

# THE RETREAT AT MARYSVILLE

222-UNIT MULTI-FAMILY DEVELOPMENT IN COLUMBUS, OHIO



The project site encompasses +/- 10 acres  
at the northwest corner of Columbus Rd.  
and Professional Parkway

  
ROCKY POINT  
PARTNERS

Christoff

---

# EXECUTIVE SUMMARY

**Rocky Point Partners and Christoff Land & Development** are pleased to present the development of *The Retreat at Marysville* (“Project”), a 222-unit multi-family development proposed on a +/-10-acre site strategically located in the growing Columbus Region and on the Northwest side of the growing Dublin area.

## OPPORTUNITY

The Retreat at Marysville represents an excellent opportunity to acquire, entitle and develop a 222-unit Class A apartment project in a major metropolitan region in the midst of significant growth and prosperity.

## PROJECT SITE

The project site encompasses approximately 10 acres at the northwest corner of Columbus Road and Professional Parkway, and is currently vacant. It is within minutes of Downtown Marysville as well as the Scott’s corporate headquarters, Honda plant facility and two exits north of the Muirfield village and the rapidly expanding Dublin suburb.

## LOCATION

The subject property is located on and directly accessible from Professional Parkway, a major thoroughfare, located 40 minutes outside of Downtown Columbus. It is easily accessible from Route 33. New multi-million square foot industrial projects in the nearby vicinity have increased population density as well as corporate headquarters. In addition, the project will benefit from being located in an OZ.

## ENTITLEMENTS

**All zoning has been approved by Marysville.**

ROCKY POINT AND CHRISTOFF HAVE COMPLETED ALL ENTITLEMENTS TO THE PROJECT.

## MARKET

The Columbus area is home to 15 Fortune 1000 companies, many within commuting distance from the Property. Over last 10 years, per capital income has increased 30%, making the area number one for population, job, and GDP growth among Midwest’s 10 largest metros. Most significantly, 150,000 net new jobs has been created in the region since 2010, which has caused noticeable demand for additional housing. Intel recently announced they will be building a new chip manufacturing facility in Columbus. This facility will be one of the largest in the world and will bring 3,000 new jobs to the market. Costs for the total project could exceed \$100 billion.

Sources: One Columbus Region; U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)



