
JAEGER
SQUARE
A PIZZUTI DEVELOPMENT
ROTH
REAL
ESTATE
GROUP

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JAEGER
SQUARE



Welcome to Jaeger Square, where modern luxury meets historic charm in Columbus, Ohio. This premier mixed-use development offers refined, amenity-rich living spaces in the heart of Schumacher Place, German Village, and Merion Village. Completed in March 2025, Jaeger Square offers the city's most sought-after address for those seeking a vibrant urban lifestyle.

JAEGER SQUARE

Property Details

Jaeger Square is a visionary mixed-use development featuring 261 upscale residential units, 8,250 square feet of prime retail space, and 262 parking stalls. Designed to blend seamlessly with its historic surroundings, this project offers a unique combination of modern amenities and timeless architecture.



LOCATION
850 Jaeger St.
Columbus, OH 43206

SQUARE FOOTAGE
8,250 SF Retail

PROJECT SIZE
261 Residential Units
262 Parking Stalls

PROJECT TYPE
Mixed-Use, Multi-Family, Retail

LEASING
Retail & Restaurant Space

COMPLETED
March 2025

With varying design languages—walk-up units with pocket gardens, façade relief, articulation and setbacks, an art program, heavily landscaped areas and green roofs—as well as residential and retail frontages on all elevations, it responds to the dynamic elements that make the neighborhood a place of discovery.

Jaeger Square. A new discovery every day.







Unparalleled Amenities and Features

Jaeger Square is more than just a building; it's a carefully curated ecosystem designed to foster community, creativity, and commerce.

RETAIL EXCELLENCE

8,250 SF of ground-floor retail, perfect for dining, shopping, and entertainment.

PUBLIC ART

Public art by globally recognized artists.

PRIME LOCATION

Located in one of Columbus' most walkable neighborhoods.

AMENITIES

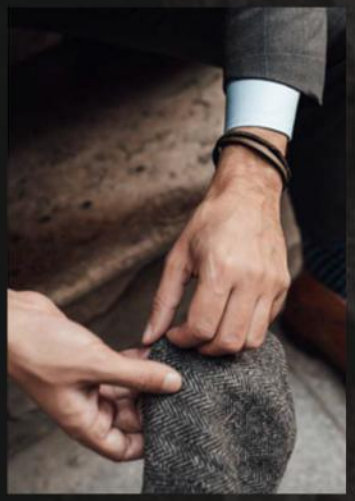
Fitness center, yoga studio, podcast studio, rooftop solarium, co-working space, artist studio, clubroom, and 15,000 SF of outdoor amenities.

GREEN SPACES

Rooftop gardens, street planters, and landscaped public seating areas in addition to being adjacent to Schiller Park.



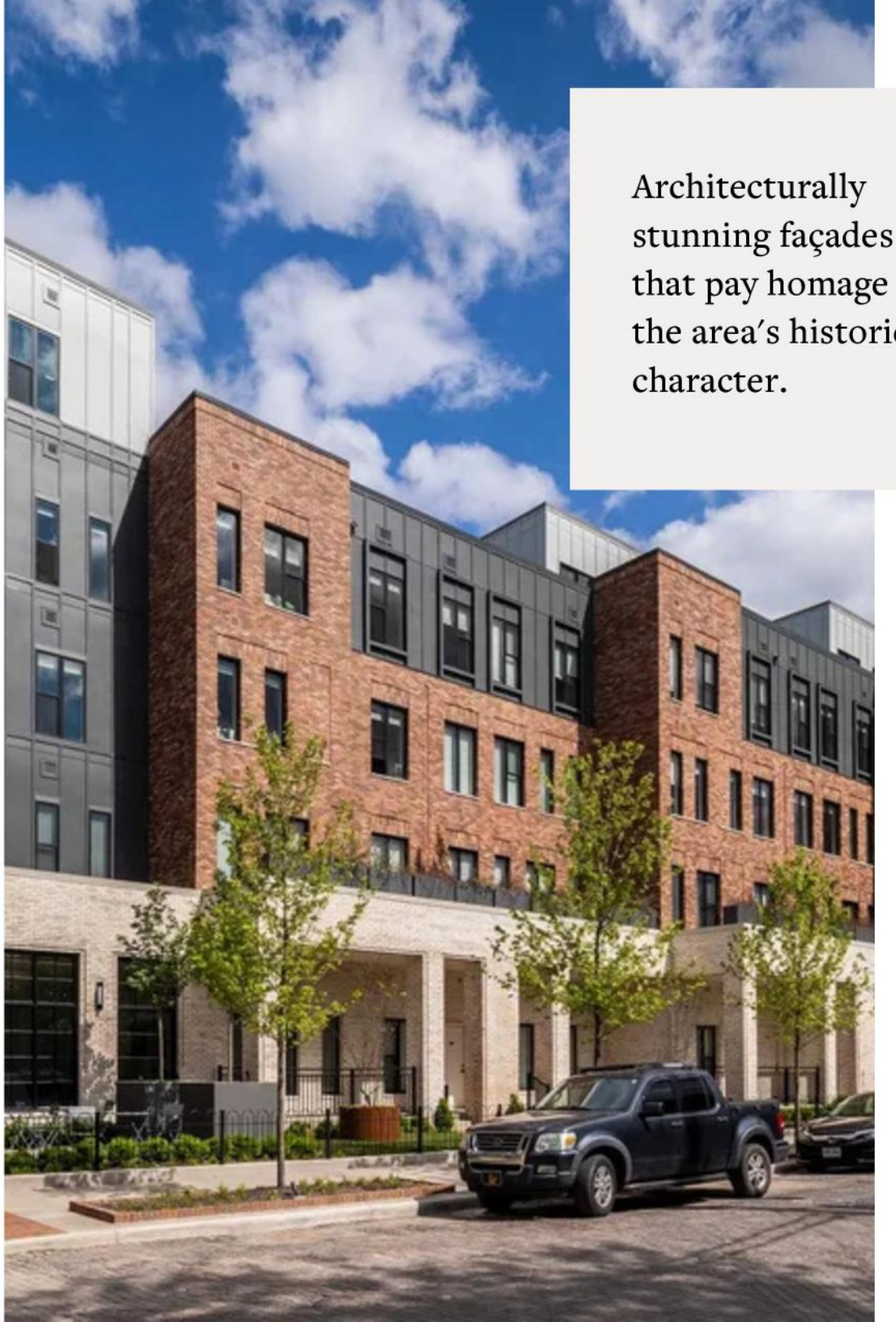
JAEGER SQUARE





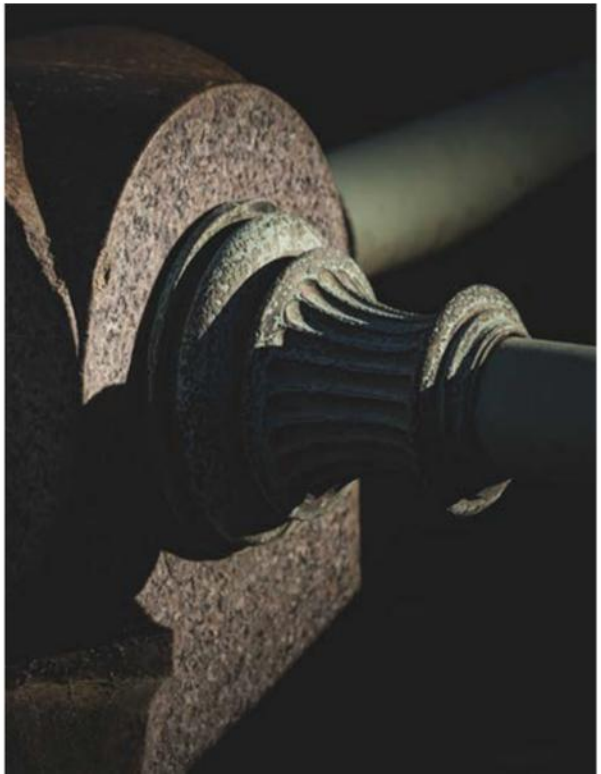
Redefining Urban Elegance

The project's thoughtful design ensures a seamless integration with the historic fabric of the surrounding neighborhoods, creating a unique destination that honors the past while embracing the future.



