



WHOLE
FOODS
MARKET

DICK'S
SPORTING GOODS

EASTON
GATEWAY

REI
COOP

MI HOMES

Aloft
HOTELS

macy's

BRIGHTEN ROSE WAY

3937 STELZER ROAD

EASTON.

EASTON LAND SITES

2.081 Acres | 3937 Stelzer Rd & Brighten Rose Way | Columbus MSA

Confidential Offering Memorandum

CUSHMAN &
WAKEFIELD

DISCLAIMER

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your limited use to determine whether you wish to express an interest in the **Easton Land** located in **Columbus, Ohio**, as more particularly described herein (“Property”). This confidential memorandum and its contents (“Memorandum”) contain brief, selected information pertaining to the business affairs of the Property’s owner (“Owner”) and it has been prepared by Cushman & Wakefield as the Owner’s exclusive agent. This Memorandum does not purport to be all-inclusive or contain all of the information that a prospective purchaser or investor may need or desire. Neither the Owner nor Cushman & Wakefield, nor any of their respective officers, directors, principals, shareholders, agents, or employees has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. The Owner and Cushman & Wakefield each expressly disclaim any and all liability that may be based on the information contained herein, errors therein, or omissions therefrom. All financial data contained herein is unaudited. The projections and pro-forma information contained herein represent estimates based on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that the actual results will conform to such projections and you should make your own projections and reach your own conclusions. All due diligence, analysis, and verification of the information contained in this Memorandum is solely your responsibility without any representations

as to the Property’s physical, environmental, or financial condition being imputed to the Owner or Cushman & Wakefield.

By your receipt of this Memorandum, you agree that this Memorandum is of a confidential nature and that you will hold and treat it in the strictest of confidence, and that you will not, directly or indirectly, disclose this Memorandum, or any part thereof, to any other person or entity without the prior written authorization of the Owner and Cushman & Wakefield, and that you will not use this Memorandum in any manner detrimental to the interest of the Owner or Cushman & Wakefield. Upon request, you will promptly return this Memorandum, and any other material received from the Owner or Cushman & Wakefield, without retaining any copies thereof.

This Memorandum shall not be deemed an indication of the state of affairs of the Owner or constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this Memorandum. Neither the Owner nor Cushman & Wakefield undertakes any obligation to provide additional information or to correct or update any of the information contained in this Memorandum. No legal duty, obligation, or commitment shall arise by reason of this Memorandum. The Owner reserves the right, in its sole discretion, to reject any offer or terminate negotiations with any party.

Zane M. Fry

Direct: +1 614 827 1723
zane.fry@cushwake.com

Thomas M. Powers

Direct: +1 513 702 1341
tom.powers@cushwake.com

Michael J. Sullivan

Direct: +1 513 509 1156
mike.sullivan@cushwake.com

Hank Davis

Direct: +1 513 235 5546
hank.davis@cushwake.com



EXECUTIVE SUMMARY

OFFERING SUMMARY



2.081

ACRES

2.081

USEABLE ACRES

CPD

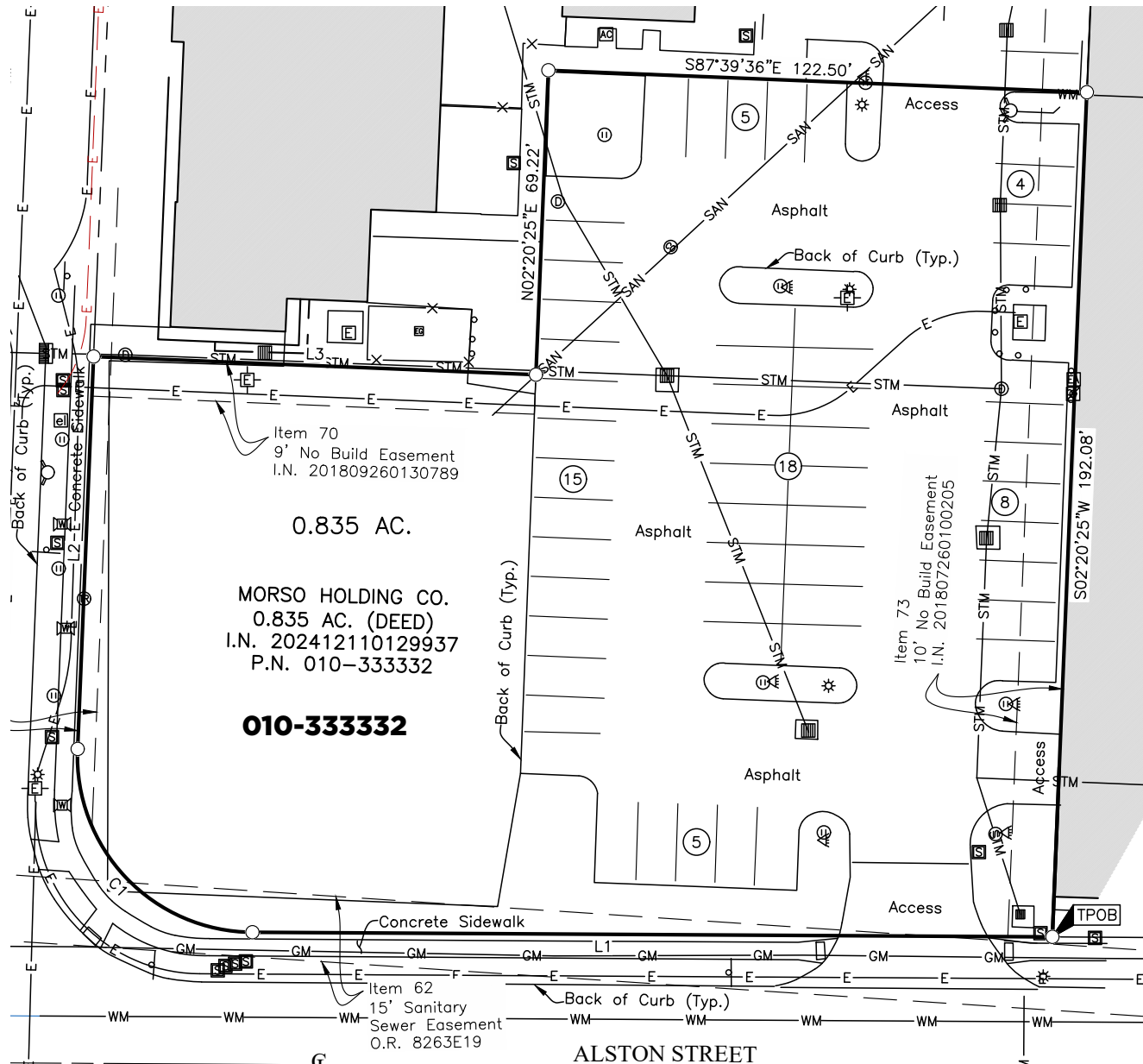
ZONING

PROPERTY INFORMATION

GENERAL PROPERTY SPECS		
County:	Franklin	Franklin
Address	Brighton Rose Way	3937 Stelzer Road
Parcel ID #(s):	010-333332-00	010-147202-00
Parcel Land Size	0.835	1.246
Usable Area	0.835	1.246
Current Real Estate Taxes	N/A	\$20,814.16
Current Zoning Information	CPD, Zoning Text Case Z97A-083A Subarea 2B	CPD, Zoning Text Case Z97A-083A Subarea 2B
Permitted Use Restrictions	Permitted Uses are per zoning text and as listed in Zoning Code District C-4, Commercial	
Height Restriction	110'	110'
Buildable Residential Units	100 per acre	100 per acre
Parkable Units	0.75 spaces per unit	0.75 spaces per unit
UTILITY & SERVICE PROVIDERS		
Electricity Provider	AEP	AEP
Capacity	Potential Access to 2 -3 Phase underground 750 MCIM circuits on Brighton Rose	Potential Access to 4 -3 Phase underground 750 MCIM circuits on Stelzer
Location of Main	Primary Enclosure on North side of parcel	Switch and Primary Enclosure in NE corner of site
Location of Easement	Within R/W	Within Easement
Natural Gas Provider	Columbia Gas	Columbia Gas
Size of Gas Main	2"	2"
Location of Gas Main	Brighton Rose and Alston	West and South sides of Parcel
Location of Easement	Within R/W	Within 10' Easement
Water/Sewer Provider	City of Columbus	City of Columbus
Size of Water Main	12"	12"
Location of Water Main	Brighton Rose and Alston	Alston Street
Location of Water Easement	Within R/W	Within R/W
Size of Sanitary Sewer Main	6"	18"
Location of Sanitary Main	Stub in NE corner	North and Northeast corner of parcel
Location of Sanitary Easement	TBD	25' Easement
Storm Sewer Provider		
Size of Storm Sewer Main	12" and 30"	12"
Location of Storm Main	North side of Parcel	West and North side of Parcel

SITE PLAN

Brighten Rose Way | 0.835 Acres





EASTON OVERVIEW

THE EASTON SUBMARKET

Located in Franklin County in Columbus, Ohio, Easton is the Midwest's premier shopping, dining, and entertainment destination.

