



Colliers

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COLUMBUS
RETAIL TEAM

For Lease

Capella Centre

8597-8757 Sancus Blvd.
Columbus, OH 43240

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JPMorgan Chase

- Over 13,000 employees
- Recently completed \$200M renovation
- Within walking distance of Capella

Capella II

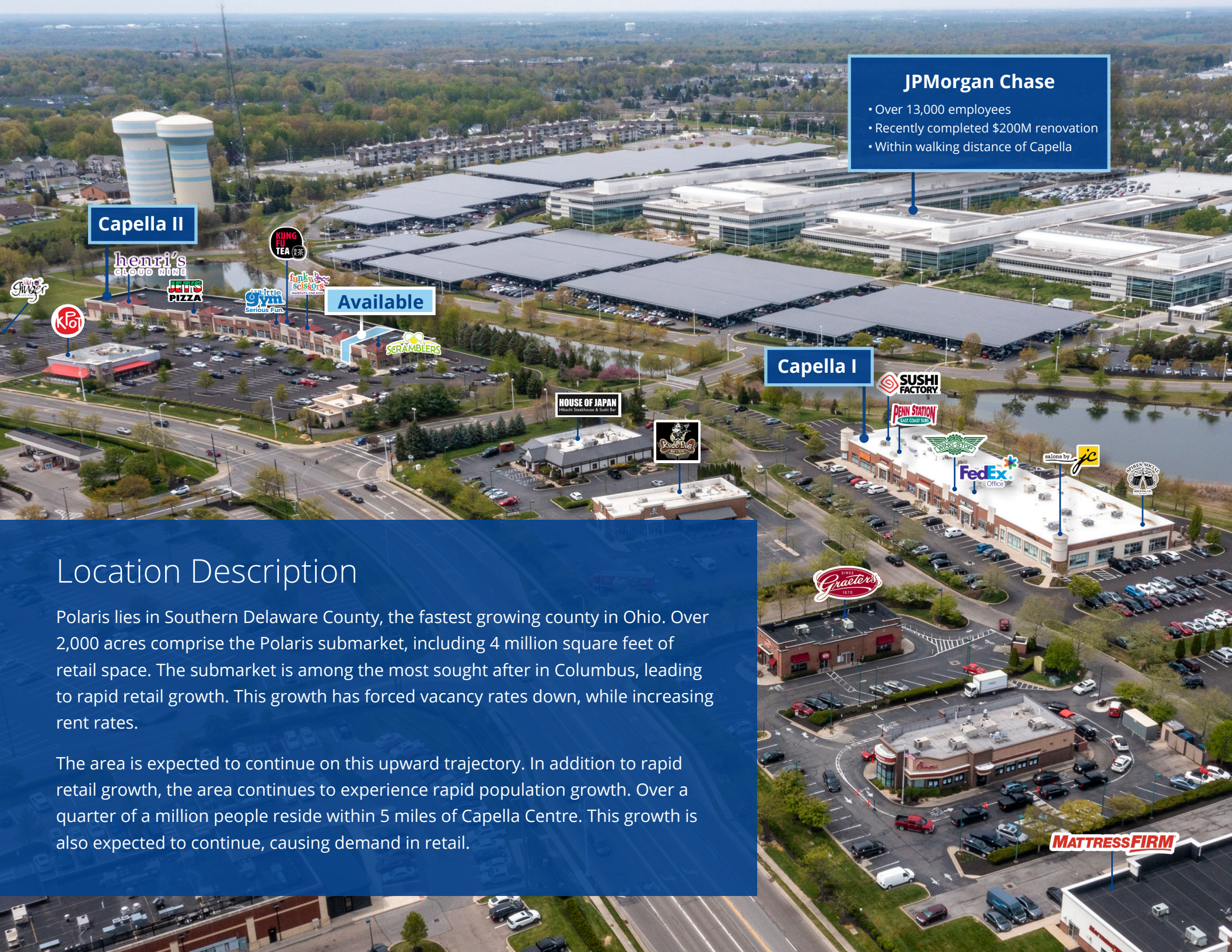
Available

Capella I

Location Description

Polaris lies in Southern Delaware County, the fastest growing county in Ohio. Over 2,000 acres comprise the Polaris submarket, including 4 million square feet of retail space. The submarket is among the most sought after in Columbus, leading to rapid retail growth. This growth has forced vacancy rates down, while increasing rent rates.

The area is expected to continue on this upward trajectory. In addition to rapid retail growth, the area continues to experience rapid population growth. Over a quarter of a million people reside within 5 miles of Capella Centre. This growth is also expected to continue, causing demand in retail.





Property Summary

Available SF	1,619 SF
Building Size	86,402 SF
Lease Rate	Negotiable

Property Highlights

- Two buildings, Capella I (25,800 SF) and Capella II (60,602 SF), make up the center
- Located within the Polaris submarket, one of the top major regional trade areas
- Adjacent to JPMorgan Chase, with 13,000 employees, along with 72,809 total employees in the Polaris trade area
- Newer, well-maintained property with adequate parking
- Strong tenant mix with limited vacancy and well-performing outparcels



Capella I

Polaris Fashion Place

Polaris Pkwy - 37,989 VPD

Polaris Towne Center

Sancus Blvd - 23,356 VPD

Capella II

Nearby amenities

Food 🍴

- Chuy's
- Mitchell's Steakhouse
- BJ's Restaurant & Brewhouse
- The Cheesecake Factory
- Benihana
- Molly Woo's

Services 💰

- Visionworks
- Waxspot
- Hand & Stone
- JPMorgan Chase
- Chase Bank
- Tesla Supercharger

