



**NOW OPEN: ASHTYN'S SEAFOOD HOUSE  
& BLUE AGAVE MEXICAN GRILL**

# POLARIS COMMONS

COLUMBUS, OHIO

## THE PROPERTY

- 1,600 SF retail space for lease fronting Polaris Parkway
- Outparcel available
- Located across from Polaris Fashion Place
- Neighboring J.P. Morgan Chase's operations center
- Fantastic visibility & substantial parking
- Join tenants: Blue Agave Mexican Grill, Ashtyn's Seafood House, Domino's Pizza, DentalWorks, Qdoba, SportClips, Cold Stone Creamery & more
- 50,566 vehicles per day on Polaris Parkway

## DEMOGRAPHICS

### ESTIMATED POPULATION

1 Mile: 12,872  
3 Miles: 66,245  
5 Miles: 208,426

### DAYTIME EMPLOYEES

1 Mile: 11,185  
3 Miles: 56,735  
5 Miles: 114,513

### AVERAGE HH INCOME

1 Mile: \$96,249  
3 Miles: \$111,441  
5 Miles: \$117,752

### Contact Agent:

Carla Massara (216) 514-1400 ext 108 cmassara@kowitzrealestate.com

Kowit & Company Real Estate Group | 216.514.1400 | www.kowitzrealestate.com

# MARKET OVERVIEW

POLARIS COMMONS, COLUMBUS, OHIO

Polaris Commons is centrally located in the Polaris submarket of Columbus, Ohio. This location at the intersection of Polaris Parkway and Gemini Parkway provides **incredible retail exposure to combined traffic volumes of more than 50,000 vehicles per day**. The Polaris submarket is the heart of the dominant retail trade area of Delaware County, **the wealthiest and the fastest growing county in Ohio, and the 20th wealthiest county in the United States**.

The Property enjoys an outstanding location with unparalleled access and visibility to over 50,000 vehicles per day at the main entrance to the McCoy Center, a two million square foot office complex housing JPMorgan Chase’s largest operations center in the world with 9,000 employees. **Daytime population is excellent with more than 114,500 workers within a five-mile radius of the center.**



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# MARKET OVERVIEW

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## CURRENT POLARIS COMMONS TENANTS



Polaris is in one of the wealthiest counties in the United States with a young population, high traffic counts, easy access from all parts of Central Ohio, and more than 10 Million visitors a year.

## Retailers know the Power of Polaris.

The home to Polaris Fashion Place, a 1.6 million square foot regional fashion mall which includes Saks Fifth Avenue, Von Maur, Macy's, JCPenney, The Apple Store, J. Crew, Forever 21 and a 200,000 square foot Lifestyle Center with The Cheesecake Factory, Dave & Buster's and Barnes & Noble. Polaris Towne Center is a 700,000 square foot retail power center anchored by Target, Best Buy, Lowe's, TJ Maxx, World Market, Ulta, Old Navy and Kroger. The Market at Polaris, a 210,000 square foot entertainment/retail project, is anchored by an 18 screen Rave Movie Theater, Big Sandy Superstore, Bed Bath & Beyond and PetSmart.

## POLARIS IS THE LARGEST MIXED USE REAL ESTATE DEVELOPMENT IN COLUMBUS

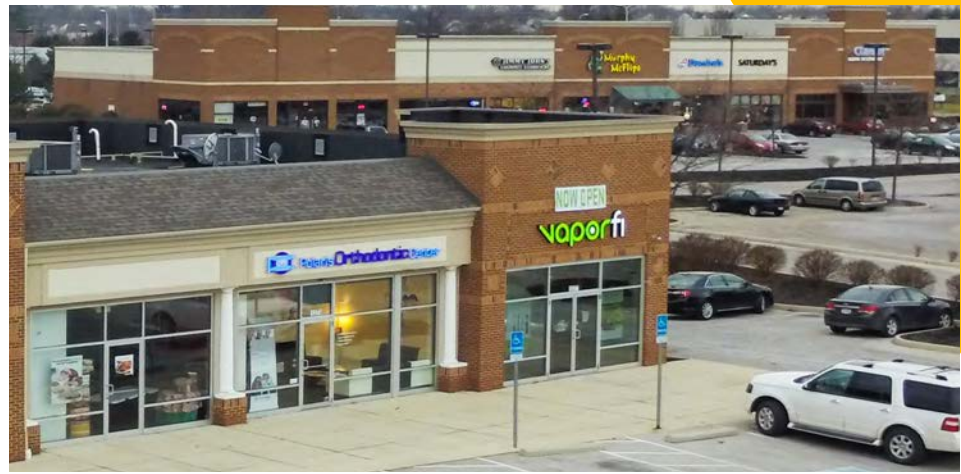
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# PHOTOS

