

LEASE

1478 GEMINI PL

1478 Gemini PI Columbus, OH 43240

PROPERTY DESCRIPTION

Premier leasing opportunity at 1478 Gemini Place, located at a hard-cornered lighted intersection of Gemini Place, directly in front of Costco in the heart of the Polaris retail corridor. This 3,450 SF former Torchy's Tacos features a modern, fully built-out restaurant space complete with a bar, kitchen infrastructure, high ceilings, and contemporary finishes, ready for quick conversion to a new concept. The site offers excellent visibility, dual access points, and ample on-site parking shared with surrounding retailers. Positioned within one of Central Ohio's most active retail destinations, the property benefits from strong daily traffic, affluent surrounding demographics, and a regional draw from nearby anchors including Topgolf, Cabela's, IKEA, and Polaris Fashion Place. This is a rare opportunity to secure a high-profile restaurant location in one of Columbus's most dominant retail trade areas.

PROPERTY HIGHLIGHTS

- Prime corner lot location at the signalized intersection off Gemini Place.
- 3,450 SF 2nd generation restaurant space with high-end finishes and existing kitchen infrastructure.
- Outstanding visibility and access with 35,000+ VPD on Gemini Place.
- Immediate access to I-71 and Polaris Parkway.
- Outdoor patio seating opportunity ideal for full-service or fast-casual concepts.



