

Riverfront Development Opportunity

THE HANDWELL PROPERTY
304 MOUND STREET
DOWNTOWN COLUMBUS, OHIO



NEWMARK

DEVELOPMENT OPPORTUNITY

The Handwell Property

**304 MOUND STREET
DOWNTOWN COLUMBUS, OHIO**

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

Area Highlights

- The Downtown Columbus residential population is expected to reach 10,000 by the end of 2021.
- 32 Projects are moving forward despite the recent pandemic, totaling over \$1 billion. These projects include the new Crew Stadium, the Scioto Peninsula project and the Columbus Convention Center expansion.



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1.0 AC

LAND AREA

4

PARCELS

DD

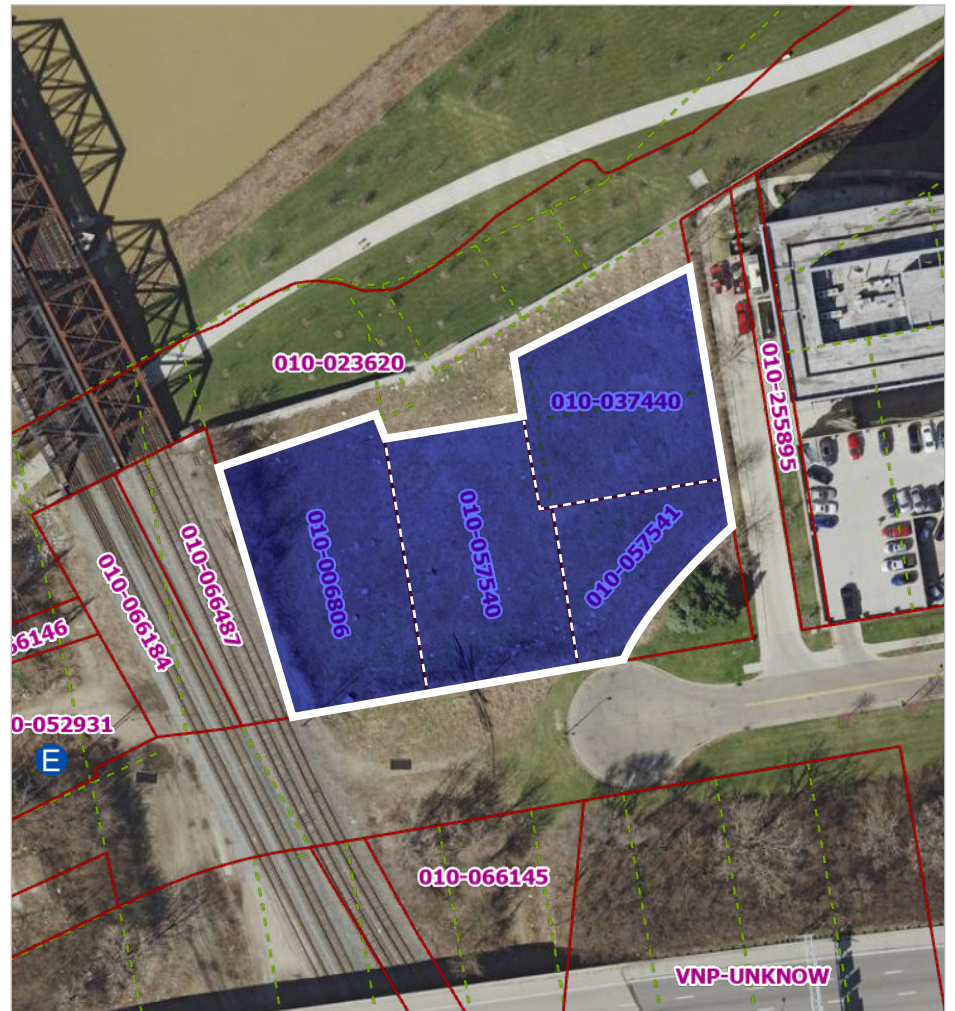
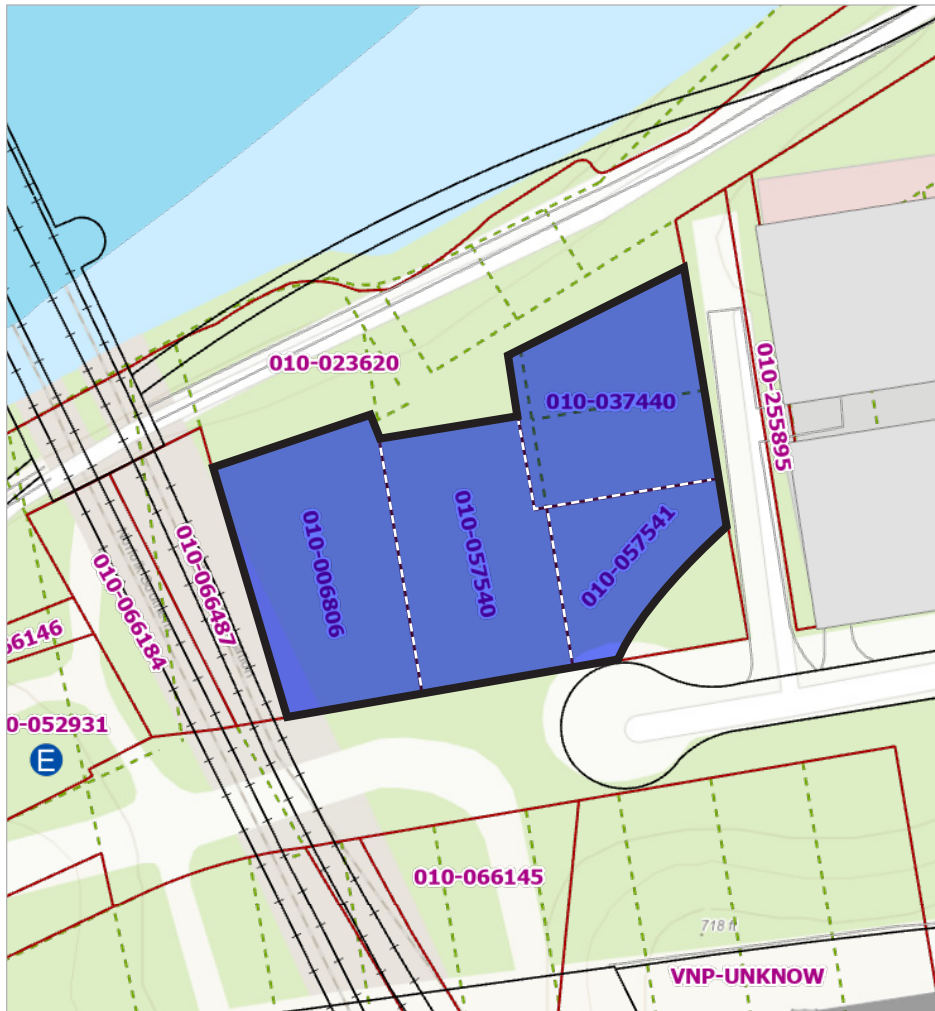
**CURRENT ZONING
(DOWNTOWN DISTRICT)**



