



SALE

LAND - Proposed Staybridge Suites by IHG - Columbus OH

4970 SUNBURY RD

Columbus, OH 43230

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,999,999
LOT SIZE:	2.19 Acres
NUMBER OF ROOMS:	114
BUILDING SIZE:	86,000 SF

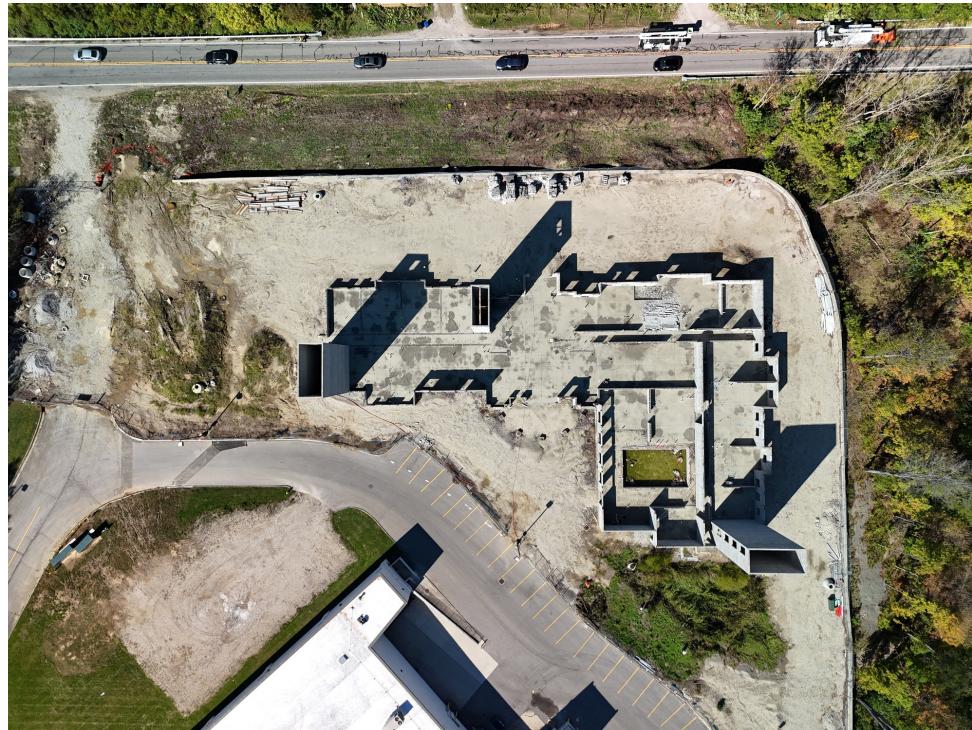
VIDEO

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PROPERTY HIGHLIGHTS

- Building pad and underground are in place with 90% of the first floor completed
- Elevator shafts & staircases are fully erected to the 5th floor
- 76 on site parking spaces with additional off site parking available
- Construction was halted in 2020 during the pandemic
- Includes plans & construction reports requiring resubmission
- Pay app receipts for work performed with balances from each sub contractor

PROPERTY DESCRIPTION



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Introducing an exceptional investment opportunity to develop a 114 unit Suite hotel - Staybridge Suites by IHG. Ideal location for an extended stay development, catering to the growing demand in the area. With the well-designed layout and features, this property presents an ideal location for the development. Position your investment for success with the lucrative Staybridge brand, offering the potential to meet the needs of the thriving market in Columbus, OH.

LOCATION DESCRIPTION

The Land is located in Franklin County, in vibrant surroundings of Columbus, OH, situated near Easton Town Center, close to upscale shopping, dining, and entertainment. The area also offers proximity to Port Columbus International Airport. Experience the rich culture and attractions of downtown Columbus, including the dynamic Arena District, Franklin Park Conservatory, and Ohio State University. The property's strategic location and accessibility offers investors an exceptional opportunity.

