

\$70 Million Major Mixed-Use Redevelopment Ohio State Campus | Columbus, Ohio



Appraisal Brokerage Consulting Development

- Over 124,000 SF Retail Space
- Over 1,100 Parking Spaces (Garage & Surface)
- Over 22,000 Cars Per Day - Ackerman Rd
- 260 Units / 366 Beds
- Nearly 150,000 Households within 5 miles
- OSU 3rd Largest Campus in US

10 N High Street | Suite 401 | Columbus, Ohio | 43215 | 614.221.4286 | www.rweiler.com



Construction Start Date: January 2018

Est. Completion Date: June 2019

The **University City Shopping Center** is located on over 9 acres adjacent to the northern edge of The Ohio State University campus. The redevelopment of the shopping center includes a 6-story building with commercial/retail spaces on the first level and 237 units filling the upper levels with a new parking garage. Once completed, the total project will bring over 400 new residents to the area.

University Village Apartments has 1,950+ students living directly behind the redevelopment. OhioHealth Riverside Methodist Hospital to the north recently completed a \$9 million expansion of the Nationwide Children's Hospital Newborn Intensive Care Unit (NICU). The site is within minutes of The 'Shoe, OSU Wexner Medical Center, The James Cancer Hospital, and Jerome Schottenstein Center. Neighboring communities in addition to campus are Short North, Bethel Corridor, Upper Arlington, Grandview and Downtown Columbus.

Retailers will have exceptional visibility on Olentangy River Rd and Ackerman Roads. The shopping center is located in a high traffic area with over 22,000 ADT on Ackerman. Over 1,100 parking spaces total both garage and surface spots combined. There are an estimated 145,763 households within 5 miles and Outparcels include McDonald's, Raising Canes, Applebees, PNC Bank, and Sunoco Gas Station.

PROPERTY HIGHLIGHTS

- Adjacent to Ohio State Campus
- Numerous major hotels within one mile including Hilton, Hampton, Marriott, Holiday Inn
- Estimated 336,318 population within 5 miles

LEASE RATE

- Lease Rates: \$32-\$45 per SF NNN

SIZE

- 644,891 +/- SF - Gross Area Building Total
- 124,100 +/- SF - Commercial
- 263,945 +/- SF - Residential (floors 2-6)
- 1,100 +/- Parking Spaces (Garage & Surface Lot)

TRAFFIC COUNTS

- Ackerman Rd & Defiance Dr - Over 22,000 ADT

KEY DEMOGRAPHICS

POPULATION

Current Estimated Population	336,318
2021 Projected Population	356,334
2010 Census Population	315,007

HOUSEHOLDS

Current Estimated Households	145,763
2021 Projected Households	154,539
2010 Census Households	137,288

INCOME

2016 Average Household Income	\$67,377
Household Income >\$50,000	16.22%

ANNUAL SPENDING 2016

\$3,467,246

* Within a 5 mile radius of the site

FOR MORE INFORMATION ABOUT RETAIL OPPORTUNITIES, PLEASE CONTACT:

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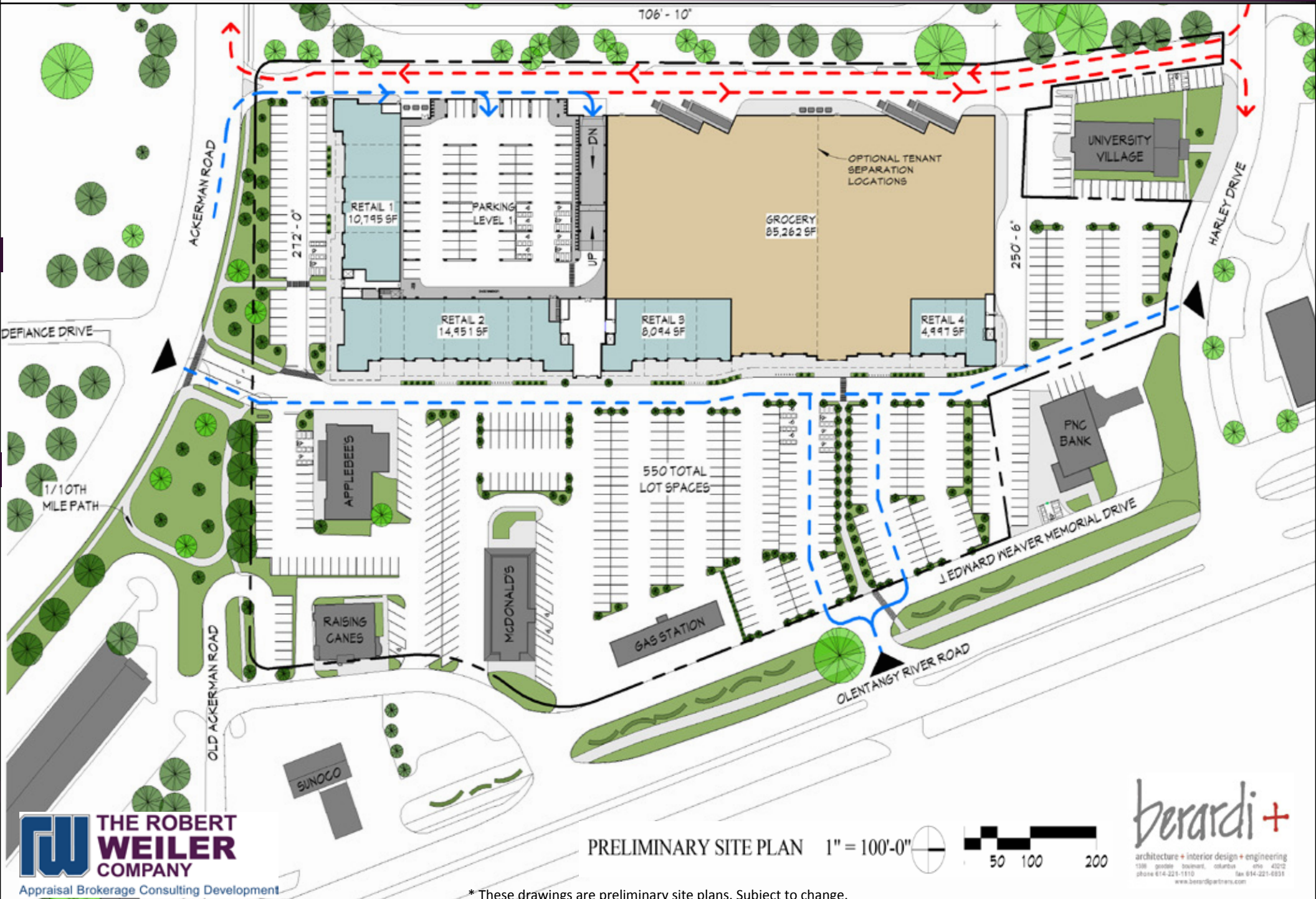
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1 WEST ELEVATION STUDY 1" = 20'-0"



