

FULTON PARK IN THE BREWERY DISTRICT RETAIL FOR LEASE

477 S. FRONT STREET, COLUMBUS, OH 43215



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PROPERTY HIGHLIGHTS

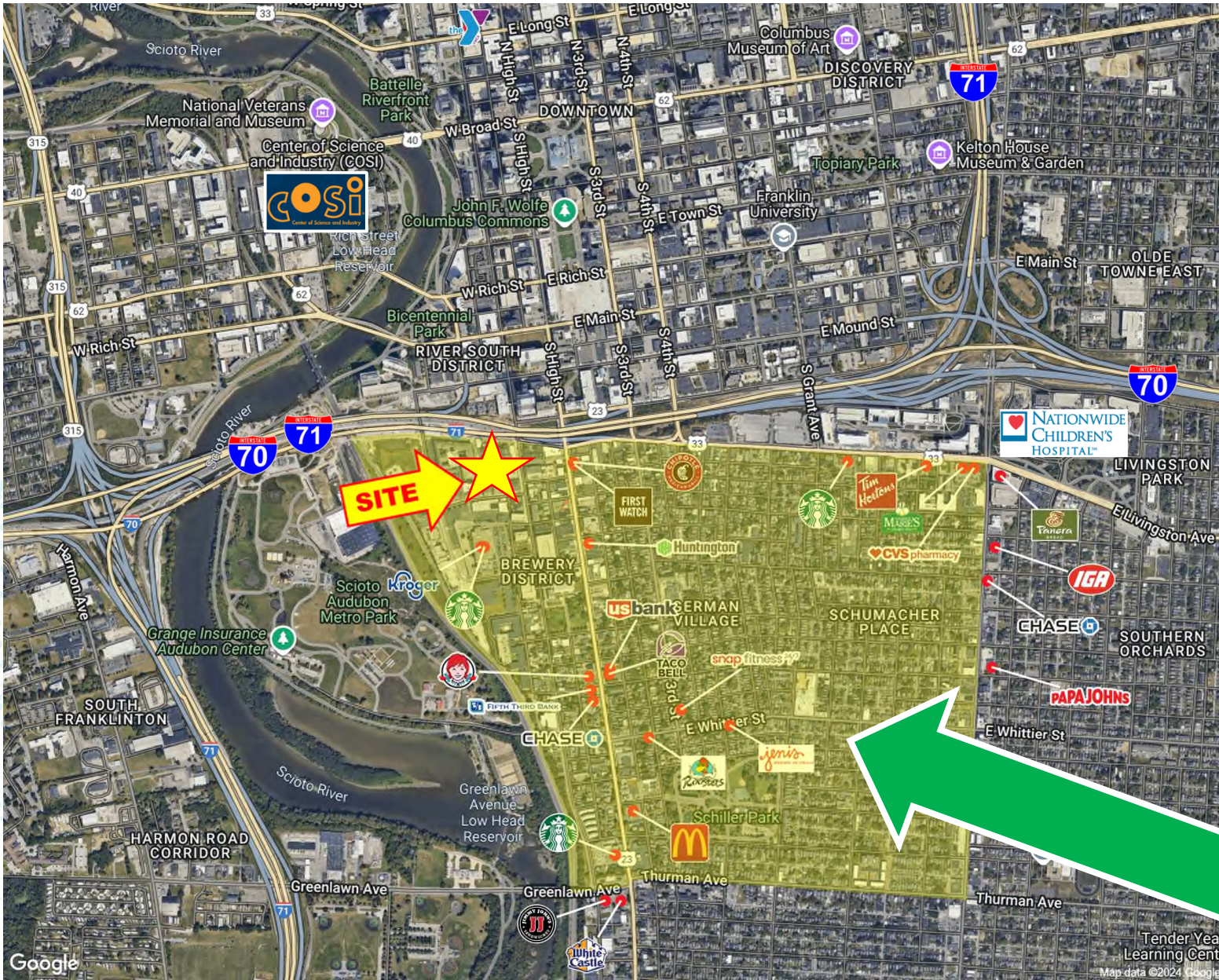
FULTON PARK IN THE
BREWERY DISTRICT

RETAIL FOR LEASE

477 S. FRONT STREET, COLUMBUS, OH 43215

- Desirable Brewery District location—the historic L. Hoster Brewery (3.2 acre site)
- The last major gap in the South Front Street redevelopment
- Reconfiguration of the I-70/I-71 exit will safely link both sides of the downtown corridor