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ADDITIONAL PHOTOS



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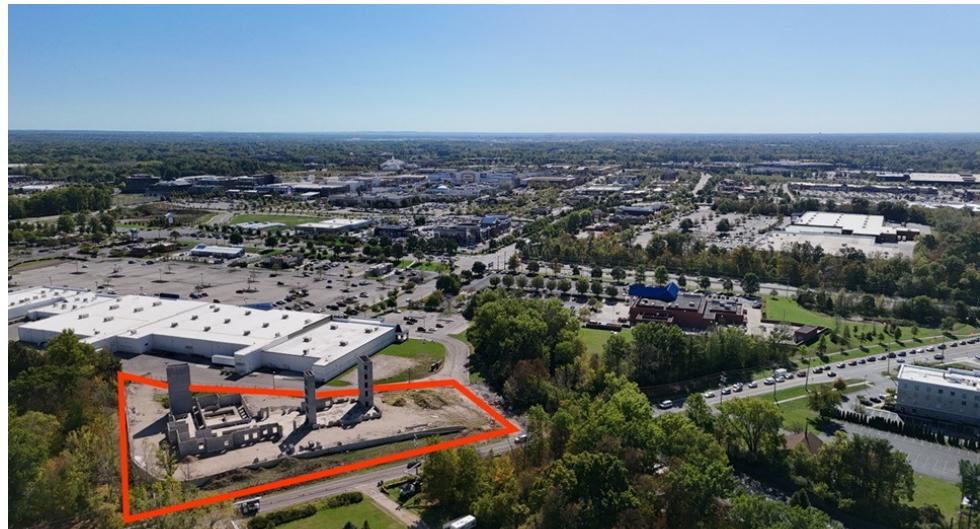
