

21 E STATE ST, COLUMBUS, OH 43215

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OFFERING HIGHLIGHTS

- 2,418 – 4,949 SF first-floor retail at one of Downtown Columbus's most visible corners (State & High) in the 23-story Class A Fifth Third Center
- High profile exposure with 18,069 VPD plus strong pedestrian traffic directly across the street from the Ohio State Capital
- Exceptional visibility and accessibility in the heart of the business and entertainment district
- \$288.2M in annual food and beverage spending within a 2-mile radius
- Conveniently attached multi story parking garage with both reserved and unreserved options
- Directly facing Capitol Square and the Ohio Statehouse building, the seat of Ohio's state government
- The building recently underwent a complete renovation, featuring a newly updated lobby

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	18,675	155,792	368,113
2030 Projection	20,965	159,773	371,829
BUSINESS	1 MILE	3 MILE	5 MILE
2025 Estimated Total Businesses	3,932	9,645	16,239
2025 Estimated Total Employees	68,988	133,640	213,855
INCOME	1 MILE	3 MILE	5 MILE
2025 Estimated Average Household Income	\$124,483	\$103,506	\$102,877
2025 Estimated Median Household Income	\$75,649	\$65,429	\$68,394



SITE PLAN

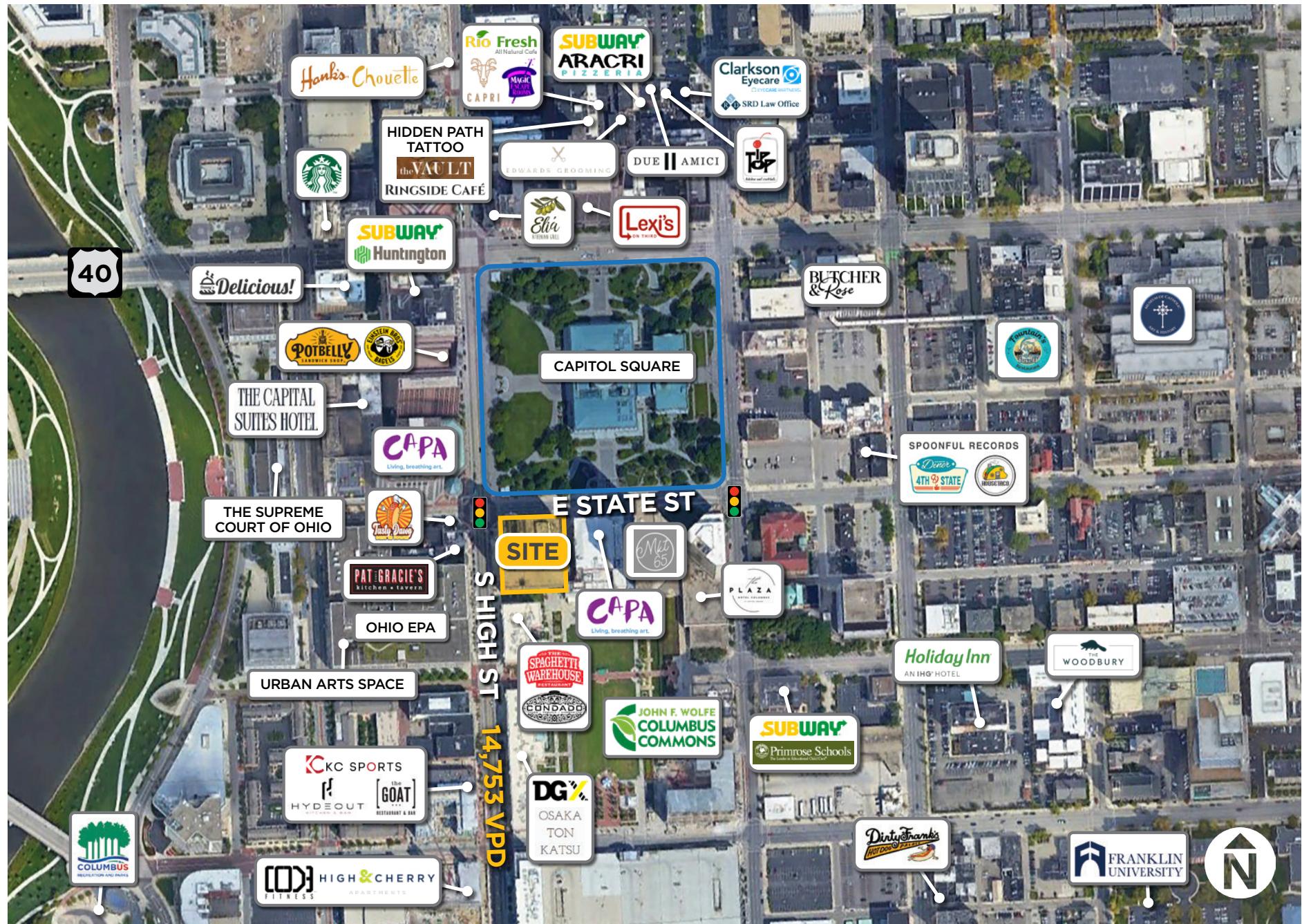
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AVAILABLE RETAIL SUITE