2 SOUTH ELEVATION STUDY 1" = 20'-0"

MATERIAL LEGEND

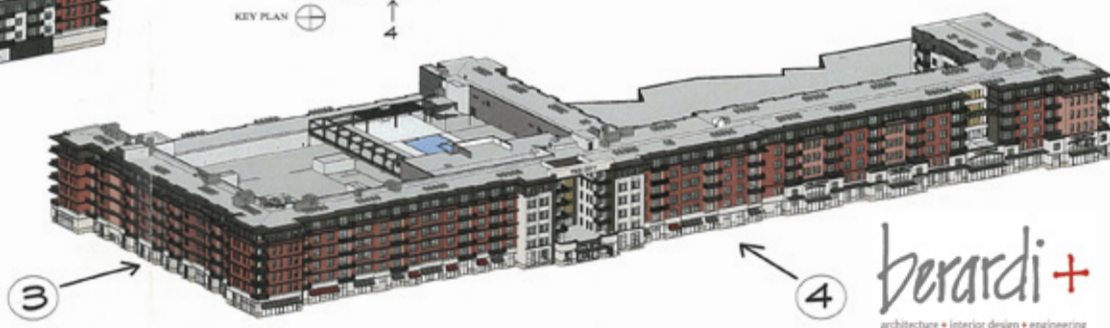
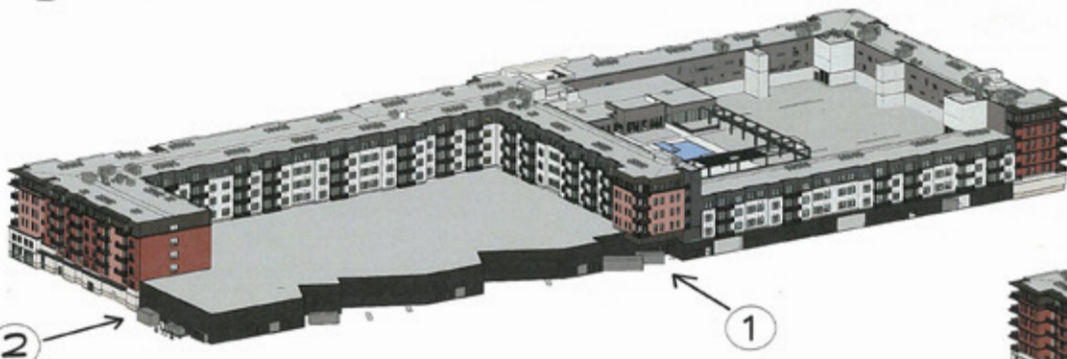
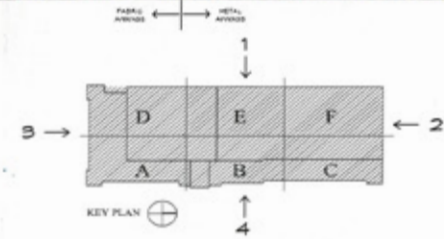
BRICK WOODEN BRICK BLACK	PAIR CONCRETE PANEL BLACK
BRICK WOODEN BRICK RED 1	PAIR CONCRETE BRICK BLACK
BRICK WOODEN BRICK RED 2	PAIR CONCRETE BRICK WHITE
MANUFACTURED STONE WOODEN BRICK BROWN TAN	CONCRETE MASONRY UNIT STANDARD
MANUFACTURED STONE WOODEN BRICK DARK PAVED TAN	CONCRETE MASONRY UNIT SPUR FACE

