

MATTHEWS™

THE GEMMA



Retail Leasing Opportunity

1117-1125 Oak St .

Columbus, OH 43205



Leasing Highlights

±6,355 SF
Space Divisible

±149,000 VPD
I-71

±20,400 VPD
Hwy 62

Project Scope

- Two retail spaces available at **The Gemma**
- **Former yoga studio space: ±3,716 SF**
- **Raw retail space: ±2,639 SF**
- Both spaces are divisible
- Flexible layouts accommodating a wide range of retail uses
- Convenient nearby on-street parking throughout the surrounding area
- Accessible location with strong walkability, bike access, and public transit options across Columbus

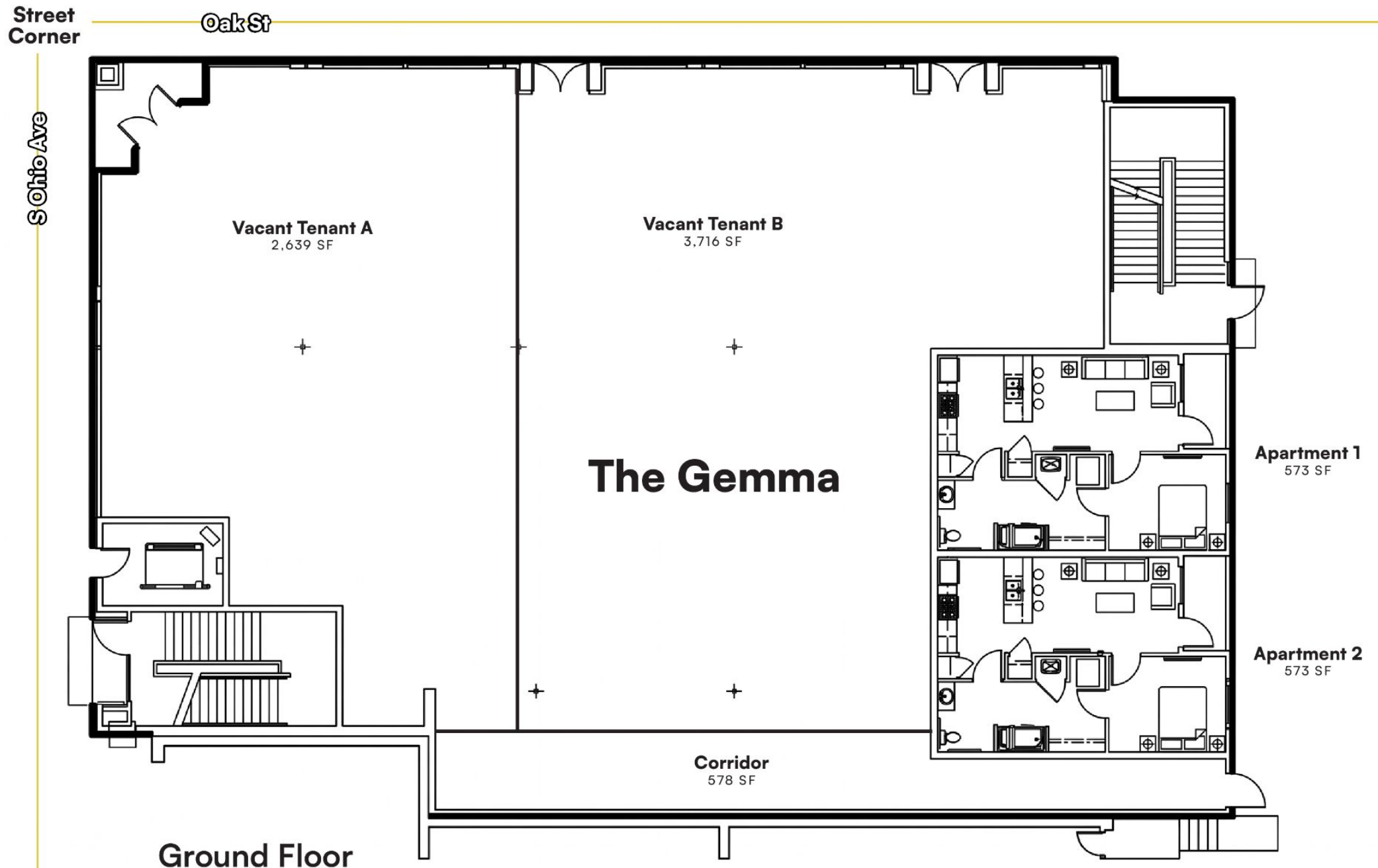


Demographics

| Population | 1-Mile | 3-Mile | 5-Mile |
|-------------------------------|----------|-----------|----------|
| Five-Year Projection | 23,748 | 154,983 | 354,312 |
| Current Year Estimate | 22,449 | 150,608 | 350,627 |
| 2020 Census | 17,754 | 139,013 | 335,721 |
| Growth Current Year-Five-Year | 5.79% | 2.90% | 1.05% |
| Growth 2020-Current Year | 26.45% | 8.34% | 4.44% |
| Households | 1-Mile | 3-Mile | 5-Mile |
| Five-Year Projection | 11,842 | 77,470 | 157,870 |
| Current Year Estimate | 11,122 | 74,703 | 155,575 |
| 2020 Census | 8,242 | 63,713 | 139,835 |
| Growth Current Year-Five-Year | 6.48% | 3.70% | 1.47% |
| Growth 2020-Current Year | 34.95% | 17.25% | 11.26% |
| Income | 1-Mile | 3-Mile | 5-Mile |
| Average Household Income | \$93,963 | \$109,305 | \$94,193 |

Nearby Retailers





The Gemma

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The Ohio State
University Airport

 **MENARDS®**

Walmart  **BEST BUY**
Supercenter 
sam's club 

  **Marshalls**
SEPHORA **HomeGoods®**

LOWE'S
at home
The Home Décor Superstore

 **Ohio State University**
Golf Course


HISTORIC
CREW
STADIUM

COSTCO  **WHOLESALE**  **LEGOLAND**
DISCOVERY CENTER **TRADER**
JOE'S®
TARGET  **macy's** **Michael's**
DICK'S  **LOWE'S** **NORDSTROM** **WORLD MARKET**
SPORTING GOODS **WORLD MARKET.COM**


giant eagle

