

**RENTAL
INCREASES**
every
5 years



SHEETZ

495 Crescent Circle | Gahanna, OH

**STATE STREET
CAPITAL REALTY**

OFFERING MEMORANDUM DISCLAIMER: This Offering Memorandum, as it may be modified or supplemented (“Offering Memorandum”) is presented in connection with State Street Capital Realty LLC and CP CRESCENT, LLC (collectively, “Seller”) for the solicitation of offers for the purchase of SHEETZ, located in GAHANNA, OHIO (the “Property”).

Prospective purchasers are advised that Seller’s review of offers will be based on Seller’s evaluation of a number of factors, including the current financial qualifications of each prospective purchaser. Prospective purchasers are further advised that the Seller expressly reserves the right, in its sole and absolute discretion, to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Seller reserves the right to withdraw the Offering Memorandum and/or terminate the offer solicitation process at any time prior to full execution of a binding purchase agreement. Further, Seller reserves the right to negotiate with one or more prospective purchasers at any time.

The information contained in the Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Property and is not to be used for any other purposes or made available to any person without the express written consent of Seller. Acceptance of the Offering Memorandum constitutes an agreement on the part of the recipient and the recipient’s representatives to maintain the confidentiality of the information contained therein. The information in the Offering Memorandum has been compiled from sources deemed reliable, however, neither the information nor the reliability of such sources is guaranteed by Seller. Seller has not verified, and will not verify, any of the information contained in the Offering Memorandum nor does Seller make any representation or warranty whatsoever regarding the accuracy or completeness of the information provided therein. The information set forth in the Offering Memorandum does not purport to be complete and no obligation to update, augment, or otherwise revise such information is assumed by Seller. Prospective purchasers should conduct their own independent due diligence review of the Property including, but not limited to, engineering and environmental inspections, to determine the condition of the Property and its suitability for prospective purchaser’s intended use. Prospective purchasers are recommended to seek independent professional advice including legal, tax, environmental, engineering, and other as deemed necessary by prospective purchaser relative to acquisition of the Property. The information provided in the Offering Memorandum is not intended to provide, and should not be relied upon as accounting, legal, or tax advice or an investment recommendation.

No person has been authorized to give any information or make any representations regarding the prospective transaction, the Property, or information provided in the Offering Memorandum other than the information actually contained in the Offering Memorandum, which is subject to this Offering Memorandum Disclaimer and, if such unauthorized information or representations are or were given or made, the same must not be relied upon by prospective purchaser. Prospective purchaser’s sole and exclusive rights with respect to the prospective transaction, the Property, or information provided in the Offering Memorandum or otherwise in connection with the sale of the Property shall be limited to those expressly provided in a fully executed binding purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or its affiliates, officers, directors, shareholders, owners, employees or agents, for any damages, liability, or causes of action relating to the prospective transaction, Offering Memorandum, solicitation process, or the marketing or sale of the Property.





INVESTMENT HIGHLIGHTS

BRAND NEW 15-YEAR NNN GROUND LEASE

This offering features a new 15-year NNN ground lease with Sheetz, Inc., one of the largest and most successful privately held convenience store chains in the United States.

RAPIDLY EXPANDING CONVENIENCE STORE CHAIN

Sheetz, Inc., headquartered in Altoona, PA, has grown from a single store into a dynamic convenience store and fuel retailer with more than 800 corporate-owned locations across six states. As a family-owned and operated business, Sheetz has built a reputation as one of the most recognized and respected brands in the convenience retail industry. Its no-franchise model ensures consistent quality, customer experience, and brand integrity across its entire network. With a forward-looking growth strategy, Sheetz continues to rapidly expand its footprint, targeting high-demand corridors in both existing and new markets.

BUILT-IN RENT GROWTH

The lease features scheduled rental escalations, including 5% increases in years 6 and 11, and 10% increases across all seven renewal options, delivering consistent income growth over the life of the investment.

HANDS-OFF INVESTMENT

Structured as a NNN ground lease, this offering delivers truly passive ownership with no landlord management obligations, providing investors with stable, predictable cash flow and long-term peace of mind.

