
AT THE PENINSULA

NOW LEASING

RETAIL SPACE FOR LEASE

Retail Reimagined in Columbus' Most Dynamic New District



FLAHERTY & COLLINS PROPERTIES

ROTH REAL ESTATE GROUP

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:

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ROTH REAL ESTATE GROUP

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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.

COLUMBUS OHIO
ONE AT THE 1 PENINSULA
RIVERFRONT

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







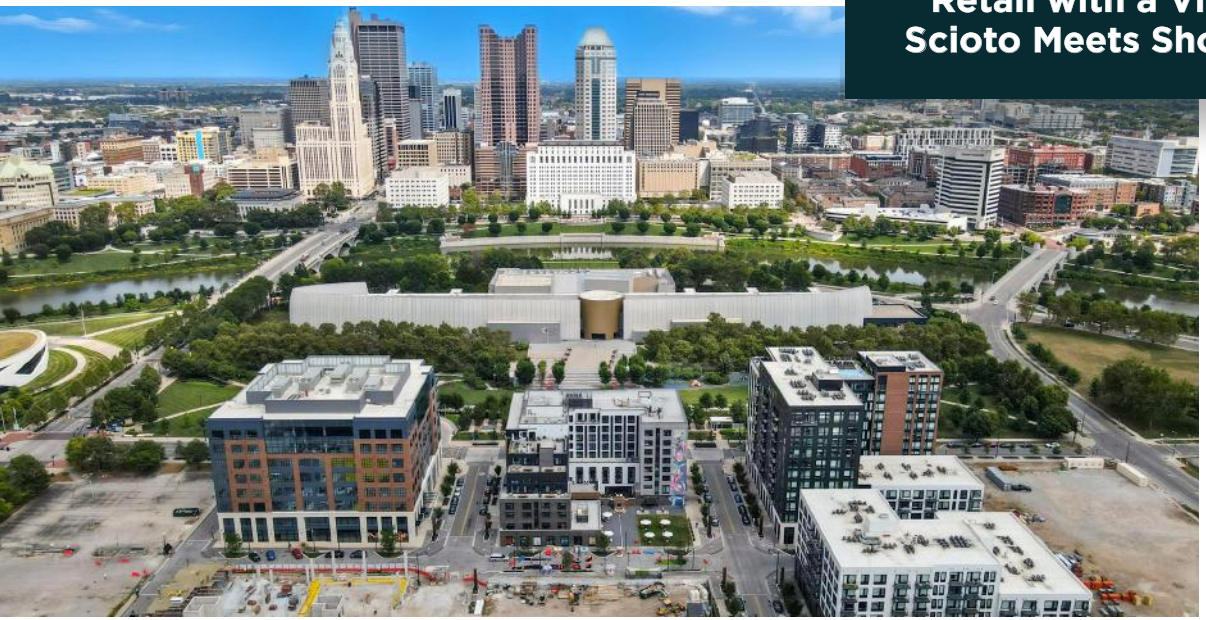


