

# Thurber Village Redevelopment

Columbus, Ohio

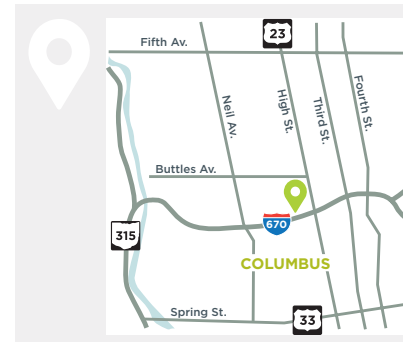
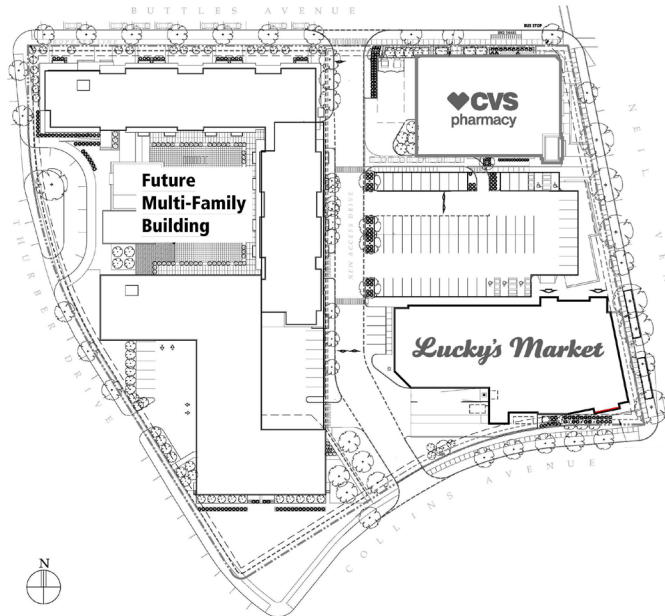


Situated in a densely populated area, the Thurber Village redevelopment serves the adjacent Arena District and Short North, as well as The Ohio State University, which is located approximately one mile north of the project.

In the redevelopment's immediate trade area, over 64% of Thurber Village's trade area population are employed in professional occupations, with household incomes at  $\pm$ \$100,000.

## Key Demographics

Immediate Trade Area Population	104,000
Current Population <i>in a 5 Mile Radius</i>	357,807
Current Estimated Households <i>in a 5 Mile Radius</i>	151,897
Average Household Income	\$94,474
Median Age	35 years
Daytime Population	583,746
Businesses	10,136
Total Retail Expenditure	\$4.16 B



## Location

Columbus, Ohio  
 Southwest corner of Neil Avenue  
 and Buttlers Avenue  
 (39.9768406,-83.011719)

[Click to navigate to Google Maps](#)

## Traffic Counts

Neil Avenue: 15,897  
 I-670: 144,678  
 SR-315: 96,528



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## Site Renderings





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# Trade Area Growth

**GRANDVIEW HEIGHTS** 315

**GRANDVIEW YARD** 125-acre site which includes 1,500 apartment units, for sale homes, and office bringing more than 5,000 office workers

**VICTORIAN VILLAGE Site**

**shortnorth arts district** Located 3 block from site

**AC HOTELS MARRIOTT** 8-story, \$30 million

**NORTH MARKET** 28-story, \$192 million North Market tower apartments with 90,000 s.f. of office space

**GREATER COLUMBUS CONVENTION CENTER** \$125 million renovation and expansion of 1.7 million s.f. convention center hosting 2.5 million annual visitors at year-round events.

**Hilton** Hilton expansion will include a total of 1,000 rooms - currently 532 rooms  
Opening 2022

**canopy BY HILTON** 13-story, \$50 million Canopy by Hilton  
Opened August 2019

**White Castle** New \$65M redevelopment of corporate headquarters within a 21-acre mixed-use development with 250 apartments, 175,000 square feet of office space, a community center and an amphitheater.

**CHIPOTLE MEXICAN GRILL** \$200 million expansion of Arena District with 500,000 s.f. of office with Chipotle Corporate offices to occupy the first 130,000 s.f.

**Huntington**

**ARENA DISTRICT**

**Nationwide Arena** Home of NHL's Columbus Blue Jackets and venue for a wide variety of world-class entertainment events.

**Nationwide** Nationwide headquarters with three buildings on their downtown campus and 13,400 employees in Columbus.

**DOWNTOWN**

**Columbia Gas of Ohio** A NiSource company (NYSE: NI), Columbia Gas of Ohio is headquartered in downtown Columbus and has 993 employees and nearly 1.4 million customers in Ohio.

**CREW** New \$233 million Columbus Crew SC soccer stadium surrounded by new 440 apartment units  
Opened Summer 2021

**covermymeds** New \$240M, 220,000 s.f. CoverMyMeds Headquarters with 1,500 employees  
Opened Summer 2021

**Scioto Peninsula**, a 26-acre site, to have 1,800 new apartment units, 2M s.f. office, Rockbridge "lifestyle" hotel with 198 keys, 15 miles of connected walking trails, Veterans Memorial Amphitheater

**Event at Scioto Mile**

**Scioto Greenways** - Completed 2015: Transformed 33 acres of downtown riverfront into green space with a \$36M city investment  
Greenways project boundaries

**BREWERY DISTRICT**

**GERMAN VILLAGE**



