

ONE

AT THE PENINSULA

NOW LEASING

# RETAIL SPACE FOR LEASE

Retail  
Reimagined in  
Columbus'  
Most Dynamic  
New District

 FLAHERTY & COLLINS  
PROPERTIES

 ROTH REAL  
ESTATE  
GROUP

12K SF OF  
PRIME RETAIL  
ALONG THE  
SCIOTO

ONE AT THE PENINSULA  
1  
COLUMBUS • OHIO

There's Space to  
Grow at *The One*.

111 Belle Street | ONE at The Peninsula | Columbus, OH 43215

# Quick Links

## PROPERTY INFO

[Google Map](#)  
[Digital Flipbook](#)  
[The ONE Website](#)  
[Property Website](#)

## CITY

[City Website](#)  
[Niche.com](#)  
[Neighborhood Scout](#)  
[The Capital Line](#)  
[DORA](#)  
[Peninsula Events](#)

## COUNTY

[Franklin County](#)  
[County Auditor](#)  
[County Zoning](#)

## LEASING INFO:

**WILL ROTH**  
614.284.2083  
[Will@Rothregroup.com](mailto:Will@Rothregroup.com)

**SCOTT STEIDEL**  
614.404.1423  
[Scott@Rothregroup.com](mailto:Scott@Rothregroup.com)

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**FLIPBOOK**



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The Scioto Peninsula Cultural District stands as a testament to visionary urban reinvention. Spanning nearly 50 acres along the riverfront, this award-winning initiative unites public trails, museum-scale cultural institutions, a park crowned over infrastructure, and waterfront activation zones into a single, walkable experience.



At the very heart of this flourishing destination is **ONE at The Peninsula** — a residential flagship that bubbles with energy, culture, and lifestyle.





**ONLY SITE IN  
COLUMBUS WITH  
HOTEL-DOOR  
ADJACENCY,  
RIVERFRONT +  
CULTURAL TRIAD  
(COSI/Commons/  
Franklinton)**

## OVERVIEW

# THE NEW HEART OF DOWNTOWN COLUMBUS

The Peninsula is a new mixed-use district on the west edge of Downtown Columbus, where the city's energy meets the riverfront. Anchored by cultural institutions, vibrant public spaces, and a growing residential community, it delivers unmatched visibility and customer traffic for retailers.

## WHY IT WORKS FOR RETAILERS:

- **Day + Night Demand** – Office workers, residents, hotel guests, and event visitors create traffic from morning to evening.
- **Walkable & Accessible** – High walk scores, structured parking, and immediate freeway access make it easy for customers to get here.
- **Cultural Anchors** – COSI, Dorrian Green, and Veterans Memorial bring millions of annual visitors.
- **Active Lifestyle** – Direct connection to Scioto Mile, bike trails, and riverfront programming ensures steady year-round activity.

# PROPERTY DETAILS

**Address:** 111 Belle Street, Columbus, OH 43215

**Zoning:** Downtown District (D) — flexible use

**Available Retail SF:**

- **Building 1:** 4,874 SF
- **Building 2:** 8,130 SF
- **Total:** 13,004 SF

**Ceiling Height:** 16-18 ft

**Lease Type:** NNN

**TI Allowance:** Available for qualified tenants

**Parking:** Garage + surface options nearby

**Signage:** Premium façade + sidewalk branding

**DORA:** Located within Center City DORA



**POSITIONED IN  
PHASE I OF A  
\$500M  
MIXED-USE  
DESTINATION**

# PROPERTY **FEATURES**

## PRIME DOWNTOWN **LOCATION**

A premier address in the heart of Columbus' fastest-growing district

Directly connected to the Capital Line Trail and High Water Alley activation

Walkable to the Scioto Mile, Columbus Commons, and Franklinton Arts District

Seamlessly linked to festivals, outdoor markets, and cultural programming

## THE PENINSULA **PERKS**

Adjacent to The Junto, Columbus' premier boutique lifestyle hotel

Long-term district growth with Phase II & III coming

Premium retail shells with floor-to-ceiling storefronts, high ceilings, and upscale finishes

New Grocery Anchor: Market District confirmed, adding daily foot traffic and retail synergy

## UNMATCHED RIVERFRONT

## **VISIBILITY**

Prime cultural zone frontage, drawing steady tourist and local traffic

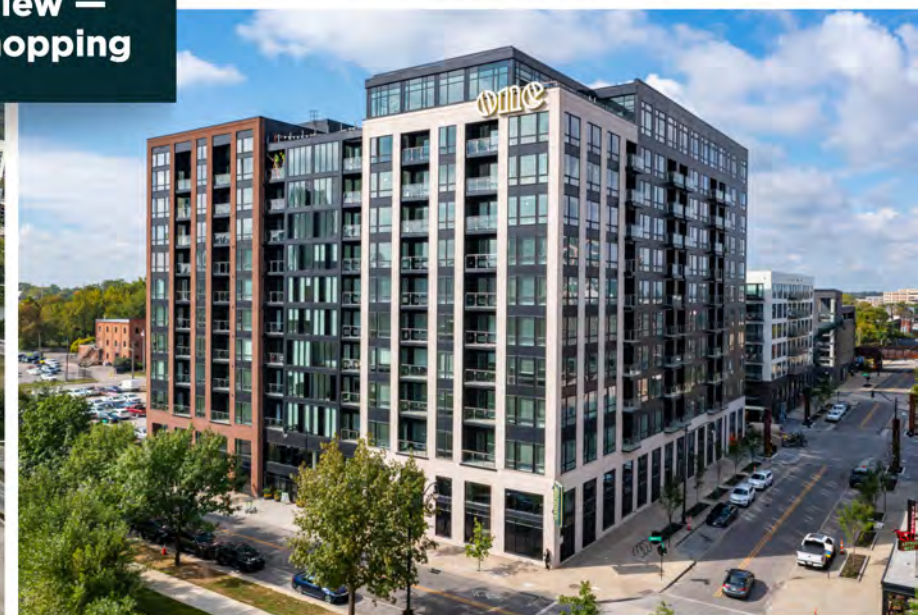
330,000 SF built-in audience of residents, workers, and visitors

Center City DORA designation, allowing open-container beverages for extra activation





