

# THE CASTLE | The Short North District | Columbus, Ohio



Located in the heart of Columbus' Short North Arts District, The Castle is an eight-story mixed-use project opening early 2018. With over 8,000 square feet of street-level retail space, The Castle is unique to the Short North in offering a large amount of contiguous retail space. The project will also include 98 apartments, 12,000 square feet of second-floor office space and a 206-space parking garage, with 104 spaces dedicated to the project's retail component.

Retailers will enjoy a significant presence on N. High Street next to a flagship White Castle restaurant with high visibility to pedestrians and the 15,800 cars that pass the site daily. With its central location within the Short North Arts District, the "Art and Soul of Columbus," The Castle offers retailers access to Short North residents as well as young professionals and residents in the surrounding prominent neighborhoods, including Dennison Place, Victorian Village, Italian Village and Harrison West.

- Outstanding visibility and accessibility
- Strong pedestrian and vehicular traffic counts
- Ideally situated between downtown and The Ohio State University in the Short North district, with direct proximity to prominent neighborhoods, including Victorian Village, Italian Village, Dennison Place and Harrison West

## SIZE

8,408 square feet of retail space

## LOCATION

Columbus, Ohio  
N. High Street at W. 2nd Avenue

## TRAFFIC COUNTS

N. High Street - 15,800 ADT

## KEY DEMOGRAPHICS

5-MILE RADIUS

### POPULATION

Current Estimated Population	42,406
Projected Population (5 Years)	45,122
2010 Census Population	36,834

### HOUSEHOLDS

Current Estimated Households	19,990
Projected Households (5 Years)	21,190
2010 Census Households	16,955

### INCOME

Average Household Income	\$57,649
Household Income \$50,000+	43%

### MEDIAN AGE

28 years

### DAYTIME DEMOGRAPHICS

Number of Businesses	5,109
Number of Employees	215,519
Total Daytime Population	230,196

