



**FOR LEASE**

**FORMER ART VAN FURNITURE**

1551 GEMINI PLACE, COLUMBUS, OH 43240



## EXCLUSIVELY PRESENTED BY

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# EXECUTIVE SUMMARY

**Elford Realty, LLC** is pleased to present the opportunity to lease this former Art Van Furniture building that is ideally-situated just west of Interstate 71 in the thriving Polaris market of north Columbus, Ohio. The building was built in 2018, boasts strong demographics, high traffic and significant daytime population, and is conveniently located in Polaris Fashion Place & Polaris Centers of Commerce, as well as near Chase Bank corporate office campus.

This is a rare opportunity to lease a free-standing 69,662 SF building in this growing market. The only restricted uses for the site are related to sporting good tenants who won't allow more than 25% of floor space dedicated to restricted sale of outdoor and sport items. The building is available for lease at \$18.95/SF NNN (which includes the ground rent) with the CAM, Tax, Insurance at approximately \$6.06/SF.



Located at popular shopping destination Polaris Fashion Mall

Signalized intersection with immediate access to I-71 and I-270

69,662 SF Single-tenant Showroom building

Built in 2018 with open concept interior layout



**COLUMBUS, OH**  
CITY/STATE

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**SINGLE-TENANT RETAIL BUILDING**  
PROPERTY TYPE

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**69,662 SF**  
RETAIL SPACE AVAILABLE

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**4.067 ACRES**  
LOT SIZE

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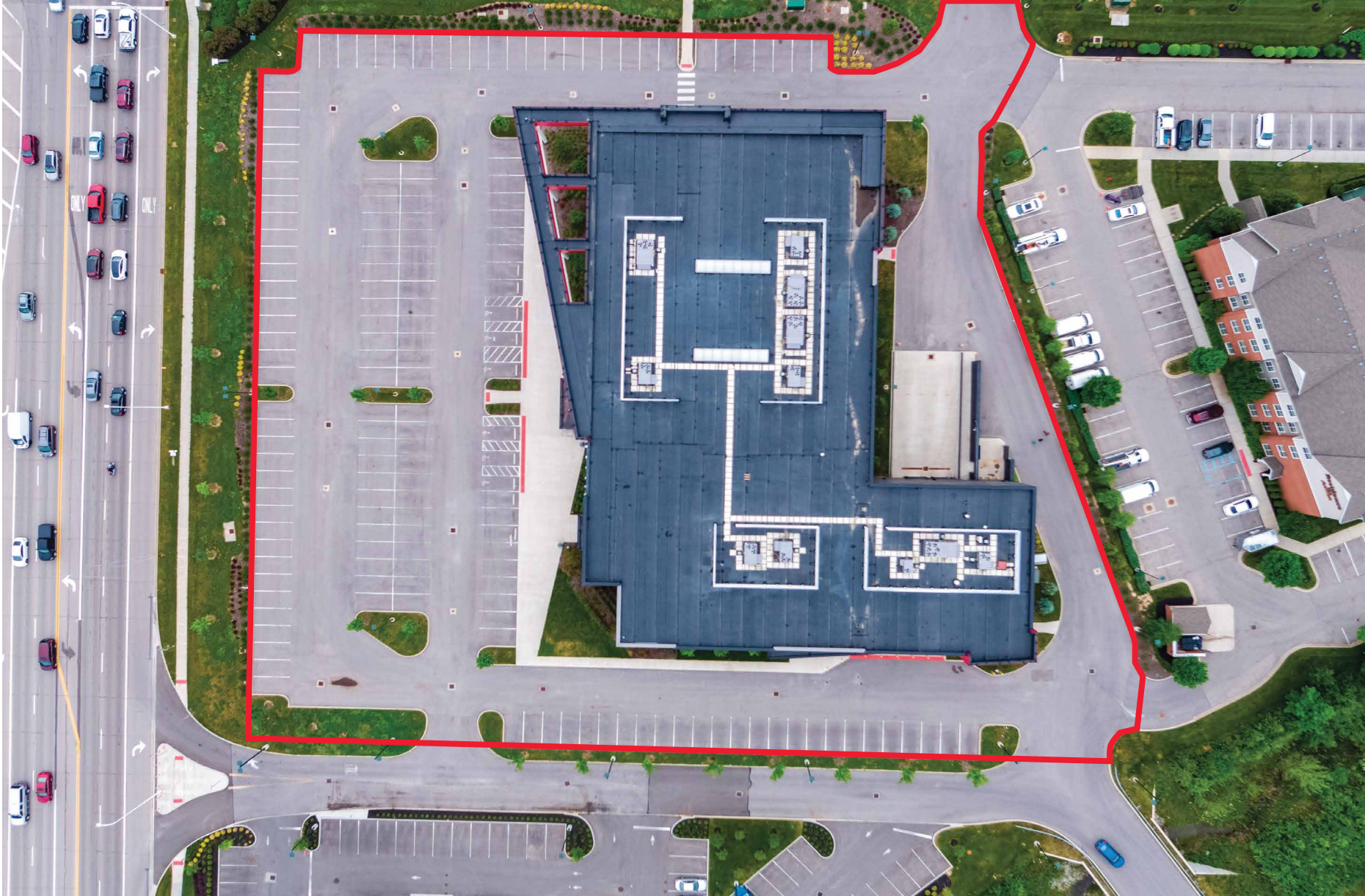
**\$18.95/SF NNN | \$6.06/SF**  
LEASE RATE | OP. EX.