Easton is a dominant regional trade center that offers easy access from I-270. Easton is located north of John Glenn Columbus International Airport and is only 15 minutes east of downtown Columbus. Once dubbed the "Rodeo Drive of the Midwest" by USA Today, Easton continues to serve as the blueprint to the modern shopping center.

Today, Easton contains over 2.9 million square feet of mixed-use space in Columbus, Ohio. It is the dominant regional retail and leisure time destination in Ohio, with over 30 million visitors annually.

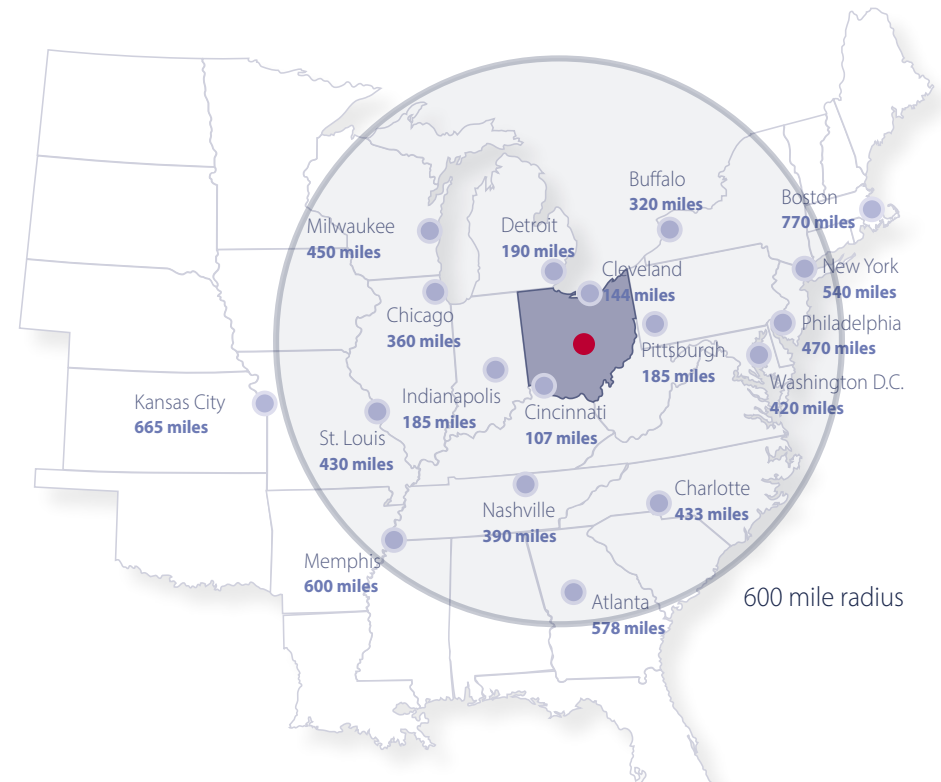


A REGIONAL ATTRACTION AT THE HEART OF IT ALL

Easton is within easy reach of all of the Columbus metroplex, as well as some of the nation's largest population centers. Strategically located in the heart of Ohio, there are approximately 12 million people within a two and a half hour drive time.

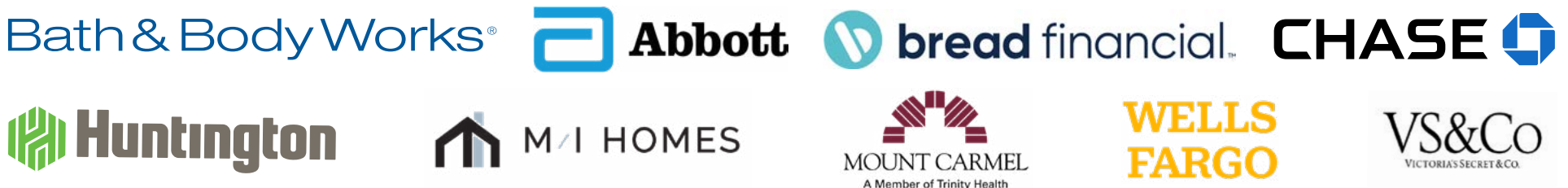
Easton Captures the Entire Columbus Market

- **OVER 2.9 MILLION SQ. FT.** of mixed-use space
- **50 DIVERSE RESTAURANTS** and food destinations generate over \$130 million in food sales annually
- **#1 RETAIL CENTER EXPERIENCE IN AMERICA** (named by Chain Store Age)
- **30,000 PEOPLE** work in the immediate trade area in and surrounding Easton
- **OVER 30 MILLION GUESTS** visit the Easton area annually
- **RANKED ONE OF THE TOP** shopping centers in the U.S. with the top performing specialty sales in the state
- **OVER 750 RESIDENTIAL UNITS** ranging from garden apartments to apartments to townhomes and mid-rises
- **OVER 590 HOTEL ROOMS** plus 30,000 sq. ft. of conference facilities. Hilton Easton is ranked the number one hotel in Columbus
- **OVER 168,000 VEHICLES** travel on I-270 daily while Morse Road has over 53,000 and Stelzer Road has over 40,000 vehicles per day



MAJOR EMPLOYERS IN THE EASTON SUBMARKET

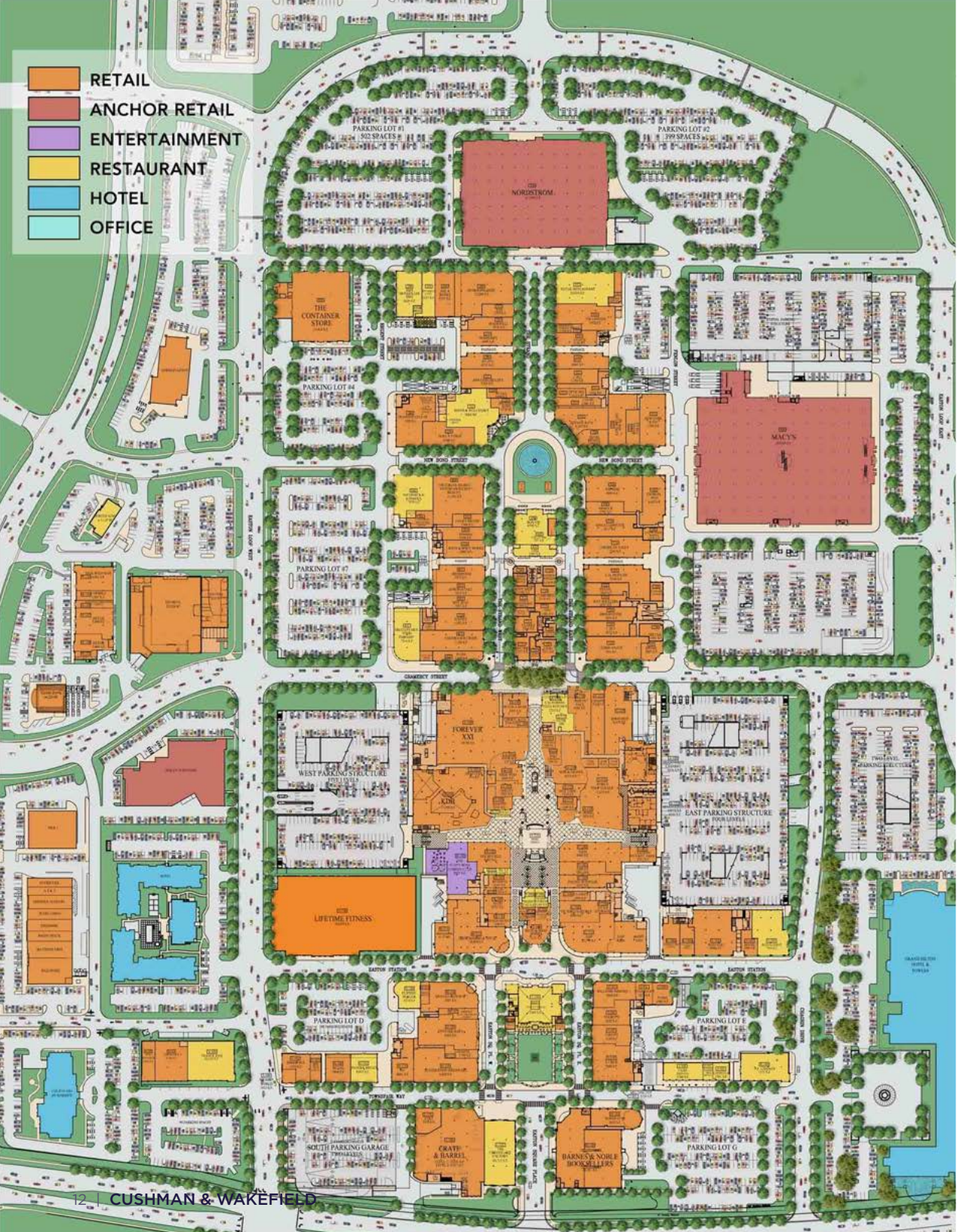
Easton is the corporate headquarters of several Fortune 500 and other large companies





- | | | | | | | | | | |
|-------------------|--------------------|---------------------------|------------------|-----------------------|---------------|--------------------|---|---------------------|-----------|
| Bath & Body Works | WHOLE FOODS MARKET | ★ macy's | NORDSTROM | AMC THEATRES | LOUIS VUITTON | Lilly Pulitzer | TIFFANY & CO. | lululemon | athletica |
| Crate&Barrel | TRADER JOE'S | The Container Store | COSTCO WHOLESALE | TORY BURCH | SEPHORA | American Girl | ZARA | | |
| BARNES & NOBLE | REI | LEGOLAND DISCOVERY CENTER | FIELD & STREAM | DICK'S SPORTING GOODS | Apple | ANTHROPOLOGIE | RH COLUMBUS THE GALLERY AT EASTON TOWN CENTER | kate spade NEW YORK | TESLA |
| | | | | | Tommy Bahama | SF CA MARINE LAYER | | BRANDY MELVILLE | ARITZIA |





GET TO KNOW EASTON

Easton isn't simply the premier shopping and dining destination in Ohio. With 4.2 million square feet of office space housing more than 30,000 employees, Easton is a desirable corporate address. Four major hotels and 750 luxury apartments make it an exciting, convenient place to live, work, and play.

