

# Riverfront Development Opportunity

THE HANDWELL PROPERTY  
304 MOUND STREET  
DOWNTOWN COLUMBUS, OHIO



**NEWMARK**

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**DEVELOPMENT OPPORTUNITY**

# The Handwell Property

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DOWNTOWN COLUMBUS, OHIO**

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**\$3.5 M**  
ASKING PRICE

**The Opportunity**

Rare new development site along the Scioto Riverfront in Downtown Columbus

**Location**

The site is in walking distance to the Bicentennial Park and the Scioto Greenway as well as multiple area restaurants and amenities

**Approximate Size**

Four parcels totaling 1.0 acres

**Zoning**

Zoning is Downtown District and there is no height restrictions on the site; all plans will be subject to review by the Downtown Commission



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## THE HANDWELL PROPERTY

### Area Highlights

- The Downtown Columbus residential population is now over 12,000 and rapidly increasing.
- 32 Projects are moving forward totaling over \$1 billion. These projects include the area surrounding the new Crew Stadium, the Scioto Peninsula project and the Columbus Convention Center expansion.

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# 1.0 AC

LAND AREA

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# 4

PARCELS

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# DD

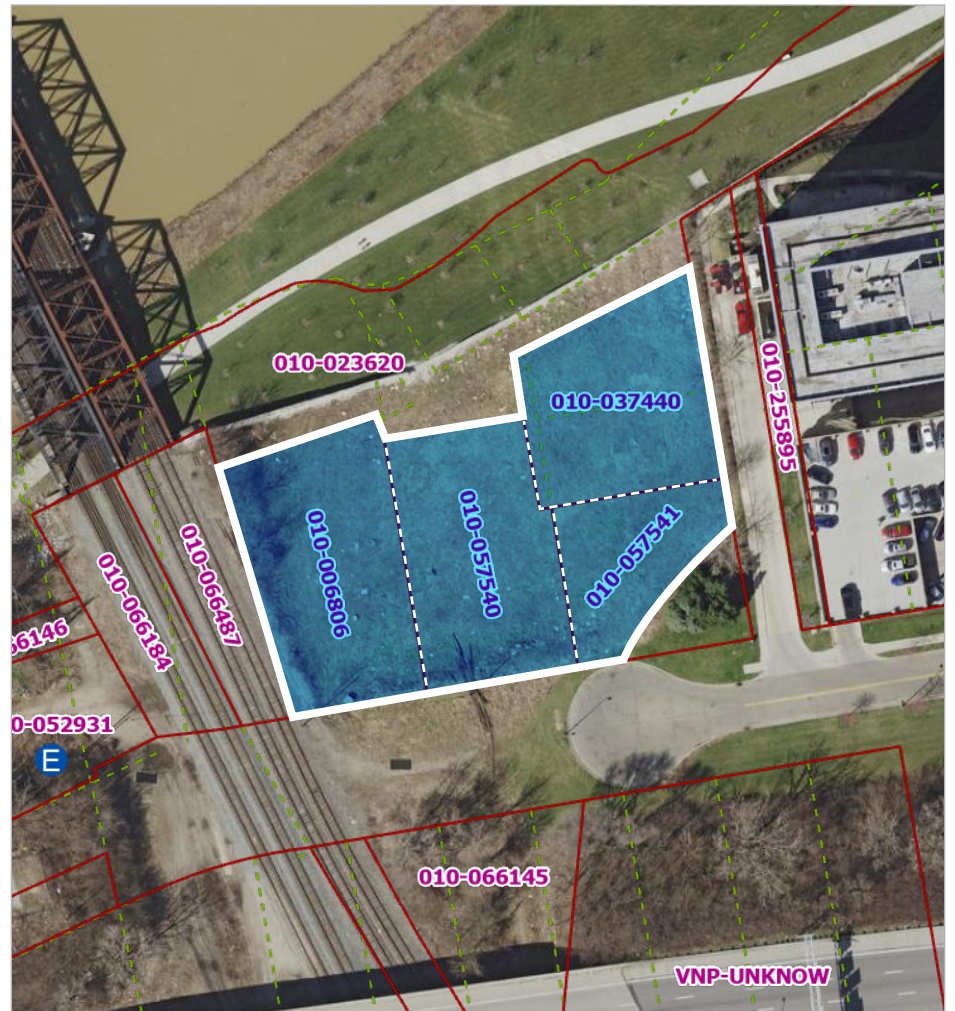
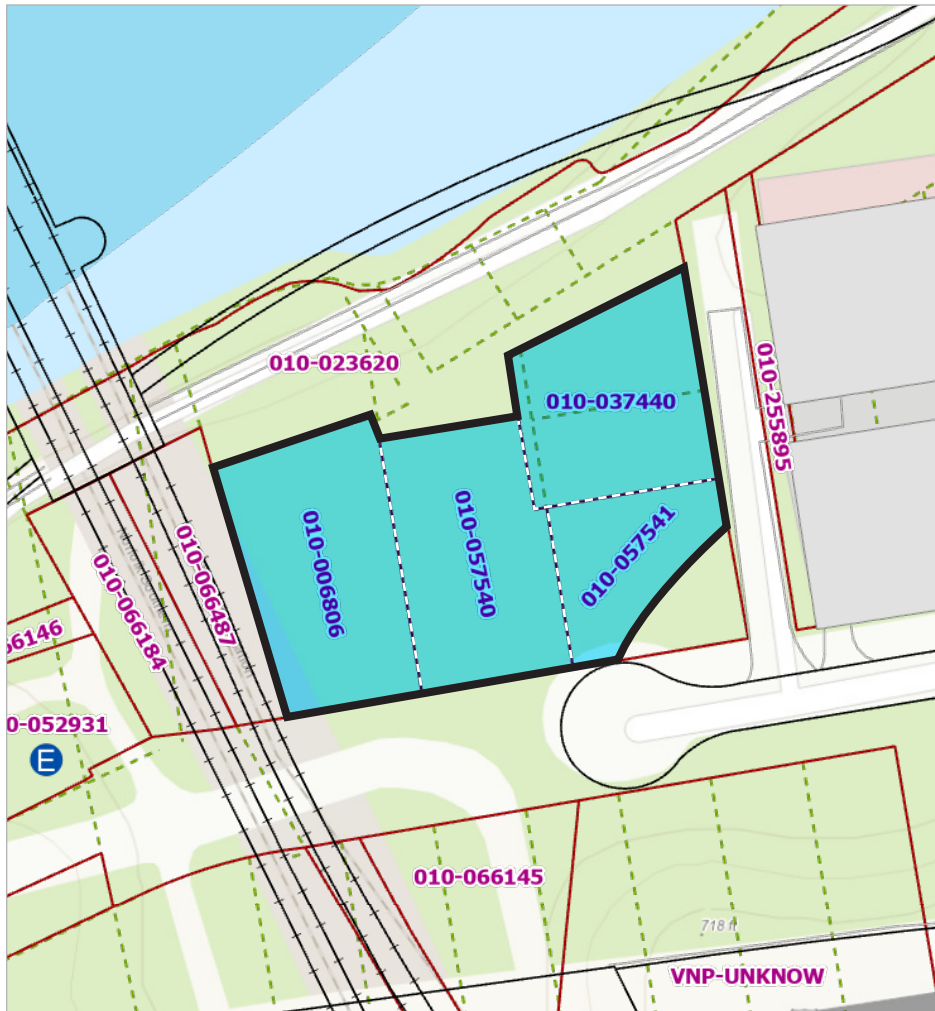
CURRENT ZONING  
(DOWNTOWN DISTRICT)