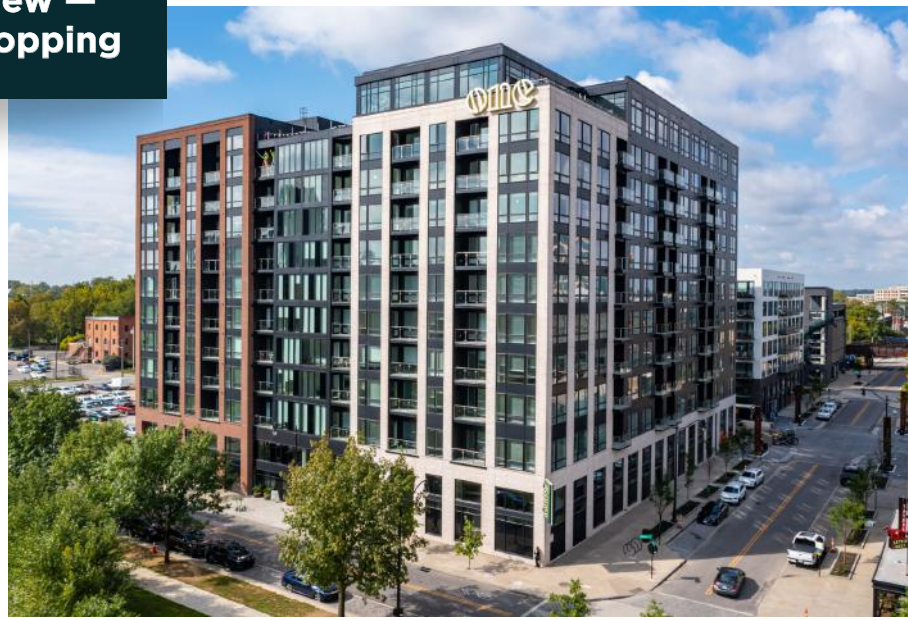


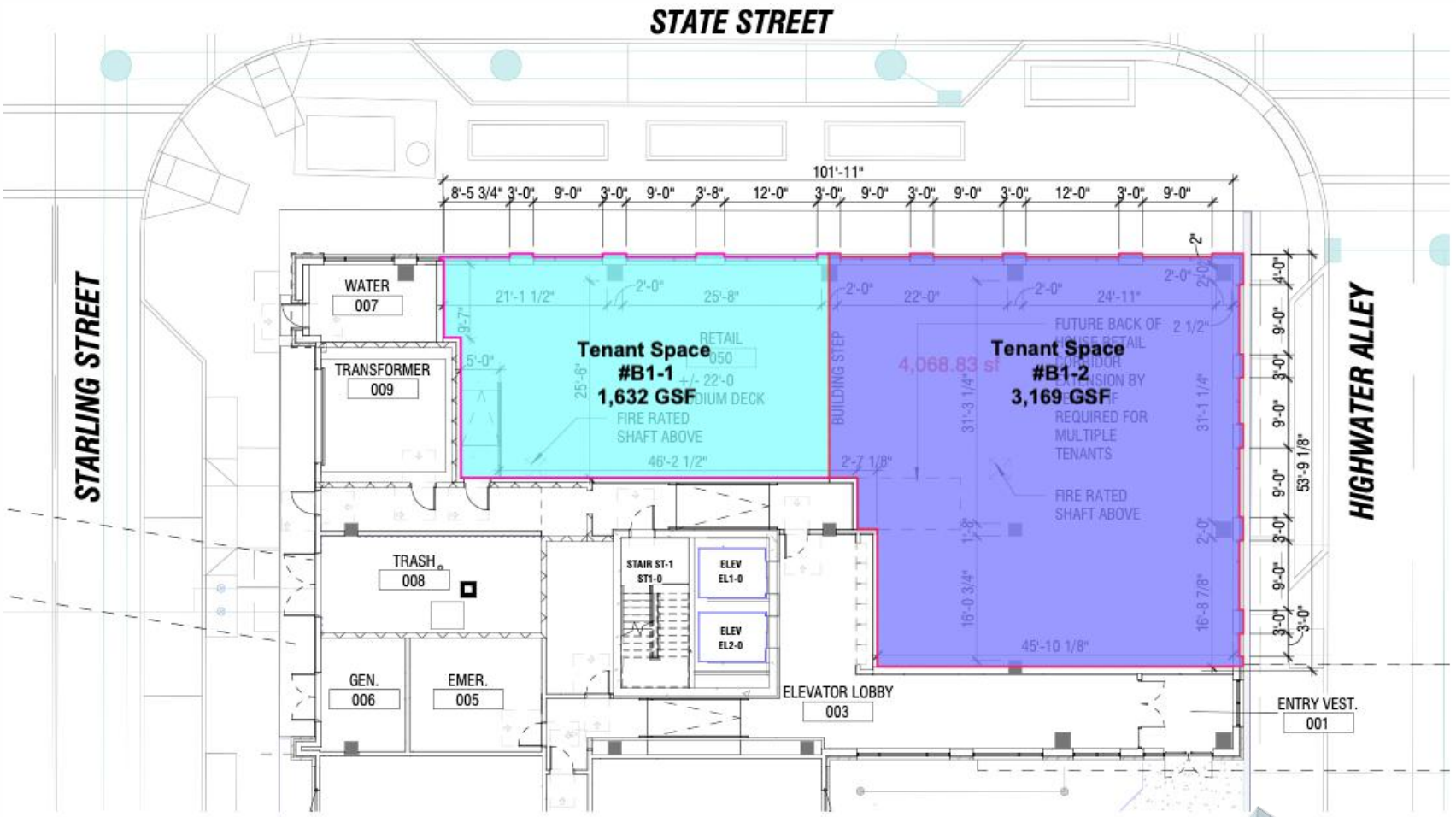




**Retail with a View —
Scioto Meets Shopping**







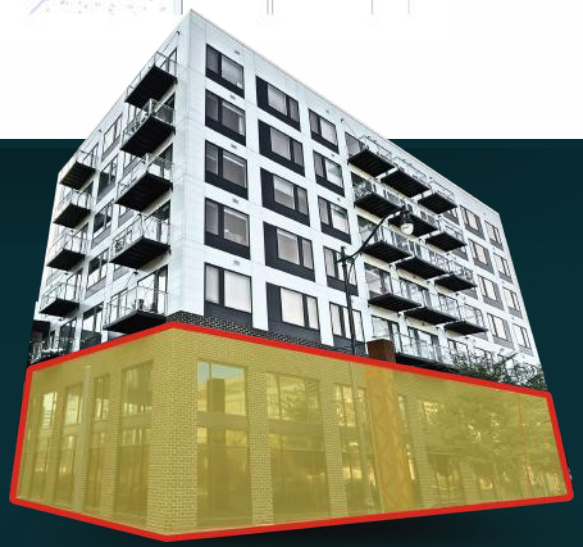
BUILDING 1

Active sidewalks connecting The Peninsula to Scioto Mile and Downtown

GROUND FLOOR | LEVEL 1

BUILDING 1
Retail Floor Plan Demised

4,874 SF AVAILABLE



ONE AT THE PENINSULA

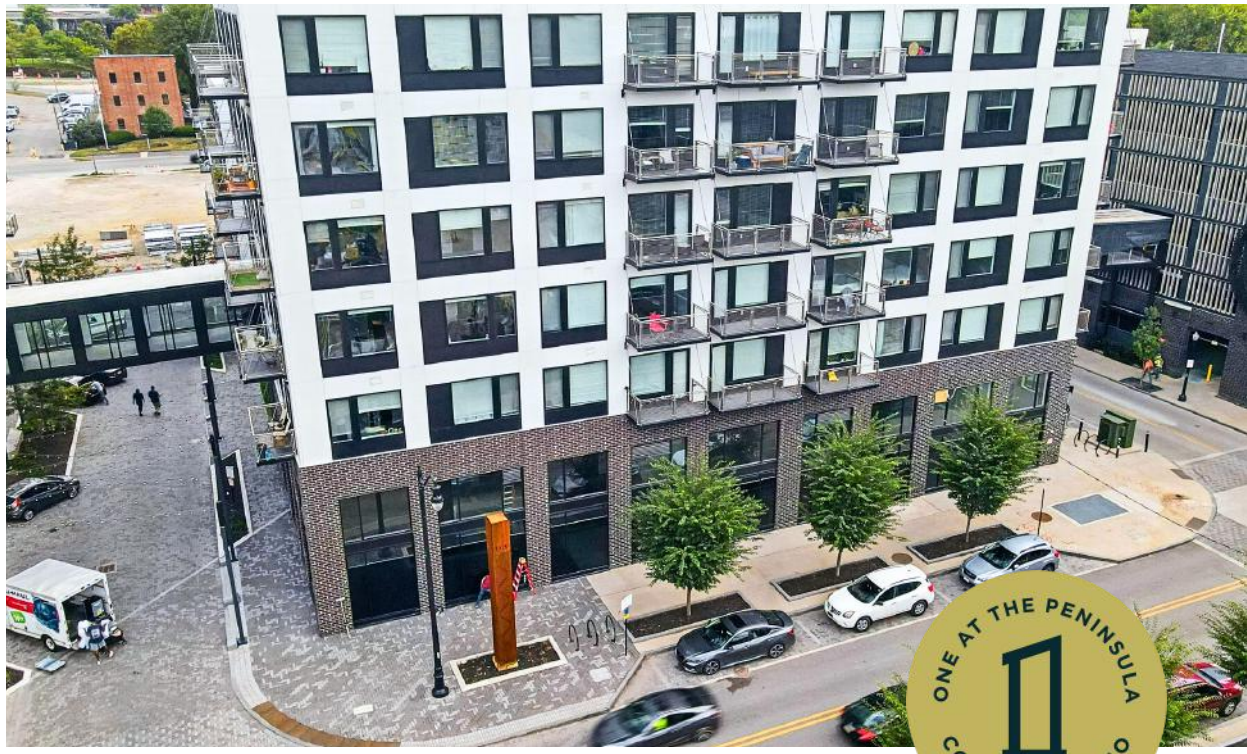
For Leasing Inquires: WILL ROTH | 614.284.2083 | Will@Rothregroup.com • SCOTT STEIDEL | 614.404.1423 | Scott@Rothregroup.com







