

CONFIDENTIAL OFFERING MEMORANDUM

ASPEN DENTAL

3460 S HIGH ST, COLUMBUS, OH

**STRONG TRAFFIC COUNTS
(26,000+ VPS) WITH IMMEDIATE
ACCESS TO I-270 AND I-71**

**CORPORATE NN+ LEASE WITH
OVER 8.5 YEARS REMAINING**

**STRONG DEMOGRAPHICS WITH
169K RESIDENTS IN A 5-MILE RADIUS
WITH AN AVERAGE HH INCOME
OF OVER \$98,000**



OFFERING MEMORANDUM DISCLAIMER

Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

HANK DAVIS
Senior Director
+1 513 235 5546
hank.davis@cushwake.com

ZANE FRY
Director
+1 614 827 1723
zane.fry@cushwake.com

MICHAEL J. SULLIVAN, CCIM
Senior Director
+1 513 509 1156
mike.sullivan@cushwake.com





[TABLE OF CONTENTS]

[04]
EXECUTIVE SUMMARY

[08]
PROPERTY DESCRIPTION

[14]
TENANT OVERVIEW

[20]
MARKET OVERVIEW

EXECUTIVE SUMMARY





THE OPPORTUNITY

Cushman & Wakefield is pleased to present a corporate Aspen Dental with 8.5+ years remaining on lease. The NN+ lease provides investors with a long-term, reliable income stream with contractual rent increases and minimal landlord responsibilities. Located in possibly the most desired Midwest market, Aspen Dental is strategically located on the heavily traveled S High Street (26,000+ VPD) with immediate access to I-270 and just 8 minutes from downtown Columbus. The property is being offered at an asking price of \$3,090,000 which equates to a 6.5% cap rate on current rent.

OPPORTUNITY AT A GLANCE

Asking Price:	\$3,090,000
Property Size:	4,114 SF
Cap Rate:	6.5%
Rent:	
Annual:	\$200,968.92
Monthly:	\$16,747.41
Rent Increases:	Yes, 8% on 12/1/2028 and in each option
Lease Structure:	NN+
Lease Term:	10 Years
Lease Commencement:	December 1, 2023
Lease Expiration:	November 30, 2033
Extension Options:	3 - 5 year Options





OFFERING HIGHLIGHTS

- NN+ lease with minimal landlord responsibilities expiring November 30, 2033
- Corporate lease
- High quality medical buildout
- Internet resistant tenant
- 8% contractual rent increase in 2028 and in each of three option periods
- Strong Demographics (3-Mile Radius)
 - Population: 43,088
 - Average HH Income: \$87,634
 - Growing area with a projected Pop Growth (2024-2029) of 2.0%
- New Construction
- Strong traffic counts of 26,229 VPD
- Easy access to I-270 (96,280 VPD) and I-71 (109,656 VPD)
- Across the street from the Kroger/Lowe's co-anchored Columbus Great Southern Shopping Center that sees approximately 3.4 Million visits per year (Placer.ai)










PROPERTY OVERVIEW







PROPERTY DESCRIPTION

	Address	3460 S High Street Columbus, OH 43207		Parcel ID	010-111434-00
	Year Built	2023		Roof	TPO Reinforced Membrane with 15-Year Transferable Warranty
	Building Size	4,114 SF		HVAC	Three Rooftop Units
	Land Size	0.63 Acres		Parking	25 Asphalt Spaces
	County	Franklin			