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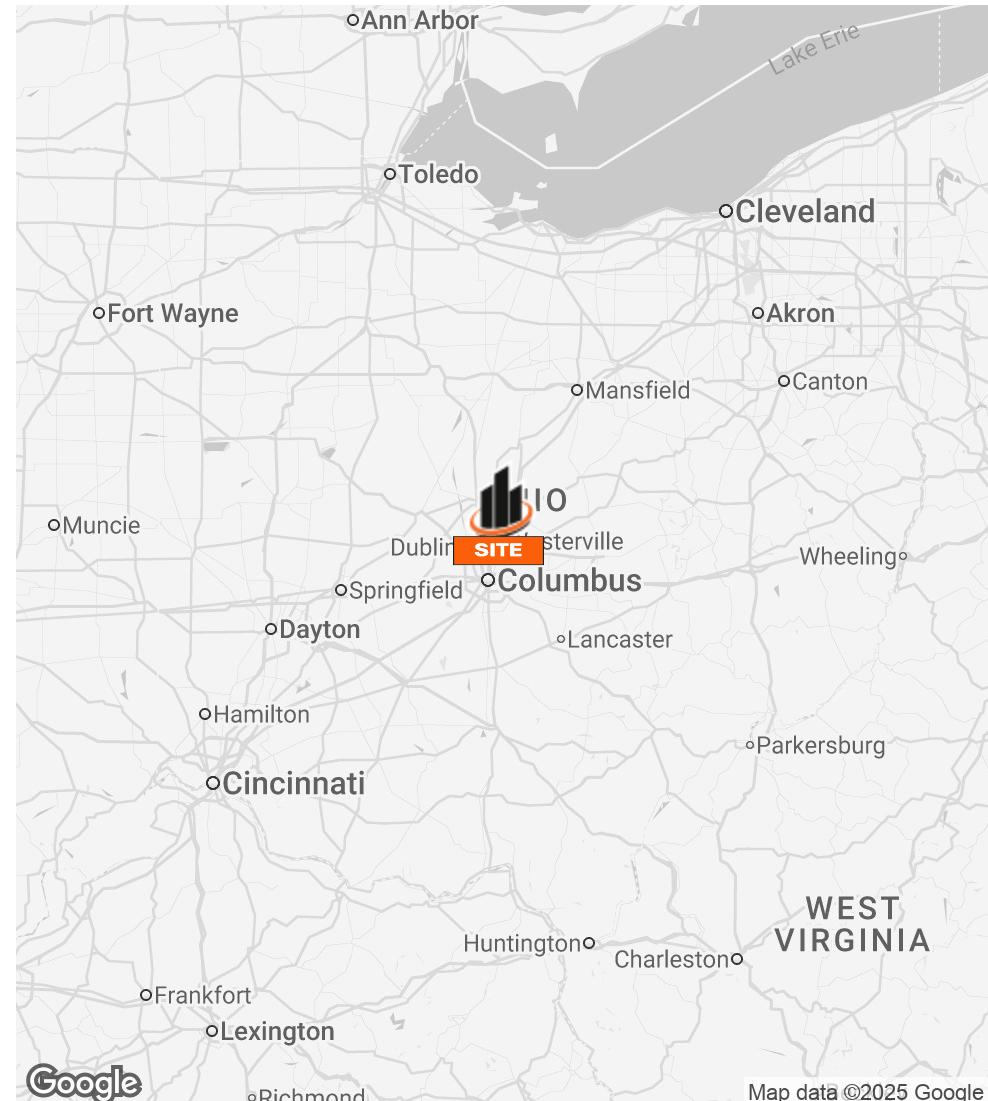
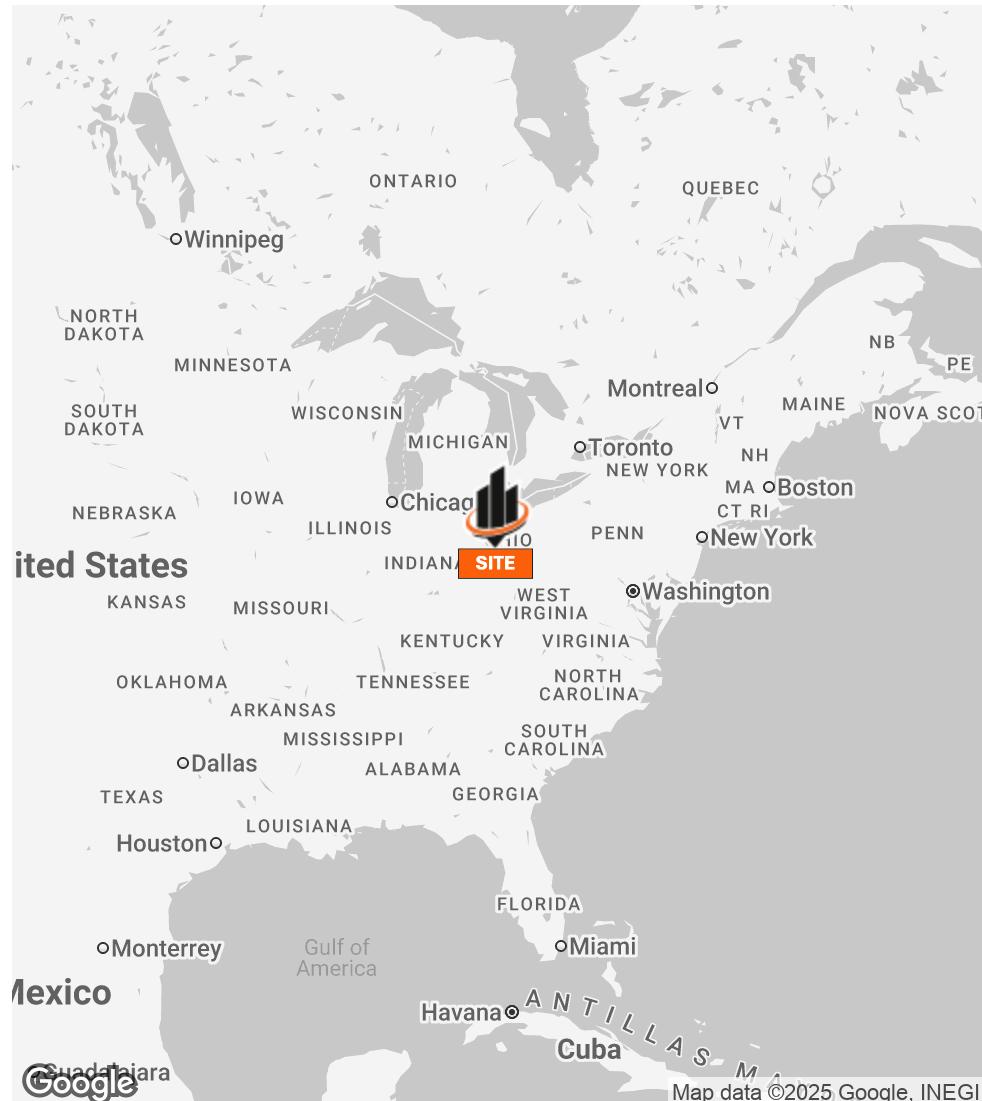
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LOCATION MAP