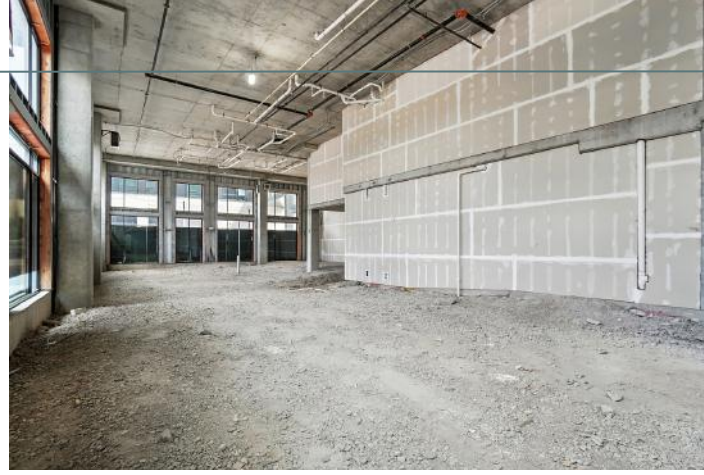




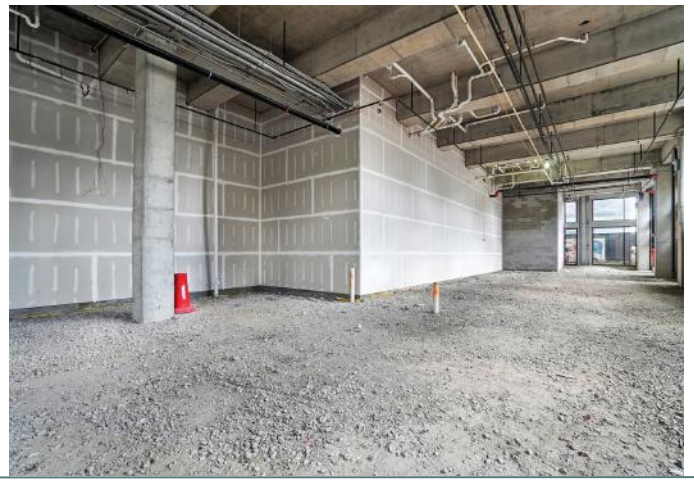
ONE AT THE PENINSULA 1 COLUMBUS • OHIO

BUILDING 1
EXTERIOR PHOTOS





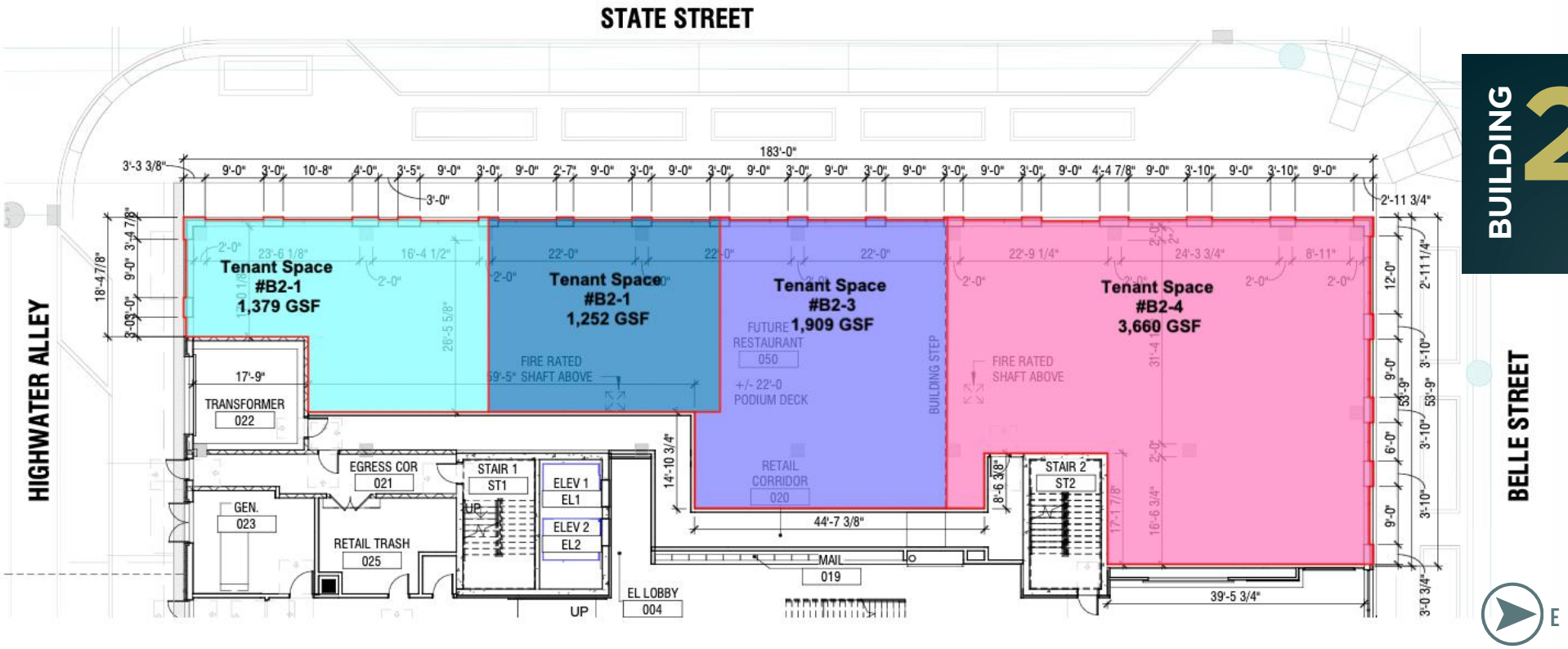


BUILDING 1

INTERIOR PHOTOS

ONE AT THE PENINSULA
COLUMBUS • OHIO



Street-level retail designed for high visibility



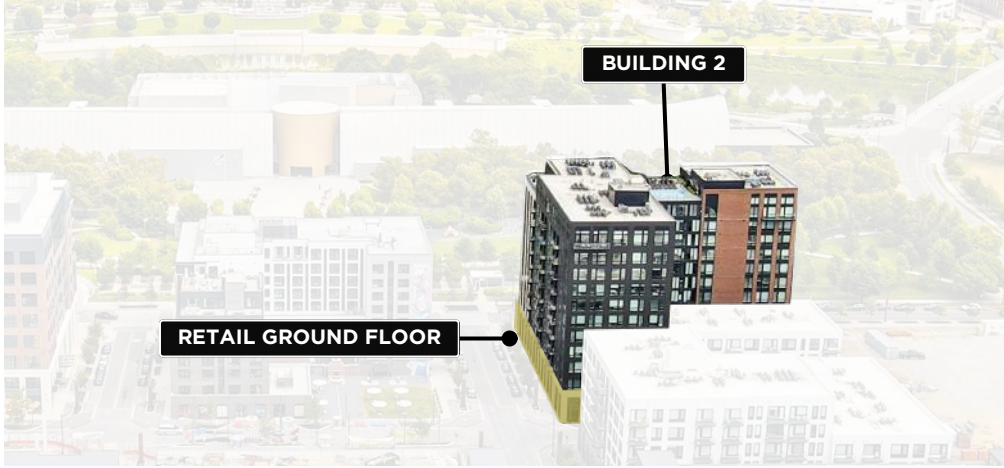
GROUND FLOOR | LEVEL 1