**Retail with a View —  
Scioto Meets Shopping**



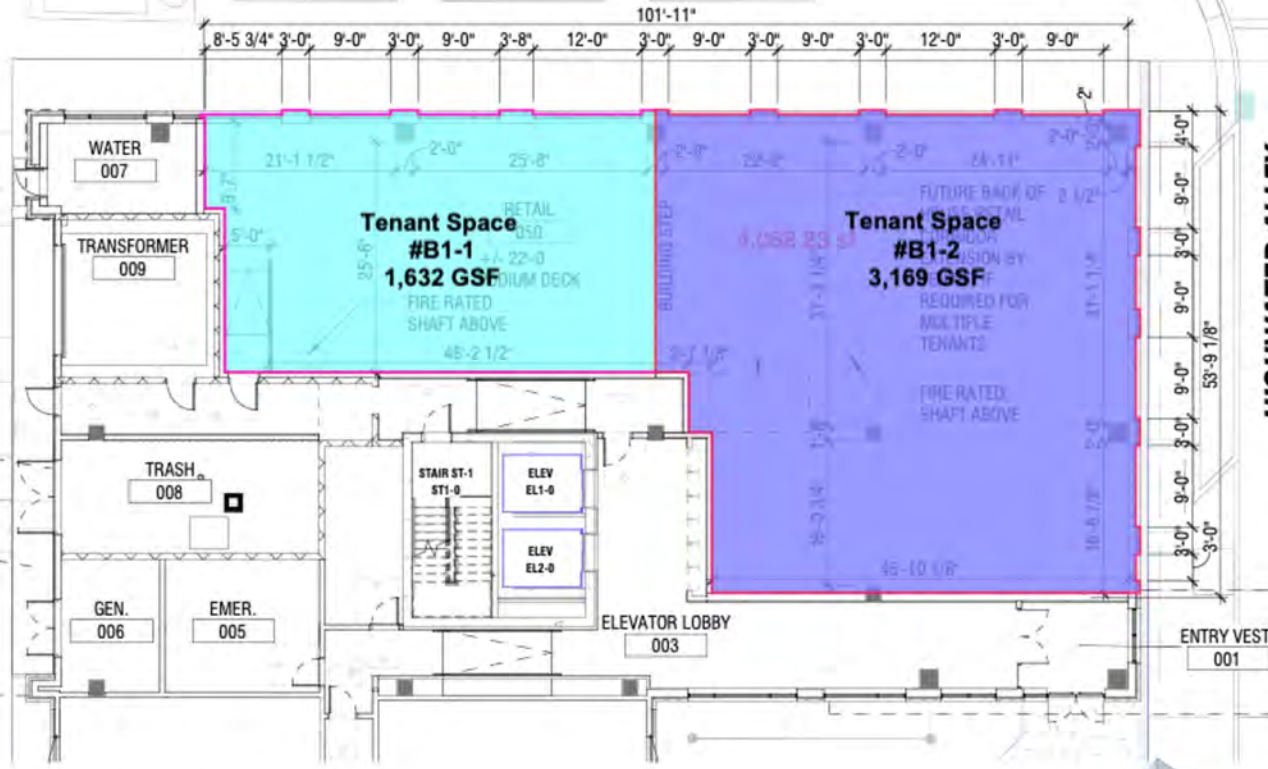
STATE STREET



STARLING STREET

HIGHWATER ALLEY

BUILDING 1



Active sidewalks connecting The Peninsula to Scioto Mile and Downtown

GROUND FLOOR | LEVEL 1

BUILDING 1

Retail Floor Plan Demised



4,874 SF  
AVAILABLE



For Leasing Inquires: WILL ROTH | 614.284.2083 | [Will@Rothregroup.com](mailto:Will@Rothregroup.com) • SCOTT STEIDEL | 614.404.1423 | [Scott@Rothregroup.com](mailto:Scott@Rothregroup.com)