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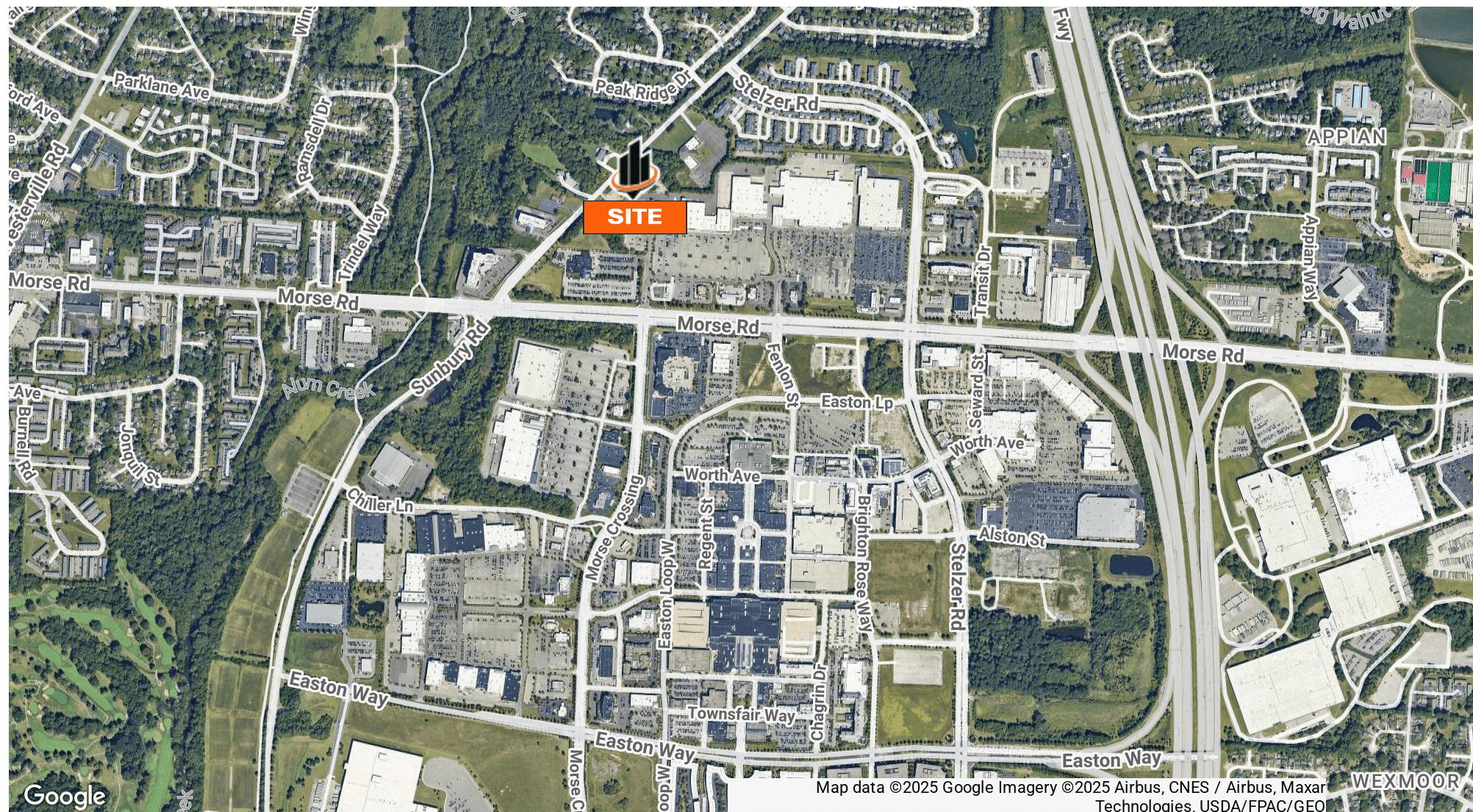
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AERIAL MAP



