

OUTLOT OPPORTUNITY

4.2± ACRES

Columbus, OH
1900 IKEA Way



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PROPERTY SUMMARY

This 4.2± acre site is in a prominent location just off I-71, in front of IKEA between two signalized intersections. Located along the Gemini Place/IKEA Way corridor. This corridor is the east/west connector for the trade area and is less densely populated and trafficked than Polaris Parkway to the south. It offers great visibility with over 31,000 vehicles passing the site per day.

- Zoned Commercial
- The site is minutes from Polaris Fashion Place, one of Columbus, Ohio's top super regional malls. The center has over 2 million square feet of national retailers and restaurants and catering to affluent shoppers.
- The corridor contains over 4.6 million square feet of retail GLA.
- The subject property represents a unique opportunity to purchase land in the Gemini Place/ IKEA Way continuously emerging corridor.



PROPERTY PHOTOS

Columbus, Ohio
1900 IKEA Way



#5 Best U.S. City for New College Grads

Source: Smart Asset, 2020

QUICK STATS 30 MINUTE DRIVE TIME



1 1,492,317
POPULATION



863,355
DAYTIME
POPULATION



\$67,244
MEDIAN HH INCOME



45.7%
HOUSEHOLD INCOME
\$75,000 +



44.4%
BACHELOR'S
DEGREE +



345,381
OWNED HOMES



48,660
BUSINESSES



183
HOTELS
±23,984 Rooms



23
MAJOR MEDICAL
CENTERS



65 MSF*
RETAIL



96.4 MSF*
OFFICE



**28 MINUTE
DRIVE**
TO THE JOHN GLENN COLUMBUS
INTERNATIONAL AIRPORT

**Source: CoStar*



THE TRADE AREA

DEMOGRAPHICS (3 Miles)

I-71 & Polaris Parkway

- **Population:** 83,696
- **Daytime Population:** 105,380
- **Median HH Income:** \$87,573
- **Total Businesses:** 4,178
- **Total Employees:** 76,631

HOTELS

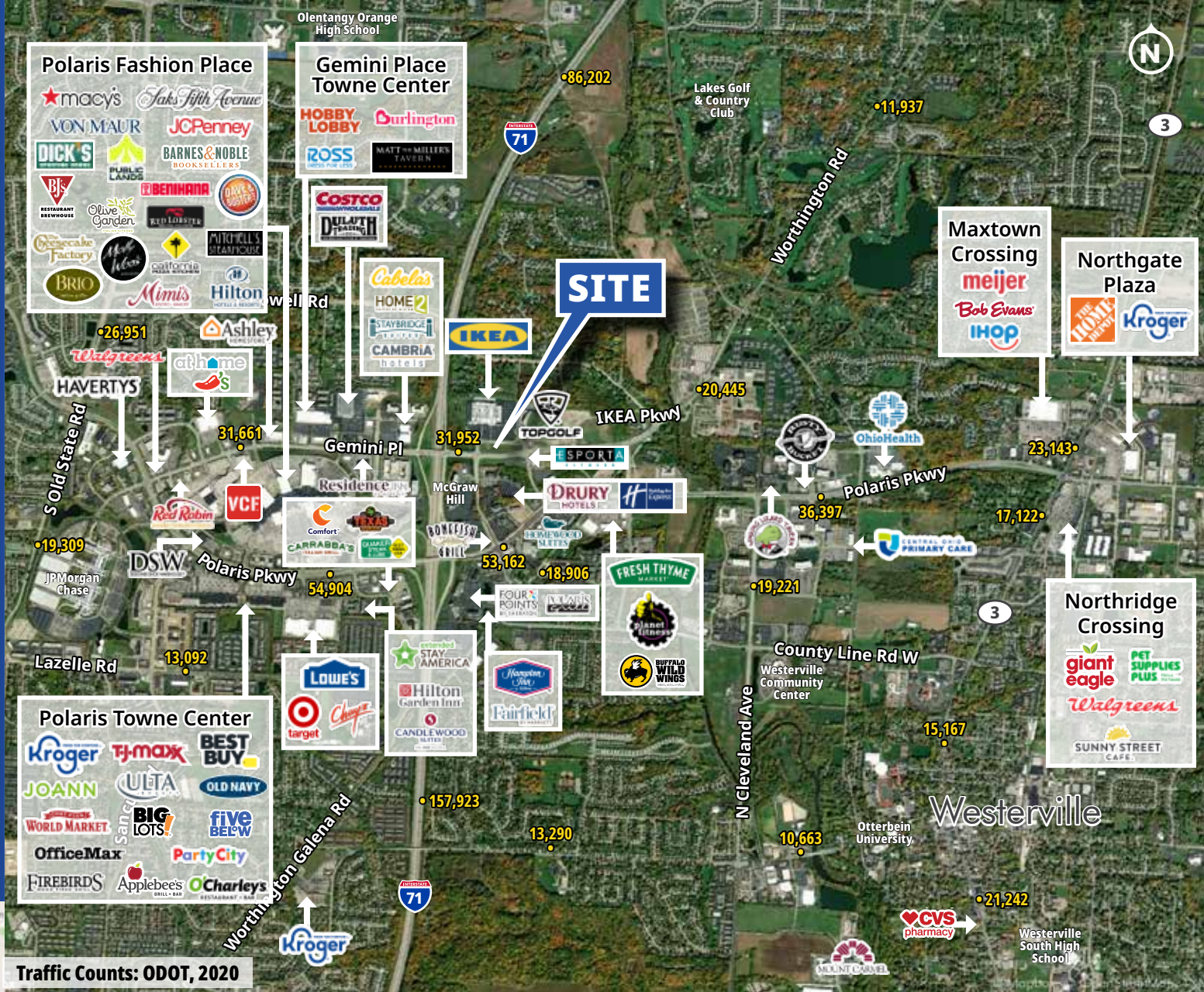
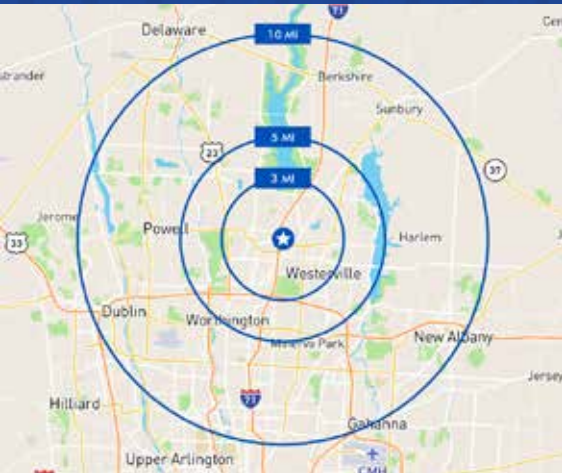
15 Hotels / 1,876 Rooms

NOTABLE RETAILERS



MAJOR EMPLOYERS (Regional)

1. **JPMorgan Chase** - 20,316 employees
2. **Nationwide** - 12,862 employees
3. **L Brands** - 7,662 employees
4. **Cardinal Health** - 5,075 employees
5. **Huntington** - 4,921 employees



13.8 miles north of Downtown Columbus

Columbus was rated 4th of the "8 Cities That Are Essential to the Future of American Innovation".

Source: Entrepreneur, 2020

#1 for population, job, GDP growth among the Midwest's 10 largest metros
Source: The Columbus Region

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CBRE

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