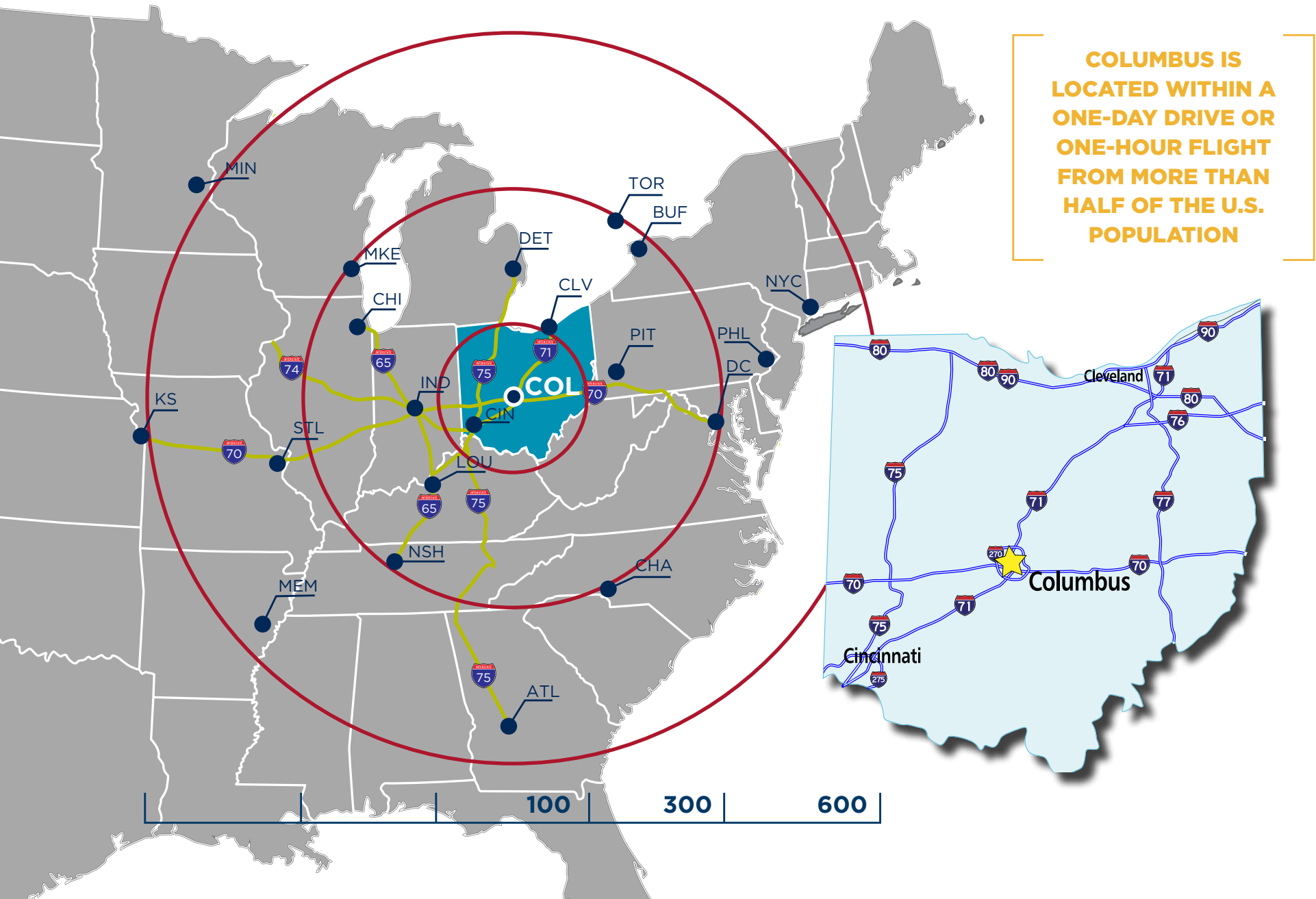
Since its grand opening in June of 1999, Easton Town Center has drawn millions of visitors annually. Easton Town Center is not just in the retail business; instead, it's in the place-making business. The innovative mix of retail, dining, and entertainment, paired with our signature leisure space component, creates a place for visitors to gather, relax, have fun and do everything in between.

Easton has continually grown from an impressive shopping and lifestyle center to the sprawling regional destination it has become today. This year we are honored to be celebrating 25 years in the Columbus community.

AWARDS AND ACCOLADES

- #3 Retail Experience in America – Chain Store Age Magazine, 2025
- #9 of 10 best Shopping Centers in the US - USA Today
- Columbus Dispatch CBUS Top Pick in the Category of Best Shopping Destination in Columbus, 2019
- Ohio Magazine “BEST” Shopping Center, 2019
- Columbus Business First Corporate Citizenship Award – 16th overall, 2019
- #3 Top Retail Center Experiences in the U.S. – Chain Store Age Magazine, 2017
- #1 Shopping Destination in Town – Columbus Dispatch, 2017

IN THE CENTER OF MIDWEST COMMERCE





John Glenn International Airport (CMH) is home to a wide range of general aviation services and activities offered by several high-quality fixed-base operators. In addition, CMH is the headquarters of NetJets, the world's largest fractional jet ownership company, and FlightSafety International, a global leader in professional flight training. CMH provides 53 nonstop destinations with 11 airlines and 3 hotels operate on site.

The airport's tower operates 24 hours a day to direct all types of aircraft safely to and from two parallel runways. The Category I and II Landing Systems offer all-weather landing capabilities, and an onsite Customs facility speeds clearance of international flights.