PARCEL OVERVIEW

S High Street

Rockwell Road



SITE PLAN



SURROUNDING AREA



\$98,373
Avg Household Income
Within 5 miles



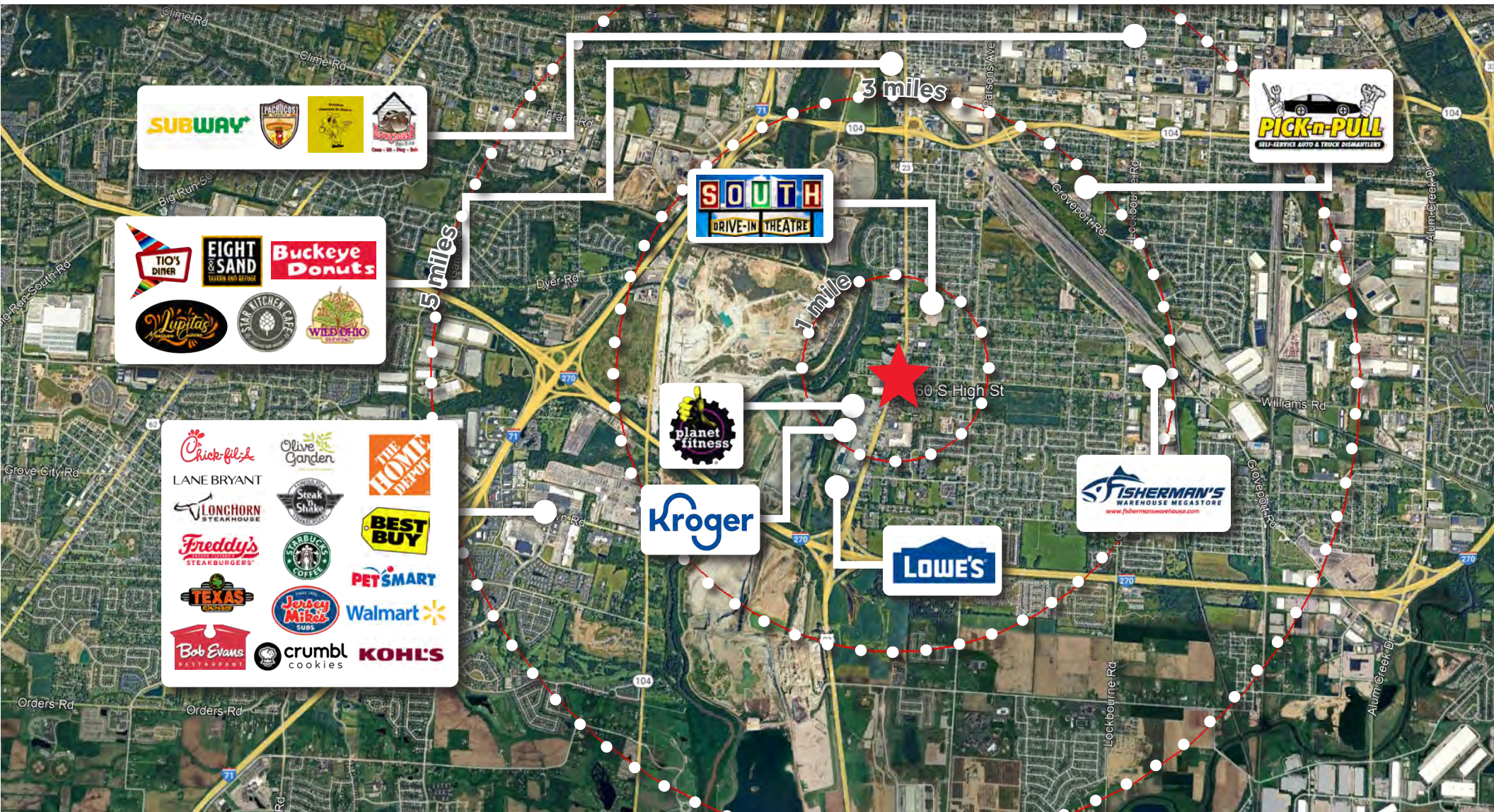
169,418
2024 Total Population
Within 5 miles



80,231
Total Housing Units
Within 5 miles



103,659
Total Number of Employees
Within 5 miles



TENANT OVERVIEW



A large, rectangular sign with a blue background and white text is mounted on a brick pillar. The sign features the AspenDental logo, which consists of a stylized white mountain peak icon followed by the word "AspenDental" in a sans-serif font. The brick pillar is made of reddish-brown bricks. In the background, there is a brick building with a blue awning over a window, a parking lot, and some trees.