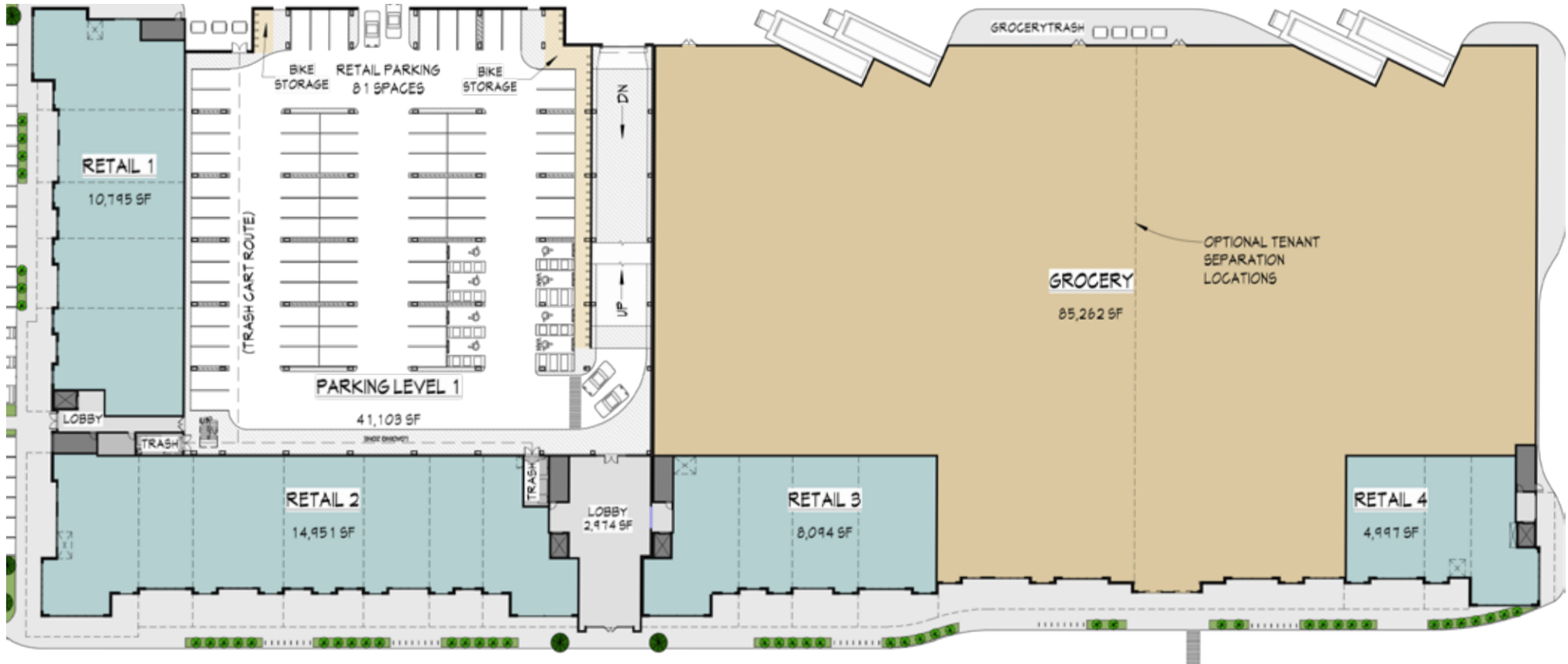


3 NORTH ELEVATION STUDY 1" = 20'-0"



4 EAST ELEVATION - STUDY 1" = 20'-0"





PRELIMINARY 1ST FLOOR 1" = 50'-0" 

GROSS AREA		COMMERCIAL SUMMARY		
Level	Area	Type	Area	Parking Req'd
LOWER LEVEL	168,129 SF			
1ST FLOOR	172,670 SF	GROCERY	85,262 SF	284
PARKING LEVEL 2	40,147 SF	RETAIL 1	10,795 SF	36
2ND FLOOR	48,865 SF	RETAIL 2	14,951 SF	50
3RD FLOOR	53,770 SF	RETAIL 3	8,094 SF	27
4TH FLOOR	53,770 SF	RETAIL 4	4,997 SF	17
5TH FLOOR	53,770 SF		124,100 SF	414
6TH FLOOR	53,770 SF	APPLEBEE'S	5,752 SF	33
BUILDING TOTAL	644,891 SF	MCDONALD'S	5,037 SF	29
NOTE: AREAS APPROXIMATE		RAISING CANE'S	3,770 SF	22
		UNIVERSITY VILLAGE	5,639 SF	23
			20,198 SF	106
		COMMERCIAL TOTAL	144,298 SF	519



* These drawings are preliminary floor plans. Subject to change.

LOWER LEVEL GARAGE PLAN

PARKING LOT	
APPLEBEE'S	48
MCDONALD'S	29
RAISING CANES	22
UNIV. CITY	37
	136
SURFACE LOT	406
SURFACE LOT - ADA	8
	414
GRAND TOTAL	550

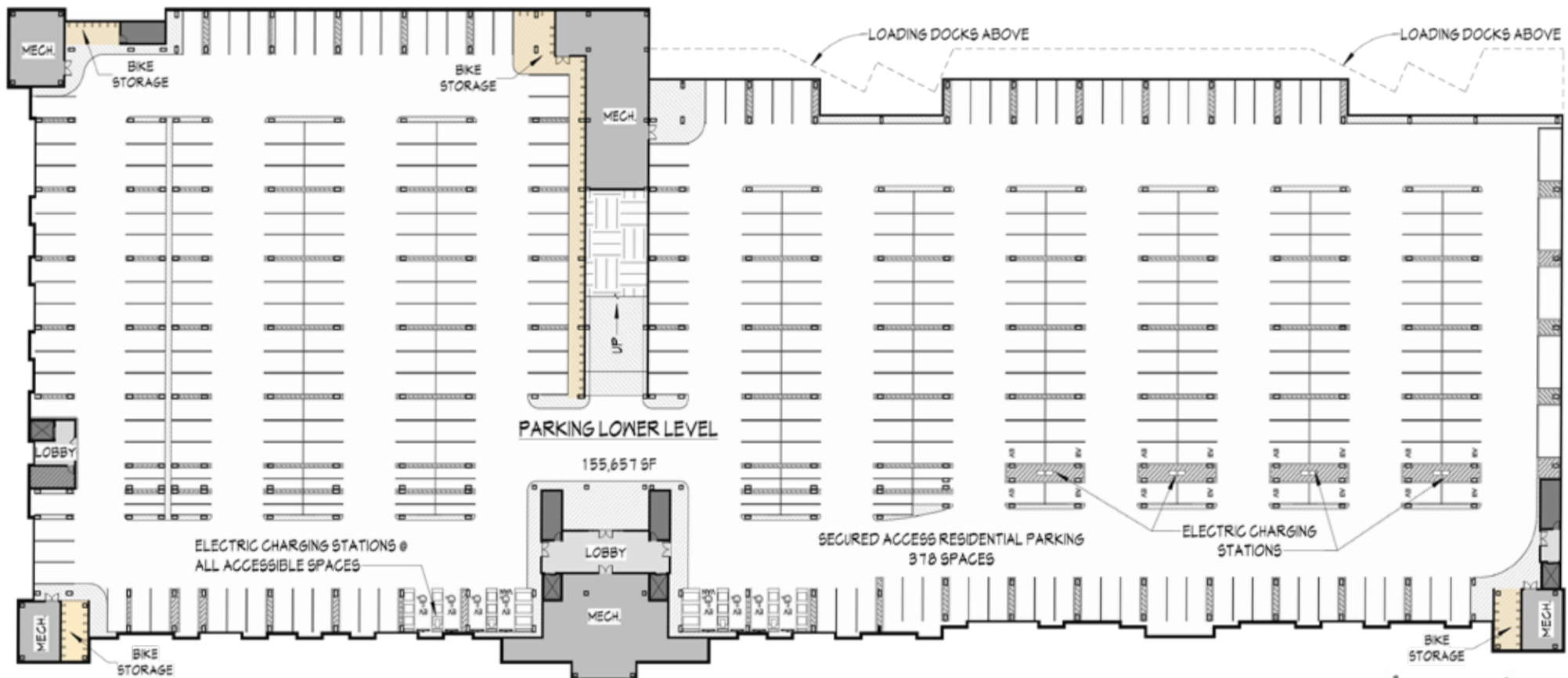
PARKING GARAGE	
LL	370
LL - ADA	8
P1	73
P1 - ADA	8
P2	97
	556