# THREE STORY BUILDING





# THREE STORY BUILDING





# THREE STORY BUILDING









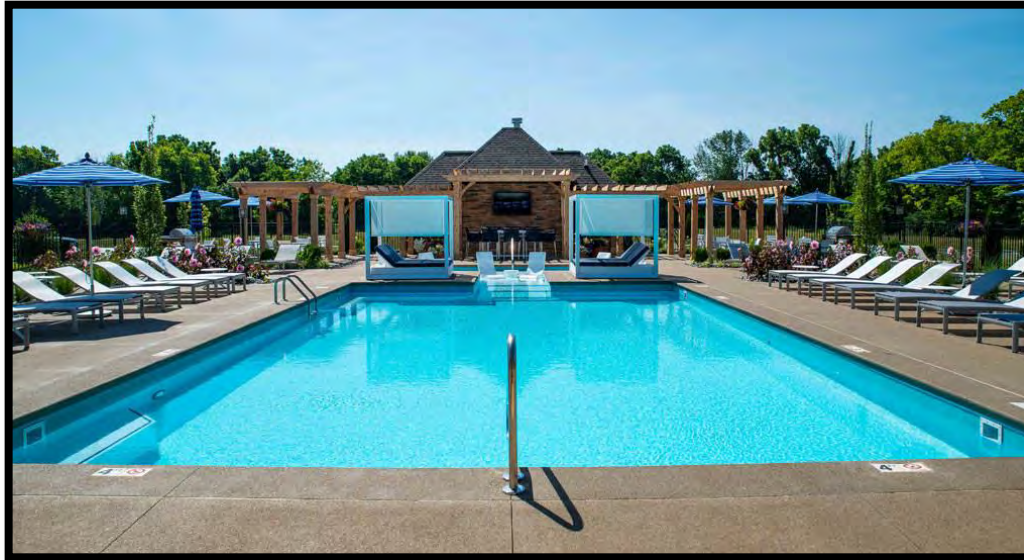






# PROJECT AMENITIES

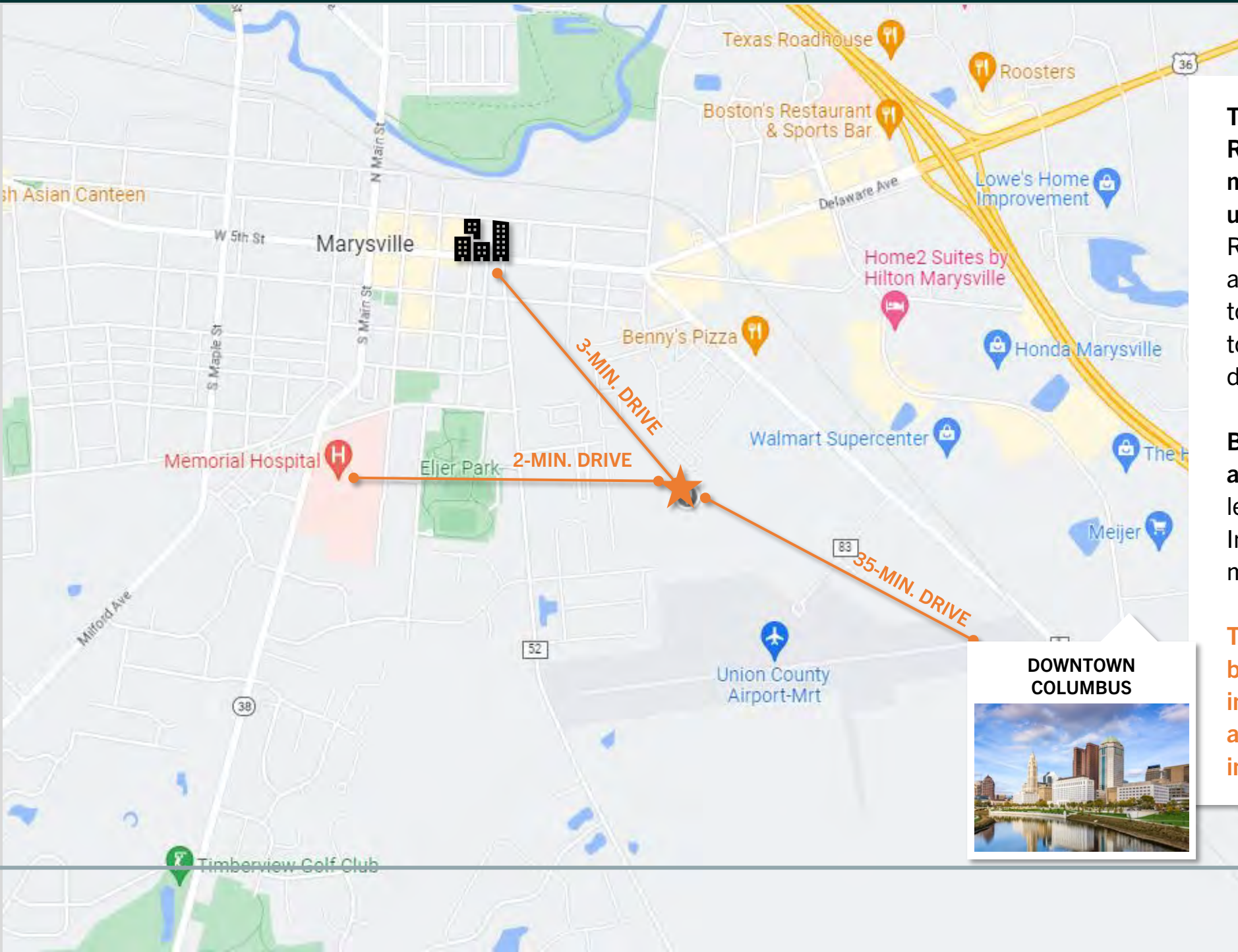
- Resort style pool
- Walking paths to restaurants on Columbus Ave
- Bike storage
- Luxury clubhouse
- Electric car parking
- Package delivery room
- Coworking space
- Dog Park
- Grilling stations
- Fitness center
- Starbucks coffee station
- Business center
- On site management and maintenance





---

# LOCATION



The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented economic growth. The Region is home to today's leaders and is at the forefront of the industries of tomorrow, from advanced manufacturing to smart mobility research and development.

Between 2010 and 2019, the Region added 150,000 net new jobs. Industry leaders such as IBM, Amazon, Root Insurance, SK Food Group and Zulily maintain a significant local presence.

The creation of these new jobs, \$8 billion+ in capital investment, and a 30% increase in per capita income have had an \$23.8 billion regional economic impact in the last decade alone.