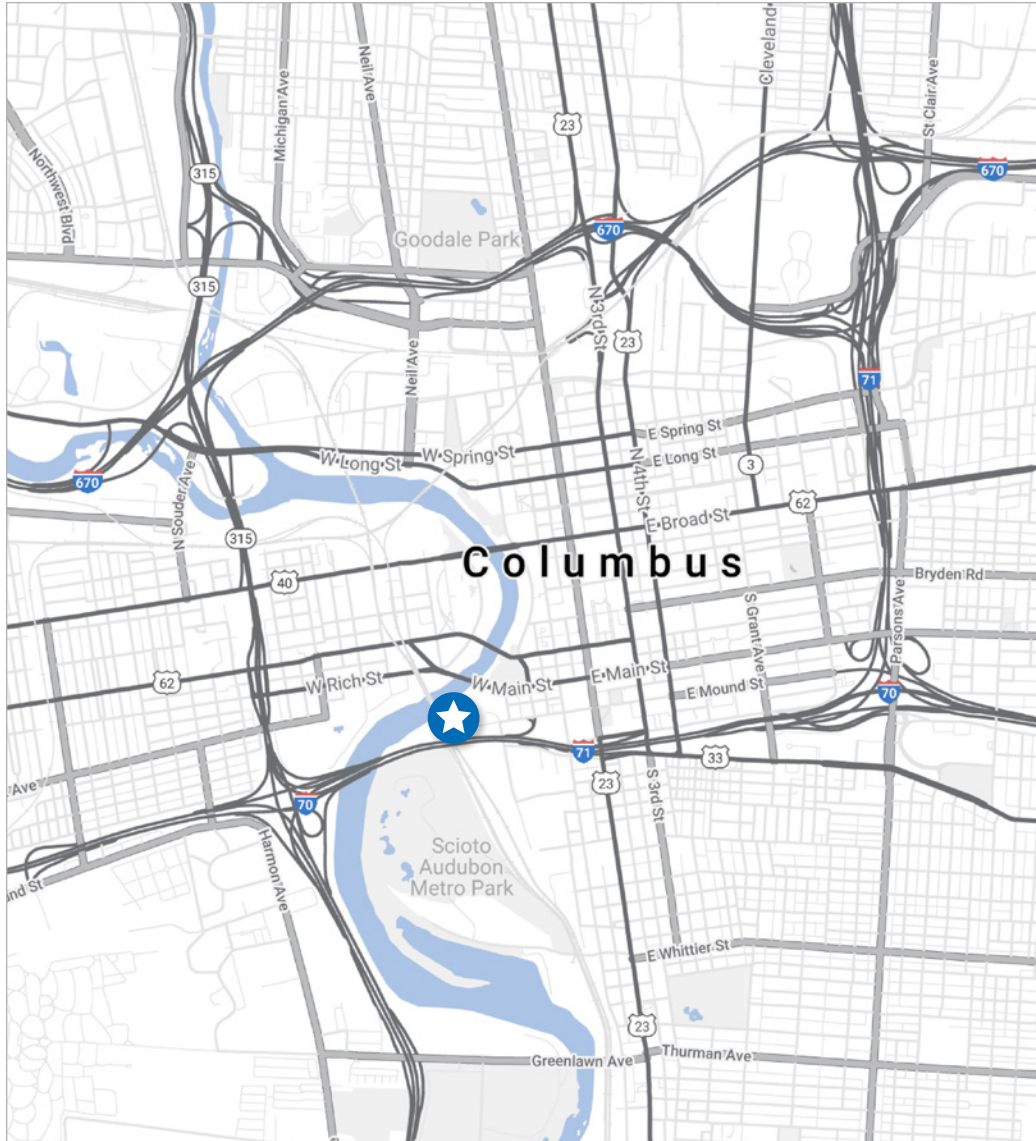
THE HANDWELL PROPERTY



# Parcel Map



## THE HANDWELL PROPERTY



### Total Population

1 mile	14,725
3 miles	146,006
5 miles	351,230

### Total Households

1 mile	8,815
3 miles	68,691
5 miles	150,212

### Projected Population

1 mile	15,006
3 miles	148,801
5 miles	355,594

### Renter Occupied Households

1 mile	6,760
3 miles	49,216
5 miles	95,491

### Population Growth

1 mile	2.5%
3 miles	2.5%
5 miles	1.4%

### Average Household Size

1 mile	1.5
3 miles	2.0
5 miles	2.1

### Median Age

1 mile	373
3 miles	33.0
5 miles	32.9

### Median Income

1 mile	\$68,871
3 miles	\$55,571
5 miles	\$54,028

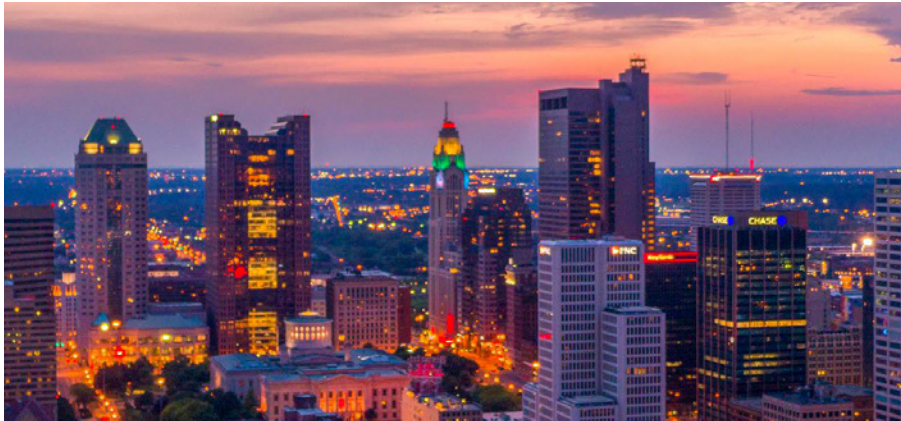
### College Educated

1 mile	53%
3 miles	40%
5 miles	37%

### Median Home Value

1 mile	\$401,613
3 miles	\$280,227
5 miles	\$229,221

# Area Overview



## The Columbus Region

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented economic growth. The Region is home to today's business leaders and is at the forefront of the industries of tomorrow, from advanced manufacturing to smart mobility research and development. 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.

Columbus is now the 14th largest city in the country and the fastest growing city in Ohio. Columbus is also among the top 10 metros in the United States for concentration of young professionals and is the only metro with this distinction located in the eastern half of the country.

## Business Environment

The Columbus Region has business advantages that equal real value, including competitively low startup and operating costs, a pro-business tax environment, highest possible bond ratings, and a vibrant real estate market. Columbus employers consistently promote equality, diversity, inclusion and collaboration.