EASTON AREA CONNECTIVITY

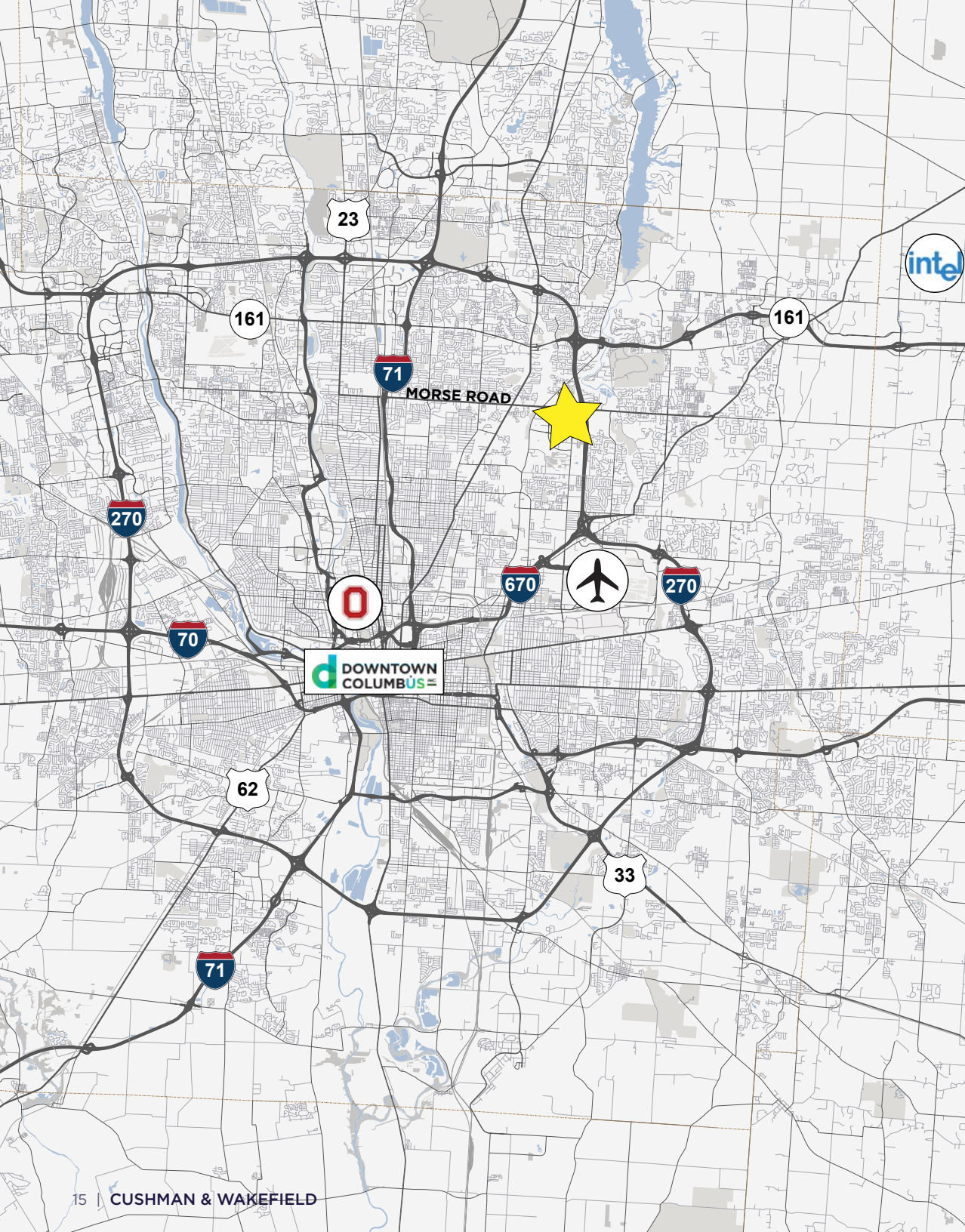
FROM EASTON LAND SITE

- to John Glenn Airport 10 minutes / 5.5 miles
- to New Intel Site 15 minutes / 9 miles
- to Downtown Columbus 17 minutes / 10 miles
- to Ohio State University 19 minutes / 12 miles

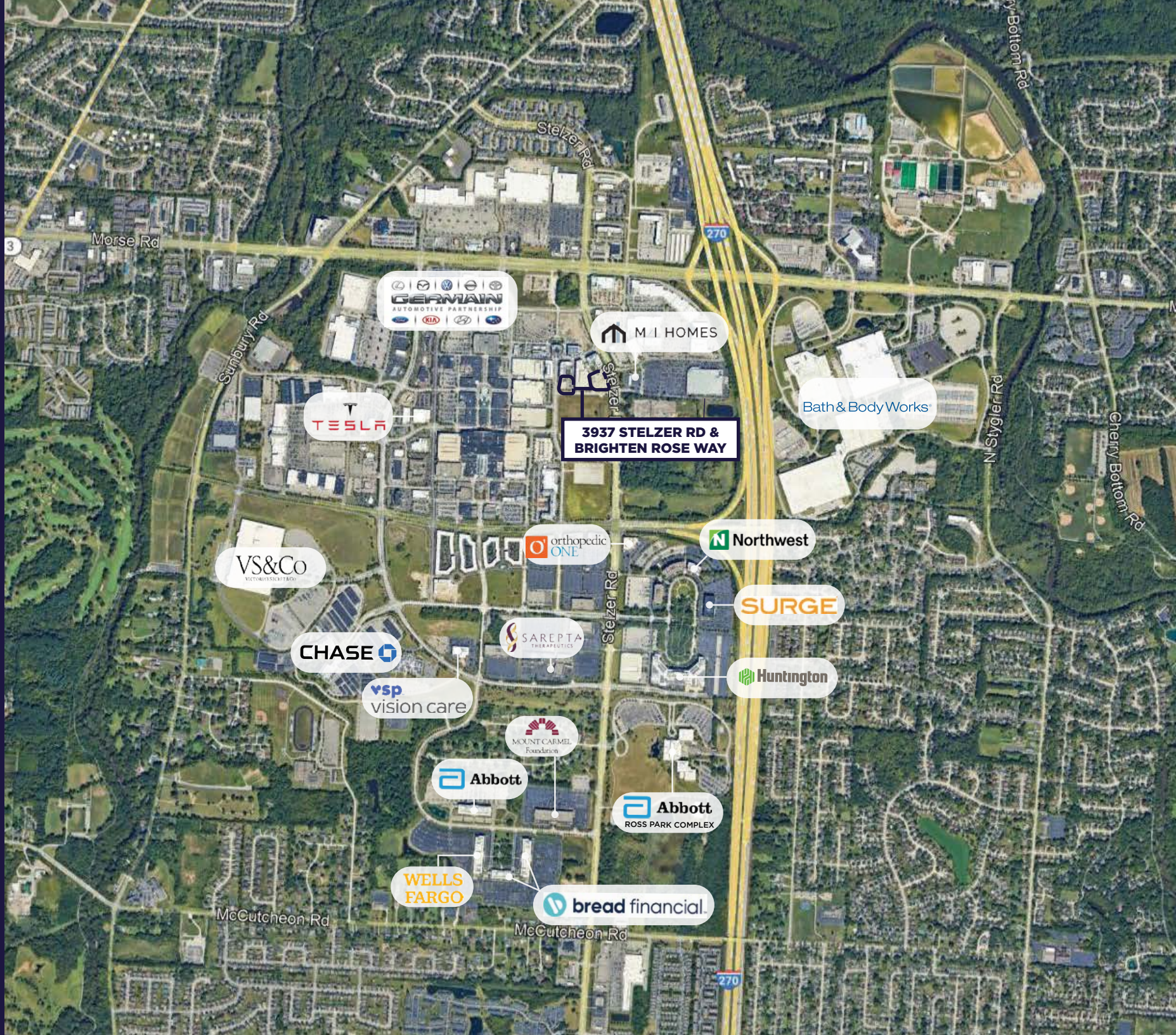
LESS THAN 4 HOURS FROM EASTON

- to Cincinnati 107 miles
- to Cleveland 144 miles
- to Indianapolis 185 miles
- to Pittsburgh 185 miles
- to Lexington 189 miles
- to Detroit 190 miles
- to Louisville 206 miles

COLUMBUS TOPS THE LIST OF THE QUICKEST COMMUTES WHEN OVERALL TRAVEL TIME AND SPEED ARE FACTORED IN ACCORDING TO HARRIS POLL AND LYFT DATA



