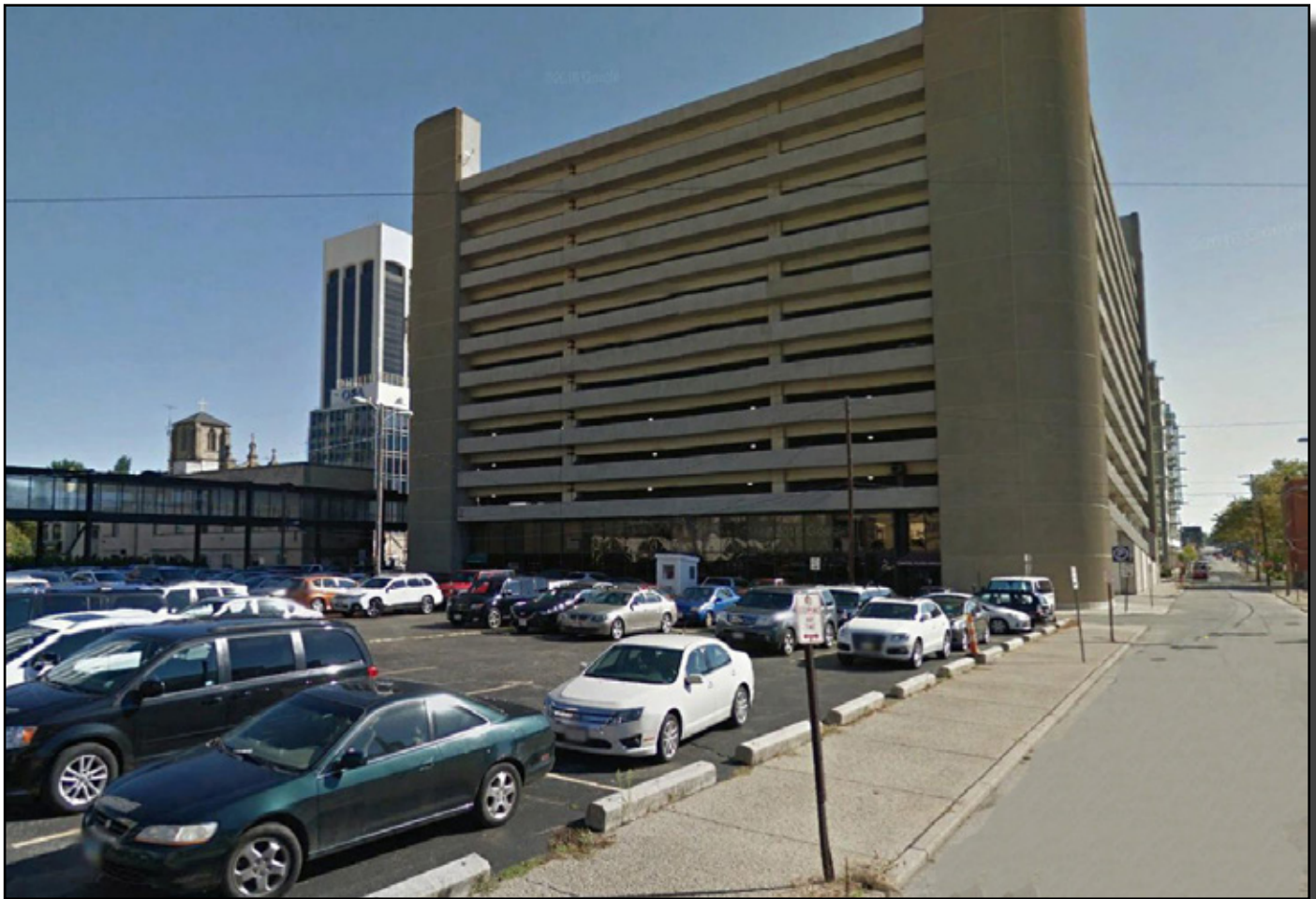


PRIME RETAIL/RESTAURANT & OFFICE SPACE FOR LEASE

**30-50 S. Young Street
Columbus, Ohio 43215
DOWNTOWN**



**3,800 +/- SF Retail/Restaurant
& 2,430 +/- SF Office Space For Lease**



Appraisal Brokerage Consulting Development

Stephen Tucker
stucker@rweiler.com
10 N. High St. Suite 401
Columbus, Ohio 43215
614-221-4286
www.rweiler.com

Property Description

PRIME RETAIL/RESTAURANT & OFFICE SPACE IN DOWNTOWN LOCATION!

3,800 +/- SF retail/restaurant space on the 1st floor and 2,430 +/- SF office space on the 2nd floor available for lease. Restaurant lease rate includes the liquor license. Tenant pays for utilities, trash removal, grease trap, etc. Perfectly situated in the heart of Downtown in the Capital Plaza Garage with the great demographics & traffic count. Zoned Downtown District.

Address: 30-50 S. Young Street
Columbus, OH 43215

County: Franklin

PID: 010-013250-00

Location: Between Capital St
& Oak St

Building Size: 564,509 +/- SF

Height: 12 Stories

Year Built: 1974

Year Remodeled: 1978

Space Available:
1st Floor: 3,800 +/- SF retail/restaurant
2nd Floor: 2,430 +/- SF office

Lease Rate:
Restaurant space: \$11.95/SF MG
(includes liquor license)
Office space: \$9.95/SF MG