- Spaces offer the best of industrial design heritage paired with modern convenience and spaciousness
- Class A retail spaces available from 1,500 SF to 75,000 SF
- Sustainable “Net Zero” building status—Ohio’s largest such development
- Fulton Park Tower: 13-story top section with 260 new residential units and 12-story lower section with 700 parking spaces
- Up to 75,000 SF of retail spaces ideal for fitness/wellness user, event space, dining, boutique retail

DOWNTOWN AERIAL



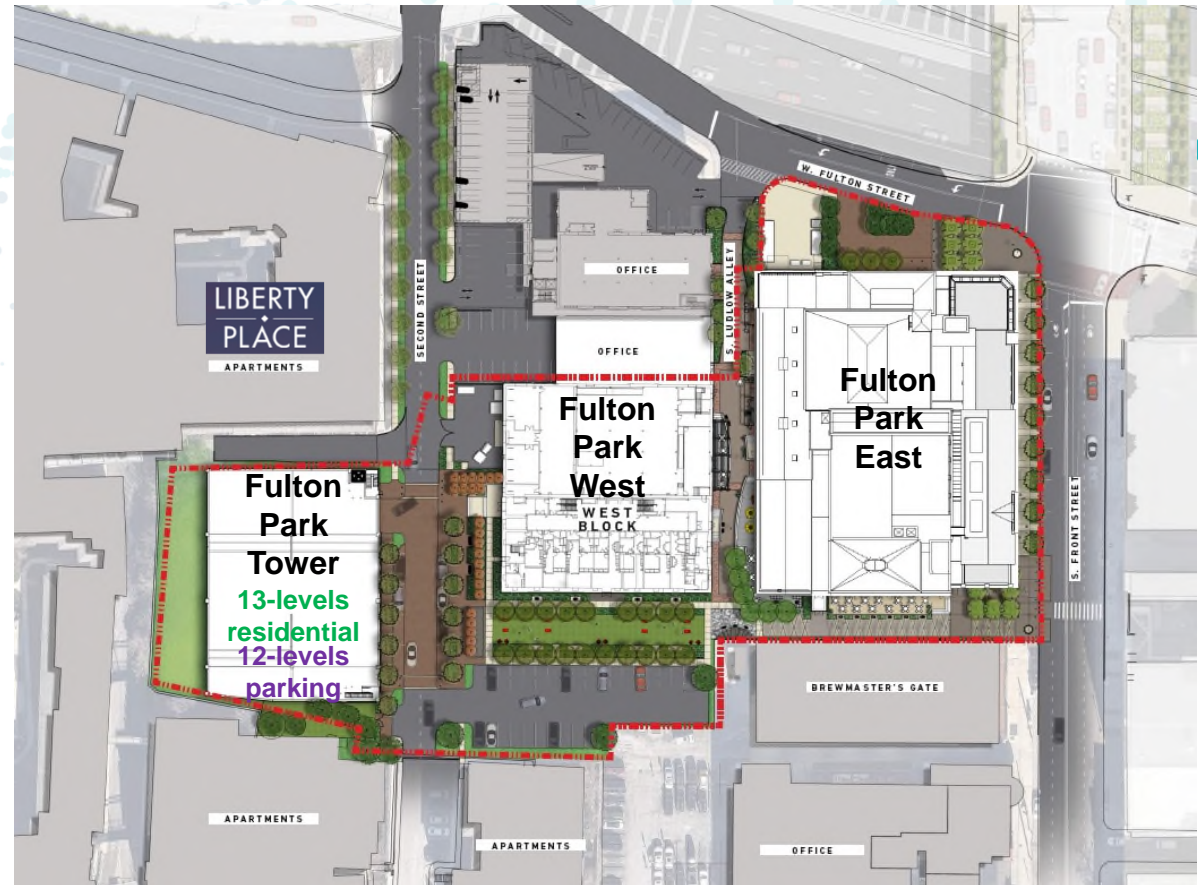
German Village/Brewery District Demographics