SIGNIFICANT DEVELOPMENT MOMENTUM

Tech Center Drive has experienced significant recent development activity, highlighting the area's strong growth momentum. In addition to the new Sheetz location and the recently delivered 294+ unit Crescent Woods apartment community, the 112-acre Crescent at Central Park development has multiple future phases planned, featuring a mix of office, retail, and residential uses.

STRONG DAYTIME DEMAND

Strategically located adjacent to John Glenn Columbus International Airport, the Airport Golf Course, Defense Supply Center Columbus with 8,600 employees, and just one mile from Gahanna Lincoln High School—which serves more than 2,400 students—the site benefits from substantial daytime activity and consistent consumer traffic.

UNDERSERVED TRADE AREA

This Sheetz location will be one of only two convenience stores within a one-mile radius and just one of two Sheetz sites within three miles. Positioned as the closest convenience store to the I-270 & Hamilton Road interchange, the site benefits from exceptional visibility and a strong, consistent traffic flow.

COMPELLING MARKET DEMOGRAPHICS

The trade area is supported by compelling demographic fundamentals, featuring a population of more than 247,380 residents and 101,100 households within a five-mile radius. The market is further strengthened by a thriving employment base of over 9,390 businesses, generating strong daytime traffic alongside consistent residential demand.



+800
Locations

+26,000
Employees

Private
Ownership

1952
Year Founded

INVESTMENT OVERVIEW

\$3,458,000

ASKING PRICE

5.35%

CAP RATE

\$185,000

ANNUAL RENT

2025

YEAR BUILT

±2.94 AC

LAND AREA

±6,139 SF

TOTAL GLA



PROPERTY SUMMARY

ADDRESS	495 Crescent Circle Gahanna, OH 43230
TOTAL GLA	±6,139 SF
LAND AREA	±2.94 AC
FUEL PUMPS	12
COUNTY	Franklin
PARCEL ID	025-014182
YEAR BUILT	2025

LEASE SUMMARY

TENANT	Sheetz, Inc.
LEASE TYPE	NNN Ground
RENT COMMENCEMENT DATE	September 30, 2025
INITIAL LEASE TERM	15 years
RENEWAL OPTIONS	Seven (7) 5-year options
RENT INCREASES	5% in years 6 and 11; 10% in each option

RENT SCHEDULE

PRIMARY TERM	ANNUAL RENT	% INCREASE	CAP RATE
YEARS 1-5	\$185,000	-	5.35%
YEARS 6-10	\$194,250	5.0%	5.62%
YEARS 11-15	\$203,963	5.0%	5.90%
OPTION RENT			
YEARS 16-20	\$224,359	10.0%	6.49%
YEARS 21-25	\$246,795	10.0%	7.14%
YEARS 26-30	\$271,474	10.0%	7.85%
YEARS 31-35	\$298,621	10.0%	8.64%
YEARS 36-40	\$328,484	10.0%	9.50%
YEARS 41-45	\$361,332	10.0%	10.45%
YEARS 46-50	\$397,465	10.0%	11.49%





**ONE OF THE
FASTEST
GROWING**

privately held c-store
chains in U.S.



**LOCATED NEAR
HIGH TRAFFIC
INTERSECTION**

of I-270 &
Hamilton Road



**ZERO
LANDLORD
OBLIGATIONS**

NNN ground
lease



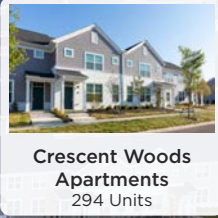
**LIMITED
COMPETITION**

1 of only 2 Sheetz
locations within a
3-mi radius

AERIAL

Hamilton Rd.

143,873 VPD



Crescent Circle

Tech Center Dr.

9,954 VPD



AERIAL



143,873 VPD



Hamilton Rd.

26,105 VPD



Crescent Woods Apartments
294 Units

Crescent Circle

Tech Center Dr.

9,954 VPD



AERIAL


THE SUPERIOR GROUP

NEW GAHANNA MUNICIPAL COMPLEX
-City Hall
-Police Headquarters
-Senior Center



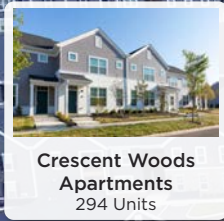

Ohio Gastro
Ohio Gastroenterology Group, Inc.

SkinPerfect

9,954 VPD



Tech Center Dr.