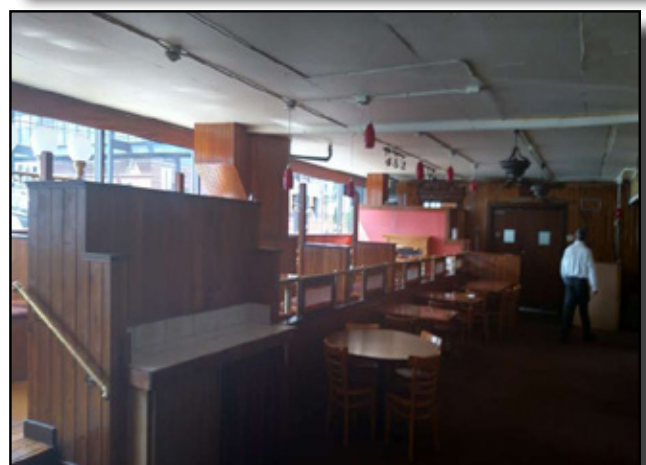
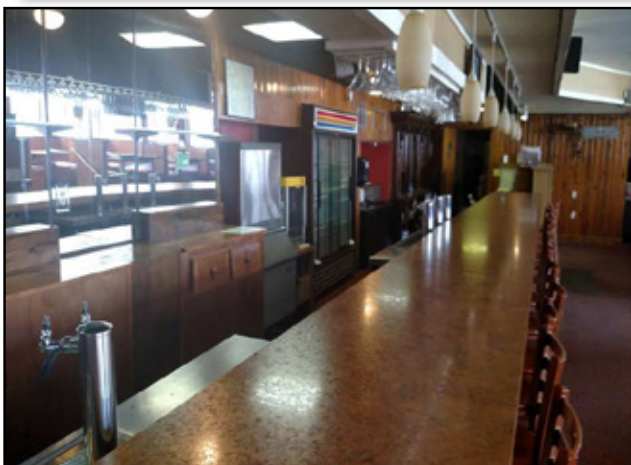
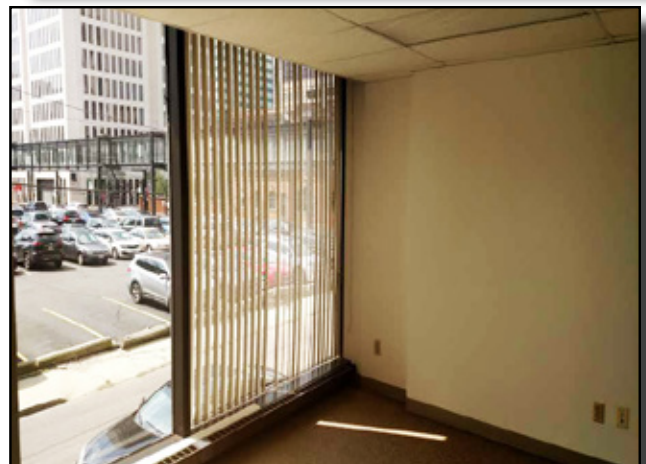
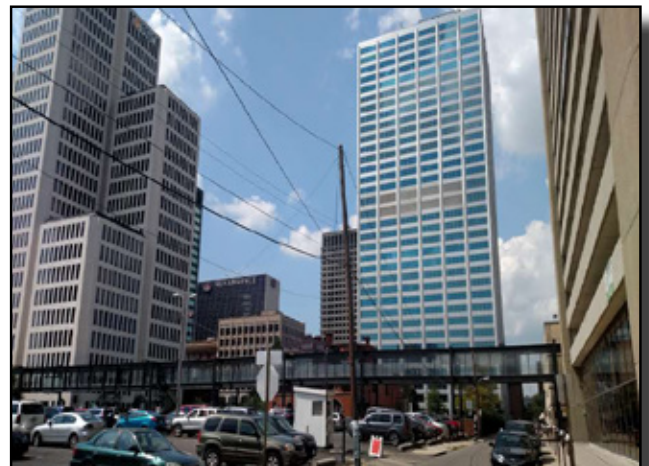
Tenant pays: Utilities, trash removal,
grease trap, etc.

Zoning: DD Downtown District



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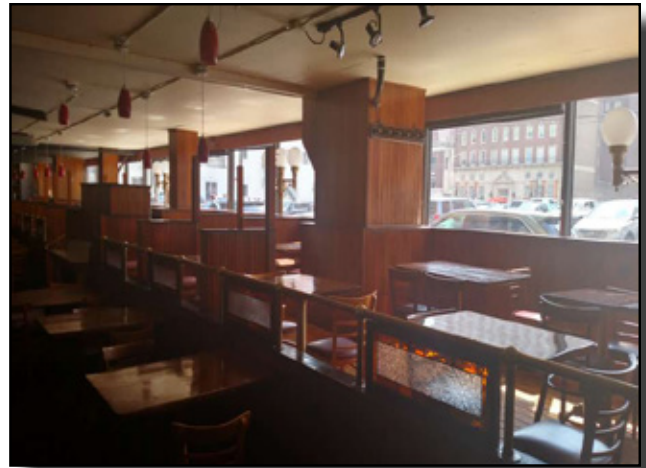
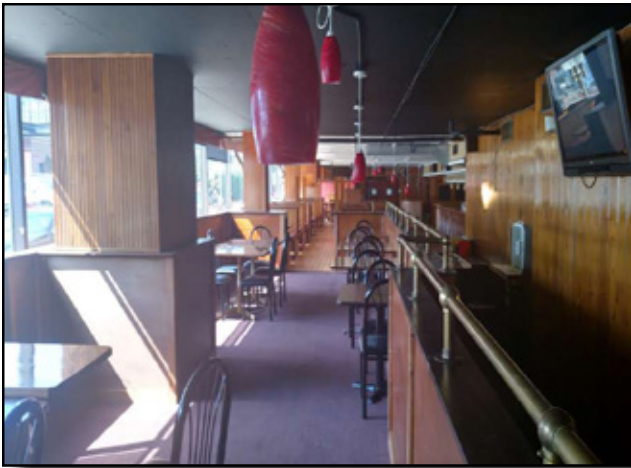
Photos