# BUILDING 1 EXTERIOR PHOTOS





BUILDING 1

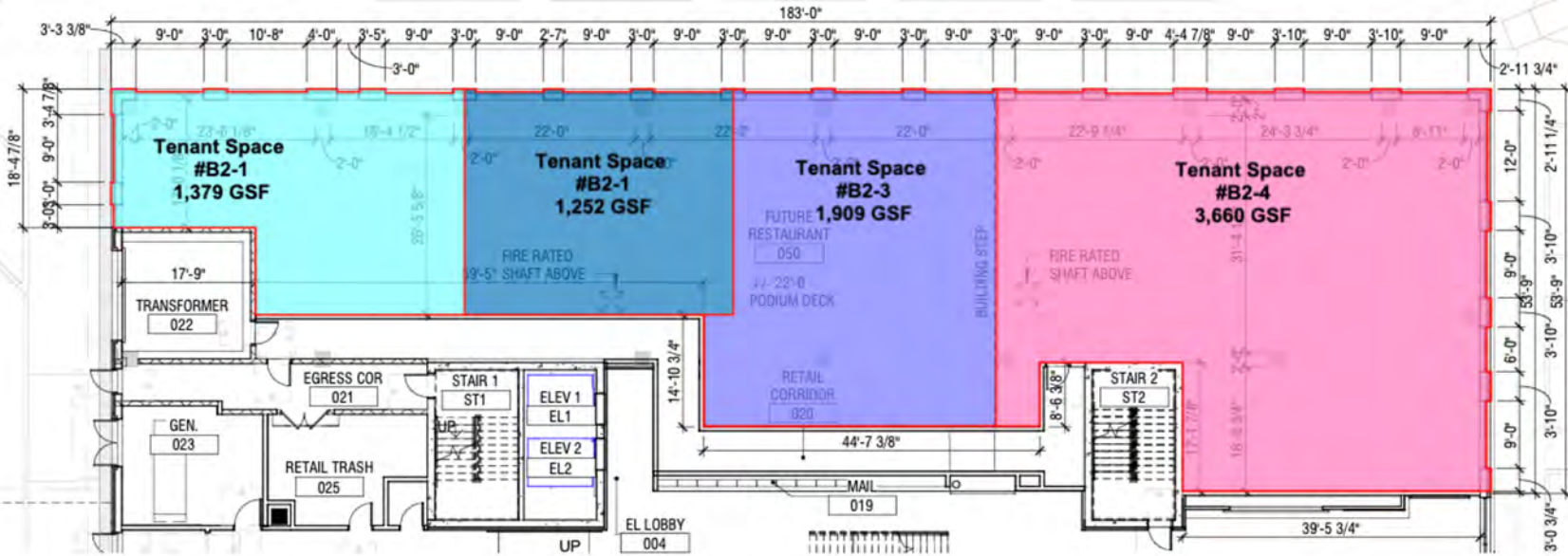
INTERIOR  
PHOTOS

STATE STREET

HIGHWATER ALLEY

BUILDING 2

BELLE STREET



Street-level retail designed for high visibility

GROUND FLOOR | LEVEL 1

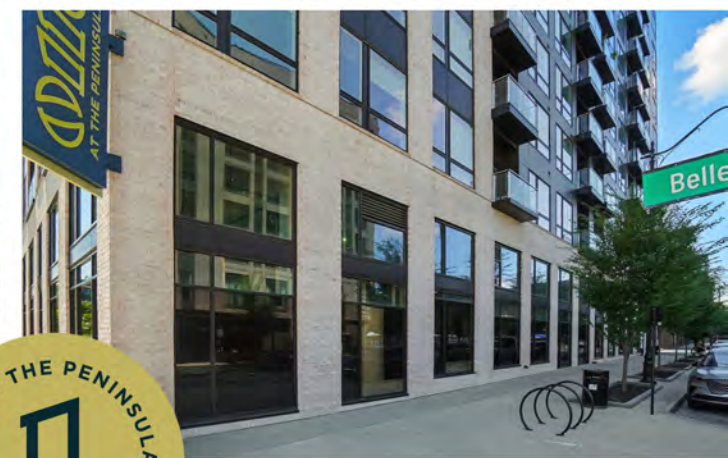
BUILDING 2

Retail Floor Plan Demised

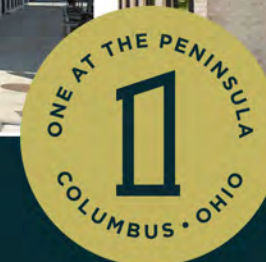


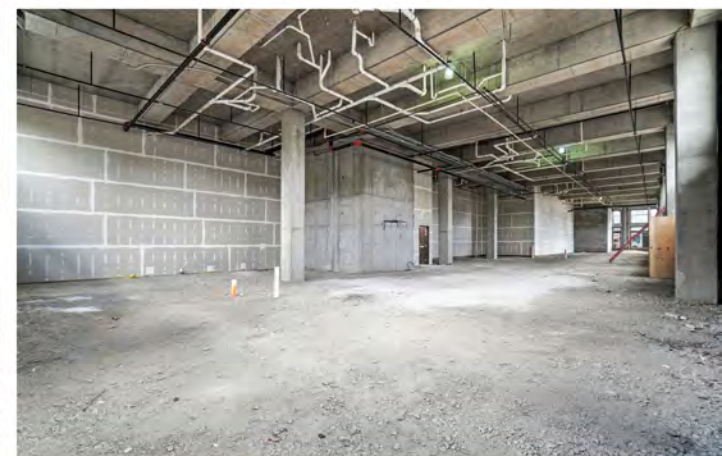
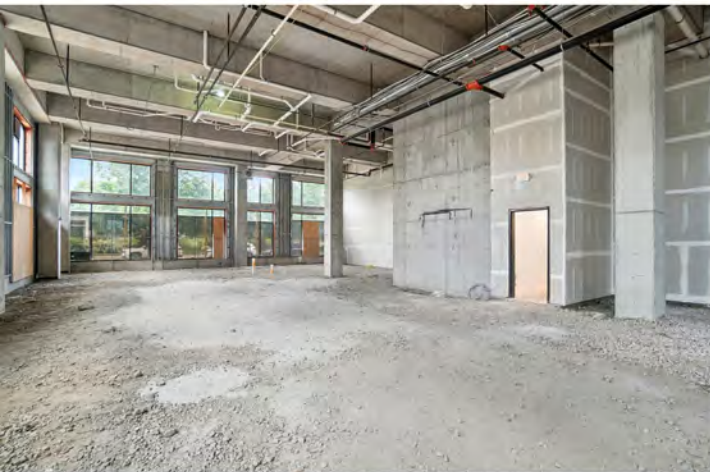
8,130 SF  
AVAILABLE





# BUILDING 2 EXTERIOR PHOTOS





# BUILDING 2 INTERIOR PHOTOS

## THE PENNISULA MASTERPLAN SUMMARY

# A MULTI-PHASE, MIXED-USE POWERHOUSE

TOTAL PROJECT

2M SF

ACRES

26



MULTIFAMILY

1,800



HOTEL

400



OFFICE

2M SF

### ACCOLADES

- 2019 ULI Global Award for Excellence
- APA National Planning Award
- Recchie Design Award

THE  
PENINSULA  
DISTRICT



A 26-ACRE VISION FOR THE FUTURE OF DOWNTOWN COLUMBUS



## PHASE I

- Building 1
  - Residential
  - Retail 4,874 SF
- Building 2:
  - Residential
  - Retail 8,130 SF
- The Junto Hotel
  - 197 Keys
- Office 231,000 SF
- Parking Garage 1
- Parking Garage 2
  - 1,400 Spaces

## PHASE II

- Building 3
  - Residential 136 Units
  - Retail 5,000 SF
- Building 4
  - Giant Eagle Market District Anchor 35,000 SF Full-Service Grocery
  - Parking Garage
    - 400 Spaces
  - Residential 249 Units

## FULL BUILD-OUT

- Up to 1,700 Residential Units
- Up to 800,000 SF of Office
- Up to 150,000 SF of Restaurant and Retail
- Up to 500 Hotel Rooms