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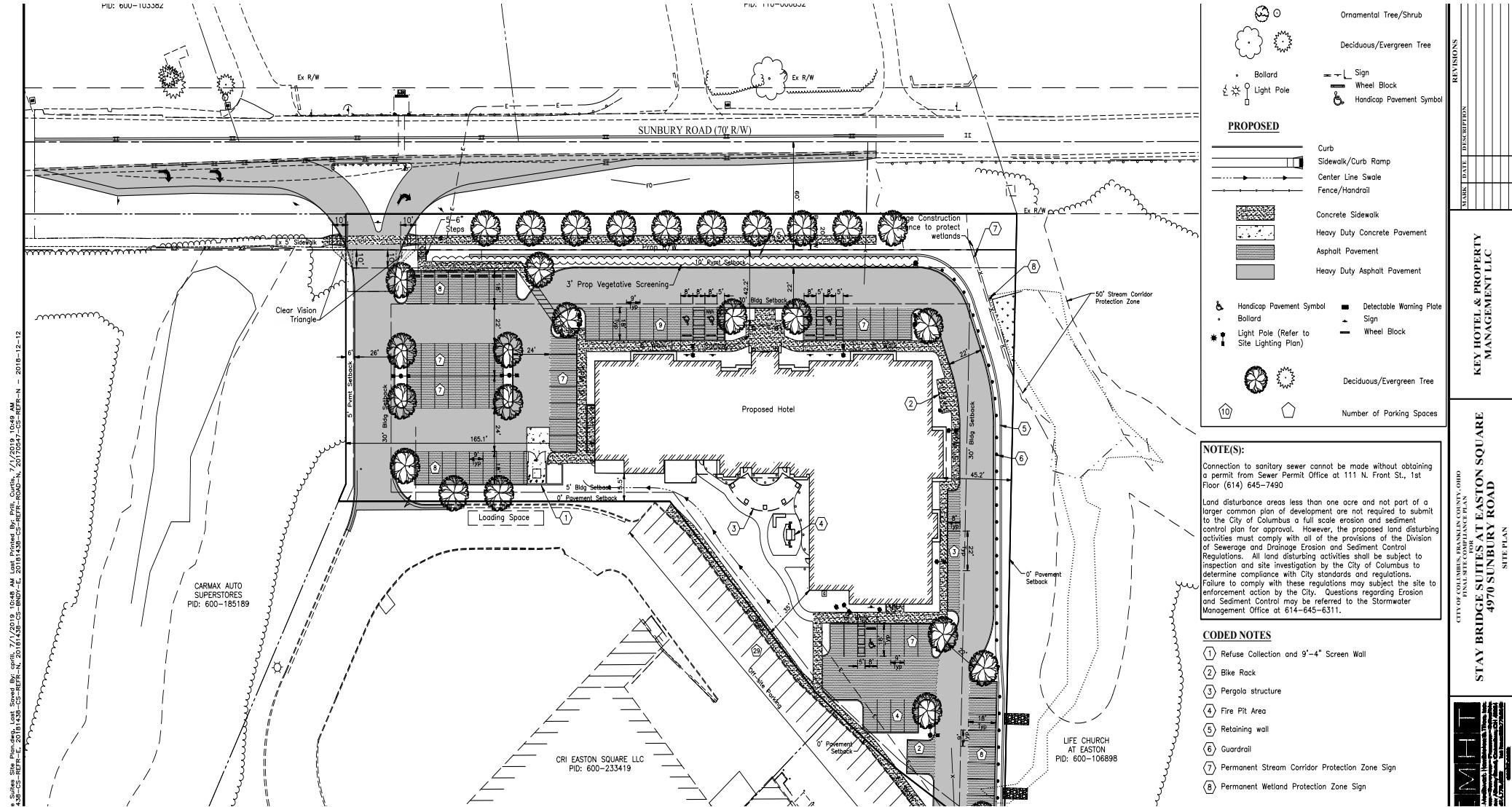
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SITE PLAN