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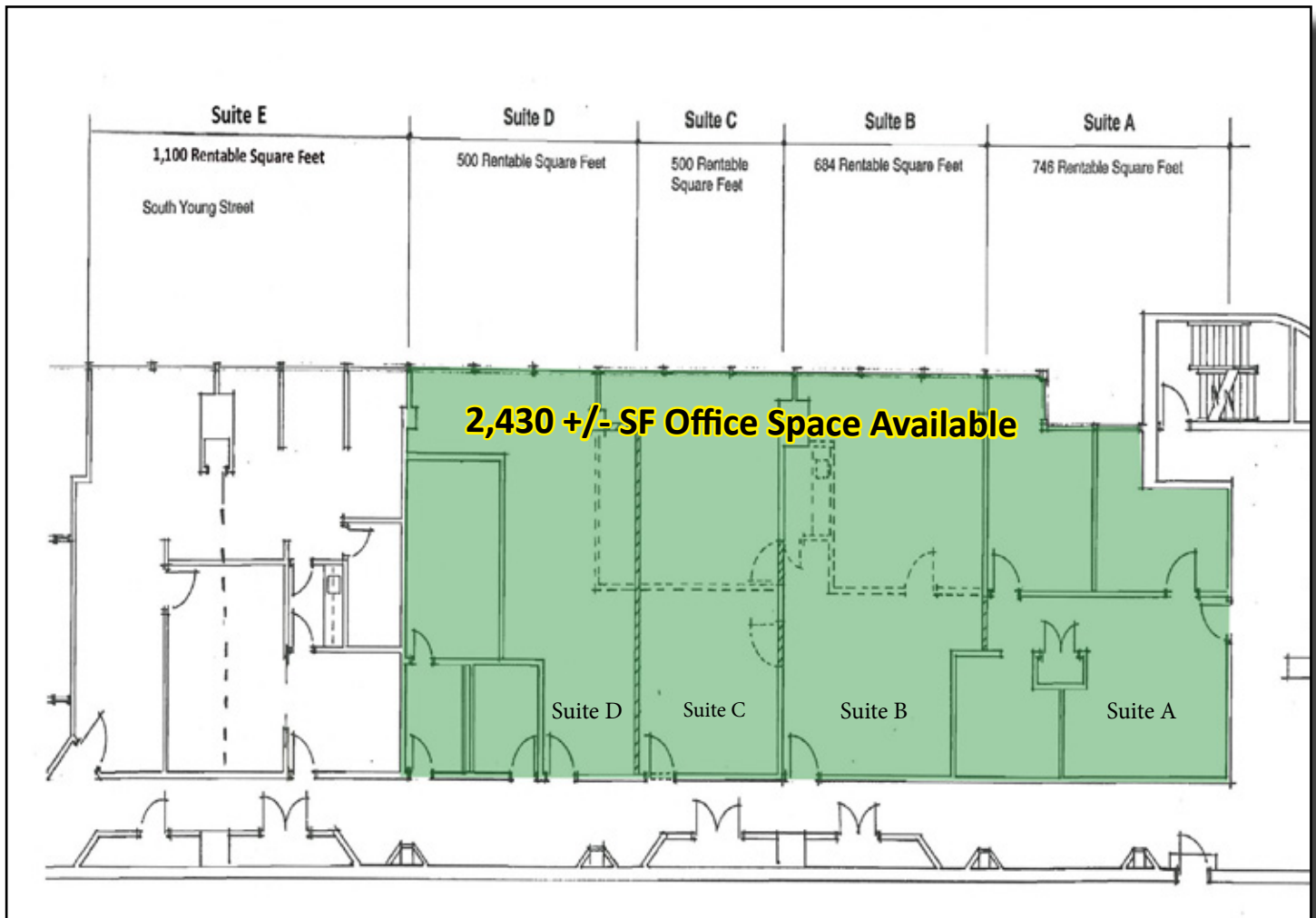
Photos



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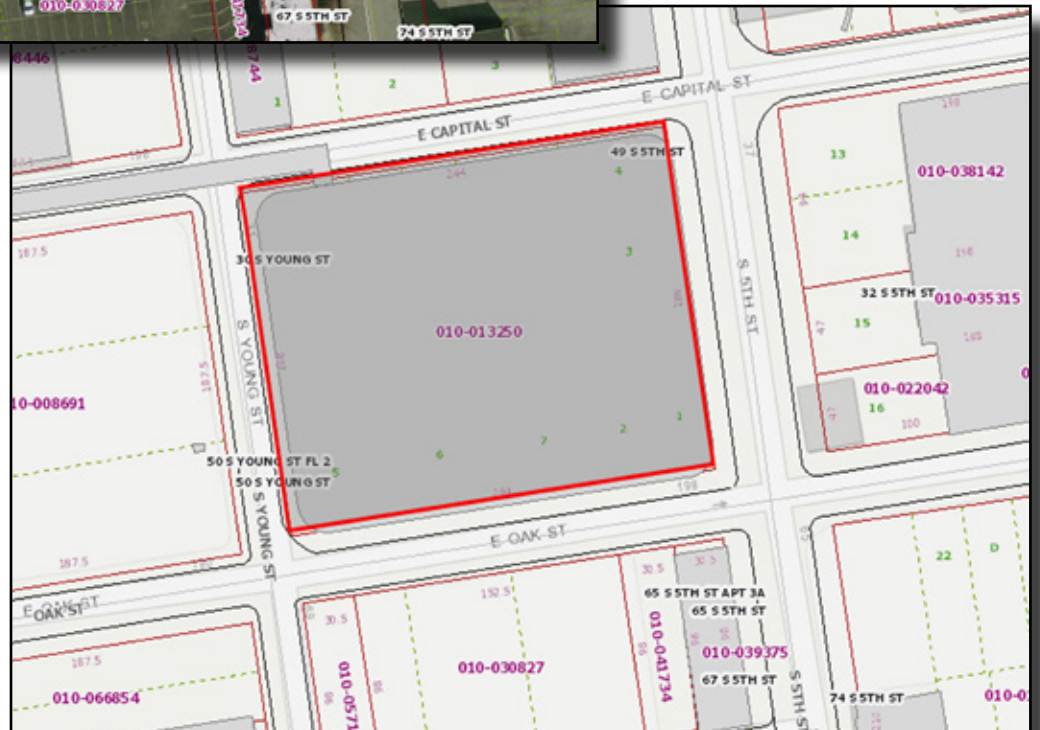
Mezzanine Floor Plan



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Aerial & Plat Maps



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Property Location



Great Location!

Heart of Downtown
15 minutes to Columbus Airport
20 minutes to Easton and Polaris
Great demographics & traffic count