CYCLE COUNT	
LL - BICYCLE	73
LL - MOTORCYCLE	38
P1 - BICYCLE	42
SURFACE LOT - BICYCLE	40

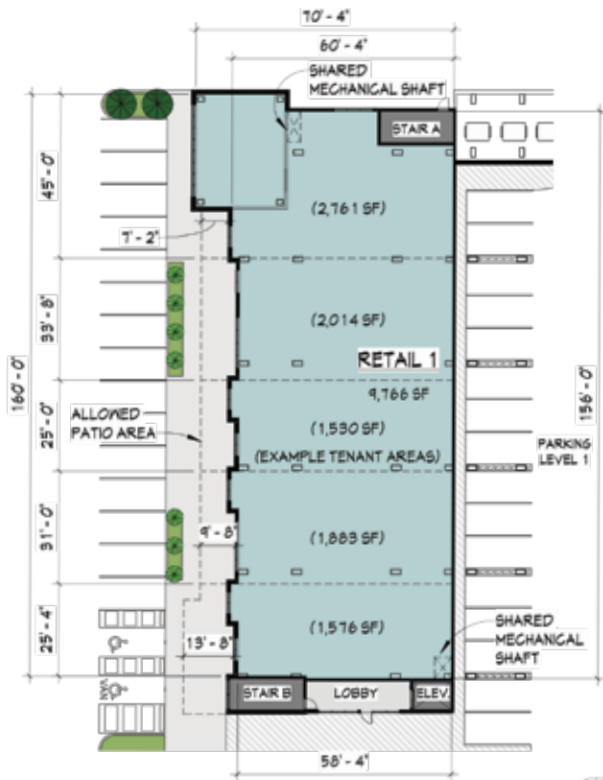
PRELIMINARY LOWER LEVEL PLAN 1" = 50'-0"



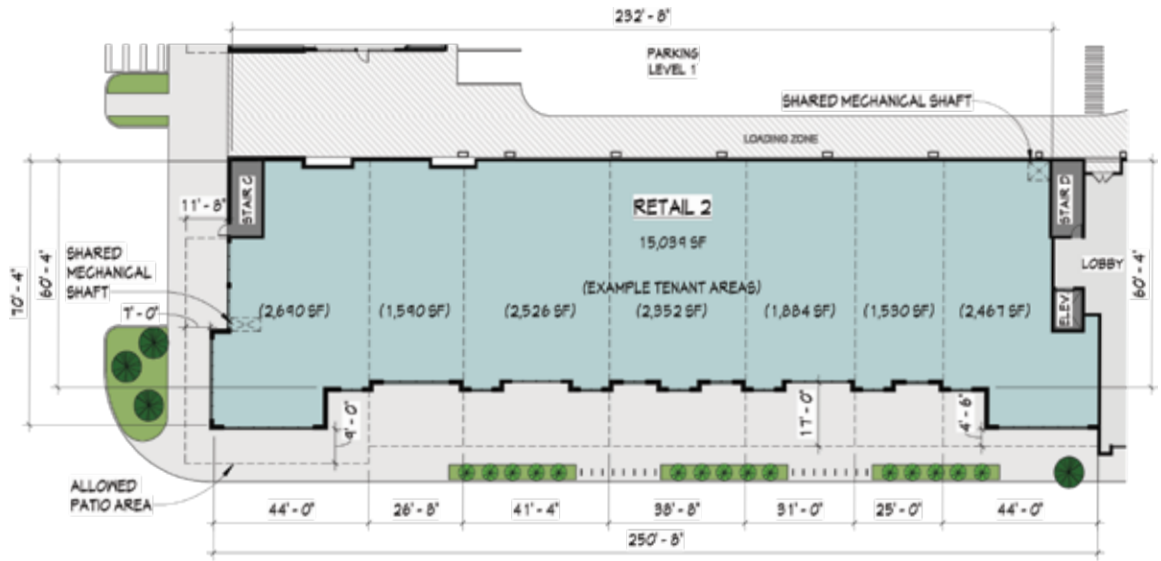
4.2 SPACES PER 1,000 SF COMMERCIAL
FINAL COUNTS TBD