DOWNTOWN COLUMBUS



Source: One Columbus Region

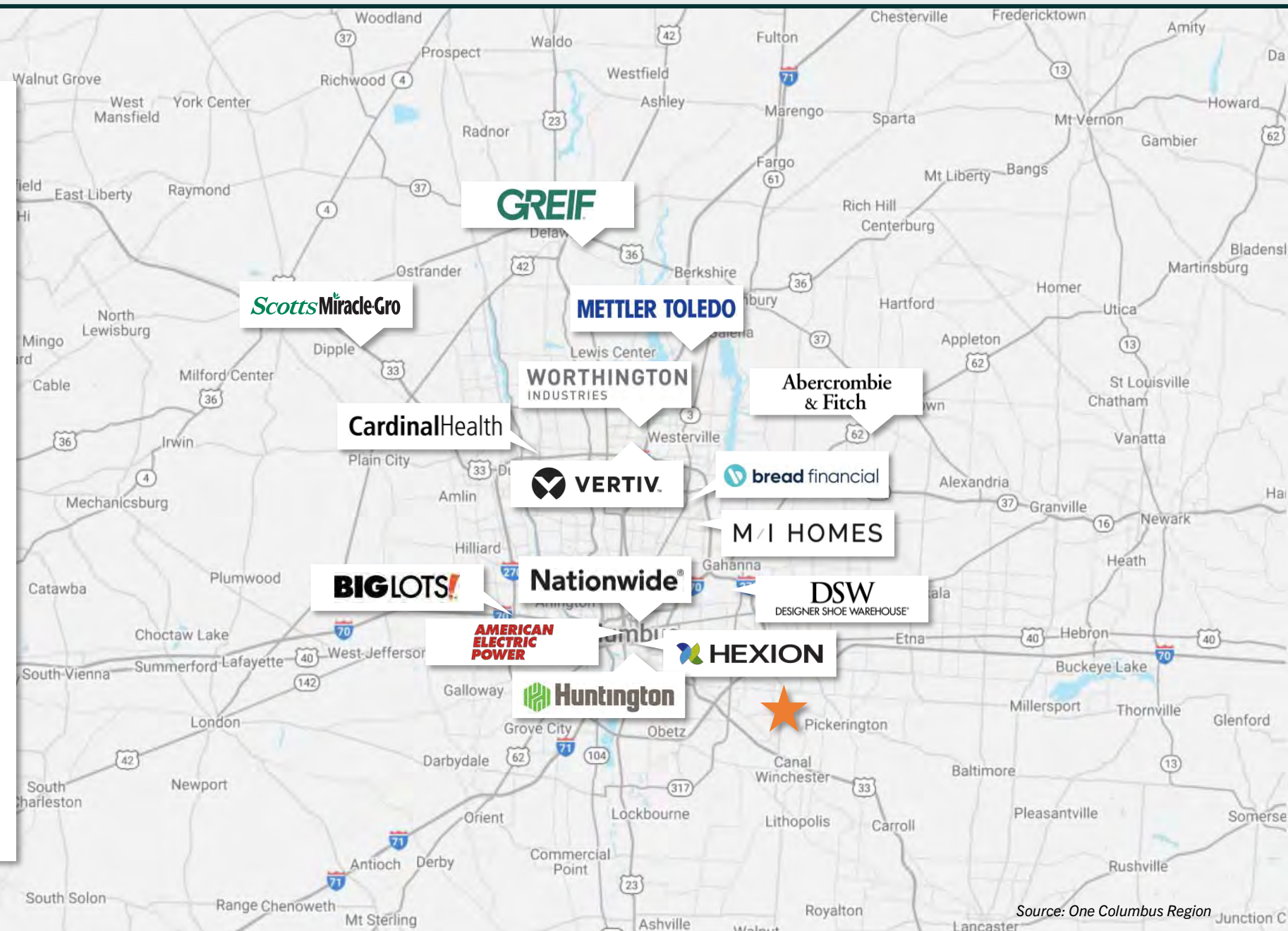


# COLUMBUS MARKET: FORTUNE 1000 HQS

**There are 15 Fortune 1000 companies that call the Columbus Region home.** They comprise diverse sectors of the economy and that many were founded in the Columbus Region. They are market leaders, employ thousands and are run by people who live locally.