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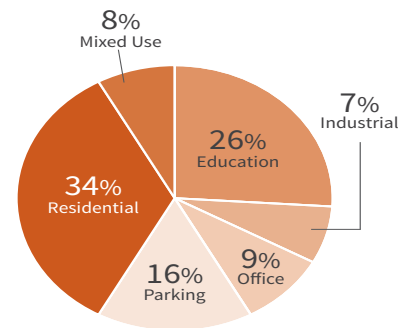
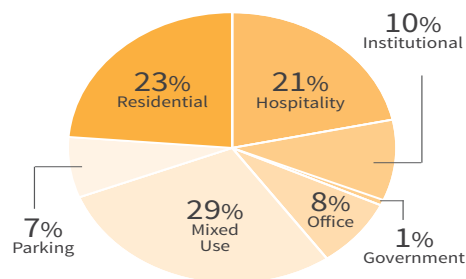
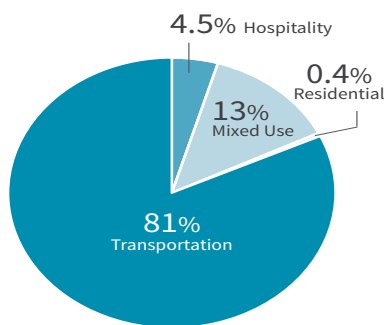
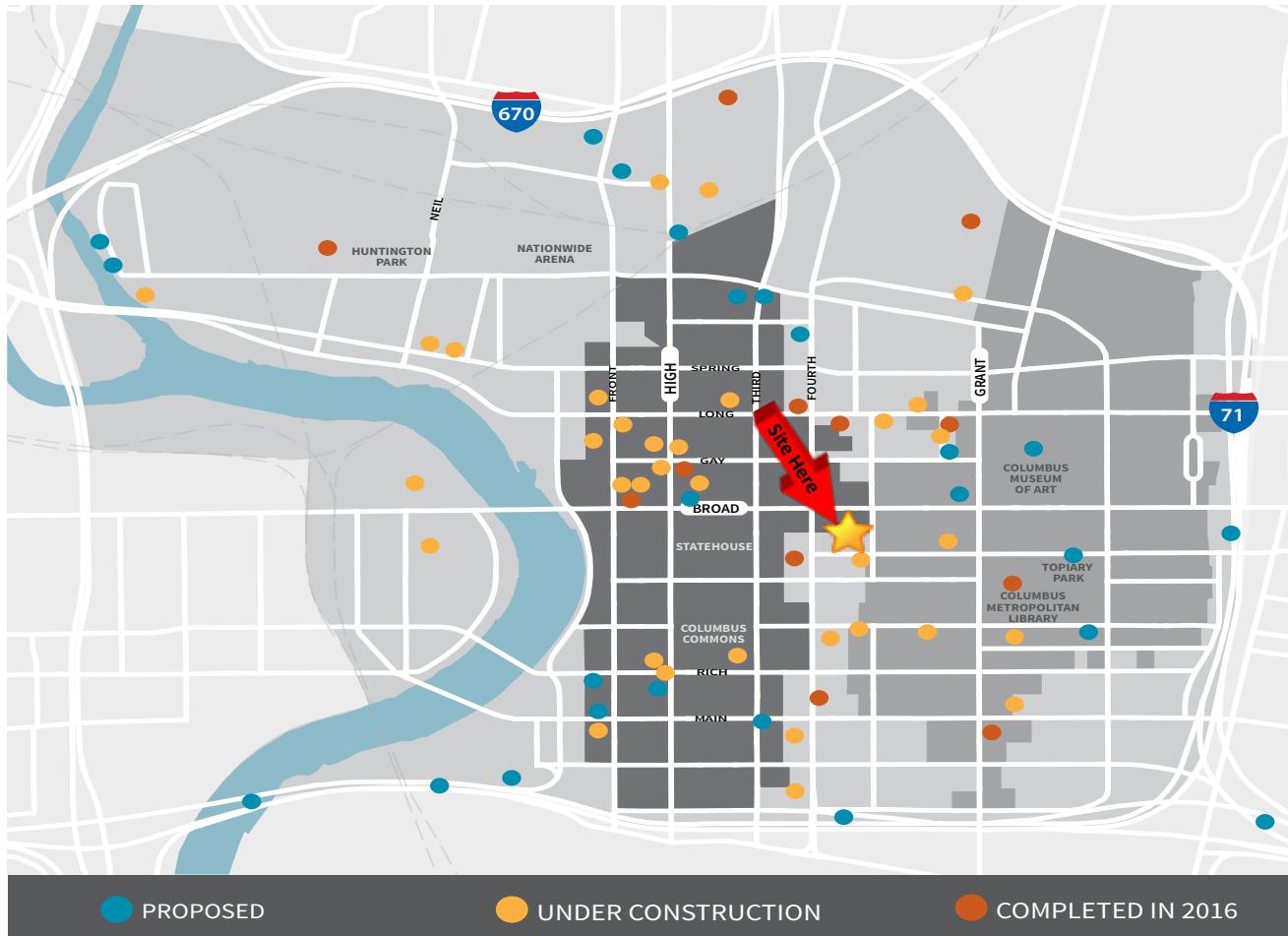
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Major Downtown Investments



MAJOR INVESTMENTS

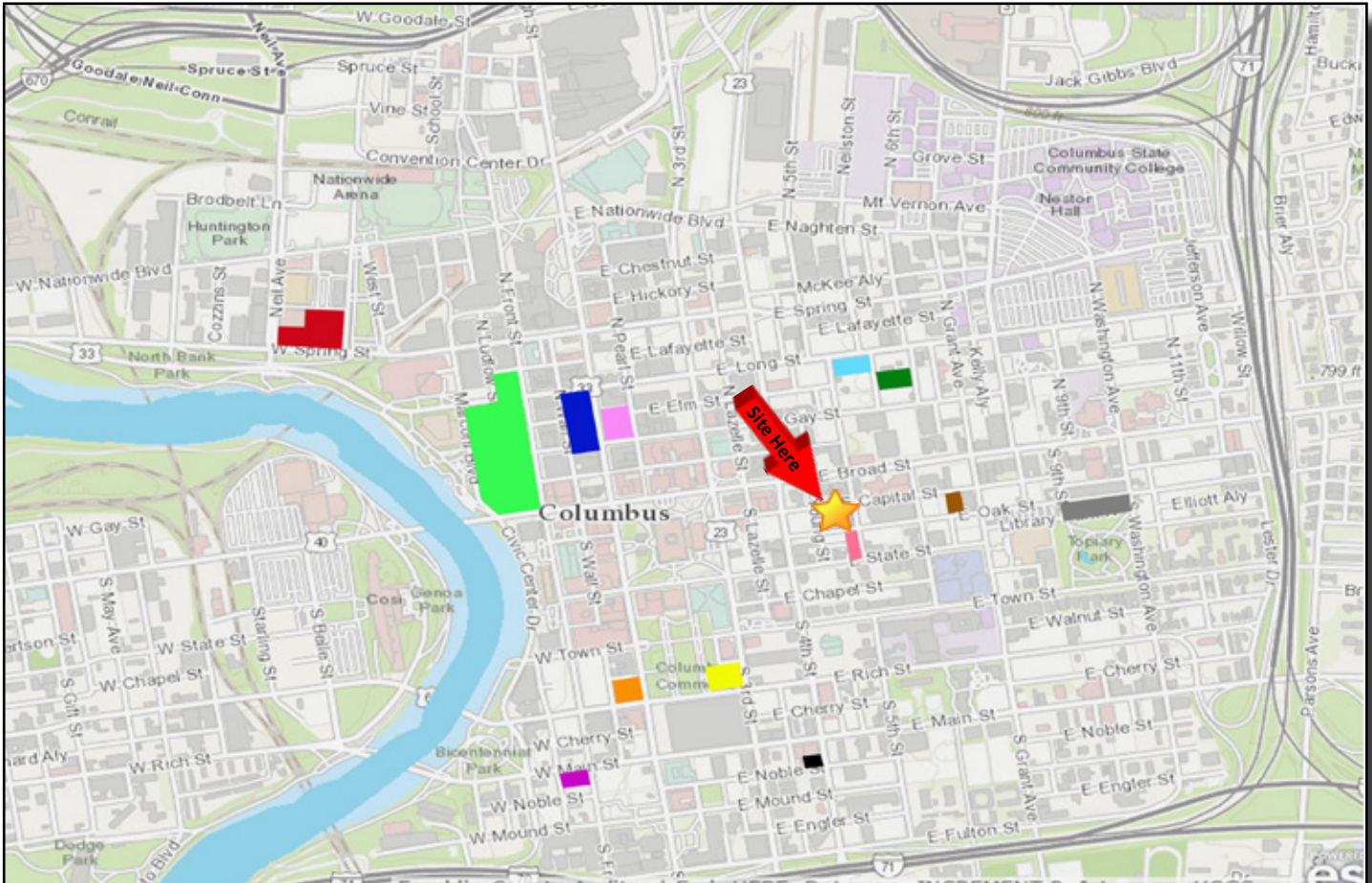
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Surrounding Development