Crescent Woods Apartments
294 Units



AERIAL

**DENSELY
POPULATED
AREA WITH
247,387
PEOPLE WITHIN A
5-MILE RADIUS**



RFH CC
Rocky Fork Country Club

Gahanna Lincoln High School
± 2,443 Students

Hunter's Ridge Shopping Center
Kroger
planet fitness
PENN STATION
McDonald's
TACO BELL
Great Clips
Huntington

vive VASCULAR
Optum
OH IO OPH THAL MOLOGY

CRESCENT AT CENTRAL PARK
112 AC of planned mixed-use development

MOUNT CARMEL EAST
400 bed hospital

Defense Supply Center Columbus
± 8,600 employees

NETJETS
Corporate Headquarters

SHEETZ



DSW
DESIGNER SHOE WAREHOUSE

FedEx

Audi Columbus

PORSCHE

Airport Golf Course

Hamilton Rd. 26,105 VPD
Taylor Rd 137,375 VPD
E. Broad St. 28,334 VPD

143,873 VPD

AERIAL

ONE OF ONLY TWO C-STORES WITHIN 1-MILE



SHEETZ



TENANT OVERVIEW

Sheetz, Inc.
Tenant

Private
Ownership

\$14B
Est 2024 Revenue

±26,000
Employees

±800
Locations



SHEETZ

Sheetz, Inc. is a private, family-owned company based in Altoona, Pennsylvania, that operates a vast network of convenience stores and gas stations across the Mid-Atlantic and Appalachian regions of the United States. With an estimated revenue of \$14B for fiscal year 2024, Sheetz has expanded to approximately 800 locations. Sheetz is the only convenience store chain to rank on Fortune's list of 100 Best Companies to Work For.

Sheetz started as a small dairy store in Altoona and has grown into one of the most popular convenience chains in the U.S. In the 1980s, it pioneered the concept of MTO (Made-To-Order) food, which allows customers to customize their orders using touch-screen terminals, a feature that was revolutionary in convenience stores at the time. This hybrid experience has set Sheetz apart in the industry and has helped them attract a loyal customer base and expand rapidly.

Sheetz's emphasis on customizable food options, its focus on convenience and technology, and its commitment to the customer experience have allowed it to compete effectively with larger brands like Wawa, 7-Eleven, and Speedway. Its loyal customer base and distinctive brand have positioned it as a unique player in the convenience and gas retailing industry.