**12 of the area's Fortune 1000 companies are publicly traded,** including: Abercrombie & Fitch, American Electric Power, Big Lots, Bread Financial, Cardinal Health, DSW, Greif, Huntington, M/I Homes, Mettler-Toledo, The Scotts Miracle-Gro Company, and Worthington Industries.

**Columbus is ranked the No. 4 metro in the U.S. for Fortune 500 headquarters per capita.**



Source: One Columbus Region

---

# MARKET



DEMOGRAPHICS



1,264,597

residents



480,946

households



33.8

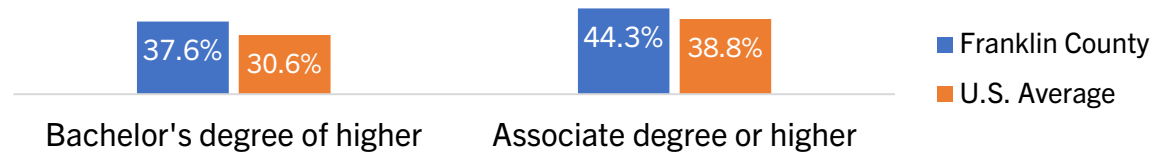
median age



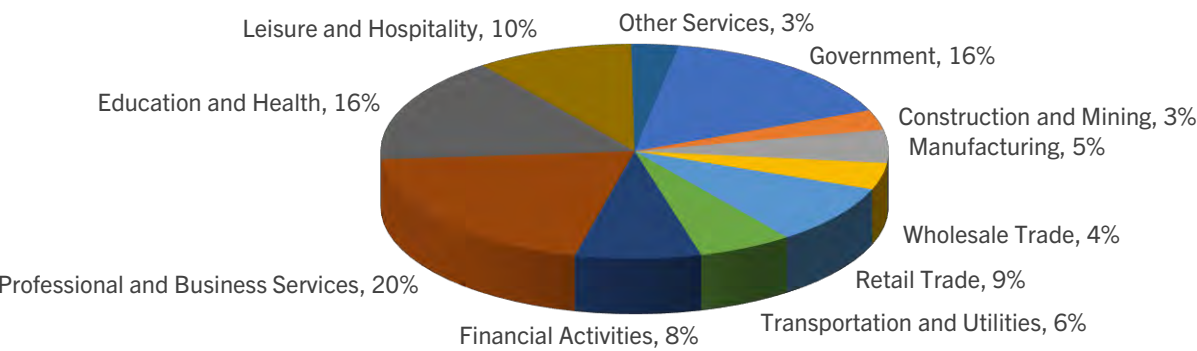
\$52,341

median household income

WORKFORCE [AGE 25+]