LOBBY AND RETAIL CORRIDOR

OCCUPIED



PHOTOS

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Columbus, Ohio stands out as a thriving hub for commercial real estate, combining a dynamic economy with a strong business climate. Known as one of the fastest-growing metropolitan areas in the Midwest, the city offers a diverse mix of office, retail, and industrial opportunities. Its central location and access to a skilled workforce make Columbus an attractive destination for companies looking to expand or relocate. The city's pro-business environment and supportive infrastructure create a fertile ground for growth and investment.

The commercial real estate landscape in Columbus is marked by versatility and innovation. Downtown continues to see a surge in modern office developments and mixed-use projects, while suburban markets provide ample space for industrial and logistics facilities. The retail sector benefits from a robust consumer base fueled by Ohio State University, Fortune 500 employers, and a steady influx of new residents. Investors and tenants alike are drawn to Columbus for its affordability, stable market fundamentals, and potential for long-term returns.

With ongoing revitalization efforts, Columbus continues to balance urban vibrancy with suburban expansion. The city's infrastructure investments, expanding transportation networks, and commitment to sustainable development further enhance its appeal. Whether for corporate headquarters, retail ventures, or industrial operations, Columbus offers a commercial real estate market primed for success.



3rd Largest State Capital in the U.S.

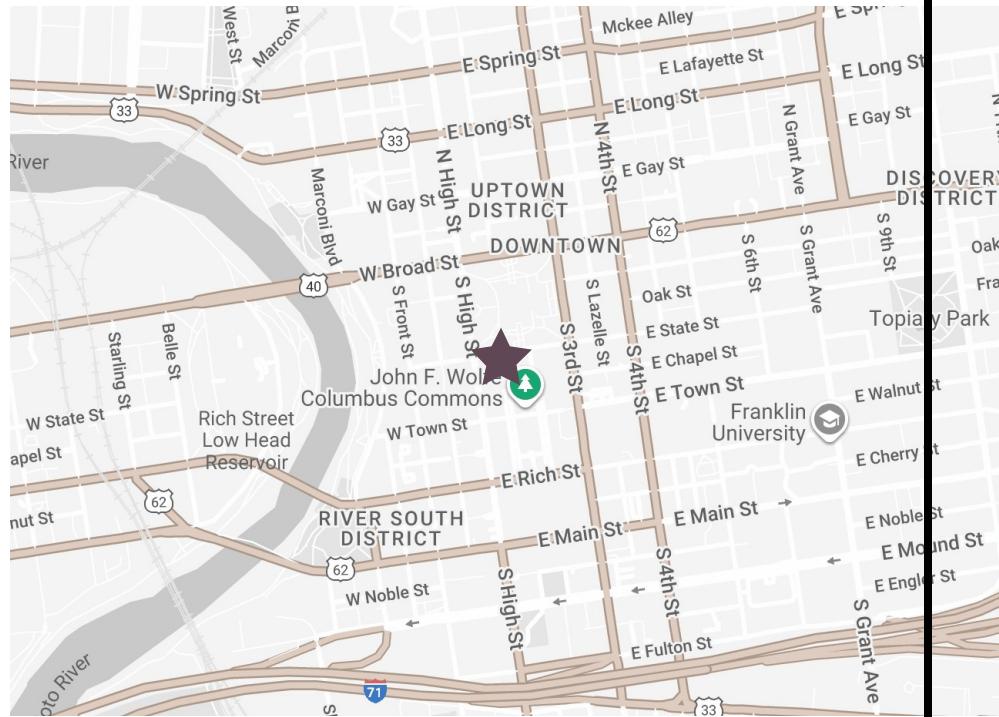
Largest city in Ohio, Top 15 in U.S. - Median age of 32 (based on current total population)

#1 Fastest Growing City in the Midwest

+13.1% population increase in last decade (based on current census data)



Including 60,000 students at The Ohio State University



#1 Rising U.S. City for Startups

Based on strong talent pool, VC activity and innovative business climate - Forbes

140,000 Students attend Columbus-based colleges and universities

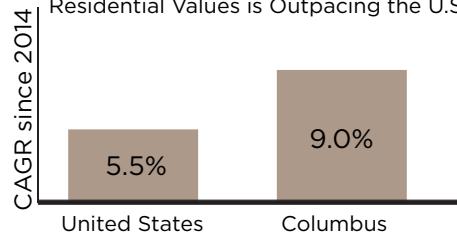
Top 3 Rising Food Cities

RECENT NATIONAL RECOGNITION

"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

Growth of Columbus

Residential Values is Outpacing the U.S.





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