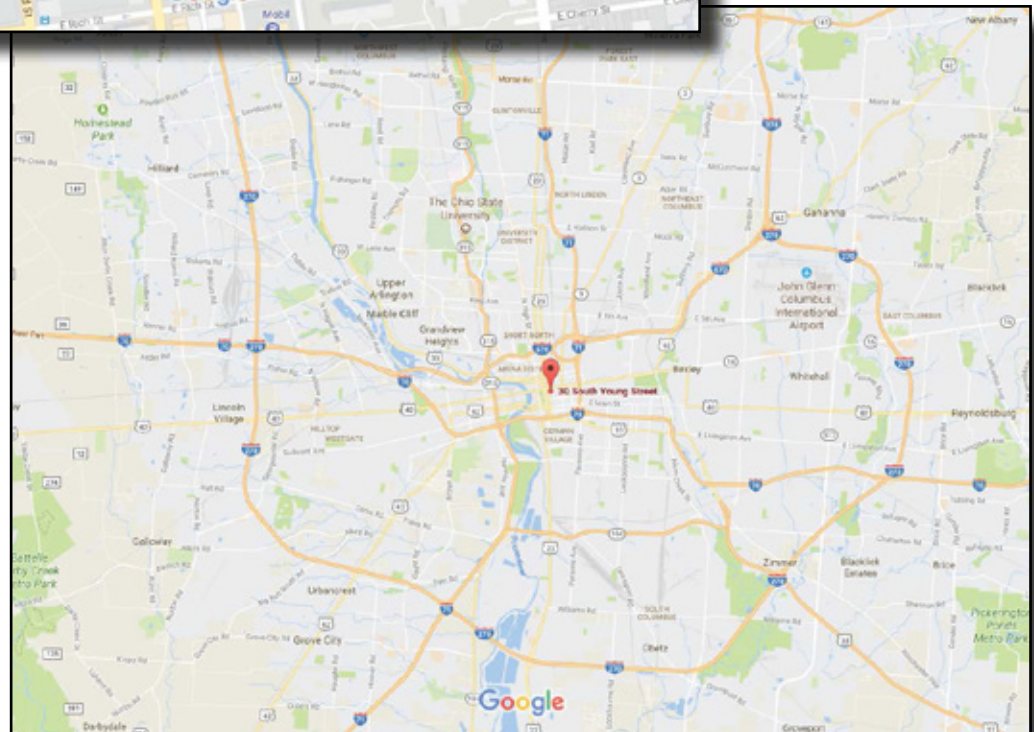
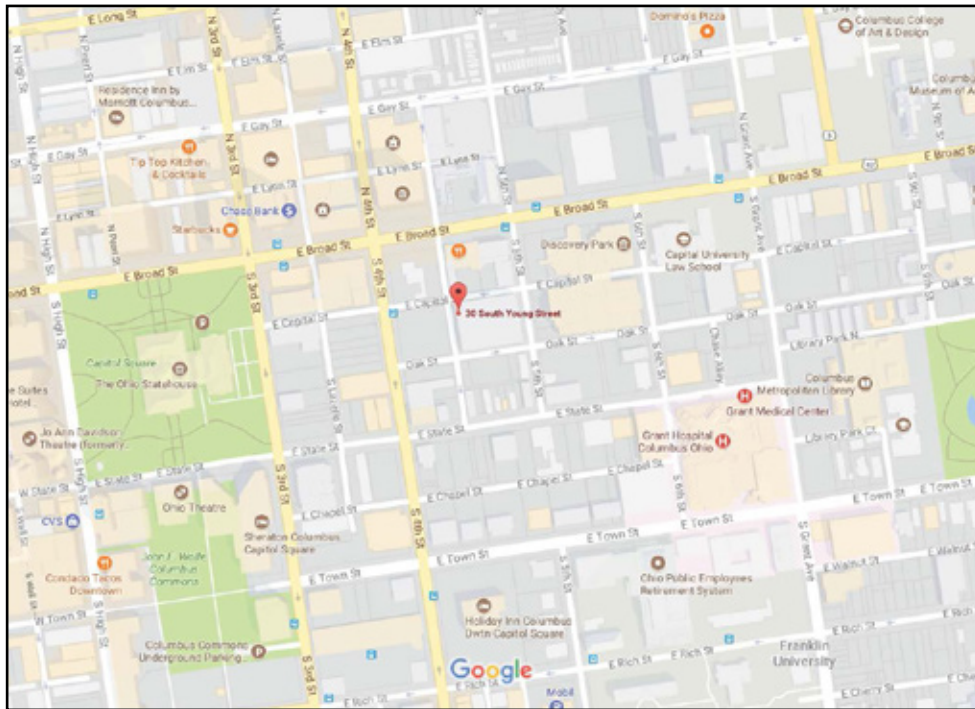
- | | |
|--|--|
|  Motorists Mutual Insurance - 9th St & Oak St
Residential/Retail |  Sixth Street Mews - Sixth St & Gay St
Residential |
|  65-67 S. Fifth St - Fifth St & Oak St
Residential |  The Stonehenge Company - 330 Oak St
Residential |
|  Two25 Commons - 225 S. 3rd St.
Residential/Office/Retail |  51/85-111 N. High St. - High St & Gay St
Residential/Retail |
|  Parks Edge Condominiums - Neil Ave & Spring St
Residential |  LC River South - 205 S. High St.
Residential |
|  Michael B. Coleman Governmental Center - N. Front St
Office/Garage |  Borror Properties - Front St & Main St
Residential |
|  White-Haines/Madison's - High St & Gay St
Residential/Office/Retail |  Mercantile Building - Fourth St & Noble St
Residential |
|  The Neilston - Fifth Ave & Long St
Residential | |



