

RETAIL FOR LEASE

**MAKLEY  
PLACE  
COMMERCIAL**



**BOB LONG**

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**VISION ONE REAL ESTATE ADVISORS**

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# MAKLEY PLACE

196 W. FIFTH AVE., COLUMBUS, OH 43201



## PROPERTY DESCRIPTION

New retail space in the Short North. Corner of W. 5th Ave. & Highland St.  
 End Cap space of 1,945 sf. PROMINENT SIGNAGE AVAILABLE. Existing tenants include Hotworx & Sweetly Bronzed.  
 Not zoned for restaurants or food related business.

## PROPERTY HIGHLIGHTS

- Short North, Ohio State Medical Center, The James & Ohio State University Location
- Located 5 Blocks West of High St. and 1 Block East of Neil
- Prominent Signage Available
- Mixed-Use Site with Retail, High End Apartments & Residential Condominiums
- Demographics do not include approximately 100,000 people made up of OSU students, faculty and employees of OSU Medical Center. \*This is not reflected in the Household and Total Population.



## OFFERING SUMMARY

Lease Rate:	\$19.95 SF/yr (NNN)
Number of Units:	1
Available SF:	1,945 SF
Lot Size:	
Building Size:	146,224 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	11,580	29,417	60,090
Total Population	31,302	79,648	144,266
Average HH Income	\$48,417	\$43,319	\$46,420

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# Makley Place 1-3 Mile Tapestry

Makley Place (0 - 1 miles)  
230 E 5th Ave, Columbus, Ohio, 43201  
Ring band of 0 - 1 miles

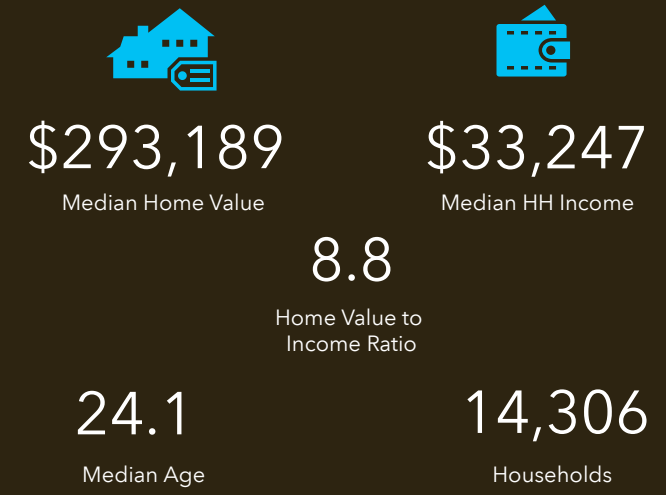
Prepared by Esri  
Latitude: 39.98693  
Longitude: -82.99889

# TAPESTRY SEGMENTATION

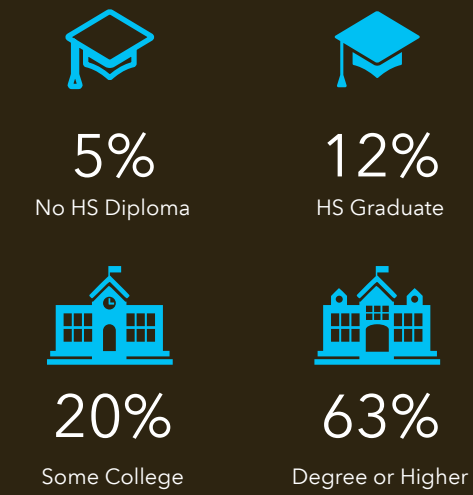
The Fabric of America's Neighborhoods

Tapestry LifeMode	Households	HHs %	% US HHs	Index
<b>Affluent Estates (L1)</b>	0	0.00%	9.9%	0
<b>Upscale Avenues (L2)</b>	0	0.00%	5.7%	0
<b>Uptown Individuals (L3)</b>	5,902	41.26%	3.8%	1,086
<b>Family Landscapes (L4)</b>	0	0.00%	7.5%	0
<b>GenXurban (L5)</b>	0	0.00%	11.4%	0
<b>Cozy Country Living (L6)</b>	0	0.00%	12.0%	0
<b>Ethnic Enclaves (L7)</b>	0	0.00%	7.1%	0
<b>Middle Ground (L8)</b>	0	0.00%	10.9%	0
<b>Senior Styles (L9)</b>	0	0.00%	5.8%	0
<b>Rustic Outposts (L10)</b>	0	0.00%	8.2%	0
<b>Midtown Singles (L11)</b>	972	6.79%	6.2%	110
<b>Hometown (L12)</b>	430	3.01%	6.1%	49
<b>Next Wave (L13)</b>	0	0.00%	3.9%	0
<b>Scholars and Patriots (L14)</b>	7,001	48.94%	1.6%	3,040