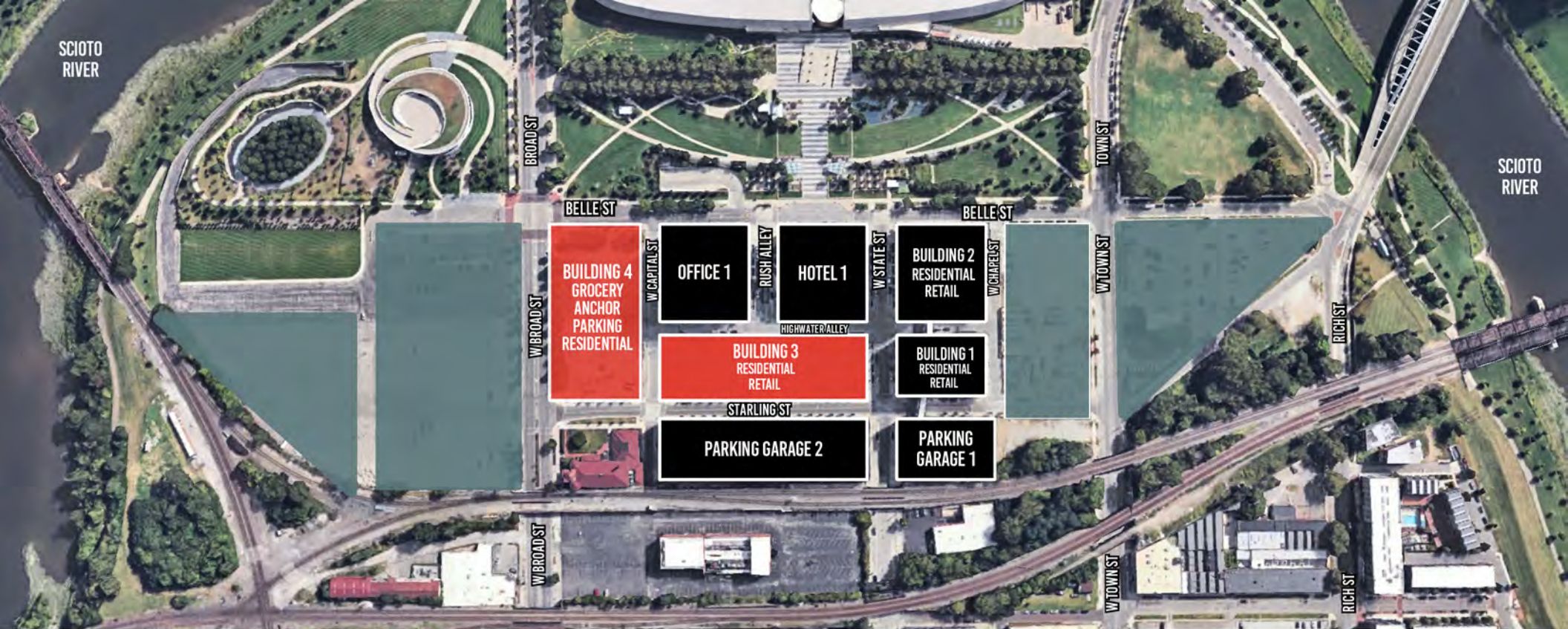
# THE PENINSULA

## MASTER PLAN

**2M SF**  
Total Project

**231K SF**  
Phase I

**7.3**  
Acres



FUTURE PHASE

## PHASE I

- Building 1
  - Residential
  - Retail 4,874 SF
- Building 2:
  - Residential
  - Retail 8,130 SF
- The Junto Hotel
  - 197 Keys
- Office 231,000 SF
- Parking Garage 1
- Parking Garage 2 - 1,400 Spaces

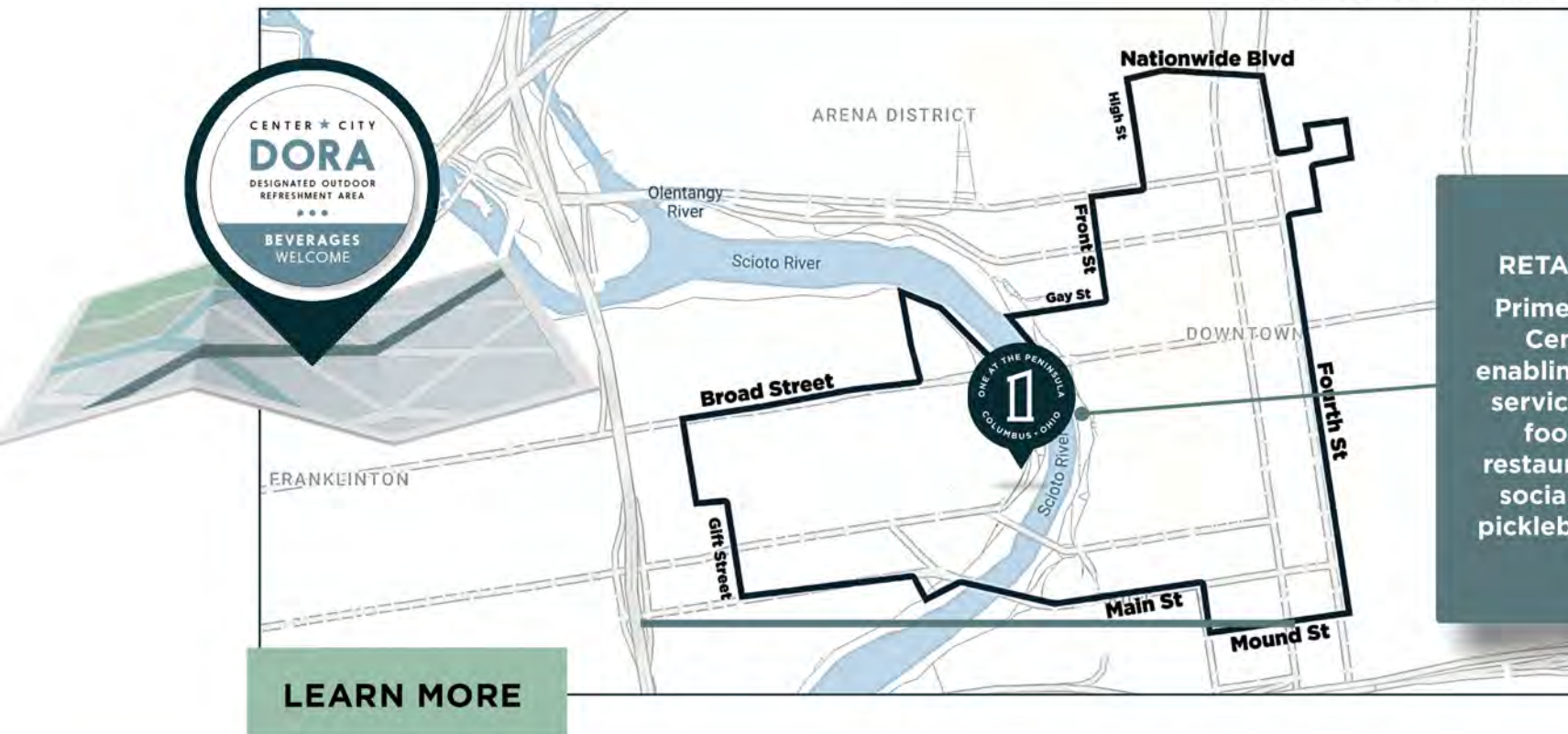
## PHASE II

- Building 3
  - Residential 136 Units
  - Retail 5,000 SF
- Building 4
  - Giant Eagle Market District Anchor 35,000 SF Full-Service Grocery
  - Parking 400+ Spaces
  - Residential 249 Units



# MIXED-USE DEVELOPMENT SITE PLAN



**RETAILER ADVANTAGE**

Prime location within the Center City DORA — enabling walkable beverage service and events-driven foot traffic. Huge for restaurants, breweries, and social fitness brands like pickleball clubs or food hall operators.