Architecturally stunning façades that pay homage to the area's historic character.





Sustainability

The newly expanded East Whittier Street is an accessible, walkable, sustainable block in South Columbus that advances the city's forward momentum. By supporting existing businesses and fostering new ones, this helps spur further investment and the development of more amenities to create a stronger economy for the greater neighborhood.

Cutting-edge sustainability features, including green roofs and energy-efficient systems.

JAEGER SQUARE

A Canvas for Retail Excellence

Jaeger Square offers flexible retail spaces designed to accommodate a variety of business needs. The ground floor boasts 8,250 square feet of prime retail space and features high ceilings, expansive storefronts, and state-of-the-art infrastructure to support diverse commercial ventures. Leasing terms are tailored to suit the unique requirements of each tenant, ensuring a mutually beneficial partnership. Retail tenants at Jaeger Square have the convenience of securing up to 10 street parking passes per business, available at an annual rate of $155 per pass. Street parking is also available for free for up to three hours.

This space is an exceptional opportunity for businesses to thrive in a high-traffic, affluent area, ideal for upscale boutiques, gourmet eateries, and bespoke service providers.



10

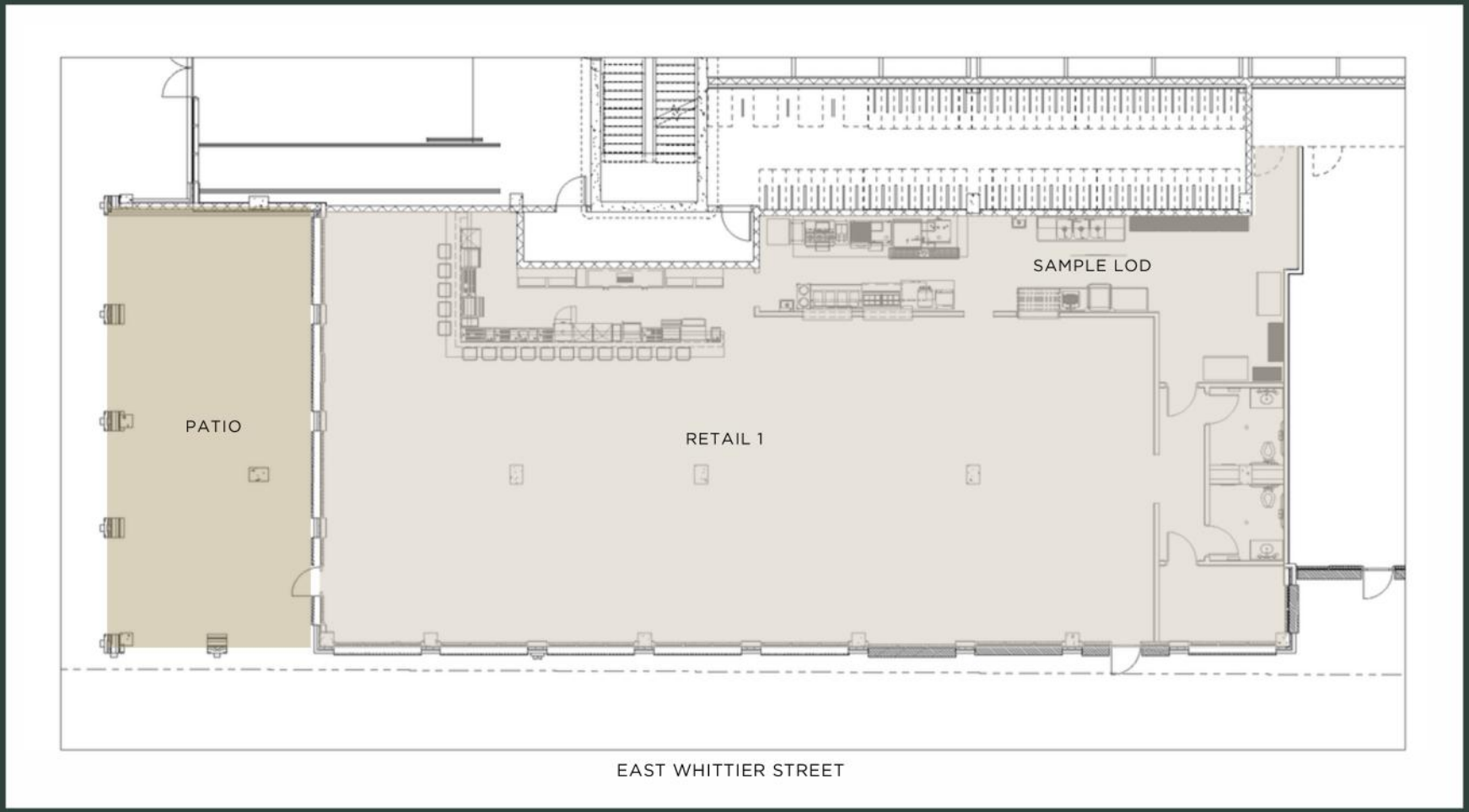
With 1,500 to 8,250 SF of prime retail space available, Jaeger Square invites visionary entrepreneurs to be part of a transformative urban experience.



Site Plan

1,500 - 8,250 SQ. FT.

