



Located in the heart of Columbus' Short North Arts District, The Castle is an eight-story mixed-use project opening early 2018. With over 8,000 square feet of street-level retail space, The Castle is unique to the Short North in offering a large amount of contiguous retail space. The project will also include 98 apartments, 12,000 square feet of second-floor office space and a 206-space parking garage, with 104 spaces dedicated to the project's retail component.

Retailers will enjoy a significant presence on N. High Street next to a flagship White Castle restaurant with high visibility to pedestrians and the 15,800 cars that pass the site daily. With its central location within the Short North Arts District, the "Art and Soul of Columbus," The Castle offers retailers access to Short North residents as well as young professionals and residents in the surrounding prominent neighborhoods, including Dennison Place, Victorian Village, Italian Village and Harrison West.

- Outstanding visibility and accessibility
- Strong pedestrian and vehicular traffic counts
- Ideally situated between downtown and The Ohio State University in the Short North district, with direct proximity to prominent neighborhoods, including Victorian Village, Italian Village, Dennison Place and Harrison West

SIZE

8,408 square feet of retail space

LOCATION

Columbus, Ohio
N. High Street at W. 2nd Avenue

TRAFFIC COUNTS

N. High Street - 15,800 ADT



KEY DEMOGRAPHICS

5-MILE RADIUS

POPULATION

	5-MILE RADIUS
Current Estimated Population	42,406
Projected Population (5 Years)	45,122
2010 Census Population	36,834

HOUSEHOLDS

	5-MILE RADIUS
Current Estimated Households	19,990
Projected Households (5 Years)	21,190
2010 Census Households	16,955

INCOME

Average Household Income	\$57,649
Household Income \$50,000+	43%

MEDIAN AGE

28 years

DAYTIME DEMOGRAPHICS

Number of Businesses	5,109
Number of Employees	215,519
Total Daytime Population	230,196

CONSUMER EXPENDITURES

Total Retail Expenditures	\$440 M
Per Household per Month	\$1,833

LEASING CONTACT

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C A S T O

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**BORRER
PROPERTIES**

THE CASTLE | The Short North District | Columbus, Ohio

AREA RESTAURANTS

NORTH STAR CAFE
951 N. High Street
Modern cafe with open kitchen serving organic New American fare

LEVEL DINING LOUNGE
700 N. High Street
Contemporary night spot and eatery with a full bar and a mix of Asian, Italian and American fare

THE PEARL
641 N. High Street
Upscale tavern with made-from-scratch food and classically inspired cocktails

THE GUILD HOUSE
624 N. High Street
Globally-inspired menu in unique rustic-modern dining room

MARCELLA'S
615 N. High Street
Authentic Italian cuisine in food served in vintage-style dining room with an upbeat vibe

HYDE PARK
569 N. High Street
High-end steakhouse serving grilled meats, seafood and cocktails

BLACK POINT
570 N. High Street
Stylish, contemporary restaurant with a clubby bar

LANE AVENUE

THE OHIO STATE UNIVERSITY
One of America's largest and most comprehensive academic institutions with 88,000 faculty, staff and students

11TH AVENUE

BATTELLE
Headquarters for the world's largest nonprofit research and developmental organization

KING AVENUE
Dennison Place

SHORT NORTH GALLERY HOP
On the first Saturday of each month, thousands of visitors enjoy art exhibitions, street performers, special events and food & drink

Victorian Village

SITE

2ND AVENUE

Italian Village

3RD STREET

Short North

Harrison West

Goodale Park

North Market

315

670

AREA RETAIL

American Apparel™

SALON LOFTS

PLUS numerous boutique retailers, including:

CLOVER, ROBERT MASON, LADYBIRD, PURSUIT, HAPPY GO LUCKY HER & HOME, LAMP APPAREL and GRANDVIEW MERCANTILE COMPANY

GREATER COLUMBUS CONVENTION CENTER
1.7 million s.f. convention center hosting 2.5 million annual visitors at year-round events