 **The Ohio State University**
±67,255 Students

 **Raymond Memorial**
Golf Course

 **Columbus State Community**
College - Columbus Campus
±41,000 Students


John Glenn Columbus
International Airport

  **lower.com FIELD**
 **Abbott**

Subject Property

 **Capital University**
±2,300 Students

Downtown
Columbus



Distribution Center
Walmart 
Supercenter

LOWE'S 
OLLIE'S OUTLET 
Bargain **GOOD STUFF CHEAP**
 

Walmart 
Supercenter

Logistics Center
JCPenney


Bolton Field
Airport

COLUMBUS, OH

Market Demographics

906,000

Total Population

392,000

of Households

63%

Employed Population

33

Median Age

Local Market Overview

Columbus, Ohio is a high-performing Midwest metro supported by strong economic and demographic fundamentals. Continued population growth, relative affordability, and a diversified employment base have positioned the city as an attractive destination for both residents and retailers. With a median age in the early 30s and a growing share of educated workers, the market benefits from a stable and expanding consumer base.

The subject property is located within a well-established trade area offering convenient access to major employment centers, residential neighborhoods, and daily-need amenities. While Columbus has experienced significant new commercial development in recent years, much of it has been concentrated in higher-end or experiential retail formats. This creates opportunity for well-located, service- and necessity-oriented retail to capture demand from value-conscious consumers. Despite near-term pressure from new supply in select nodes, neighborhood and community retail centers in accessible submarkets have demonstrated resilience, reinforcing the property's competitive positioning in the current market cycle.

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **1117 Oak St, Columbus, OH, 43205** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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