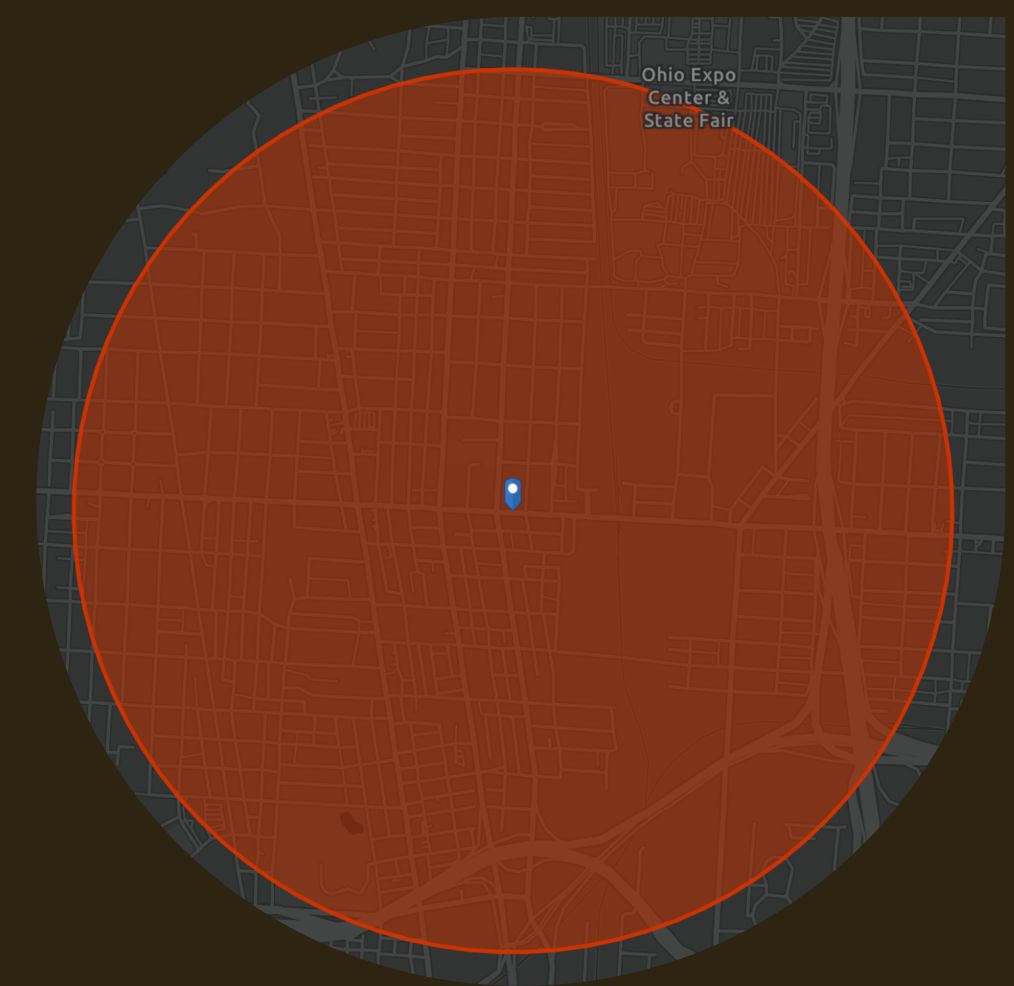
## Key Facts



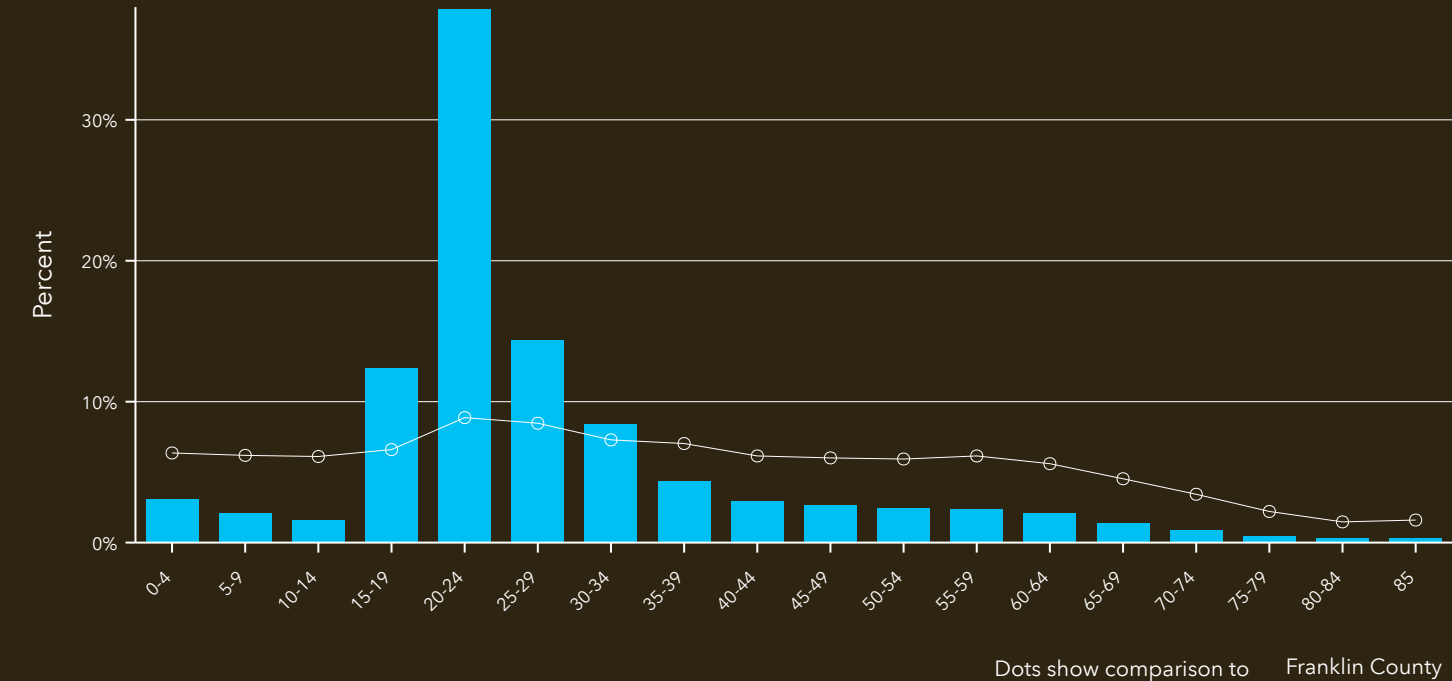
## Education



## Makley Place



## Age Profile



## Households By Income

The largest group: <\$15,000 (27.0%)  
The smallest group: \$150,000 - \$199,999 (3.4%)

Indicator	Value	Difference
<\$15,000	27.0%	+16.8%
\$15,000 - \$24,999	13.4%	+4.7%
\$25,000 - \$34,999	11.2%	+1.9%
\$35,000 - \$49,999	8.3%	-4.2%
\$50,000 - \$74,999	14.0%	-5.2%
\$75,000 - \$99,999	9.4%	-4.6%
\$100,000 - \$149,999	9.4%	-6.1%
\$150,000 - \$199,999	3.4%	-2.1%
\$200,000+	3.9%	-1.3%

## Tapestry Segments

	<b>3B</b> <b>Metro Renters</b> 5,902 households	<b>41.3%</b> of Households
	<b>14C</b> <b>Dorms to Diplomas</b> 5,508 households	<b>38.5%</b> of Households
	<b>14B</b> <b>College Towns</b> 1,493 households	<b>10.4%</b> of Households

Bars show deviation from Franklin County

This infographic contains data provided by Esri. The vintage of the data is 2019.  
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# Makley Place 1-3 Mile Tapestry

Makley Place (1 - 3 miles)  
230 E 5th Ave, Columbus, Ohio, 43201  
Ring band of 1 - 3 miles