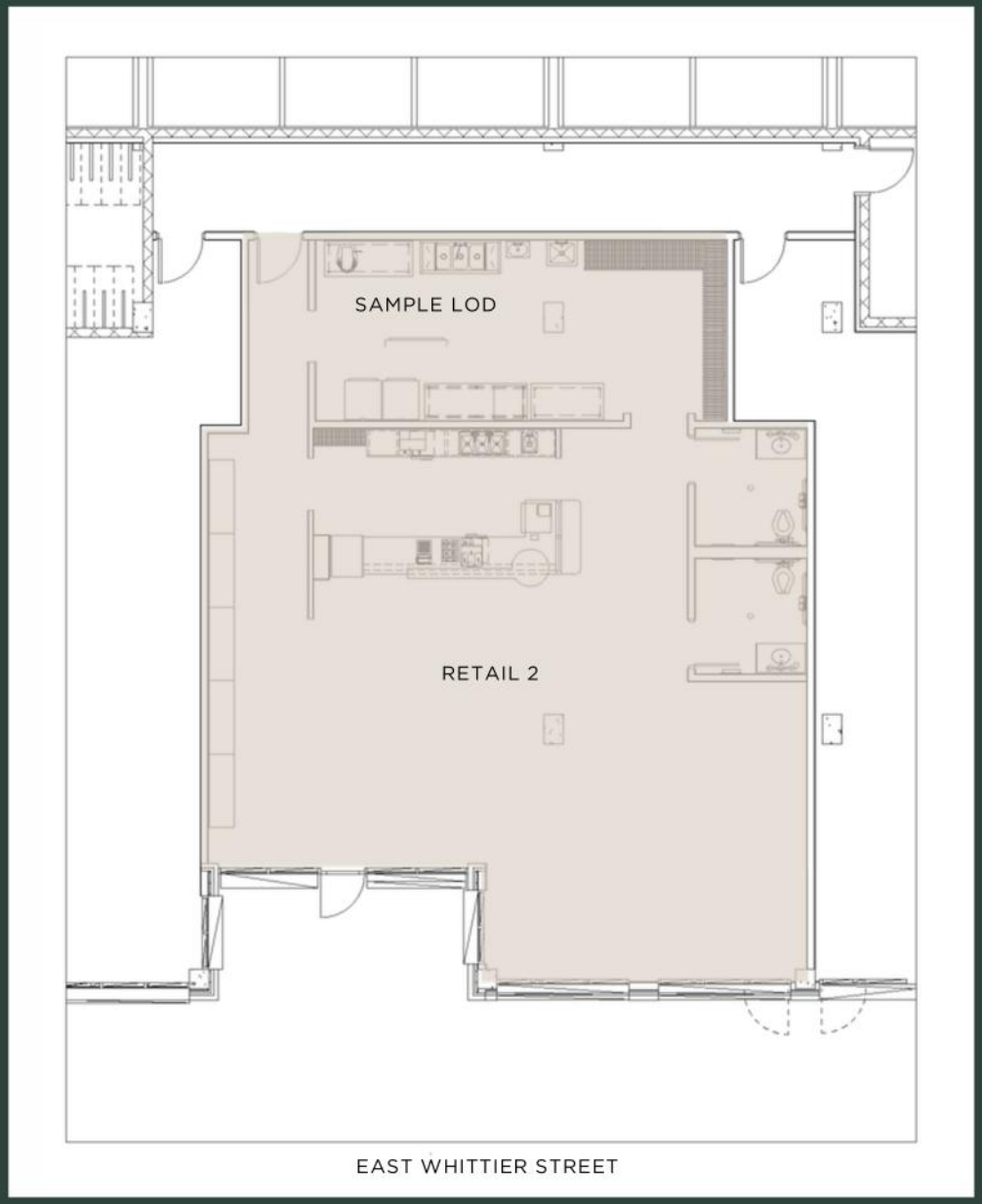
Retail Space Available (Divisible)



COVERED PATIO 942 SQ. FT.

* CONCEPTUAL ONLY

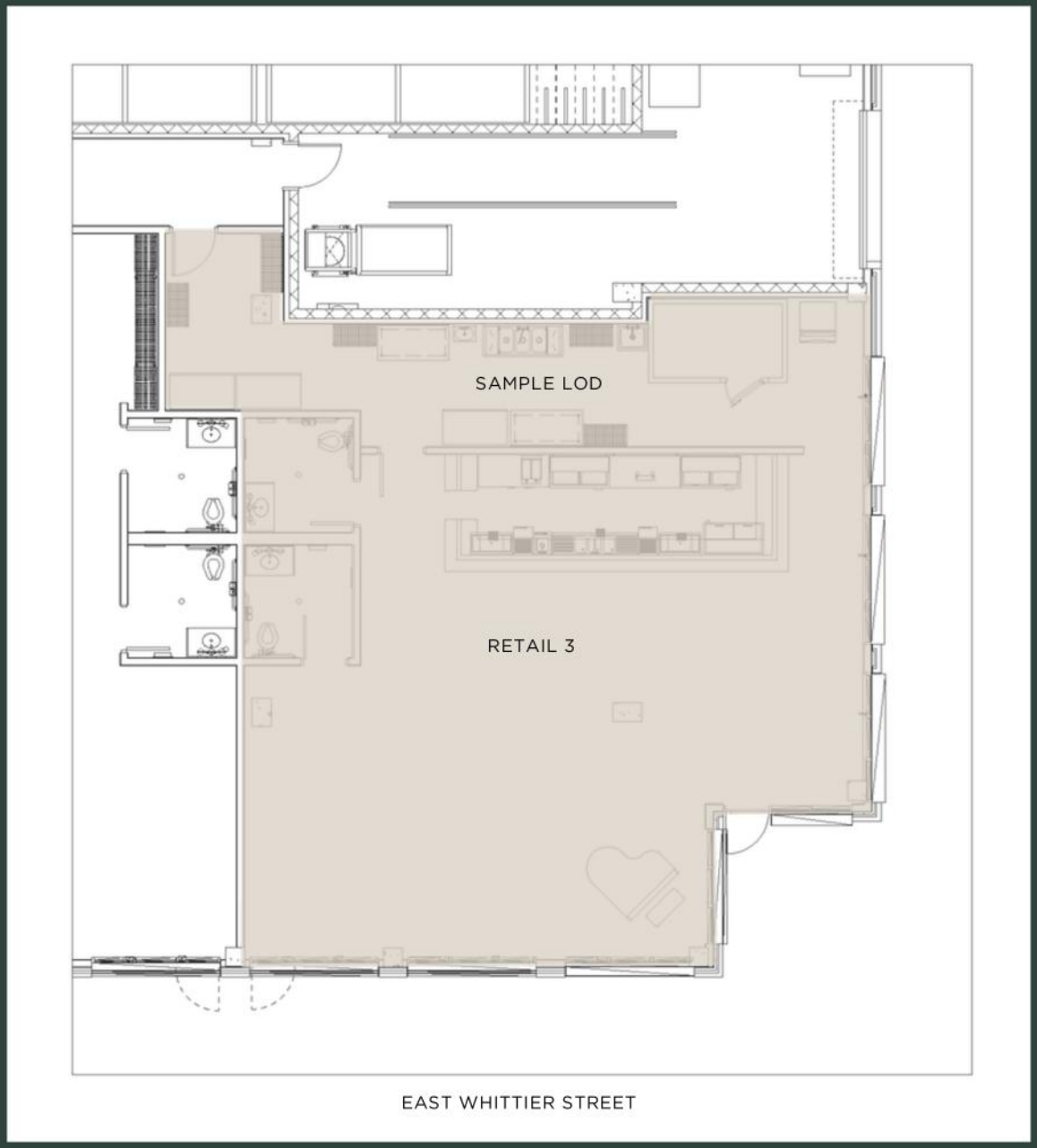
Retail One 4,293 SQ. FT.



* CONCEPTUAL ONLY

JAEGER SQUARE

Retail Two 1,900 SQ. FT.



* CONCEPTUAL ONLY

JAEGER SQUARE

Retail Three 1,911 SQ. FT.



PHOTOS

Astonishing Views





Kossuth Street View

To the north, the project's architecture reflects the surrounding buildings in both density and material. This is accomplished through varied roof forms and textured materials, its presence is familiar and contextual. Kossuth Street features large trees and additional landscaping to complement the neighborhood year-round. Resident entries are defined with colorful doors, awnings, gardens, iron railings, and window boxes. The Kossuth Street garden, located midway through the block, includes public seating and provides opportunities for public art and for neighbors to socialize.

