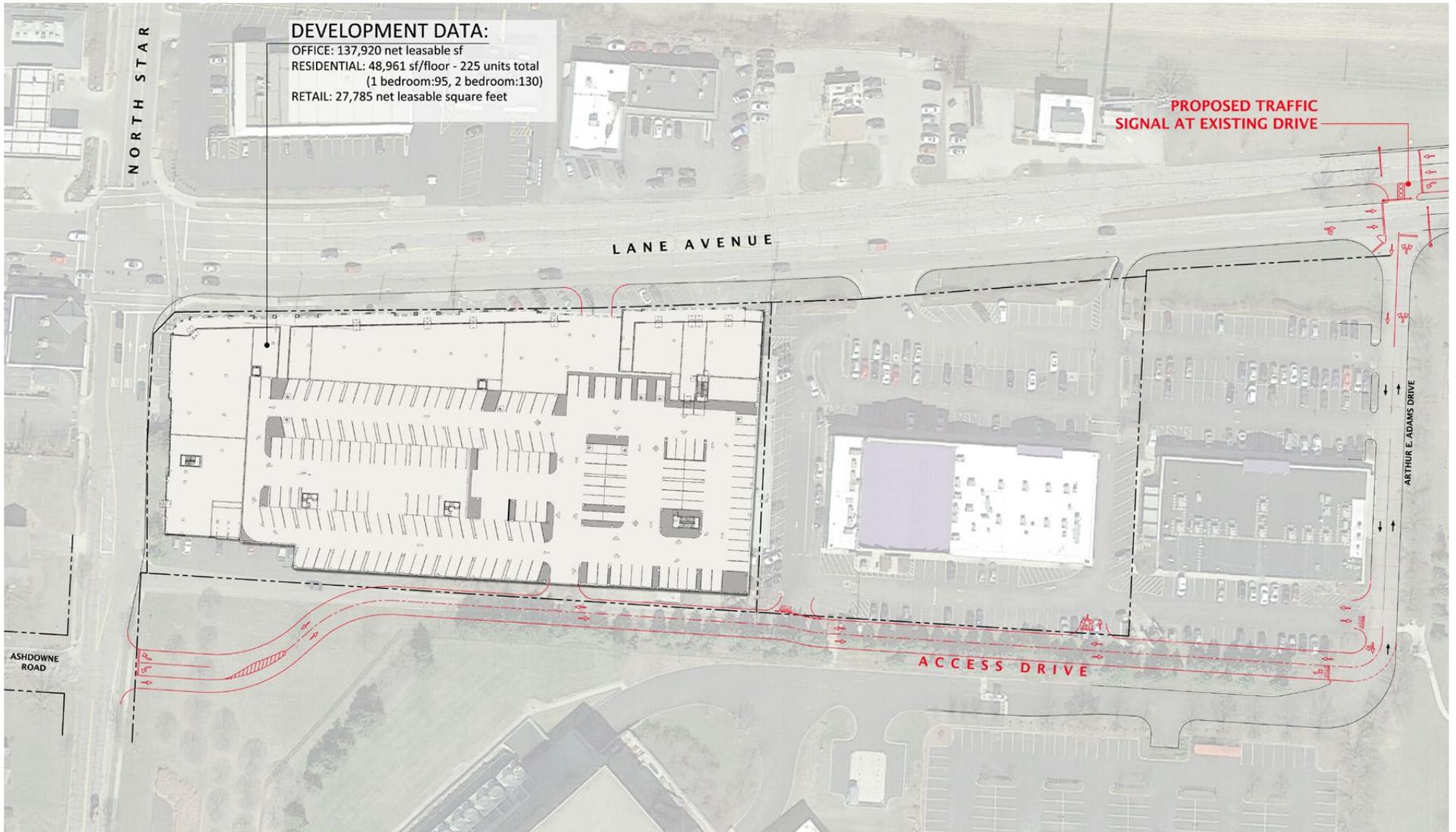




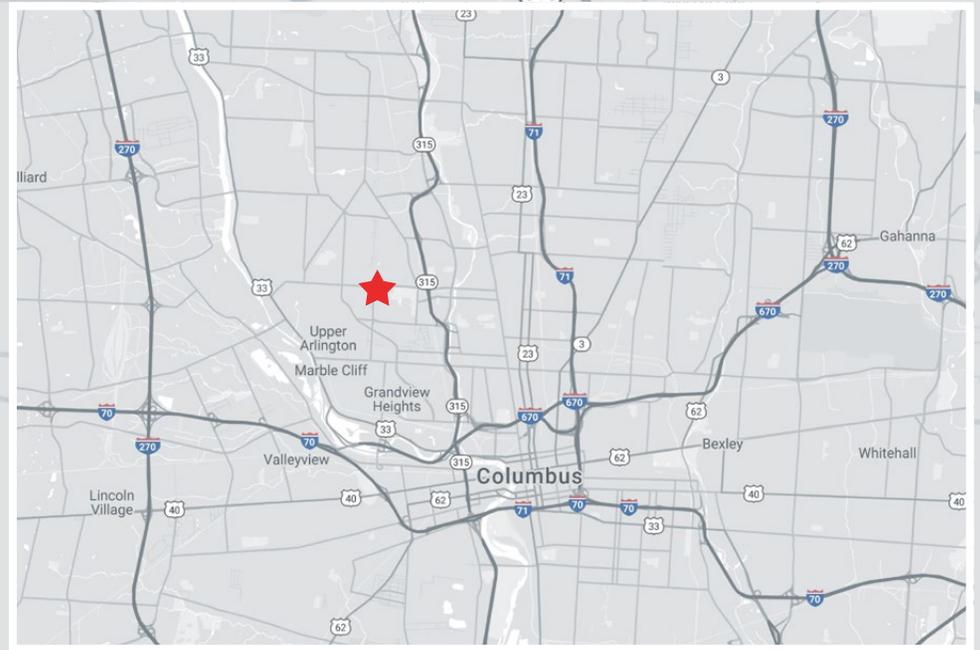


# RETAIL LEASING PLAN





# LOCAL AND AREA MAPS



**AREA HIGHLIGHTS**

**OhioHealth  
Riverside Hospital**

**Kingsdale Shopping Center**

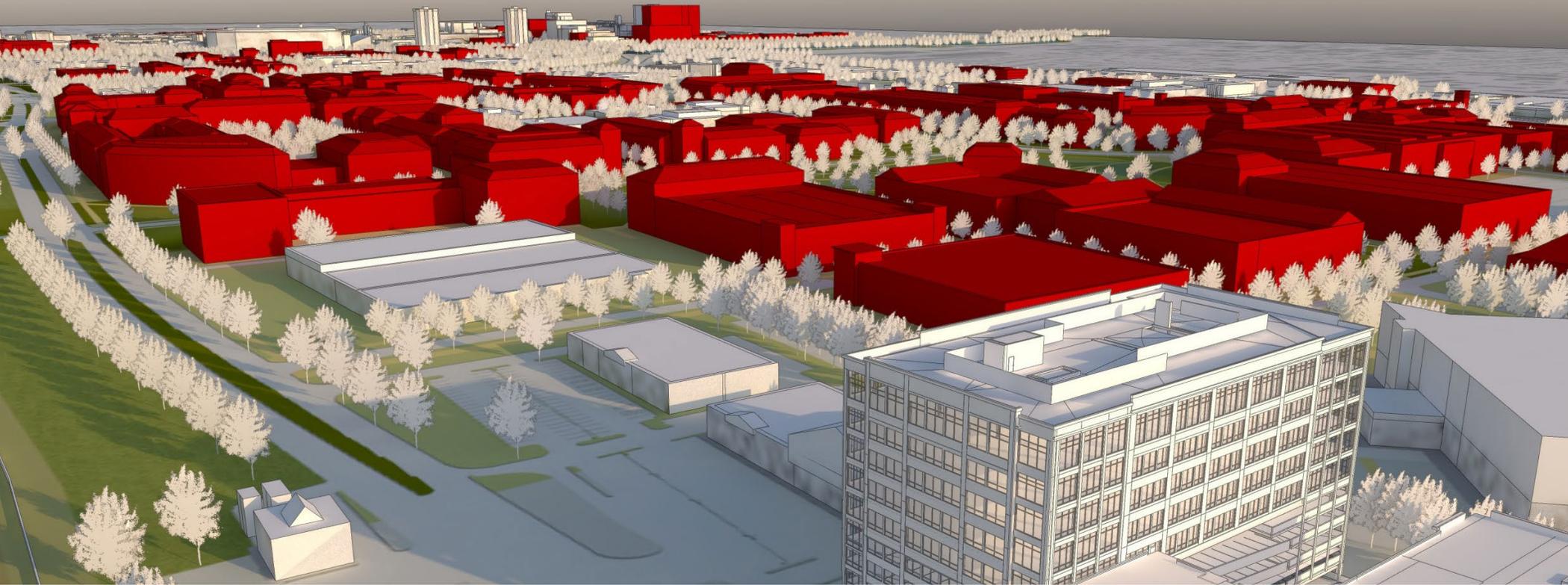
**The Ohio State  
University**

**Scioto Country Club**

**Ohio Expo Center & State Fair**

**Ohio State  
Innovation District**

**Grandview  
Yard**



## THE OHIO STATE UNIVERSITY INNOVATION DISTRICT

A master planned innovation district is in the building stages on Ohio State's west campus, located west of Kenny Road and south of Lane Avenue, with facilities that will support research and technology commercialization. This project will deliver a space to learn, incubate, accelerate, grow and partner with local businesses and the broader community.

**Nationwide Children's Hospital, in partnership with OSU, has broken ground on their \$100M gene therapy factory at the corner of Lane Avenue and Kenny Road.** The 185,000-square-foot facility is 100,000 square feet larger than initial estimates.

The emerging district underscores the university's Framework 2.0 plan, the main idea of which is to establish a denser campus at the epicenter of a large, growing city.

### DISTRICT HIGHLIGHTS



- 9-12 million square feet
- Will contain mixed-use development along with residential units for up to 4,000 people
- Area bordered by Lane Avenue to the south, Kinnear Road to the north, Kenny Road to the east and North Star Road to the west

AREA RETAILERS



ARLINGTON GATEWAY | UPPER ARLINGTON, OHIO | AREA SNAPSHOT

THE CITY OF UPPER ARLINGTON



40.9  
MEDIAN  
AGE



77.1%  
BACHELOR'S  
DEGREE



\$115,093  
MEDIAN  
INCOME



	FIVE-MILE RADIUS	THREE-MILE RADIUS	ONE-MILE RADIUS
POPULATION	348,066	145,613	12,548
HOUSEHOLDS	150,418	62,384	6,081
INCOME	\$59,252	\$69,961	\$82,804
HOME VALUE	\$242,622	\$327,678	\$407,672

## FOR MORE INFORMATION

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**NEWMARK**