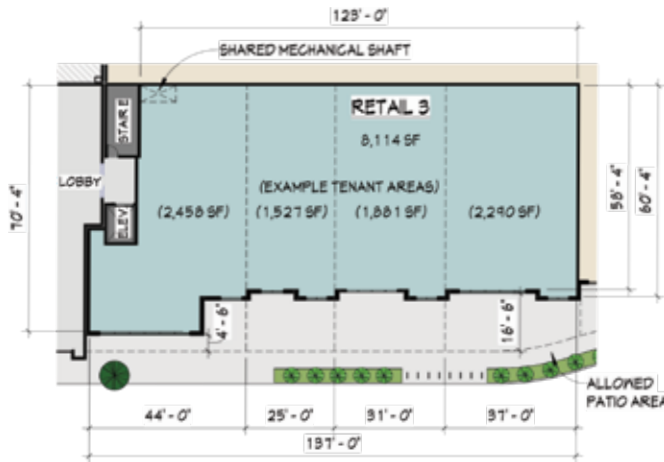
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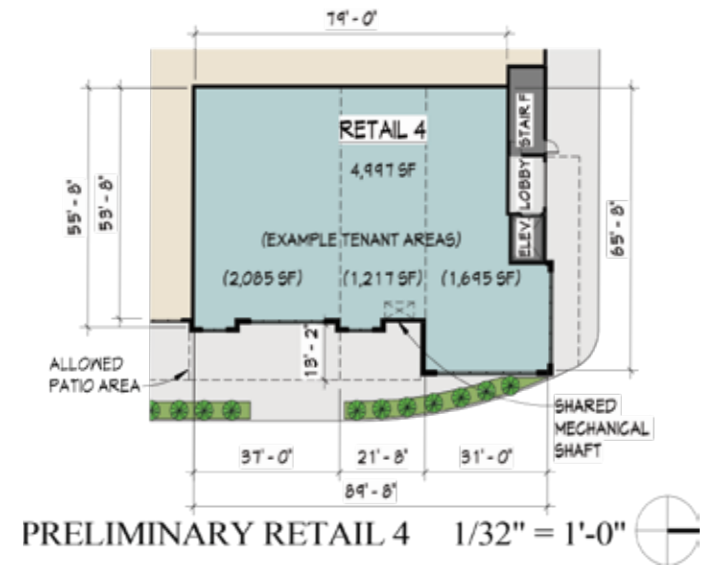
PRELIMINARY RETAIL 1 1/32" = 1'-0"



PRELIMINARY RETAIL 2 1/32" = 1'-0"



PRELIMINARY RETAIL 3 1/32" = 1'-0"



PRELIMINARY RETAIL 4 1/32" = 1'-0"

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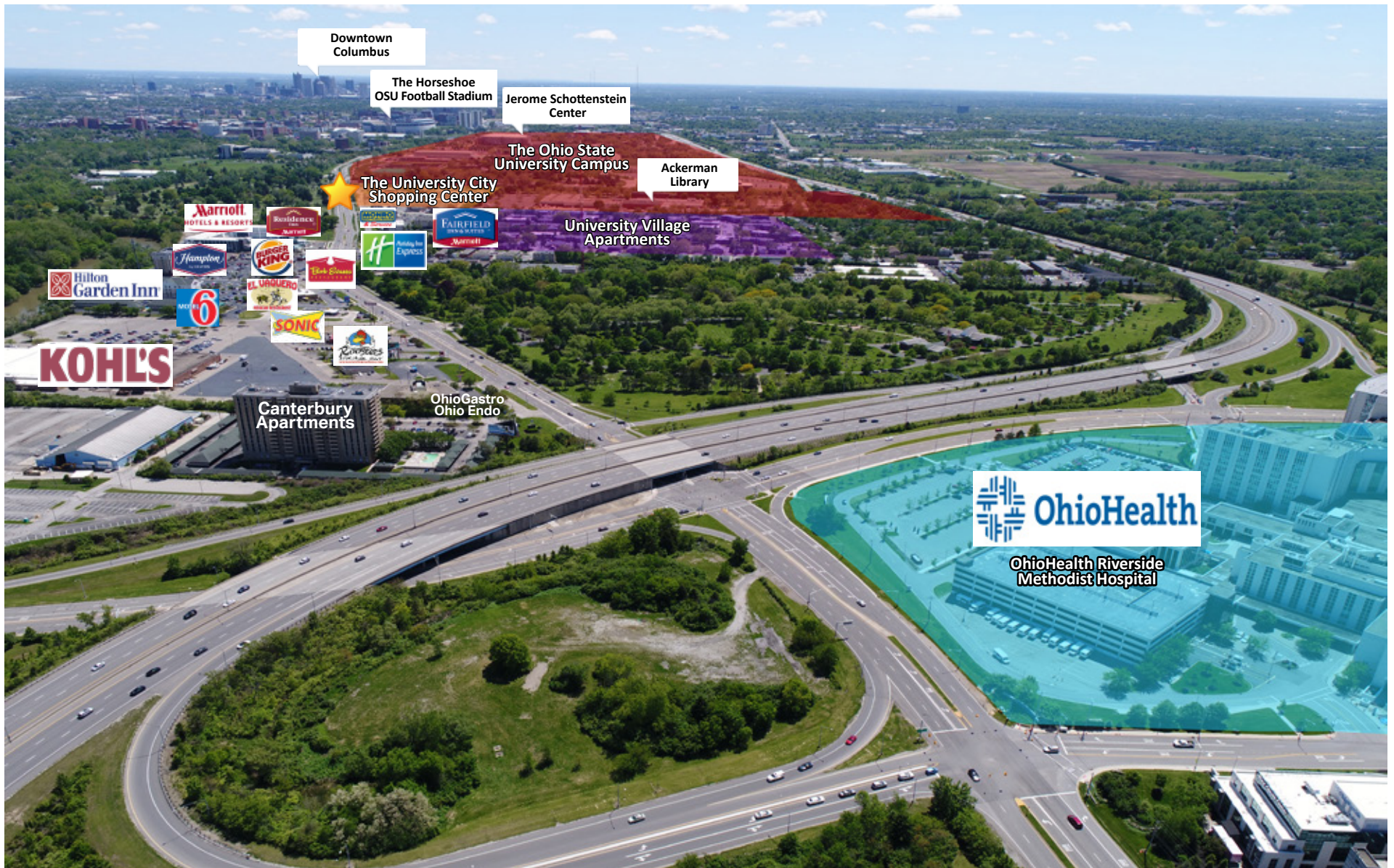
THE ROBERT WEILER COMPANY