AspenDental

CESCO
1-800-242-6462

TENANT OVERVIEW



AT A GLANCE

Company type	Franchise
Industry	Corporate dentistry Dental support organization
Founded	1994
Founder	Robert Fontana CEO
Headquarters	Chicago, Illinois, U.S.
Number of locations	1,100+ offices
Area served	United States
Services	Manages branded Dental practices
Parent	The Aspen Group (TAG)
Website	aspental.com

BY THE NUMBERS

30+

years in business

10M

smiles served

3,000+

dental experts in our
network

1,100+

Aspen Dental offices
nationwide



Aspen Dental is an American dental service franchise with over 1,100 offices in the United States. Its headquarters is in Chicago, Illinois. The chain is best known for its corporate dentistry locations, which are targeted at individuals which do not currently have a relationship with traditional dentistry practices or otherwise face financial barriers. Since 1994 when Aspen Dental was founded, it set out to break down the barriers that made it hard for patients to keep up with their dental health—affordability, transparency, and access. Aspen Dental knew the key to better patient care started with the provider, so it changed how the dental business worked by building new relationships, expertise, and tools to help dentists run their businesses more effectively and better care for their patients.

Fast forward, and over 20 years later, the company has launched more than 1,100 Aspen Dental locations—by doing so, it has changed access to dental care nationwide. But there's more work to do. Healthier, happier smiles were just the beginning. Aspen Dental is the largest group of branded dental offices in the world.

In 2024, Aspen Dental® celebrated 10 years of transforming access to dental care through its social impact programs, led by the flagship Healthy Mouth Movement. Since 2014, these initiatives have delivered free dental care to over 30,000 underserved individuals and veterans, across the U.S. and beyond. This milestone underscores Aspen Dental's steadfast commitment to removing barriers to oral health and improving the lives of people and communities in need.

To mark the 10-year milestone, Aspen Dental launched the Decade of Smiles initiative, where veterans in 10 communities nationwide are receiving free, start-to-finish smile makeovers.

From its beginnings with the Aspen Dental MouthMobile—a 42-foot mobile dental clinic that traveled more than 150,000 miles delivering care—to more recent initiatives such as Day of Service, Smile for Your Service, and overseas outreach trips, the program has transformed to meet the evolving oral health needs of the communities it serves. Most recently, the 2022 opening of the TAG Oral Care Center for Excellence in Chicago has further expanded access to free dental care for underserved individuals in Illinois, donating more than \$10 million in free services in just two years.

Aspen Dental is part of a portfolio of businesses with The Aspen Group (TAG) as its parent business support company for the company's suite of healthcare brands.

TAG THE ASPEN GROUP™

TAG is one of the largest and most trusted retail healthcare business support organizations in the U.S. and supports over 20,000 healthcare professionals and team members at more than 1,300 health and wellness offices across 46 states in four distinct categories: Dental care, urgent care, medical aesthetics, and animal health. The brands include Aspen Dental, ClearChoice Dental Implant Centers, WellNow Urgent Care, Chapter Aesthetic Studio and AZPetVet.

TAG, through its family of companies, provides non-clinical support to healthcare providers across these brands in a variety of ways that



LEASE ABSTRACT

Tenant Name:	Aspen Dental (Aspen Dental Management, Inc.)					
Premises Address:	3460 South High Street, Columbus, OH 43207					
Tenant Square Footage:	4,114 SF					
Current Term:	10 Years					
Original Lease Commencement:	12/1/2023					
Current Term Commencement:	12/1/2023					
Lease Expiration:	11/30/2033					
Annual Base Rent:	Date		Annual Rent		Monthly Rent	
	12/1/2023	-	11/30/2028	\$200,968.92/YR	\$16,747.41/MO	
	12/1/2028	-	11/30/2033	\$217,054.68/YR	\$18,087.89/MO	
	12/1/2033	-	11/30/2038	\$234,415.68/YR	\$19,534.64/MO	Option Period #1
	12/1/2038	-	11/30/2043	\$253,175.52/YR	\$21,097.96/MO	Option Period #2
	12/1/2043	-	11/30/2048	\$273,416.40/YR	\$22,784.70/MO	Option Period #3
Lease Type:	NN+					
Real Estate Tax:	Tenant to pay directly to taxing authority					
Insurance:	Tenant and Landlord agree to carry commercial general liability insurance. Tenant to reimburse Landlord for Landlord's insurance expense.					