Average Household Income:

\$154,190

HOUSING HIGHLIGHTS

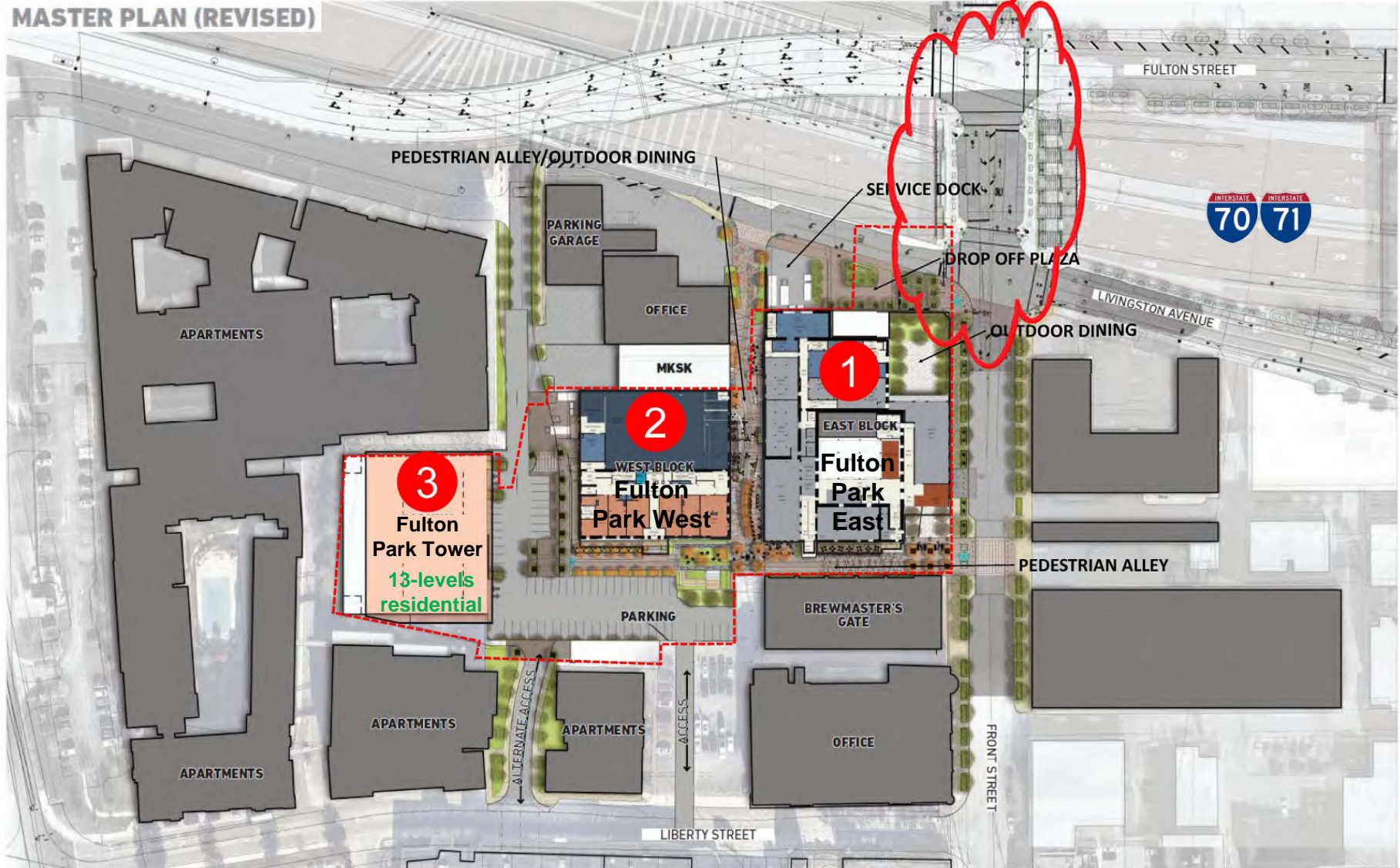
- Fulton Park Tower has 260 planned apartment units – 1, 2, & 3 bedrooms stacked in the upper 13 levels of the tower
- 700 parking spaces stacked in the lower 12 levels of the tower
- Close proximity to affluent German Village Neighborhood
- State of the art amenities
- Historic character
- Dog park
- Wellness and health focus with commercial air filtration and industrial water filtration