**RIVERSOUTH  
SCIOTO MILE  
THE PENINSULA**

Brass Eye (The Junto)  
COSI  
Little West Tavern (The Junto)  
Palmas Tropical Escape  
Renaissance Columbus Downtown  
The Patio at Scioto Mile Fountain  
The Goat (LC RiverSouth)  
Tip Top Kitchen & Cocktails  
The Walrus

**FRANKLINTON  
NEAR WEST**

BrewDog  
Land-Grant Brewing Company  
Makers Social  
Milo's Deli & Cafe  
One Line Coffee  
Rehab Tavern  
Sweeney's Walnut Street Tavern  
Wild Goose Creative  
Yellow Brick Pizza

# DORA DESIGNATION

The Peninsula is part of the Center City DORA (Designated Outdoor Refreshment Area), allowing open-container beverages throughout key zones in the district. This unique designation enables walkable hospitality, patio dining, and live events that make the neighborhood feel like an ongoing festival of activity while enhancing customer dwell time and enabling open-container walkability across retail, restaurant, and event spaces.

**PENINSULA PHASE II & III**

City-backed expansion delivering 330K SF office and 230K SF residential with new hospitality over the next five years.

**330K SF** **230K SF**

OFFICE

RESIDENTIAL

**THE MACKLIN**

Falco Smith & Kelley, the Robert Weiler Company, and BLD Capital are developing a 150,000-SF luxury mixed-use destination featuring upscale apartments, dining, and creative office space just steps away.

**150K SF**

LUXURY MIXED-USE SPACE

**GRAVITY 3.0 & 4.0**

Next phases bring 500K SF of apartments, office, and experiential retail, extending Franklinton's arts edge to the Peninsula.

**500K SF**

MIXED-USE SPACE

**EAST FRANKLINTON SURGE**

More than \$1.2B in planned projects, from office conversions to boutique hotels along West Broad and West Town.

**\$1.2B+**

PLANNED DEVELOPMENT

**MARKET DISTRICT GROCERY**

Giant Eagle Market District bringing high-volume daily foot traffic and a premium grocery anchor to The Peninsula.

**MOMENTUM ON**  
***THE PENINSULA***

# CORPORATE AND INSTITUTIONAL DRIVERS



Relocating HQ to create Software Alley, a two-floor innovation hub supporting 1,400+ startups and \$3.3B+ in statewide impact.



columbus  
symphony

New \$275M state-of-the-art concert hall bringing year-round performances and thousands of visitors to the riverfront.

covermymeds®

Nearby Franklinton HQ employs 1,500+ tech professionals, sustaining daytime dining and retail demand.



NATIONWIDE  
CHILDREN'S



THE OHIO STATE  
UNIVERSITY

WEXNER MEDICAL CENTER

Ongoing capital projects within 1.5 miles driving a robust workforce and visitor base.

## New Anchor Open Soon:

Giant Eagle's 40,000 SF Market District will bring high-volume daily foot traffic and elevate the Peninsula's retail and dining appeal.



## INNOVATION MOMENTUM: SOFTWARE ALLEY

### THE REGION'S FIRST DOWNTOWN TECH-SCALEUP HUB **COMING TO THE PENINSULA**

As part of Phase II, the Peninsula is welcoming **Software Alley** — an **innovation hub led by Rev1 Ventures**, the region's leading startup accelerator. Located in the commercial office space at The ONE, this initiative will create Downtown Columbus's first dedicated space for software scale-ups.



#### RETAILER *ADVANTAGE*

Close proximity to a growing daytime workforce of tech founders, creatives, investors, and professionals who live, work, and gather in this dynamic riverfront district.

Two floors dedicated to startup services

Founder coworking, meeting & conference space

Shared event space for networking & pitch sessions

On-site support from Rev1's team of investors & mentors

# NEW LOCATION ON THE SCIOTO PENINSULA



The Columbus Symphony is planning a new world-class performance and education center on the Scioto Peninsula, just steps from ONE. This transformational project will bring year-round activity and draw new audiences to the district.

**\$275M**

Cost and Funding

**200K SF**

Size of Facility

**1300+**

Attendance



Rendering by AECOM

## Location

181 Washington Blvd, south of COSI and the National Veterans Memorial and Museum

## Attendance

Typical performances draw between 1,100 and 1,200 people. Recent indoor concert series averaged closer to 1,390 attendees.



Rendering by AECOM

## RETAILER *ADVANTAGE*

- **Prime Foot Traffic** - Thousands of concertgoers and visitors drive retail and dining exposure.
- **Cultural Anchor** - Solidifies the Peninsula as a premier arts and entertainment hub.
- **Day-to-Night Energy** - Concerts and events keep activity flowing well past office hours.
- **Long-Term Growth** - \$275M investment underscores lasting city commitment.
- **Versatile Venue** - Hall, event spaces, and studios draw families, tourists, and professionals.
- **Tourism Boost** - Adds to COSI and Veterans Memorial to extend visitor stays.

ONE

330 new  
apartments, 231K SF  
of office, and The  
Junto boutique  
hotel create an  
immediate customer  
base

Prime visibility  
with walkable  
connections to  
Scioto Mile,  
COSI, and  
Franklinton

Over 1,400  
structured parking  
spaces support  
both tenants and  
customers

# PHASE I

## ONE AT THE PENINSULA



Retail spaces  
designed for food,  
beverage, fitness,  
and service uses  
with flexible  
layouts and TI  
allowance

**Roth Real Estate  
Group works directly  
with retailers to  
secure the right  
space and negotiate  
favorable terms**



### RETAILER HIGHLIGHTS

**archall**  
architects

**2M SF**  
TOTAL PROJECT

**231K SF**  
PHASE I

**7.3**  
ACRES

**FLAHERTY & COLLINS**  
PROPERTIES

# \$250M First Phase Already Delivering Results

## ONE AT THE PENINSULA

PHASE I \$250 Million

### PHASE I BREAKDOWN

| CATEGORY    | TOTAL BUILDOUT     | PHASE I      |
|-------------|--------------------|--------------|
| Office      | Up to 2 million SF | 231,000 SF   |
| Residential | Up to 1,800 units  | 329 units    |
| Hotel       | Up to 400 keys     | 198 keys     |
| Parking     | As Needed          | 1,400 spaces |
| Acreage     | 26 acres           | 7.3 acres    |

### WHAT'S BUILT AND BUZZING

- 2 Mixed-Use Residential Buildings
- 13,004 SF of Retail (shell space available)
- The Junto Hotel (198 rooms, rooftop bar, F&B)
- Office Tower: 231,000 SF
- 1,400 Space Parking Garage
- Public Greenway Access + Riverwalk

TOTAL PROJECT  
**2M SF**



12K SF

PHASE I  
**231K SF**



231K SF

ACRES  
**7.3**



MULTIFAMILY 329



12K SF



PARKING 12K SF



**BURGESS & NIPLE**

**ASCH**

# THE PENINSULA OFFICE

**Deloitte.**

InsightGlobal  
improving 



**Rev1 Ventures plans to take two floors of The Peninsula Office Building downtown.**

## THE PENINSULA OFFICE

The first phase also includes an eight-story, 232,000 square foot speculative office building developed by Columbus-based Daimler Group Inc.