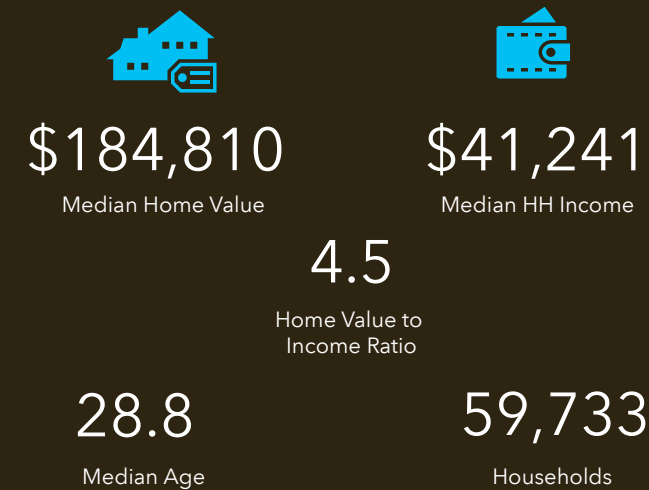
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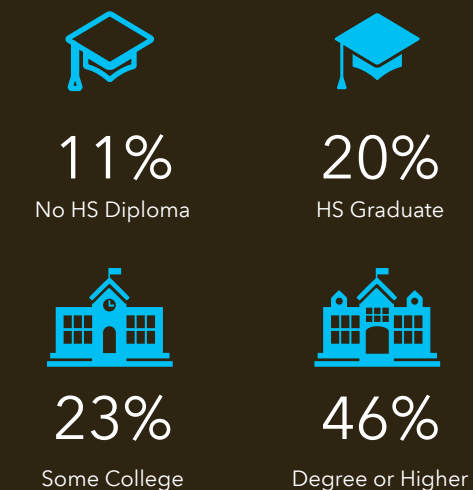
The Fabric of America's Neighborhoods

Tapestry LifeMode	Households	HHs %	% US HHs	Index
<b>Affluent Estates (L1)</b>	388	0.65%	9.9%	7
<b>Upscale Avenues (L2)</b>	584	0.98%	5.7%	17
<b>Uptown Individuals (L3)</b>	12,762	21.37%	3.8%	562
<b>Family Landscapes (L4)</b>	0	0.00%	7.5%	0
<b>GenXurban (L5)</b>	1,007	1.69%	11.4%	15
<b>Cozy Country Living (L6)</b>	0	0.00%	12.0%	0
<b>Ethnic Enclaves (L7)</b>	0	0.00%	7.1%	0
<b>Middle Ground (L8)</b>	10,193	17.06%	10.9%	157
<b>Senior Styles (L9)</b>	2,093	3.50%	5.8%	61
<b>Rustic Outposts (L10)</b>	0	0.00%	8.2%	0
<b>Midtown Singles (L11)</b>	8,643	14.47%	6.2%	233
<b>Hometown (L12)</b>	8,713	14.59%	6.1%	238
<b>Next Wave (L13)</b>	0	0.00%	3.9%	0
<b>Scholars and Patriots (L14)</b>	15,351	25.70%	1.6%	1,596