Whittier Street View

The Whittier façade and associative landscape is one that supports a rich and lively street experience indicative of walkable, pedestrian-friendly urban environments. Marked by large areas of storefront glass with rhythmic masonry infill, the environment is one that is transparent and measured for people. Sidewalk cafe seating and retail entrances are enhanced by brick-edged tree planters featuring trees and ornamental shrubs. The building is set-back at the second-floor level, providing an additional green roof opportunity that creates a visual interest at-grade and also serves to soften the building façade.









Jaeger Street View

At the junction of Jaeger and Lansing Streets, the building compresses inwards to create a thoughtful, transitional space adjacent to the public thoroughfare. The development's "front door" occurs through a meandering garden passage. The setback provides an additional area for public art, ornamental trees, tables, and gathering space, and is located adjacent to the project's co-working space. Green roofs, front gardens with iron railings, and street planters enhance the Jaeger Street sidewalk environment.



Kossuth Elevation

Built as a reflection of the vernacular, the development's presence on Kossuth is one that captures the spirit of the urban life in Schumacher Place. Walk-up stoops, public art, and scaled interventions punctuate the streetscape.

Jaeger Setbacks

Jaeger is marked as a transition between Whittier street and the neighborhoods to the west and north. The buildings step inward vertically and horizontally to create relief and green space at the street, creating both porches and gardens emblematic of the neighborhood.









Whittier & Jaeger

The corner of Whittier and Jaeger aims to capture the life and vibrancy of the development. Flexible indoor/outdoor space supports active street frontage, while building profiles and façades invoke the highly textural and material affect of the urban corridor.



WELCOME TO

German Village

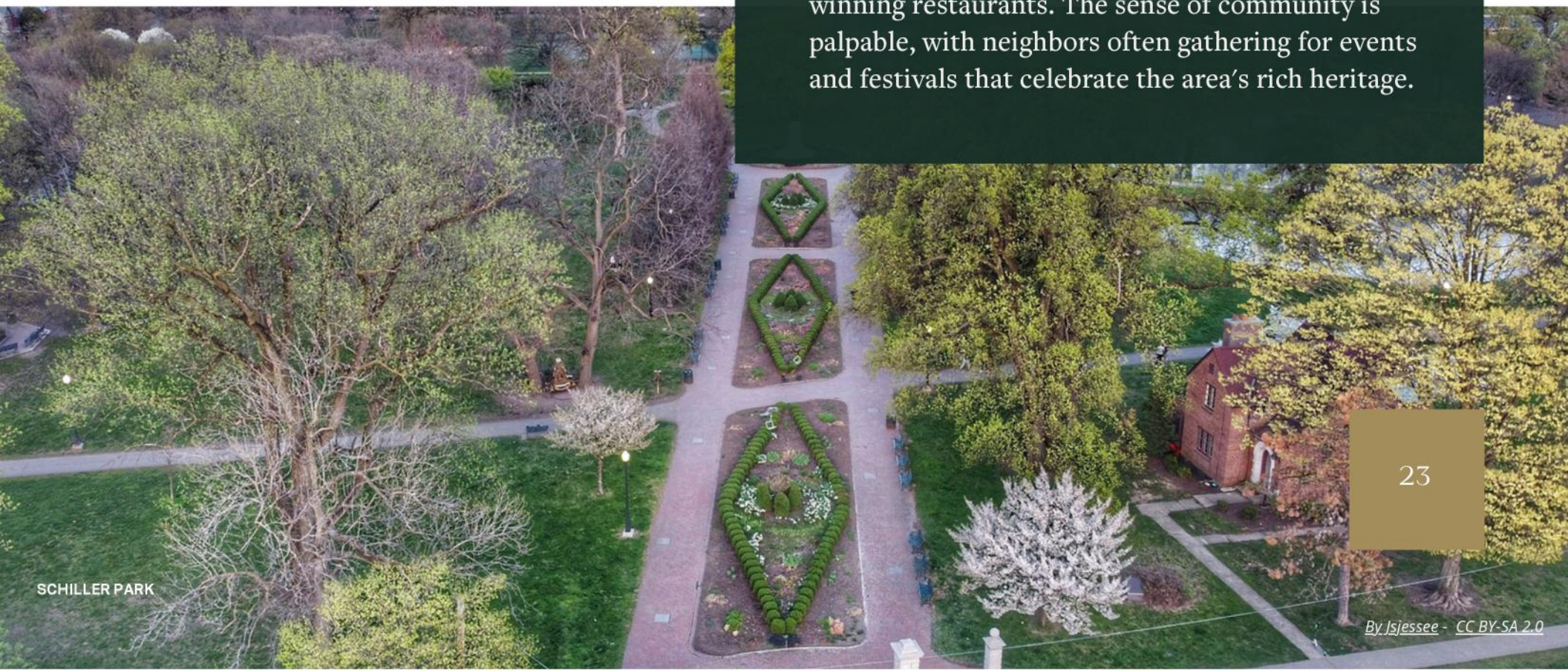
Photo by: *Jsjessee, CC BY-SA 2.0, via Wikimedia Commons*

German Village is a historic and charming neighborhood located just south of downtown Columbus, Ohio. Known for its picturesque brick-lined streets, beautifully preserved 19th-century architecture, and vibrant community spirit, German Village has become one of the most desirable areas in the city.

The neighborhood's history dates back to the mid-1800s when German immigrants settled in the area, bringing with them their culture, traditions, and architectural styles. Today, German Village stands as a testament to historic preservation, with many of its original structures meticulously restored and maintained.

One of the most striking features of German Village is its distinctive atmosphere. The narrow streets, lined with brick sidewalks and mature trees, create an intimate and walkable environment. The neighborhood's charm is further enhanced by its mix of residential and commercial spaces, allowing residents and visitors to enjoy a truly urban village experience.

The neighborhood's vibe is a perfect blend of historic charm and modern amenities. Residents and visitors alike can enjoy strolling through Schiller Park, browsing unique shops, or dining at award-winning restaurants. The sense of community is palpable, with neighbors often gathering for events and festivals that celebrate the area's rich heritage.



SCHILLER PARK

By Jsjessee - CC BY-SA 2.0



An inspiring response to the market demand for location, size, quality, and design, Jaeger Square is the right next step in moving the neighborhood and the city forward.

Since Columbus' founding, the blocks in and around German Village have seen both prosperity and struggle. Many of the first European immigrants to Columbus landed here, living in homes on these beautifully brick-paved streets and working in breweries, bakeries, and tanneries in the neighborhood. They were among those who made Columbus what it is today. It is with careful consideration of the location's culturally meaningful past that Jaeger Square ushers in an exciting step forward for the city's most historic and desirable area.