  
**DAIMLER**

# THE JUNTO

197 Keys

An eight-story, 132,000-square-foot, 197 room, boutique-influenced, center-city character hotel in the heart of the Peninsula district. The hotel features a restaurant, lobby bar, café, retail, fitness, meeting rooms and a rooftop bar with a direct view of the downtown Columbus skyline across the Scioto River.



Developed by Columbus-based Rockbridge.



BEST HOTELS THAT  
OPENED LAST YEAR



BEST OF THE MIDWEST  
2024 AWARD WINNERS,  
LODGING



brass eye

MAUDINE'S

LITTLE  
WEST  
TAVERN

LITTLE WEST  
POUTINE WINDOW



HIGHWATER ALLEY

### RETAILER ADVANTAGE

A curated retail corridor with event lighting, gathering spaces, and seasonal activations, ideal for brands seeking experiential exposure.

BUILDING 2  
RETAIL SPACE

BUILDING 1  
RETAIL SPACE

The  
**LAWN**  
AT HIGH WATER

## A SIGNATURE **ACTIVATION ZONE**



HIGHWATER ALLEY + LITTLE WEST ALLEY + THE LAWN

Photo credit: The Junto Hotel.

# BUILDING 3

## TWO AT THE PENINSULA

scale 1/16" = 1'-0"



**5K SF**  
GROUND FLOOR RETAIL



New residential  
and retail  
storefronts  
expand evening  
and weekend  
activity

**137 UNITS**  
RESIDENTIAL

PHASE II

BUILDING

3



**Approximately 5,000 SF of retail will be on the first floor.**

Phase II is a 137-unit 7-story Class-A multifamily asset, with over 5,000 square feet of ground floor retail, a second hotel to complement the newly-completed Junto next door, a 40,000 square foot entertainment space, and a signature grocery store (the operator of the store will be announced at a later date).

# BUILDING 4

## TWO AT THE PENINSULA

The 2-acre second phase wraps around Daimler's first office building at Belle & W. Capitol. Plans include a garage with a residential tower above, a balcony-lined office building, and a seven-story apartment building with 5,000 SF of ground-floor retail.



Rendering by NBBJ.



**RESIDENTIAL**  
249-Unit,  
10 Floors

**PARKING**  
3 Story,  
463  
Spaces

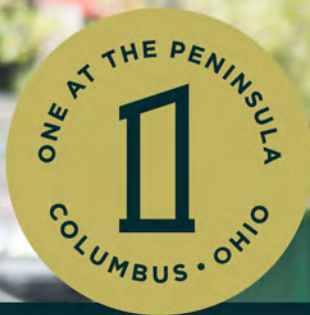
**GROCERY  
ANCHOR**  
Giant Eagle  
Market District  
35,000 SF  
Ground Floor



Rendering by NBBJ.

**161 Foot 7-Story  
Multi-Family Tower**

Confirmed Giant Eagle Market District grocery anchor bringing daily customer traffic to Building 4.



**Be Seen Where the City  
Gathers — Peninsula Retail**

## EVENT-DRIVEN FOOT TRAFFIC

**ANCHORED BY EVENTS, TOURISM & TRAFFIC**

- COSI Attendance: 1M+ yearly
- The Junto Hotel: 70% occupancy projected
- Weekly Programming: Scioto Mile & Dorrian Green
- Columbus Annual Events Nearby:
  - Red, White & Boom (500K+ Attendees )
  - Jazz & Rib Fest (200K+ Attendees )
  - Columbus Arts Festival (500K+ Attendees )
  - Pride Festival (750K+ Attendees)
  - Columbus Food Truck Festival (100k+ Attendees)
  - Columbus Symphony events (coming)

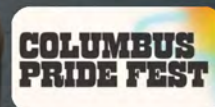
### ANNUAL EVENT ATTENDANCE



**JAZZ & RIB FEST**  
**200K+**



**500K+**



**700K+**



**500K+**

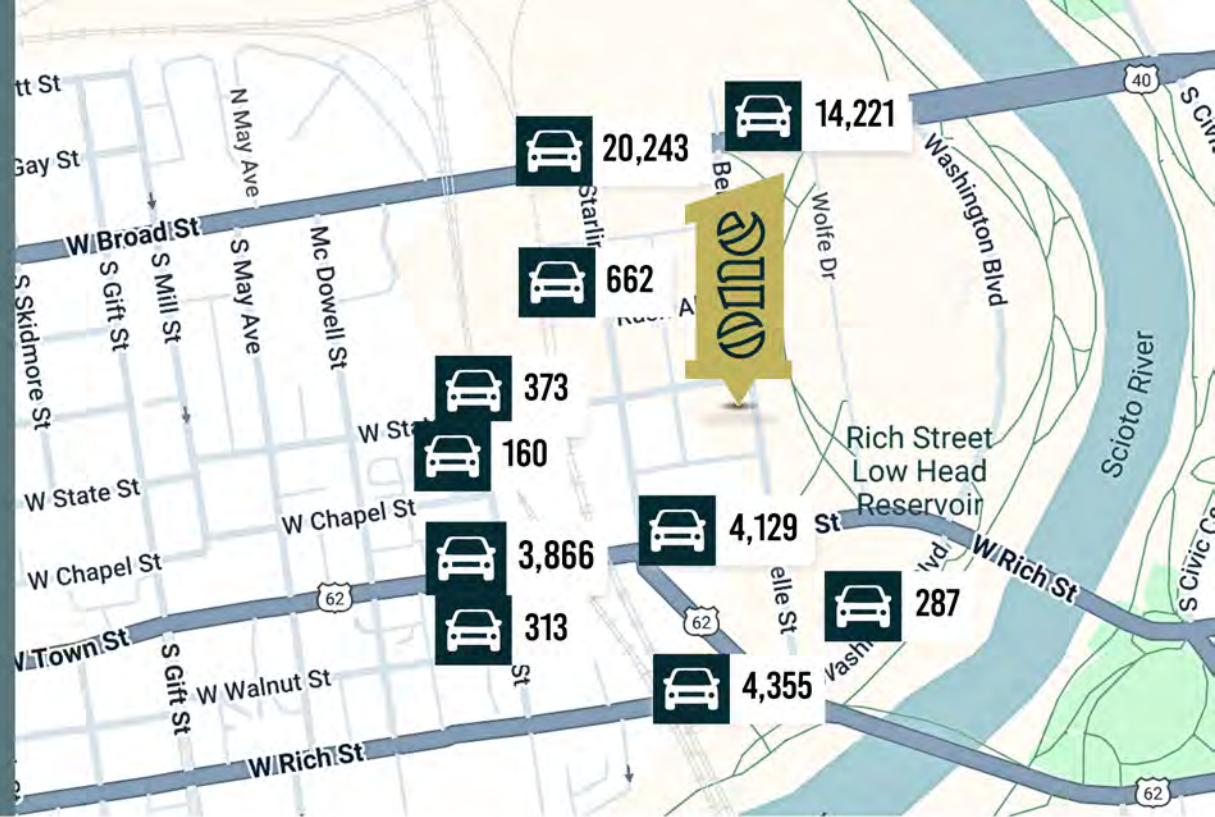
**COLUMBUS  
FOOD TRUCK FESTIVAL 100K+**