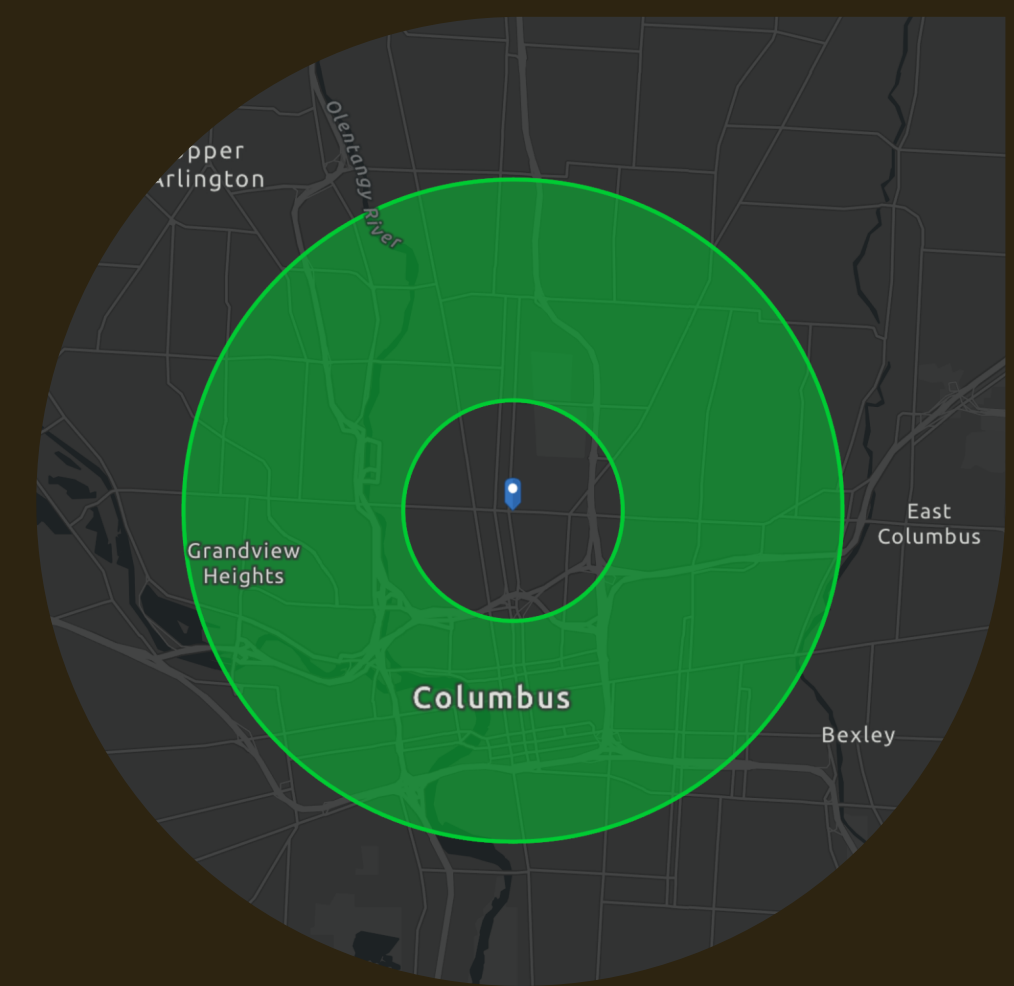
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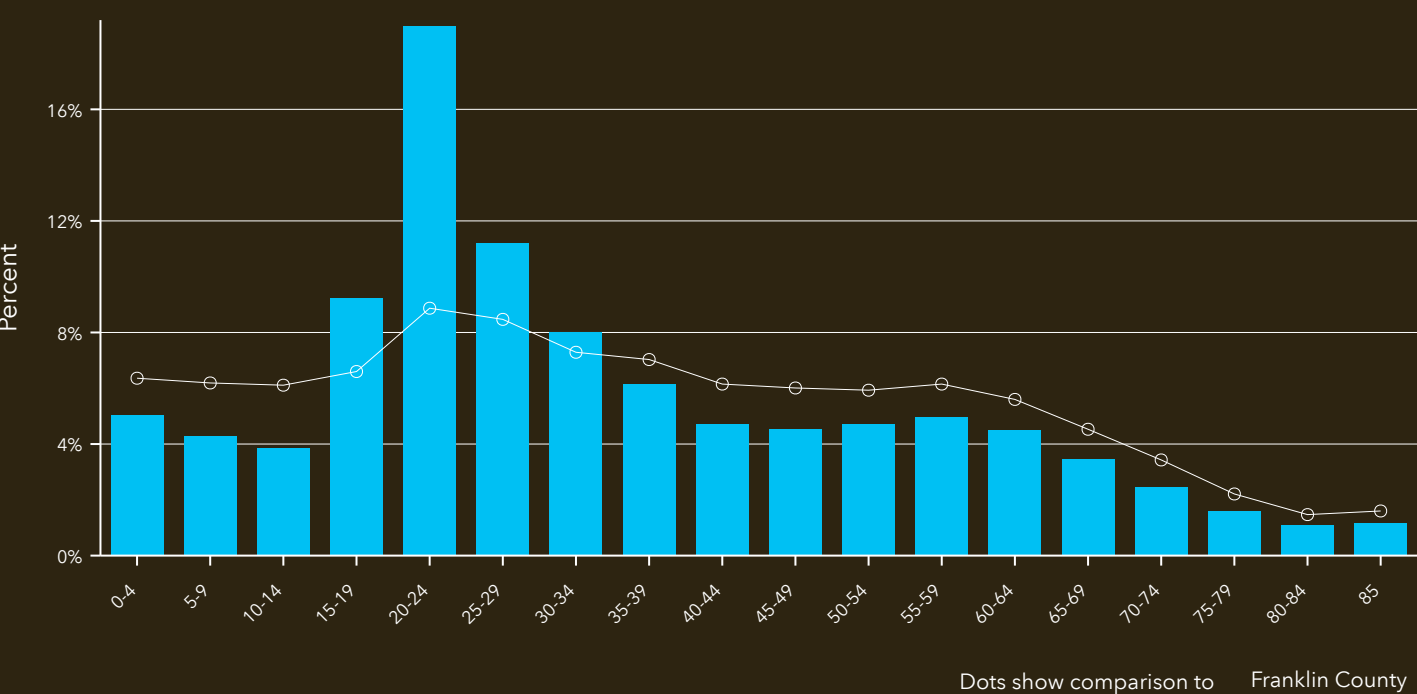
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## Makley Place