HUNTINGTON PARK
Award-winning baseball stadium; home to the Columbus Clippers

DOWNTOW

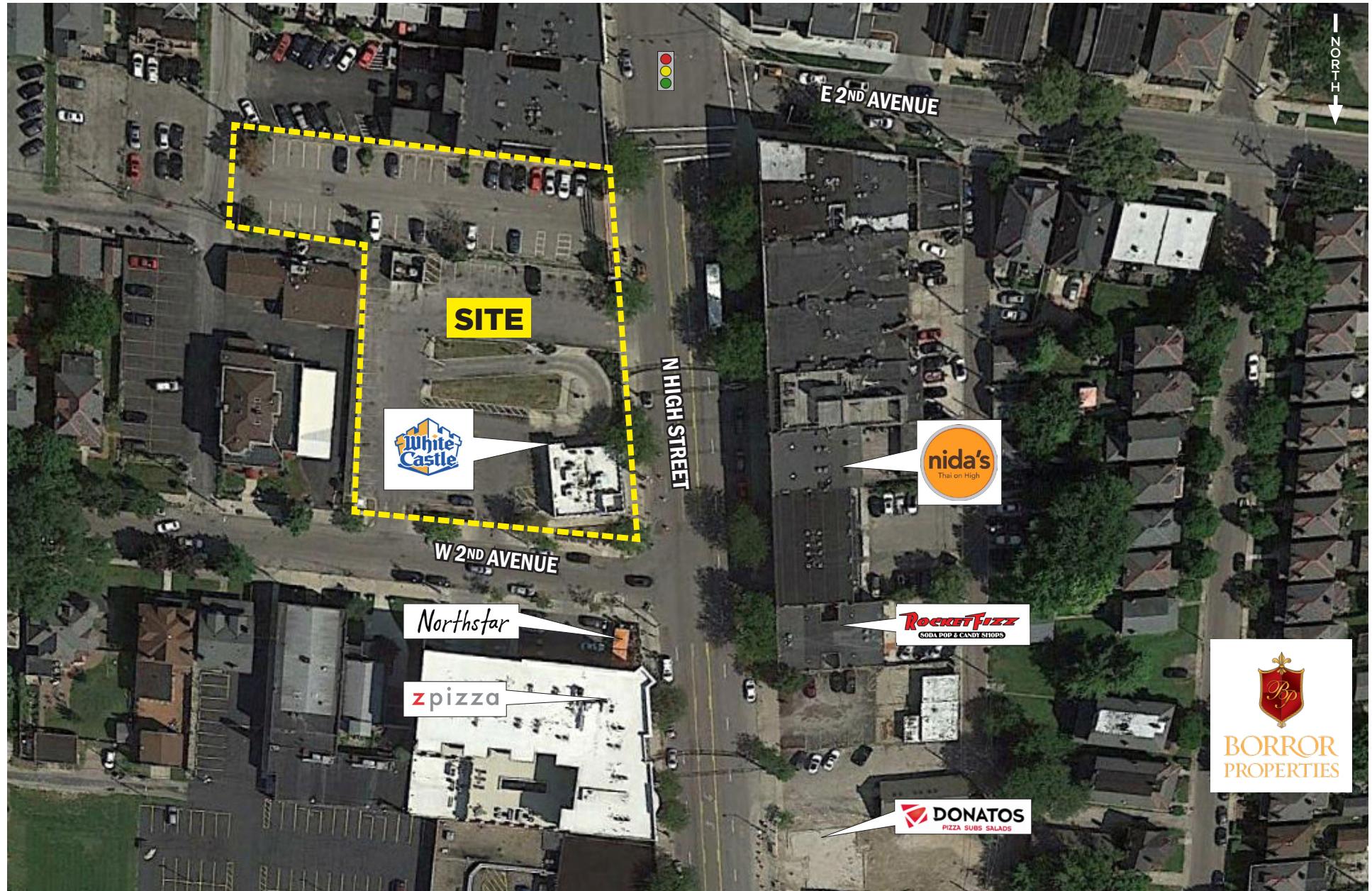
NATIONWIDE ARENA
Home of NHL's Columbus Blue Jackets and a wide variety of world-class entertainment events