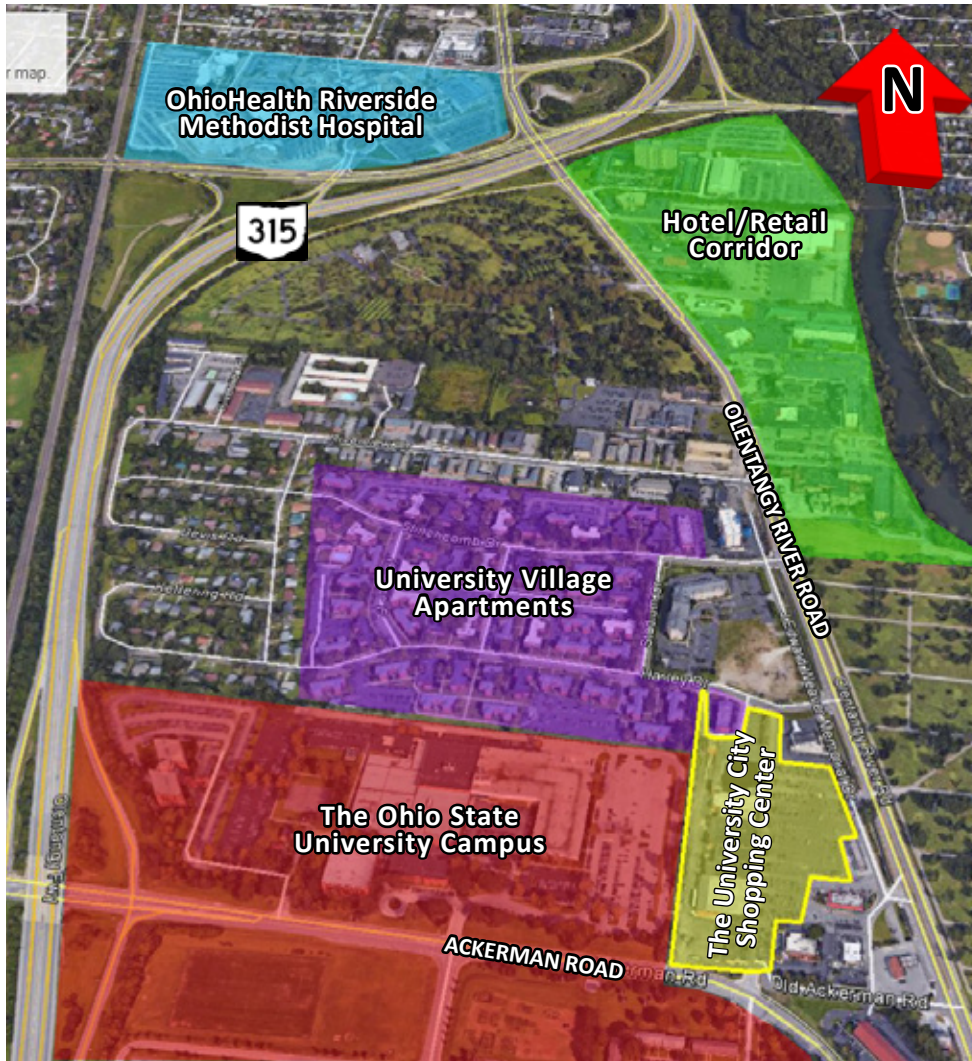
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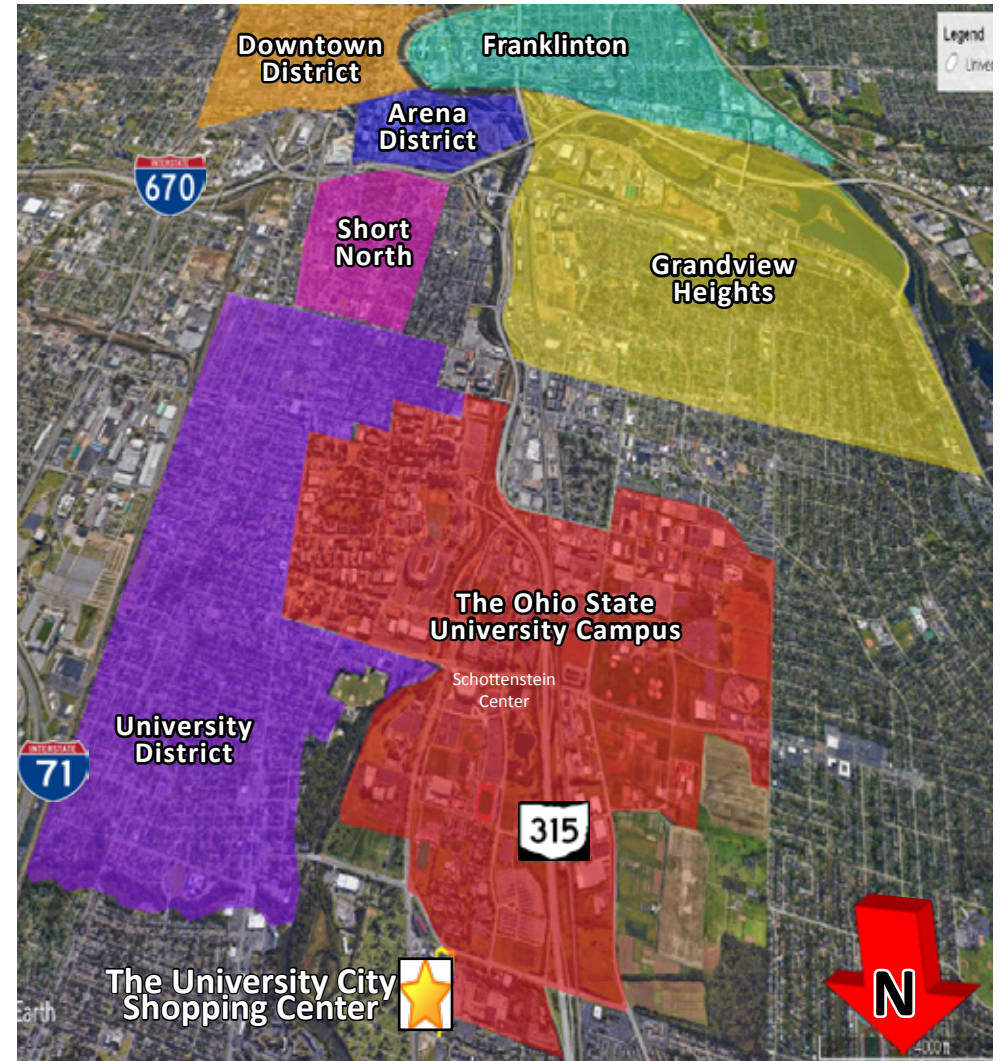