EASTON AREA MAJOR EMPLOYERS



GERMAIN
AUTOMOTIVE PARTNERSHIP

M I HOMES

TESLA

3937 STELZER RD &
BRIGHTEN ROSE WAY

Bath & Body Works

VS&Co

orthopedic
ONE

N Northwest

CHASE

SAREPTA
THERAPEUTICS

SURGE

vsp
vision care

Huntington

MOUNT CARMEL
Foundation

Abbott

Abbott
ROSS PARK COMPLEX

WELLS
FARGO

bread financial

EASTON AREA HOTELS & APARTMENTS



EASTON AREA MAJOR RETAILERS

EASTON SQUARE



EASTON GATEWAY



EASTON TOWN CENTER



EASTON MARKET



3937 STELZER RD & BRIGHTEN ROSE WAY



VISITS IN THE LAST 12 MONTHS



2.6M



2.4M



2M



1.3M



1M



976K

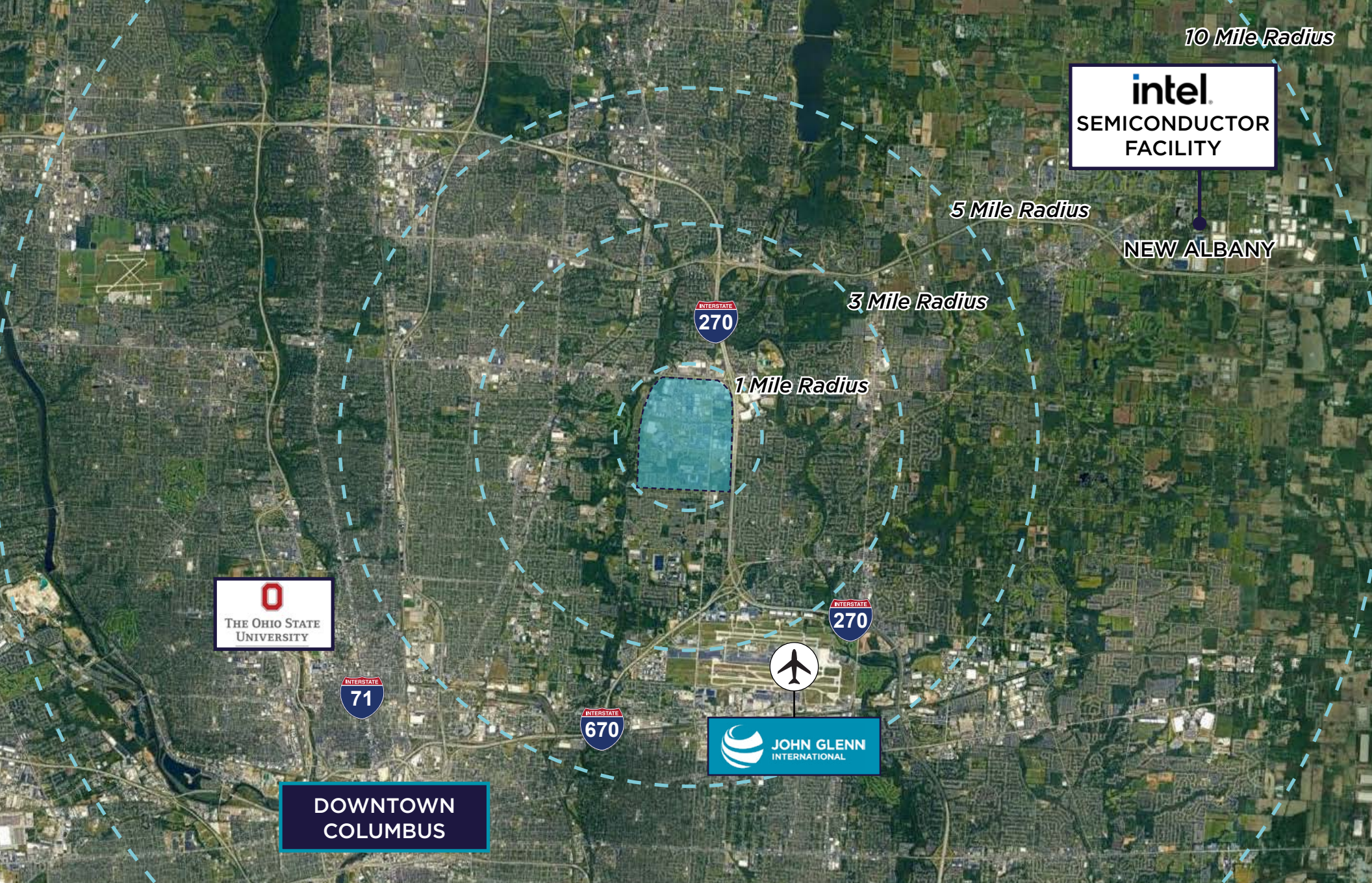


940K



902K





\$120,140
*Avg Household Income
Within 10 miles*

970,257
*Total Population
Within 10 miles*

412,505
*Total Households
Within 10 miles*

461,938
*Total Number of Employees
Within 10 miles*

DEMOGRAPHIC HIGHLIGHTS

DEMOGRAPHICS	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Estimated Population (2025)	5,097	98,488	277,167	970,257
Projected Population (2030)	4,929	97,355	273,359	968,741
Estimated Households (2025)	2,010	39,255	112,606	412,505
Projected Households (2030)	1,940	39,025	111,730	416,157
Estimated Avg Household Income (2025)	\$131,302	\$107,451	\$103,989	\$120,140
Projected Avg Household Income (2030)	\$128,409	\$105,433	\$102,157	\$118,270
Estimated Median Household Income (2025)	\$94,915	\$78,710	\$75,207	\$84,348
Projected Median Household Income (2030)	\$94,158	\$77,812	\$74,381	\$83,391
Estimated Per Capita Income (2025)	\$51,975	\$42,908	\$42,327	\$51,273
Projected Per Capita Income (2030)	\$50,737	\$42,344	\$41,834	\$51,003
Median Age	36.4	34.4	35.1	35.2
College Degree+ (Bachelor Degree or Higher)	54.2%	37.9%	35.8%	46.0%
Total Businesses	836	4,075	10,225	41,490
Total Employees	17,074	42,032	117,518	461,938
Adj. Daytime Demographics Age 16+	18,193	66,976	194,742	731,494

Source: 2025, Sites USA (2010-2020 Census, 2025 Estimates with 2030 Projections)



COLUMBUS OVERVIEW

COLUMBUS IS WHERE IT'S ALL HAPPENING

The thriving 11-county area in Central Ohio isn't just home to 2.2 million people—it's also home to some of the world's most recognizable brands, innovative small businesses, powerhouse research hubs, and top-notch academic institutions.

COLUMBUS IS AMONG THE TOP 10 METROS IN THE UNITED STATES FOR CONCENTRATION OF YOUNG PROFESSIONALS & IS THE ONLY METRO WITH THIS DISTINCTION LOCATED IN THE EASTERN HALF OF THE COUNTRY.

COLUMBUS BY THE NUMBERS

Columbus MSA Population 2024	2,230,960
Fortune 500 Headquarters	5
Fortune 1000 Headquarters	18
Companies that employ more than 1000 people	50+

Source: columbusregion.com

UNMATCHED STRATEGIC LOCATION

GLOBALLY CONNECTED

The Columbus Region's infrastructure is built to sustain a high volume of goods, whether it's goods en route to a final destination or parts and components fulfilling a supply chain.

EPICENTER OF U.S. POPULATION AND INDUSTRY

The Columbus Region's geographic location gives companies access to more of the U.S. population and employment base than any other major metro. Columbus is located within a one-day drive or one-hour flight from more than half of the U.S. Population.

ACCESS BY AIR

The Columbus Region has two international airports: John Glenn Columbus International Airport (CMH) and Rickenbacker International Airport (LCK). Rickenbacker International Airport is the nation's only cargo-focused airport, with onsite warehouses and distribution spaces and no nighttime noise restrictions. John Glenn International Airport is located just 15 minutes from downtown Columbus, and provides business travelers daily flights to major cities including New York, Chicago, Atlanta, and Washington, D.C..

NATIONAL RAIL HUB

Norfolk Southern and CSX, two of the nation's largest rail providers, provide coast-to-coast rail service for double-stacked freight trains via the Heartland and Gateway corridors. Four intermodal terminals handle 800,000 container lifts annually as they make their way to world markets and seaports.

FOREIGN-TRADE ZONE 138

Ranked a top 10 FTZ in the nation for warehousing and distribution for the past eight years in a row, FTZ 138 encompasses the entire Columbus Region. 150,000 tons of air freight pass through FTZ 138 each year.

150

Daily
Flights

4

Intermodal
Terminals

151M

People within a
Day's Drive

COLUMBUS TOPS THE LIST OF THE QUICKEST COMMUTES WHEN OVERALL TRAVEL TIME AND SPEED ARE FACTORED IN ACCORDING TO HARRIS POLL AND LYFT DATA

QUICKEST COMMUTES

CITY	AVERAGE COMMUTE TIME (MIN.)	TRAFFIC (MPH)	SPEED SCORE
Columbus, OH	22.0	24.3	100.0
Las Vegas, NV	25.6	24.7	99.9
Memphis, TN	22.0	27.1	97.6
Fresno, CA	22.9	26.2	97.6
El Paso, TX	24.4	27.0	95.1
Detroit, MI	23.9	27.3	95.0
San Diego, CA	24.2	27.1	93.8
Milwaukee, MN	21.7	22.5	90.8
Tucson, AZ	24.0	23.5	89.7
Jacksonville, FL	24.0	26.8	89.3

Source: American Census Survey, Lyft

KEY INDUSTRIES

Whether you're joining one of these established communities or breaking ground on a new industry for the Region, the economy is the perfect business catalyst. The Columbus Region leads the market in these key advanced industries:



AUTOMOTIVE AND MOBILITY

The regional economic output for the automotive industry exceeds \$2.7 billion annually, and the region produces nearly 650,000 cars annually.



FASHION AND RETAIL

Ranking 4th among large U.S. cities for concentration of retail headquarters, the Region is a brand-friendly market.



FINANCE AND FINTECH

The Columbus Region houses JPMorgan Chase's second-largest employment market in the world, with over 20,000 employees based here.



FOOD AND BEVERAGE

Ohio's complete food value chain, coupled with a versatile infrastructure, abundant fresh water, and a competitive business climate, gives companies like G&J Pepsi, Anheuser-Busch InBev, and Mars the ability to produce goods and deliver products to market with greater efficiency.



INSURANCE & INSURTECH

Each year, nearly 40 academic and vocational institutions in the Columbus Region graduate over 4,000 people primed for jobs in the insurance industry with degrees in business, finance, communications and more.



LIFE SCIENCES

A diverse life sciences community includes the world's largest contract research organization, a Fortune 14 healthcare services company, and Ohio's first healthcare unicorn.



SEMICONDUCTOR SUPPLY CHAIN

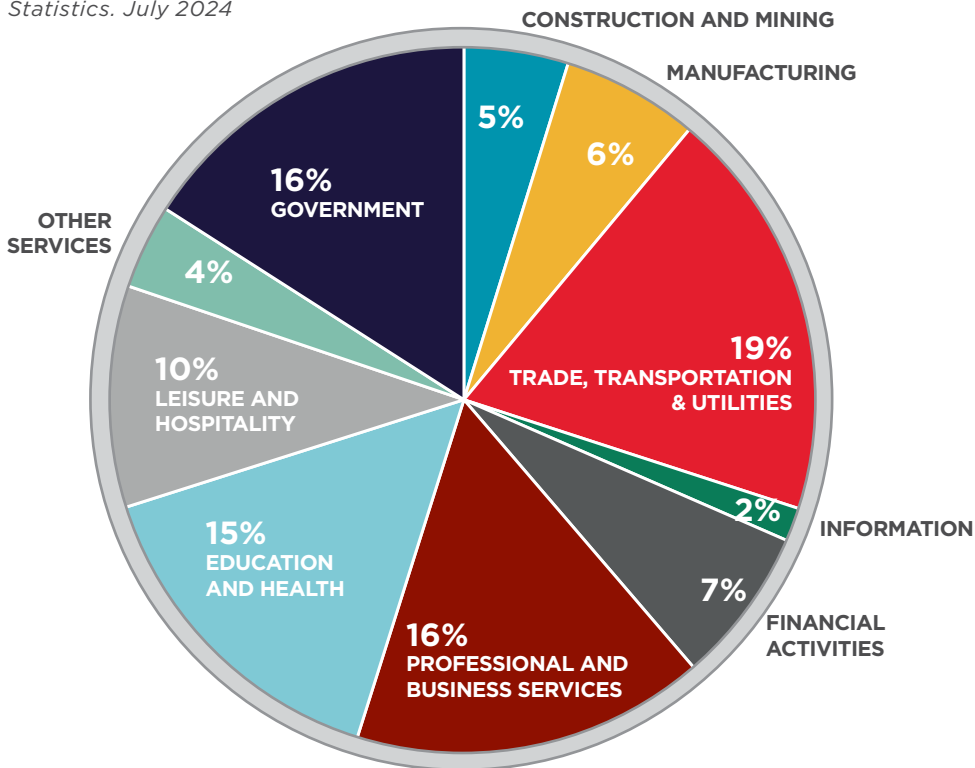
The Region's education entities are already crafting custom programs to help fill the 3,000 new direct jobs that will result from Intel's \$20 billion investment in the chip manufacturing site.