BUILDING 2
Retail Floor Plan Demised

8,130 SF AVAILABLE

ONE AT THE PENINSULA







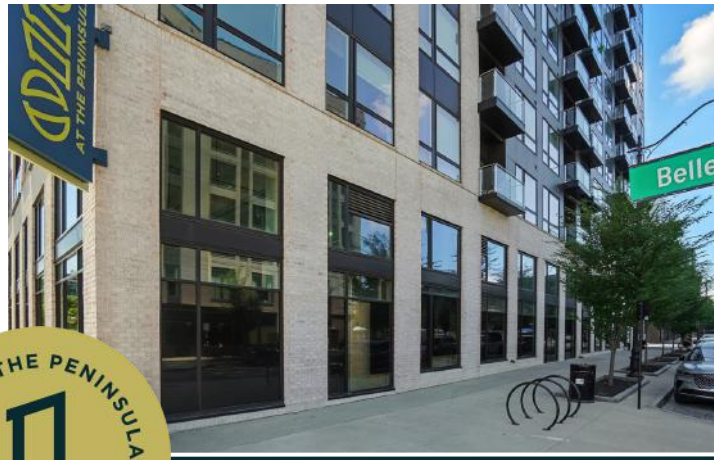






BUILDING 2



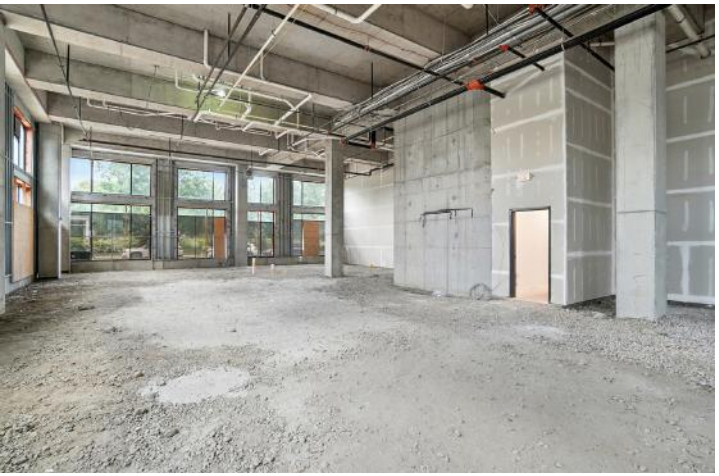


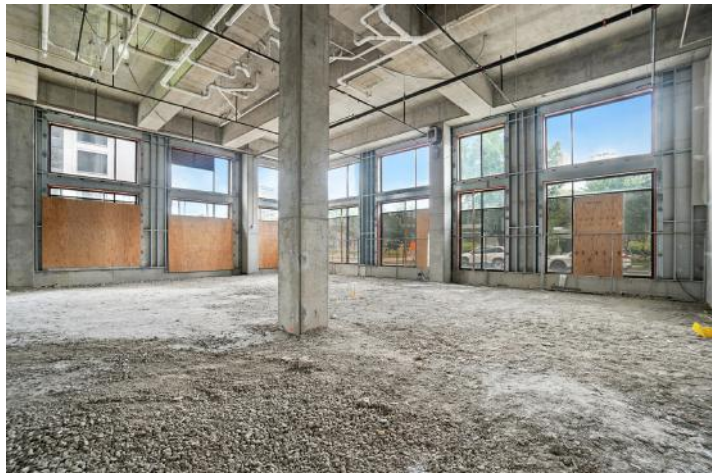
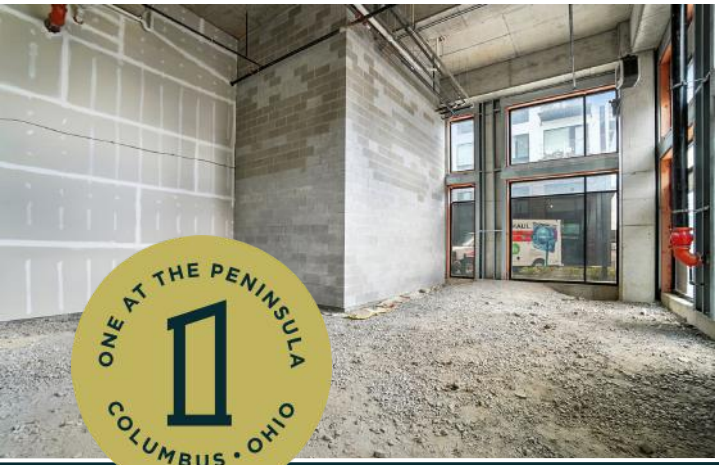
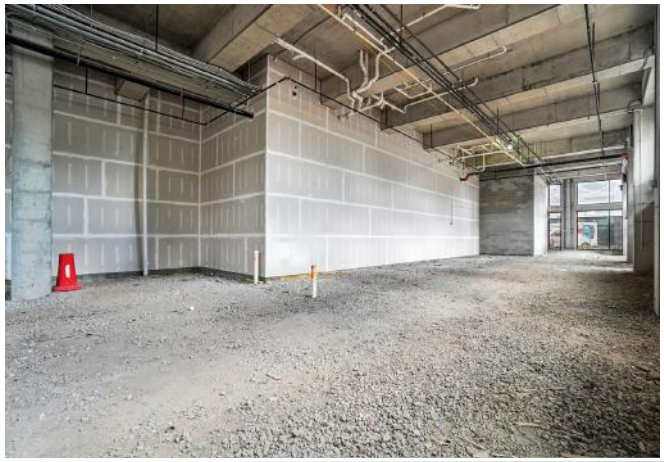
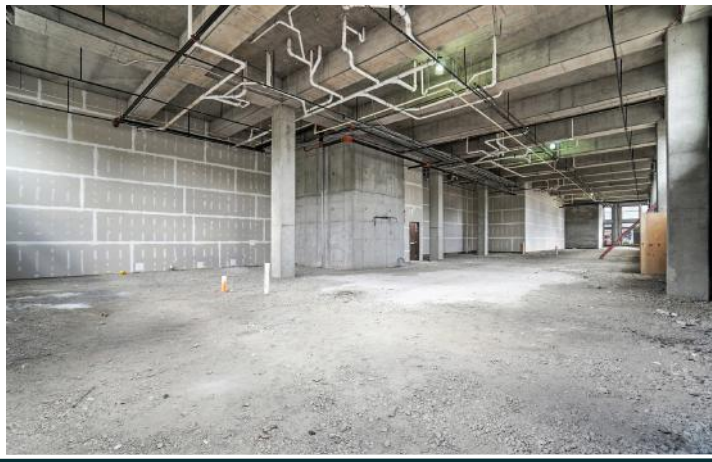
ONE AT THE PENINSULA
COLUMBUS • OHIO