OFFERING SUMMARY

Lease Rate:	\$58.30 SF/yr (NNN)
Lot Size:	0.956 Acres
Building Size:	3,450 SF

PROPERTY WEBSITE

bit.ly/1478GeminiPI

Anthony Maronitis, CCIM, MS

Principal - Broker
(614) 352-8669
amaronitis@cbc-aspire.com

Chris Howard

Principal
(614) 264-6801
choward@cbc-aspire.com

Collin Murphy

Associate
(740) 404-9356
cmurphy@cbc-aspire.com



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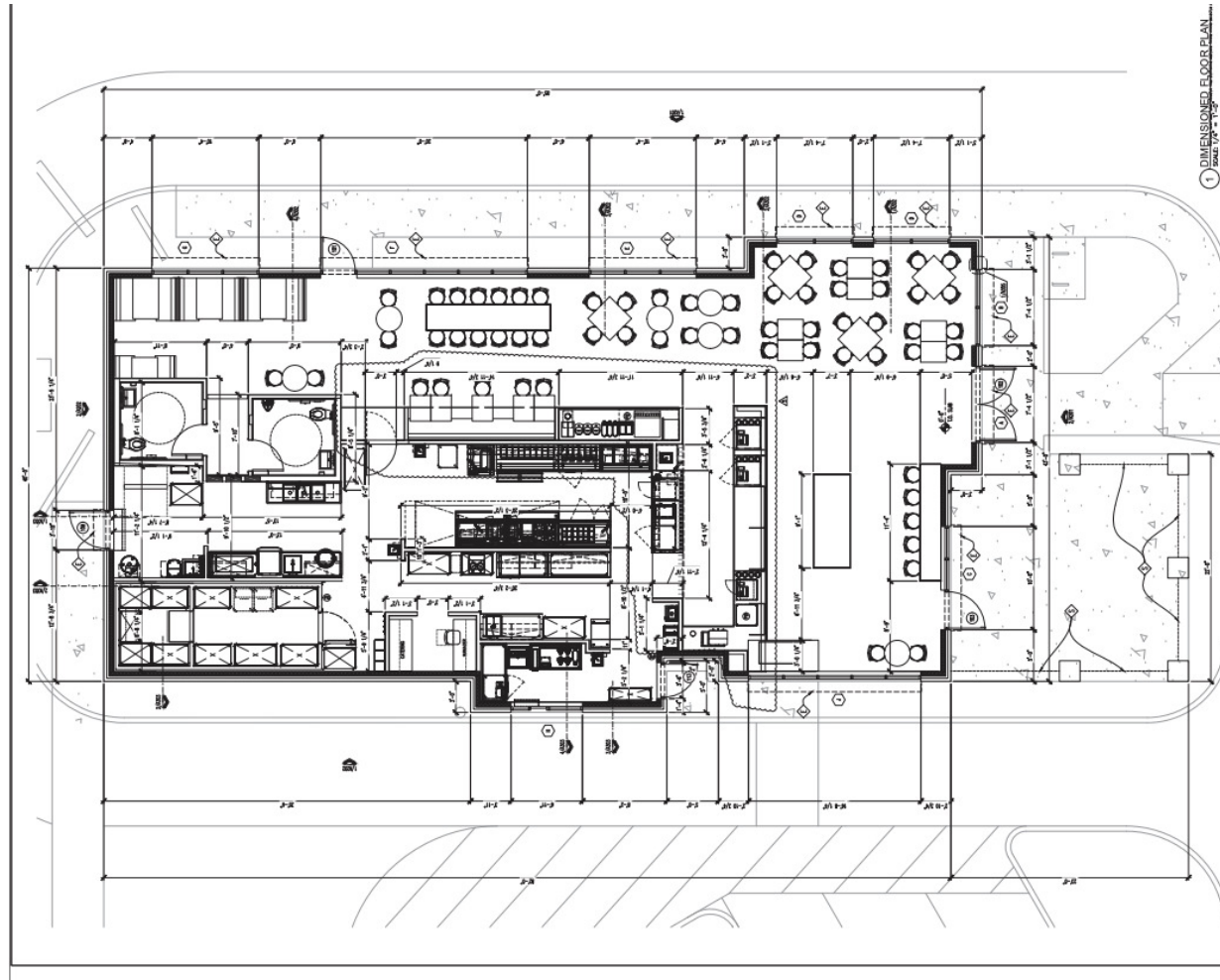
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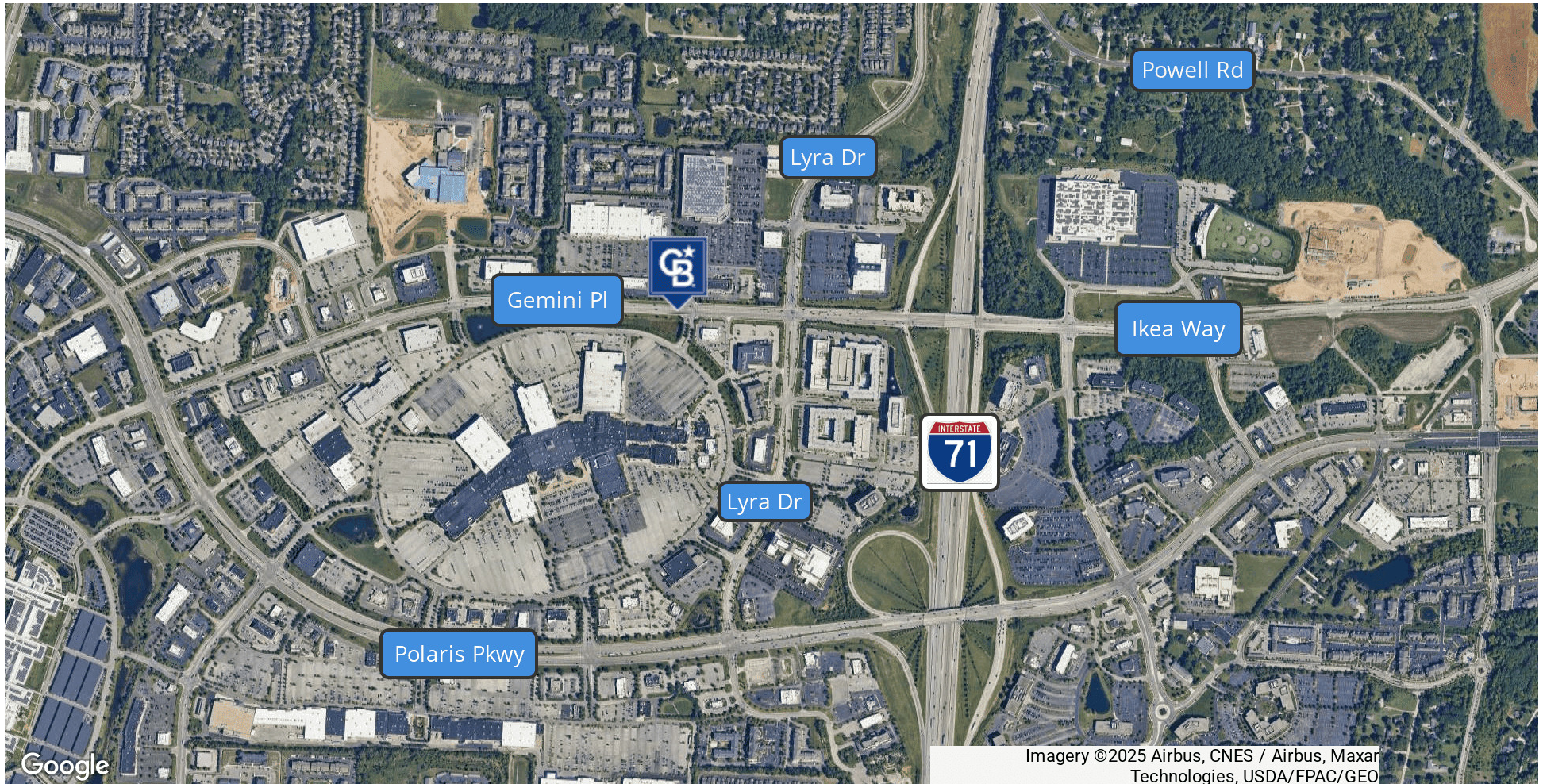
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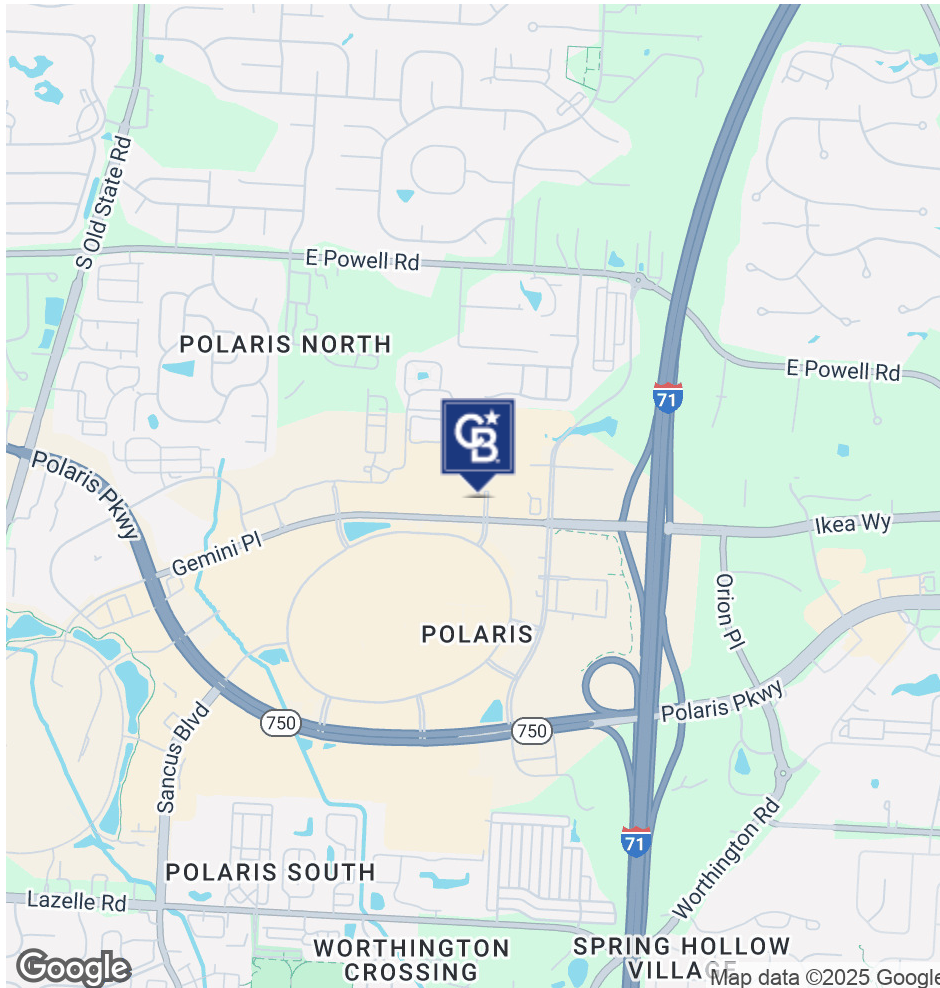
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LOCATION OVERVIEW