BUSINESS OPERATIONS

The Columbus Region’s economy is built on a highly diversified base of companies, with no single industry representing more than 19% of employment. With many advantages for business operations, from strategically sound location to logistics infrastructure, the Columbus Region makes doing business easy.

REGIONAL EMPLOYMENT BY SECTOR

Source: U.S. BLS, Current Employment Statistics. July 2024



INFORMATION TECHNOLOGY

Technology operations are deep and diverse, spanning industries such as retail, finance, and headquarter operations. Many of the Columbus Region’s key industries and top employers rely on IT expertise to deliver great results—and they find the right people in the Region.



HEADQUARTERS AND OFFICES

Some of the world’s most recognizable brands choose the Columbus Region for their headquarters and back-office operations. Companies operating in the Columbus Region relentlessly pursue innovation, testing new processes and products.



LOGISTICS AND E-COMMERCE

The Columbus Region is a global logistics hub that supports some of the world’s largest brands and top logistics service providers, making it a critical link in industrial and consumer supply chains. The Region’s location gives companies access to more of the U.S. population and employment base than any other major metro, providing unmatched accessibility.



MANUFACTURING

The Columbus Region represents the future of manufacturing. Alongside longtime industry giants, the next generation of visionary leaders is emerging with new goods and solutions for the modern consumer. A strong tradition of manufacturing continues to be one of the driving forces of the Columbus Region’s community and economy.



















RESEARCH AND DEVELOPMENT

The Columbus Region was built for innovation, and businesses answer the call. R&D is the common denominator across all industries. The Columbus Region’s can-do culture and collaborative community combine to create an environment where innovation is the expectation.

A BUSINESS-FORWARD ECONOMY

The Columbus Region's economy is built on a highly diversified base of companies. Some of the world's most recognizable brands—including ScottsMiracle-Gro, Bath & Body Works, JPMorgan Chase, Nationwide and Abercrombie & Fitch—thrive alongside innovative startups and unique small businesses. With support from top-ranked educational and research institutions, and an ever-growing venture capital community, the Columbus Region offers a stable environment for companies looking to grow in a variety of sectors.

FORTUNE 1000 HEADQUARTERS (REVENUES \$M)

 CardinalHealth No. 15 \$226,827	 Nationwide No. 72 \$58,645	 AEP AMERICAN ELECTRIC POWER No. 218 \$19,721	 Huntington No. 351 \$11,961	 VERTIV No. 471 \$8,011	Bath & Body Works No. 506 \$7,307
 VICTORIA'S SECRET No. 564 \$6,229	 agilon HEALTH No. 576 \$6,060	 GREIF No. 617 \$5,448	Abercrombie & Fitch No. 676 \$4,948	 bread financial No. 687 \$4,798	 M/I HOMES No. 714 \$4,504
 METTLER TOLEDO No. 792 \$3,872	 Scotts Miracle-Gro No. 841 \$3,552	 WORTHINGTON STEEL No. 855 \$43,430	DESIGNER BRANDS  No. 910 \$3,009	 IBP <small>INSTALLED BUILDING PRODUCTS</small> No. 929 \$2,941	 ADS <small>Advanced Drainage Systems, Inc.</small> No. 944 \$2,874

Source: www.fortune.com

LARGEST CENTRAL OHIO EMPLOYERS

 THE OHIO STATE UNIVERSITY No. 1 36,433	 OhioHealth No. 2 24,662	 THE GREAT SEAL OF THE STATE OF OHIO No. 3 24,217	JPMORGAN CHASE & CO. No. 4 18,600	 NATIONWIDE CHILDREN'S No. 5 14,037	 Kroger <small>FRESH FOR EVERYONE™</small> No. 6 14,006
 Nationwide No. 7 11,000	 amazon No. 8 9,262	THE CITY OF COLUMBUS No. 9 9,150	 MOUNT CARMEL <small>A Member of Trinity Health</small> No. 10 8,200	 HONDA No. 11 8,000	 CardinalHealth No. 12 4,353

Source: www.bizjournals.com/columbus

COLUMBUS AWARDS & ACCOLADES

2.3 MILLION
POPULATION
GROWTH RATE OF MORE THAN
12% BETWEEN 2010 AND 2020

Top 10
FOR MILLENNIAL
CONCENTRATION
according to Site Selection

46% of the U.S. Population
48% of Headquarter Operations
46% of Manufacturing Capacity
WITHIN A 10-HOUR DRIVE

42%
COLLEGE
GRADUATES

0%
CORPORATE
INCOME TAX

Top 10
FOREIGN-TRADE
ZONE IN THE U.S.

10% Lower
COST OF LIVING IN THE
COLUMBUS REGION COMPARED
TO NATIONAL AVERAGE

#1 METRO FOR
HIRING IN
THE MIDWEST
according to Forbes

#2 METRO FOR
HIRING IN
THE COUNTRY
according to Forbes

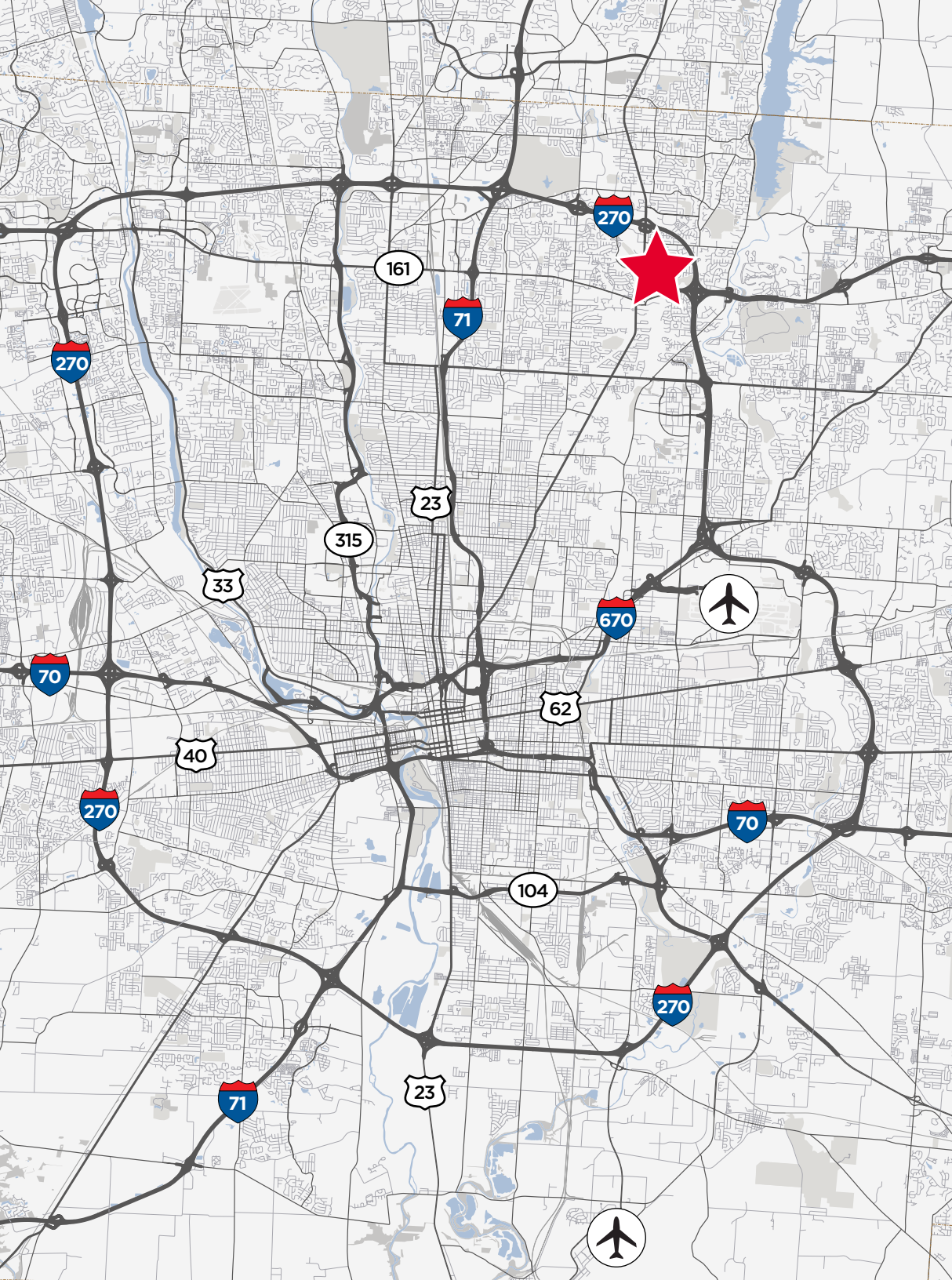
#5 CITY FOR
COLLEGE
GRADS
according to SmartAsset

#5 CITY FOR
WORK-LIFE
BALANCE
according to SmartAsset

#6 CITY WITH
THE YOUNGEST
ENTREPRENEURS
according to LendingTree

#8 BEST STATE
CAPITOL TO
LIVE IN
according to WalletHub





Columbus is home to one of the most diverse, vibrant economies in the Midwest. The city benefits from its role as the State Capital of Ohio and has evolved into one of the nation's most well-balanced cities. The region is home to today's leaders and is at the forefront of the industries of tomorrow, from advanced manufacturing to smart mobility research and development.