BORROR PROPERTIES

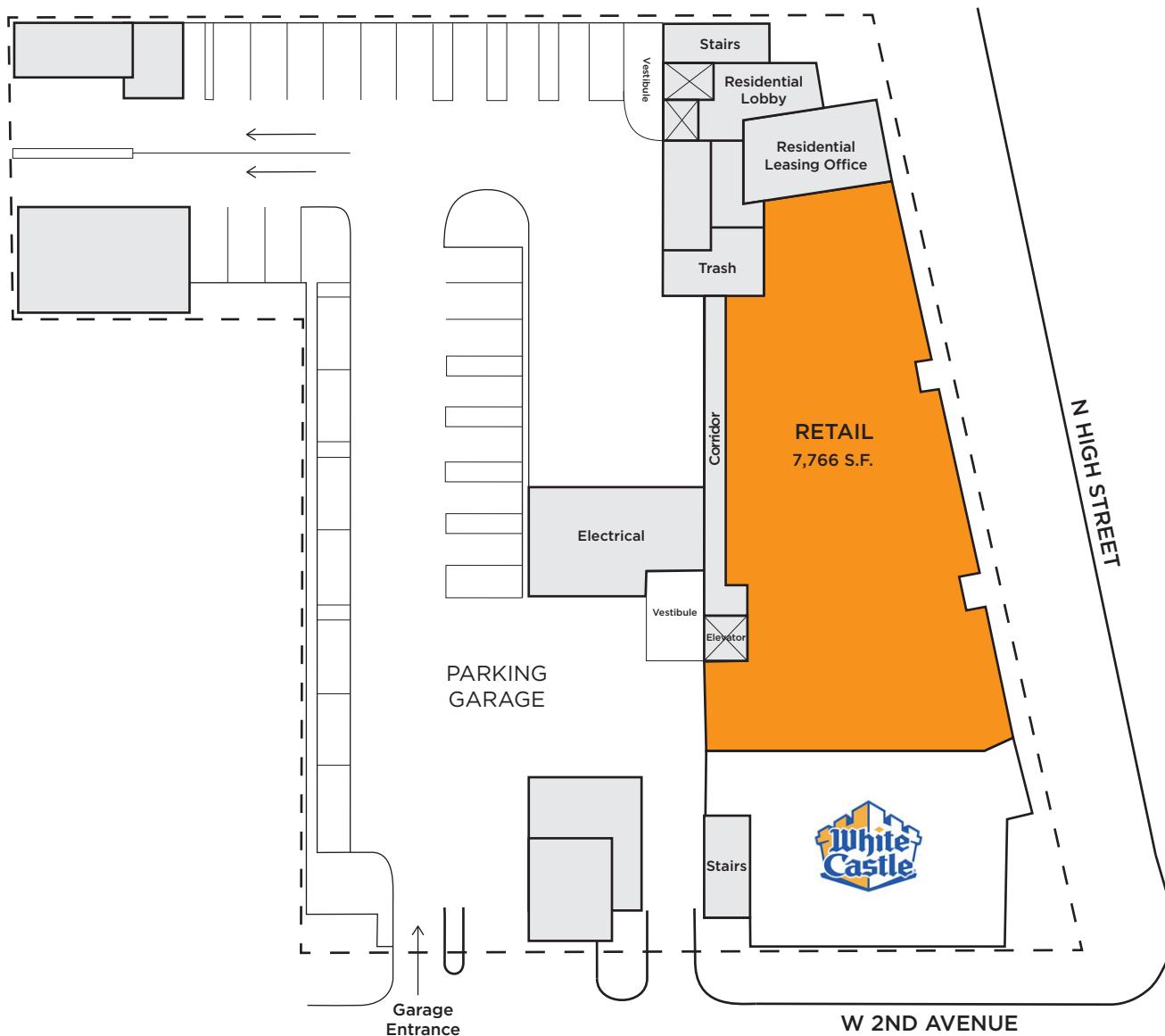
CASTO

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Tenant names, building sizes and shopping center configuration are subject to change.



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