Sources: sheetz.com; csnews.com; forbes.com

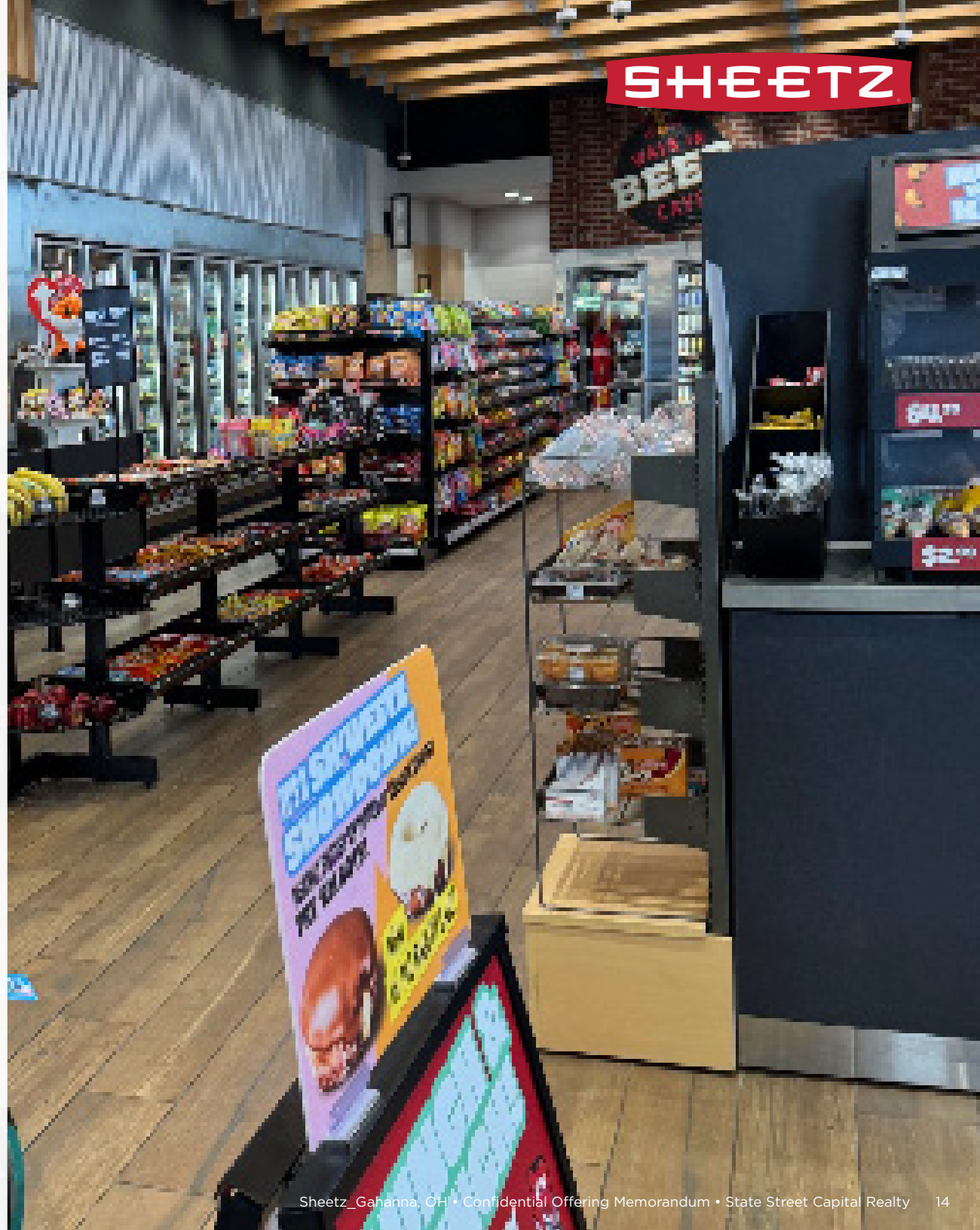
LEASE PROFILE

LEASE SUMMARY

Tenant	Sheetz, Inc.
Total GLA	±6,139 SF
Land Area	±2.94 AC
Annual Rent	\$185,000
Rent Commencement Date	September 30, 2025
Initial Lease Term	15 years
Renewal Options	Seven (7) 5-year options
Lease Type	NNN Ground
Landlord Maintenance Responsibilities	None
Right of First Offer	Yes

RENT

Primary Term	Annual Rent	Increase
Years 1-5	\$185,000	-
Years 6-10	\$194,250	5.0%
Years 11-15	\$203,963	5.0%
Option Rent		
Years 16-20	\$224,359	10.0%
Years 21-25	\$246,795	10.0%
Years 26-30	\$271,474	10.0%
Years 31-35	\$298,621	10.0%
Years 36-40	\$328,484	10.0%
Years 41-45	\$361,332	10.0%
Years 46-50	\$397,465	10.0%



KEY LEASE TERMS



TENANT	Sheetz, Inc.
RENT COMMENCEMENT DATE	September 30, 2025
INITIAL TERM	15 Years
OPTIONS	Seven (7) 5-year options to extend, with 10% rental increases
TRIPLE NET LEASE	Tenant shall pay or provide for all real estate taxes, insurance, and maintenance costs and expenses relating to the Demised Premises
UTILITIES	Tenant is responsible
INSURANCE	Tenant shall maintain: \$2,000,000 for combined single limit for bodily injury and property damage; \$7,000,000 umbrella liability policy; shall keep the building, including all improvements, under a special risk policy to the extent of the full replacement value; \$1,000,000 for Workers Compensation; \$3,000,000 for environmental. Tenant can self-insure up to \$1,000,000
REAL ESTATE TAXES	Tenant shall pay directly
ASSIGNMENT & SUBLET- TING	Tenant may assign or sublet the Demised Premises. Tenant shall remain jointly and severally liable for the payment of all rent and other obligations under the Lease
RIGHT OF FIRST OFFER	Tenant has a Right of First Offer. Tenant shall notify Landlord in writing 10 days following its receipt of the Offer Notice