COLUMBUS TOP TALENT

The Columbus Region's explosive growth continues to yield the top talent businesses need to succeed. Home to over 2.2 million people, the high quality of life and innovative companies in the Columbus Region attract bright young minds from around the world. The low cost of living offers an affordable market for employers in search of top talent as well as employees craving a high quality of life at a lower expense. The Columbus Region's growth over the last decade has been rapid—and shows no signs of stopping. The Columbus metro alone experienced a population growth rate of more than 12% between 2010 and 2020 (substantially higher than the 2.1% average for the rest of the Midwest). The Region is expected to expand to 3 million people by 2050. Of those moving to the Columbus Region, 42% are college graduates. And with leading universities and top-ranked liberal arts colleges, we boast one of the highest concentrations of college students in the U.S.

DRAWING ON TALENT

The Columbus Region's workforce is highly educated and prepared to hit the ground running on behalf of the Region's organizations. A high concentration of colleges and universities yield prepared leaders in business, the arts and the sciences each year. And a long tradition of manufacturing and many trade schools provide a workforce that understands the nuances of a manufacturing environment.

K-12

The workforce of tomorrow is being built in the Columbus Region's abundance of city and suburban public-school options and private, STEM, and vocational K-12 options.

21

public high schools in Columbus alone

80+

high schools across the Columbus Region

67

public school districts enrolling more than 300,000 students

23,000

annual high school graduates

93%

high school average 4-year graduation rate

61%

high school graduates enroll in college

CAREER AND TECHNICAL SCHOOLS

The Columbus Region has a multitude of options for workforce development outside of the higher education landscape. Technical and vocational schools for advanced manufacturing, computer science, robotics, trades, and more create a steady pipeline of skilled talent.

Columbus State Community College is the largest community college in the State of Ohio and amongst the largest in the nation. It offers associate degrees in automotive technology, aviation maintenance, business management, civil engineering, information technology, electro-mechanical engineering, electrical engineering and numerous other business and engineering fields. The Center for Workforce Development can provide customized training services for employers.



UNIVERSITIES AND COLLEGES

The Columbus Region hosts over 52 college and university campuses with a total enrollment of over 134,000 undergraduate students and 22,000 graduate students. The most well-known of which is The Ohio State University. With so many options to choose from, the Columbus Region retains many of its young people and attracts many more to the area for school, many of whom become part of the Region's workforce upon graduation.

The Ohio State University, the state's flagship university and one of the largest and most comprehensive universities in the U.S., has over 61,000 students at its main campus in Columbus. With 200 undergraduate majors and more than 250 master's, doctoral and professional degree programs, Ohio State provides the Region with a diverse and talented workforce for the future. Ohio State awarded nearly 11,000 degrees in 2018, as well as more than 4,400 advanced degrees.

Ohio State's graduate and undergraduate engineering programs are both ranked No. 1 among all Ohio universities and 14th and 16th, respectively, among public universities according to U.S. News & World Report. The College of Engineering ranks 3rd in the country for industry research and development expenditures, according to the National Science Foundation. Ohio State also ranks 6th in the nation among public universities in private support, which was more than \$601 million for fiscal year 2018, when College of Engineering and Knowlton School of Architecture private support exceeded \$49 million.

22,000

Annual College
Graduates

52

College & University
Campuses

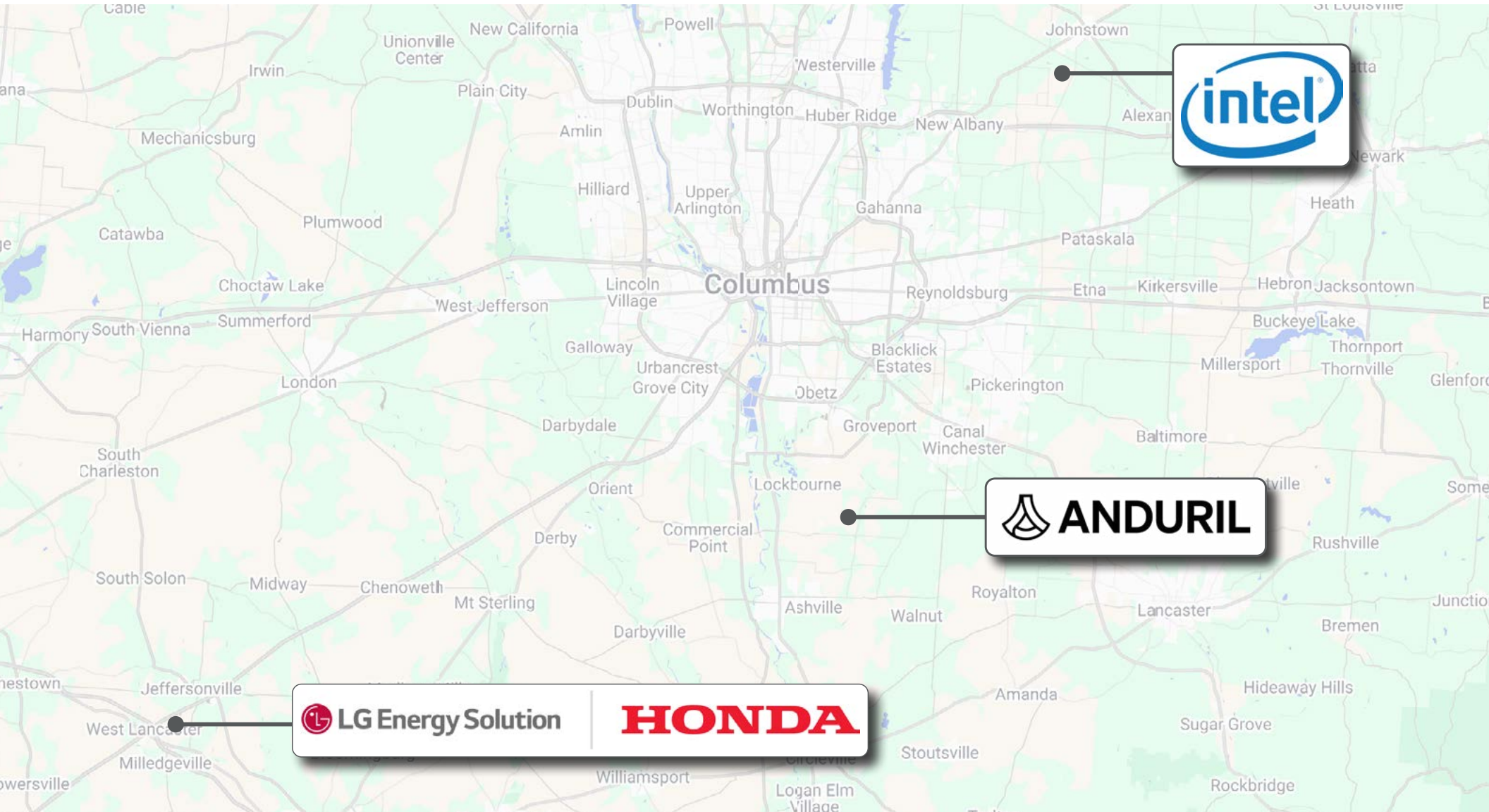
1.2M

Total
Workforce



THE SILICON HEARTLAND

Historically Ohio has been a place of ideas, testing, and innovation... and that's not slowing down any time soon. The Central Ohio region is experiencing historic growth with multiple landmark projects underway.



INTEL IN OHIO

INTEL SEMICONDUCTOR MANUFACTURING FACILITY

In January 2022, Intel announced plans for an initial investment of more than \$28 billion in the construction of two new leading-edge chip factories in Licking County, Ohio. The investment will help boost production to meet the surging demand for advanced semiconductors, powering a new generation of innovative products from Intel and serving the needs of foundry customers as part of Intel's IDM 2.0 strategy.

As the largest single private-sector investment in Ohio history, the initial phase of the project is expected to create 3,000 Intel jobs, 7,000 construction jobs over the course of the build, and support tens of thousands of additional local long-term jobs across a broad ecosystem of suppliers and partners.