Maintenance, Repair & Replacement:

Tenant Responsibilities: All maintenance, replacement and repair necessary to keep the Premises, surface parking lot, sidewalks and landscaping of the Premises in a good state of repair an in a first-class condition with the exception of expressly stated landlord responsibilities. Tenant shall maintain service contract on all HVAC units.

Landlord Responsibilities: All maintenance repair and replacement of i) roof, parapets, flashing, gutters and downspouts, canopies and awnings (but not the routine cleaning thereof), floor slab, support columns, footers, subfloor, outer walls, and structural portions of the Premises ii) underground utility installations and electrical conduit and wire NOT solely servicing the building iii) replacement of HVAC units after expiration of warranty

Utilities Tenant pays directly to service provider

Renewal Options: 3-5 Year Options with Tenant providing 180 Days prior notice

Termination Option: None

Subletting & Assignment: Tenant shall have the right to assign to Lease, without Landlord's consent to i) a parent company, subsidiary, affiliate, any entity or person licensed to practice dentistry, any entity with which Tenant merges or consolidates, and, if Tenant assigns its interest in the Lease or so sublets the Premises Tenant shall remain liable or ii) to an entity or individual that has an audited net worth equal to or greater than \$5,000,000

Holding Over Rent: Lease to continue on same terms for first six months after expiration on a month-to-month basis. 125% beginning after the sixth month following lease expiration.

Sales Reporting: No

Parking: Not less than 26 parking spaces

Go Dark Provision: Landlord has the right, but not the obligation, upon 30 days prior written notice to Tenant to take back the Premises

Prohibitive Use: For a period expiring 11/30/2033, prohibited uses shall be: Financial Institutions, ATM's or Marijuana related activities

Tenant Estoppel: Tenant shall provide giving 20 Days Notice

MARKET OVERVIEW



COLUMBUS MARKET 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	16
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

Intermodel
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.



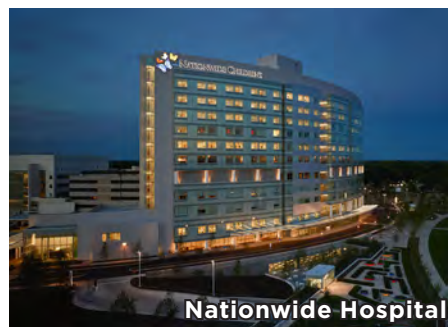
FOOD AND BEVERAGE

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.