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Street Maps




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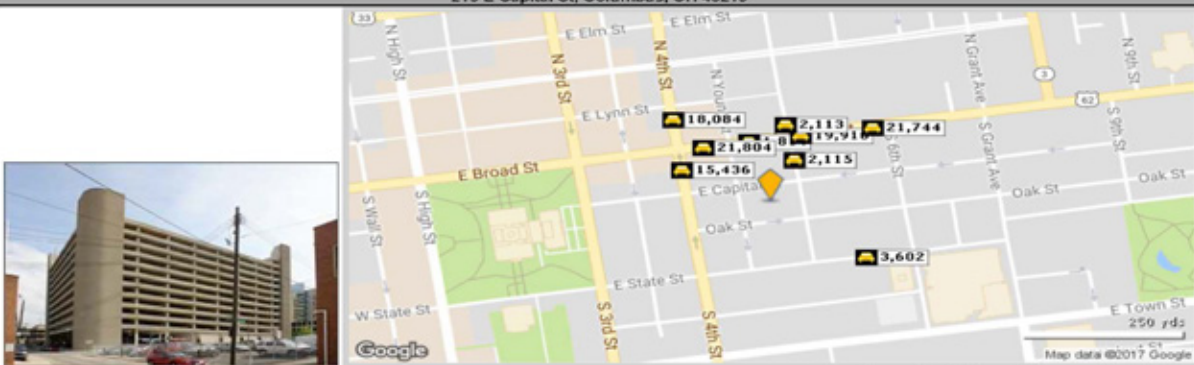
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Demographics & Traffic

Demographic Summary Report

Capital Plaza Garage 215 E Capital St, Columbus, OH 43215						
						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	12,009		136,700		350,795	
2017 Estimate	11,138		129,680		332,132	
2010 Census	9,417		124,261		315,307	
Growth 2017 - 2022	7.82%		5.41%		5.62%	
Growth 2010 - 2017	18.28%		4.36%		5.00%	
2017 Population by Hispanic Origin	347		4,686		13,745	
2017 Population	11,138		129,680		332,132	
White	7,601	68.24%	74,600	57.53%	203,539	61.28%
Black	2,748	24.67%	46,075	35.53%	104,546	31.48%
Am. Indian & Alaskan	39	0.35%	523	0.40%	1,333	0.40%
Asian	406	3.65%	4,292	3.31%	11,987	3.61%
Hawaiian & Pacific Island	0	0.00%	139	0.11%	208	0.06%
Other	344	3.09%	4,051	3.12%	10,518	3.17%
U.S. Armed Forces	2		45		118	
Households						
2022 Projection	7,506		57,675		145,256	
2017 Estimate	6,937		54,559		137,343	
2010 Census	5,731		52,329		131,382	
Growth 2017 - 2022	8.20%		5.71%		5.76%	
Growth 2010 - 2017	21.04%		4.26%		4.54%	
Owner Occupied	1,804	26.01%	17,050	31.27%	57,791	42.08%
Renter Occupied	5,133	73.99%	37,499	68.73%	79,552	57.92%
2017 Households by HH Income	6,937		54,559		137,344	
Income: <\$25,000	2,228	32.09%	21,063	38.61%	47,571	34.64%
Income: \$25,000 - \$50,000	1,181	17.02%	12,573	23.04%	34,602	25.19%
Income: \$50,000 - \$75,000	922	13.29%	8,191	15.01%	21,837	15.90%
Income: \$75,000 - \$100,000	567	8.16%	4,338	7.95%	11,801	8.59%
Income: \$100,000 - \$125,000	517	7.45%	2,792	5.12%	8,107	5.90%
Income: \$125,000 - \$150,000	243	3.50%	1,426	2.61%	3,846	2.80%
Income: \$150,000 - \$200,000	396	5.71%	1,810	3.32%	3,783	2.75%
Income: \$200,000+	785	11.32%	2,366	4.34%	5,797	4.22%
2017 Avg Household Income	\$84,762		\$57,841		\$59,417	
2017 Med Household Income	\$51,343		\$35,763		\$39,453	

Traffic Count Report

Capital Plaza Garage 215 E Capital St, Columbus, OH 43215						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S 5th St	E Capital St	0.02 S	2010	2,115	Converte	.05
2 E Broad St	N Young St	0.02 W	2016	1,814	MPSI	.07
3 E Broad St	N 5th St	0.01 W	2010	19,910	Converte	.08
4 E Broad St	S 4th St	0.02 W	2016	21,804	MPSI	.09
5 S 4th St	E Capital St	0.03 S	2015	19,444	MPSI	.09
6 S 4th St	E Broad St	0.02 N	2016	15,436	MPSI	.09
7 N 5th St	E Broad St	0.01 S	2010	2,113	Converte	.09
8 E State St	S 6th St	0.04 E	2010	3,602	Converte	.11
9 E Broad St	S 6th St	0.01 E	2010	21,744	Converte	.13
10 N 4th St	E Lynn St	0.01 N	2016	18,084	AADT	.13



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City Highlights

Welcome to Columbus

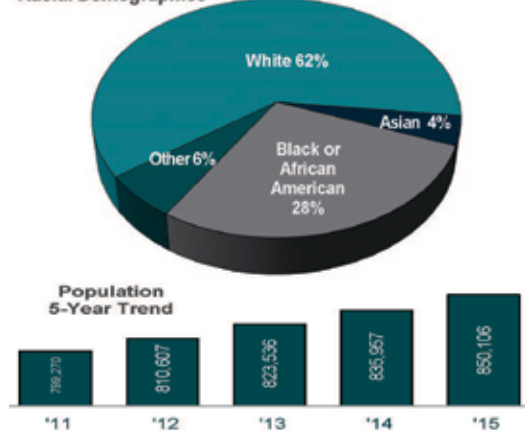
Columbus was founded in 1812 and has been the capital of the State of Ohio for 200 years. As the 15th largest populated city in the United States, covering 228 square miles, the city is recognized nationwide for its historic neighborhoods, booming downtown arts and sporting district, open attitude, and notably affordable quality of life. The city's economy is very diverse and the community prides itself on being at the forefront of education reform, fiscal responsibility, and public safety. Economic investments in the future of Columbus have created jobs and spurred major initiatives focused on improving neighborhoods, community health, and the environment.