ODOT PROJECT 4R

New Downtown Connector Bridge over I-70
Completion date: Fall 2025

MASTER PLAN (REVISED)

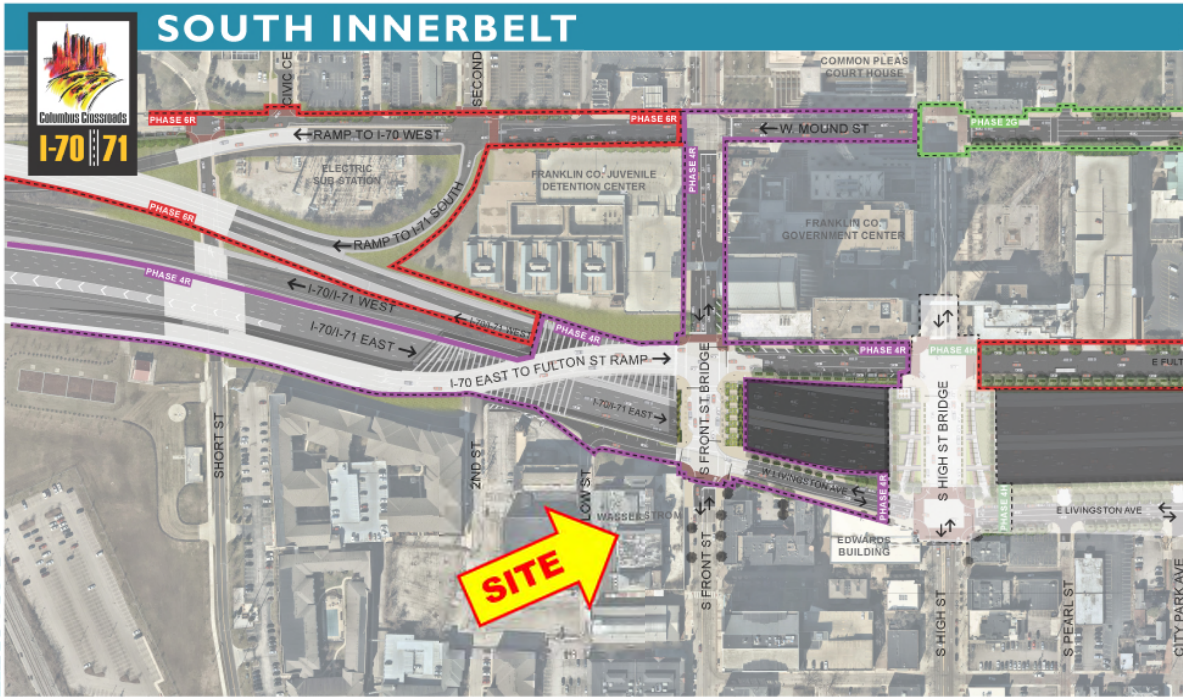


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ODOT PHASE 4R

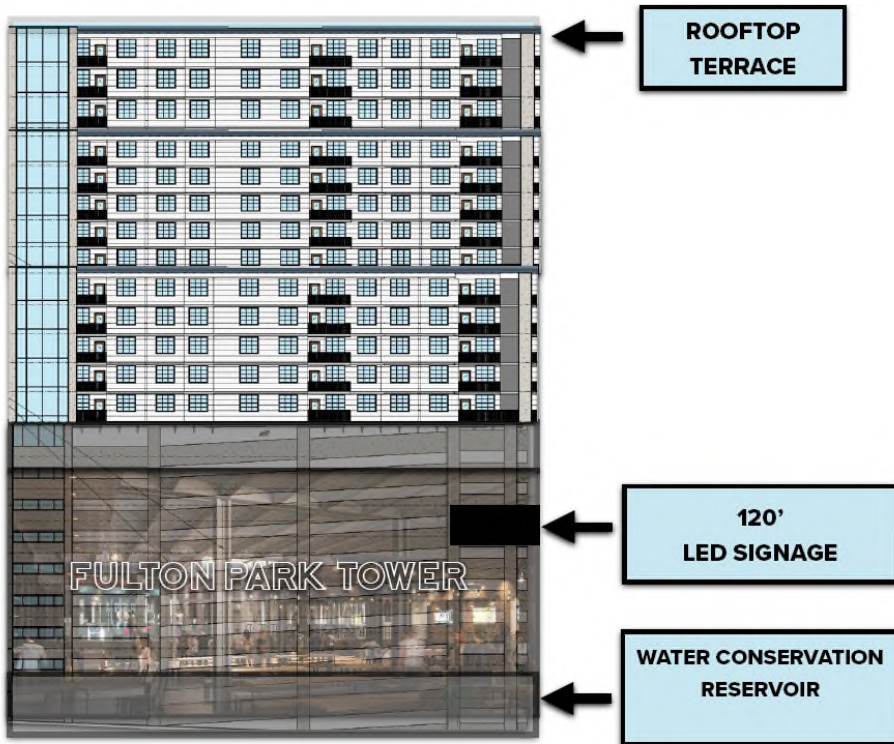


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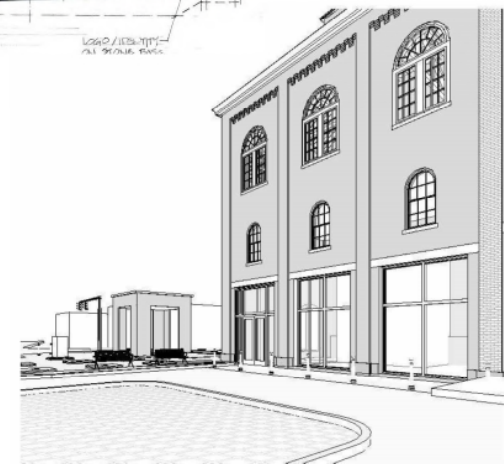
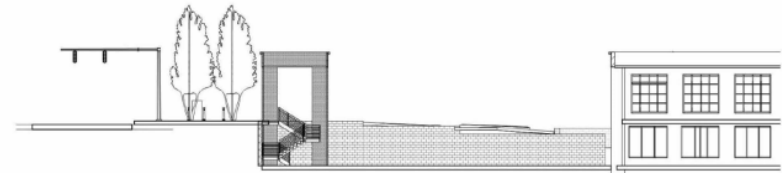
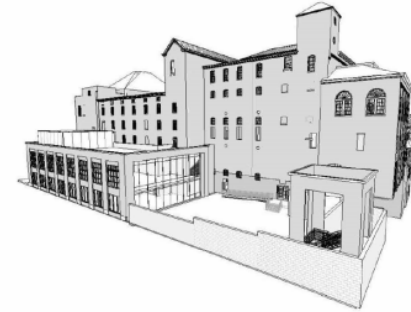
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CONCEPTUAL CONFIGURATIONS