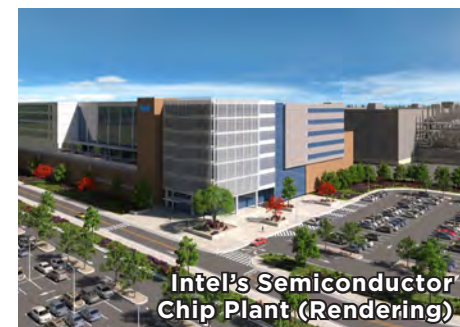
INSURANCE & INSURTECH

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

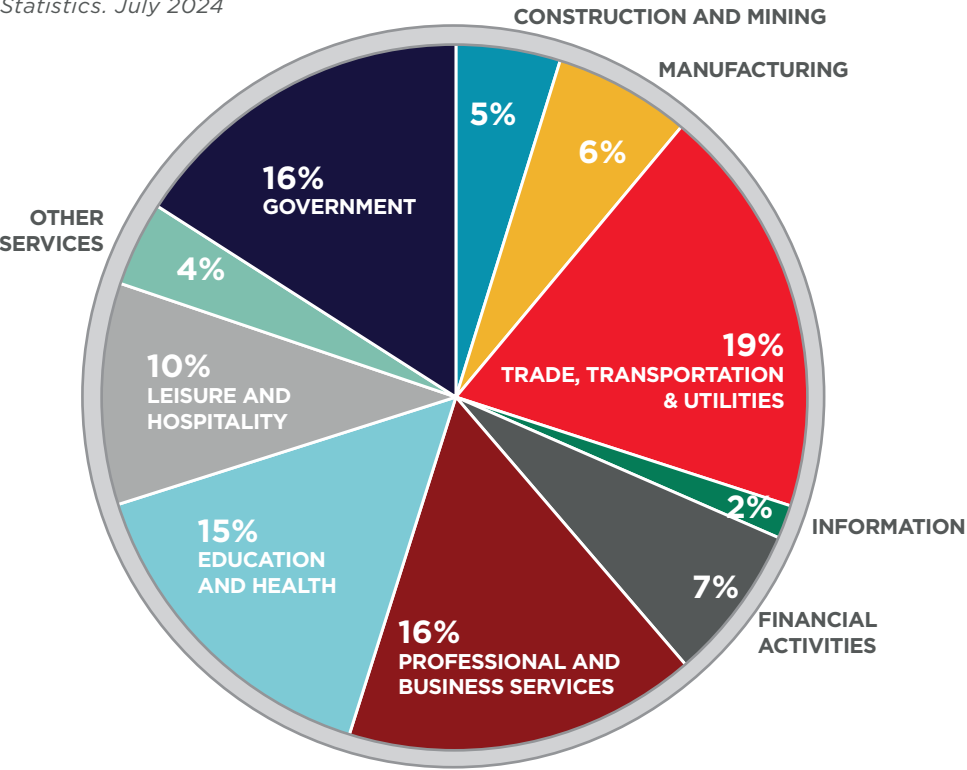
The Region's education entities are already crafting custom programs to help fill the 3,000 new direct jobs that will result from Intel's \$20 billion investment in the chip manufacturing site.

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 (2024)

 CardinalHealth No. 14 \$205,012	 Nationwide No. 75 \$54,609	 AMERICAN ELECTRIC POWER No. 217 \$18,982	 Huntington No. 375 \$10,837	 Bath & Body Works No. 481 \$7,429	 VERTIV No. 517 \$6,863
 VICTORIA'S SECRET No. 556 \$6,182	 GREIF No. 628 \$5,218	 bread financial. No. 631 \$5,168	 WORTHINGTON INDUSTRIES No. 652 \$4,916	 BIG LOTS! No. 666 \$4,722	 Abercrombie & Fitch No. 709 \$4,281
 M/I HOMES No. 741 \$4,033	 METTLER TOLEDO No. 775 \$3,788	 ScottsMiracle-Gro No. 810 \$3,551	 DESIGNER BRANDS No. 879 \$3,075	Fortune Ranking Revenues (\$M)	

Source: www.fortune.com

LARGEST CENTRAL OHIO EMPLOYERS (2024)

 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 No. 6 14,006
 Nationwide No. 7 11,000	 amazon No. 8 9,262	 THE CITY OF COLUMBUS No. 9 9,150	 MOUNT CARMEL A Member of Trinity Health No. 10 8,200	 HONDA No. 11 8,000	 CardinalHealth No. 12 4,353


Source: www.bizjournals.com/Columbus

COLUMBUS AWARDS & ACCOLADES



2.2 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 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.