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# SITE PLAN

POLARIS COMMONS, COLUMBUS, OHIO

**Building A:**

- Blue Agave Mexican Grill
- Ashtyn's Seafood House
- Domino's Pizza
- Murphy McFlips
- Jimmy Johns
- Ninja Dragon Martial Arts

**Building B:**

- Nightclub & Restaurant (Coming Soon)

**Building C:**

- Dental Works
- **1,600 SF Available**
- SportClips
- Nails Spa
- Cold Stone Creamery

**Building D:**

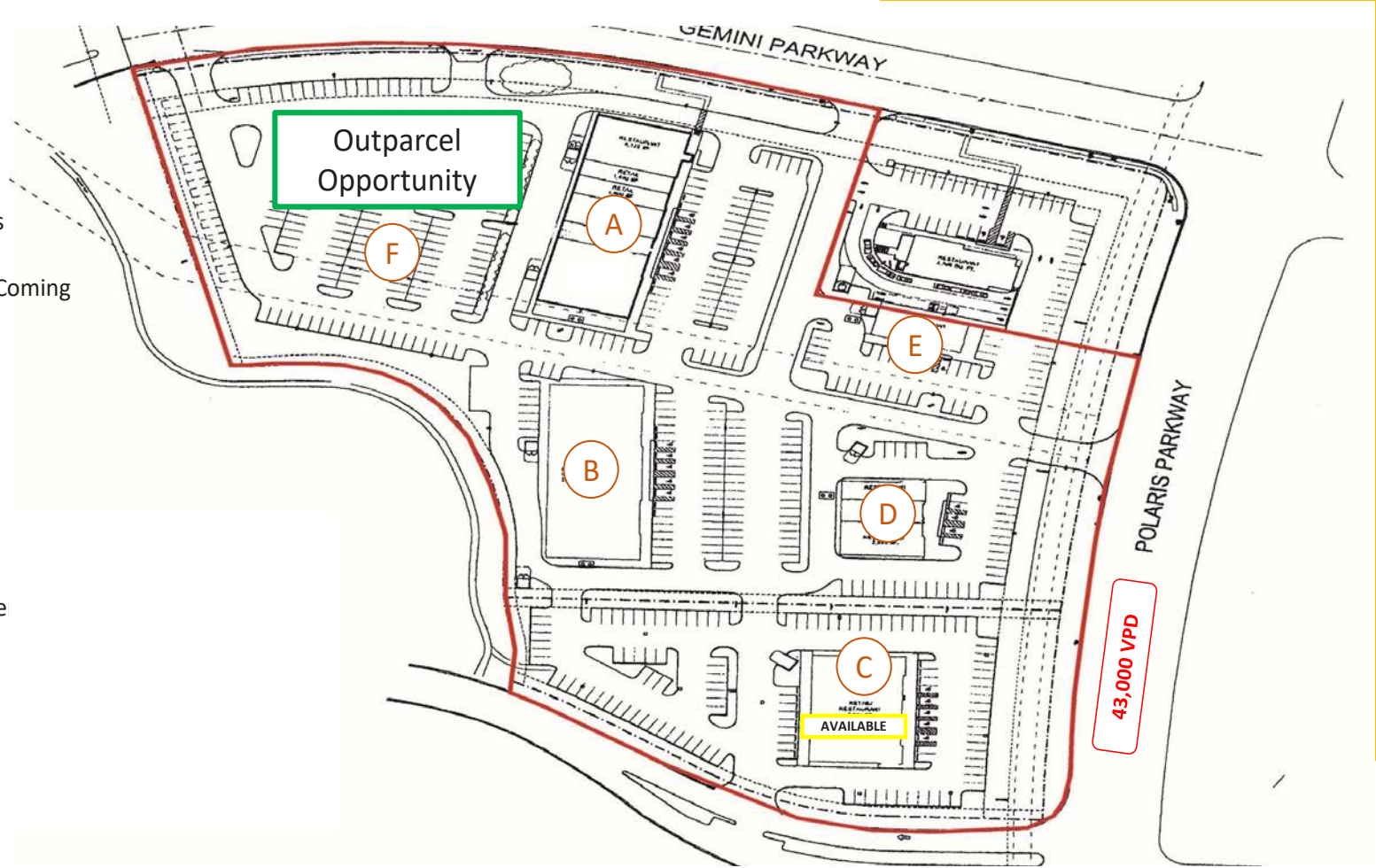
- Walk-In Urgent Care
- Polaris Orthodontic Center
- VaporFi

