



Accelerating success.

COLUMBUS
RETAIL TEAM

CAPELLA I - COMING AVAILABLE
SUITE 1040 | 3,200 SF

TENANT SIGNAGE

For Lease

Capella Centre

8597-8757 Sancus Blvd.
Columbus, OH 43240

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A tall, cylindrical building with a brick base and a light-colored upper section, featuring a glass entrance door and a decorative brick band. The building has a conical roof and a decorative brick band around the base of the cylinder. The entrance is a glass door with a brick frame. The building is surrounded by a paved area and some landscaping.

Property Summary

Building Size	86,402 SF
Lease Rate	Negotiable

Property Highlights

- Three adjacent suites available ($\pm 2,074$ SF, $\pm 1,521$ SF and $\pm 1,415$ SF) with the ability to combine for up to $\pm 5,010$ SF
- Strong tenant mix with limited vacancy and well-performing outparcels
- Located within the dominant Polaris retail corridor surrounded by Polaris Fashion Place, Polaris Towne Center, and numerous national retailers and restaurants
- 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

CAPELLA II
MAX CONTIG. 5,010 SF

SUITE 1090
2,074 SF

SUITE 1100
1,521 SF

SUITE 1110
1,415 SF

TENANT SIGNAGE HERE

TENANT SIGNAGE HERE

VALENCIA LATIN BAKERY

DUMONT
— creamery —

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Capella II

JPMorgan Chase

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

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.

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
- Dick's House of Sport
- 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	COMING AVAILABLE	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	Spires Social	2,756 SF

CAPELLA I

Sancus Blvd. - 23,356 VPD

CAPELLA II			CAPELLA II		
SPACE	TENANT	SIZE	SPACE	TENANT	SIZE
1000	Henri's Prom & Bridal	18,010 SF	1090	AVAILABLE - Can be combined with 1100 & 1110	2,074 SF
1010	Jet's Pizza	1,617 SF	1100	AVAILABLE - Can be combined with 1090 & 1110	1,521 SF
1020	Perfect Threading	2,070 SF	1110	AVAILABLE - Can be combined with 1090 & 1100	1,415 SF
1030	Desi Bites	2,411 SF	1120	Dumont Creamery	1,600 SF
1040	Sham Market	1,965 SF	1130	Valencia Latin Bakery (OPENING SOON)	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			

*ADJACENT SUITES CAN
BE COMBINED FOR A MAX
CONTIGIOUS 5,010 SF

Retailer 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
2025 Population	17,406	81,164	230,812
2030 Projected	18,438	85,865	238,414

Households

	1 Mile	3 Miles	5 Miles
2010 Households	5,043	24,795	76,291
2025 Population	7,799	33,434	90,258
2030 Projected	8,377	35,786	93,817

Household (HH) Income

	1 Mile	3 Miles	5 Miles
2025 Median HH Income	\$99,089	\$102,844	\$103,438
2025 Average HH Income	\$117,155	\$131,811	\$137,748





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