### CONSUMER EXPENDITURES

Total Retail Expenditures	\$440 M
Per Household per Month	\$1,833



## LEASING CONTACT

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**BORROR**  
PROPERTIES

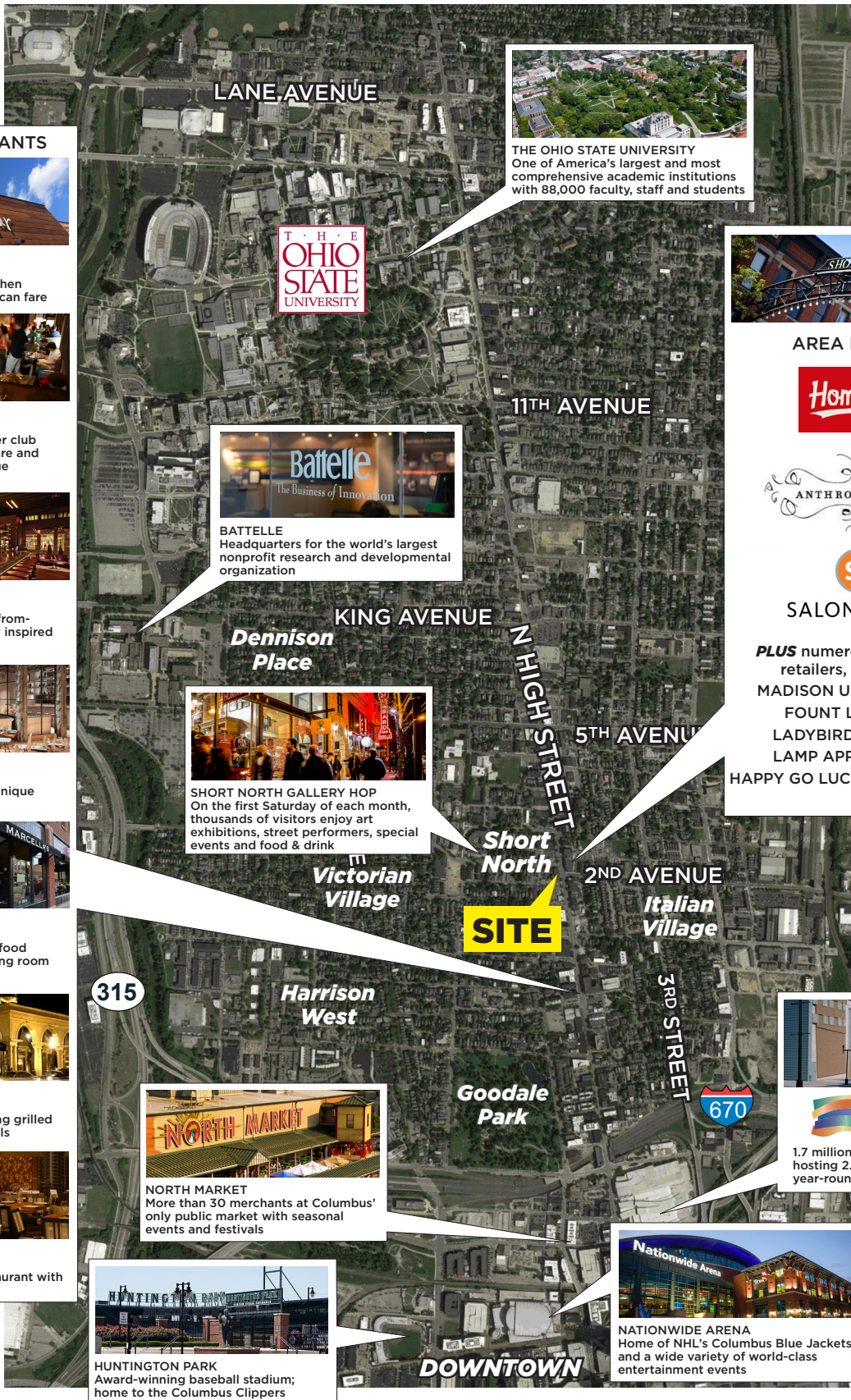


Tenant names, building sizes and shopping center configuration are subject to change.



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## AREA RESTAURANTS



**NORTH STAR CAFE**  
951 N. High Street  
Modern cafe with open kitchen serving organic New American fare



**THE ROSSI**  
895 N. High Street  
Hip twist on a classic supper club offering casual American fare and cocktails in an historic venue



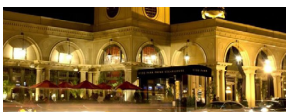
**THE PEARL**  
641 N. High Street  
Upscale tavern with made-from-scratch food and classically inspired cocktails



**THE GUILD HOUSE**  
624 N. High Street  
Globally-inspired menu in unique rustic-modern dining room



**MARCELLA'S**  
615 N. High Street  
Authentic Italian cuisine in food served in vintage-style dining room with an upbeat vibe



**HYDE PARK**  
569 N. High Street  
High-end steakhouse serving grilled meats, seafood and cocktails



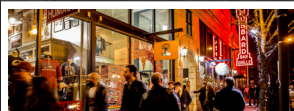
**BLACK POINT**  
570 N. High Street  
Stylish, contemporary restaurant with a clubby bar



**THE OHIO STATE UNIVERSITY**  
One of America's largest and most comprehensive academic institutions with 88,000 faculty, staff and students



**BATTELLE**  
Headquarters for the world's largest nonprofit research and developmental organization



**SHORT NORTH GALLERY HOP**  
On the first Saturday of each month, thousands of visitors enjoy art exhibitions, street performers, special events and food & drink



## AREA RETAIL



## SALON LOFTS

**PLUS** numerous boutique retailers, including:  
MADISON USA, CLOVER, FOUNT LEATHER, LADYBIRD, PURSUIT, LAMP APPAREL, and HAPPY GO LUCKY HOME & HER

**Short North**  
**SITE**

315



**NORTH MARKET**  
More than 30 merchants at Columbus' only public market with seasonal events and festivals



**HUNTINGTON PARK**  
Award-winning baseball stadium; home to the Columbus Clippers



**GREATER COLUMBUS CONVENTION CENTER**

1.7 million s.f. convention center hosting 2.5 million annual visitors at year-round events



**NATIONWIDE ARENA**  
Home of NHL's Columbus Blue Jackets and a wide variety of world-class entertainment events



**DOWNTOWN**