1478 Gemini Pl is surrounded by an area renowned for its bustling retail and dining scene in Columbus, OH. Enjoy proximity to Polaris Fashion Place, a busy shopping destination featuring a diverse range of well-known brands and dining options. The nearby Topgolf and Marcus North Pointe Cinema offer entertainment choices for visitors and locals. With a strong residential and commercial presence, the location attracts a steady flow of potential customers. Additionally, the property benefits from excellent access to major roadways, enhancing convenience and exposure for retail and restaurant businesses.

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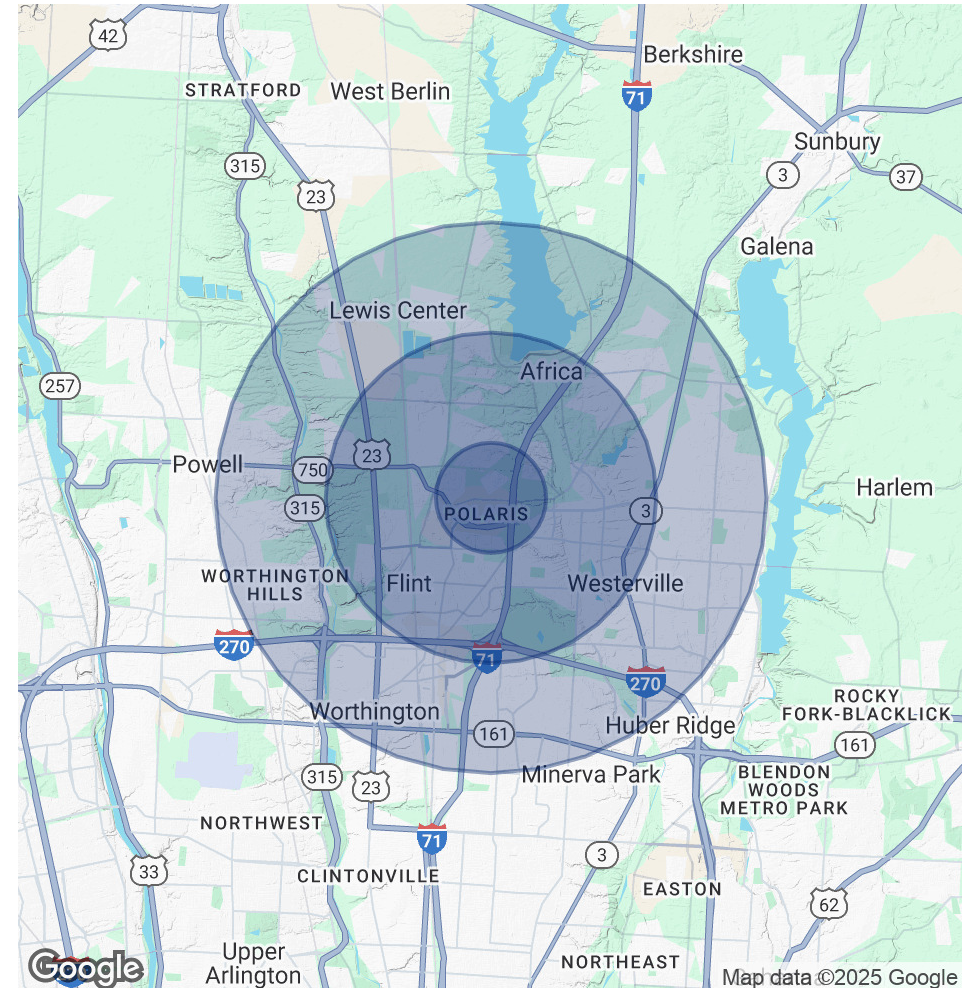
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,590	82,184	209,093
Average Age	36	37	38
Average Age (Male)	36	36	37
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,760	32,482	80,170
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$117,660	\$139,932	\$142,736
Average House Value	\$355,051	\$390,652	\$400,565

Demographics data derived from AlphaMap

TRAFFIC COUNTS & CROSS STREETS	DIRECTION	YEAR	COUNT
Gemini Pkwy & Lyra Dr	W	2013	29,215 AADT
IR-71 & Gemini Pkwy	E	2013	17,447 AADT
Orion PI & Ikea Wy	E	2018	22,274 AADT



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ANTHONY MARONITIS, CCIM, MS

Principal - Broker

Direct: (614) 341-9800 x103 **Cell:** (614) 352-8669
amaronitis@cbc-aspire.com



CHRIS HOWARD

Principal

Direct: (614) 341-9800 x104 **Cell:** (614) 264-6801
choward@cbc-aspire.com



COLLIN MURPHY

Associate

Direct: (614) 341-9800 x110 **Cell:** (740) 404-9356
cmurphy@cbc-aspire.com



KATRINA STAPLETON

Transaction Coordinator/Associate

Direct: (614) 341-9800 x115 **Cell:** (810) 964-8855
kstapleton@cbc-aspire.com

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