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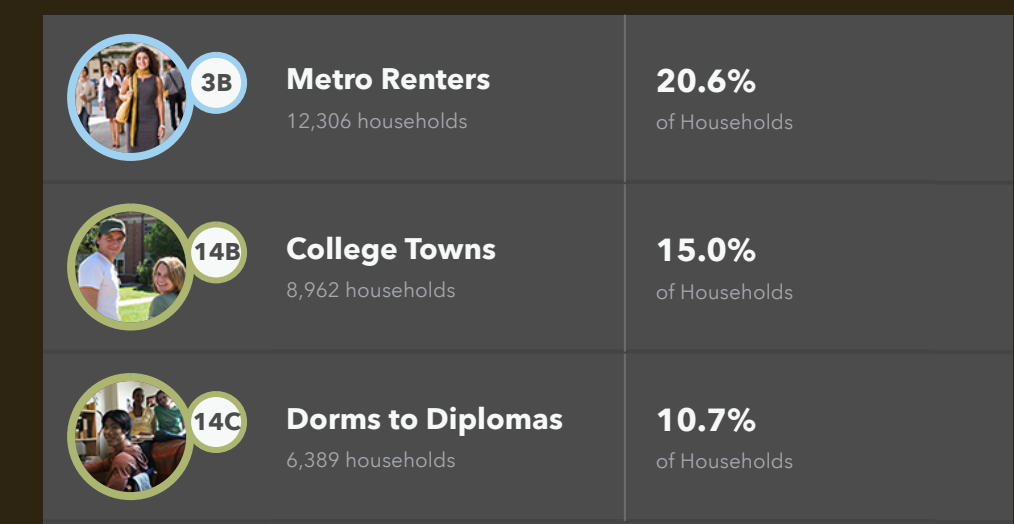
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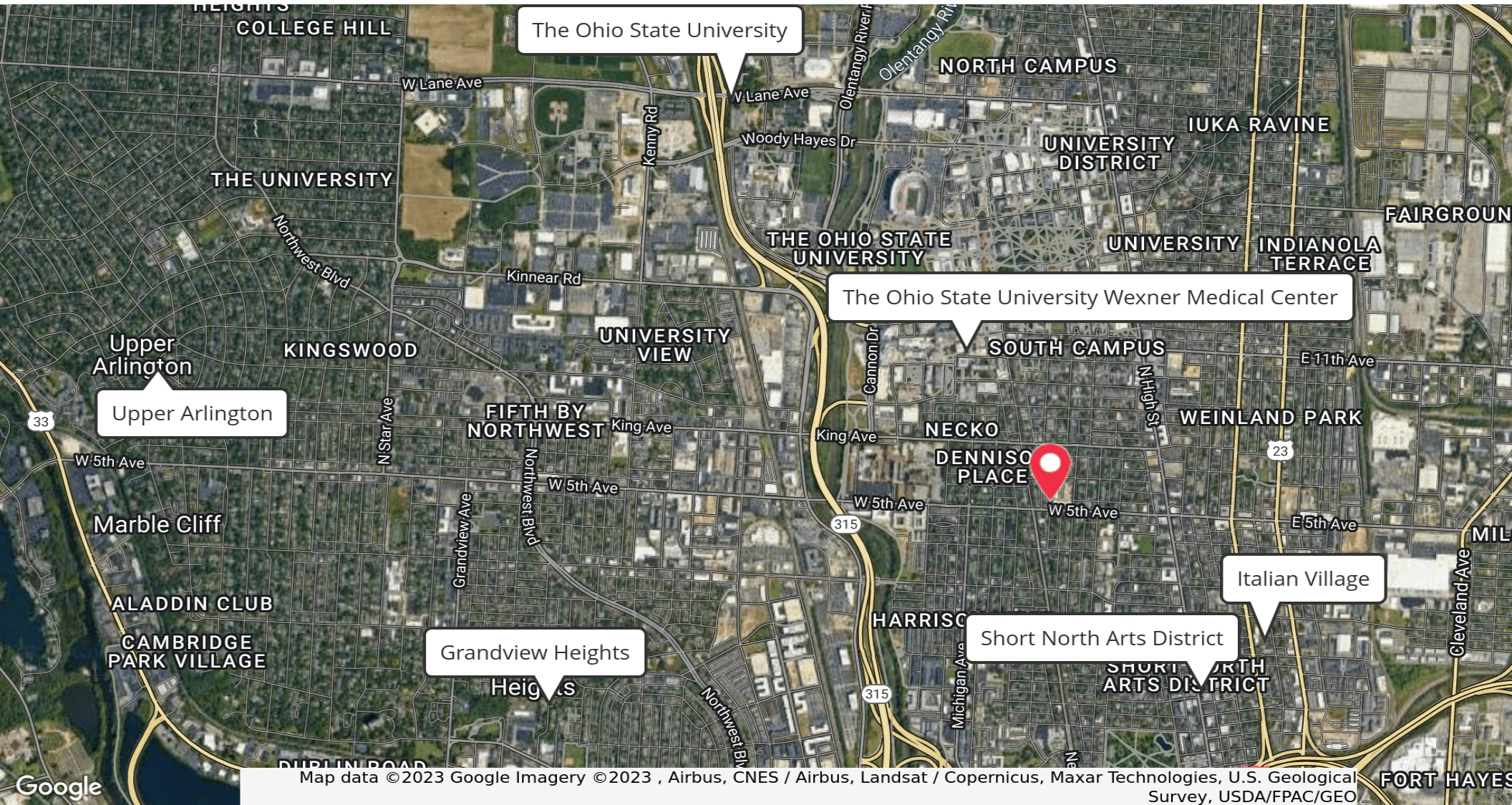
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	31,302	79,648	144,266
Median age	24.6	24.9	27.9
Median age (Male)	25.4	25.3	27.7
Median age (Female)	23.9	24.5	28.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	11,580	29,417	60,090
# of persons per HH	2.7	2.7	2.4
Average HH income	\$48,417	\$43,319	\$46,420
Average house value	\$280,517	\$237,439	\$220,783

