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COLUMBUS
RETAIL TEAM



For Lease

Capella Centre

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Columbus, OH 43240

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Property Summary

Building Size	86,402 SF
Lease Rate	Negotiable

Property Highlights

- Three adjacent suites available (±2,074 SF< ±1,521 SF and ±1,415 SF) with the ability to combine for up to ±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





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.



Nearby Amenities

Food

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

Services

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

Shopping

- Von Maur
- Dick's House of Sport
- Kroger
- Target
- TJ Maxx
- Ulta

Site Plan

CAPELLA I		
SPACE	TENANT	SIZE
1010	Sushi Factory	4,000 SF
1020	AVAILABLE	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 II		
SPACE	TENANT	SIZE
1000	Henri's Prom & Bridal	18,010 SF
1010	Jet's Pizza	1,617 SF
1020	Perfect Threading	2,070 SF
1030	Desi Bites	2,411 SF
1040	Sham Market	1,965 SF
1050	C-Pap Central	3,113 SF
1060	The Little Gym	3,875 SF
1070	Haskins Insurance	1,595 SF
1080	Kung Fu Tea	1,399 SF

CAPELLA II		
SPACE	TENANT	SIZE
1090	AVAILABLE - Can be combined with 1100 & 1110	2,074 SF
1100	AVAILABLE - Can be combined with 1090 &1110	1,521 SF
1110	AVAILABLE - Can be combined with 1090 & 1100	1,415 SF
1120	Dumont Creamery	1,600 SF
1130	Valencia Latin Bakery	1,619 SF
1140	Scrambler Marie's	4,058 SF
400	Wild Ginger	4,760 SF
410	KPOT Korean BBQ & Hot Pot	7,500 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

Source: Polaris Centers of Commerce



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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