BUILDING 2 EXTERIOR PHOTOS







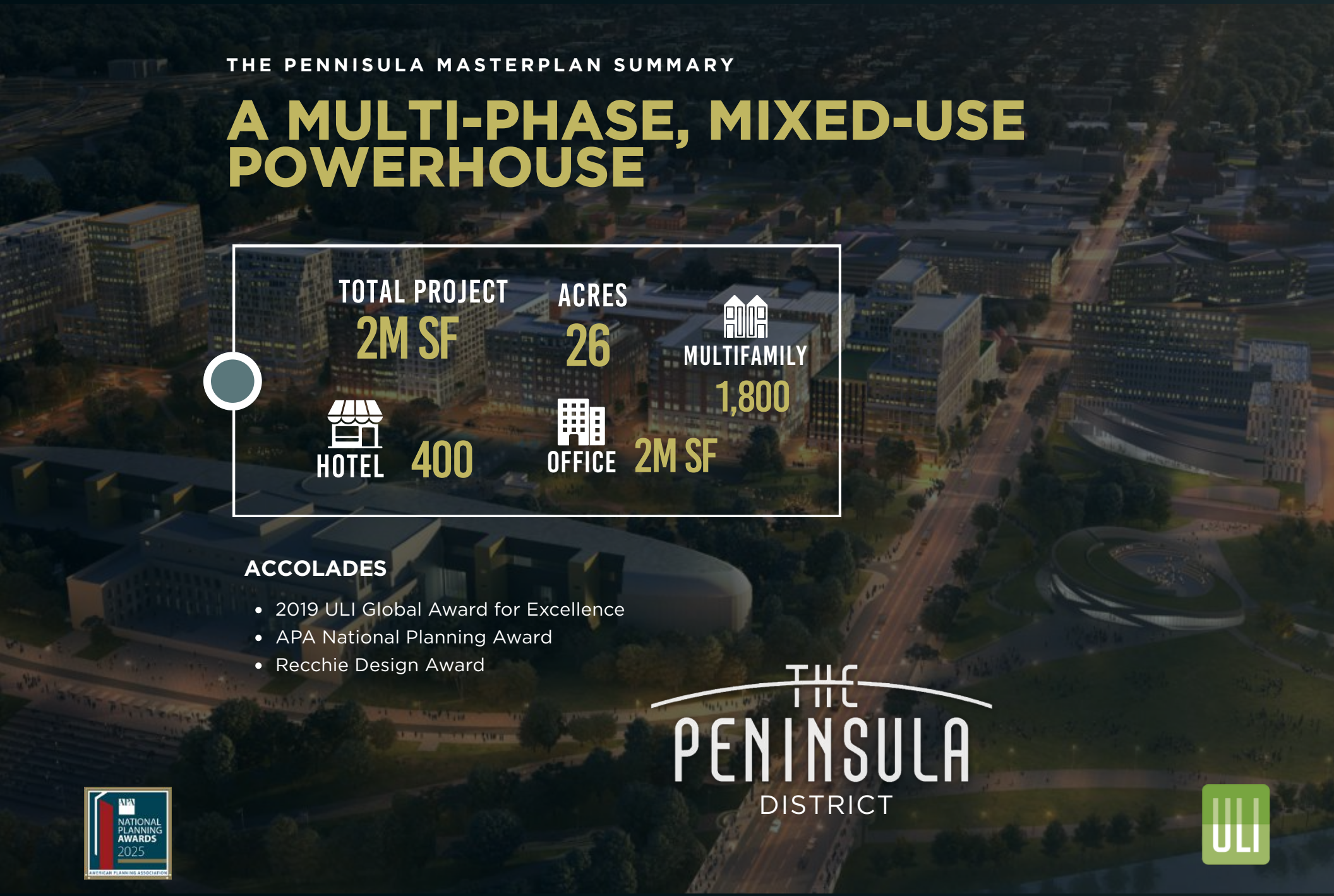
ONE AT THE PENINSULA
1
COLUMBUS • OHIO

BUILDING 2
INTERIOR PHOTOS

ONE AT THE PENINSULA

THE PENNISULA MASTERPLAN SUMMARY

A MULTI-PHASE, MIXED-USE POWERHOUSE



ACCOLADES

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

THE PENINSULA DISTRICT

NATIONAL PLANNING AWARDS 2025

ULI

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

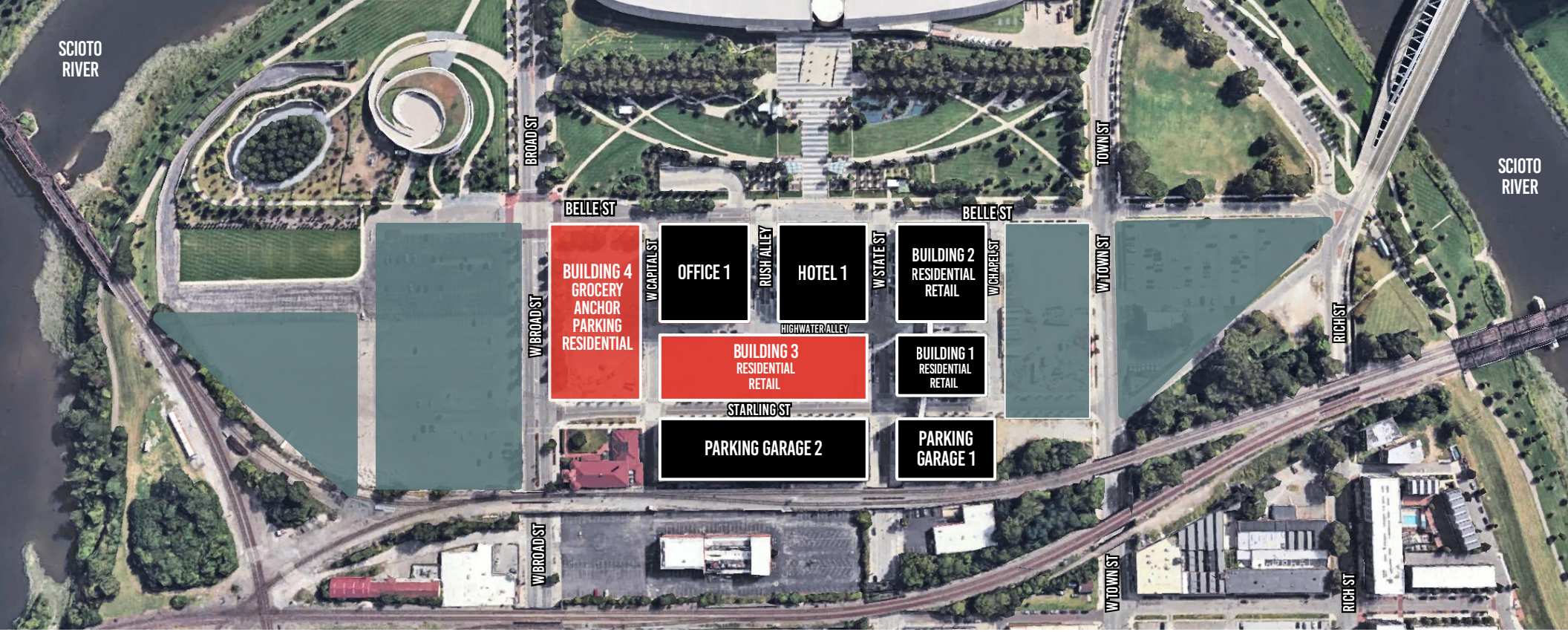
- Building 3
  - Residential 136 Units
  - Retail 5,000 SF
- Building 4
  - Giant Eagle Market District Anchor 35,000 SF Full-Service Grocery
  - Parking Garage
    - 400 Spaces
  - Residential 249 Units

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	231K SF	7.3