Shopping 🛒

- Von Maur
- Saks Fifth Avenue
- Kroger
- Target
- TJ Maxx
- Ulta

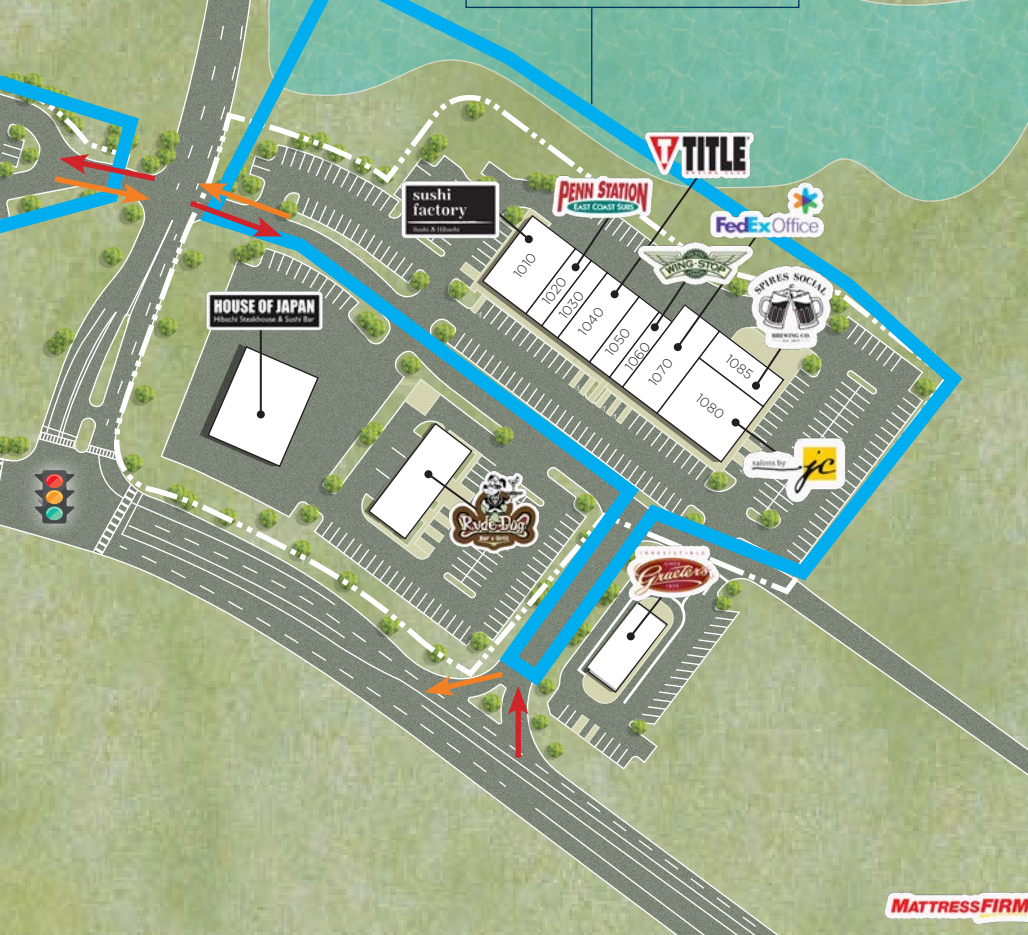
Site Plan

CAPELLA II



CAPELLA I		
SPACE	TENANT	SIZE
1010	Sushi Factory	4,000 SF
1020	Penn Station	1,600 SF
1030	H2O Nail Salon	1,600 SF
1040	Title Boxing Club	3,200 SF
1050	Escape Artists	2,000 SF
1060	Wingstop	1,200 SF
1070	FedEx Office	4,400 SF
1080	Salons by JC	5,044 SF
1085	Spire Social	2,756 SF

CAPELLA I



CAPELLA II			CAPELLA II		
SPACE	TENANT	SIZE	SPACE	TENANT	SIZE
1000	Henri's Prom & Bridal	18,010 SF	1090	Funky Scissors	2,074 SF
1010	Jet's Pizza	1,617 SF	1100	inThrive Chiropractic	1,521 SF
1020	Perfect Threading	2,070 SF	1110	Merle Norman Cosmetics	1,415 SF
1030	Desi Bites	2,411 SF	1120	Dumont Creamery	1,600 SF
1040	Sham Market	1,965 SF	1130	AVAILABLE	1,619 SF
1050	C-Pap Central	3,113 SF	1140	Scrambler Marie's	4,058 SF
1060	The Little Gym	3,875 SF	400	Wild Ginger	4,760 SF
1070	Haskins Insurance	1,595 SF	410	KPOT Korean BBQ & Hot Pot	7,500 SF
1080	Kung Fu Tea	1,399 SF			

Retail Map



Polaris Stats:

4M+ SF of retail space

250+ retail establishments

40M+ regional visitors per year



Demographics

Population

	1 Mile	3 Miles	5 Miles
2010 Population	11,793	60,929	193,002
2024 Population	17,360	81,175	230,473
2029 Projected Population	18,744	83,627	236,431

Households

	1 Mile	3 Miles	5 Miles
2010 Households	5,043	24,795	76,291
2024 Households	7,730	33,294	89,636
2029 Projected Households	8,003	34,678	92,577

Household (HH) Income

	1 Mile	3 Miles	5 Miles
2024 Median HH Income	\$96,593	\$99,480	\$99,702
2024 Average HH Income	\$116,605	\$130,757	\$136,210





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