To support the development of the new site, Intel pledged an additional \$100 million toward partnerships with educational institutions to build a pipeline of talent and bolster research programs in the region.

THE OHIO CAMPUS AT A GLANCE

Intel decided to expand their chip manufacturing operations, and Ohio stepped up. Leveraging JobsOhio, Intel and Ohio were able to move at the speed of business. Intel's state-of-the-art Ohio manufacturing facility will be its most advanced.

3K

new hi-tech Intel jobs

1st

leading-edge semiconductor chip manufacturing facility in Ohio

169

existing Ohio businesses already supply Intel and will benefit.

\$28B

capital investment

7K

construction jobs over the course of the build

926

acre site in Licking County

2

new leading-technology semiconductor fabs

10s

of thousands of indirect and support jobs like contractors, suppliers, and consultants in addition to employee and construction jobs

SUPPLIERS AT NEW ALBANY BUSINESS PARK

The Intel site is situated on the 9,000-acre New Albany International Business Park. The park is one of the largest strategically planned business parks in the country and the fastest growing in the Midwest. Tech companies have taken notice, with Amazon, Facebook and Google building data centers there.

Intel suppliers and supporting companies have started announcing plans to join Intel in New Albany and in the wider region. Applied Materials, Lam Research, Ultra Clean Technology, Air Products, DSV, QTS, Lincoln Rackhouse, and dbt Labs are some of the companies that have announced plans, with more in the pipeline.

ANDURIL ADVANCED MANUFACTURING FACILITY

In January 2025, Anduril Industries announced a partnership with Ohio to make history – a move to dramatically bolster our national security and help the United States restore the global balance of power.

Anduril is building an advanced manufacturing facility in Pickaway County near Rickenbacker International Airport to build cutting-edge military drones. Anduril’s ability to “hyperscale” defense manufacturing rapidly condenses production timelines to help America Rebuild the Arsenal.

This is a critical project that requires Ohio’s depth of experience and support for military and federal missions, combined with its legacy of hard work and innovation in manufacturing. That makes Ohio the most qualified state in the nation to support this kind of work.

The project will create 4,008 new jobs over 10 years. **That’s the largest single-job creation project in Ohio’s history, which has a long and storied legacy of manufacturing success.**

The five-million-square-foot facility will be located on 500 acres of land in Pickaway County near Rickenbacker International Airport and includes room for future growth. While the impact will be felt statewide, the unique qualities and ability to support the project in Central Ohio, and more specifically Pickaway County, create the ideal environment for success.



BY THE NUMBERS: ANDURIL IN OHIO

Anduril is a global leader in advanced defense technology. To help bolster U.S. national defense, the company selected Pickaway County in Central Ohio to site its newest facility due to the state’s proven ability in manufacturing and innovation, technology, and the unique capacity to hyperscale manufacturing and rebuild the military and defense arsenal.

\$900M+

in regional capital investment

4K+

workers (by 2035) making it the largest job-creation and new payroll project in Ohio’s History

5M

square foot facility on 500 acres near Rickenbacker International Airport

\$2B

annual economic impact

8,500

new jobs (including indirect jobs) by 2035

\$1B

in-state labor income

\$800M

projected tax revenues

HONDA EV HUB

In October 2022, Honda announced it was investing more than \$1 billion to retool its Marysville Auto Plant (MAP), East Liberty Auto Plant (ELP) and Anna Engine Plant (AEP), creating a flexible manufacturing system capable of producing internal combustion engine (ICE), hybrid-electric and battery electric vehicles on the same production line. Marysville Auto Plant employs approximately 4,200 workers, East Liberty Auto Plant has 2,700 employees and the Anna Engine Plant has 3,000.

Honda's investment in Ohio is not just in vehicle production. The company has partnered with LG Energy Solution to invest \$3.5 billion in a new joint venture battery facility, in Jeffersonville. Construction of the new facility - located about 40 miles southwest of Columbus - began in early 2023. The project is still under construction with production scheduled to start in late 2025. The Jeffersonville battery facility is expected to hire 2,200 workers.

These Honda facilities, along with the new EV battery plant, will serve as a new EV hub in Ohio, and play a key role in developing the company's knowledge and expertise in EV production that will be shared across Honda's North American auto production network in the coming years. Honda's EV hub will leverage the company's longstanding production, product development, and purchasing operations located in Central Ohio.

BATTERY PLANT

- **Location:** Fayette County, Ohio, just south of I-71 in Jeffersonville
- **Description:** A joint venture with LG Energy Solution to produce lithium-ion batteries for Honda and Acura EVs
- **Size:** Over 2 million square feet
- **Investment:** \$3.5 billion committed by Honda and LG Energy Solution, with an overall investment projected to reach \$4.4 billion
- **Production:** Expected to start mass production of pouch-type lithium-ion batteries in 2025

AUTO PLANTS

- **Marysville Auto Plant:** Retooled to produce EVs and internal combustion models at the same time
- **East Liberty Auto Plant:** Part of the EV Hub
- **Anna Engine Plant:** Part of the EV Hub, where IPU cases are cast, machined, and joined



Progress of the over 2 million square foot EV battery plant as of October 2024

COLUMBUS HEALTHCARE

Columbus, Ohio is primarily served by two hospital systems including the Ohio State University Wexner Medical Center and Ohio Health. U.S. News & World Report has consistently ranked The Ohio State Wexner Medical Center #1 among Columbus hospitals, and it has spent 29 consecutive years on the U.S. News Best Hospitals list. On the 2024-2025 list, they're nationally ranked in 8 out of 15 adult specialties and recognized as high-performing in 4 common procedures and conditions. The hospital's specialties include cancer treatment, sports medicine, obstetrics and gynecology, and heart and vascular care. More than 100 buildings house the most technologically advanced research, teaching and patient care programs in the region. These modern hospitals, offices, labs and classrooms are balanced by interior design and natural spaces that promote healing and invite quiet reflection.

University Hospital is the flagship patient care facility of The Ohio State University Wexner Medical Center. They are a 900-bed hospital that offers patients the latest in care, research and technology. Specialties include critical care, organ transplantation, women's health, digestive diseases, minimally invasive surgery, rehabilitation and neurosciences.

A major referral center for patients from Ohio and throughout the Midwest, Ohio State's University Hospital is consistently recognized as one of America's Best Hospitals by U.S. News & World Report. In addition to their designation as a Level I Trauma Center, they're also home to the most advanced intensive care units in the area, including a Level III neonatal intensive care unit and a comprehensive burn center.

University Hospital is unique in the region for many services, including central Ohio's only adult solid organ transplant program and a groundbreaking Center for Neuromodulation, which pioneers procedures such as deep brain stimulation that can dramatically improve the lives of people with specific neurological and psychiatric symptoms.

UNIVERSITY HOSPITAL IS:

- The flagship hospital of The Ohio State University Wexner Medical Center with nearly 900 beds
- A major referral center for patients throughout Ohio and the Midwest
- One of the busiest kidney and pancreas transplant centers in the world
- An advanced maternity hospital with a Level III Neonatal Intensive Care Unit (highest ranking)
- An international center for neuromodulation research and care
- A Level I Trauma Center (highest ranking)
- A leader in minimally invasive surgery and advanced heart and gynecologic surgeries



COLUMBUS HEALTHCARE

Based in Columbus, Ohio, OhioHealth is a nationally recognized, not-for-profit, charitable, healthcare outreach of the United Methodist Church. Serving its communities since 1891, OhioHealth is a family of 35,000 associates, physicians and volunteers, and a network of 15 hospitals, three joint-venture hospitals, one managed-affiliate hospital, 200+ ambulatory sites and other health services spanning a 50-county area. It has been recognized by FORTUNE as one of the “100 Best Companies to Work For” 15 times since 2007.

The OhioHealth Research Institute fosters the delivery of better medical treatments, the application of more effective technology and the enhancement of patients’ personal experiences through clinical trials, innovations, scholarly activity, medical education and other programs. Spanning over seven service lines and seven OhioHealth care sites, they actively participate in regional, national and international research clinical trials and networks.



HEALTH IMPACT OHIO

Health Impact Ohio is an independent, not-for-profit organization committed to transforming the quality, delivery, and value of healthcare to ensure all people in the Columbus region have the best healthcare experience possible. Health Impact Ohio is an affiliate of the Columbus Medical Association and a proud member of the Network for Regional Healthcare Improvement (NRHI), a national organization representing more than 30 member Regional Health Improvement Collaboratives (RHICs) across the country.



THE OHIO STATE
UNIVERSITY

WEXNER MEDICAL CENTER



OhioHealth



CAPITAL MARKETS CONTACTS

Zane M. Fry

Direct: +1 614 827 1723

zane.fry@cushwake.com

Thomas M. Powers

Direct: +1 513 702 1341

tom.powers@cushwake.com

Michael J. Sullivan

Direct: +1 513 509 1156

mike.sullivan@cushwake.com

Hank Davis

Direct: +1 513 235 5546

hank.davis@cushwake.com

Cushman & Wakefield

325 John H. McConnell Boulevard,
Suite 450

Columbus, OH 43215