Total Project	Phase I	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

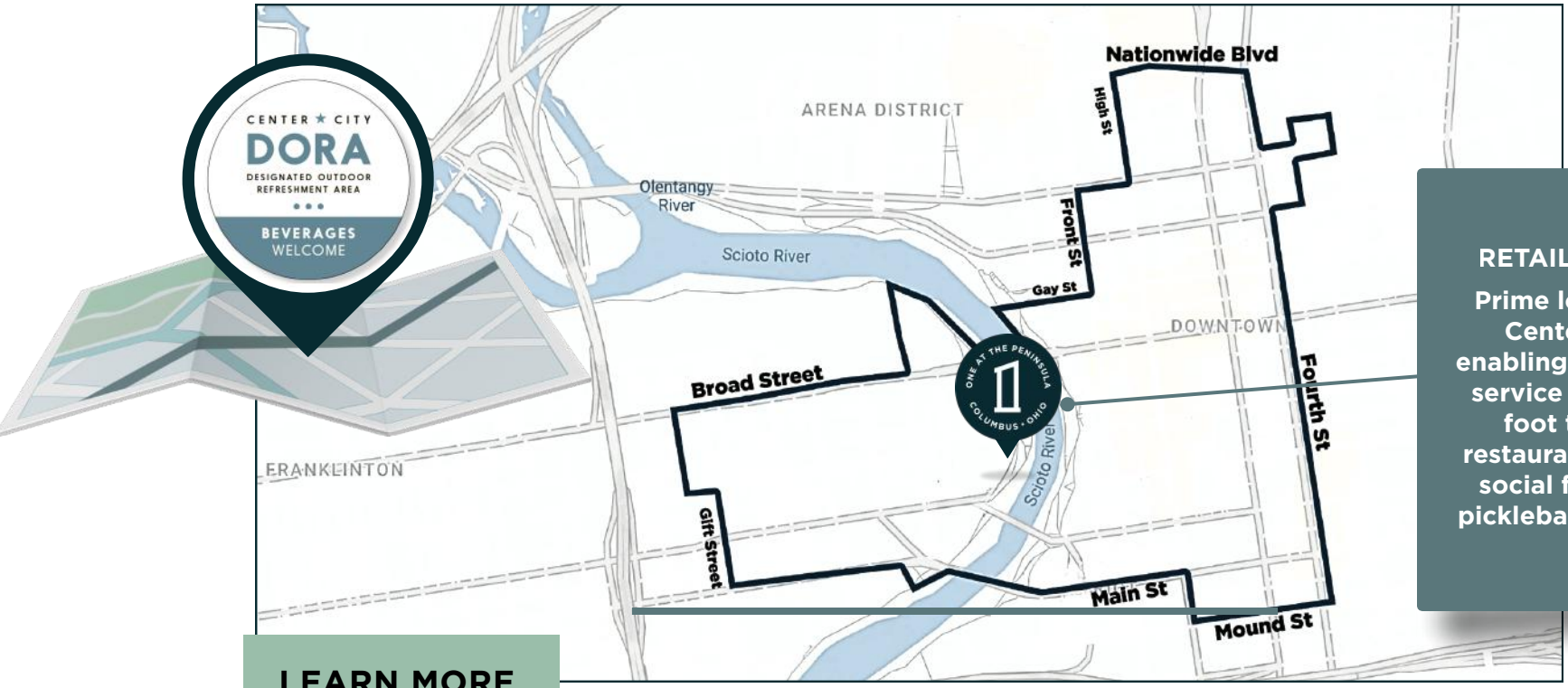
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  - Parking 400+ Spaces
  - Residential 249 Units

THE PENINSULA DEVELOPMENT

MIXED-USE DEVELOPMENT **SITE PLAN**


ONE AT THE PENINSULA
COLUMBUS • OHIO
FUTURE HOME OF THE COLUMBUS SYMPHONY
BUILDING 2
TOWN ST
MARKET DISCTRICT GROCERY ANCHOR
RETAIL
THE JUNTO
FUTURE PHASE
BUILDING 4
OFFICE
BRASSEYE ROOFTOP
LITTLE WEST TAVERN
LITTLE POUNTINE WINDOW
BUILDING 1
W TOWN ST
FUTURE PHASE
BROAD ST
W CAPITAL ST
RUSH ALLEY
LITTLE WEST ALLEY
THE LAWN AT HIGH WATER ALLEY
FUTURE PHASE
BUILDING 3
HIGHWATER ALLEY
W STATE ST
1,400 CAR PARKING GARAGE 2
PARKING GARAGE 1
RETAIL