# HIGH VISIBILITY + ACTIVATION

Retailers here benefit from weekday professionals, weekend families, event attendees, and hotel guests — all within walking distance of your storefront.

## Lifestyle & Demand Drivers

- **COSI** - Over 1 million visitors annually
- **Veterans Memorial & Event Lawn** - Concerts, festivals, and community events
- **Scioto Mile & Riverfront** - Premier outdoor destination for downtown residents and visitors alike



Traffic count data represents estimated average daily traffic (ADT) based on the Mid-Ohio Regional Planning Commission (MORPC) Traffic Count Database System (TCDS), and may vary due to seasonal changes, construction, or other factors; verification with local authorities is recommended for accuracy (morpc.org).

Data derived from Placer.ai



|                      |  |                 |               |                              |  |                 |               |
|----------------------|--|-----------------|---------------|------------------------------|--|-----------------|---------------|
| <b>Ray Rays</b>      |  | <b>VISITORS</b> | <b>VISITS</b> | <b>Scioto Mile Promenade</b> |  | <b>VISITORS</b> | <b>VISITS</b> |
|                      |  | 6.1K            | 8.7K          |                              |  | 19.2K           | 25.9K         |
| <b>The Patio</b>     |  | <b>VISITORS</b> | <b>VISITS</b> | <b>Scioto Mile</b>           |  | <b>VISITORS</b> | <b>VISITS</b> |
|                      |  | 9.6K            | 18.6K         |                              |  | 146.7K          | 221.4K        |
| <b>The Dog Stop</b>  |  | <b>VISITORS</b> | <b>VISITS</b> | <b>Bicentennial Park</b>     |  | <b>VISITORS</b> | <b>VISITS</b> |
|                      |  | 1.5K            | 1.5K          |                              |  | 56.4K           | 98.2K         |
| <b>The Junto</b>     |  | <b>VISITORS</b> | <b>VISITS</b> | <b>West Bank Park</b>        |  | <b>VISITORS</b> | <b>VISITS</b> |
|                      |  | 15.1K           | 22.6K         |                              |  | 25.4K           | 73.1K         |
| <b>Dorrian Green</b> |  | <b>VISITORS</b> | <b>VISITS</b> | <b>Genoa Park</b>            |  | <b>VISITORS</b> | <b>VISITS</b> |
|                      |  | 56.7K           | 87.5K         |                              |  | 12K             | 16.4K         |

# HIGH-INCOME WALKABLE CORE

POPULATION

31.4K

MEDIAN AGE

33

1-MILE RADIUS

- **Population:** 17,127 within 1 mile
- **Households:** 9,372 total, highly walkable urban core
- **Income:** Median household income \$92,340; strong concentration of \$100K+ earners
- **Housing:** Median home value \$354,200, reflecting premium downtown demand
- **Workforce:** 64% hold a bachelor's degree or higher; strong professional/managerial base

MEDIAN HH INCOME

\$72.9K

MEDIAN HH HOME VALUE

\$354.2K

MALE

50.2%

FEMALE

49.7%

*Population growth continues as Downtown Columbus expands westward*

6:1

HOUSING OCCUPANCY RATIO

RENTERS

14.1K

OWNERS

4.4K

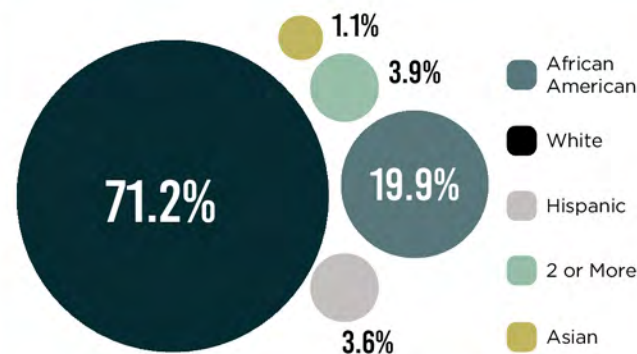
EMPLOYMENT

29.1K  
# OF EMPLOYEES

Services  
19.3%

White Collar  
26.1%

Blue Collar  
54.6%



EDUCATION



BACHELOR'S DEGREE OR HIGHER

*Demographic data derived from Catylist Research*

# DOWNTOWN REACH + GROWING DEMAND



## 1-MILE RADIUS

**223K**  
TOTAL POPULATION

**\$37.7K**  
MEDIAN HOUSEHOLD  
INCOME

**\$354.2K**  
MEDIAN HOME VALUE

**33**  
MEDIAN AGE

| Radius  | Total Population | Avg. HH Income | Avg. Age | Total Households | % College Educated |
|---------|------------------|----------------|----------|------------------|--------------------|
| 1 Mile  | 17,127           | \$92,340       | 30.1     | 9,372            | 64%                |
| 3 Miles | 100,214          | \$87,500       | 32.4     | 43,157           | 57%                |
| 5 Miles | 256,328          | \$85,200       | 33.6     | 118,970          | 54%                |

5-mile area boasts \$85K+ median HH income  
and 92K households

*Demographic data derived from Catylist Research*

## 3 MILE RADIUS

**Population:** 204K  
**Median Age:** 30  
**Median HH Income:** \$57.7K

## 5 MILE RADIUS

**Population:** 446K  
**Median Age:** 33  
**Median HH Income:** \$63.9K

# A CITY OF **OPPORTUNITY**

**\$63K**

**MEDIAN HOUSEHOLD  
INCOME**

**\$212.5K**

**MEDIAN HOME  
VALUE**

**902K**

**TOTAL  
POPULATION**

**97%**

**EMPLOYMENT  
RATE**

As the 14th-largest city in the U.S., Columbus is known for its booming economy, high quality of life, and youthful population. It's the #1 city in the Midwest for population growth, and has become a hub for technology, retail innovation, and experiential lifestyle brands.