**Building E:**

- Qdoba

**Outparcel F:**

- Available



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# DEMOGRAPHICS

POLARIS COMMONS, COLUMBUS, OHIO

## 1099 Polaris Pkwy

Columbus, OH 43240

1 mi radius 3 mi radius 5 mi radius

|                     |   | 1 mi radius | 3 mi radius | 5 mi radius |
|---------------------|---|-------------|-------------|-------------|
| POPULATION          | 2020 Estimated Population                             | 12,872      | 66,245      | 208,426     |
|                     | 2025 Projected Population                             | 14,013      | 71,122      | 221,813     |
|                     | 2010 Census Population                                | 10,716      | 57,230      | 184,342     |
|                     | 2000 Census Population                                | 6,689       | 42,167      | 153,721     |
|                     | Projected Annual Growth 2020 to 2025                  | 1.8%        | 1.5%        | 1.3%        |
|                     | Historical Annual Growth 2000 to 2020                 | 4.6%        | 2.9%        | 1.8%        |
|                     | 2020 Median Age                                       | 31.1        | 34.0        | 36.5        |
| HOUSEHOLDS          | 2020 Estimated Households                             | 5,466       | 26,797      | 80,949      |
|                     | 2025 Projected Households                             | 5,804       | 28,098      | 84,429      |
|                     | 2010 Census Households                                | 4,540       | 23,218      | 72,245      |
|                     | 2000 Census Households                                | 3,015       | 17,531      | 60,994      |
|                     | Projected Annual Growth 2020 to 2025                  | 1.2%        | 1.0%        | 0.9%        |
|                     | Historical Annual Growth 2000 to 2020                 | 4.1%        | 2.6%        | 1.6%        |
| RACE AND ETHNICITY  | 2020 Estimated White                                  | 72.6%       | 72.1%       | 73.3%       |
|                     | 2020 Estimated Black or African American              | 7.3%        | 11.0%       | 13.4%       |
|                     | 2020 Estimated Asian or Pacific Islander              | 16.3%       | 12.0%       | 8.2%        |
|                     | 2020 Estimated American Indian or Native Alaskan      | 0.1%        | 0.2%        | 0.2%        |
|                     | 2020 Estimated Other Races                            | 3.7%        | 4.7%        | 4.9%        |
|                     | 2020 Estimated Hispanic                               | 3.9%        | 5.5%        | 5.5%        |
| INCOME              | 2020 Estimated Average Household Income               | \$96,249    | \$111,441   | \$117,752   |
|                     | 2020 Estimated Median Household Income                | \$86,156    | \$90,847    | \$93,810    |
|                     | 2020 Estimated Per Capita Income                      | \$40,869    | \$45,115    | \$45,801    |
| EDUCATION (AGE 25+) | 2020 Estimated Elementary (Grade Level 0 to 8)        | 0.5%        | 1.1%        | 1.4%        |
|                     | 2020 Estimated Some High School (Grade Level 9 to 11) | 1.5%        | 1.8%        | 2.2%        |
|                     | 2020 Estimated High School Graduate                   | 19.5%       | 16.5%       | 17.3%       |
|                     | 2020 Estimated Some College                           | 16.3%       | 17.0%       | 18.3%       |
|                     | 2020 Estimated Associates Degree Only                 | 7.8%        | 7.6%        | 7.1%        |
|                     | 2020 Estimated Bachelors Degree Only                  | 34.0%       | 35.6%       | 33.4%       |
|                     | 2020 Estimated Graduate Degree                        | 20.3%       | 20.3%       | 20.5%       |
| BUSINESS            | 2020 Estimated Total Businesses                       | 886         | 4,340       | 9,965       |
|                     | 2020 Estimated Total Employees                        | 11,185      | 56,735      | 114,513     |
|                     | 2020 Estimated Employee Population per Business       | 12.6        | 13.1        | 11.5        |
|                     | 2020 Estimated Residential Population per Business    | 14.5        | 15.3        | 20.9        |