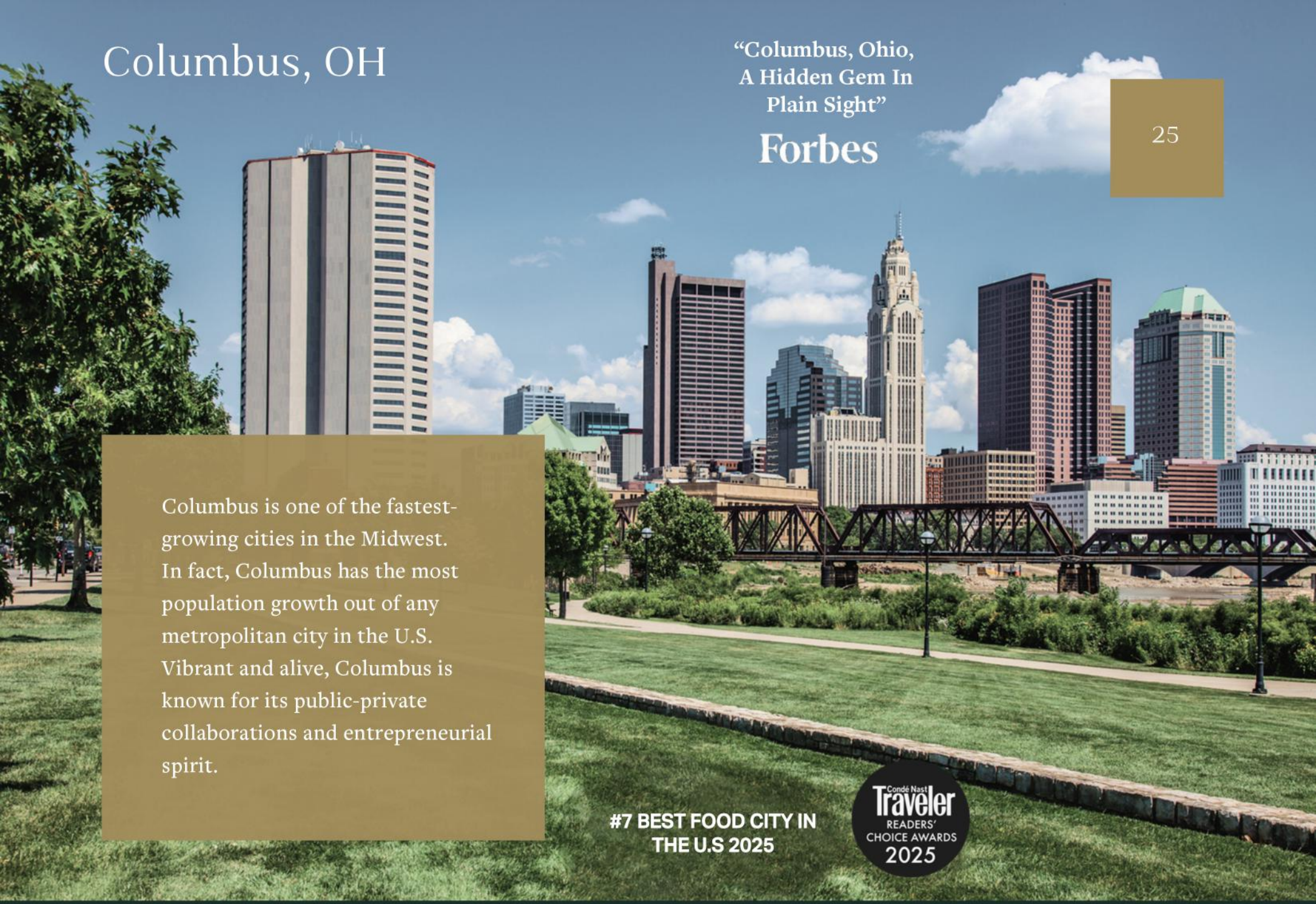
JAEGER SQUARE

Columbus, OH

"Columbus, Ohio, A Hidden Gem In Plain Sight"

Forbes

25



Columbus is one of the fastest-growing cities in the Midwest. In fact, Columbus has the most population growth out of any metropolitan city in the U.S. Vibrant and alive, Columbus is known for its public-private collaborations and entrepreneurial spirit.

#7 BEST FOOD CITY IN THE U.S 2025

Condé Nast Traveler READERS' CHOICE AWARDS 2025

ONE OF AMERICA'S NEXT GREAT FOOD CITIES 2025 — FOOD&WINE

RANKED #7 MOST LIVEABLE CITY 2026 — RENTCafé®

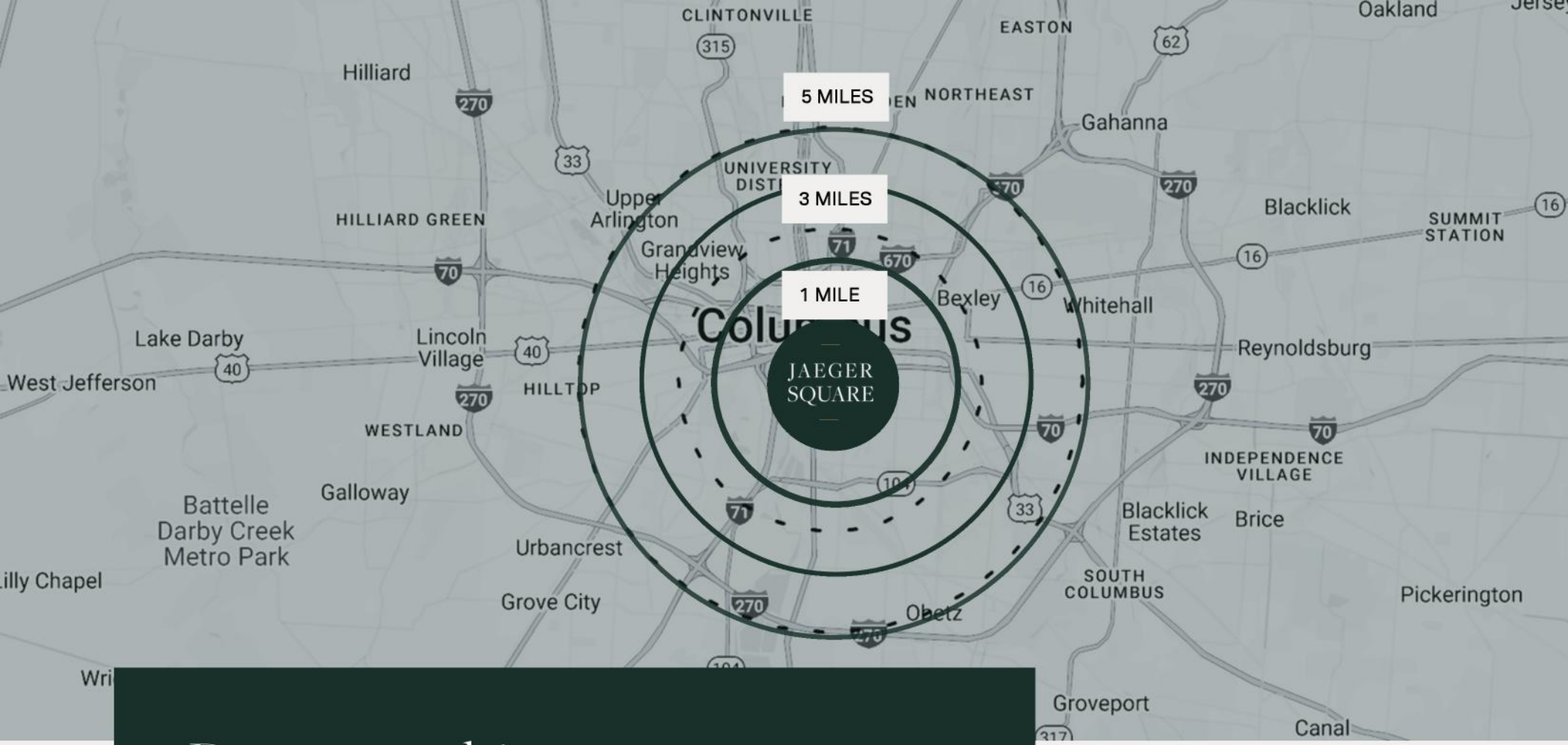
#4 MOST WALKABLE CITY TO VISIT 2026 — USA TODAY 10Best



> (Columbus) has a nearly Sun Belt-esque buoyancy about it these days, as it welcomes all-comers, from all over the world, into the ever-growing fold. ... Seriously, don't sleep on this city. Good things are happening.
>
> - Food & Wine
> 2019's list of 32 Places To Go (And Eat) in 2019

938K	$66K	$253K
TOTAL POPULATION	MEDIAN HOUSEHOLD INCOME	MEDIAN HOME VALUE

Source: U.S. Census Bureau. Population: July 2025 estimate. Income and home value: 2020–2024 ACS.