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RETAIL AERIAL



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DEMOGRAPHICS MAP & REPORT

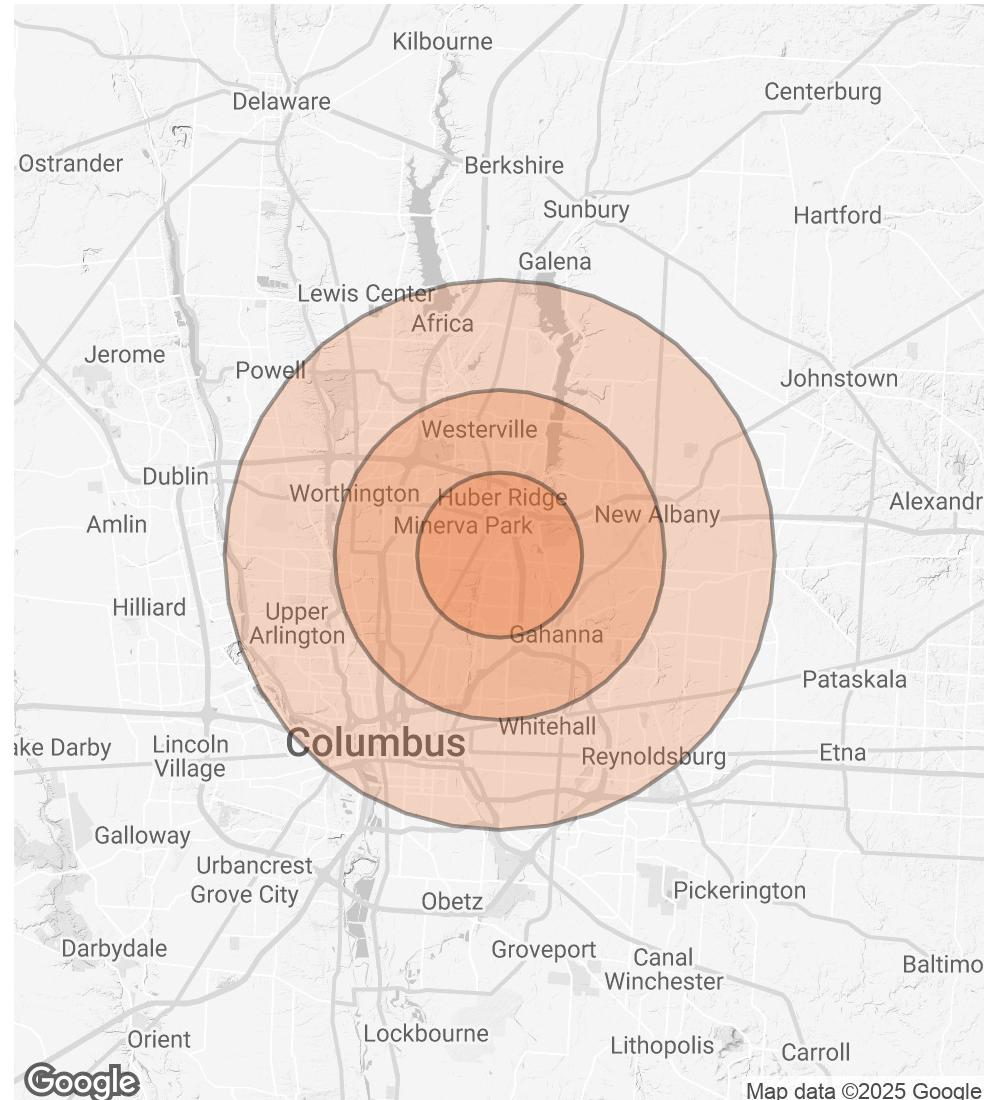
POPULATION

	3 MILES	6 MILES	10 MILES
TOTAL POPULATION	126,079	395,415	910,440
AVERAGE AGE	36	37	38
AVERAGE AGE (MALE)	35	36	37
AVERAGE AGE (FEMALE)	37	38	39

HOUSEHOLDS & INCOME

	3 MILES	6 MILES	10 MILES
TOTAL HOUSEHOLDS	48,543	158,159	381,088
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$82,561	\$94,358	\$103,834
AVERAGE HOUSE VALUE	\$266,221	\$294,524	\$349,064

Demographics data derived from AlphaMap



Map data ©2025 Google

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COLUMBUS, OH MARKET

THE MARKET: COLUMBUS, OHIO

The city has a metro area population of approximately 2.26 million, and ranks as the 14th largest city in the United States. It is the fastest growing in the Midwest and has frequently been placed in Money Magazine's top 10 big cities for its quality of life, affordability and employment opportunities.

Only Midwest city to grow by more than 100k residents in the last census

One of just six of the nation's 5 largest cities to gain population during the first year of the COVID-19 pandemic

#1 Fastest Growing City in the Midwest

+13.1% population Increase in Last Decade (based on current census data)

3rd Largest state Capital in the US.