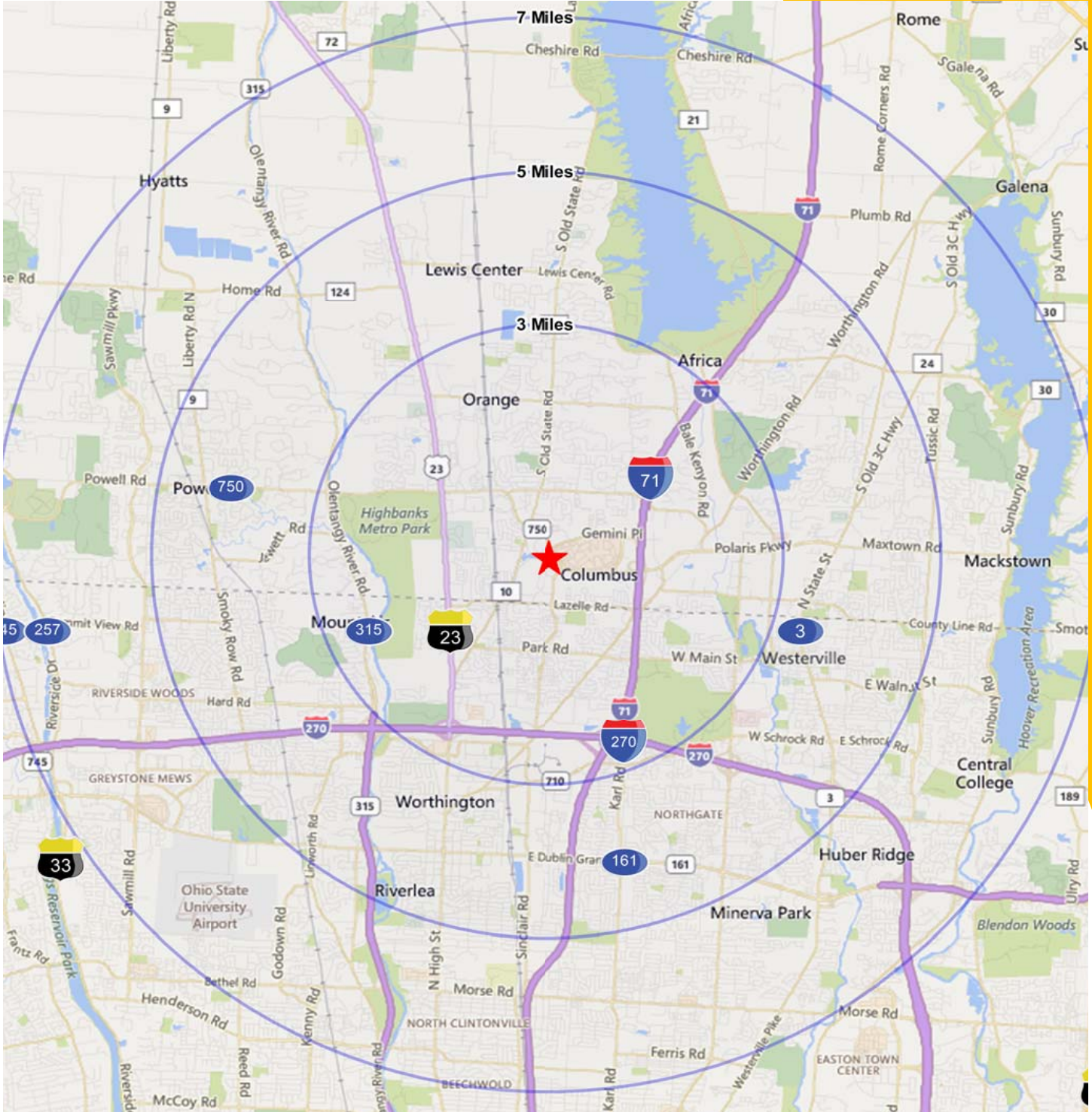
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# AREA MAP

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