Demographic

The population of Columbus is diverse, young, and has a growth rate double the national average. The city's population is well educated, with over 33 percent having earned a bachelor or advanced degree compared to the national average of 29 percent. City Observatory ranked Columbus 11th nationwide for increase in college educated young adults by percentage of population.

Racial Demographics



Columbus Housing

The City of Columbus' housing market is booming with trendy and desirable neighborhoods, affordable housing options, and a thriving local economy. In Nationwide's Health of Housing Markets 2016 Q2 report, the Columbus housing market was ranked 35th nationwide. Columbus is known for its vibrant, unique neighborhoods. Throughout the city, there are a variety of living options with many neighborhoods consisting of smaller communities within its borders. Residents are able to live in areas that range from historically preserved German Village, to the popular Short North, or newly developed downtown condominiums.

Columbus Employment

Columbus serves as headquarters to major national and multinational corporations, including National Mutual Insurance, L Brands, Huntington Bancshares, American Electric Power (AEP), and Big Lots. In recent years, the healthcare industry has emerged as a growth sector, with the city boasting four nationally recognized health system employers; each employ thousands of healthcare workers and contribute billions of dollars to the local economy.

Employer Name	Central Ohio Employees
The Ohio State University	30,963
State of Ohio	23,859
OhioHealth Corp	19,936
JPMorgan Chase & Co.	19,200
Nationwide Mutual Insurance Co.	12,200
Kroger Co.	10,242
Mount Carmel Health System	8,818
Nationwide Children's Hospital	8,508
City of Columbus	8,254
Honda North America, Inc.	7,800
Franklin County	6,959
Columbus City Schools	6,488
L Brands, Inc.	6,090
Huntington Bancshares, Inc.	4,661
Cardinal health, Inc.	4,635

Source: Columbus 2020, OSU 2015 Statistics Summary

Downtown Development

Downtown remains essential to the overall economic health of the city. With only 1 percent of the city's land area, downtown employers house over 17 percent of all jobs in Columbus. As a business location, the city is booming with office vacancy rates near historic lows. A critical part of the city's efforts to ensure downtown remains the premier employment center in the region is to invest in and grow the residential population. Investments in public amenities are also critical to the long-term health of downtown.

COLUMBUS COMMUNITY PROFILE

City Highlights

COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

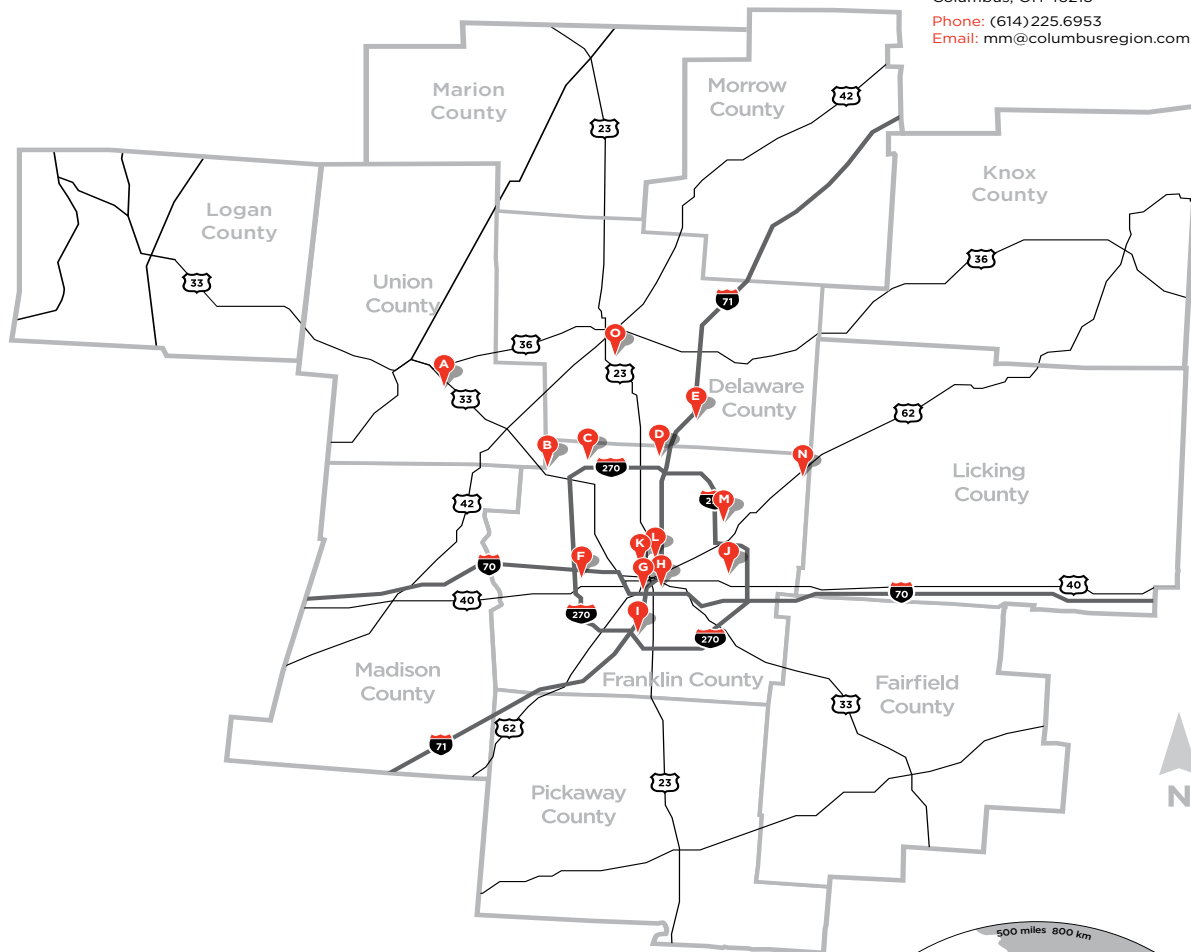
THE COLUMBUS[★] REGION

MATT McCOLLISTER

Vice President, Economic Development
150 South Front ST, Suite 200
Columbus, OH 43215