FULTON PARK TOWER



CONCEPTUAL CONFIGURATION



PROJECT IMAGES



PROJECT IMAGES



GARDEN RESTAURANT
FULTON PARK

PROJECT IMAGES



PROJECT IMAGES



BREWER'S ALLEY
FULTON PARK

PROJECT IMAGES



LUDLOW ALLEY
RESTAURANT
FULTON PARK

PROJECT IMAGES

TAPROOM
FULTON PARK



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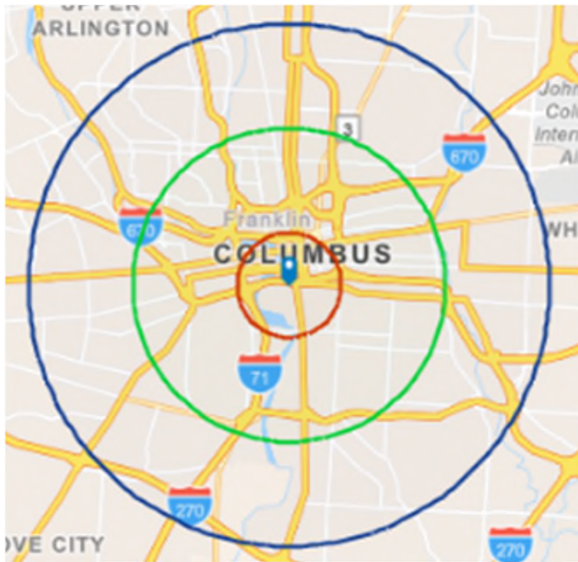
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PROJECT IMAGES