Demographics

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21.9K	125K	354K
AVERAGE HOME VALUE	$462K	$407K	$339K
MEDIAN HH INCOME	$81K	$62K	$56K
MEDIAN AGE	37.5	36	33.6

Source: LoopNet 2025 Demographics

COLUMBUS, OH

A Top Destination for New Restaurants

ECONOMIC VIABILITY

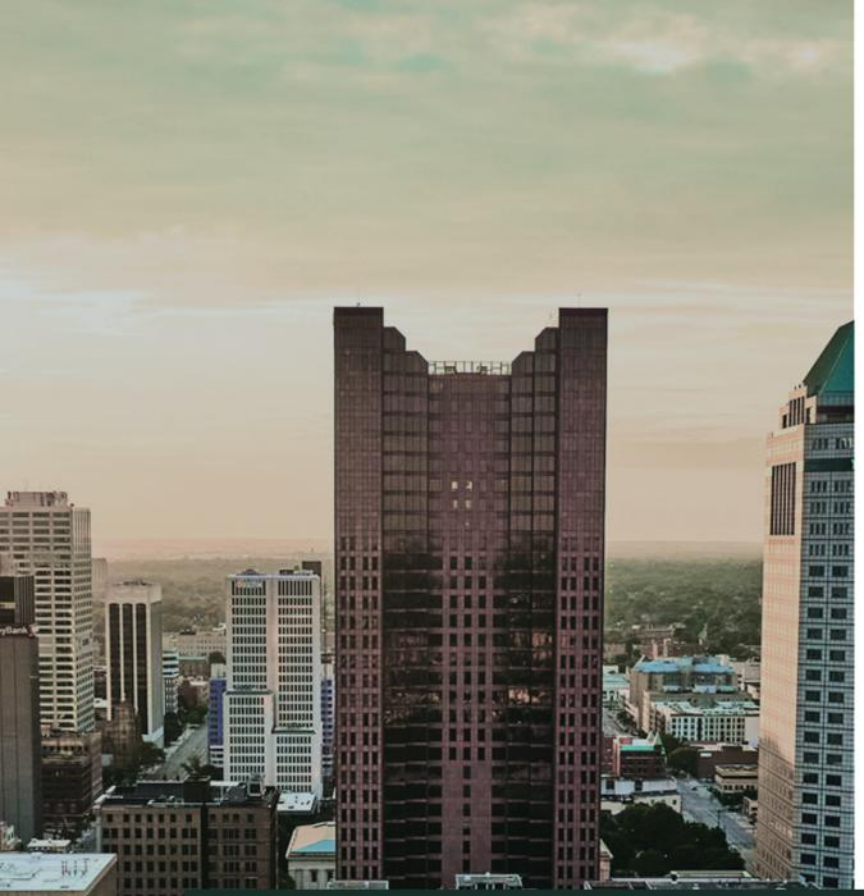
The cost of real estate in Columbus is relatively lower compared to other major cities, making it an attractive location for starting or expanding a restaurant business. This economic advantage, coupled with a diverse population, supports a wide range of culinary ventures.

CULINARY INNOVATION + DIVERSITY

Columbus is recognized as one of America's top food cities, offering a vibrant and innovative culinary scene. This includes a mix of classic favorites and bold new creations, contributing to its reputation as a foodie's paradise.

GROWING POPULATION

Columbus offers a unique blend of urban, suburban, and rural areas, making it a melting pot for various consumer demographics. The presence of a large university and a growing population further enhance its attractiveness as a market for restaurants.



FRANKLIN COUNTY

Local Market Overview

Franklin County is a vibrant region with a diverse economy and a strong community spirit. The county is known for its excellent infrastructure, educational institutions, and cultural amenities. With a focus on economic development, Franklin County offers numerous resources for businesses, including support programs and networking opportunities.

The county's commitment to growth is evident in its ongoing investments in public infrastructure and community services. This supportive environment makes Franklin County an ideal location for businesses looking to expand and thrive.

INNOVATION FOR BUSINESS

Franklin County and the Columbus Region have received numerous accolades that highlight their attractiveness to businesses, including retailers. The region is recognized as a top-ranked business climate with a strong economy and a prepared workforce. It has been named the No. 1 Rising City for Startups and has grown multiple unicorn companies, showcasing its potential for innovation and business success.

ECONOMIC INFRASTRUCTURE

Franklin County stands out in terms of retail growth due to its strategic location and robust economic infrastructure. The Columbus Region is a leader in population, job, and GDP growth, outpacing other major Midwest metros. This growth is supported by a diverse economy that includes key sectors such as retail, logistics, healthcare, and finance. The region's central location provides unparalleled market access, with the ability to reach 45% of the U.S. population within a one-day drive, which is a significant advantage over other cities.

97%
EMPLOYMENT RATE

The Columbus Region's status as a top destination for tourism, with over 54.9 million visitors annually, further boosts retail demand. Tourism supports over 83,306 jobs in the region and generates significant revenue for local businesses, including retail establishments. This influx of visitors provides retailers with a steady stream of potential customers, enhancing the overall retail market in Franklin County.

1.36M
TOTAL POPULATION

$75,176
MEDIAN HOUSEHOLD INCOME

$288,400
MEDIAN HOME VALUE

42.1%
BACHELOR'S DEGREE OR HIGHER

CNBC
OHIO RANKED #1 AMERICA'S TOP STATES FOR BUSINESS 2026

SITE SELECTION
RANKED #6 IN AMERICA'S BEST COUNTIES 2026

COUNTY DEMOGRAPHICS

Franklin County

Franklin County boasts a diverse population that contributes to its dynamic economy. The county is home to a mix of urban and suburban communities, providing a rich tapestry of cultural experiences and economic opportunities.

Source: U.S. Census Bureau. Population: July 2025 estimate. Income and home value: 2020–2024 ACS.

#1
POPULATION, JOB AND GDP GROWTH

2.2M+
RESIDENTS

$182B
GDP

90
WALK SCORE ®
WALKER'S PARADISE

DEMOGRAPHICS

A Thriving Market of Affluent Consumers

JAEGER SQUARE

The neighborhoods surrounding Jaeger Square boast a diverse and affluent population, creating a vibrant community atmosphere. The area attracts a mix of young professionals, established families, and cultured retirees, all drawn to the unique blend of historic ambiance and modern amenities.

JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT

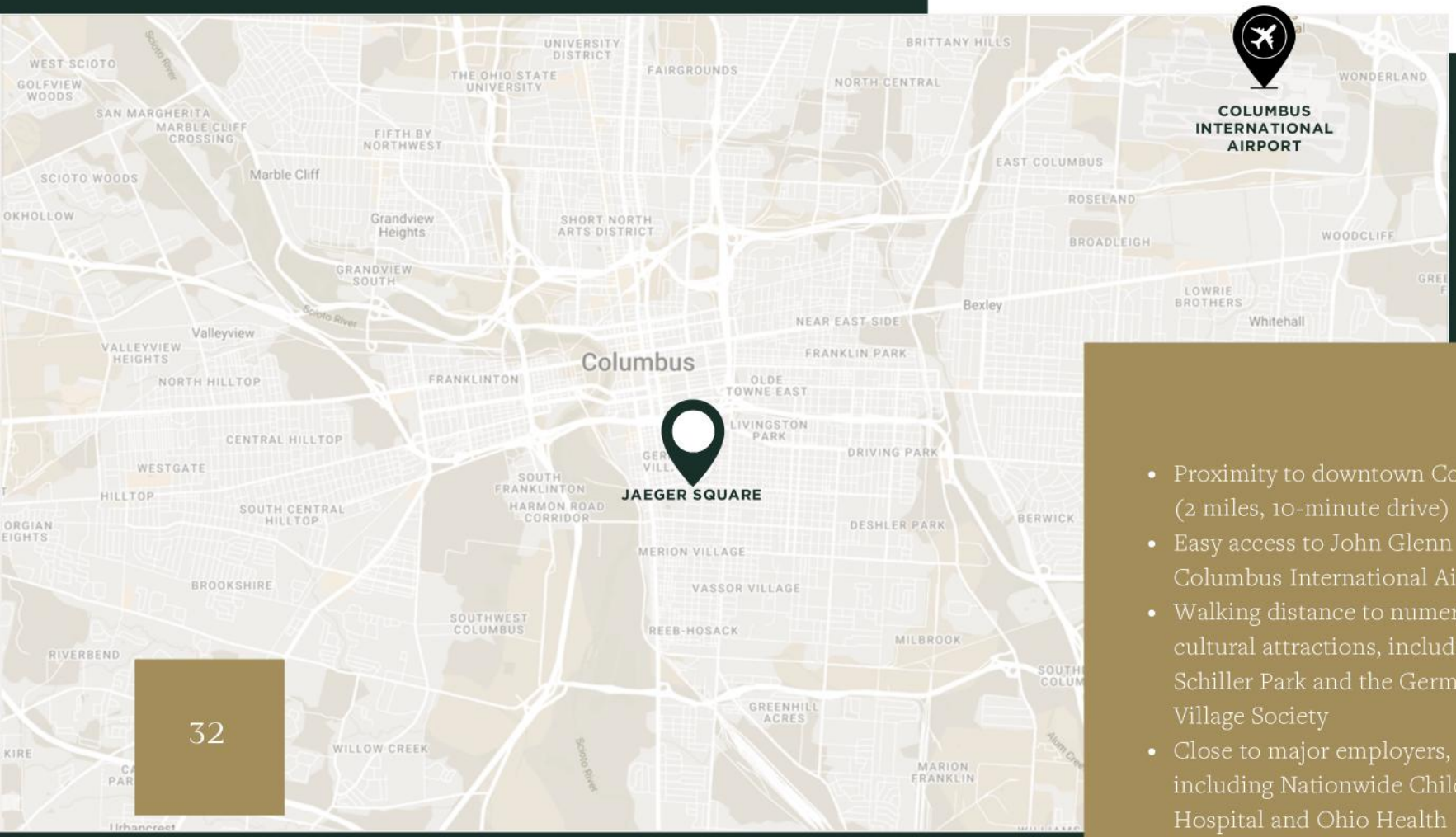
8 MI | 15 MINS

RICKENBAKER AIRPORT

10.4 MI | 23 MINS

ACCESSIBILITY

Right in the Heart of Columbus



- Proximity to downtown Columbus (2 miles, 10-minute drive)
- Easy access to John Glenn Columbus International Airport
- Walking distance to numerous cultural attractions, including Schiller Park and the German Village Society
- Close to major employers, including Nationwide Children's Hospital and Ohio Health

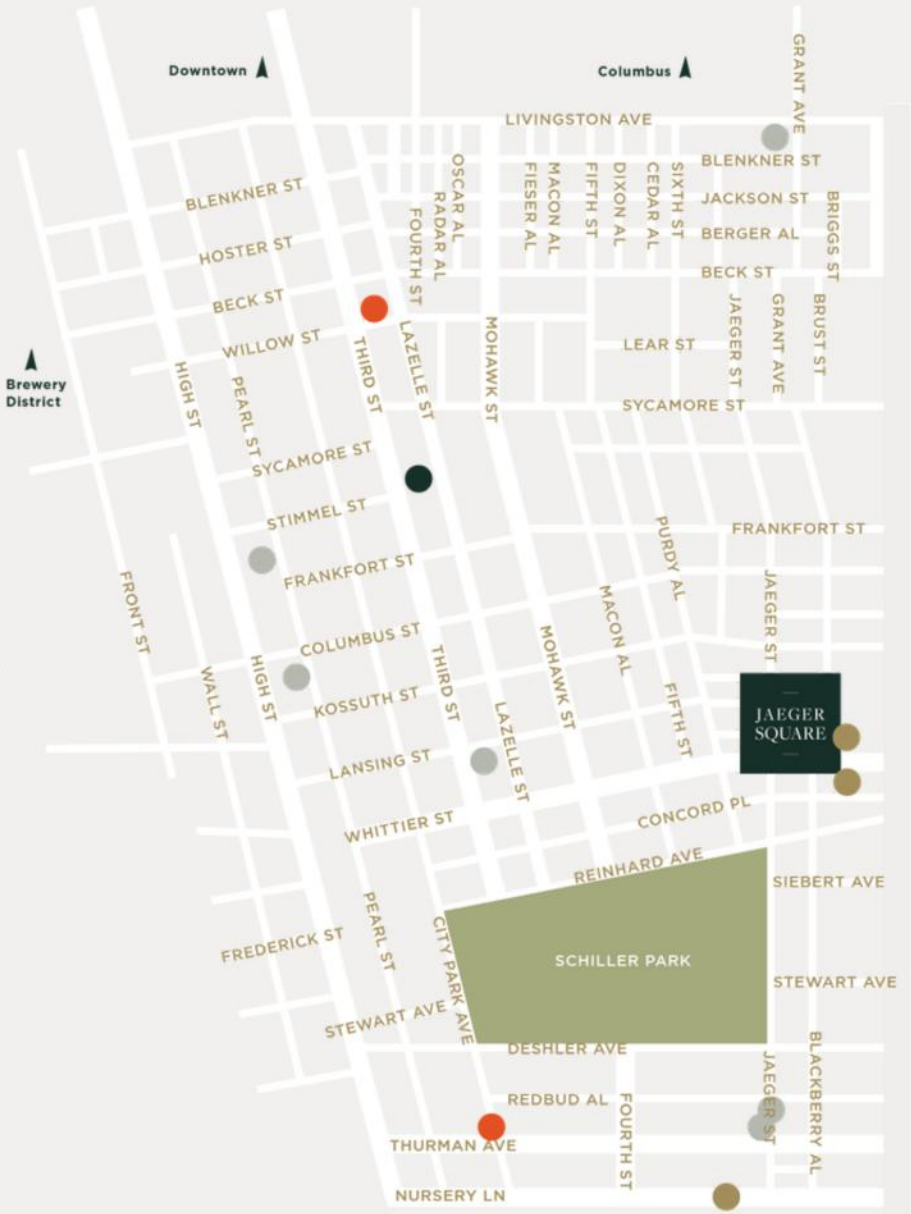
Nearby Retailers

SHOPPING
Franklin Art Glass Studios, Inc.
Hausfrau Haven
Helen Winnemore's Pet Wants
Schmidt's Fudge Haus
Stump
The Book Loft
The Cakehound
The Red Stable
Tiki Botanicals
Urban Sundry
Vernacular