## The Economy

The Columbus Region economy boasts a highly-diversified base of companies, with no industry representing more than 18% of employment. Home to some of the world's most recognizable brands—Scotts, 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.



# Area Overview

## Skilled Talent

Innovative companies and a high quality of life in the Columbus Region attract bright, young minds from around the world.

Of those moving to the Region, 42% are college graduates.

And with leading universities and top-ranked liberal arts colleges, the Region boasts one of the highest concentrations of college students in the U.S., totaling more than 134,000 students.

The low cost of living offers an affordable market for employers and workers alike, helping employers find top talent faster and at a better value than in other markets.

## Living Here

The Columbus Region is proud of their teams—and can cheer them on no matter what the season. Catch a game with the Columbus Blue Jackets (NHL), Columbus SC (MLS), Columbus Clippers (MiLB) or hometown college football-favorite, the Ohio State Buckeyes.

Hike one of several beautiful Metroparks throughout the Region. Hit the links at one of the many golf courses where golf pro Jack Nicklaus learned to play. Explore one of Columbus' neighborhoods, each with its own distinct personality and charm.

The Columbus Region has earned a national reputation for its energetic blend of arts and culture. Columbus has the No. 1 zoo, the No. 1 science center, the No. 1 public library, and even the No. 1 ice cream.

Count on the acclaimed museums to challenge your perspectives, and the exceptional, culturally diverse food scene to introduce you to your new favorite cuisine. You can also check out one of the many local shopping "hops" to experience local merchants, food and entertainment at its best.





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