DEMOGRAPHICS



\$115,409
AVG HH INCOME
WITHIN 3-MILES



247,387
ESTIMATED POPULATION
WITHIN 5-MILES



\$305,705
MEDIAN HOME VALUE
WITHIN 3-MILES



101,140
ESTIMATED HOUSEHOLDS
WITHIN 5-MILES

Population	1-MI	3-MI	5-MI
2025 Estimated Population	3,298	63,522	247,387
2030 Projected Population	3,278	64,461	247,238
Median Age	36.6	37.8	35.9
Bachelor's Degree or Higher	42.0%	37.6%	36.4%

Income	1-MI	3-MI	5-MI
2025 Average HH Income	\$107,784	\$115,409	\$113,775
2030 Projected Avg HH Income	\$105,581	\$112,923	\$112,357
2025 Median HH Income	\$79,119	\$83,420	\$79,144
2030 Projected Median HH Income	\$78,296	\$82,373	\$78,563

Households	1-MI	3-MI	5-MI
2025 Estimated Households	1,408	26,184	101,140
2030 Projected Households	1,407	26,659	101,727
Median Home Value	\$302,048	\$304,724	\$305,705

Housing	1-MI	3-MI	5-MI
Total Housing Units	1,490	27,892	108,096
Owner Occupied Housing	54.4%	53.9%	53.3%
Renter Occupied Housing	45.6%	46.1%	46.7%
Median Home Value	\$302,048	\$304,724	\$305,705

Workplace	1-MI	3-MI	5-MI
Total Businesses	326	3,169	9,395
Total Employees	4,290	47,930	105,251
Adj. Daytime Population	5,182	65,883	176,107

Expenditures	1-MI	3-MI	5-MI
Total HH Expenditure	\$140.5M	\$2.62B	\$9.82B
Total Retail Expenditure	\$70.41M	\$1.30B	\$4.91B
Monthly HH Retail Expenditure	\$4,168	\$4,149	\$4,045

COLUMBUS OHIO

by the Numbers



2.3M

Population

\$55B

Invested in Tech &
Area Initiatives

5

Fortune 500
Headquarters

124K

College &
Graduate Students

5

Major Colleges &
Universities

15

Fortune 1000
Companies

15.1%

Growth Rate Over
Past 10 Years

14th

Largest Metro in the
United States

1.2M

Labor Force

COLUMBUS OHIO

Where today's leaders are shaping the future of industry



Columbus is the 14th largest metropolis in the United States, and the fastest growing MSA in the Midwest.

Columbus, the capital of Ohio, is a thriving metropolitan hub with a **population of 2.3 million**. As the anchor of a state boasting the **7th largest economy in the U.S.** with a GDP of \$873 billion, Columbus plays a critical role in driving regional and national growth. The city is a launchpad for globally recognized brands, cutting-edge startups, top-tier research institutions, and world-class universities.

With a dynamic and diversified economy, Columbus has emerged as a leading growth center in the Midwest. Its economic strength is fueled by a balanced mix of key industries, a highly skilled labor force, and ongoing investment in technology and infrastructure. Over the past decade, Columbus experienced remarkable **population growth of 15.1%**—more than **double the national average (7.4%)** and **nearly five times the Midwest average (3.1%)**—highlighting its increasing appeal as a destination for talent, business, and innovation.

The Columbus, Ohio metropolitan area boasts a nominal **GDP of approximately \$182.1 billion**, positioning it as the **34th-largest metro economy in the United States**. The economy is notably diversified, with no single industry dominating employment. Major sectors include: Finance and Insurance: home to major institutions like JP Morgan Chase and Huntington; Education and Healthcare: anchored by The Ohio State University and a network of hospitals, including the Wexner Medical Center and Nationwide Children's Hospital; Technology and Research: driven by entities such as Battelle Memorial Institute and the Ohio Supercomputer Center; Retail and Fashion: headquarters for companies like L Brands, Abercrombie & Fitch, and Express; and Manufacturing and Logistics: the region produces nearly 400,000 vehicles annually, contributing over \$3.1 billion to the local economy.

Sources: csgmidwest.org; census.gov

COLUMBUS[★] Key Economic Sectors

- Finance & Insurance
- Education & Healthcare
- Technology & Research
- Retail & Fashion
- Manufacturing & Logistics



COLUMBUS MARKET ACCESS

The Columbus Region's strategic location offers businesses access to a larger share of the U.S. population and workforce than any other major metro in the U.S.