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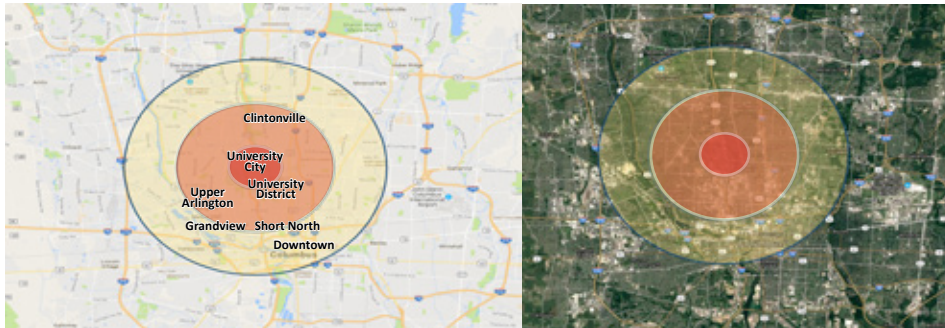


< 0.5 mile from Hotel Corridor
< 1 mile from Riverside Methodist Hospital
0.75 mile to Schottenstein Center
1 mile to Clintonville

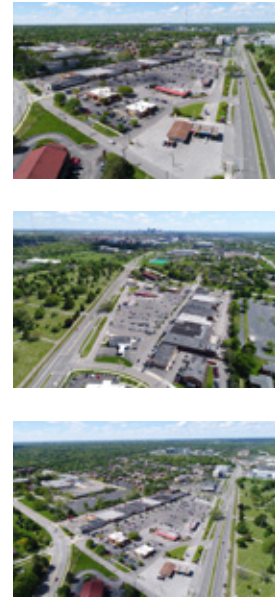
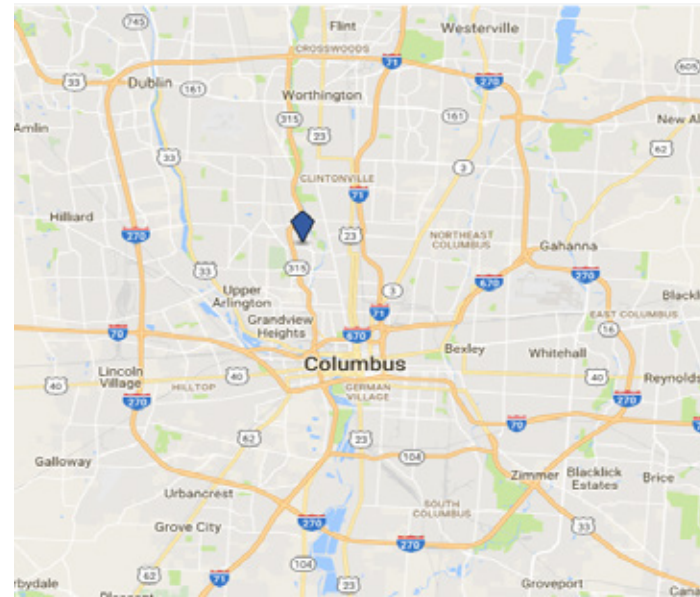


< 0.5 mile from University District
1.25 miles to "The Shoe" Stadium
3 miles to Short North
3.5 miles to Arena District
4 miles to Downtown Columbus

