



RIVER & RICH is an exciting new mixed-use development located in East Franklinton, along the Scioto River and recently completed Scioto Greenways. The county is flourishing with an average house sale price increase of 70% from 2015 to 2019 and 1,568 closed sales in 2019 compared to 813 closed sales in 2015. The trade area boasts a high daytime demographic of 104,984 with 42% of residents living and working within the trade area and traveling less than 14 minutes to work. Phase 1 of the project will include +/-24,000 SF of ground floor retail along Rich Street, a 300-space parking garage and over 200 residential units.

Join the exciting East Franklinton urban renewal and the growing number of established and new businesses including: Strongwater, Land Grant, Brewdog, 400 West Rich, Glass Axis and the Columbus Idea Foundry. Additionally, COSI, located three blocks from RIVER & RICH, draws more than 660,000 visitors a year.

To find out more about the Franklinton district, click on the following press links:

With backing, makers remaking Franklinton
www.bizjournals.com

The transformation of Franklinton
www.614columbus.com

East Franklinton Creative Community District Plan - 2014 APA Awards
[YouTube video](#)

SIZE

+/- 24,000 square feet

LOCATION

Columbus, Ohio
 W. Rich Street at Lucas Street

TRAFFIC COUNTS

I-70 - 127,000
 SR-315 - 81,000
 Broad Street Bridge - 24,405
 Rich Street - 5,617

KEY DEMOGRAPHICS

Trade Area includes Downtown, German Village, Brewery District and East Franklinton

3.6 SQ. MILES

POPULATION

Current Estimated Population	16,959
Projected Population (5 Years)	17,644
College Degree (BA or Higher)	59.3%
Travel to Work in 14 Min. or Less	42.1%
Average Minutes Travel to Work	16.6
Estimated Average HH Income	\$97,086

DAYTIME DEMOGRAPHICS

Number of Businesses	4,589
Total Daytime Population	104,984
Labor Force Growth Since 2010	3.3%

CONSUMER EXPENDITURES

Total Retail Expenditures	\$327 M
Per Household per Month	\$2,690
Food and Beverages	\$99.9 M
Food Away from Home	\$40.5 M
Alcoholic Beverages	\$7.49 M



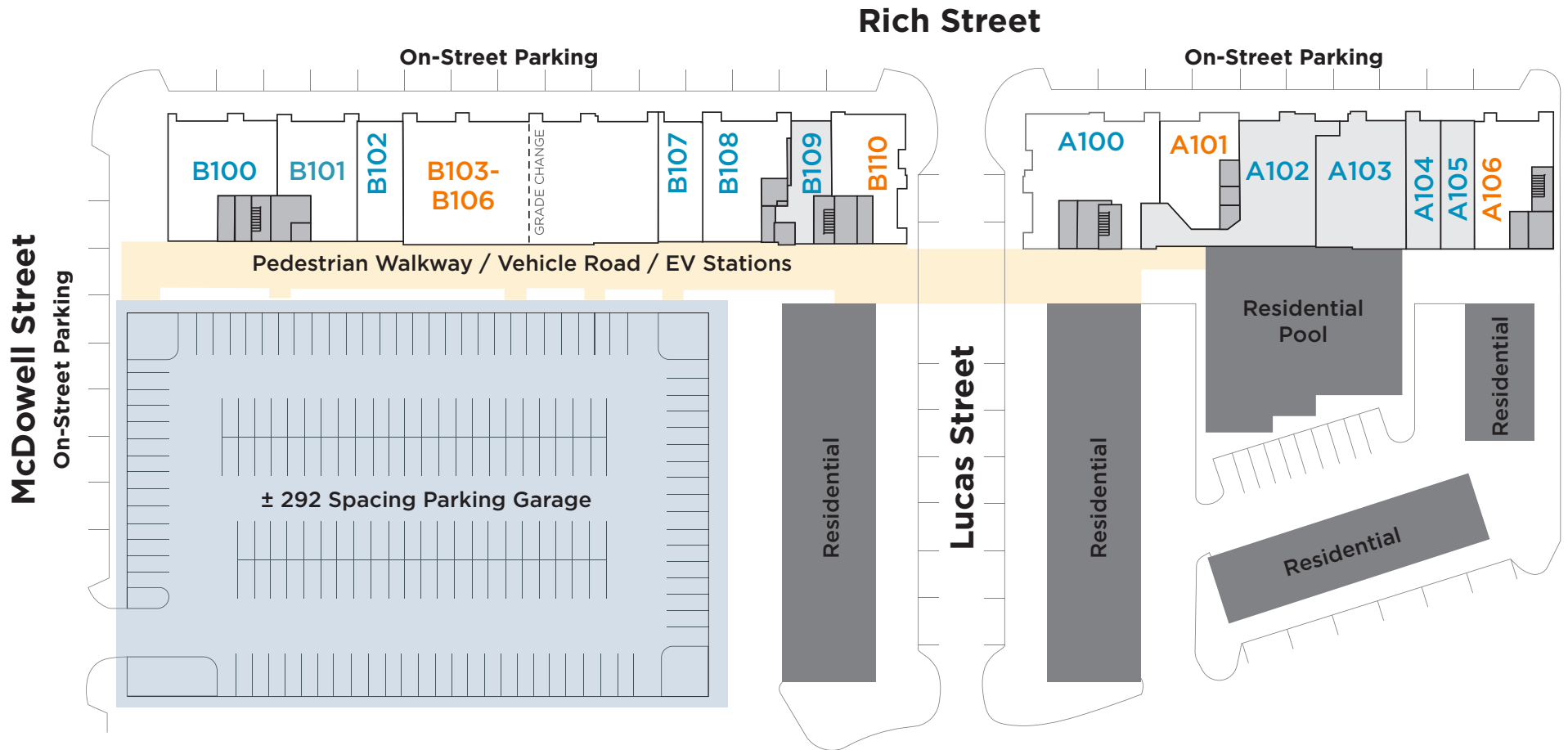
LEASING CONTACT

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SPACE	TENANT	SIZE
A100	Yellow Brick	2,943 s.f.
A101	AVAILABLE	1,518 s.f.
A102	Residence Lobby	
A103	Residence Fitness	
A104	Live/Work Space	977 s.f.
A105	Live/Work Space	921 s.f.

A106	AVAILABLE	1,680 s.f.
B100	One Line Coffee	2,510 s.f.
B101	Makers Social	1,938 s.f.
B102	Citrine	1,300 s.f.
B103 - B106	AVAILABLE	7,461 s.f.
B107	The Cure	1,273 s.f.
B108	Roy G Biv Gallery	2,091 s.f.
B109	Residence Lobby	
B110	AVAILABLE	1,744 s.f.

