



Accelerating success.

COLUMBUS
RETAIL TEAM

A wide-angle photograph of the Capella Centre shopping center at dusk. The building is a long, single-story structure with a brick and stone facade. Several storefronts are visible, including "RAMBLERS" and "SUBWAY". The interior lights are on, and the sky is a mix of blue and orange. A parking lot with a few cars is in the foreground.

For Lease

Capella Centre

8597-8757 Sancus Blvd.
Columbus, OH 43240

Gilli Zofan

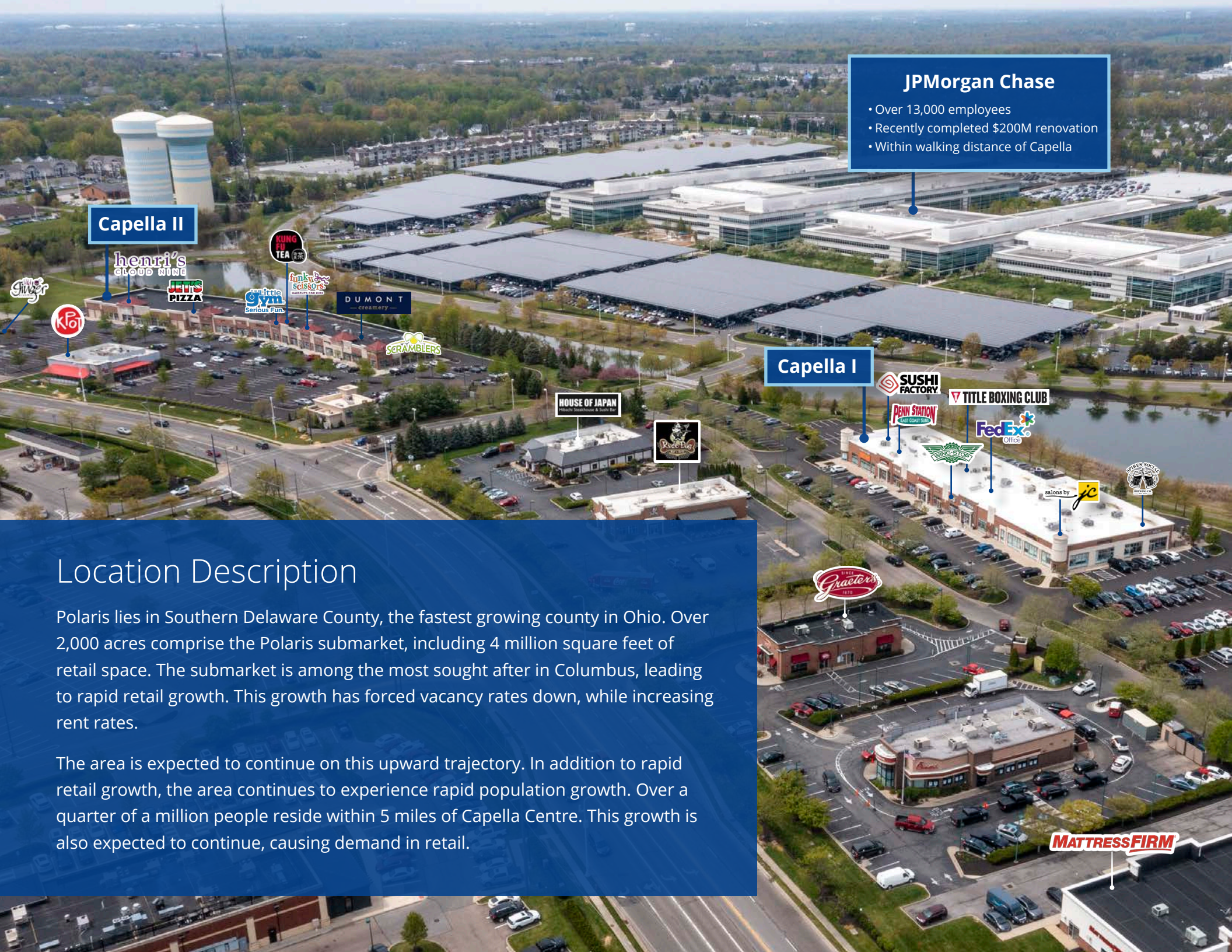
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JPMorgan Chase

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

Capella II

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.

MATTRESS FIRM



Property Summary

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



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
2025 Estimated	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 Estimated	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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