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**AVAILABLE IMMEDIATELY**  
TIMING

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# SITE AERIAL



# PROPERTY OVERVIEW

## PROPERTY SUMMARY

<b>ADDRESS:</b>	1551 Gemini Place Columbus, OH 43240
<b>AVAILABLE SF:</b>	69,662 SF
<b>LOT SIZE:</b>	4.067 acres
<b>LEASE RATE:</b>	\$18.95/SF NNN
<b>OP. EXPENSES:</b>	\$6.06/SF
<b>PARKING:</b>	Ample on-site parking
<b>EXCLUSIVES:</b>	Related to specific sporting good tenants and percentage of floor space can't be 25% or greater of restrictions



# PROPERTY PHOTOS



# PROPERTY PHOTOS





# MARKET OVERVIEW MAP





## AREA OVERVIEW

**Columbus** is one of the fastest-growing cities in the nation—thousands of people move to the Columbus area every year, making it the 14th largest city in the United States. With a reputation for its affordable cost of living, top-ranked infrastructure, and talented workforce, the region is one of the most dynamic and diverse in the country. With a vibrant mix of arts and culture, popular collegiate and professional sports teams, an entrepreneurial spirit, a revitalized downtown, and a diverse array of surrounding neighborhoods, Columbus is a great place to call home, raise a family, and do business. With several Fortune 500 companies based in the area, as well as the state’s capital offices, the metro’s economy is sheltered from extreme economic swings with job growth consistently outpacing the national average, people from across the country are moving to Columbus, creating significant population growth.

*\*Source: <https://columbusregion.com/>*

**#1**

City for tech  
Workers

**#2**

City for  
college Grads

**#5**

City for Entrepreneurs  
And Startups

# POLARIS FASHION PLACE OVERVIEW

**Polaris Fashion Place** is Central Ohio's premier shopping destination offering market-exclusive brands and locally-owned specialty shops to locals and tourists alike. Polaris Fashion Place also hosts more than 75 events a year including: Polaris Live, KidX Club, Mommy Mile, Made Local Marketplace, the Easter Bunny and Santa Photo Set.

The town center is home to more than 170+ national and local retail, dining and entertainment options. A dynamic offering of things to do along with things to buy keeps guests engaged and returning often. *\*Source: <https://polarisfashionplace.com/about-us>*



# AREA AMENITIES



## EDUCATION

The Columbus Region has one of the highest concentrations of higher education in the nation, with 52 college and university campuses, a total enrollment of more than 134,000 students and 22,000 annual graduates. Of the colleges in the region, two are of the world's leading private research institutions, allowing Columbus to attract some of the best and brightest talent in the country. The range of educational opportunities contributes to Columbus' talented and diverse labor force.

The top colleges in the downtown Columbus area are The Ohio State University, Columbus State Community Colleges, and Otterbein University, with enrollment totaling 92,000 +.

*\*Source: <https://columbusregion.com/>*

## AREA ATTRACTIONS

Columbus has an array of entertainment to offer. From the unique restaurants and bars in the Short North to the outdoor concerts performed at the Columbus Commons and Express Live concert venue, to Gallery Hop and the North Market, featuring local artistic talent and food vendors, Columbus has something for everyone. The city hosts special events and festivals such as Comfest and The Arnold Classic, as well several professional sports teams such as The Ohio State Buckeyes and Columbus Blue Jackets, as well as the annual Memorial Golf Tournament, giving residents and visitors something to do year-round. Columbus also features many parks and museums including the Columbus Museum of Art, COSI, the world-famous Columbus Zoo and Aquarium, the Scioto Mile, and the Franklin Park Conservatory.



## ECONOMY OVERVIEW

**Columbus** regional economy boasts a highly-diversified base of companies, with no industry representing more than 18% of employment. Home of the world's most recognizable brands—Scotts, Wendy's, Cardinal Health, 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.

The Columbus Region is home to a population of 2.1 million, and a potential workforce of 1.2 million. 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 populations of millennials in the nation. The Columbus metro ranks first among large Midwest metro areas for population and job growth since 2010 and is among the fastest growing metros in the country. *\*Source: <https://columbusregion.com/>*

## FORTUNE 1000 COMPANIES IN COLUMBUS



## TOP EMPLOYERS

<b>The Ohio State University</b>	31,340 Employees
<b>State of Ohio</b>	24,067 Employees
<b>OSU Health System</b>	22,727 Employees
<b>Ohio Health</b>	21,117 Employees
<b>JPMorgan Chase</b>	20,475 Employees
<b>Nationwide Insurance</b>	13,400 Employees
<b>Honda N. America Inc.</b>	10,701 Employees
<b>Nationwide Children's Hospital</b>	10,032 Employees
<b>Mount Carmel Health System</b>	8,852 Employees
<b>City of Columbus</b>	8,815 Employees
<b>Columbus City Schools</b>	8,004 Employees
<b>L Brands Inc.</b>	7,800 Employees



# POPULATION OVERVIEW

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented population growth. 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.

*\*Source: <https://columbusregion.com/>*

POPULATION				
	2017	2018	2019	2020
<b>Columbus</b>	1,568,000	1,598,000	1,621,000	1,644,000



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

Image Sources: grandviewyard.com (p. 12 [top left] www.hometeamproperties.net (p. 12 [bottom left]), www.experiencecolumbus.com (p. 12 [top & middle right], ohio.org (p. 12 [bottom right] Shutterstock (p. 10, 13 bottom right, 15), foxnews.com/sports/ohio-state-football-stadium-fans-guidelines-relaxed-ad (p. 13 [top right], (p. 13 [middle right], <https://www.choicehotels.com/ohio/columbus/5-reasons-to-visit> (p. 13 [middle right])

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