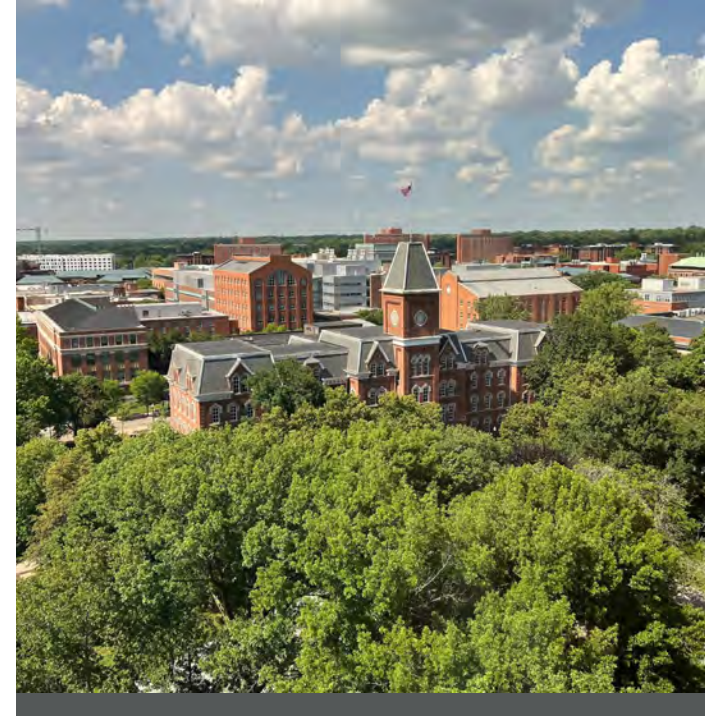
The Ohio State University, the state's flagship university and one of the largest and most comprehensive universities in the U.S., has over 61,000 students at its main campus in Columbus. With 200 undergraduate majors and more than 250 master's, doctoral and professional degree programs, Ohio State provides 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