Largest city in Ohio, top 14 in U.S., population of 226 million

150,000 Students attend Columbus-based colleges and universities including 88,000 students at The Ohio State University

Top 3 Rising Food Cities

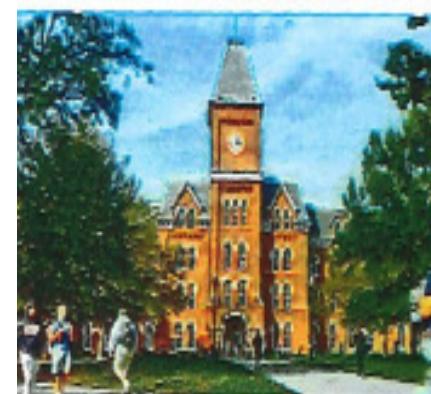
"If there's one thing we know about the Midwest now, it's to stop expecting certain things from the Midwest and certainly not Ohio's capital city. Good things are happening." - Food & Wine Magazine

"Unlikely food paradise" - USA Today

Columbus is home to...

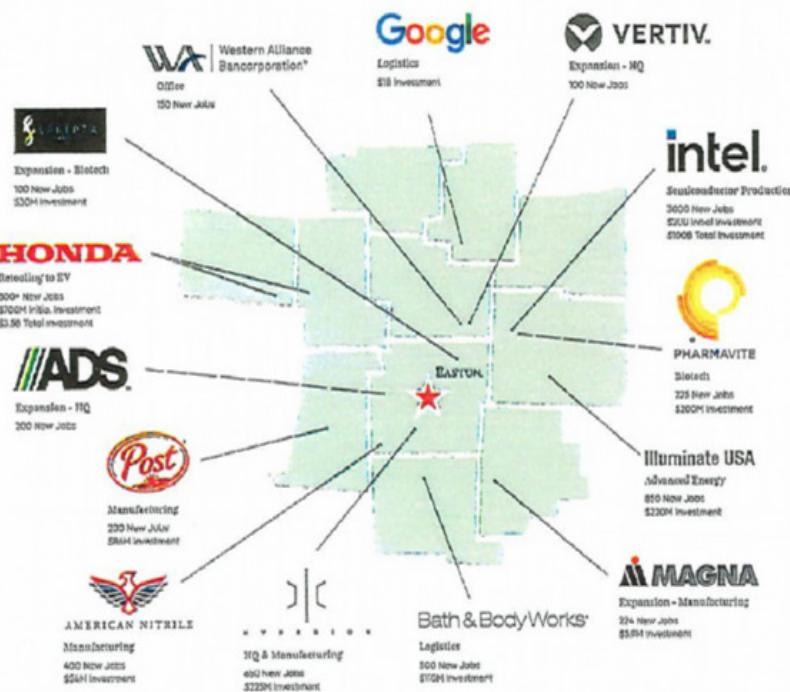
- 3 Professional sports teams, including the Columbus Blue Jackets, Columbus Crew and Columbus Clippers
- 5 Nationally Recognized Hospital systems, including Nationwide Children's and the World-Leading Ohio State James Cancer Hospital & Solove Research Institute
- 2 world-Renowned Research Institutions, Battelle and Chemical Abstracts Service

Unmatched Access - 80% of the population of the US and Canada within a one-day drive



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THE MARKET: INDUSTRY & WORKFORCE



Diversified Economy

No single major industry represents more than 18% of employment

330 foreign-owned establishments within the region

Japan, Canada, and Germany are largest foreign investors in the region

#1 in the Midwest for Gross Domestic Product growth

- GDP of 1968 (Ohio 7th largest economy in the nation)
- \$108 in new capital investments secured
- \$2B in new payroll across the region

15 Fortune 1000 companies have National Headquarters in Columbus

Including Cardinal Health, Nationwide, Bath & Body Works, Huntington Bank and American Electric Power

#1 City for Tech jobs - Forbes

#1 Rising U.S. City for Startups - Forbes Based on Strong Talent Pool, VC Activity, and innovative Business Climate

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SETTING THE INDUSTRY STANDARD

Easton contains over 4 million square feet of mixed-use space. It is the dominant regional retail and leisure time destination in Ohio, averaging 28-30 million visits annually.

Over 4 million SF of mixed- use space

50 diverse restaurants, and food destinations located throughout Easton generate over \$150 million in food sales annually

#1 retail center experience in America
(named by Chain Store Age)

4 Hotels – over 590 hotel rooms plus 30,000 SF of conference facilities. Hilton Easton is ranked the number one hotel in Columbus

Over 750 residential units ranging from garden apartments to townhomes and mid-rises

4.2 million SF of class A office in and surrounding Easton
28-30 million guests visit Easton annually

Over 160,000 vehicles travel on 1-270 daily while Morse Road has over 53,000 vehicles, and Stelzer Road 40,000 per day

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