

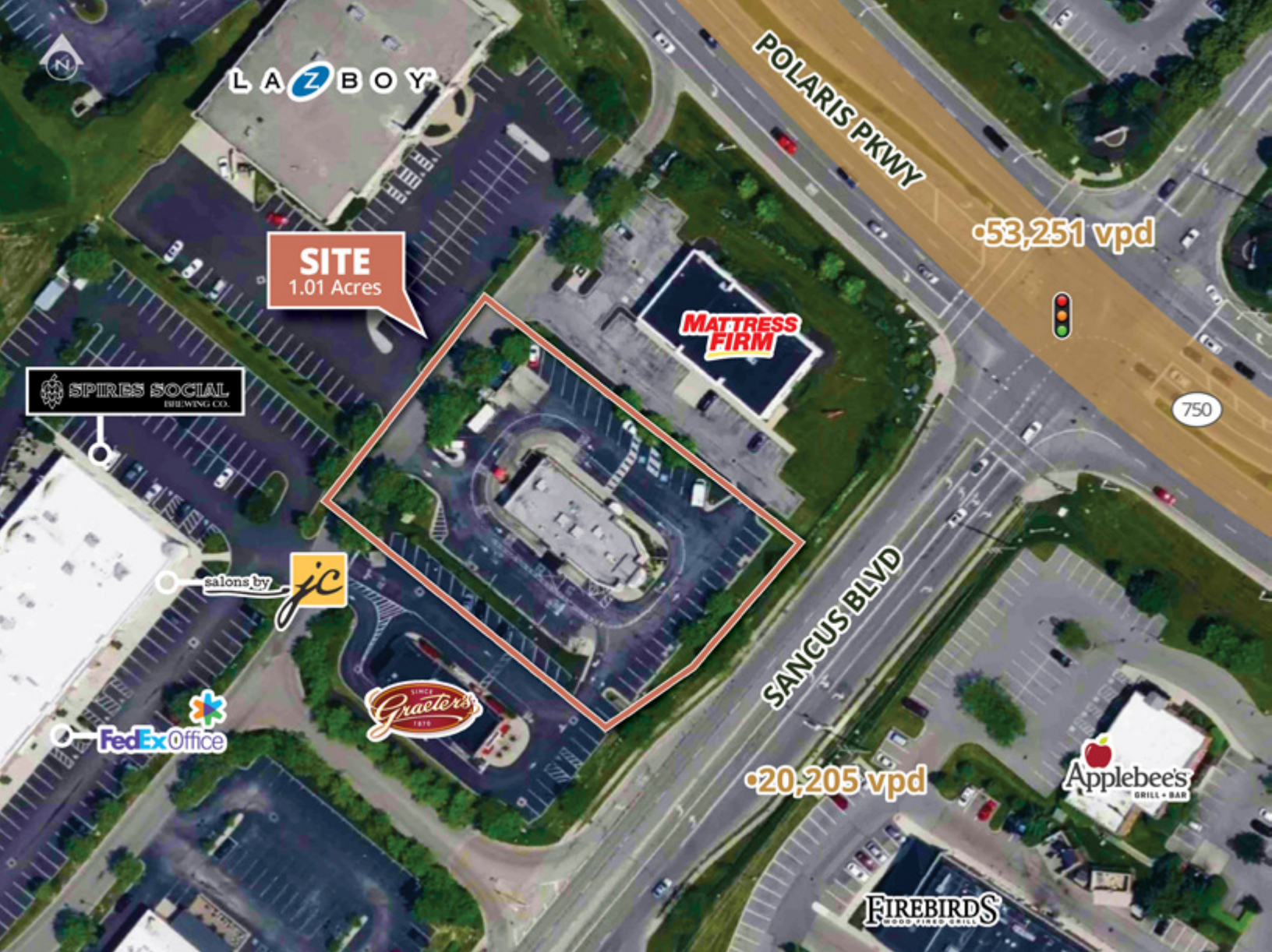
AVAILABLE

FREESTANDING RESTAURANT

8787 SANCUS BOULEVARD • COLUMBUS, OH 43240

CBRE











PROPERTY OVERVIEW

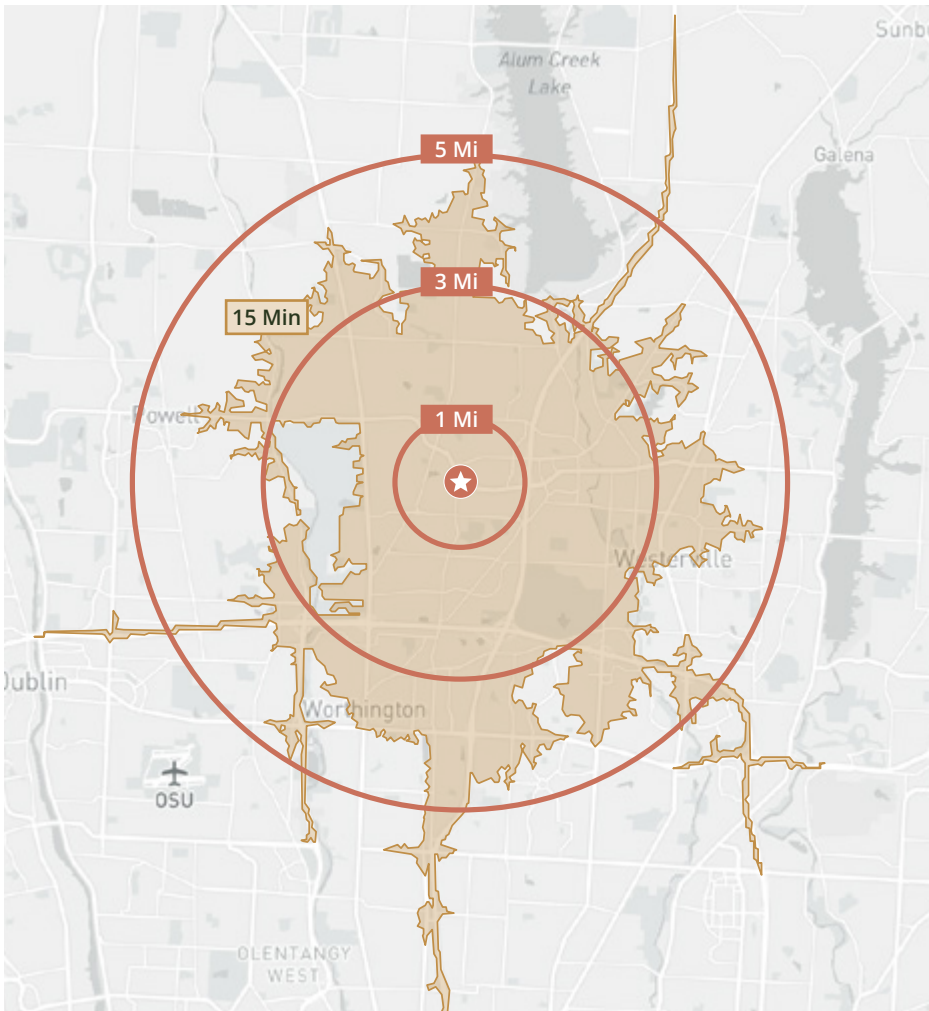
PRIME RETAIL LOCATION

The subject site is across from Polaris Fashion Place, the most visited retail center in the State of Ohio. The surrounding area offers a dynamic mix of shopping, dining, and residential options, making it a key destination in the Columbus Metro Area. Highlights include:

- 4,061 Sq. Ft. on 1.01 Acres
- Built in 2003
- Parcel #31843301004004
- Zoning: Commercial
- Monument signage shared with Graeter's Ice Cream
- Over four million square feet of retail space within a one mile radius from the site.
- Notable area retailers include: Costco, Macy's, IKEA, Target, Kroger and Dick's Sporting Goods

DEMOGRAPHICS

 2024 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	16,757	26,056	\$94,237	7,651	33.8
3 Miles	79,853	113,389	\$100,893	32,742	35.2
5 Miles	225,929	244,262	\$101,504	87,327	37.6
5 Minutes	10,667	17,710	\$93,824	4,928	34.2
10 Minutes	73,377	103,428	\$98,695	30,198	34.8
15 Minutes	284,655	306,403	\$90,439	114,337	37.2



BUSINESSES (3 MI)

- 4,410

EMPLOYEES (3 MI)

- 81,292

MAJOR EMPLOYERS

- JP Morgan Chase
- McGraw Hills
- Vertiv

MAJOR TRAFFIC GENERATORS

- Polaris Fashion Place
- Polaris Towne Center
- Gemini Place Towne Center

AREA HOTELS (3 MI)

- 32 Hotels / 4,381 Rooms

TRADE AREA



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