Map via DowntownColumbus.com



LEARN MORE

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
OFFICE

230K SF
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

rev1ventures

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®

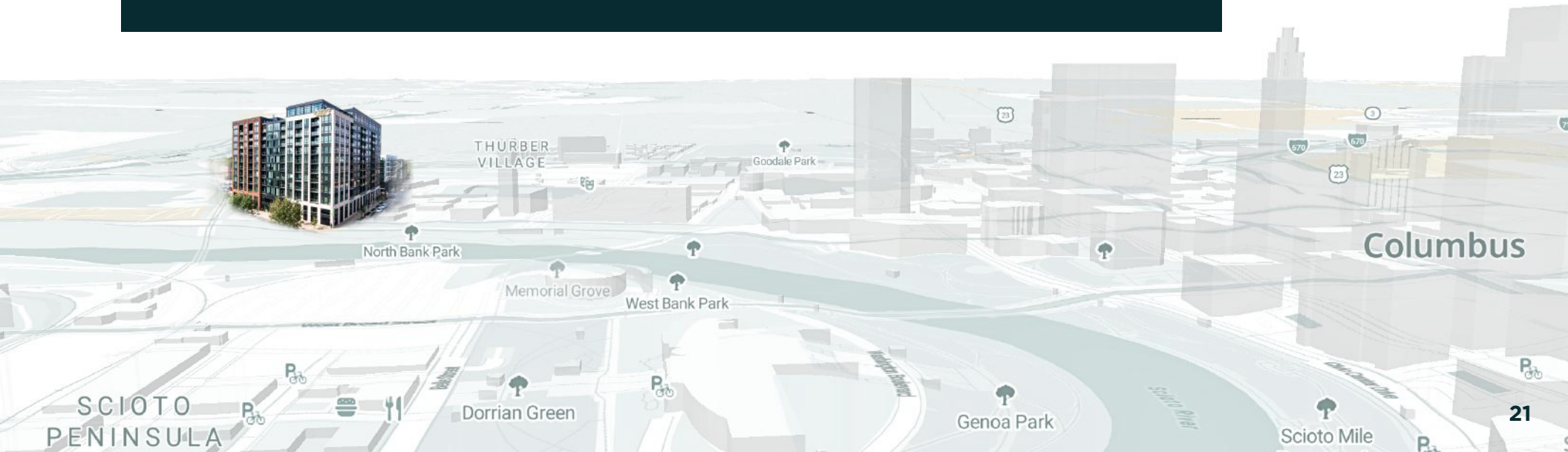
Nearby Franklinton HQ employs 1,500+ tech professionals, sustaining daytime dining and retail demand.

Nationwide Children's

The Ohio State University
Wexner Medical Center

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

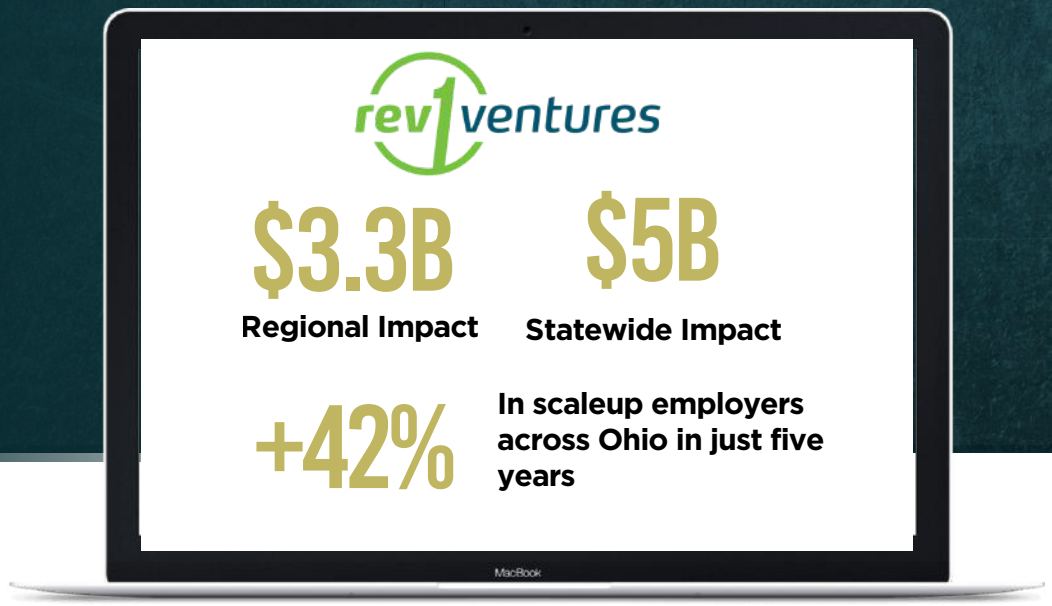
New Anchor Open Soon: Giant Eagle's 40,000 SF Market District will bring high-volume daily foot traffic and elevate the Peninsula's retail and dining appeal.



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**

columbus symphony

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+
Attendence



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.

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

ROTH REAL ESTATE GROUP

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

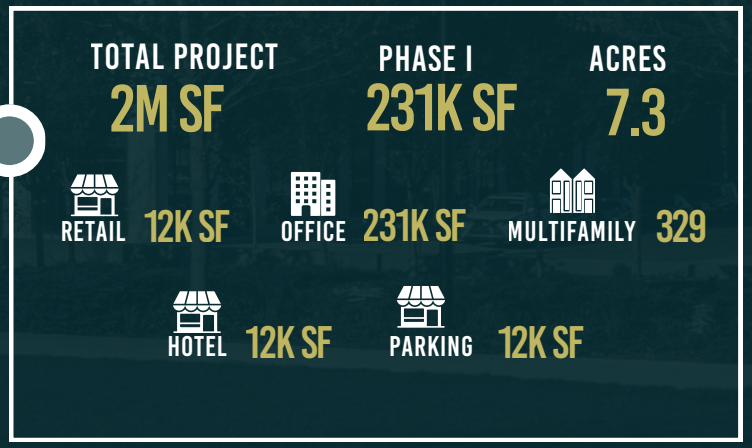
PHASE I **$250 Million**

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



telhio Credit Union

BURGESS & NIPLE

ASCH

THE PENINSULA OFFICE

Deloitte.

InsightGlobal

improving



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

DAIMLER

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.





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.

USA TODAY 10Best **BEST HOTELS THAT OPENED LAST YEAR**

MidwestLiving **BEST OF THE MIDWEST 2024 AWARD WINNERS, LODGING**

brass eye



MAUDINE'S



THE TRADE J ROOM



LITTLE WEST TAVERN



LITTLE WEST POUTINE WINDOW



HIGHWATER Alley

One

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



Rendering by:

137 UNITS
RESIDENTIAL

New residential and retail storefronts expand evening and weekend activity

5K SF
GROUND FLOOR RETAIL





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).

PHASE II

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.



BUILDING 4



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.