The Columbus Region's geographic location gives companies access to more of the U.S. population and employment base than any other major metro. Within a day's drive, you can reach 45 percent of the country's population and manufacturing base. The Columbus Region offers unmatched market access within the U.S., while also providing the essential infrastructure and connectivity needed to support successful international business and logistics operations.



Foreign Trade Zone 138

Columbus is part of Foreign Trade Zone 138, a federally designated area where goods can be imported, stored, assembled, manufactured, and re-exported under reduced or eliminated customs duties. This helps companies lower costs, streamline logistics, and improve global competitiveness.

FTZ 138 serves 25 counties in Central Ohio—making it one of the largest FTZs in the U.S. by area. It consistently ranks among **the top 10 FTZs in the country** for both warehousing/distribution and production activity. It is administered by the Columbus Regional Airport Authority (CRAA), which provides streamlined access and support to companies using the zone. Foreign Trade Zones benefit businesses by deferring or eliminating payment of duties on goods, reducing inventory costs, streamlining customs procedures, and lowering costs for manufacturing by combining foreign and domestic components with minimized duty exposure.



Access by Air

The Columbus Region is served by two international airports: **John Glenn Columbus International Airport (CMH)** and **Rickenbacker International Airport (LCK)**. Rickenbacker is one of the few airports in the nation dedicated primarily to cargo, offering onsite warehousing, distribution facilities, and 24/7 operations with no nighttime noise restrictions—making it a vital hub for global logistics. Just 15 minutes from downtown, John Glenn International provides seamless connectivity for business travelers, with daily nonstop flights to key cities like New York, Chicago, and Atlanta, linking Ohio to major markets across the country and beyond.



Access by Rail

Norfolk Southern and CSX—two of the nation's largest rail providers—offer coast-to-coast service for double-stacked freight trains through the Heartland and Gateway corridors. The region's four intermodal terminals efficiently manage over 800,000 container lifts each year, facilitating seamless access to global markets and major seaports.

COLUMBUS POPULATION

The Columbus, Ohio metropolitan area is experiencing notable population growth, distinguishing itself as one of the **fastest-growing regions in the Midwest**



Top 10
U.S. Metro for
Concentration of Young
Professionals

57

College, University & Tech
School Campuses

1.2M

Labor Force

22,000

Annual College
Graduates



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 15.1%**—more than double the national average (7.4%) and nearly five times the Midwest average (3.1%)—highlighting its increasing appeal as a destination for talent, business, and innovation. The Region is expected to expand to 3 million people by the year 2050.

The Columbus Region boasts a dynamic, diverse, and well-educated workforce, including one of the highest concentrations of millennials in the country—bringing energy, innovation, and fresh perspectives to the labor market. **Home to over 2.3 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 Region is ranked **Top 10 large metro in the U.S. for the concentration of young professionals**. With several leading universities and top-ranked liberal arts colleges, Columbus boasts one of the highest concentrations of college students in the U.S. with approximately **124,000 college and graduate students**. The region also benefits from one of the youngest and most-educated populations: the **median age is 33.4** and more than 40 percent of residents hold a bachelor's degree or higher.



The most populous city in the state of Ohio, Columbus is also one of the fastest-growing cities in the United States. Its strong and diverse economy, major employers like The Ohio State University, Nationwide, Honda, and Battell, its low cost of living, and a thriving tech and innovation scene, all contribute to its significant growth.

Source: columbusregion.com

The Columbus Region boasts a highly educated, diverse, and youthful workforce, including one of the highest concentrations of millennials in the nation

MAJOR TECH INVESTMENTS

Columbus has risen to become one of North America's top 10 emerging tech hubs, propelled by a significant expansion in data center infrastructure and substantial investments from major technology companies



In 2024, AWS announced an additional \$10 billion investment in Ohio, bringing its total commitment to over \$23 billion by 2030. This expansion underscores Columbus's growing importance in cloud infrastructure and AI-driven computing.

Google is investing an extra \$2.3 billion into its three data centers in Central Ohio, adding to the \$4.4 billion already allocated since 2019. These facilities support services like Search, Gmail, Maps, and YouTube.



Intel is constructing a \$20 billion semiconductor manufacturing campus in New Albany, set to be the largest of its kind globally. This project is a significant step toward bolstering domestic chip production.