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Parcel Map



New Area Developments



Downtown Columbus Office Properties

\$21.48 PSF

AVERAGE ASKING RATE (GROSS)

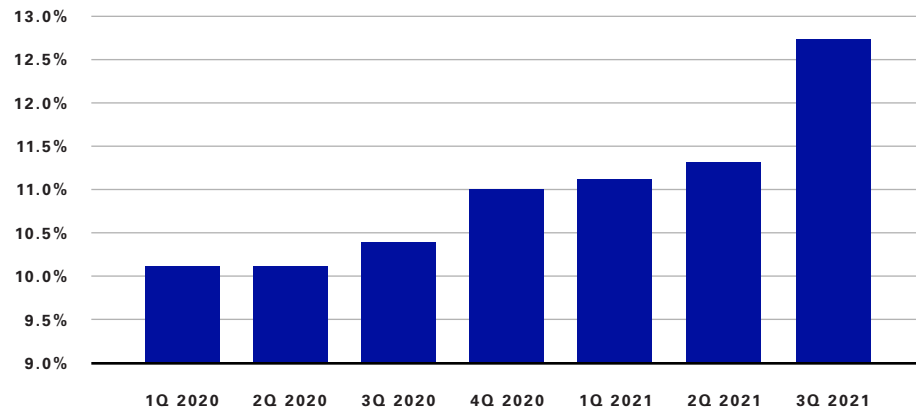
-369K SF

12 MONTH ABSORPTION

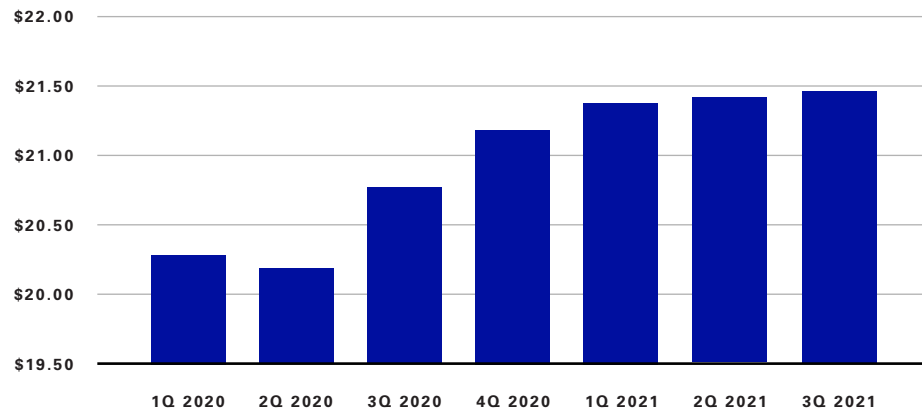
29.6M SF

TOTAL OFFICE MARKET

VACANCY



ASKING LEASE RATES



Downtown Columbus Multifamily Properties

\$1,363

AVERAGE MARKET RENT

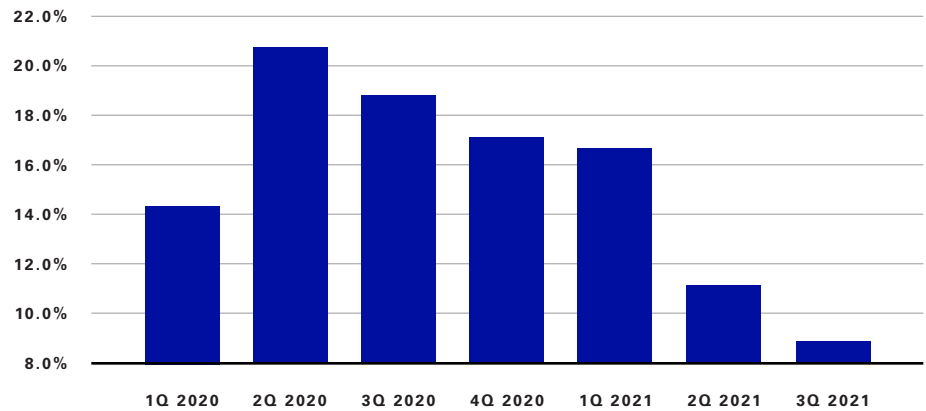
849

12 MONTH ABSORPTION (UNITS)

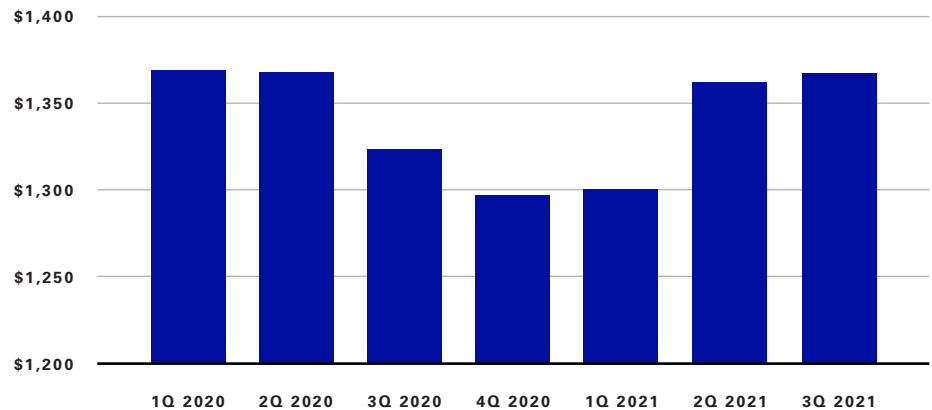
7,090

TOTAL UNITS

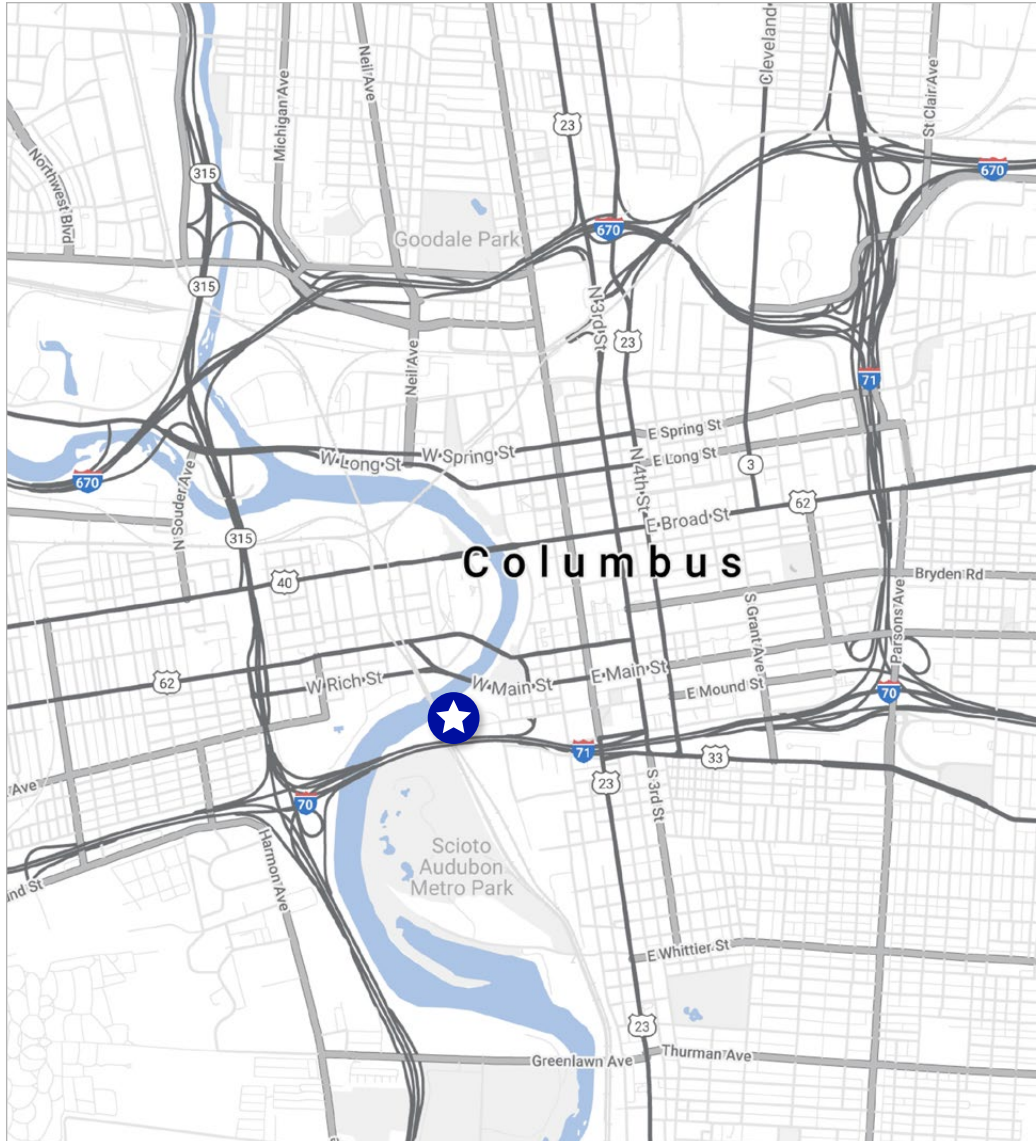
VACANCY



ASKING LEASE RATES



THE HANDWELL PROPERTY



Total Population

1 mile	14,028
3 miles	152,760
5 miles	361,172

Total Households

1 mile	7,998
3 miles	65,476
5 miles	149,434

Projected Population

1 mile	15,044
3 miles	161,123
5 miles	377,306

Renter Occupied Households

1 mile	6,173
3 miles	46,932
5 miles	92,617

Population Growth

1 mile	3.9%
3 miles	2.5%
5 miles	1.6%

Average Household Size

1 mile	1.6
3 miles	2.1
5 miles	2.2

Median Age

1 mile	38.4
3 miles	32.2
5 miles	32.5

Average Income

1 mile	\$100,710
3 miles	\$73,821
5 miles	\$72,662

College Educated

1 mile	55.0%
3 miles	38.0%
5 miles	35.0%

Median Home Value

1 mile	\$364,130
3 miles	\$218,025
5 miles	\$175,991

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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