Phone: (614) 225.6953

Email: mm@columbusregion.com



— Interstate/Limited Access Highway
— Major US/State Highways

- | | |
|--|-----------------------------|
| A - Scotts Miracle-Gro Co. | I - Bob Evans Farms |
| B - Pacer | J - Retail Ventures Inc. |
| C - Cardinal Health | K - American Electric Power |
| D - Worthington Industries | L - Nationwide |
| E - Mettler-Toledo International, Inc. | M - Limited Brands |
| F - Big Lots | N - Abercrombie & Fitch |
| G - Huntington Bancshares | O - Greif |
| H - Hexion Specialty Chemicals/Momentive Performance Materials | |



Appraisal Brokerage Consulting Development

City Highlights

FRANKLIN COUNTY

DEMOGRAPHICS



1,264,597
RESIDENTS



33.8
MEDIAN AGE



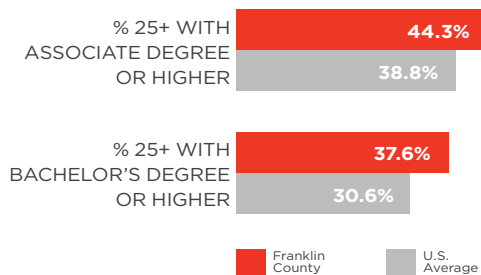
480,946
HOUSEHOLDS



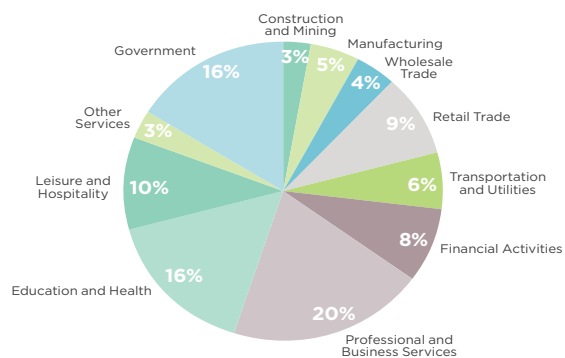
\$52,341
MEDIAN HOUSEHOLD INCOME

WORKFORCE

4.1% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

City Highlights

REGIONAL OVERVIEW

THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties. This Region represents the coverage area of Columbus 2020's economic development activities.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). Wherever possible, the information and data in this document covers the 11-county region. However, some data is only available at the MSA level and is identified as such in the text, title or source.

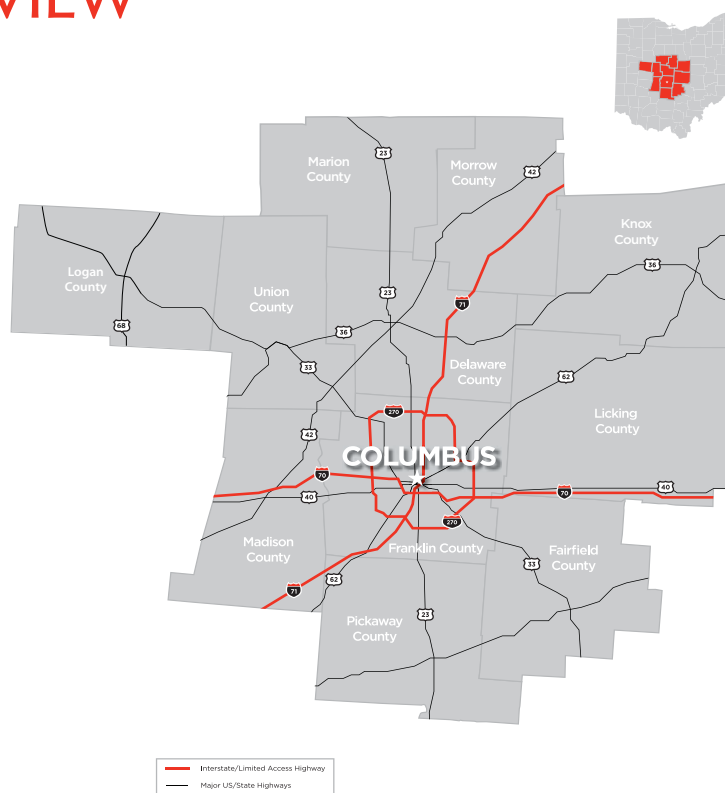
- **Eleven-county** region located in Central Ohio
- Population of **2 million** people
- Population growth rate of 1.3 percent annually
- Ten-county Columbus MSA, **2nd fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- **62** college and university campuses
- More than 140,000 college students
- Home to **15** Fortune 1000 headquarters

COLUMBUS AND FRANKLIN COUNTY

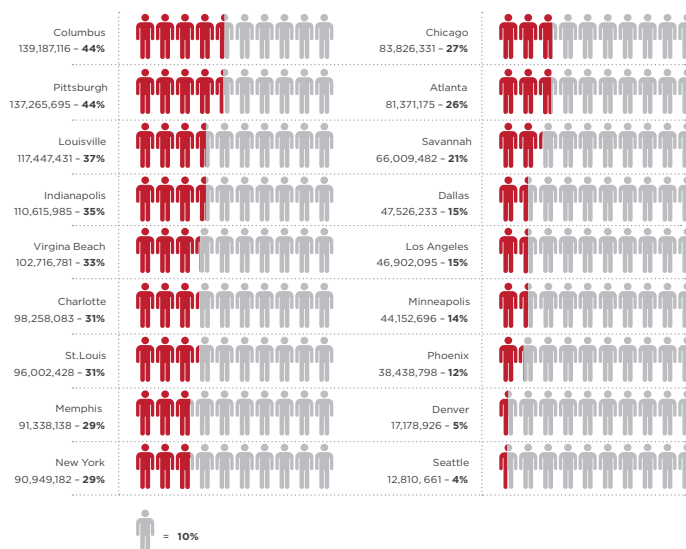
- State capital and **largest Ohio city**
- **15th largest city** in the U.S.

COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- Port Columbus International Airport: **31** destination airports with more than **140** daily flights
- Enhanced freight rail connections to East Coast ports in Norfolk, VA, Baltimore, MD, and Wilmington, NC
- Columbus is within 500 miles of 44 percent of the U.S. population, higher than other major distribution centers in the U.S. (Source: ESRI Business Analyst, 2013)



U.S. Population within 500 miles



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