Meta is building and expanding its data center operations in New Albany, acquiring an additional 29 acres for \$8.45M. Meta has invested over \$1.5 billion in the facility, and once fully operational will support +300 permanent jobs.



The Ohio State University is establishing a Center for Software Innovation, made possible by a historic \$110M donation. The Center aims to position Ohio State and the surrounding region as a global hub for software innovation, entrepreneurship, and product development.

Tech companies are increasingly choosing Columbus for their data centers due to a strategic combination of geographic, economic, and infrastructure advantages that make the region especially attractive for large-scale digital operations. Here's why:

Strategic Geographic Location

Columbus is within a day's drive of 45% of the U.S. population and manufacturing base, and its central location makes it ideal for low-latency delivery across the eastern U.S.

Reliable, Affordable Power

Ohio offers competitive energy rates, which is crucial for energy-intensive data centers, and has access to renewable energy sources which supports corporate sustainability goals

Skilled and Growing Tech Workforce

Home to The Ohio State University and other top institutions, Columbus offers a steady pipeline of engineers, IT specialists, and technicians, and has one of the highest concentrations of millennials in the U.S.

Infrastructure Readiness

Columbus and surrounding areas offer large, shovel-ready sites with zoning and utilities pre-approved, and existing fiber-optic networks and low seismic risk make it ideal for mission-critical operations

Economic Incentives

Ohio offers attractive tax incentives, including sales tax exemptions on equipment and building materials for data centers

KEY AREA EMPLOYERS

The Columbus Region: A Thriving Hub for Innovation and Growth

The Columbus Region boasts a dynamic and resilient economy that fosters innovation across all levels of business. As the state's capital city, the **State of Ohio is the city's 2nd largest employer**. Its favorable economic climate attracts both established corporations and emerging startups, creating a vibrant and collaborative business ecosystem. Built on a highly diversified foundation, no single industry accounts for more than 17% of total employment—providing long-term stability and minimizing economic volatility. Global brands such as ScottsMiracle-Gro, Express, JPMorgan Chase, Nationwide, and Abercrombie & Fitch flourish here, alongside a growing number of innovative startups and distinctive small businesses.


The Columbus MSA is home to **5 Fortune 500 headquarters**, and a total of **15 Fortune 1000 companies**. With strong support from nationally ranked educational and research institutions and an expanding venture capital community, the Columbus Region offers an ideal environment for businesses looking to grow across a wide range of industries.

Sources: city-data.com; columbusregion.com/economy/top-employers/



THE OHIO STATE UNIVERSITY

33,650 Employees
Columbus



22,700 Employees
Columbus

JPMORGAN CHASE & CO.

17,480 Employees
Columbus



Nationwide

16,000 Employees
Headquartered in
Columbus




amazon

9,250 Employees
Pataskala




CardinalHealth

8,660 Employees
Headquartered in
Dublin





HONDA

8,850 Employees
Marysville



Huntington

5,741 Employees
Headquartered in
Columbus





AMERICAN
ELECTRIC
POWER

4,500 Employees
Headquartered in
Columbus





VICTORIA'S SECRET

4,500 Employees
Headquartered in
Reynoldsburg

Bath & Body Works

3,665 Employees
Headquartered in
Columbus




bread financial.

3,086 Employees
Headquartered in
Columbus



Abercrombie & Fitch

3,081 Employees
Headquartered in
New Albany




WORTHINGTON
ENTERPRISES

1,884 Employees
Columbus




ScottsMiracle-Gro

1,340 Employees
Columbus



UPCOMING PROJECTS

The Central Ohio Region is undergoing a massive transformation, with several initiatives in place to reshape the area, boost local economies, and create thousands of area jobs



Intel's \$20 billion semiconductor plant in New Albany remains a focal point for the region. This cutting-edge facility is expected to play a pivotal role in strengthening the U.S. semiconductor supply chain amid global shortages. The development involves extensive construction of clean rooms, high-tech production lines, and advanced manufacturing facilities.



Defense tech firm **Anduril Industries** is developing a 5 million-square-foot advanced manufacturing facility near Rickenbacker International Airport. The site will support the production of autonomous systems, sensors, and next-generation weapons. With more than 4,000 new jobs anticipated, it stands as one of the most significant job-creation initiatives in Ohio's history.