GROCERY + MARKETS
German Village Makers Market
GV Farmer's Market
Saint Mary's Farmer's Market
Village Petals

FITNESS + HEALTH
GoYoga
GIVE Yoga
AYA Yoga
The Butcher Shop Fitness
Snap Fitness
BOSS Fitness Studio

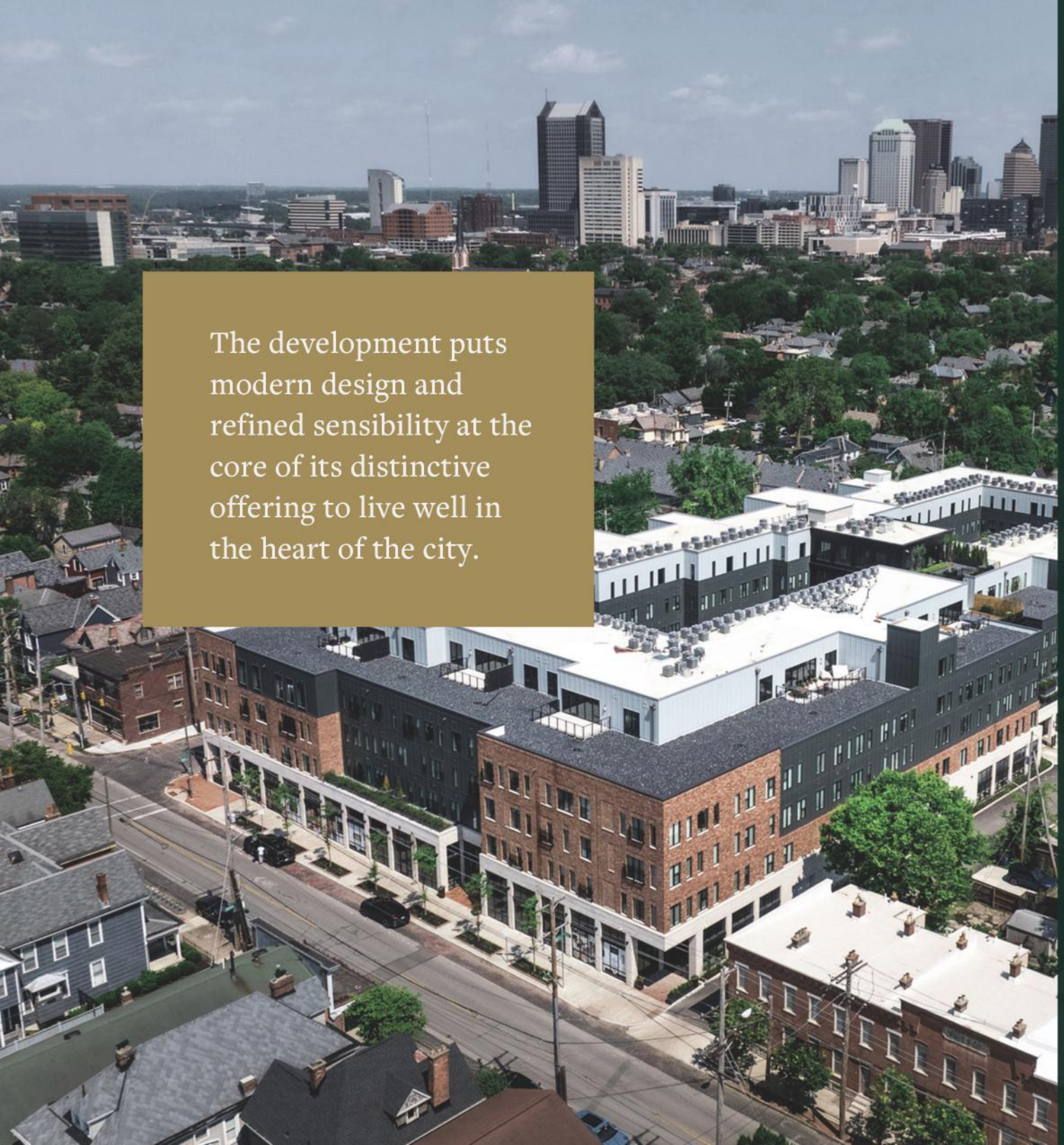
DINING
Alchemy Juice
Antiques On High
Alpine Restaurant & Bar
Arepazo Tapas
Ash and Em
Barcelona Resaurant & Bar
Beck Tavern
Bendi Wok n' Bar
Bistrolino Old World Kitchen & Bar
Brown Bag Delicatessen
Cento
Chapman's Eat Market
Chocolate Café Express
Club 185
Club Diversity
Comune
Daily Growler (South)
Double Take Bar & Grill
Emmett's Café
Fox in the Snow Cafe
German Village Coffee Shop
Gresso's
Harvest Pizzeria
Hey Hey Bar & Grill
High Beck Tavern
Jeni's Splendid Ice Creams
Jony's Sushi
Katzinger's Delicatessen
Kittie's Cakes
Lawbird
Lindey's
Mid City Garage
Parsons North Brewing
Pistacia Vera
Planks Bier Garten
Schmidt's Sausage Haus Skillet
Smoked on High BBQ
South Village Grille
Starbucks
Stauf's Coffee Roasters
Sycamore
The Old Mohawk
The Red Brick Tap & Grill
The Thurman Cafe
Tony's Italian Ristoriante
Tremont Lounge
Valters at the Maennerchor
Village Coney
Winans Chocolates & Coffees





Welcoming what's to come for Columbus.

Refined retail excellence at the meeting of beloved and historic neighborhoods, Jaeger Square is an ideal setting for sophisticated dining, commerce, and entertainment.



The development puts modern design and refined sensibility at the core of its distinctive offering to live well in the heart of the city.

JAEGER SQUARE

Property Info

SITE PLAN
GOOGLE MAP
JAEGER SQUARE WEBSITE

Area Info

GERMAN VILLAGE
NICHE.COM
NEIGHBORHOOD SCOUT

City Info

FRANKLIN COUNTY
CITY OF COLUMBUS
COUNTY AUDITOR
COLUMBUS ZONING

Strategic Partnership for Prime Retail Opportunities

Roth Real Estate Group delivers a comprehensive suite of commercial real estate services tailored to maximize value and achieve your business objectives. Our team leverages cutting-edge technology and data-driven insights to strategically invest in your vision and drive results. At Roth, we're committed to keeping our clients informed and empowered throughout the entire process.

As our partner, you'll have access to the latest market intelligence and emerging opportunities that align with your commercial property goals. Our expertise ensures you're always positioned to make informed decisions and capitalize on the dynamic commercial real estate landscape.

Contact us today to schedule a tour and learn more about leasing opportunities at Jaeger Square.

614.224.8660

ROTH REAL ESTATE GROUP

A PIZZUTI DEVELOPMENT

**The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted, or represented by Roth Real Estate Group. The presentation of this property is submitted and could be subject to error, omissions, change of price or condition prior to sales or lease, or withdrawn without notice.

JAEGER SQUARE

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