ONE AT THE PENINSULA
COLUMBUS • OHIO

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

1M+ COSI Center of Science and Industry

JAZZ & RIB FEST 200K+

red, white & BOOM! 500K+

COLUMBUS PRIDE FEST 700K+

COLUMBUS ARTS FESTIVAL GC AC 500K+

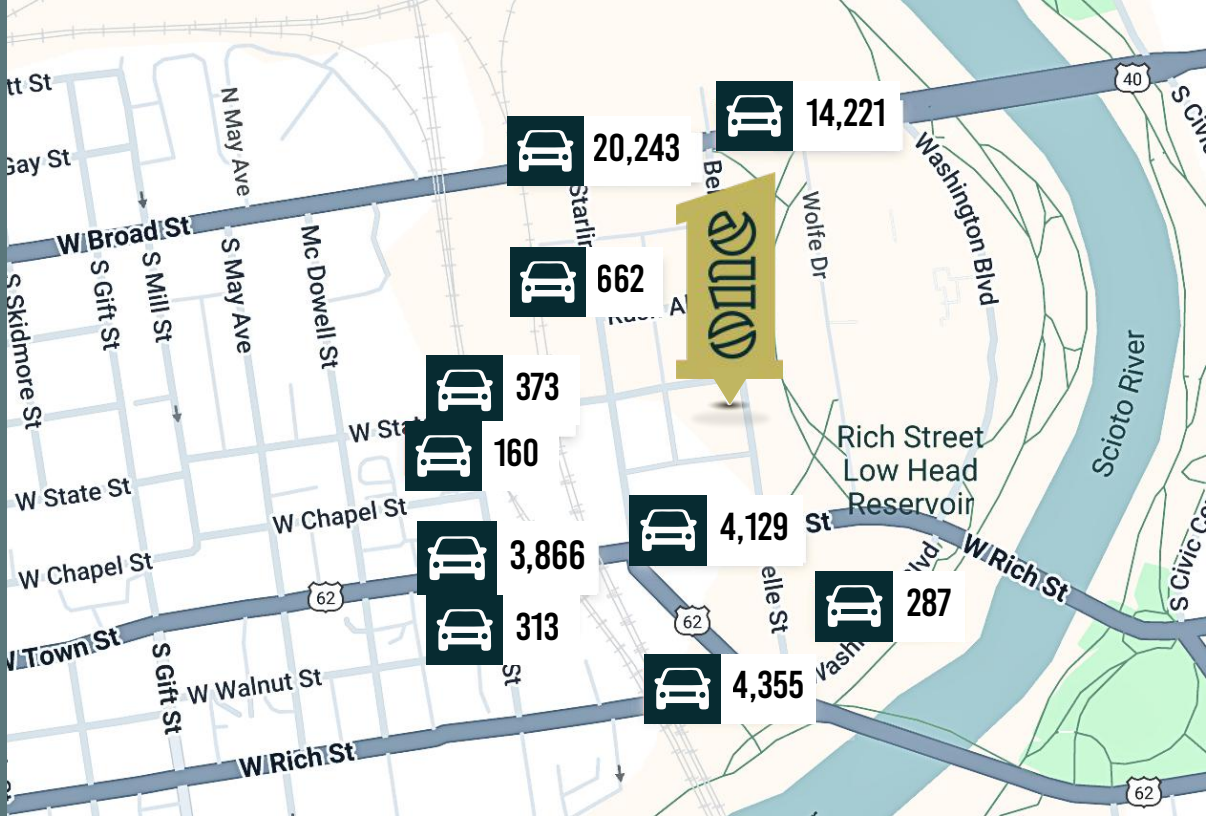
COLUMBUS FOOD TRUCK FESTIVAL 100K+

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



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

HIGH-INCOME **WALKABLE CORE**

POPULATION
31.4K

MEDIAN AGE
33

MALE
50.2%

FEMALE
49.7%

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

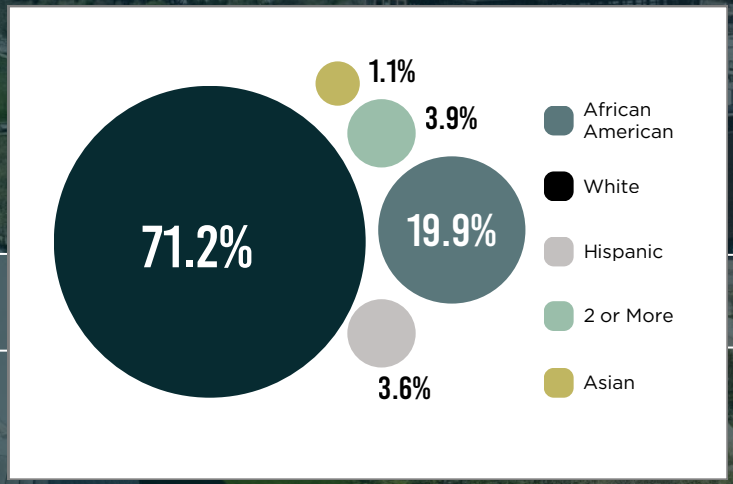
MEDIAN HH INCOME
$72.9K

MEDIAN HH HOME VALUE
$354.2K

Population growth continues as Downtown Columbus expands westward

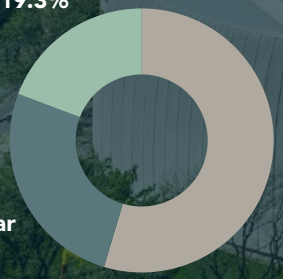
6:1 HOUSING OCCUPANCY RATIO

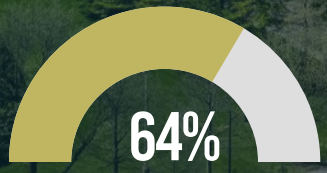
RENTERS	14.1K
OWNERS	4.4K



EMPLOYMENT

29.1K
 # OF EMPLOYEES





BACHELOR'S DEGREE OR HIGHER

EDUCATION

HH Grad	23.1%
Some College	18.4%
Associates	4.4%
Bachelors	38.1%

Demographic data derived from Catylist Research

DOWNTOWN REACH **+ GROWING DEMAND**



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

1-MILE RADIUS

223K
TOTAL POPULATION

$37.7K
MEDIAN HOUSEHOLD INCOME

$354.2K
MEDIAN HOME VALUE

33
MEDIAN AGE

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, an d 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.

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

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

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	0.3 mi
41	Dorrian Green	0.2 mi
42	West Bank Park	0.3 mi
43	Genoa Park	0.3 mi
44	Bicentennial Park	0.2 mi
45	Battelle Riverfront	0.9 mi
46	Columbus Commons	1.0 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

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.

ROTH REAL ESTATE GROUP

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

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