

THE HIGHLINE AT NINE | The Ohio State University | Columbus, Ohio



Edwards Communities Development Company is excited to announce *The Highline at Nine*, which is Phase II of a new mixed-use project located on the doorstep of south campus at The Ohio State University and at the Short North's northern edge. Scheduled for completion in the summer of 2017, *The Highline at Nine* includes approximately 22,000 square feet of prime retail and restaurant space and 480 student housing beds. This exciting new phase builds on the progress already occurring in Phase I—*One Pearl Place* is currently under construction and includes upscale multi-family apartment units which will be ready for occupancy beginning in the summer of 2017. When complete, the total project will bring over 800 new residents to the area.

Retailers will have exceptional visibility and frontage located on High Street with public parking immediately adjacent to the site. The Ohio State University has more than 88,000 faculty, staff and students within immediate proximity of the project. The neighboring communities, including the University District, Short North, Dennison Place and Victorian Village, offer a diverse mix of affluent neighborhoods filled with students and young professionals.

Edwards Communities Development Company has built more than 35,000 residential units and nearly 12,000 student housing beds, offering truly upscale amenity-filled communities in premier locations.

PROPERTY HIGHLIGHTS

- High Street: 22,000 vehicles per day
- Extremely high pedestrian traffic
- Adjacent parking on site and at S. Campus Gateway
- Less than 0.5 miles to the Short North
- 160,221 population within 3-mile radius
- Direct proximity to OSU campus

SIZE

23,400 square feet of retail space

LOCATION

Columbus, Ohio
High Street, between 8th and 9th Avenues

TRAFFIC COUNTS

High Street - 22,000

KEY DEMOGRAPHICS

5-MILE RADIUS

POPULATION

Current Estimated Population	379,601
Projected Population (5 Years)	410,206
2010 Census Population	339,148

HOUSEHOLDS

Current Estimated Households	159,723
Projected Households (5 Years)	172,141
2010 Census Households	143,279

INCOME

Average Household Income	\$67,161
Household Income \$50,000+	47.9%

MEDIAN AGE

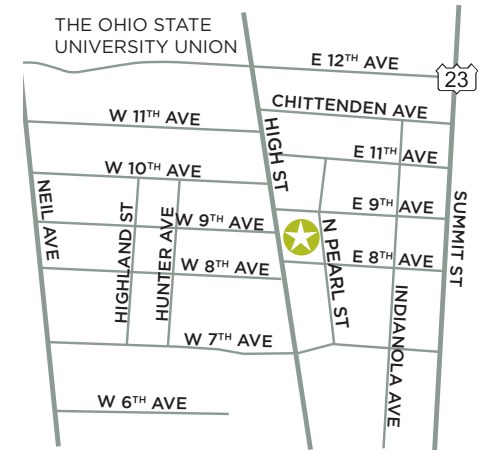
33 years

DAYTIME DEMOGRAPHICS

Number of Businesses	19,715
Number of Employees	421,949
Total Daytime Population	539,480

CONSUMER EXPENDITURES

Total Retail Expenditures	\$3.79 B
Per Household per Month	\$2,073



LEASING CONTACTS

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POTENTIAL 10' WIDE PATIO/OUTDOOR SEATING

STREET PARKING

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STREET PARKING

* Available RETAIL can be sub-divided
 ** Suites and merchandising conceptual

Tenant names, building sizes and shopping center configuration are subject to change.



N. HIGH STREET ELEVATION (WEST)