Boeing is significantly expanding its operations in Central Ohio with a \$50 million investment at their Central Ohio Aerospace and Technology Center in Heath. This facility specializes in the maintenance, repair, and overhaul of aerospace and defense guidance and navigation systems, as well as the manufacturing of radar antennae.



Amgen, one of the world's leading biotechnology companies, has invested \$365 million to establish a state-of-the-art manufacturing facility in New Albany, Ohio. Designed to be the company's most advanced assembly and distribution center, the new facility will enhance Amgen's ability to deliver life-saving medicines to patients more efficiently than ever before.



Amazon Web Services (AWS) has announced an additional \$10 billion investment to expand its data center footprint in Ohio, raising its total projected investment in the state to over \$23 billion by 2030. This significant expansion is designed to meet surging AI-driven infrastructure needs and further solidifies Central Ohio's status as a leading national technology hub.



Honda and LG Energy Solution are building a \$3.5 billion EV battery manufacturing facility in Jeffersonville. The project is expected to create 2,200 new jobs and is a key component of Honda's strategy to establish Ohio as its North American EV hub.



John Glenn International Airport is undergoing a transformative \$2 billion expansion to boost capacity, modernize its infrastructure, and position itself as a world-class travel hub for Central Ohio. The project includes the construction of new terminals, improved transportation access, and the implementation of cutting-edge technology to enhance both efficiency and safety.

AREA EMPLOYERS



HIGHER EDUCATION

Central Ohio enjoys a diverse array of institutions, including large public universities, community colleges, private universities, and specialized colleges. The total student population in the region exceeds 100,000 students, making it one of the largest college student populations in the United States.



The Ohio State University ranks among the largest and most prestigious public universities in the nation, with an enrollment of **over 66,000 students**—making it the **third-largest university in the U.S.** A cornerstone of Ohio’s education, healthcare, and innovation ecosystem, Ohio State is also one of the **state’s largest employers**, with nearly **50,000 faculty and staff**.

As a designated R1 Research Institution and one of the few land-, sea-, space-, and sun-grant universities in the country, Ohio State drives impactful research across a broad spectrum of disciplines. The university reports **\$1.4 billion in annual research expenditures**, supported by leading-edge facilities and institutes, including the Ohio State University Wexner Medical Center, the James Cancer Hospital and Solove Research Institute—a nationally ranked cancer center—and the Battelle Center for Science, Engineering, and Public Policy.

With a **statewide economic impact exceeding \$19 billion annually**, Ohio State plays a central role in the growth of the Columbus Innovation District and is a vital contributor to the region’s expanding tech and biomedical sectors.



Columbus State Community College stands as one of Ohio’s largest and most impactful community colleges, playing a vital role in workforce development across the Columbus region. Serving more than **26,000 students**, the college offers over **200 associate degrees and certificate programs**, and is widely recognized for its strong transfer pathways to top four-year institutions.

Franklin University, a private, nonprofit institution located in Columbus, Ohio, is nationally recognized for its commitment to adult learners and nontraditional students. Franklin serves more than **11,500 students** and delivers flexible, career-driven education through a wide range of online and on-campus programs. The university offers **more than 50 undergraduate, master’s, and doctoral degrees** across high-demand fields such as business, healthcare, information technology, public administration, and education—designed to meet the evolving needs of today’s workforce.



MAJOR INSTITUTIONS & ENROLLMENT

The Ohio State University - 66,901
Columbus State Community College - 26,900
Franklin University - 11,500
DeVry University - 3,398
Denison University - 2,406
Capital University - 2,388
Otterbein University - 2,357
Ohio Wesleyan University - 1,452
Wittenberg University - 1,299
Ohio Dominican University - 1,252
Columbus College of Art & Design - 900





STATE STREET CAPITAL REALTY

250 Civic Center Dr, Suite 500 | Columbus, Ohio 43215

State Street Capital Realty is a team of investment sales professionals focusing on providing white-glove service to our clients. A division of CASTO, State Street Capital Realty has the market access, tenant knowledge and strong industry relationships to execute at the highest levels. Committed to excellence, we expertly leverage our extensive portfolio experience to maximize value for our corporate and investment clients' real estate holdings.

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