

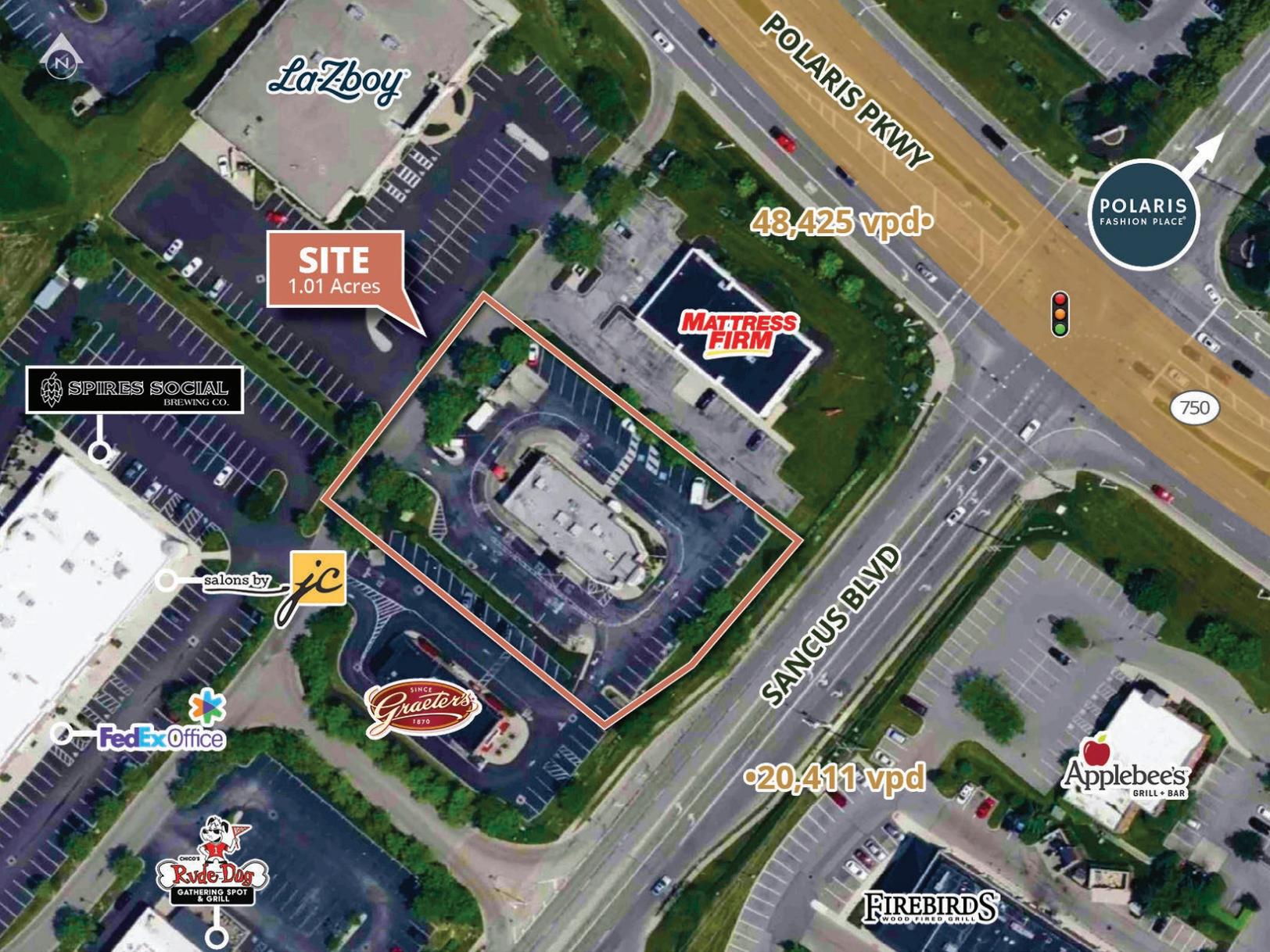
AVAILABLE

# FREESTANDING RESTAURANT

8787 SANCUS BOULEVARD • COLUMBUS, OH 43240

**CBRE**





# PROPERTY OVERVIEW

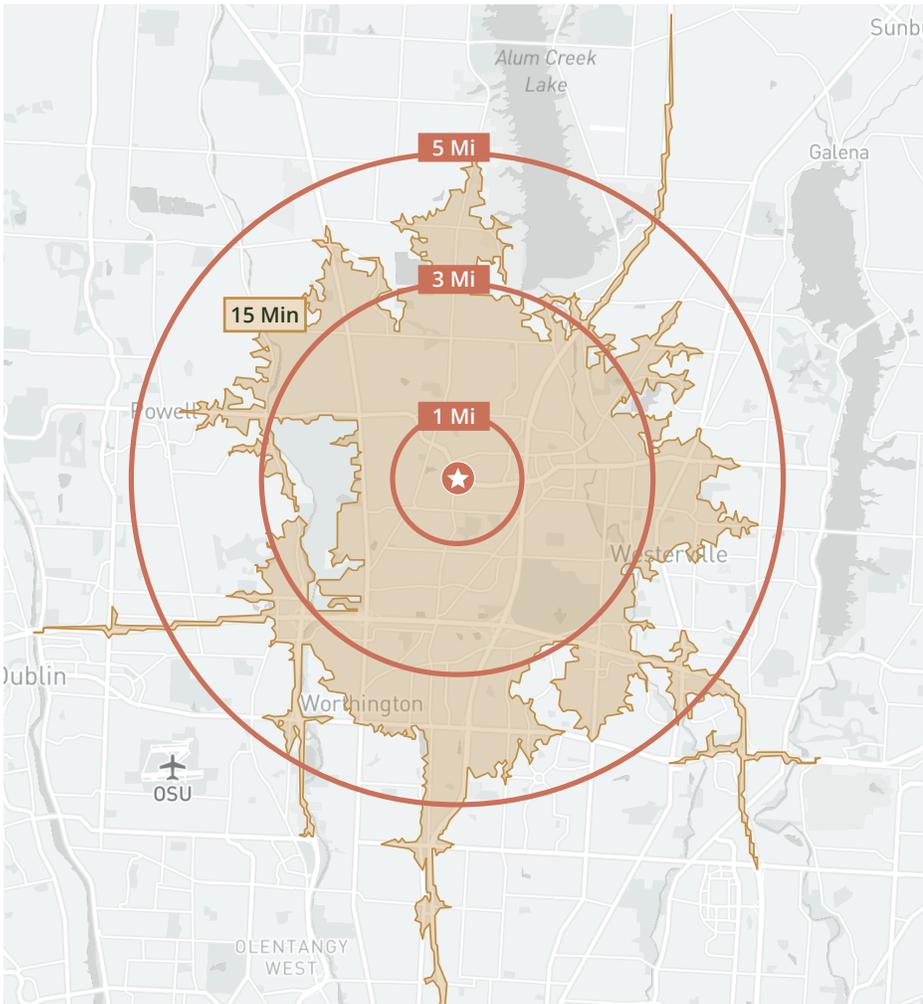
## PRIME RETAIL LOCATION

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
- Polaris Fashion Place attracts over 705,000 monthly visitors.
- 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

 2025 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	16,808	18,432	\$97,247	7,722	34.2
3 Miles	79,911	106,802	\$104,263	32,887	35.6
5 Miles	226,229	239,389	\$105,207	87,917	37.8
5 Minutes	10,687	9,217	\$94,633	4,974	34.0
10 Minutes	73,371	96,659	\$102,216	30,352	35.3
15 Minutes	284,999	299,322	\$94,911	115,148	37.5



## BUSINESSES (3 MI)

- 4,295

## EMPLOYEES (3 MI)

- 64,848

## 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



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