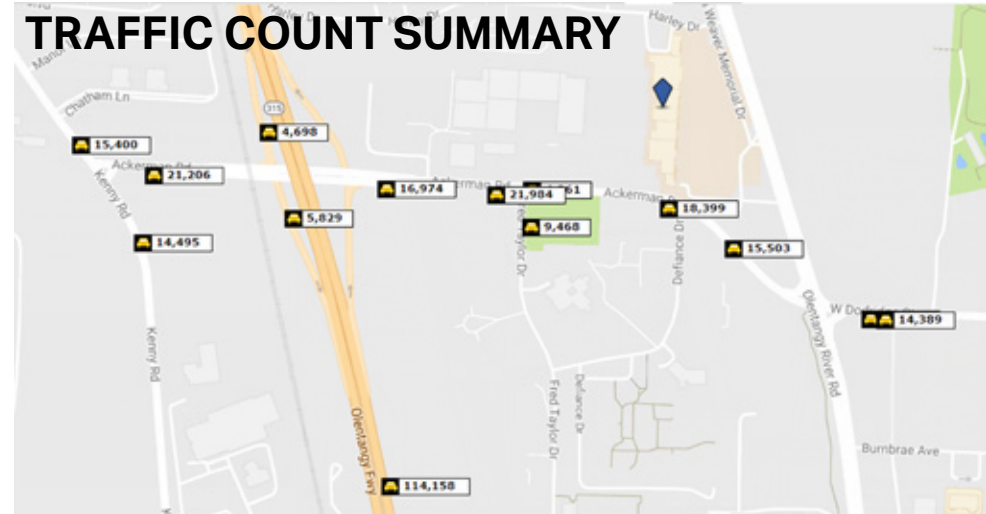
DEMOGRAPHIC SUMMARY



Radius	1 Mile	3 Mile	5 Mile
Population			
2021 Projection	15,204	164,357	356,334
2016 Estimate	14,466	156,297	336,318
2010 Census	14,293	151,325	315,007
Growth 2016 - 2021	5.10%	5.16%	5.95%
Growth 2010 - 2016	1.21%	3.29%	6.77%
2016 Population by Hispanic Origin			
2016 Population	14,466	156,297	336,318
White	10,690 73.90%	124,652 79.75%	231,193 68.74%
Black	733 5.07%	17,678 11.31%	77,512 23.05%
Am. Indian & Alaskan	35 0.24%	362 0.23%	1,079 0.32%
Asian	2,629 18.17%	9,992 6.39%	16,863 5.01%
Hawaiian & Pacific Island	4 0.03%	44 0.03%	226 0.07%
Other	374 2.59%	3,569 2.28%	9,445 2.81%
U.S. Armed Forces	1	14	87
Households			
2021 Projection	7,539	70,326	154,539
2016 Estimate	7,182	66,758	145,763
2010 Census	7,142	65,144	137,288
Growth 2016 - 2021	4.97%	5.34%	6.02%
Growth 2010 - 2016	0.56%	2.48%	6.17%
Owner Occupied	1,626 22.64%	29,726 44.53%	67,193 46.10%
Renter Occupied	5,556 77.36%	37,033 55.47%	78,569 53.90%
2016 Households by HH Income			
Income: <\$25,000	2,418 33.66%	19,229 28.80%	44,657 30.64%
Income: \$25,000 - \$50,000	1,993 27.75%	14,119 21.15%	32,845 22.53%
Income: \$50,000 - \$75,000	1,086 15.12%	10,912 16.35%	23,647 16.22%
Income: \$75,000 - \$100,000	766 10.66%	7,294 10.93%	15,256 10.47%
Income: \$100,000 - \$125,000	385 5.36%	4,927 7.38%	9,628 6.61%
Income: \$125,000 - \$150,000	263 3.66%	3,170 4.75%	6,308 4.33%
Income: \$150,000 - \$200,000	164 2.28%	3,335 5.00%	6,327 4.34%
Income: \$200,000+	108 1.50%	3,774 5.65%	7,095 4.87%
2016 Avg Household Income	\$52,479	\$72,190	\$67,377
2016 Med Household Income	\$37,728	\$50,064	\$45,426



TRAFFIC COUNT SUMMARY

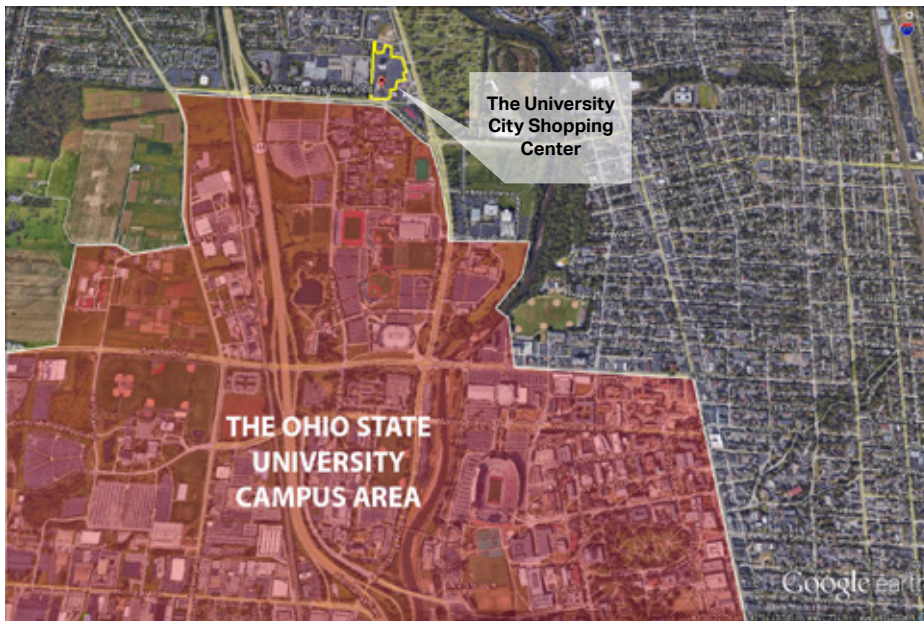


	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Ackerman Rd	Defiance Dr	0.03 E	2015	18,399	MPSI	.11
2	Ackerman Rd	Defiance Dr	0.06 NW	2015	14,034	MPSI	.17
3	Ackerman Rd	Moody Jackson Pky	0.48 W	2011	15,503	MPSI	.17
4	Ackerman Rd	Fred Taylor Dr	0.01 S	2013	4,261	AADT	.18
5	Fred Taylor Dr	Ackerman Rd	0.04 N	2013	9,468	AADT	.21
6	Ackerman Rd	Fred Taylor Dr	0.04 E	2013	21,984	AADT	.22
7	W Dodridge St	Neil Ave	0.42 E	2011	15,761	MPSI	.32
8	W Dodridge St	Neil Ave	0.41 E	2015	14,389	AADT	.34
9	Ackerman Rd	Moody Jackson Pkwy	0.08 W	2015	16,974	MPSI	.34
10	Riverview Dr	Riverview Cir	0.12 W	2010	3,148	AADT	.36

Enrollment (Autumn 2016)

	Columbus Campus	Total University
Total	59,482	66,046
Men	29,977	33,036
Women	29,505	33,010
Undergraduates	45,831	52,349
Graduate students	10,483	10,529
Professional students	3,168	3,168
Ohioans	41,428	47,942
Non-Ohioans	18,054	18,104
Foreign students	6,437	6,446
Students with Disabilities*		2,239
Veteran Students		1,308

*Self-identified students whose disability has been documented based on OSU standards.
Information from [The Ohio State University Statistical Summary](#)



Enrollments, Largest Public U.S. Universities
(Autumn 2015)

Texas A&M University, College Station	63,813
University of Central Florida, Orlando	62,953
Ohio State University, Columbus Campus	58,663
Arizona State University, Tempe	51,984
University of Texas, Austin	50,950

Information from [The Ohio State University Statistical Summary](#)

Employees (Autumn 2016)

	FTE	Headcount
Total	34,625.44	45,063
Regular Tenure Track Faculty	2,773.28	2,788
Regular Clinical Faculty	1,310.09	1,343
Regular Research Faculty	101.85	106
Associated Faculty	2,135.43	2,835
Admin & Prof Staff	18,920.31	20,027
Civil Service Staff	4,870.64	5,010
Student Employees	4,513.64	12,954

Information from [The Ohio State University Statistical Summary](#)



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