Home to 2.2 million residents in the metro area and over 100,000 university students, Columbus offers unparalleled consumer diversity, loyalty, and foot traffic potential — especially in walkable downtown hubs like The Peninsula.

Downtown Columbus is the city's hub for business, culture, and entertainment. With more than 90,000 employees, thousands of residents, and millions of annual visitors, it provides the energy and customer base that fuel The Peninsula.



THESE ARE  
AMERICA'S NEXT  
GREAT FOOD CITIES  
(COLUMBUS #7)

**FOOD&WINE**

#5 IN THE TOP  
10 MARKETS  
FOR RETAIL

**CoStar™**

20 BEST PLACES TO  
TRAVEL IN JUNE

**TRAVEL+  
LEISURE**

10 BEST PLACES IN THE  
U.S. FOR SUMMER  
TRAVEL (#3)

**AFAR**

**COLUMBUS**

**37K**  
**COLLEGE +  
GRADUATE  
STUDENTS**



**28M**  
**VISITORS FROM  
FOOTBALL  
ATTRACTIONS  
ANNUALLY**

**14K** **NEW RESIDENTS IN 2024**



**64K+**

**PROJECTED  
RESIDENTS  
IN THE NEXT  
5 YEARS**



**2 BILLION** EXPANSION AT JOHN GLENN  
INTERNATIONAL AIRPORT BREAKS  
GROUND IN EARLY 2025

**10 USA TODAY  
10Best**

**MOST WALKABLE CITIES  
(COLUMBUS #4)**

**10 BEST RIVERWALKS  
ACROSS THE U.S.  
(SCIOTO MILE #10)**

**BEST SCIENCE MUSEUMS IN  
THE NATION (COSI #1) 2025,  
2023, 2022, 2021, 2020**

**BEST BEER CITY IN THE U.S.  
(COLUMBUS #5)**



EATS

01

Little West Tavern

0.1 mi

02

Yellow Brick Tavern

0.4 mi

03

Ray Ray's BBQ

0.7 mi

04

Tommy's Diner

0.3 mi

05

Speck

0.3 mi

06

Veritas

1.0 mi

07

Butcher & Rose

1.2 mi

08

Spaghetti Warehouse

0.8 mi

09

Condado Tacos

0.5 mi

10

The Little Grand Market

0.7 mi

11

JT's Pizza & Pub

0.6 mi

12

Danny's Deli

0.6 mi

13

Sí Señor Peruvian

0.9 mi

14

Wario's Beef and Pork

1.1 mi

DRINKS

15

Brass Eye Rooftop

0.1 mi

16

The Patio

0.5 mi

17

Rehab Tavern

0.4 mi

18

Sweeney's Tavern

0.5 mi

19

Land Grant

0.6 mi

20

BrewDog

1.3 mi

21

High Bank Distillery

0.5 mi

COFFEE

22

Maudine's

0.1 mi

23

Roosevelt Coffeehouse

1.0 mi

24

One Line Coffee

1.2 mi

25

Bottoms Up

1.1 mi

26

Pistacia Vera

0.4 mi

27

Parable Cafe

0.1 mi

TO-DO

28

The Lawn (Highwater Alley)

0.1 mi

29

Makers Social

0.4 mi

30

Franklinton Fridays

0.3 mi

31

Gravity Experience Park

0.5 mi

32

Idea Foundry

0.2 mi

33

Kayaking on the Scioto Mile

0.3 mi

34

Pins Mechanical Co

0.2 mi

35

COSI

0.3 mi

36

National Veterans Memorial

1.5 mi

SHOPPING

37

Short North Arts District

1.2 mi

38

North Market Downtown

0.6 mi

39

Franklinton Market

0.2 mi

PARKS

40

Scioto Mile

0.4 mi

41

Dorrian Green

0.3 mi

42

West Bank Park

0.5 mi

43

Genoa Park

0.2 mi

44

Bicentennial Park

0.3 mi

45

Battelle Riverfront

0.2 mi

46

Columbus Commons

1.5 mi

HOTELS

47

The Junto

0.1 mi

48

Canopy by Hilton

1.0 mi

49

AC Hotel by Marriott

0.8 mi

FITNESS

51

Studio Torch

0.9 mi

52

Focused Fitness

0.3 mi

53

Rooftop Yoga

0.1 mi

54

Boss Fitness

1.1 mi

55

The Fitness Loft

1.2 mi

56

Arena District Athletic Club

0.4 mi

57

LA Fitness

CURATED AMENITIES MAP

30

## CURATED AMENITIES MAP

### RESTAURANTS/BARS/F&B

- Daily hotel guests + riverwalk traffic = reliable lunch & evening covers.
- DORA + patio-ready edges make activation simple and profitable.

### RETAIL/LIFESTYLE BRANDS

- Clean, modern shells support premium merchandising and fast opens.
- Event-led spikes (Scioto Mile/COSI/Commons) deliver discovery traffic without heavy media spend.

### FITNESS/WELLNESS/STUDIOS

- Trail adjacency is a natural lead generator; outdoor classes and club rides integrate easily.
- High ceilings + efficient footprints reduce build-out friction.

# RETAIL LIKE NOWHERE ELSE IN COLUMBUS

Retailers comparing downtown options typically look at walkable demand, brand visibility, build-out risk, and year-round activation. **ONE at The Peninsula** combines a riverfront cultural address with hotel adjacency and trail frontage—advantages that are hard to replicate on High Street, Gay Street, or in second-gen spaces across the core.



**Only site with hotel-door adjacency + riverfront + cultural triad (COSI / Commons / Franklinton).**



**Confirmed Market District grocery anchor brings high-volume foot traffic and round-the-clock activation.**



**First-generation space = fewer unknowns, faster timelines, and lower lifetime capex.**



**District growth compounding demand—not just event nights.**



**NOW LEASING — BE PART OF THE PENINSULA**

# ONE

## AT THE PENINSULA

**ROTH**

REAL  
ESTATE  
GROUP



**WILLIAM ROTH**

DD: 614.721.6751 | C: 614.284.2083  
WILL@ROTHREGROUP.COM

**SCOTT STEIDEL**

DD: 614.721.6751 | C: 614.404.1423  
SCOTT@ROTHREGROUP.COM

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