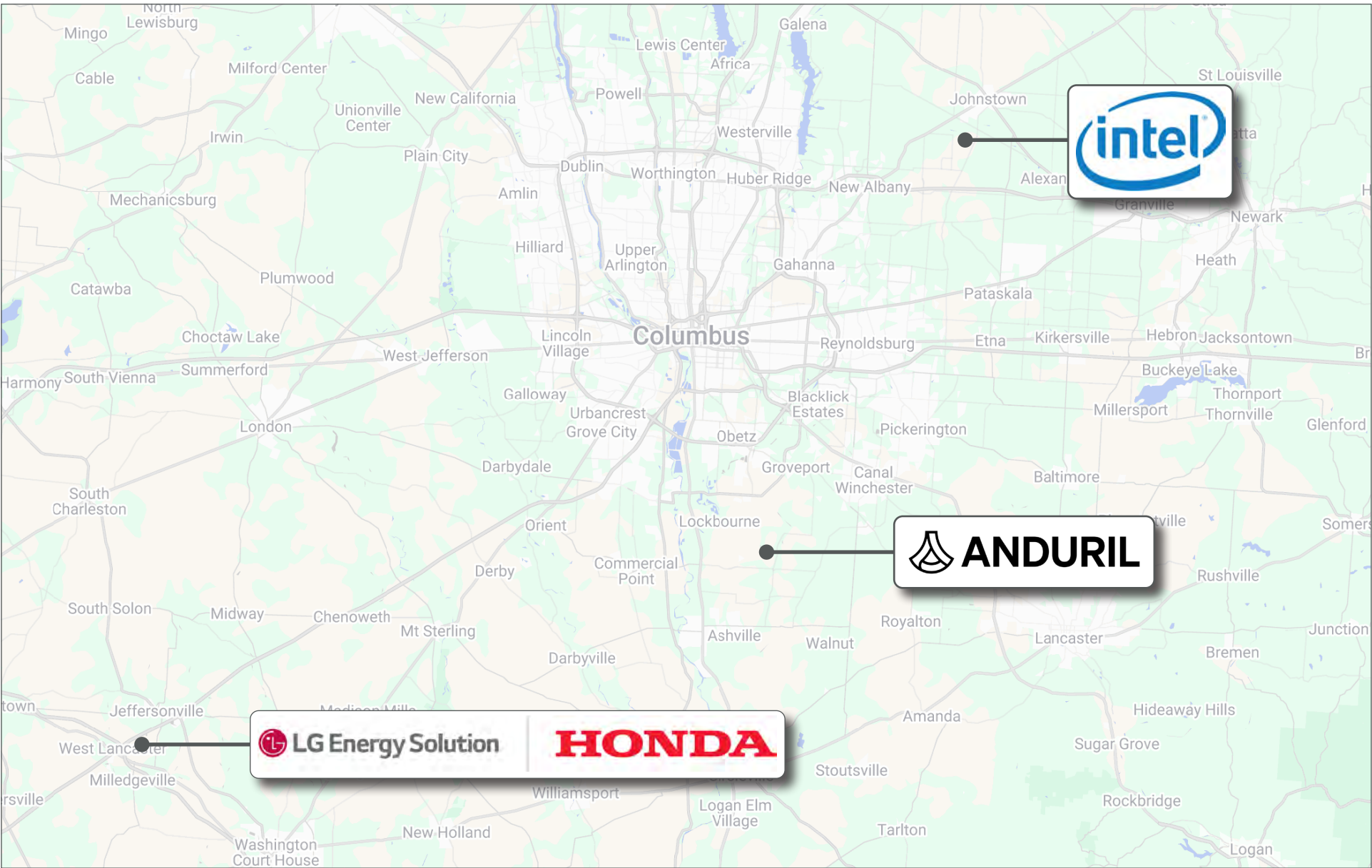
52
College & University
Campuses

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 SEMICONDUCTOR MANUFACTURING FACILITY

In January 2022, Intel announced that it would be building its most advanced semiconductor manufacturing facility in Ohio. This project is transformative to Ohio's economy, bringing thousands of high-paying jobs along with millions invested in education and talent development. Intel's presence in Ohio has already become a magnet for suppliers and other tech companies, further solidifying the region as the Silicon Heartland.

Intel's decision to build in Ohio is also an opportunity to secure America's chip supply chain from foreign control and connect directly to our local and national security resources. Foreign production of chips vital to U.S. defense systems may compromise our existing systems and restrict the U.S.'s ability to manufacture advanced defensive systems. This was the aim of the CHIPS act, which offers critical funding for domestic development of semiconductor manufacturing.



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. Many more will be required to enable and optimize production

\$20B

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 OHIO

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



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.



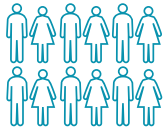





HEALTH IMPACT OHIO

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.



DEMOGRAPHICS

At a Glance | Columbus, OH 43207

	1 mile radius	3 mile radius	5 mile radius
	Population		
Estimated Population (2024)	7,319	43,088	169,418
Projected Population (2029)	7,386	43,886	174,482
	Households		
Estimated Households (2024)	2,942	16,766	72,314
Projected Households (2029)	2,964	17,043	74,848
	Average Household Income		
Estimated Average Household Income (2024)	\$68,269	\$87,634	\$98,373
Projected Average Household Income (2029)	\$69,786	\$89,997	\$102,047
	Median Household Income		
Estimated Median Household Income (2024)	\$54,040	\$67,023	\$70,040
Projected Median Household Income (2029)	\$54,372	\$67,248	\$70,576
	Per Capita Income		
Estimated Per Capita Income (2024)	\$27,563	\$34,193	\$42,138
Projected Per Capita Income (2029)	\$28,122	\$35,043	\$43,920
	Other		
Median Age	40.1	38.5	36.9
Population Family	5,813	33,736	121,440



Aspen Dental



FOR MORE INFORMATION, PLEASE CONTACT:

HANK DAVIS

Senior Director

+1 513 235 5546

hank.davis@cushwake.com

MICHAEL J. SULLIVAN, CCIM

Senior Director

+1 513 509 1156

mike.sullivan@cushwake.com

ZANE FRY

Director

+1 614 827 1723

zane.fry@cushwake.com