\* Demographic data derived from 2020 ACS - US Census

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CLOSE TO THE SHORT NORTH

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## MAJOR EMPLOYERS & NEW DEVELOPMENT IN CLOSE PROXIMITY TO MAKLEY PLACE

### **The Ohio State University**

[www.osu.edu](http://www.osu.edu)

- Established in 1870
- Recognized as the top Public University in Ohio, and 17<sup>th</sup> nationally
- Less than .5 miles to campus
- 46,700 students attending the main campus
- 2,700 full time faculty members
- 26,800 classified & unclassified staff

### **Ohio State West Campus Innovation District**

[www.osu.edu/the-ohio-state-university-environments/innovation-district/](http://www.osu.edu/the-ohio-state-university-environments/innovation-district/)

- Less than 1 mile from site
- Interdisciplinary Research Facility: 5 stories, 305,000 sf, opens summer 2023
- Also scheduled to open 2023: Energy Advancement and Innovation Center
  - Developed in conjunction with Ohio State Energy Partners
- Additional office buildings
- First 3 major pieces of the West Campus Innovation District: Interdisciplinary Research Facility, Energy Advancement and Innovation Center, and Ambulatory Center Facility

### **OSU Wexner Medical Center/The James Cancer Hospital**

[www.wexnermedical.osu.edu](http://www.wexnermedical.osu.edu)

[www.cancer.osu.edu](http://www.cancer.osu.edu)

- In 2014 The James opened a new hospital with 1.1M sf and 21 floors making it the third largest cancer hospital in the country- construction was \$1.1B
  - One of the 45 National Comprehensive Cancer hospitals
- The Ohio State Wexner Medical Center is a 900-bed hospital. They are currently adding a 1.8B, 21 story tower that adds 804 beds.
  - Specialties include critical care, organ transplantation, women's health, digestive diseases, neurosciences
  - Home to the most advanced intensive care units in the area:
    - Level 1 Trauma Center
    - Level III neonatal intensive care unit
    - Comprehensive burn center