EVENT SPACE
FULTON PARK

1-MILE RADIUS DEMOS



KEY FACTS

15,809
Population

1.5
Average
Household Size

38.4
Median Age

\$79,306
Median Household Income

BUSINESS

3,087

Total Businesses

80,200

Total Employees

EDUCATION

4%

No High School
Diploma

13%

High School
Graduate

16%

Some
College

67%

Bachelor's/Grad/Prof
Degree

INCOME



\$72,740
Per Capita
Income



\$79,306
Median
Household
Income



\$114,911
Average
Household
Income

EMPLOYMENT

84.5
White
Collar %

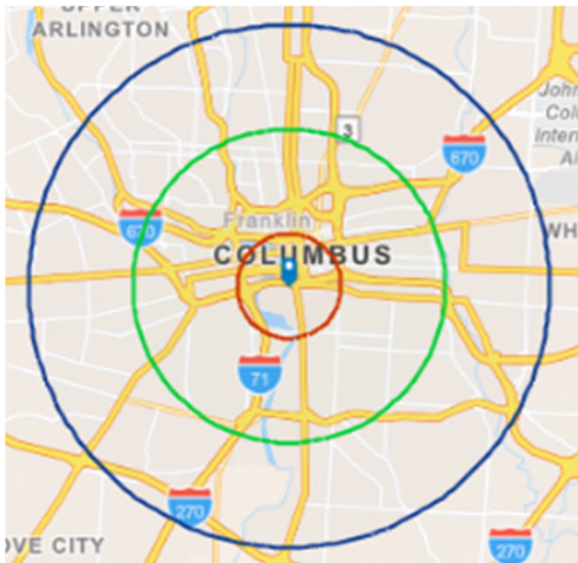
6.1
Blue
Collar %

9.4
Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

129,479
Population

1.9
Average
Household Size

33.3
Median Age

\$57,160
Median Household Income

BUSINESS

7,969

Total Businesses

183,929

Total Employees

EDUCATION

9%

No High School
Diploma

22%

High School
Graduate

22%

Some
College

47%

Bachelor's/Grad/Prof
Degree

INCOME



\$42,554
Per Capita
Income



\$57,160
Median
Household
Income



\$85,269
Average
Household
Income

EMPLOYMENT

70.0
White
Collar %

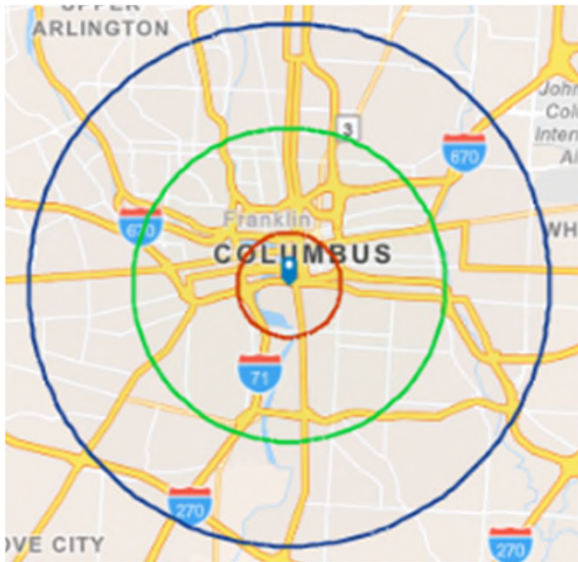
14.4
Blue
Collar %

15.6
Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

338,235
Population

2.2
Average
Household Size

32.0
Median Age

\$55,077
Median Household Income

BUSINESS

13,672

Total Businesses



Total Employees

307,573

EDUCATION



10%

No High School
Diploma



26%

High School
Graduate



23%

Some
College



41%

Bachelor's/Grad/Prof
Degree

INCOME



\$36,118

Per Capita
Income



\$55,077

Median
Household
Income



\$83,657

Average
Household
Income

EMPLOYMENT



64.9

White
Collar %



17.4

Blue
Collar %



17.8

Services
%

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