EMPLOYMENT BY INDUSTRY

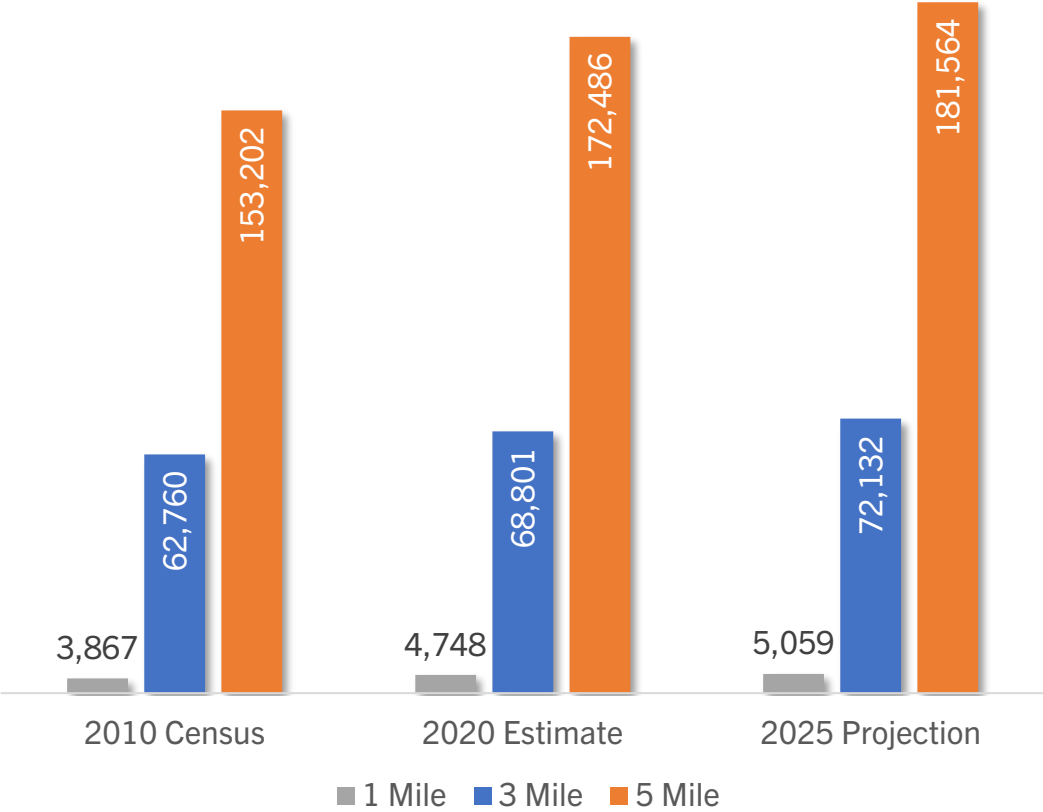


LARGEST PRIVATE SECTOR EMPLOYERS

| COMPANY                      | FTE    | OPERATIONS  |
|------------------------------|--------|---|
| Nationwide                   | 13,400 | HQ, software development, analytics, data center                                    |
| Cardinal Health, Inc.        | 5,058  | HQ, distribution of pharm./medical devices, radiopharm. prod.                       |
| JPMorgan Chase & Co.         | 4,700  | Major back office, software devel., card manufacturing, data ctr.                   |
| American Electric Power Co.  | 3,627  | Utilities HQ, R&D, smart grid technology, transmissions, data ctr.                  |
| Alliance Data Systems Corp.  | 3,057  | Card services unit HQ, transactions processing, data center                         |
| Defense Supply Ctr. Columbus | 3,000  | HQ of Land and Maritime Supply Chain, distribution of supplies                      |
| Express Scripts              | 2,441  | Pharmaceuticals distribution, customer service                                      |
| Verizon Communications Inc.  | 2,406  | Telecommunications back office, customer service, switching operations, data center |
| Gap, Inc.                    | 2,200  | Distribution and fulfillment of apparel, customer service                           |
| Abercrombie & Fitch Co.      | 2,200  | HQ, distribution and fulfillment of apparel, software development                   |

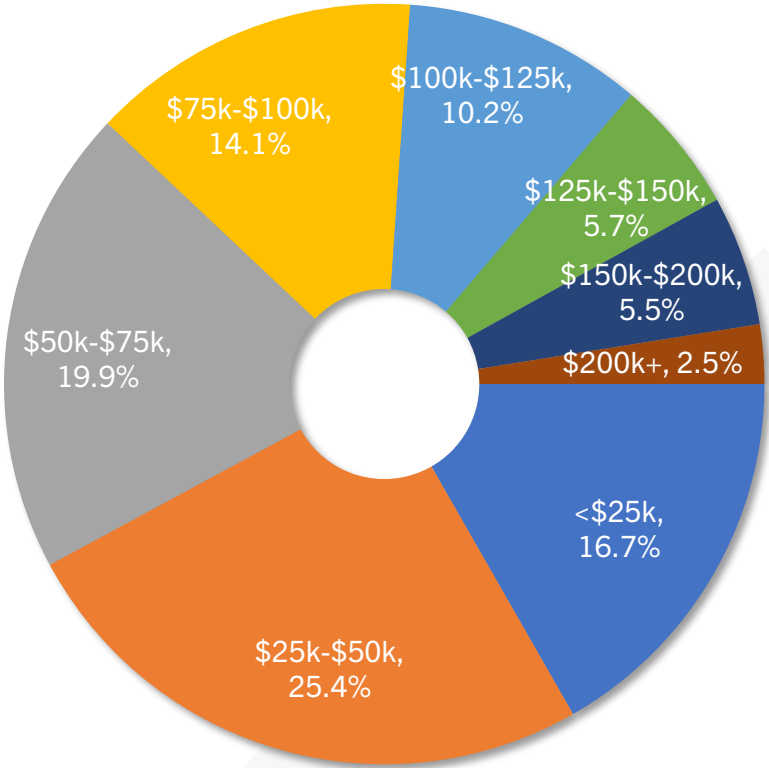
Sources: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

Population  
by Radius from Property



5.26% growth projected from 2020-2025  
within 5-mile radius

Household Income  
5-Mile Radius [2020]



\$73,120 average household income  
within 5-mile radius

Source: The Robert Weiler Company





Christoff